Greg Stanley
Assistant County Manager
Development Services

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wide open opportunity

Fritz A. Behring
County Manager

PINAL COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting
9:00 a.m.
Thursday, August 16, 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		
( )	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**
   - **July 19, 2012**

2. **PLANNING DIRECTORS DISCUSSION ITEMS:**

   - **Boards & Commissions Conference**

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

   - **July 25, 2012**
   - **August 8, 2012**

CONTINUED CASES:

4. **PZ-PA-001-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a

portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area). **(Continued from the May 17, 2012 & June 21, 2012 Planning Commission meetings)**

5. **PZ-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)**(PZ-033-84)** to MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors PAD Overlay District approval request case **PZ-PD-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area). **(Continued from the May 17, 2012 & June 21, 2012 Planning Commission meetings)**

6. **PZ-PD-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development Overlay District to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors zone change approval case **PZ-005-12;** situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area). **(Continued from the May 17, 2012 & June 21, 2012 Planning Commission meetings)**

NEW CASES:
(CASES 7, 8 AND 9 WILL BE DISCUSSED TOGETHER)

7. **PZ-PA-008-12- PUBLIC HEARING/ACTION:** Pantano Development Bella Vista LLC & PB Bella Vista LLC applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a non-major Comprehensive Plan Amendment from **Moderate Low Density Residential (3.5 DU/AC)** to **High Density Residential (8 - 24 DU/AC)** on 37.4± acre parcel situated in a portion of the SE¼ of Section 15, T03S, R08E G&SRB&M, Tax parcel 210-15-004 (portion thereof) (legal on file) (located approximately ½ mile east of the Schnepf Rd. alignment on Bella Vista Rd. on the north side)

8. **PZ-012-11- PUBLIC HEARING/ACTION:** Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al. applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a zone change of a total of 1478.1±acres **(PZ(PD-040-98)** from **CB-1 to CR-2,** 65.03± ac; **CB-1 to CR-3**, 57.6± ac; **CI-1 to CR-3**, 95.8± ac; **CR-1 to CB-1**, 69.4 ±ac; **CR-1 to CR-2**, 1.8± ac; **CR-1 to CR-3**, 127.5± ac; **CR-2 to CB-1**, 57.2± ac; **CR-2 to CR-3**, 303.8± ac; **CR-2 to CR-5**, 12.5± ac; **CR-3 to CB-1**, 57.33± ac; **CR-3 to CR-2**, 131.4± ac; **CR-3 to CR-5** 14.9± ac, **CR-4 to CR-2,** 26.6± ac; **CR-4 to CR-3**, 53.4± ac; **CR-5 to CR-2**, 2.3± ac. **CR-5 to CR-3**,14.9± ac.; **SR to CB-1**, 19.1± ac; **SR to CR-2,** 94.4± ac.; **SR to CR-3**, 262.5± ac; **SR to CR-5**, 9.97± ac; to plan and develop the **Bella Vista Farms PAD;** pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case **PZ-PD-012-11;** situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M, Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file) (located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.)

9. **PZ-PD-012-11- PUBLIC HEARING/ACTION:** Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al. applicant, Dana Belknap Gallagher & Kennedy, agent

requesting approval of a Planned Area Development Overlay Zone amendment to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units within the 2301.4± acre Bella Vista Farms PAD previously approved under case **(PZ-PD-040-98);** pending and in conjunction with Zone change approval request case **PZ-012-11;** situated in a portion of Section 9, Section 10, the E½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M, Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file) (located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.)

(CASES 10 AND 11 WILL BE DISCUSSED TOGETHER)

10. **PZ-PD-007-12- PUBLIC HEARING/ACTION:** Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment to allow the removal of a one (1) acre parcel of land from the 78.95± acre **Phase 4 at Gold Canyon East PAD** previously approved under cases **(PZ(PD)018-96);** situated in a portion of the NE¼ of Section 5 & the N½ of Section 4, T01S, R09E G&SRB&M; Tax parcels (multiple maps) 104-10, 104-73, 104-74, 108-09, 108-08, 108-07 (parcel list on file) (legal on file) (located at the SWC of the intersection of Baseline Rd. and Kings Ranch Rd. in the Gold Canyon area).

11. **PZ-007-12- PUBLIC HEARING/ACTION:** Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A **(PZ-021-86)** & CR-3/PAD **(PZ(PD)018-96)** to R-9 (Single Residence zoning district to plan and develop a 14 lot single family subdivision on 5.5± acres pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case **PZ-PD-007-12;** situated in a portion of the NE¼ of Section 5 & the NW¼ of Section 4, T01S, R09E G&SRB&M; Tax parcel 104-74-236A (legal on file) (located on the east side of Don Donnelly Dr. north of Avienda de Angles in the Gold Canyon Area.)

12. **SUP-003-12 - PUBLIC HEARING/ACTION:** Verizon Wireless, applicant, James Beal, landowner, Pinnacle Consulting, agent requesting a Special Use Permit to construct and operate a 150 foot tall monopole wireless communication facility on 945 square foot lease area of a 2.59± acre parcel in the (GR) General Rural zone; situated in a portion of the NW¼ of Section 31, T09S, R16E G&SRB&M, Tax parcel 307-02-002C (legal on file) (located northeast of the intersection of Oracle Turbine Station Rd and American Avenue in the Oracle area).

TENTATIVE PLATS:

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

13. **S-005-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Willow Springs Properties, LLC, landowner, Stacey Weaks, Norris Design, agent, requesting approval of a tentative plat extension for Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4, 545 lots on a 447.93± acre parcel in the CR-3/PAD zone; situated in portion of Sections 22, 23, 26, & 27, T8S, R13E, G&SRB&M, Tax Parcel 304-02-008 (located approximately 12 miles northwest of Oracle).

NEW CASES:

14. **BSD-001-12 - PUBLIC HEARING/ACTION:** Adoption of the **2012 Building Code Ordinance**, an Ordinance of the Board of Supervisors of Pinal County, Arizona that adopts specific 2012 Building Codes and amendments, the 2006 International Energy Conservation Code and amendments and the 2011 National Electrical Code and amendments for application within the unincorporated areas of Pinal County. This Ordinance repeals the 2006 International Building Code Ordinance, (**Ordinance No. 022107-BCO).**

15. **PZ-C-006-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-813 (D) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.175 Planned Area Development (PAD) Overlay Zoning District** to consider adding language to allow previously approved PADs to make amendments following the requirements of Chapter 2.175 when rezoning to the Mixed Use Zoning District, subject to criteria, and to allow administrative PAD amendments when rezoning to the Mixed Use Zoning District, subject to criteria; amending **Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District on or after February 18, 2012** to consider adding criteria for PAD amendments with mixed use zoning; and adding **Chapter 2.360 Mixed Use Zoning District**, to consider adding a new zoning district that will permit a mix of development types including residential, commercial and industrial and will provide flexibility in these development area boundaries.

16. **PZ-C-003-12 - PUBLIC HEARING/ACTION:** text amendments to the County Zoning Ordinance, **Title 2** of the Pinal County Development Services Code, that **amend Chapter 2.185 "Outside Storage and Parking," 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:

- Amending section **2.185.010** by adding subsections B and C listing additional actions that are unlawful;
- Amending section **2.185.040** by adding definitions for commercial vehicle, heavy truck, person, telecommunications and vehicle;
- Amending section **2.185.050** by revising subsection A to start with the phrase "Unless otherwise prohibited or restricted in this chapter" and adding a new subsection B addressing parking of public service and public safety vehicles.
- Adding a new section **2.185.055** "Heavy trucks; standing, parking or storage" listing the zoning districts where heavy trucks, standing, parked or stored are prohibited, listing certain exceptions, and listing the zoning districts where they are allowed subject to certain restrictions;
- Amending sections **2.105.10, 2.335.020** and **2.340.020** by adding under uses permitted "heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment;"
- Amending section **2.325.030** by adding under special uses "heavy truck parking, staging and point of operation for trucking operations and their accessory equipment;" and
- Amending section **2.330.030** by adding under special uses "heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment."

WORK SESSION:

17. **WORK SESSION:** Discussion of the Pinal County 2012 Major Comprehensive Plan amendments
    A. **PZ-PA-002-12:** to discuss the alignment options for the Juan Bautista de Anza National Historic Trail through Pinal County as depicted on the Pinal County Comprehensive Plan **Open Space and Trails Exhibit**.
    B. **PZ-PA-003-12:** to discuss the proposed amendment to the trails alignments within the Pinal County Comprehensive Plan **Open Space and Trails Exhibit**.
    C. **PZ-PA-004-12:** to discuss the proposed text amendment to add criteria to **Chapter 10: Implementation**; to establish when a trail realignment is considered a major, non-major or administrative amendment within the Pinal County Comprehensive Plan.
    D. **PZ-PA-005-12:** to discuss proposed text amendments of **Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship**; to amend and add new polices concerning urban heat islands, rain water harvesting and "Energy Star" compliant construction practices.
    E. **PZ-PA-006-12:** to discuss the proposed text amendment to add goals and policies to **Chapter 6: Open Spaces and Places**; to establish criteria and purpose for the creation of a trails manual within the Pinal County Comprehensive Plan.

18. **PZ-C-004-12** - Work session to discuss subdivision regulation amendments to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data and Chapter 3.60 Appeals, Modifications and Waivers**, to consider adding language to address adequate water supply outside of Active Management Areas (AMAs).

CONTINUED CASE:

19. **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. **(Continued from the July 18, 2012 Planning Commission meeting)**

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

ADJOURNMENT

Greg Stanley
Assistant County Manager
Development Services

Fritz A. Behring
County Manager

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PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF June 21, 2012

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

ABSENT: Mr. Ellis, Member

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

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

PUBLIC WORKS STAFF PRESENT:
Mr. Chow, Development Section Chief

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

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: May 17, 2012

Commissioner Aguirre-Vogler stated on page nine (9), case PZ-C001-12 the paragraphs did not provide enough information. Chairman Hartman stated also on the same page the answers provided for the water service was not complete. Mr. Stabley stated the changes being done on case PZ-C-001-12 had nothing to do with the water supplies, which is why there was no answer.

MOTION
Commissioner Salas made a motion to accept the minutes from May 17, 2012. Commissioner Gutierrez seconded the motion. Motion passed unanimously.

PLANNING DIRECTORS DISCUSSION ITEMS
Mr. Stabley stated the Planning Commission is able to attend the APA State Conference once every two (2) years, the next conference will be held on September 19-21, 2012. Lodging will be provided, only early registration will be allowed, staff is also able to attend, once every two (2) years. It is up to the commission on who will attend the conference. Mr. Stabley recommended that the newer commission members attend, and if a commissioner enrolls for the conference, and does not attend that commissioner will have to pay his or her own entry fee in the future.

Commissioner Brown arrived at 9:07 a.m

Mr. Stabley stated he recommends moving the Planning and Zoning hearing of September 20, 2012, to September 13, 2012, due to the APA conference being held during the regular

scheduled hearings. The commission will have a chance to vote on the one time change on the next meeting.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
Mr. Stabley stated there is nothing to report.

CONTINUED CASES
CASE PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12 WILL BE DISCUSSED TOGETHER
PZ-PA-001-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

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

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

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

Chairman Hartman called the applicant forward.

Mr. Lyle Richardson, 5310 N. Camino Real Tucson, Arizona. Mr. Richardson came forward to address the Commission. Mr. Richardson stated the applicant is requesting a continuance on the case to gather more information regarding the issues that had come up in the last meeting.

Commissioner Salas asked Mr. Richardson how long of an extension is the applicant requesting? Mr. Richardson responded they are requesting thirty (30) days.

Chairman Hartman called Mr. Steve Brown, Building and Safety Official to come forward to address the Commission.

Commissioner Aguirre-Vogler asked Mr. Brown if there was a follow up letter to the cease and desist letter. Mr. Brown responded he is not sure why there was no follow up letter available. In 2002 when the case was going through the process, the information was tracked by paper. Mr. Brown stated since then they have a new tracking system, using automation. The process for clearances at that time consisted of someone in Environmental Health walking over to Building and Safety, and/or receiving a call from Arizona Department of Environmental (ADEQ), saying the project was good to go and issue permits. Mr. Brown stated after reviewing documents on the project and contacting Environmental Health, and ADEQ he recalls going through many meetings with different departments and the permits being allowed to proceed. At that time, ADEQ was no longer issuing clearances for fresh water supply

and they were only doing the wastewater clearances. There were many meetings about the water not being safe. As the Building Official and being in charge of enforcing the adopted plumbing code, there had to be a statement stating drinking water must be safe to authorize. It did not list what the criteria was for making it safe. These factors are why the cease and desist letter was issued and the permits were revoked. Staff has looked and pulled all the files, and cannot find the letter withdraw of the revocation. Mr. Brown stated he would take responsibility, and will withdraw that revocation. Water with high nitrate levels is safe to drink but it is not recommended to be consumed by pregnant women as it could cause harm to the fetus.

Commissioner Aguirre-Vogler asked if the applicant went through concept review, and would the applicant have a copy of the letter issued from Steve Brown, she also stated that all the information provided on the case is old, and there is no information provided with a more current date. Chairman Hartman agreed with Commissioner Aguirre-Vogler.

Mr. Brown stated permits had been issued shortly after the cease and desist letter date, and if there had been issues the Building Safety staff would not have issued any permits. Chairman Hartman stated the Environmental Health department has issues with the wastewater. Environmental Health is requiring a letter from ADEQ verifying that the existing wastewater system plant is compatible with the new proposed changes. Mr. Richardson stated he is not sure that ADEQ will provide a letter. What the applicant is willing to provide for the Commission is an agreement, accepted by their board members and signed. It will explain the criteria that will be used to address the problem ADEQ has reported. It will also show the quality, and quantity, of the wastewater and black water that will be going into the facility.

Commissioner Brown stated he has concerns on thinking the matter can be fixed and asked will the water be safe for someone to drink for a long period? Mr. Richardson stated it can be fixed, the requirements from five (5) years ago have changed, and it will be done to an acceptable standard by ADEQ, which is based on federal standards. Commissioner Moritz stated that on February 1, 2012 there was a sample taken by Picacho Peak Water Company and it was found to be non-adequate, and they would need to take more samples and provide verification soon after. Mr. Richardson stated the board hired consultants to conduct testing on the water; there are administrative portions to the testing that need to be done, that were not done in the past. All the requirements have been listed in the agreement are currently being worked on.

Ms. Sarkissian stated in reference to the statement, "The sample was under the maximum containment level" which means it was in compliance, at nine point two (9.2) and the max is ten (10). There was no follow up to the other samples, and ADEQ is no longer providing authorization letters, when in compliance. Commissioner Gutierrez asked Mr. Richardson, when he presents to the Commission again would he be able to provide studies showing the water adequacy. Mr. Richardson responded he would be able to provide the studies.

Commissioner Aguirre-Vogler stated everything that has been provided has changed, and it is out of date; there is no fire protection. Commissioner Aguirre-Vogler stated she is not in agreement with the case and does not understand why the county is allowing the change from RV Park to manufactured homes. Mr. Richardson stated he is not familiar with the information provided to the Commission, and cannot speak on it. Commissioner Brown stated thirty (30) days is not going to be enough time to provide the information required. Vice-Chairman Riggins stated the stipulations are clear, they state a letter needs to be provided in order to move forward. Commissioner Aguirre-Vogler stated the applicant would require more than thirty (30) days. Chairman Hartman stated it is policy by the Commission to only have three (3) extensions on a case.

Commissioner Salas asked Mr. Richardson who will be the fire provider. Mr. Richardson responded the contracts have not been drawn up; Oro Valley Fire District is whom they are attempting to go through.

Commissioner Faucette stated the lot size change is also a large concern. Chairman Hartman stated the main issues concerning the commission are the water, effluent, side yards, and the lot size.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman called for a motion.

MOTION
Vice Chairman Riggins made a motion to continue case PZ-PA-001-12, for sixty (60) days to the August 16, 2012 hearing, at 9 a.m. Commissioner Salas seconded the motion. Motion passed unanimously.

Vice Chairman made a motion to continue case PZ-005-12, for sixty (60) days to the August 16, 2012 hearing, at 9 a.m. Commissioner Faucette seconded the motion. Motion passed unanimously.

Vice Chairman made a motion to continue case PZ-PD-005-12, for sixty (60) days to the August 16, 2012 hearing, at 9 a.m. Commissioner Moritz seconded the motion. Motion passed unanimously.

NEW CASES

SUP-002-12 – PUBLIC HEARING/ACTION: AZ City Carwash, LLC c/o Jack Stonebraker, landowner/applicant, requesting approval of a Special Use Permit on a .63± acre parcel in the CB-1 (Local Business) Zone **(PZ-192-70)** to operate a carwash; described as lot 2987 and west half of lot 2988, amended plat of Arizona City Unit Two-A, Section 06, T08S, R07E G&SRB&M (legal on file) Tax Parcel 406-02-053A (located at the southeast corner of Battaglia Drive and Tacna Road in the Arizona City area) (The previous SUP approved for the existing use under case **SUP-038-97** has expired due to a change in ownership).

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

Commissioner Aguirre-Vogler asked Mr. Denton why the case requires a special use permit in the CB-1 zone. Mr. Denton responded the use is not allowed in this zone and it requires a special use permit to allow a carwash.

Chairman Hartman asked Ms. Grieb why SUP's are issued to the land and not to the applicant. Ms. Grieb responded there are different categories that fit together in the zones. There are special uses that can conform into the zone, also adding conditions. If they fit with conditions, they can be approved. There cannot be too many of the same kind of SUP's in one area for example, hospitals. Chairman Hartman stated conditions are stipulations and need an annual review. Ms. Grieb stated the annual review is done, to reassure the business is still there. Chairman Hartman asked what happens if the neighbors complain. Ms. Grieb stated the neighbors have the right to complain, and code compliance would go out there to make sure they are following all the stipulations.

Commissioner Aguirre-Vogler asked what zone a carwash falls under. Ms. Grieb responded C-3 under the new zoning classification and CB-2 on the old one.

Chairman Hartman called the applicant forward.

Mr. Jack Stonebraker, 623 E Florence Blvd Casa Grande, AZ 85122. Mr. Stonebraker came forward to address the commission. Mr. Stonebraker gave a brief history on the case.

Commissioner Brown asked Mr. Stonebraker why he chose an SUP over a zoning change. Mr. Stonebraker responded originally carwashes did not have a zoning, or fall into a zoning category because there was no doors to close the building, and they had to operate under a special use permit. Mr. Stonebraker stated he was not aware he could do a zoning change.

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

MOTION
Vice Chairman Riggins made a motion to forward case SUP-002-12 to the Board of Supervisors with a favorable recommendation along with the nine stipulations (9). Commissioner Moritz seconded the motion. Motion passed unanimously.

PZ-PD-011-11 - PUBLIC HEARING/ACTION: One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development Overlay District to reduce setbacks to allow a church on a 1.25± acre parcel within the GR (General Rural) Zone; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area) **(Remanded to the Planning Commission by the Board of Supervisors on May 9th 2012).**

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

Chairman Hartman asked Ms. Sarkissian who addresses the parking lot size, paving, and dust control. Ms. Sarkissian responded the applicant goes through site plan review and that is when the drive access, number of vehicles, and handicap accesses issues are addressed. Ms. Sarkissian stated the applicant is looking into possibly expanding their facilities in the future.

Chairman Hartman called the applicant forward.

Mr. Dean Schifferer, 12345 East Cloud Road, Chandler, AZ 85219. Mr. Schifferer came forward to address the commission. Mr. Schifferer gave a brief description of the case.

Commissioner Brown asked Mr. Schifferer how many people would be driving down the area and shinning their lights and how high would the wall be? Mr. Schifferer responded the wall would be four (4) feet. Chairman Hartman asked Mr. Schifferer what kind of signage they would have. Mr. Schifferer responded there would be a low monument sign located on Hunt Highway.

Commissioner Faucette asked why is there a variance on the side being requested from fifteen (15) feet to four (4) feet? Mr. Schifferer responded the accessory building would be four (4) feet; the primary building would be 15 foot setbacks. Ms. Sarkissian stated currently an accessory building like the shed would be allowed at four (4) feet from the property line, as long as there is no poultry.

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

MOTION
Vice Chairman Riggins made a motion to forward case PZ-PD-011-11 to the Board of Supervisors with a favorable recommendation along with the twelve stipulations (12). Commissioner Brown seconded the motion. Motion passed unanimously.

Break 10:43 am
Reconvened 10:55 am

PZ-C-005-12 – DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030, initiate 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); addressing a new state law, clarify language in these chapters concerning parking, 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.

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

Commissioner Aguirre-Vogler stated the information for the initiation was not provided in the packets, it would be nice to have for reference.

Commissioner Moritz asked if the changes in the language affect the Picacho Peak Development, they are requesting a change to add Mobile Home Parks. Mr. LaCrosse stated that development would not be affected.

Commissioner Aguirre-Vogler stated five (5) feet between structures could be an issue. Mr. LaCrosse stated it would be ten (10), possibly up to thirteen (13) feet. Ms. Grieb stated this is only a presentation of what staff would bring back as a proposal.

Commissioner Moritz asked why the changes would not apply to the Picacho Peak Development. Mr. LaCrosse responded there are two (2) separate sections in the ordinance, one address park models/RV and the other addresses manufactured homes. Picacho Peak Development is trying to add manufactured homes and that would be a zone change issue.

MOTION
Vice Chairman Riggins made a motion to approve the initiation of zoning regulation amendments to Title 2 "Zoning" of the Pinal County Development Services Code, amending Chapter 2.10.010, 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" under case PZ-C-005-12. Commissioner Salas seconded the motion. Motion passed unanimously.

TENTATIVE PLATS

S-039-06 - DISCUSSION/APPROVAL/DISAPPROVAL: Pulte Homes Corporation, landowner, Matthew Cawley, RBF Consulting, engineer, requesting approval of a tentative plat extension for **Red Rock Village IV,** 105 lots on a 22.6± acre parcel in the CR-3/PAD zone; situated in portion of the S½ of Section 8, T10S, R10E, G&SRB&M, Tax Parcel 410-11-001U (located south of Reunion Road and approximately 1 mile west of Interstate 10 in the Red Rock area).

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

Commissioner Aguirre-Vogler stated that according to stipulation twenty-four (24), they do not have to assist with fire protection until a thousand homes have been built, with the extension there is a delay on building a thousand homes. There is no assistance with fire protection or paramedics. On stipulation four (4), it states an association, including property owners of the development will be responsible for certain items, fencing is not listed. During the last two (2) storms, the fence has been blown down. Stipulation forty-one (41), states prior to closing owners will be made aware of the feedlot. They are not being aware until after closing. Mr. Denton stated he would speak to the applicant to address what they have done in the past regarding stipulation forty-one (41), advising the owners of the cattle in the area as well.

Chairman Hartman called the applicant forward.

Mr. Matt Cawley, 3011 W. Ina Road Ste. 115, Tucson, AZ 85741. Mr. Cawley came forward to address the commission. Mr. Cawley gave a brief description of the case.

Mr. Cawley stated he was not aware there was an issue with the fencing, and will bring it up to Pulte. Pulte is not trying to delay putting in a fire station; a site plan has been developed to have a fire station be placed close to the school. The fire department actually stopped the process because there were not enough homes in the area to be able to support that additional fire station. There are fires hydrants in the area. Pulte will be supporting the fire department helping with the cost. Commissioner Brown asked what is the distance to the nearest fire station, and response time. Mr. Cawley responded he did not have that answer.

Commissioner Aguirre-Vogler asked for an update on commercial properties in the area. Mr. Cawley responded there are commercial parcels against I-10 and different developers have looked at them but nothing has been solidified. Commissioner Aguirre-Vogler stated it is due to the improvements to the red rock interchange. Mr. Cawley stated ADOT has not been on the same page with Pulte, due to the point of access.

MOTION
Vice Chairman Riggins made a motion to approve case S-039-06 along with the forty-nine stipulations (49), modifying stipulation forty-nine (49) to extended the tentative plat to June 21, 2014. Commissioner Faucette seconded the motion. Motion passed unanimously.

S-005-04 - DISCUSSION/APPROVAL/DISAPPROVAL: Gem Land & Cattle, LLC, landowner, Ken Marks, The WLB Group, Inc., engineer, requesting approval of a tentative plat extension for Magic Ranch 40, 756 lots on a 158.2± acre parcel in the CR-3/PAD zone; described as the SW¼ of Section 12, T4S, R8E, G&SRB&M, Tax Parcels 200-26-003F, 003G, 200-59-005, 006A & 06B (located adjacent to the west side of Town of Florence approximately ¾ mile north of Hunt Highway).

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

Chairman Hartman called the applicant forward.

Mr. Gary Lang, No address given. Mr. Lang came forward to address the commission. Mr. Lang gave a brief description of the case.

Chairman Hartman asked Mr. Lang if there is any infrastructure that has been done or completed. Mr. Lang responded they could not complete any infrastructure until the construction drawings are completed. The drawings have been sent to Johnson Utilities and the fees have been paid.

Commissioner Aguirre-Vogler stated on stipulation forty-one (41) there is nothing mentioning the Magma flood control documents needed. Mr. Lang responded there was a concern that the Magma Dam was not going to be completed. The improvements of the dam are now moving forward and once the dam is complete, is when item forty-one (41) will be addressed. Commissioner Aguirre-Vogler asked Mr. Lang if they are contributing to the completion of Hunt Highway. Mr. Land responded no, but they are contributing to the county's transportation plan, the school district, and the impact fees.

Mr. Chow stated that portion of Hunt Highway is not currently designed, Public Works is finishing the design of phase one (1), from the J curb all the way to Thompson Road. Phase two (2) will be from Thompson Road to Mountain Vista Boulevard. Commissioner Aguirre-Vogler stated in her opinion there should not be any more development in that area until Hunt Highway is completed, it is unsafe.

MOTION
Vice Chairman Riggins made a motion to approve case S-005-04 along with the forty-one stipulations (41), modifying stipulation thirty-three (33) to extended the tentative plat to July 15, 2014. Commissioner Brown seconded the motion. Commissioner Aguirre-Vogler opposed. Motion passed seven (7) to one (1).

Lunch Break 11:35
Returned 12:34

Mr. Stabley read a letter from Commissioner David Ellis resigning from his position as Commissioner of District III.

WORK SESSION

PZ-C-002-12 – Work session to discuss zoning regulation amendments to **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 as well as adding the new zones categories created with the recent Zoning Ordinance update.

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

Commissioner Moritz stated the people that flip signs and hold signs should be added. Ms. Sarkissian stated there are no regulations currently on that subject but staff will research the moving signs.

Commissioner Gutierrez stated on a small strip mall with ten (10) tenants, each tenant is allowed up two (2) signs. Ms. Sarkissian responded yes and that they would have to apply for a temporary sign permit; each tenant can only apply for up to two (2) temporary sign permits per year. Yard sales and garage sales signs are not part of the regulation.

Commissioner Brown asked about landscaping trucks used as signs. Ms. Sarkissian responded they are not permitted, and they are a sign code violation. Mr. Stabley stated if the signs are reported, code compliance would go out there and place stickers over the illegal signs covering them.

Commissioner Moritz asked if the political signs for campaigning could also be added to the guidelines. The signs seem to be out for a very long time, it would be sufficient to place them forty-five (45) days prior, and remove them within fifteen (15) days after the election. Mr. Stabley stated the limitations by state law states they are allowed to be out for sixty (60) days, the county's ordinance allows them for ninety (90) days.

Commissioner Aguirre-Vogler asked if the signs design could be uniform. Ms. Sarkissian responded no. The commission had not additional comments.

PZ-C-003-12 – Work session to discuss zoning regulation amendments to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.185 Outside Storage and Parking**, to consider adding language to address definitions, parking locations, setbacks, and restrictions for commercial vehicles with a gross vehicle weight of 19,501 lbs or more and to add language in support of A.R.S. sec. 11-269.10 (Public Service and Public Safety Emergency Vehicles).

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

Commissioner Aguirre-Vogler stated tow trucks cannot park in a development, and asked when a complaint is received is there a fee issued. Ms. Klucar responded it will be a zoning violation and a code compliance officer would go out there.

Chairman Hartman asked Ms. Klucar if people that have truck storage areas in heavy industrial commercial, would require them to apply for an industrial use permit. Ms. Klucar responded it would be handled as it normally is with the appropriate requirements. Mr. Stabley stated under the proposal the C-3, I-1, and I-2 would be allowed with the I-1 a special use permit would only be needed because the I-1 is designed as a buffer for industrial land use.

Commissioner Salas left at 1:05 p.m.

Commissioner Moritz asked if HOA rules and regulations precede the counties rules and regulations. Ms. Grieb responded HOA rules could not govern public roads.

PZ-C-004-12 - Work session to discuss subdivision regulation amendments to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside of Active Management Areas (AMAs)

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

Commissioner Aguirre-Vogler asked Mr. Denton if someone wants to develop a new subdivision they have to show that there is adequate water supply or do they only have to prove to ADWR that they have a one-hundred year supply once? after the lease is up in one year, they do not have to prove they have a one-hundred year water supply again? Vice Chairman Riggins stated if they are not under an adequate water supplier, and they are doing it with a certificate they only have to show it once. A designated supplier needs to prove it every year. However, a one-year lease would not be easily permitted.

Vice Chairman Riggins asked if it were passed would it affect the municipalities in the county, would it be a forced issued. Mr. Stabley responded yes. Ms. Grieb stated municipalities could always challenge the decision.

ADJOURNMENT

Vice Chairman Riggins made a motion to adjourn. Commisisoner Moritz seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 1:26 p.m.

RESPECTFULLY submitted July 19, 2012

Jerry Stabley, Planning Director

DRAFT

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

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

PRESENT:
Mr. Hartman, Chairman
Mr. Riggins, Vice-Chairman
Ms. Aguirre-Vogler, Member
Mr. Salas, Member
Mr. Brown, Member
Mr. Gutierrez, Member

ABSENT:
Mr. Ellis, Member
Mr. Faucette, Member
Ms. Moritz, Member

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:
Mr. Stabley, Planning Director
Mr. Abraham, Planning Manager
Mr. LaCrosse, Code Compliance Manager
Ms. Bruninga, Secretary II
Mr. Denton, Planner II
Ms. Sarkissian, Planner I
Ms. Klucar, Code Compliance Officer

PUBLIC WORKS STAFF PRESENT:
Mr. Chow, Development Section Chief

The meeting was called to order at 9:04 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: June 21, 2012

Commissioner Aguirre-Vogler stated that on page three (3) the last paragraph was meant to be more specific, and that the stipulation stated was for Avra Valley, not Oro Valley when referring to fire protection. Mr. Stabley responded that the minutes would be listened to again, and staff would attempt a more elaborate explanation for Commissioner Aguirre-Vogler. Chairman Hartman stated that there were many times in the minutes that Vice-Chairman Riggins was listed as Chairman Riggins. Mr. Stabley asked that the minutes not be approved at this time, but be brought back for approval in the August hearing.

Chairman Hartman stated that the draft watermark was missing on the June 21, 2012 minutes; Mr. Stabley responded that the watermark would be added.

Commissioner Aguirre-Vogler stated that she would like to attend the conference if there is room for her, and she would also like to see the agenda. Mr. Stabley responded that he would send the agenda out, and that Debora Huerta would get in contact with the Commissioners to coordinate the accommodation information.

PLANNING DIRECTORS DISCUSSION ITEMS

APA Conference

Mr. Stabley discussed the upcoming conference. Chairman Hartman asked if an agenda has been received. Mr. Stabley responded yes, and the information would be passed to the Commissioners that expressed interest.

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.

MOTION
Commissioner Salas made a motion to approve the change of the September 20, 2012 meeting to September 13, 2012 at 9:00 a.m. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

- **June 20, 2012**

Mr. Stabley discussed the cases heard by the Board of Supervisors.

TENTATIVE PLATS:

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)**

Mr. Denton explained to the Commission that the applicant was seeking a one (1) year extension.

Carolyn Oberholtzer, 6613 Scottsdale Road, Scottsdale, Arizona, came forward to address the Commission and gave a brief history of the project, the extension request, and the possible annexation by the city of Maricopa. Ms. Oberholtzer stated that these tentative plats are included in the second phase of the annexation.

Chairman Hartman stated that this case is before the Commission to allow the applicant to finalize the approval through the annexation process and after this, the city will take the leadership role. Ms. Oberholtzer responded that is correct.

Commissioner Salas asked if approval of the extension would influence the City of Maricopa to approve them as well. Ms. Oberholtzer responded that it is helpful for the Commission to continue the tentative plats for a year so that the city knows the status with the county, and this will allow a chance for evaluation of the project when it is annexed.

Commissioner Brown stated that the annexation attempt failed, not the city opposed to the plat. Ms. Oberholtzer responded that the annexation has not failed; it was just broken up into two (2) pieces. Commissioner Brown asked if the residents of the area have been taken into consideration. Ms. Oberholtzer responded that there are not many property owners, but the ones that are there have been supportive of the annexation.

Commissioner Aguirre-Vogler asked if the issues with the Flood Control District have been resolved. Ms. Oberholtzer responded that the applicant is working with the County Flood Control District. Commissioner Aguirre-Vogler asked if the applicant was working with transportation and stated that the

track was a large problem with all of the new development coming in. Ms. Oberholtzer responded that the city does have a master plan and looks at small area transportation planning.

Chairman Hartman stated that the Santa Cruz is an issue of city hall and land owners, since it runs through the City of Maricopa.

MOTION

Vice-Chairman Riggins made a motion to continue case S-026-05 to July 17, 2013 at 9:00 am. Commissioner Salas seconded the motion. Motion passed unanimously.

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)**

MOTION

Vice-Chairman Riggins made a motion to continue case S-033-06 to July 17, 2013 at 9:00 am. Commissioner Brown seconded the motion. Motion passed unanimously.

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).

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

Phillip Miller, PM Consultants, 16 Spur Circle, Scottsdale, Arizona, came forward to address the Commission. Mr. Miller gave a brief history of the property and request for extension.

Chairman Hartman asked if the applicant is working with Maricopa on the 347 crossing of the Union Pacific Railroad. Mr. Miller responded that he has been in contact with the city on the process, adding that it is in design stages at this time. Mr. Miller stated that these projects are going to bring millions of dollars in transportation fees to the County once developed. Chairman Hartman stated that it would be five (5) to ten (10) years before the crossing is initiated. Mr. Miller stated that he would agree, and the timing might work out and developments on the crossing would coincide with the housing being developed.

MOTION

Vice-Chairman Riggins made a motion to approve stipulations 1-51, modifying stipulation 48 to extend the plat to July 21, 2014 at 9:00 am, as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously.

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).

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

Jackie Guthrie, 19710 W. Black Knob, Casa Grande, Arizona, came forward to address the Commission.

Chairman Hartman asked if the subdivision is in the San Tan Corridor. Ms. Guthrie responded that it is close, and if it isn't in the corridor, it is right on the edge. Ms. Guthrie also stated that there is a new Florence Town Manager, and she is unsure of the annexation plans at this time. Chairman Hartman asked if there has been communication with the city. Ms. Guthrie responded that there has been communication with the city in the past.

Commissioner Aguirre-Vogler asked about the plans for annexation. Ms. Guthrie responded that the town has not approached the applicant as of yet. Commissioner Aguirre-Vogler asked if the applicant would like to be annexed. Ms. Guthrie responded that it would depend on the Town of Florence and whether they would accept the approved tentative plats.

Commissioner Aguirre-Vogler asked if this property is in the Magma Dam area. Ms. Guthrie responded yes, and stated that improvements are being completed to prevent the collapsing of the dam. Commissioner Aguirre-Vogler asked if the subdivision was in the area of impact. Mr. Denton responded that the site is not in the area of impact.

Commissioner Aguirre-Vogler asked if the North/South freeway is going through this location. Ms. Guthrie stated that there have been proposals to move the alignment away from this property. Commissioner Aguirre-Vogler asked if the applicant would have to replat some lots. Ms. Guthrie responded that the replat was done previously. Ms. Guthrie also added that the final alignment of the North/South freeway has not been selected, but the proposed location is not through the site.

Commissioner Brown asked if there is coordination between the subdivisions in the area regarding access to the area and the location of the North/South freeway. Commissioner Brown added that Hunt Highway cannot support the impact of the developments. Commissioner Brown stated that the infrastructure needs to come along with the request. Ms. Guthrie responded that the Town of Florence took the lead to discuss the North/South corridor, and held a meeting to discuss the alignment. Ms. Guthrie stated that many developers are in attendance. Chairman Hartman asked if Mr. Chow could elaborate. Mr. Chow responded that he is not involved nor invited to any of the meetings mentioned. Ms. Guthrie stated that there are representatives from the county in attendance at the meetings.

Commissioner Brown stated that there is a large population in the county and it is hard to go back and add infrastructure in later when the homes are already there.

MOTION

Vice-Chairman Riggins made a motion to approve case S-021-08 along with stipulations 1-30, modifying stipulation 28 to extend the tentative plat to August 21, 2014 at 9:00 am. Commissioner Brown seconded the motion. Motion passed unanimously.

NEW CASES:

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.

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

Vice-Chairman Riggins stated that feather banners are for promotion only. Ms. Sarkissian agreed stating that they would be allowed for forty-five (45) days at a time, and would be allowed only twice a year.

Commissioner Salas expressed his concerns that political signs create clutter and the distraction is dangerous. Ms. Sarkissian stated that political signs are discussed later in the presentation, and the requirements are amended to comply with state law.

Ms. Sarkissian continued her PowerPoint.

Mr. Stabley stated that the monument sign discussion came from feedback at a community meeting.

Commissioner Brown asked how the county will deal with creative signs such as a large flag pole with an advertisement sign beneath the flag. Ms. Sarkissian responded that flags fall under exempt signs and are not regulated. Commissioner Brown asked if the flags could be replaced with promotional signs. Ms. Sarkissian responded that flags other than the American flag could be enforced.

Chairman Hartman asked if staff considered guidelines from other counties so that the signs are aesthetically compatible. Ms. Sarkissian responded that staff did not consider design guidelines; staff is more concerned with the height and square footage. Mr. Stabley stated that the county is less rigid than Pima County, and less permissive than Maricopa County. Mr. Stabley stated that Maricopa County does not allow feather banners.

Chairman Hartman stated that an abundance of signage can become a distraction and cause problems with safety. Mr. Stabley responded that this was also looked into, and work has been done on the ordinance to address these issues.

Vice-Chairman Riggins asked if the ordinances are retroactive on existing permanent signs. Ms. Sarkissian responded no. Vice-Chairman Riggins asked if this would cause an issue with enforcement. Mr. Stabley responded that no rights have been taken away for permanent signs.

Commissioner Salas asked what regulations could be extended by the county regarding political signs on the highway. Mr. Stabley responded that there is an authorization process with the state, but the county handles the signage on the highways.

Ms. Sarkissian continued her PowerPoint.

Commissioner Gutierrez asked if staff has considered the use of lighting when it comes to signs and advertising, the use of spot lights, logos, and parking lots. Ms. Sarkissian responded that staff refers to the lighting code when looking for guidelines on sign lighting. Mr. Stabley stated that spotlights are temporary and would be allowed on a temporary basis.

Commissioner Salas stated that his concern is for the clutter that is created by political signs. Ms. Sarkissian responded that as long as a sign is not creating an emergency or hazard, they are allowed to remain until after the primary. Commissioner Salas asked who would enforce the clutter around stop signs. Mr. Stabley responded that Mr. LaCrosse and code complaince would determine if there was a hazard, and address the issue.

Chairman Hartman opened the meeting to the public.

John Enright, 6556 E Hacienda La Colorada Dr, Gold Canyon, Arizona, came forward to address the Commission. Mr. Enright distributed pictures of signage examples to the Commission. Mr. Enright stated that many small business owners have as much distaste for the feather banners and A-frame signs as staff does. Mr. Enright stated that the business owners only use these types of signs to stay in business. Mr. Enright explained each picture provided and their individual need for signage.

Chairman Hartman stated that when an individual wants to put up signage they should meet with staff to discuss the legality prior to putting up the sign. Mr. Enright responded that sometimes people have no other choice.

Commissioner Salas stated that one of the pictures provided proves his point regarding political signs.

Mr. Enright stated that more signs bring more business, and more business brings more money to the county. Mr. Enright stated that he would like to see a revision for signage for small businesses, the ability to use back of building signage equal to the allowed frontage signage. Mr. Enright stated that many signs cannot be seen from the street. Mr. Enright stated that small businesses do not come to the county because they would rather play the game with compliance, and asked the Commission to come up with signage that addresses the need of the small business owners.

Commissioner Salas asked how many business owners are represented at the meetings. Mr. Enright stated that if it was advertised more, more business owners would have attended. Mr. Enright added that some small business owners cannot survive, because in many cases they can't be seen. Mr. Enright stated that noncompliant signs bring in more business.

Commissioner Brown stated that there has been a lot of information provided, and there are things the county needs to consider, but there also needs to be an effort made by the small business association. Mr. Enright responded that there are many big unincorporated areas that are vastly different throughout the county. Mr. Enright stated that he would like to see the county reduce the size of signs and the distance between then, offering the opportunity to back sign a business. Mr. Enright added that minor adjustments would make a huge difference to the small businesses, and he would be happy to have the Gold Canyon Business Association come in with recommendations.

Chairman Hartman stated that Mr. Enright feels that the community has not had ample opportunities to discuss this topic. Ms. Sarkissian stated that notices went out to all chambers within the county and business owners were in attendance at the community meeting. Mr. Stabley added that Jim Pettigrew was included in these meetings and the information was also provided to him.

Chairman Hartman stated that he has a concern with locating address numbers on businesses as well. Mr. Enright responded that they are trying to get the information about what is in Gold Canyon to the 53,000 cars that pass by each day. Ms. Sarkissian stated that a permitted directory sign is available. Mr. Enright stated that the business owners want a business district sign. Commissioner Salas stated that a lot of property owners protest these types of signs. Commissioner Aguirre-Vogler asked if staff is open to having recommendations of the Gold Canyon businesses included. Mr. Stabley responded that staff is always open to more information. Mr. Stabley suggested moving forward with this case and working specifically with small businesses as they come in. Mr. Stabley stated that there has to be a balance between allowing signs and the number of neighborhood complaints about signage. Mr. Stabley stated that minor changes regarding small business signs could be brought back to the Commission at a later date.

Chairman Hartman asked if staff was willing to help with the sign submittal package. Mr. Stabley responded that staff works with applicants with the process. Ms. Sarkissian stated that the

Comprehensive Sign package is above and beyond a typical sign application, adding that a variance would be required to add more signage to a business than what is allowed.

Mr. Enright stated that if he wanted a second A-frame sign, he would have to go through the Comprehensive Sign process. Ms. Sarkissian stated that staff would request a letter explaining the request, and how it would change the impact from the existing signage.

Commissioner Gutierrez stated that there have been a lot of good recommendations and a lot of new information. Commissioner Gutierrez stated that the county is taking steps in the right direction, and these signs need to be addressed. Mr. Enright responded that it is a step in the right direction, but it doesn't address the needs of small businesses.

Chairman Hartman closed the public portion of the meeting.

Commissioner Salas stated that the Commission should approve the text amendment and make modifications as needed down the road.

Chairman Hartman asked if there is a sign review committee to work with the applicants to help them design what type of sign is best in each situation. Mr. Stabley responded that there is a committee, but staff works with the applicants as they come in. Mr. Stabley stated that staff has been meeting with businesses to help them understand what types of signs they are allowed.

Commissioner Gutierrez asked what the minimum square footage a business needs to be to have a monument allowed. Ms. Sarkissian responded that the minimum linear frontage needed is three hundred (300) feet. Ms. Sarkissian added that businesses with less frontage could still have free standing signs.

Commissioner Salas asked if the staff report should be amended to allow changes in the future. Mr. Stabley responded that as a policy there is flexibility to change at a later date.

MOTION

Commissioner Salas made a motion to forward PZ-C-002-12 to the Board of Supervisors with a favorable recommendation. Vice-Chairman Riggins seconded the motion. Motion passed unanimously.

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.

Mr. Denton read a portion of the staff report and discussed the request for amendment was to add a process for requesting an exemption for the water adequacy requirement.

Vice-Chairman Riggins stated that there is the ability to develop an individual property with an exempt well and this amendment is stating that someone should have the right to create an exemption to truck water into a subdivision and consider this as an adequate water supply. Mr. Denton stated that there are statutes that list exemptions and if the Board of Supervisors wanted to grant an exemption, the language would need to be in the Ordinance. Vice-Chairman Riggins stated that there was a problem with making an adequate water supply a necessity outside the AMA's, and this is not needed. Ms. Grieb stated the Commission already initiated a text amendment regarding the adequate water supply requirement and

the draft ordinance showed the state exemption. Ms. Grieb stated that the process is not there to allow the exemption.

Mr. Stabley stated that the Ordinance would be brought back before the Commission in August, and that would be the time for the Commission to say whether they think it should be in there at all.

Commissioner Brown stated that it is mind boggling that water is treated so differently, and asked if there is a requirement that the process be approved. Ms. Grieb responded that there is nothing in the state statutes that dictated the Ordinance must include dry subdivisions; this decision is up to the Commission.

Vice-Chairman Riggins stated that the substance of this was the protection of the health, safety, and welfare from people being involved in dry subdivisions. He stated that just because the state allows certain exemptions, does not mean that the county has to recognize that portion of it. Vice-Chairman Riggins stated that he disagrees with the process as outlined, because this verbiage contradicts what has already been initiated. Mr. Stabley stated that what is before the Commission is the request to amend the initiation and allow the verbiage to move forward. Mr. Stabley stated that somebody could apply for an exemption, but there is nothing outlining that process at this time.

Commissioner Brown asked if the Commission could delete the exemption instead of adding the process. Mr. Stabley responded that in August the Commission could submit a recommendation to the Board of Supervisors with that portion of the Ordinance removed.

Chairman Hartman stated that staff is asking for reinitiation of the case, and when the ordinance comes forward in August, it can be approved or denied at that time.

Ms. Grieb stated that staff is asking for an amendment to allow an additional section.

Vice-Chairman Riggins stated that what is presented is contrary to the initial concept.

Vice-Chairman Riggins asked if a draft document would be presented to the Commission in August, allowing the Commission to approve or deny the proposed modifications. Mr. Stabley responded that the Commission could recommend certain sections and not others. Vice-Chairman Riggins stated that it would be a difficult job for legal counsel to say what recommendations are allowable at the next meeting.

BREAK 11:19
RECONVENED 11:28

Mr. Stabley stated that in August, staff will bring language forward so the Commission can decide what will be advertised, and the hearing would then be September.

Vice-Chairman Riggins stated that the reason this came forward was because the only protection the public had from a dry lot subdivision was that on the final plat it was stated that there was not a water supply. Vice-Chairman Riggins stated that the exemptions that are proposed changes the language on the plat; this is the exact thing that was trying to be avoided.

Mr. Stabley stated that the state law allows these exemptions to take place, and staff is bringing the full ordinance forward for the consideration of the Commission.

Commissioner Brown stated that he would like reassurance that subdivisions are being discussed, and the exemption would not apply to regional parks, etc. Mr. Stabley responded that this applies to final plats only.

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

MOTION

Vice-Chairman Riggins made a motion to continue PZ-C-004-12 to August 16, 2012 at 9:00 am. Commissioner Aguirre-Vogler asked why this was being continued instead of being denied as presented. Commissioner Brown stated that the exemptions are allowed by state law, and the Commission will decide if they want the exemptions in Pinal County. Commissioner Brown seconded the motion. Motion passed 5-1 with Commissioner Salas in opposition.

LUNCH 11:36
RECONVENED 12:38

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.

Mr. Stabley explained the reason for the request of amendment, stating that the public wanted to know where truck parking is allowed, in addition to where it is not allowed.

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

Vice-Chairman Riggins asked how heavy truck parking is dealt with in General Rural (GR) and Suburban Ranch (SR) zones. Ms. Klucar responded that in General Rural owners are allowed to have two (2) heavy trucks per parcel, as long as they are owned by the owners of the parcel and are residents of the parcel. The same applies to Suburban Ranch and Suburban Homestead zones.

Commissioner Brown stated that in his area there are truck drivers that do not own the truck and may bring their work vehicles home and park them on the parcel. Mr. Stabley stated that residents can park one heavy truck per truck drivers license, whether they own the truck or not isn't a factor. Ms. Klucar stated that the driver for the truck is usually the owner, as most large companies have a central location where they house the trucks.

Vice-Chairman Riggins stated that it would be difficult to tie ownership of the truck, as it can be vested in many ways. Ms. Klucar stated that the question came up as to whether the owner is required to obtain an Industrial use Permit prior to establishing the use, and added this is not a requirement.

Chairman Hartman asked if a person could park a truck on CI-1 zoned property if it was leased by a trucker or trucking company. Ms. Klucar responded that the use would be permitted according to this amendment. Mr. Stabley stated that during the site plan review process the drainage issues would be discussed and paving requirements would be determined.

Vice-Chairman Riggins asked how the number of trucks allowed is determined. Ms. Klucar responded that the number allowed depends on the size of the property and access.

Commissioner Salas asked how this would affect prior applicants that were denied in previous hearings. Mr. Stabley responded that applicants could park on the property, but not operate the business from the site.

MOTION

Vice-Chairman Riggins made a motion to approve the amendment to the initiation of PZ-C-003-12 Title 2, Chapter 2.185 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 special use in any of these zones. Commissioner Salas seconded the motion. Motion passed unanimously.

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.)**

Mr. Stabley asked that the Commission withdraw this case, and have it brought back in August.

MOTION

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

WORK SESSION:

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.

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

Commissioner Aguirre-Vogler stated that she was unable to find information on Senate Bill 1598. Mr. Stabley stated that this portion of the Senate Bill stated that in order to deny a case, it has to be Ordinance as opposed to policy, and that there are areas that needed more clarification.

Mr. LaCrosse continued his presentation.

Vice-Chairman Riggins asked if the copy provided was the proposed clean version. Mr. LaCrosse responded yes.

Commissioner Aguirre-Vogler stated that the development standard and the space standard differences are confusing, as the development standard is fifteen (15) feet and the space standard is only five (5) feet. Commissioner Aguirre-Vogler asked why there are conflicting setbacks. Mr. LaCrosse responded that the term space refers to anything within the boundaries of the park. Commissioner Aguirre-Vogler

asked if the setback is five (5) or fifteen (15) feet. Mr. Stabley responded that the fifteen (15) foot setback is an overall park standard which applies to community and recreational buildings.

Mr. LaCrosse continued his presentation.

Vice-Chairman Riggins asked if the parking space could be included in the setback. Mr. LaCrosse responded yes. Vice-Chairman Riggins asked how the community responded to the proposal. Mr. LaCrosse responded that based on his contacts with the community, the idea is accepted, and the community is asking for something like this. Mr. LaCrosse stated that staff contacted all of the Manufactured Home and RV Parks and public notices were sent out to each park in the county.

Mr. Stabley stated that a hearing on this item should be coming forward in the August meeting.

Vice-Chairman Riggins asked for the difference between a Park Model and a Mobile Home. Mr. LaCrosse stated that the standard for Park Models is a maximum of 400 square feet and they are licensed by the Department of Motor Vehicles.

ADJOURNMENT

Vice-Chairman Riggins made a motion to adjourn. Chairman Hartman accepted the motion. Meeting adjourned at 1:14 p.m.

RESPECTFULLY submitted August 16, 2012.

Jerry Stabley, Planning Director

DRAFT

Jerrold Stabley - The Annual Boards and Commissions Conference

From: Patricia King <pking@azplanning.org>
To: <jerrold.stabley@pinalcountyaz.gov>
Date: 7/16/2012 8:38 AM
Subject: The Annual Boards and Commissions Conference

It's Back! Save the Date!

The Annual Boards and Commissions Conference
Friday, December 7, 2012 at the Black Canyon Conference Center, Phoenix

This one-day event for new and seasoned elected and appointed officials and staff from Arizona cities, towns, and counties will hone decision-making, nuts and bolts, and leadership skills relating to the roles and responsibilities of planning commissions and boards of adjustment. Expert speakers will discuss current trends, case studies, and facilitate an interactive dialogue in both plenary and break-out sessions. Stay tuned for further information and registration details at www.arizona.uli.org. This educational opportunity is being brought to you by the Community Plan collaborative partnership: the Urban Land Institute, the League of Arizona Cities and Towns, County Supervisors Association, Arizona Chapter of the American Planning Association, Arizona Association for Economic Development, Arizona Department of Transportation, and the Arizona Department of Housing, working together to create capacity building resources for Arizona.

Debra Z. Sydenham, FAICP
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This email was sent to jerrold.stabley@pinalcountyaz.gov by pking@azplanning.org

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Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist
Planning & Development

DATE: August 16, 2012

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

BOS HEARING OF JULY 25, 2012
P&Z Cases

PZ-PD-011- One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development Overlay District to reduce setbacks to allow a church on a 1.25± acre parcel within the GR (General Rural) Zone.
P&Z voted unanimously to recommend approval
BOS Action: Approved

SUP-002-12 – PUBLIC HEARING/ACTION: AZ City Carwash, LLC c/o Jack Stonebraker, landowner/applicant, requesting approval of a Special Use Permit on a .63± acre parcel in the CB-1 (Local Business) Zone **(PZ-192-70)** to operate a carwash.
P&Z voted unanimously to recommend approval
BOS Action: Approved

BOS HEARING OF AUGUST 8, 2012
P&Z Cases

No Cases

* O. Intergovernmental Agreement for Avra Valley Fire District and Pinal County for the preparing and conducting of the election to be held on November 6, 2012.
* P. Intergovernmental Agreement for Arizona City Sanitary District and Pinal County for the preparing and conducting of the election to be held on November 6, 2012.
* Q. Intergovernmental Agreement for Arizona City Fire District and Pinal County for the preparing and conducting of the election to be held on November 6, 2012.

Motion carried by unanimous vote.

Consent items removed for discussion:

*** B. Current billings before the Board.**

Dan McHenry of SaddleBrooke, Arizona pointed out the total of the current billings.

Motion was made by Supervisor Rios and seconded by Supervisor Smithson to approve consent agenda item B as presented. Motion carried by unanimous vote.

*** I. Resolution No. 072512-AD12-002 revising Pinal County's uniform standard details and specifications for non-subdivision highways as detailed in the attached hereto and made a part of said Resolution. (Contract #AD12-002).**

Supervisor Smithson asked how the subdivision and non-subdivision standards differ.

AJ Blaha, Public Works Director responded that this is a housekeeping chore to update a handout last updated in 1998 and to add in the ARDP standard. The sub-division standards ran out of the simple design manual. These are for the types of roads that are typically outside of sub-divisions. They do not have curb and sidewalk and have ARDP chipseal instead of pavement.

Motion was made by Supervisor Smithson and seconded by Supervisor Rios to approve consent agenda item I as presented. Motion carried by unanimous vote.

Zoning Cases

A. PZ-PD-011-11 - One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development Overlay District to reduce setbacks to allow a church on a 1.25± acre parcel within the GR (General Rural) Zone; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area). The Planning Commission voted unanimously to recommend approval of PZ-PD-011-11 with 12 stipulations.

B. SUP-002-12 - AZ City Carwash, LLC c/o Jack Stonebraker, landowner/ applicant, requesting approval of a Special Use Permit on a .63± acre parcel in the CB-1 (Local Business) Zone (PZ-00A-63) to operate a carwash; described as lot 2987 and west half of lot 2988, amended plat of Arizona City Unit Two-A, Section 06, T08S, R07E G&SRB&M (legal on file) Tax Parcel 406-02-053A (located at the southeast corner of Battaglia Drive and Tacna Road in the Arizona City area) (The previous SUP approved for the existing use under case SUP-038-97 has expired due to a change in ownership). The Planning Commission voted unanimously to recommend approval of SUP-002-12.

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. No cases were removed for discussion.

Motion was made by Supervisor Rios and seconded by Supervisor Smithson to approve PZ-PD-011-11, One Community Church, with twelve (12) Stipulations:

1. The property is to be developed in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents including the submitted site plan and project narrative dated May 23, 2012;
2. Approval of this Planned Area Development 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. Approval of this PAD overlay request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
4. Any change of the specified uses shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.175 of the Development Services Code;
5. Any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
6. Access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008;
7. The design of Hunt Hwy and the Site Plan shall be coordinated with the County's Hunt Highway Widening CIP. Applicant/Owner shall contact the Project Manager for coordination;

8. All roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
9. 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;
10. 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;
11. 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;
12. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

Motion carried by unanimous vote.

Motion was made Supervisor Smithson and seconded by Supervisor Rios to approve SUP-002-12 - AZ City Carwash, with nine (9) Stipulations:

1. The permit is set for annual review beginning June, 2013, with right of entry for the Zoning Inspector to verify stipulations;
2. The layout, development, and operation of the self serve three bay carwash shall be as set forth and shown on the applicant's site plan;
3. This permit is issued for a self serve, 24 hour, three bay carwash with covered vacuum area only;
4. All Federal, State and County regulations be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
5. The applicant/landowner shall provide an agricultural spray easement to surrounding agricultural property owners;
6. The applicant/landowner shall provide a site landscaping plan with landscaping in place prior to final inspection or issuance of a Certificate of Occupancy by the Building Safety Department;
7. The applicant/landowner shall keep the vacant undeveloped portion of the property clear of weeds and unwanted vegetation to minimize fire hazard and unsightly appearance of the property;

8. All proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
9. Violation of any of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

Motion carried by unanimous vote.

Public Hearing and discussion/approval/disapproval of Resolution No. 072512-RD12-002 granting a nonexclusive easement to Arizona Public Service for the purpose of constructing, operating, and maintaining electric lines and appurtenant facilities to Pinal County Court House located in the Townsite of Florence as recorded in Book 1 of Maps, page 1, of Pinal County records, Supervisory District #2, as legally described in the Exhibit "B" attached hereto and made a part of said Resolution. (Contract #RD12-002)

AJ Blaha, Public Works Director appeared before the Board to answer any questions. Staff recommended approval.

Chairman Snider opened the public hearing and called for comments. There was no one who wished to address the Board.

Chairman Snider closed the public hearing and called for a motion.

Motion was made by Supervisor Rios and seconded by Supervisor Smithson to approve Resolution No. 072512-RD12-002 granting a nonexclusive easement to Arizona Public Service for the purpose of constructing, operating, and maintaining electric lines and appurtenant facilities to Pinal County Court House. Motion carried by unanimous vote.

Public Hearing and discussion/approval/disapproval of Resolution No. 072512-RD11-027 - A Resolution ordering the Abandonment of a portion of Camino Largo, 60 feet wide, commencing at Rolling Ridge Lane and proceeding southerly for approximately 237 feet to the point of termination, located within Supervisory District #2, Section 2, T3S, R8E, within the unincorporated area of Pinal County, Arizona. (Contract #RD11-027) (continued from 6/6/12)

AJ Blaha, Public Works Director said that this resolution was continued from 6/6/12 in order to meet with citizens for their input. Staff has decided not to abandon the right-of-way. Staff requested that the public hearing be closed and either removed from the agenda or that the Board disapprove the agenda item.

Amber Syfu of San Tan Valley, Arizona thanked staff for the consideration of leaving the easement open as it is used often. She said that since the work on the retention is going to be done and all of the equipment will be in the area, residents asked staff and the Board to consider improving the roads on the north side of the retention to minimize the dust.

PZ-PA-001-12
&
PZ/PZ-PD-005-12

PZ-PA-001-12
&
PZ/PZ-PD-005-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012
(continued from the June 21, 2012 Planning Commission meeting)

CASE NOS.: **PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12 (Picacho Peak Resort)**

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 41.5± acres situated in Section 14, T9S, R9E G&SRB&M (legal on file)

TAX PARCEL: 410-05-015A

APPLICANT/LANDOWNER: Camel head Associates, LLC/ landowner, 220 South River, Tempe, AZ 85281; Lyle Richardson/ agent, 5310 N. Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Employment to High Density Residential within 19.6± acres and from Low Density Residential to High Density Residential within 19.7± acres.

A rezone request from RVP (Recreational Vehicle Park) to MHP (Mobile Home Park), and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel.

LOCATION: The subject property is located south of Picacho Peak Road and west of Interstate 10, in the Red Rock area.

SIZE: 41.5± acres

COMPREHENSIVE PLAN: The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan. They are applying for a Comprehensive Land Use as part of this application to High Density Residential.

EXISTING ZONING AND LAND USE: The subject property is currently zoned RVP (Recreational Vehicle Park), the property currently has an existing RV Park.

SURROUNDING ZONING AND LAND USE:
North: (CI-1); vacant
South: (RVP); vacant
East: (CB-2 and SR); vacant
West: (CB-2 and SR);

FINDINGS:
Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Picacho Peak Water Company

Sewer: Waste Water Package Plant
Access: The property is accessed from Picacho Peak Road

PUBLIC PARTICIPATION:
Neighborhood Meeting: May 2, 2012
Neighborhood and agency mail out: April 12, 2012
News Paper Advertising: April 20, 2012
Site posting: Applicant: April 12, 2012 & County: May 1, 2012

HISTORY: The Picacho Peak Resort is an existing RV resort at the base of Picacho Peak, which has been in existence for over 30 years. They currently are approved for 312 spaces which they currently rent out to campers, recreational vehicles, motor homes and Park Model units.

The park was rezoned in September of 1984 to allow the RV park and community facilities.

In August of 1985 a Certificate of Approval to construct a water distribution system and a wastewater facility was authorized by ADEQ.

Permits for Phase 1 of the RV Park were issued in October of 1985.

ADEQ and Pinal County permits and applications are evident through 2000.

The Park applied for permits for Phases II and III in June of 2001 through December 2001.

In November of 2001, ADEQ authorized an approval to construct drinking water facilities on the site for Phase III on site expansion.

In October of 2002 the County was made aware that the ADEQ water permits for Phases II and III had not yet been approved and a letter requesting the permits to be put "on hold" was made to the RV Resort.

In March 2003, ADEQ's Water permits Section completed a review of the facility and determined that the RV Park was eligible to continue operating under a General APP as authorized in Arizona Administrative Code.

In June 2003, ADEQ issued a letter of closure on the notice of violation and determined that the Picacho Peak RV Park has met the Documenting Compliance Provisions of the NOV.

In November 2005, ADEQ's Annual Compliance Inspection indicated no deficiencies and the water treatment facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to them by ADEQ.

In November 2006, ADEQ again performed an inspection of the wastewater facilities and determined it to be operating adequately and in compliance with the General APP for a Class 2 WWTP and Class 1 Collection System.

A status report from ADEQ dated February 1, 2012, referenced the last survey done on June 29, 2011, ADEQ performed a drinking water status report which concluded that a Point-of-use treatment system was installed in July of 2009. Only one sample had been submitted for compliance with ADEQ. This sample was under the maximum containment level for nitrates. Two more samples are needed to ensure reliability and consistency for the system to be in compliance with nitrate levels. In addition, further maintenance deficiencies were detected with the system. At that time, ADEQ could not determine if the system was delivering water that met the water quality standards and the system was therefore listed as not in compliance.

The most recent Drinking Water Status Report for the Picacho Water Company received was dated July 13, 2012 from ADEQ and stated that "Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets the water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance." A copy of this report is included in the packet.

ANALYSIS: The applicant is requesting approval of a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing. The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan.

Fit Within the Neighborhood

The property was rezoned in 1984 to allow up to 312 spaces. Those spaces were for campers, recreational vehicles, motor homes and Park Model units. Currently the park is occupied by a mix of seasonal visitors, part-time and full-time residents. The proposed project would not be increasing the number of lots, not adjusting the configuration of the park, but adding another option for people who wish to reside and visit within the Picacho Peak Resort. The requested mobile homes would be placed on existing lots within the community.

Water/ Wastewater

Water and wastewater issues have and continue to dominate this property. Discussions with ADEQ and the Water Providers have indicated that the wastewater and water facilities are operating compliance.

The applicant has conducted two neighborhood meetings the results of which are included in the narrative.

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

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Department of Environmental Health** reviewed the proposal and found that the wastewater plant is sized for 20,000 gallons per day. A verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is sized large enough for the new proposed development.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" which determined to be outside the 100 and 500 year flood plain.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this request under non-Major Comprehensive Plan Amendment Case **PZ-PA-001-12**, Rezone Case **PZ-005-12**, or Planned Area Development Case **PZ-PD-005-12**, to allow recreational vehicles, park models and manufactured housing. Furthermore, the Commission must determine that this development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD Overlay request to allow recreational vehicles, park models and manufactured housing.
2. To date, 2 letters have been received in regards to the project, both in opposition.
3. This development is currently served by the Picacho Peak Water Company.
4. The subject property is an existing residential development.
5. The proposed development will have access to public streets.
6. The proposed Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development overlay request will require, at the time of application for development, that the applicant/owner submit and secure from the applicable

and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (**PZ-PA-001-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan amendment request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting zone change request cases PZ-005-12, then staff recommends that the Commission forward PZ-PA-001-12 to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMENDATION (**PZ-005-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request does not comply with the current comprehensive plan designation of Employment/ Low Density Residential or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and planned area development case PZ-PD-005-12, then staff recommends that the Commission forward PZ-005-12 to the Board of Supervisors with a recommendation of denial.

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-005-12:

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

2. approval of this rezone is contingent upon the Board of Supervisors Planned Area Development (PAD) Overlay District approval as set forth in Case PZ-PD-005-12;

3. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

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

7. a verification letter from ADEQ will be required to ensure that the existing water provider is in compliance, meets water quality standards and has an adequate water supply for the Phase II and Phase III development;

8. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is in compliance, has adequate capacity for collection, treatment and disposal of wastewater for the development;

9. any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

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

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

STAFF RECOMMENDATION (**PZ-PD-005-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and zone change request case PZ-PD-005-12, then staff recommends that the Commission forward PZ-PD-005-12 to the Board of Supervisors with a recommendation of denial.

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-PD-005-12:

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

2. approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-112;

3. the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

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

7. a verification letter from ADEQ will be required to ensure that the existing water provider is in compliance, meets water quality standards and has an adequate water supply for the Phase II and Phase III development;

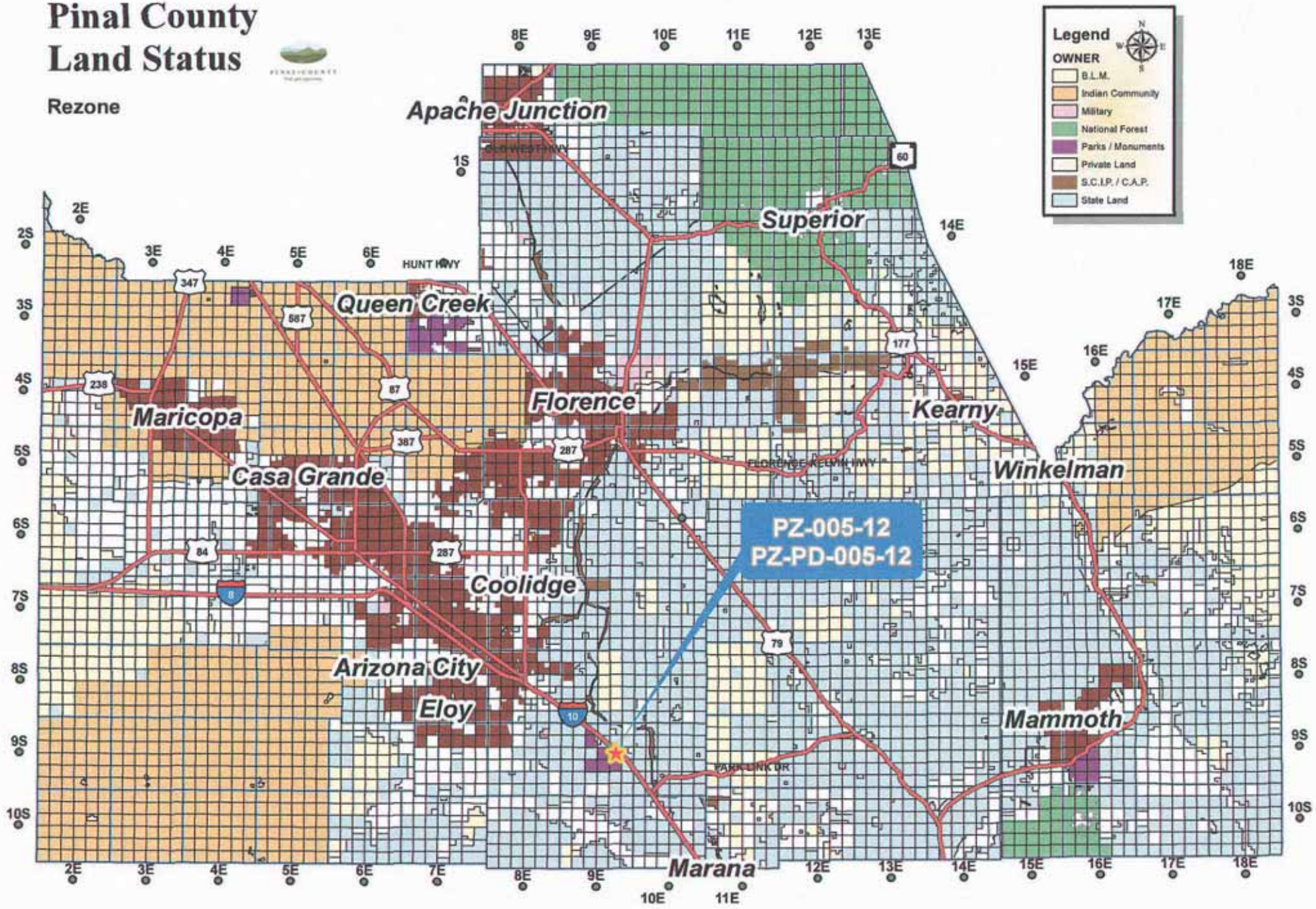
8. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is in compliance, has adequate capacity for collection, treatment and disposal of wastewater for the development;

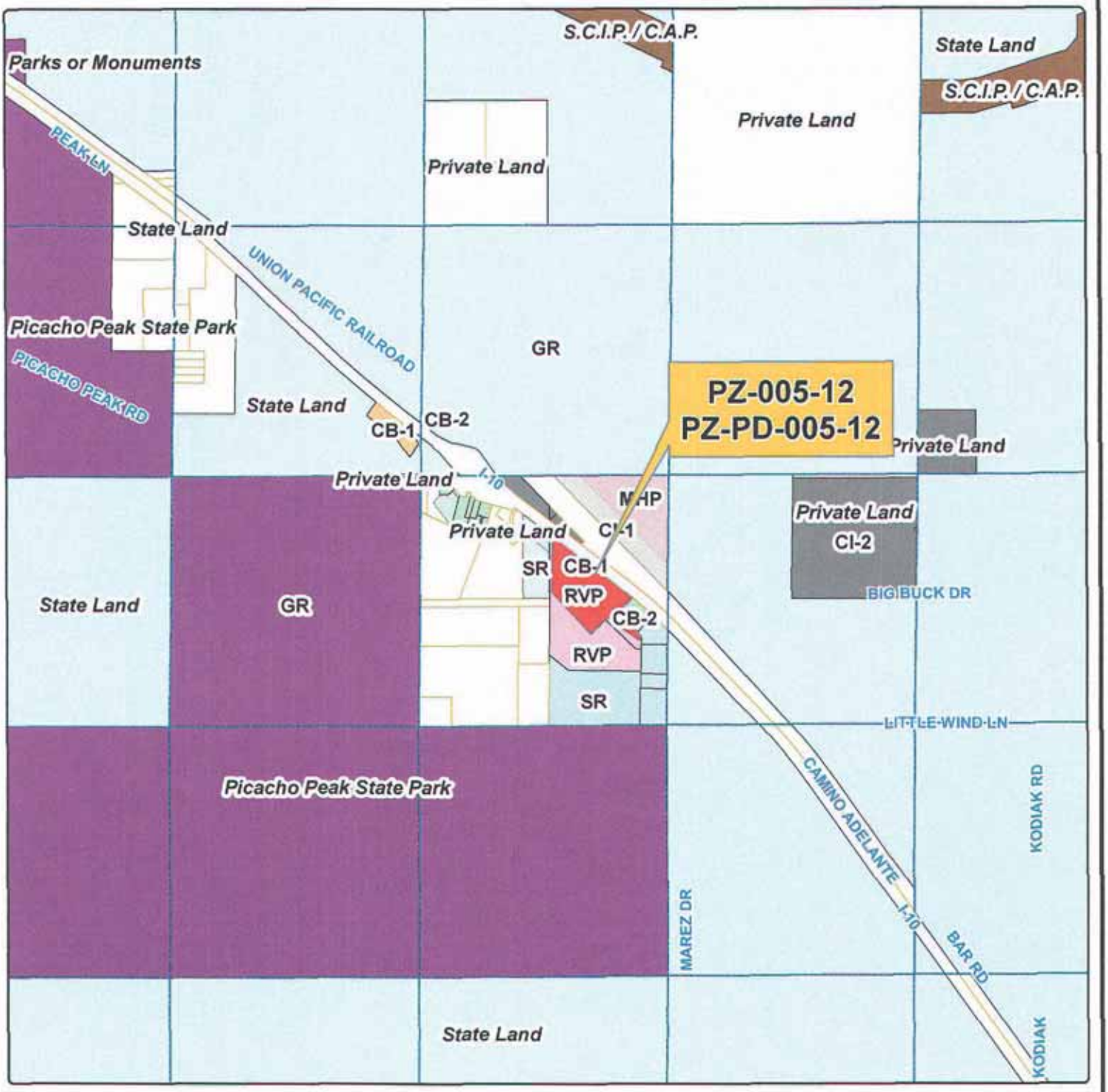
9. Any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

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

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

DATE PREPARED: 5/08/12 – jds
REVISED: 6/12/2012 - jds
REVISED: 8/02/2012 - jds


Pinal County
Land Status
Rezone
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
PZ-005-12
PZ-PD-005-12
HUNT HWY
FLORENCE KELVIN HWY
PARK LINK DR



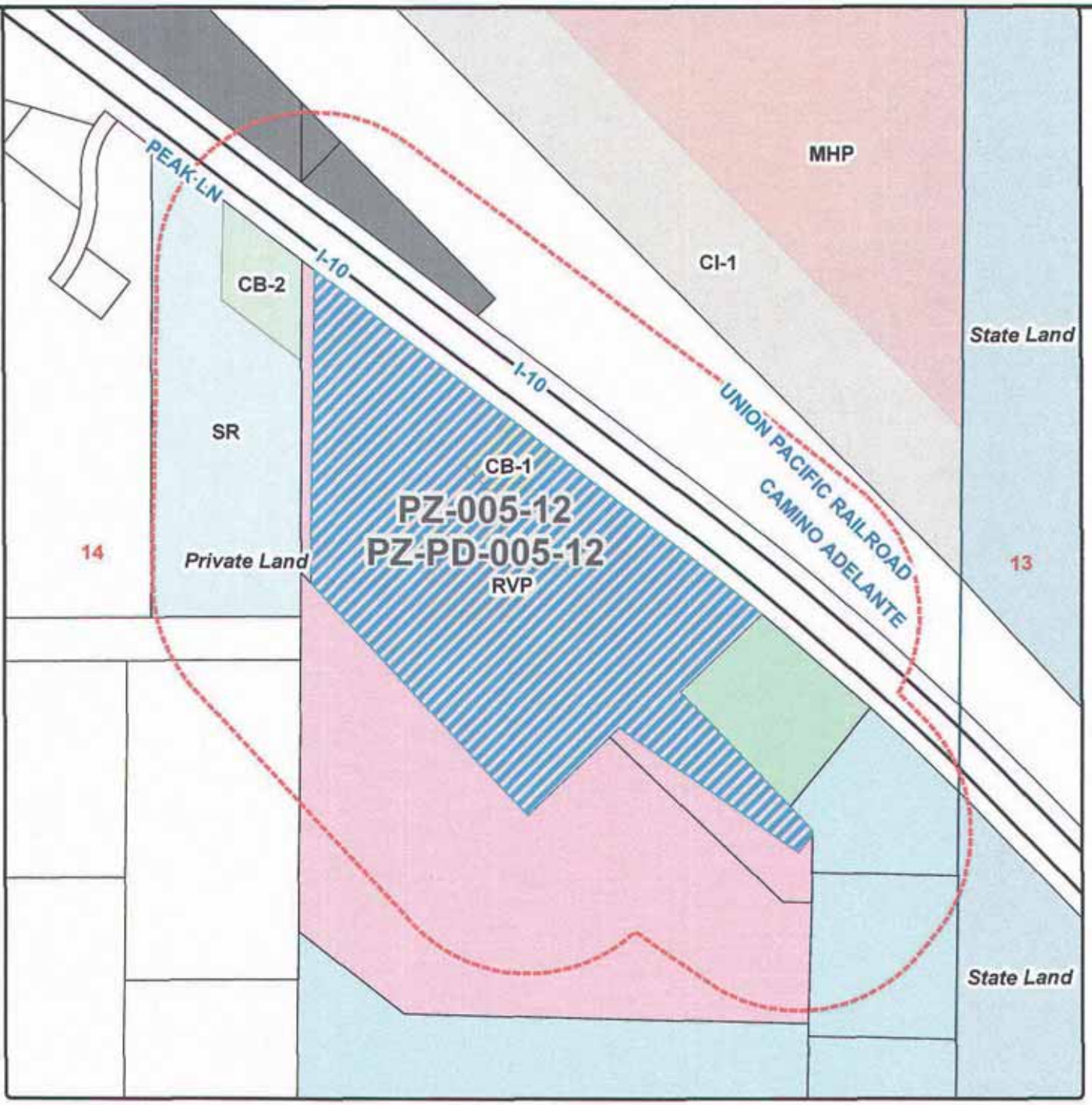
Rezone

Planning & Development Services

NORTH

PINAL • COUNTY
Wide open opportunity

CAMELHEAD ASSOCIATES LLC	**Legal Description:** Situated in a portion of the Section 14, T09S,R09E, G&SRB&M. Parcel's 410-05-015A (legal on file) (Red Rock area). T09S-R09E Sec 14	Sheet No. 1 of 1	CAMELHEAD ASSOCIATES LLC Section 14 · Township 09S · Range 09E Case Number: PZ-005-12, PZ-PD-005-12



Rezone

PZ-005-12, PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: CB-1, RVP
Request Zoning: Rezone
Current Land Use: VLDR, EMPLOYMENT

PINAL • COUNTY
Wide open opportunity

Legal Description:

T09S-R09E Sec 14

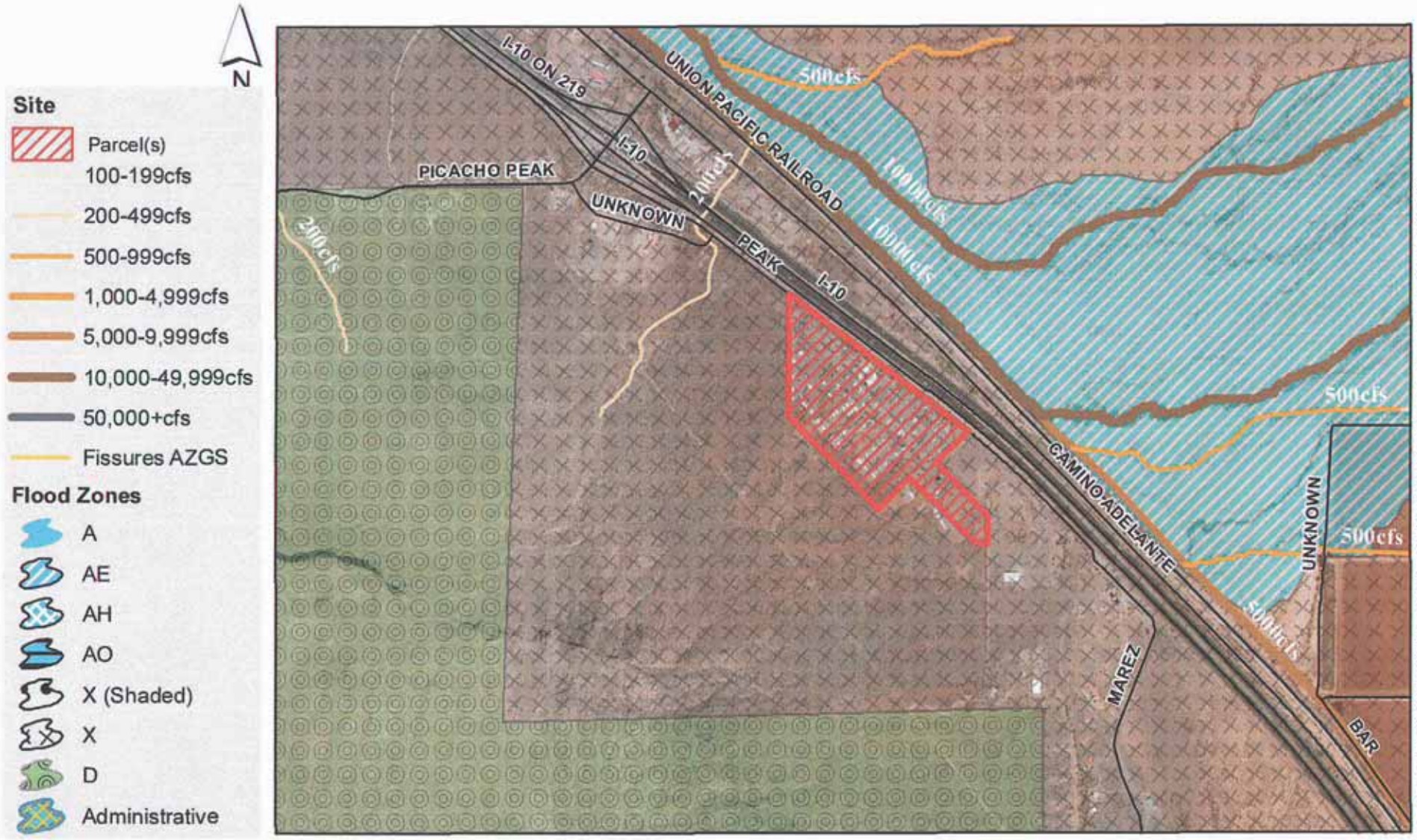
Drawn/Applicant: CAMELHEAD ASSOCIATES LLC		
Drawn By: KR / IT / LJT		Date: 04/04/2012
Section: 14	Township: 09S	Range: 09E
Sheet No.: 1 of 1	Case Number: PZ-005-12, PZ-PD-005-12	

Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-005-12
PZ-PD-005-12



Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: PZ-PD-005-12

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

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

2. Parcel Number(s): 410-05-016B (OISA) Total Acreage: 41.5

3. Current Land Use Designation: Very Low Density / Employment

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: 12-27-2011 Concept Review Number: CR-041-011 Notes Attached

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): SEE Project NARRATIVE

7. Discuss any recent changes in the area that would support your application. SEE Project NARRATIVE

8. Explain why the proposed amendment is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #: 384374 AMT: $1,545.00 DATE: 2/21/12 CASE: P2-PA-001-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Name of Landowner (Applicant)	Address	Phone Number
Camelhead Assoc LLC	220 South River 480 Tempe AZ 85281	285-3882

SEE ATTACHED Agency Authorization

Signature of Landowner (Applicant) E-Mail Address

Name of Agent	Address	Phone Number
Lyle S. Richardson	5310 N. Camino Real 602 Tucson AZ 85718	909-5976

Signature of Agent LSRSTAZ@Gmail.com

E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

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

AGENCY AUTHORIZATION

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

Camelhead Assoc. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1"
[Insert Address of Property],

and further identified as assessor parcel number 410-05-016B
[Insert Parcel Number] and legally described as follows:

Legal Description is attached hereto as Exhibit A

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

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

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

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

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____ _____
Notary Public

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

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by

Michael L. Wirth, LLC Manager
[Insert Signor's Name] *[Insert Title]*

Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

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

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

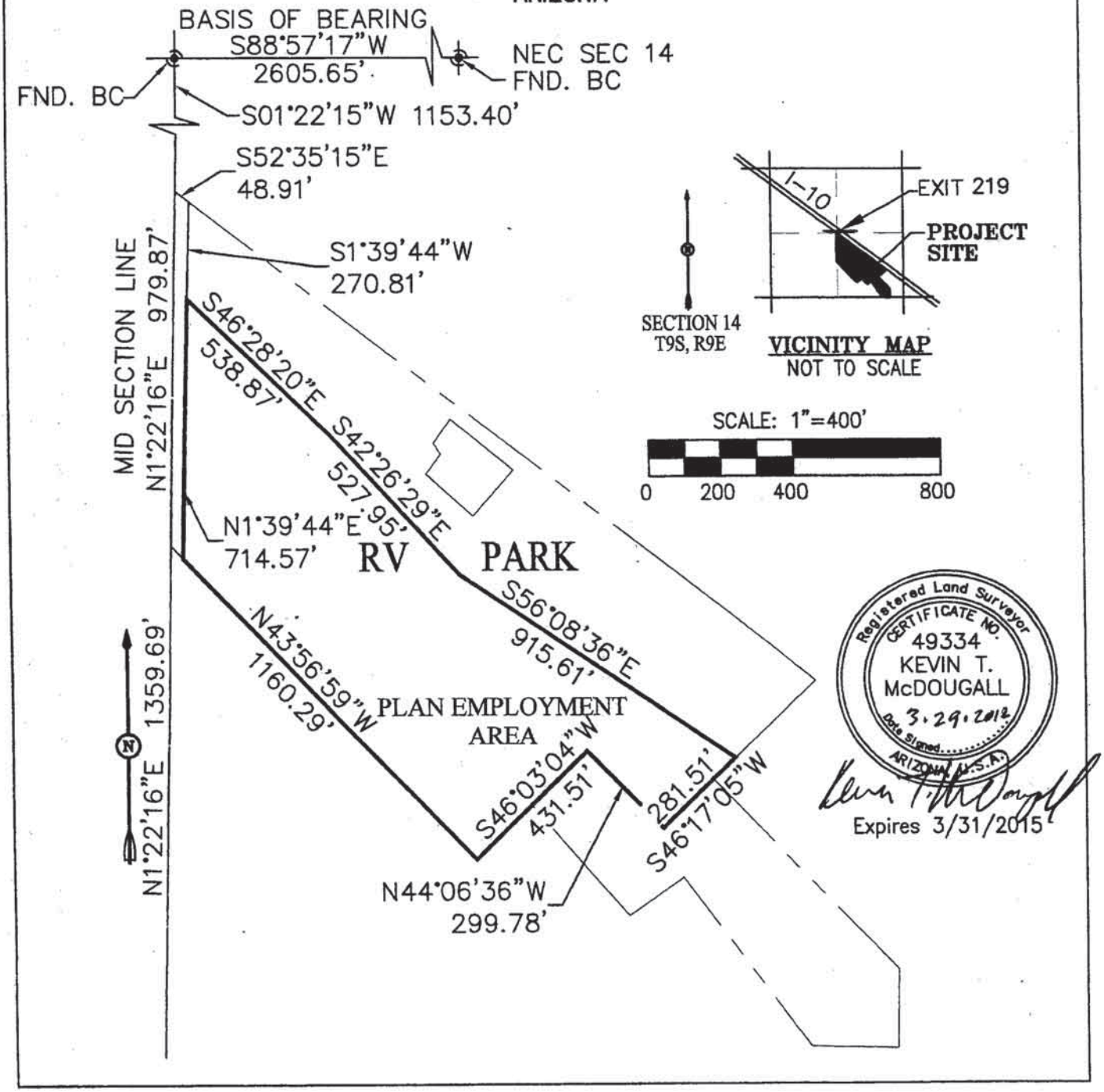
_____
Notary Public

My commission expires: _____

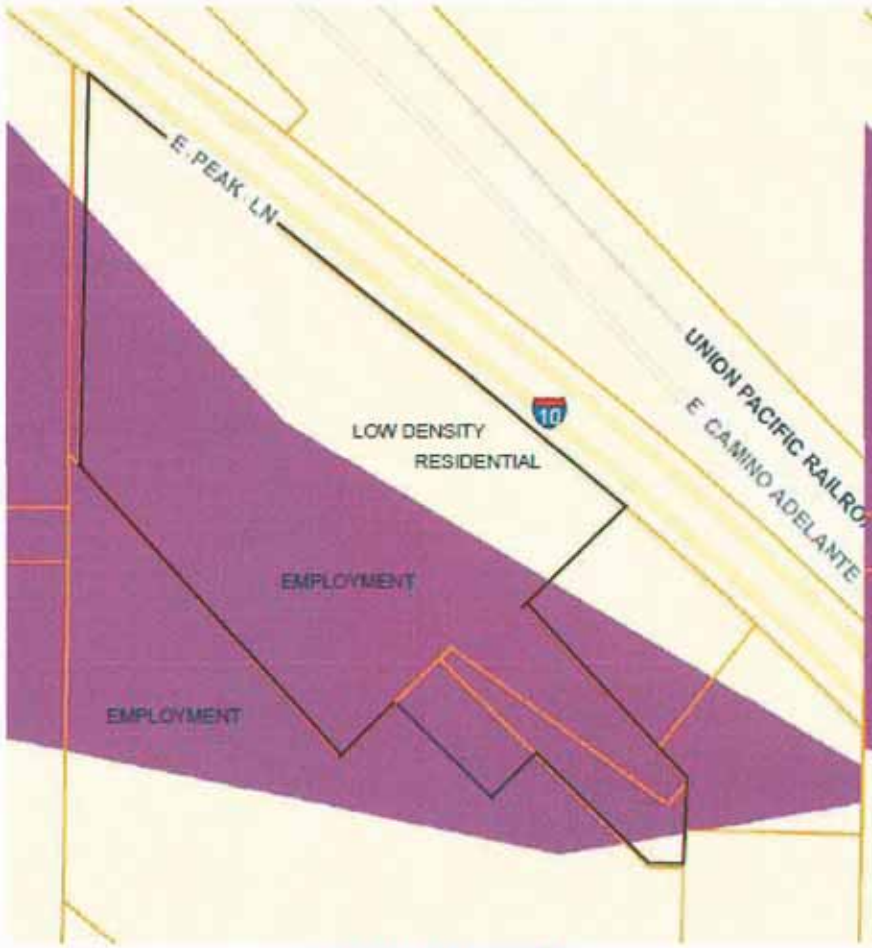
Revised March 2010

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLAN AMENDMENT FROM EMPLOYMENT AREA

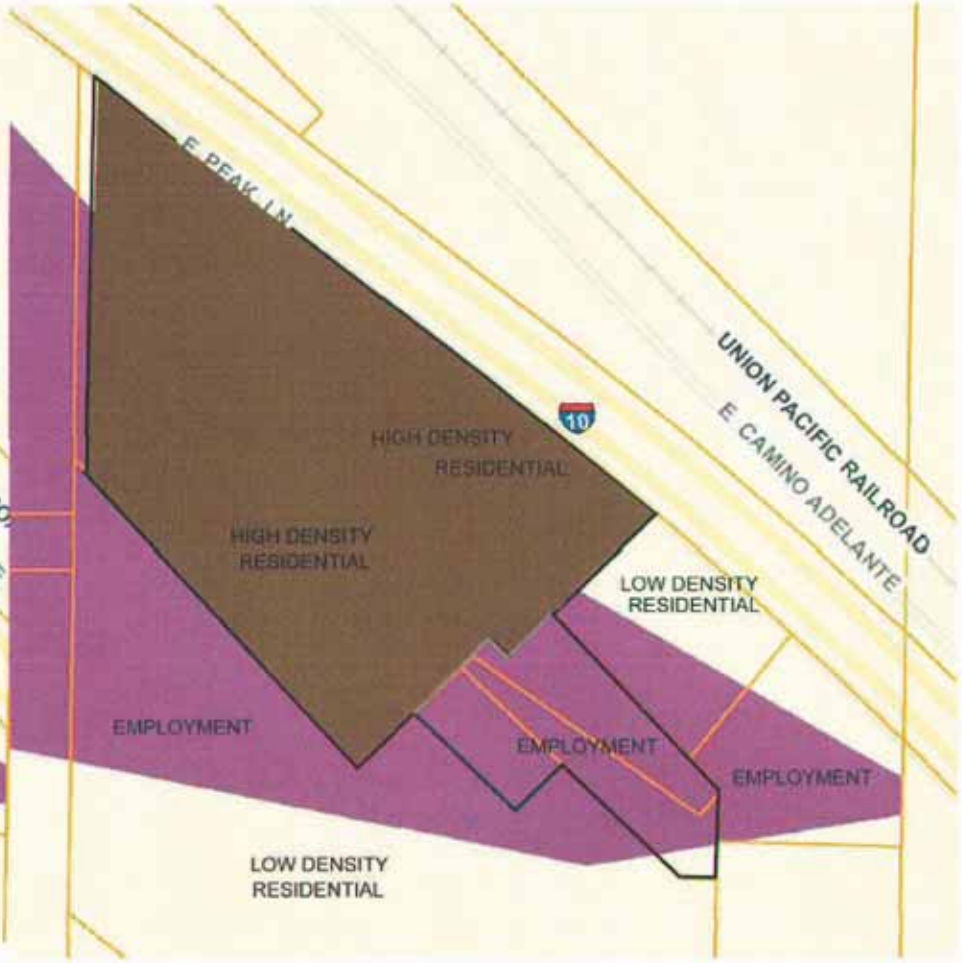
LOCATED AT SW CORNER OF EXIT 219 AND I–10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA



Comprehensive Plan Request



PICACHO PEAK RV RESORT
EXISTING COMPREHENSIVE PLAN EXHIBIT



PICACHO PEAK RV RESORT
PROPOSED COMPREHENSIVE PLAN EXHIBIT

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

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

1. Pinal County Staff Coordinator: STEVE ABRAHAM CR041-11
2. Date of Concept Review: 12/27/2011 Concept Review Number: Notes ATTACHED
3. The legal description of the property: SEE EXHIBIT "1"
4. Tax Assessor Parcel Number: 410-05-016B (015A)
5. Current Zoning: R.V.P Requested Zoning: MHP / PAD
6. Parcel size: 41.5 Ac
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: RV Motor Home PARK Model, Manufactured Housing, ACTIVE / PASSIVE Recreational Admin / Customer Service Areas and Open Space
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
    YES (NO) If yes, zoning violation number: _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. SEE PROJECT NARRATIVE
13. Explain why the proposed development is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384412	$5,269.00	2/21/12	P2-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
   1. Size and shape of parcel; property dimensions; north arrow
   2. Adjacent streets, rights-of-way, easements and setbacks, indicate size, purpose and whether public or private
   3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
   4. Driveways and parking areas, show access, dimensions and surface material
   5. Existing and proposed utilities, show location of lines, size and serving company
   6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
   7. Designate the flood zone.

B. Submit a list of **all property owners within 300' of the subject property boundary** showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

C. Submit a map of the area with the 300' boundary shown. (A tax assessor parcel map is acceptable).

D. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)

E. Submit a CD which contains an ESRI shapefile for Land Use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet projection. or an AutoCAD (.dwg file), which include the following layers: Parcel, Right-Of-Way, Sub-Perimeter, Centerlines, Section lines, Street names, Lot-Numbers, Distances and Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey., including legal descriptions of proposed zoning districts.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**
   - **Notify all property owners within 1200'**
   - **Hold the meeting within 5 miles of the subject property**
   - **Hold the meeting between 5:00pm – 9:00pm**

   Include with application:
   - **Copy of Notice of Neighborhood/Community Meeting**
   - **List of property owners notified**
   - **Meeting minutes**
   - **Attendance sign-in sheet with names & addresses**

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.

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

480

Camelhead Assoc LLC — 285-3882
Name of Landowner (Applicant) — Phone Number

220 South River Drive Tempe AZ 85281
Address (City, State, Zip Code)

SEE ATTACHED AGENCY AUTHORIZATION
Signature of Landowner (Applicant) Print Name — E-Mail Address

Lyle S. Richardson — [redacted]
Name of Agent — Phone Number

[redacted]
Address (City, State, Zip, Code)

Lyle S. Richardson — [redacted]
Signature of Agent — Print Name — E-M[redacted]

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012, at the office of Lyle S. Richardson, and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 Day of FEBRUARY, 2012.

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

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

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

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

AGENCY AUTHORIZATION

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

Camelhead Assoc LLC
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1"
[Insert Address of Property], and further identified as assessor parcel number 410-05-016B *[Insert Parcel Number]* and legally described as follows:

Legal Description is attached hereto as Exhibit A

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

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by Michael L. Wirth, LLC Manager of Camelhead Associates LLC, an Arizona
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

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

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 08, 2012

Deb S Rose
Notary Public

My commission expires: 12/8/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

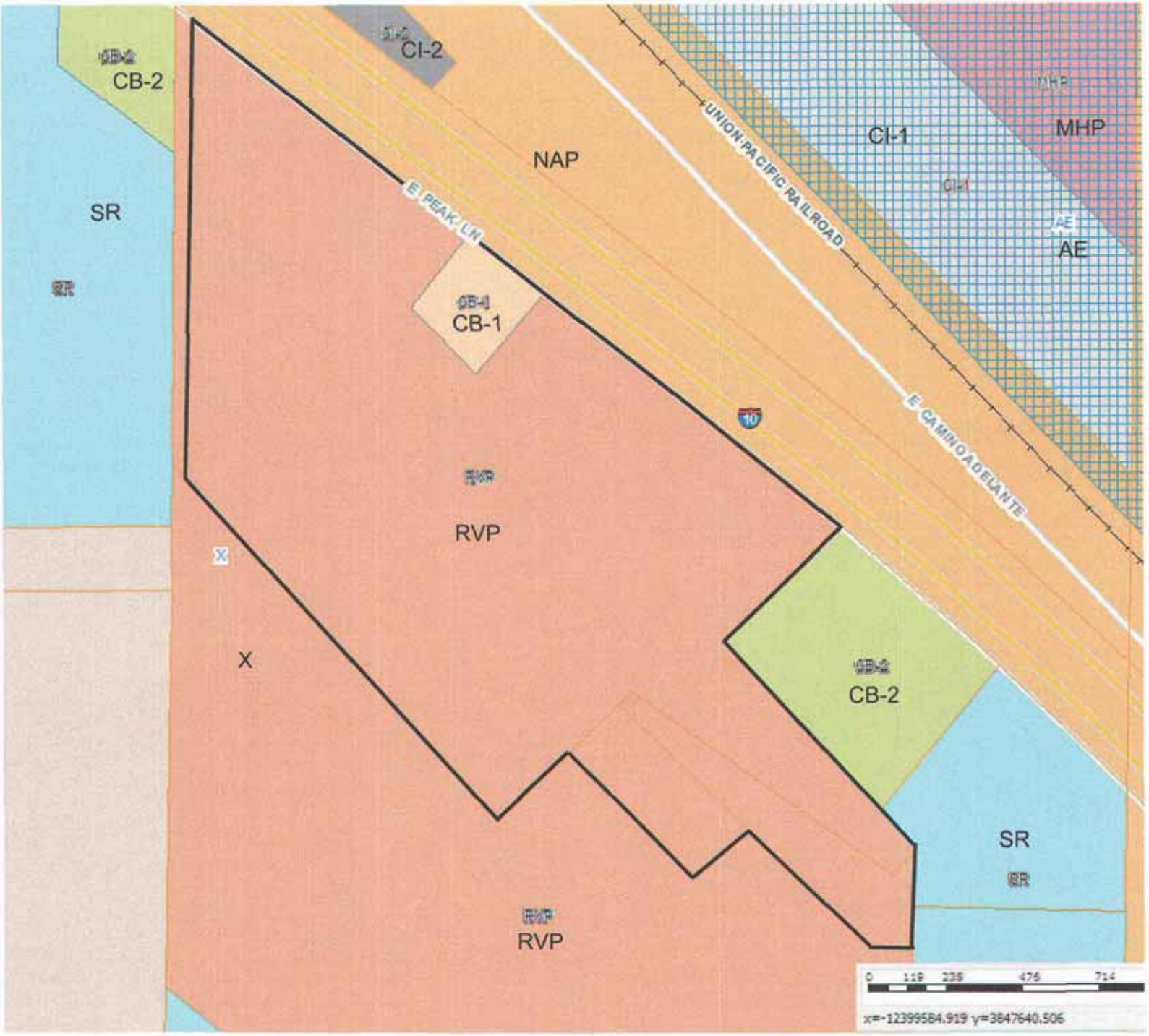
Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

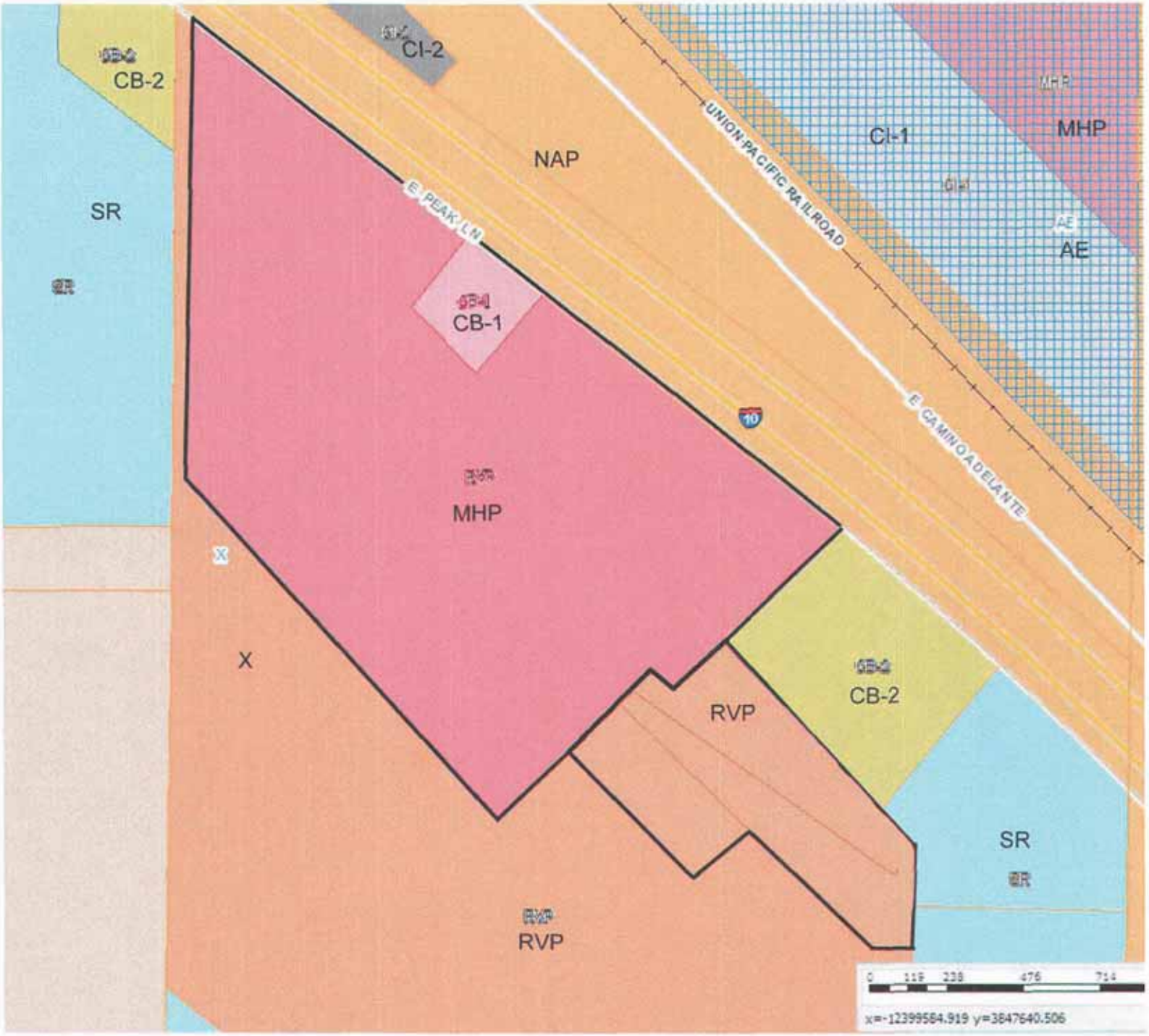
1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

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

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



PICACHO PEAK RV RESORT - EXISTING ZONING



PICACHO PEAK RV PARK - PROPOSED ZONING

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

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

1. Pinal Count Staff Coordinator: STEVE ABRAHAM
2. Date of Concept Review: 12/27/2017 Concept Review No.: CR-041-11 Notes ATTACHED
3. The Legal Description of the Property: See EXHIBIT 'A'
4. Tax Assessor Parcel No.: 410-05-016B (015A)
5. Current Zoning: R.V. P
   Requested PAD Overlay District: MHP / PAD
6. Parcel Size: 41.5 AC
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: R.V. Motor Home PARK Model, MANUFACTURED Housing, Active/PASSIVE Recreational Use, ADMIN/CUSTOMER SERVICE AND OPEN SPACE
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES (NO)
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. SEE ATTACHED PROJECT NARRATIVE
13. Explain why the proposed development is needed and necessary at this time. SEE ATTACHED PROJECT NARRATIVE

RECEIPT #: 384373 AMT: $1,000.00 DATE: 2/21/12 CASE: PZ-PD-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit the Planned Area Development (PAD) Overlay District checklist for the requested development. Forms are in this packet.
B. Submit a detailed development plan, as set forth in item F of the attached Planned Area Development (PAD) Overlay District Checklist.
C. Submit a list of all property owners within 300' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
D. Submit a non-refundable filing fee of $1000.00 in accordance with Title 2, Chapter 175, Section 040 (2.175.040) of the Development Services Code. (The application is not considered filed until the fees are paid).
E. Submit a CD which contains an ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplane_arizona_central_fips_0202_intlfeet projection, of an AutoCAD (.dwg file), which includes the following layers: parcel, right-of-way, sub-perimeter, centerlines, section lines, street names, lot-numbers, distances and bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411
F. Submit one (1) copy of a **certified** A.L.T.A. survey, including a legal description of the PAD boundary.
G. Submit a CD which contains a copy of the application and narrative in PDF format.
H. **Hold a neighborhood/community meeting:**
    1. Notify all property owners within 1200'
    2. Hold the meeting within 5 miles of the subject property
    3. Hold the meeting between 5:00pm – 9:00pm

    Include with the application:
    1. Copy of Notice of Neighborhood/Community Meeting
    2. List of property owners notified
    3. Minutes of meeting
    4. Attendance sign-in sheet with names & addresses
I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

This application must be submitted in person. Please set a meeting with your Pinal County staff coordinator.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012 at the office of Lyle S. Richardson and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 day off FEBRUARY, 2012.

(SEAL)

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

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S. RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

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

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between) N/A		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
M.H.P.A.D.	4,000 sq ft	Average 2219 sq ft	45'	25' - 35'	Front: 15' Side: 5' Rear: 10'	Front: 5' Side: 3' Rear: 5'	30'	1 Story w/ Potential View Deck	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per Site Plan
			45'	35' Plus Per Site Plan	Front: 15' Side: 5' Rear: 10'	Front: 5' Side: 3' Rear: 5'	30'	1 Story w/ Potential View Deck	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per Site Plan
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
M.H.P. P.D.D	Only uses identied in this Application, its narrative and site exhibit are allowed No other uses will be allowed

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
M.H.P.A.D.	(1) Campers (2) Park Mod. units (3) RV's / Motor Homes (4) Manufactured Housing (5) Administrative Office - existing (6) Maint. Buildings - existing (7) Recreational Buildings and uses - existing (8) Active / Passive Open Space
	(9) Water well system - existing (10) Waste Water Treatment Plant - existing (11) Other uses identified as "Allowed uses" in the M.H.P/P.A.D section of the Pinal County Zoning Code.

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

Checklist

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

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

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

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

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

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

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

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan.

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

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

c. Utility and services table indicating type and source:

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

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

OK G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

N/A H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

OK J. A signed PAD submittal Checklist.

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

Signature 2/18/2012 Date

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

AGENCY AUTHORIZATION

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

CAMELHEAD ASSOC. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE EXHIBIT "1", and further identified
[Insert Address of Property]

as assessor parcel number 410-05-016B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — *[Insert Signor's Name]*
LLC Manager — *[Insert Title]*
Camelhead Associates LLC — *[Insert Name of Company or Trust]*, an Arizona — *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

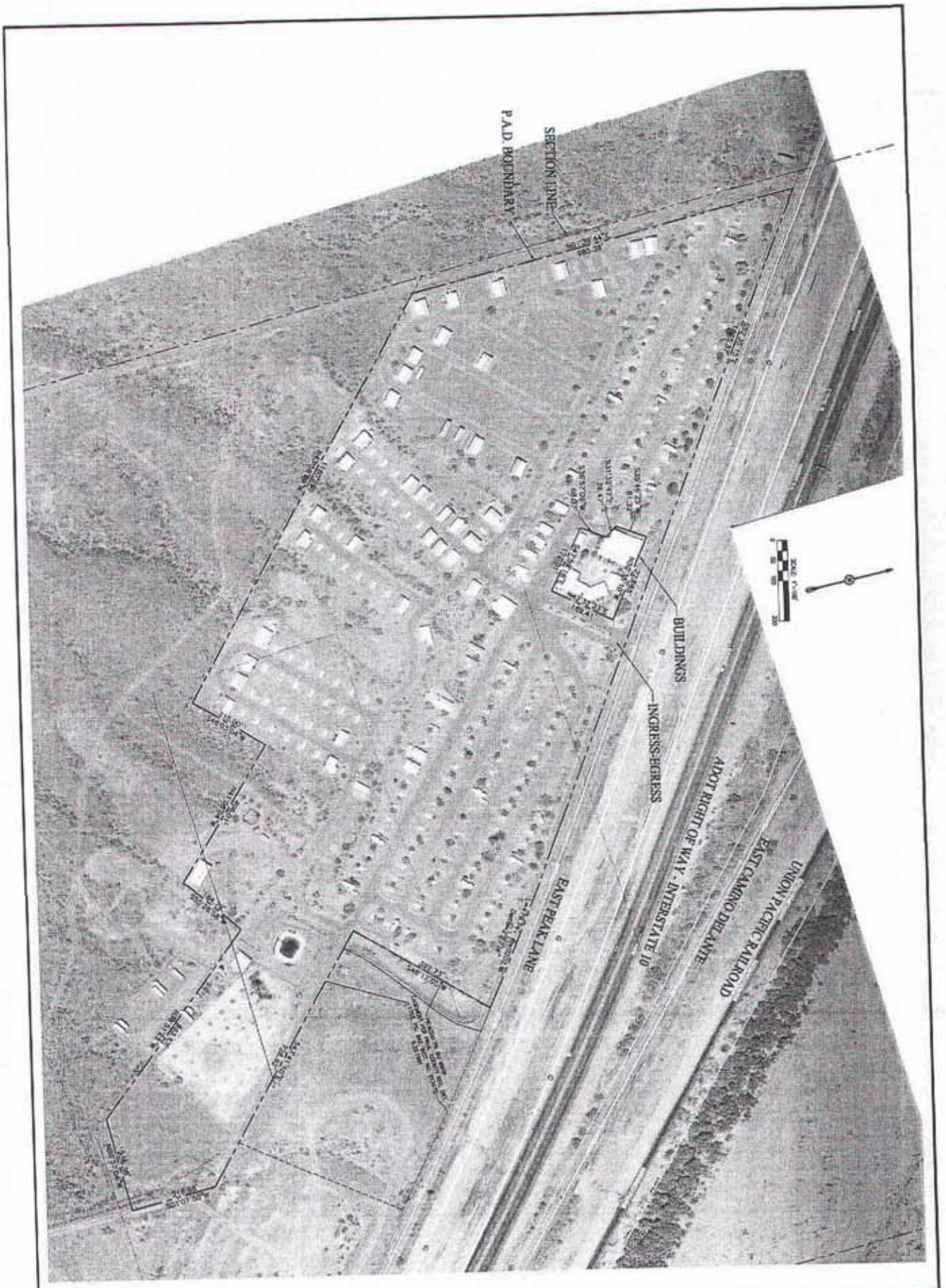
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Revised November 2011



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — FINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

PROJ NO. PPK
SHEET 2 OF 8

McDougall Devcon

Non Major Comprehensive Plan Amendment

Planned Area Development

Rezoning

Narrative Report

PICACHO PEAK RESORT
Picacho Peak and I-10
Pinal County, Arizona

Prepared For:
Camelhead Associates, LLC.
Michael Wirth
Mark Wirth
220 South River Drive
Tempe Arizona 85281
Tel: (480) 285-3882

Prepared By:
Lyle S. Richardson
[redacted]

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Subject	Page
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4.0 Public Utilities and Services	3
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4.2. Electricity	3
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List of Exhibits

Exhibit 1- ALTA Survey and Legal
Exhibit 2 - Vicinity Map
Exhibit 3 - Site Plan Exhibit
Exhibit 4 - Existing Landscape and Project Amenities Exhibit
Exhibit 5 – Water and Waste Water Information

List of Appendices

Appendix A - Property Owners and Project Consultants
Appendix B - Parcel Owners for Surrounding Land

2.0 ***Description of Proposal, Site and Existing Zoning***

Camelhead Associates, the owners ("Owners") of The Picacho Peak RV Resort, wish to upgrade their existing project by adding manufactured housing as an additional choice for the interested consumer to consider. In order to meet the Pinal County's Land Use standards and requirements the Owners request that the following applications be consider and reviewed for approval:

A ***Non-Major Comprehensive Plan Amendment*** to reclassify the property from its current designation of *Employment/Very Low Density Residential* to *High Density Residential.* This new designation will maintain and reflect the residential character of the existing project, and will allow the Owners an option of including manufactured housing as a part of what is offered to their residential customer base. **Please note that the developer is not proposing to add units to the 308 units which currently approved and allowed**. This Non Major Amendment is being requested in anticipation of a change in zoning (described below) which, if approved, will permit the installation of manufactured house as an allowed use.

A ***Rezoning*** request to change the projects current zoning category of R*VP* to *Mobile Home Park (MHP").* Again, there is no additional density being requested. The *MHP* is needed in order to allow manufactured housing on site.

A ***Planned Area Development ("PAD ") Request*** which is intended to recognize the nature and configuration of the existing Resort and simultaneously allow the ultimate mixing of residential options (RV's, Park Model's, Motor Homes and Manufactured Housing) as desired by the Owners and their customers.

2.1. ***Nature of the Project***

The Picacho Peak RV Resort is an existing 41.5 acre, 308 pad/space residential resort project that has been in operation for

over 30 years. Currently there are rental spaces for campers and recreational vehicles ("RV's"), motor homes and Park Model units. In addition to the residential portion in the Resort there are administrative and guest service areas, numerous recreation venues and other usable open space areas for the customers to use.

A detailed and specific site plan identifying the boundary of the project, its ingress/egress points, existing building foot prints and residential ad/lot configuration is included in this narrative and is identified as Exhibit "3".

2.2. Land Use

As stated, the site is currently in residential use. The Owners propose to maintain the residential nature of the project and wish to add manufacture housing as an allowed use.

2.3. Conformance to Adopted Land Use Plans

The property is currently designated as *Very Low Density Residential* and *Employment*. The Developer wished to re-designate the existing projects as *High Density Residential*. This new designation recognizes the existing land use on the property and will allow the Owners to introduce manufactured houses as an option for residential customers to consider.

2.4. Circulation and Accessibility

The site is located south of I-10, immediately south of the Interstate's frontage Road. Access to the site is by way of the Picacho Peak off ramp of the Interstate.

3.0. Timing of Development and Phasing

There are no major modifications anticipated to the existing project. It is possible that there may be some consolidation of existing pad/lots as manufactured house units are installed.

Because this project does not involve the sale of any property, there will be no Plat. As such, no formal review process will be needed to reconfigure the pads/lots other than to provide a modified copy of the project's site plan which will detail that specific lot consolidation action. The Owners intends to provide that information as a part of their formal building permit application request on an "as needed" basis.

4.0. Public Utilities and Services

Current utility services and connections will be maintained. If new services are required in order to facilitate the installation of new housing, that work will be properly permitted in accordance with Pinal County guidelines and will follow the recommendations of the County's Engineering Department. Operation and maintenance of these utilities and facilities will rest with the appropriate operating company or agency.

4.1. Sewer and Potable Water

Potable water service is provided to the site by the Picacho Peak/Picacho Water Company. Waste water treatment and effluent is handled through an onsite treatment facility, which is owned and operated by Camelhead Associates, LLC. All utilities services have been properly reviewed and licensed by the State and operated in full compliance with the States requirements.

4.2. Electric Service

Electric service is currently provided by Arizona Public Service.

4.3. Communications

Century Link will provide telephone service to the site. Media Com and other local providers may also offer telephone, cable and internet services to the area at their discretion.

4.4. Sanitation

Solid waste sanitation services will be provided by a private contractor.

4.5. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department. Fire and ambulance services will be through private providers.

4.7. Schools

The site is located within the Picacho Peak School District. Because this is a restricted 55(+) Age project there will be no impact on the local school.

5.0. Maintenance

Camelhead Associates and on site property managers will ensure maintenance of all residential spaces, recreations uses and common areas uses.

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

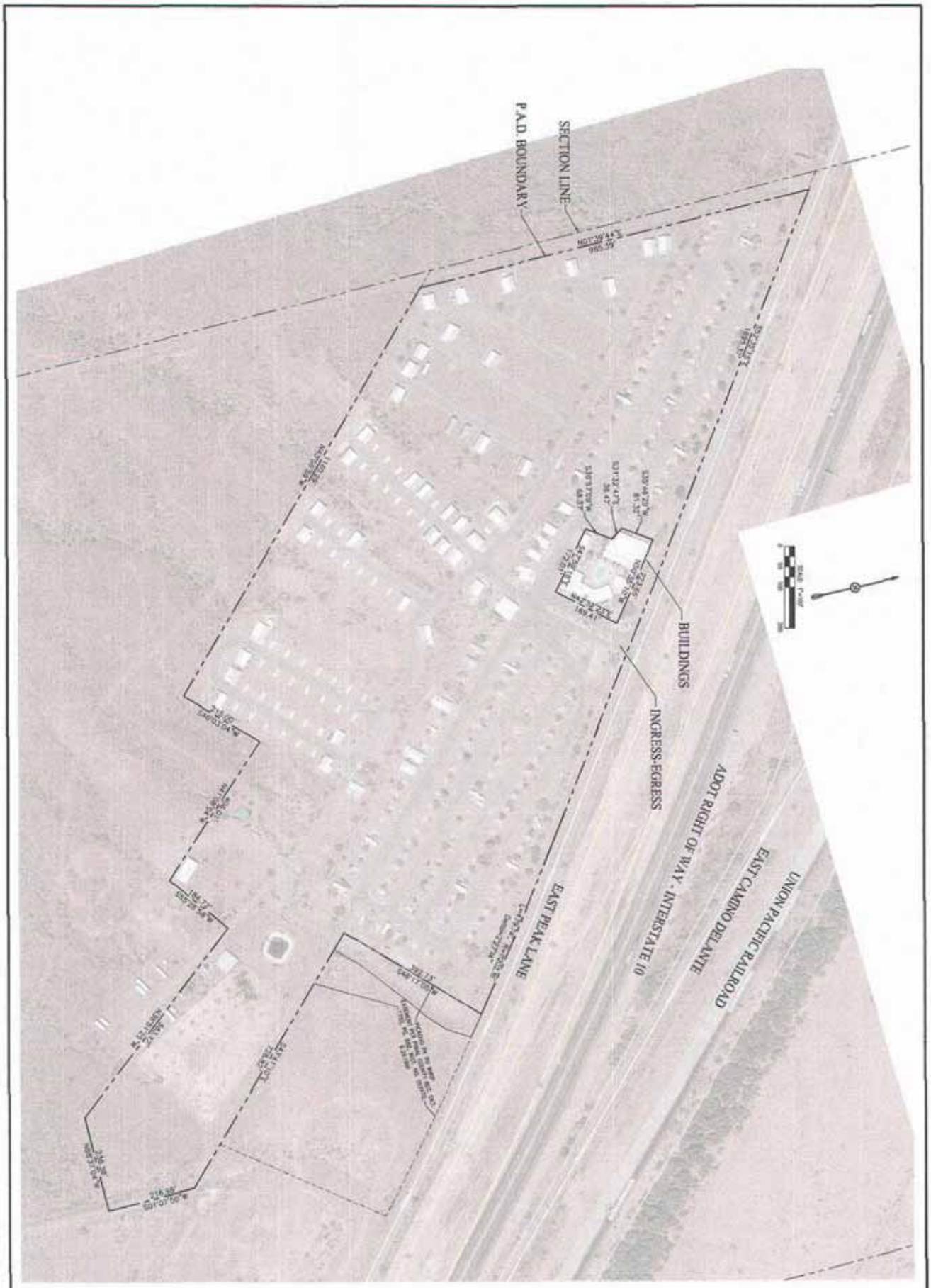
Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

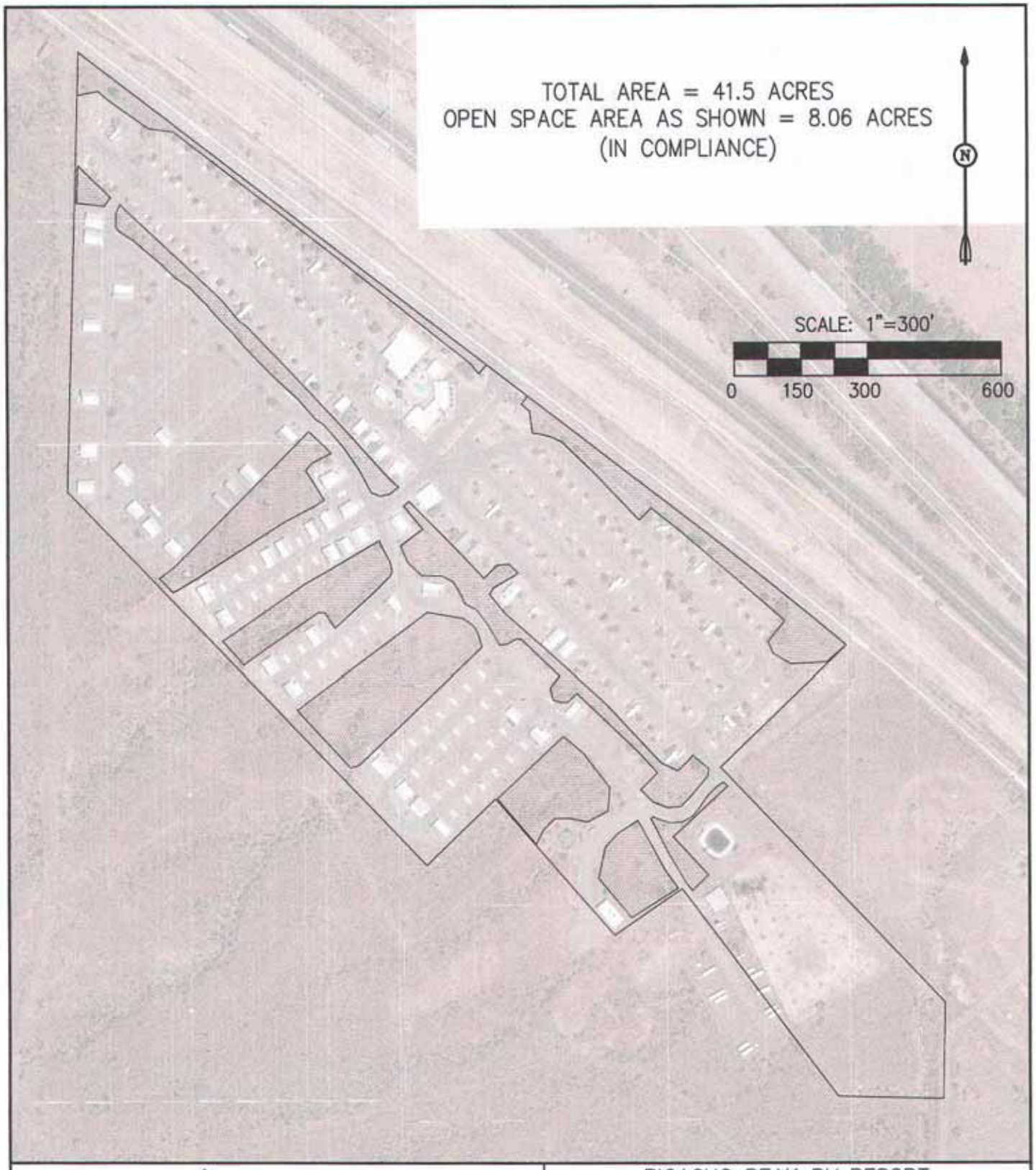


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN GFT | CKD KTM

McDougall Devcon



McDougall Devcon

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

PICACHO PEAK RV RESORT

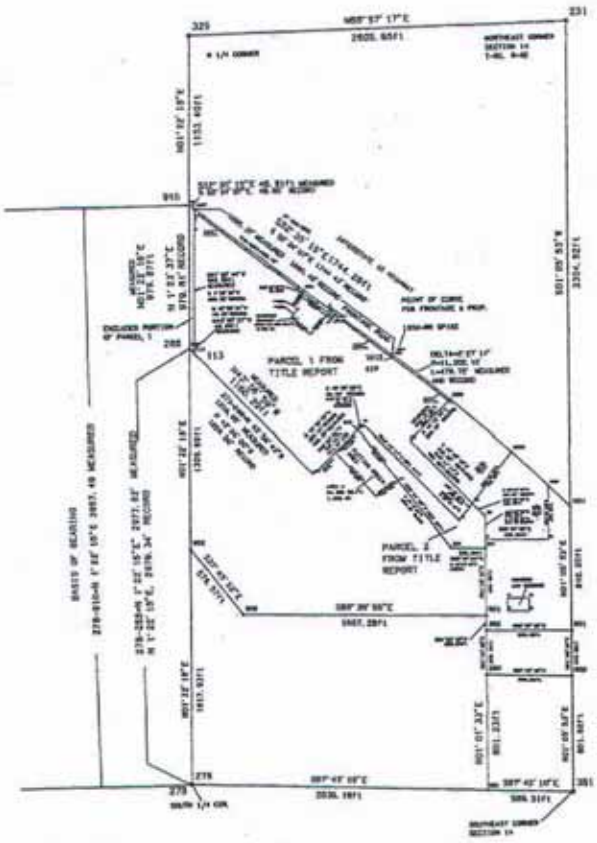
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE 4/19/2012	PROJ. NO. PPK	SHT. 1 OF 1

Picacho Peak Resort
Exhibit 1

ALTA SURVEY
and
LEGAL



N

Scale 1" = 300 ft

1/01/12
REVISED MAP SHOWING MORE TITLE REPORT INFORMATION.

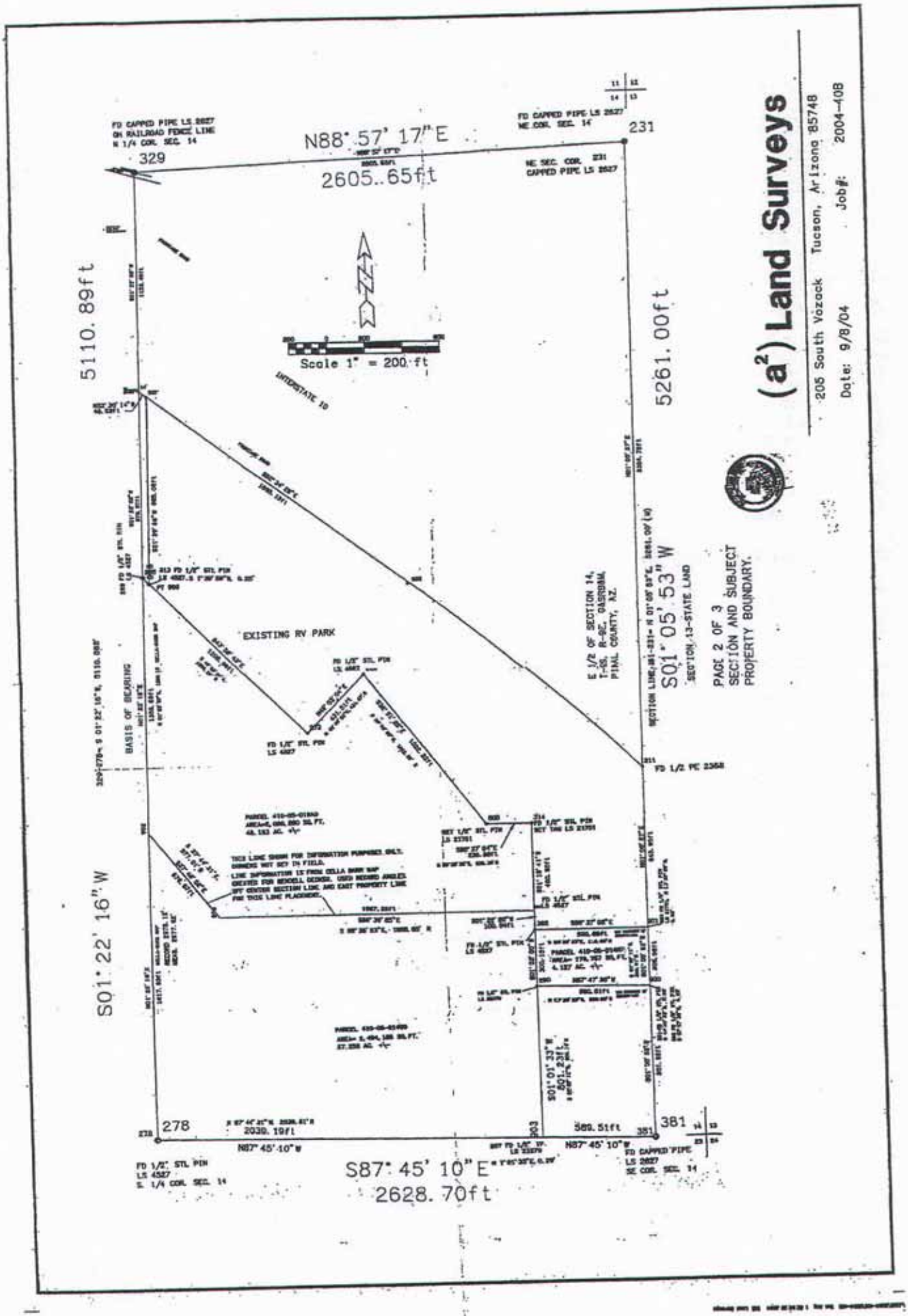
FIRST AMERICAN TITLE INSURANCE COMPANY
FEE ESTATE VESTED IN CAMELHEAD ASSOCIATES, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY

CREATE MAP FOR REZONING AND LEGAL DESCRIPTIONS
OF CLUBHOUSE AND PUTTING GREEN AREA

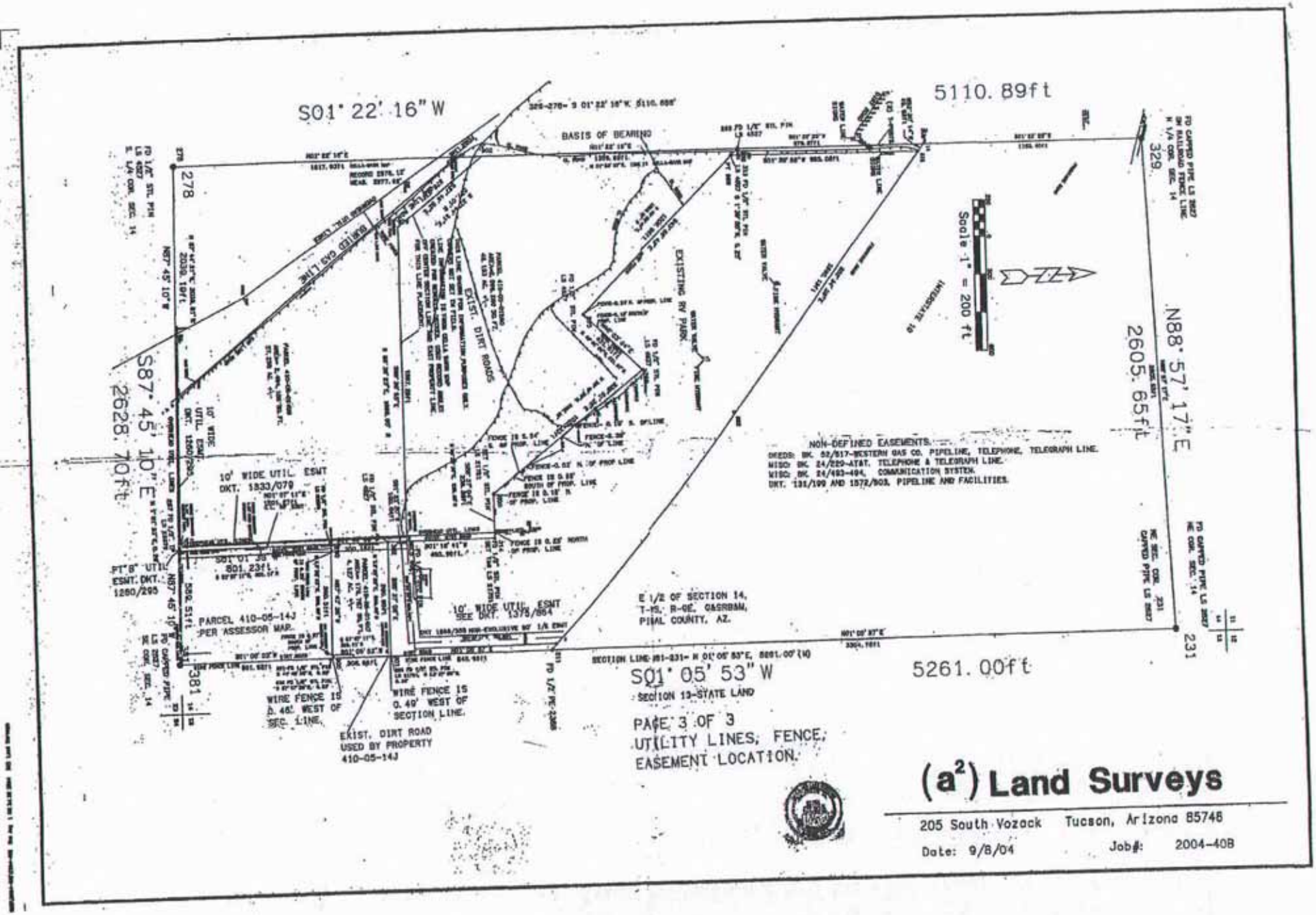
MAP FOR REZONING
A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
PHONE 520-296-9063

Date: 1/12/12 Job#: 2012-2



(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04
Job#: 2004-408
N88° 57' 17" E
2605.65ft
329
231
5110.89ft
5261.00ft
Scale 1" = 200 ft
INTERSTATE 10
EXISTING RV PARK
BASIS OF BEARING
S01° 05' 53" W
SECTION 13-STATE LAND
PAGE 2 OF 3
SECTION AND SUBJECT
PROPERTY BOUNDARY.
S01° 22' 16" W
278
381
2039.19ft
589.51ft
N87° 45' 10" W
S87° 45' 10" E
2628.70ft


S01° 22' 16" W
5110.89ft
BASIS OF BEARING
278
329
231
381
N88° 57' 17" E
2605.65ft
S87° 45' 10" E
2628.70ft
Scale 1" = 200 ft
EXISTING RV PARK
EXIST. DIRT ROADS
BURIED GAS LINE
10' WIDE UTIL. ESMT DKT. 1833/079
10' WIDE UTIL. ESMT DKT. 1260/295
10' WIDE UTIL. ESMT SEE DKT. 1378/864
PARCEL 410-05-14J PER ASSESSOR MAP.
NON-DEFINED EASEMENTS.
DEEDS: BK. 52/517-WESTERN GAS CO. PIPELINE, TELEPHONE, TELEGRAPH LINE.
MISC: BK. 24/229-AT&T. TELEPHONE & TELEGRAPH LINE.
MISC: BK. 24/493-494, COMMUNICATION SYSTEM.
DKT. 131/199 AND 1572/903. PIPELINE AND FACILITIES.
E 1/2 OF SECTION 14, T-9S, R-6E, G&SRB&M, PINAL COUNTY, AZ.
S01° 05' 53" W
SECTION 13-STATE LAND
5261.00ft
WIRE FENCE IS 0.46' WEST OF SEC. LINE.
WIRE FENCE IS 0.49' WEST OF SECTION LINE.
EXIST. DIRT ROAD USED BY PROPERTY 410-05-14J
PAGE 3 OF 3
UTILITY LINES, FENCE, EASEMENT LOCATION.
(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04
Job#: 2004-408

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

1/20/12

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,

THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,

THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.95 FEET RECORD) TO THE TRUE POINT OF BEGINNING,

THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,

THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),

THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),

THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),

THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),

THENCE, S 01°07'50"W, A DISTANCE OF 216.99 FEET, (S 01°23'37"W, 217.68 FEET RECORD),

THENCE, N 88°37'04"W, A DISTANCE OF 236.38 FEET, (N 88°35'35"W, 236.38 FEET RECORD),

THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,

THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,

THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,

THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,

THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1160.52 FEET RECORD),

THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

(a²)land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

CLUBHOUSE LEGAL DESCRIPTION
1/13/12

A PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 14,

THENCE, N 01°22'16"E, (N 01°23'37"E, RECORD) ALONG THE CENTER SECTION LINE, A DISTANCE OF 3957.49 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE ON INTERSTATE 10,

THENCE, S 52°35'15"E, (S 52°34'07"E, RECORD), ALONG THE SOUTHERLY RIGHT-OF WAY LINE, A DISTANCE OF 986.45 FEET TO A POINT,

THENCE, S 35°46'25"W, A DISTANCE OF 41.50 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, S 50°35'10"E, A DISTANCE OF 223.65 FEET,

THENCE, S 42°32'23"W, A DISTANCE OF 169.41 FEET,

THENCE, N 47°59'18"W, A DISTANCE OF 172.01 FEET,

THENCE, N 36°57'09"E, A DISTANCE OF 68.37 FEET,

THENCE, N 31°32'47"W, A DISTANCE OF 36.47 FEET,

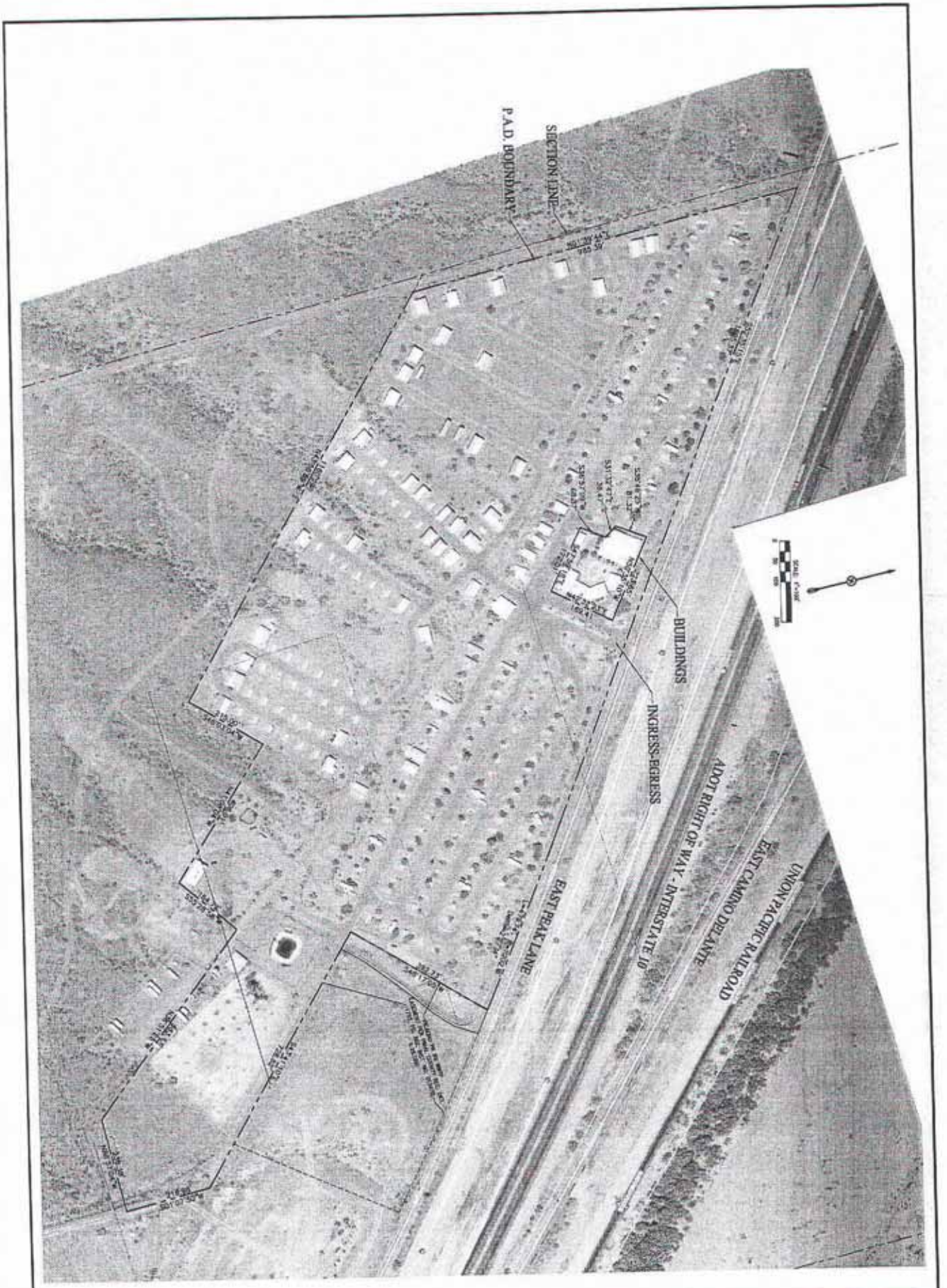
THENCE, N 35°46'25"E, A DISTANCE OF 81.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 32,766 SQ.FT. OR 0.752 ACRES, MORE OR LESS.

Ex Pire 3/31/14

Picacho Peak Resort
Exhibit 2

Vicinity Map



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

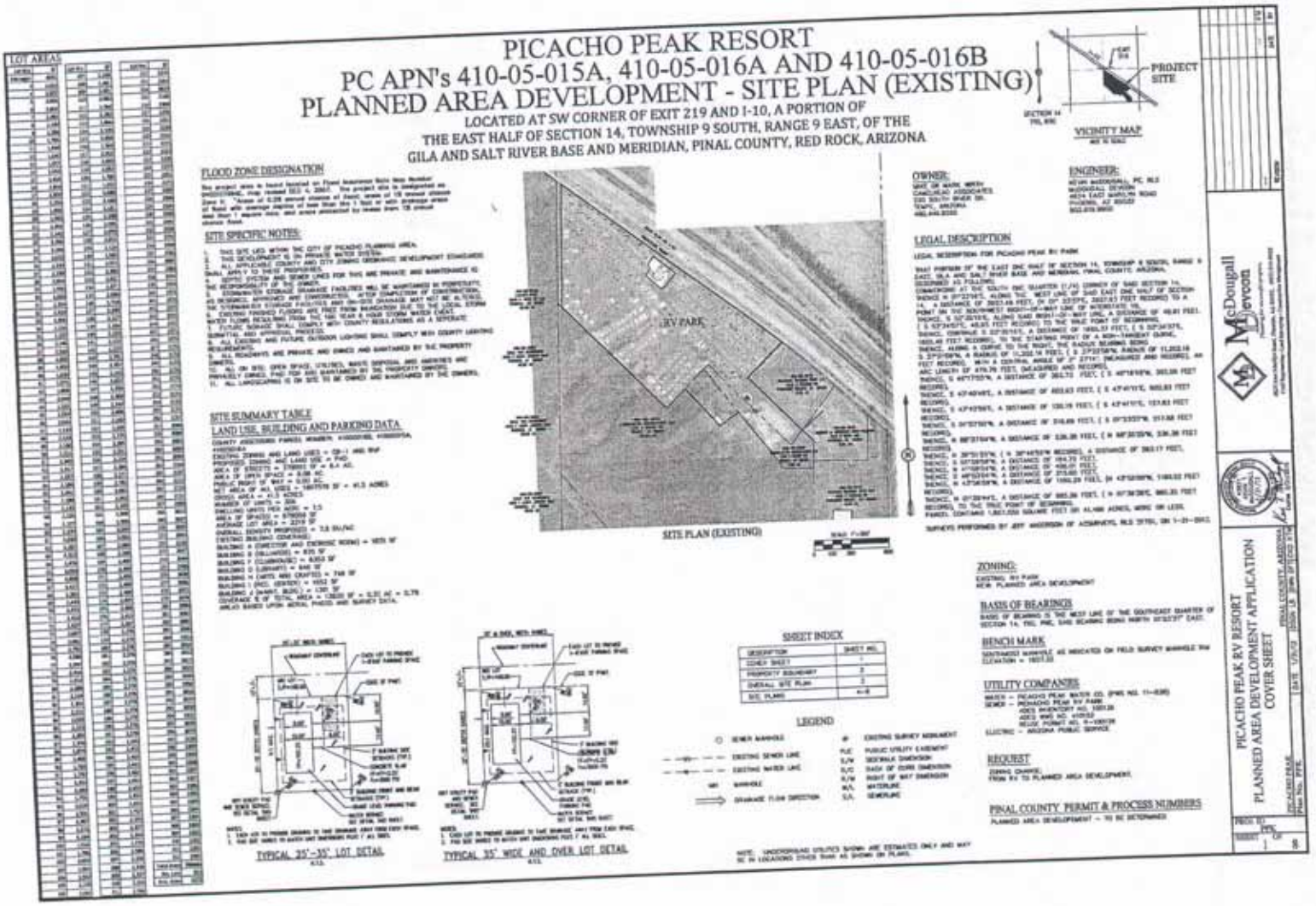
PICACHO PEAK — FINAL COUNTY, ARIZONA
Plan No. PPK — DATE 2/7/12 — DSGN LR — DWN DFT — CKD KTM

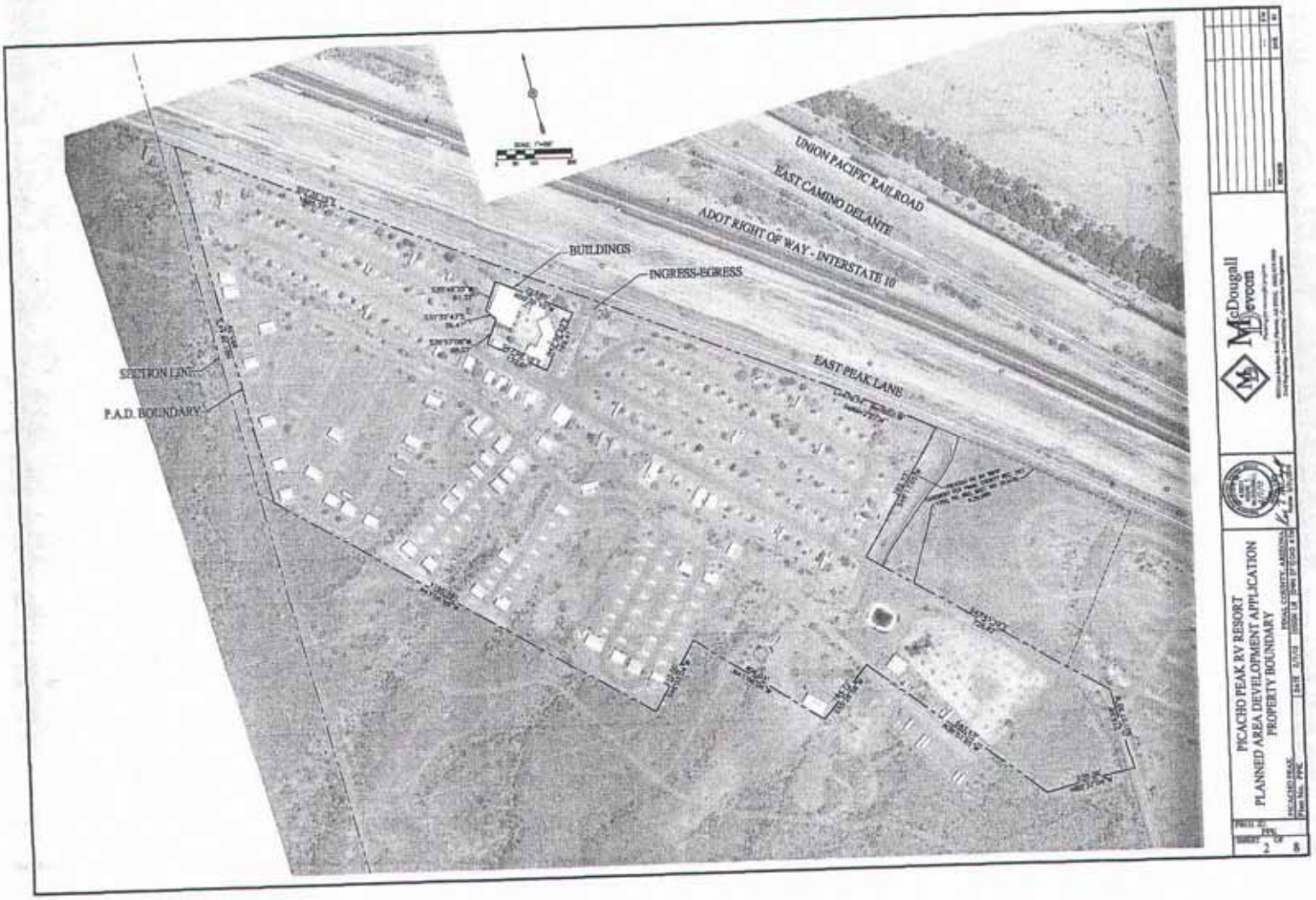
McDougall Devcon

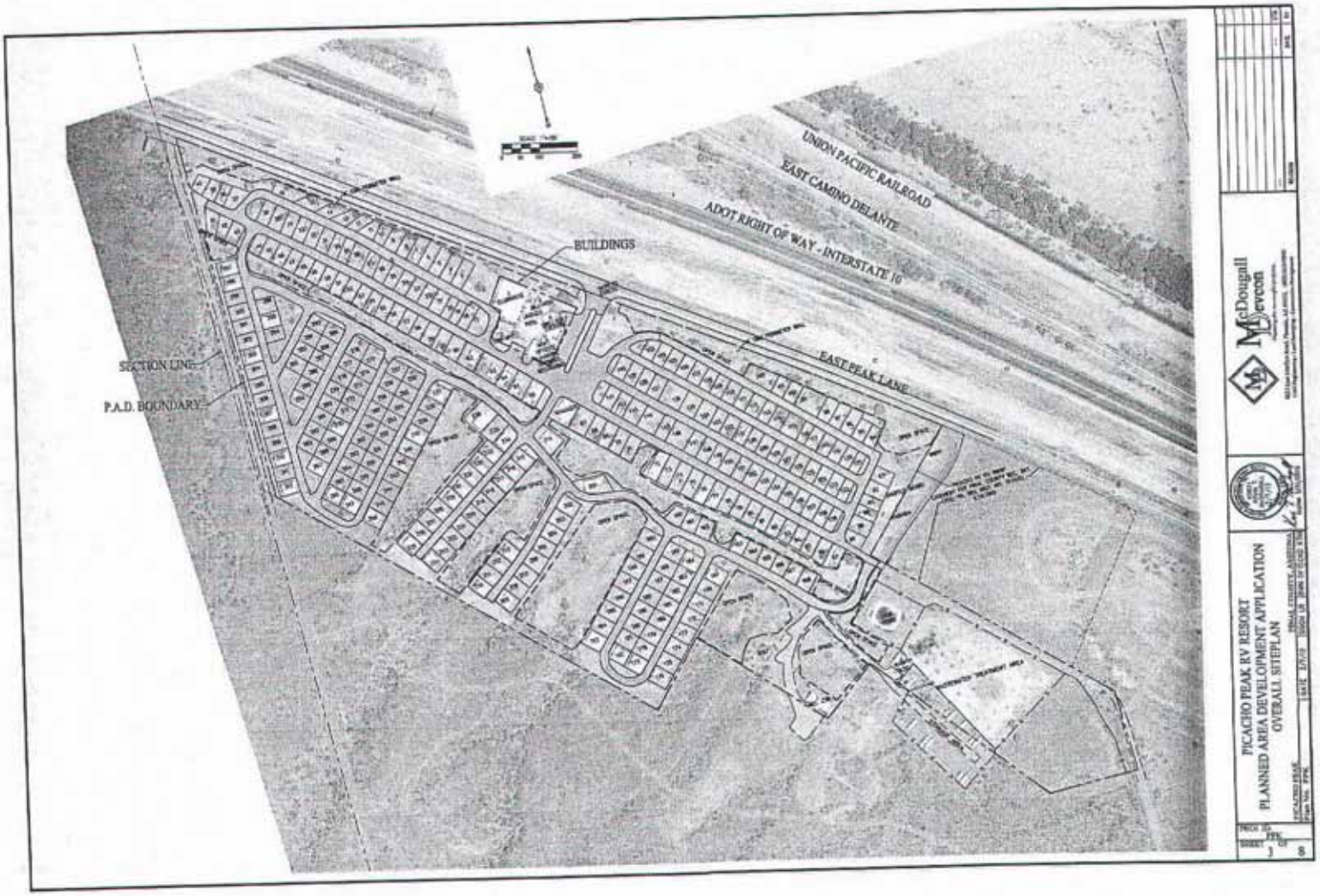
PROJ. ID. PPK
SHEET 2 OF 8

Picacho Peak Resort
Exhibit 3

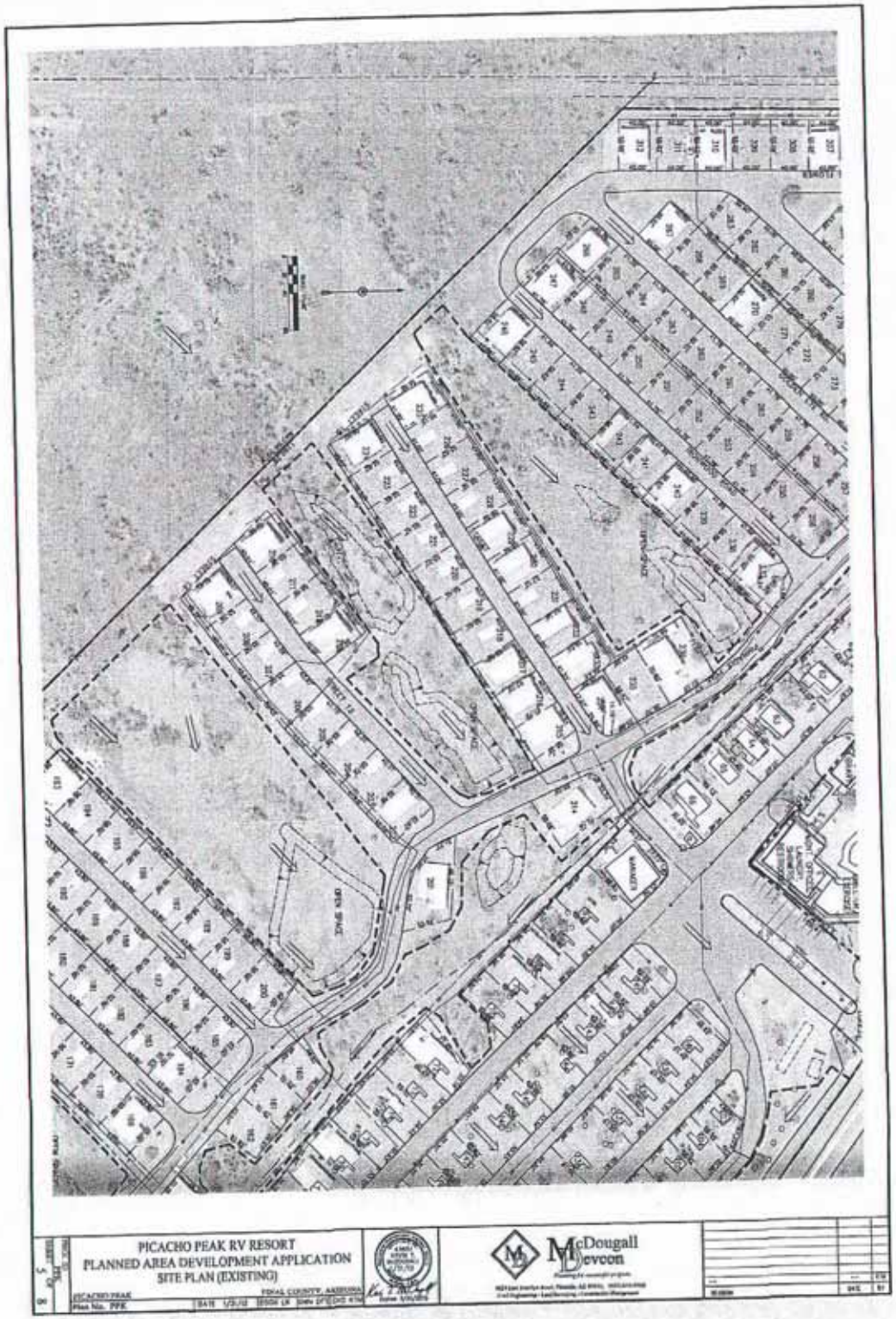
Proposed
Site Plan Exhibit

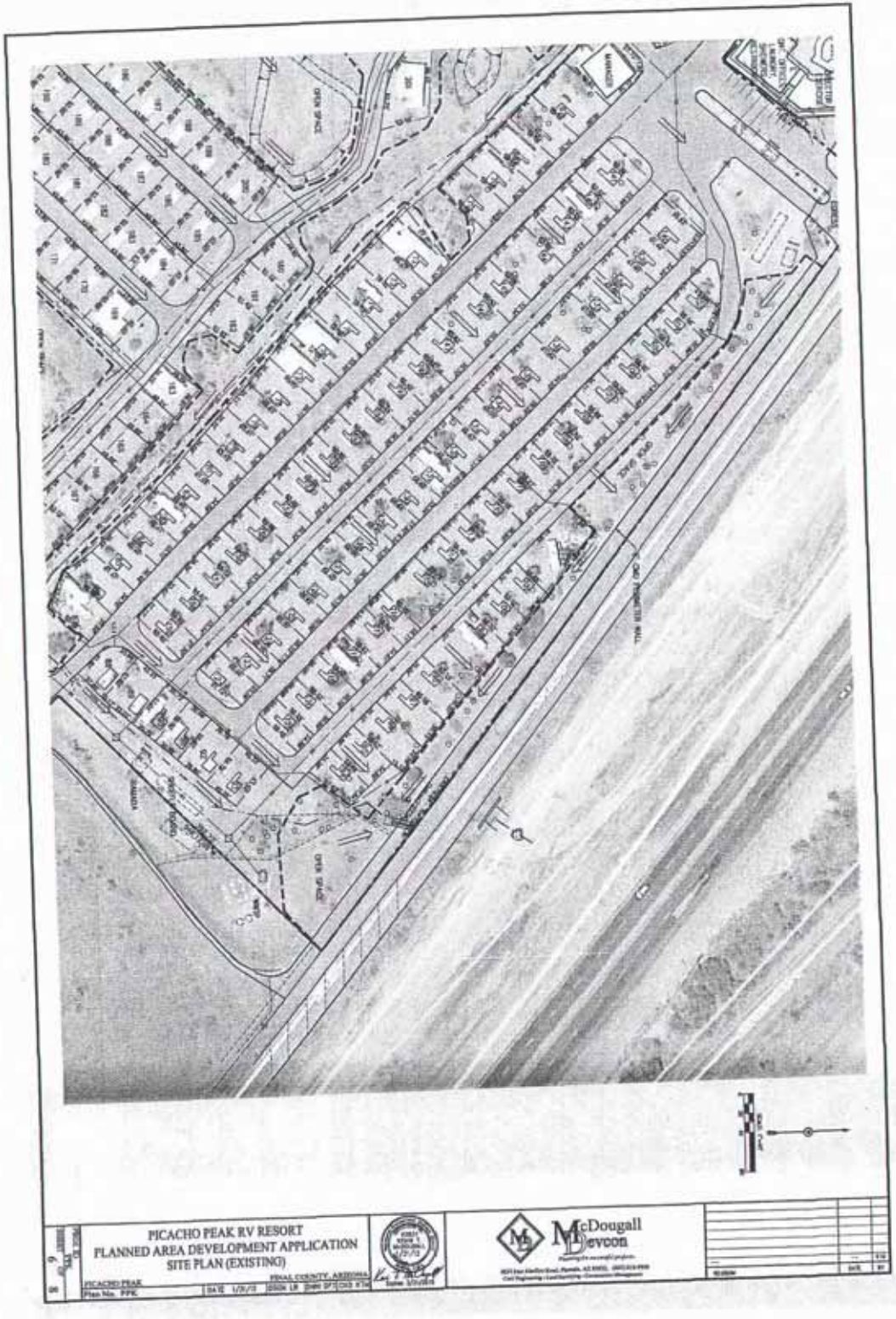

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLANNED AREA DEVELOPMENT - SITE PLAN (EXISTING)
LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF
THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA
PROJECT SITE
VICINITY MAP
FLOOD ZONE DESIGNATION
SITE SPECIFIC NOTES:
SITE SUMMARY TABLE
LAND USE, BUILDING AND PARKING DATA
RV PARK
SITE PLAN (EXISTING)
OWNER:
ENGINEER:
LEGAL DESCRIPTION
ZONING:
BASIS OF BEARINGS
BENCH MARK
UTILITY COMPANIES
REQUEST
PINAL COUNTY PERMIT & PROCESS NUMBERS
SHEET INDEX
LEGEND
TYPICAL 25'-35' LOT DETAIL
TYPICAL 35' WIDE AND OVER LOT DETAIL
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
COVER SHEET
McDougall Dievoom

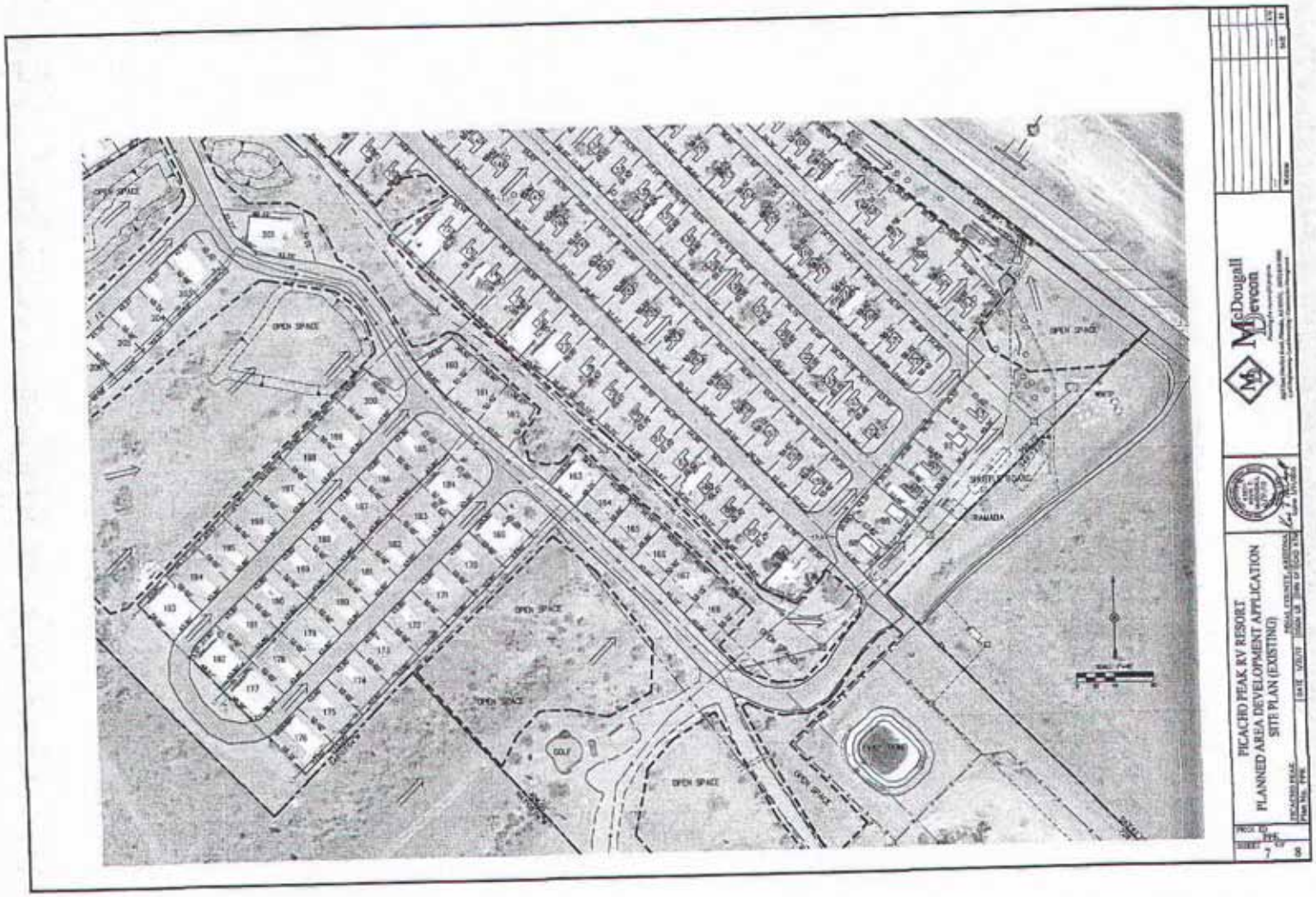

UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
INGRESS-EGRESS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY
McDougall Stevens

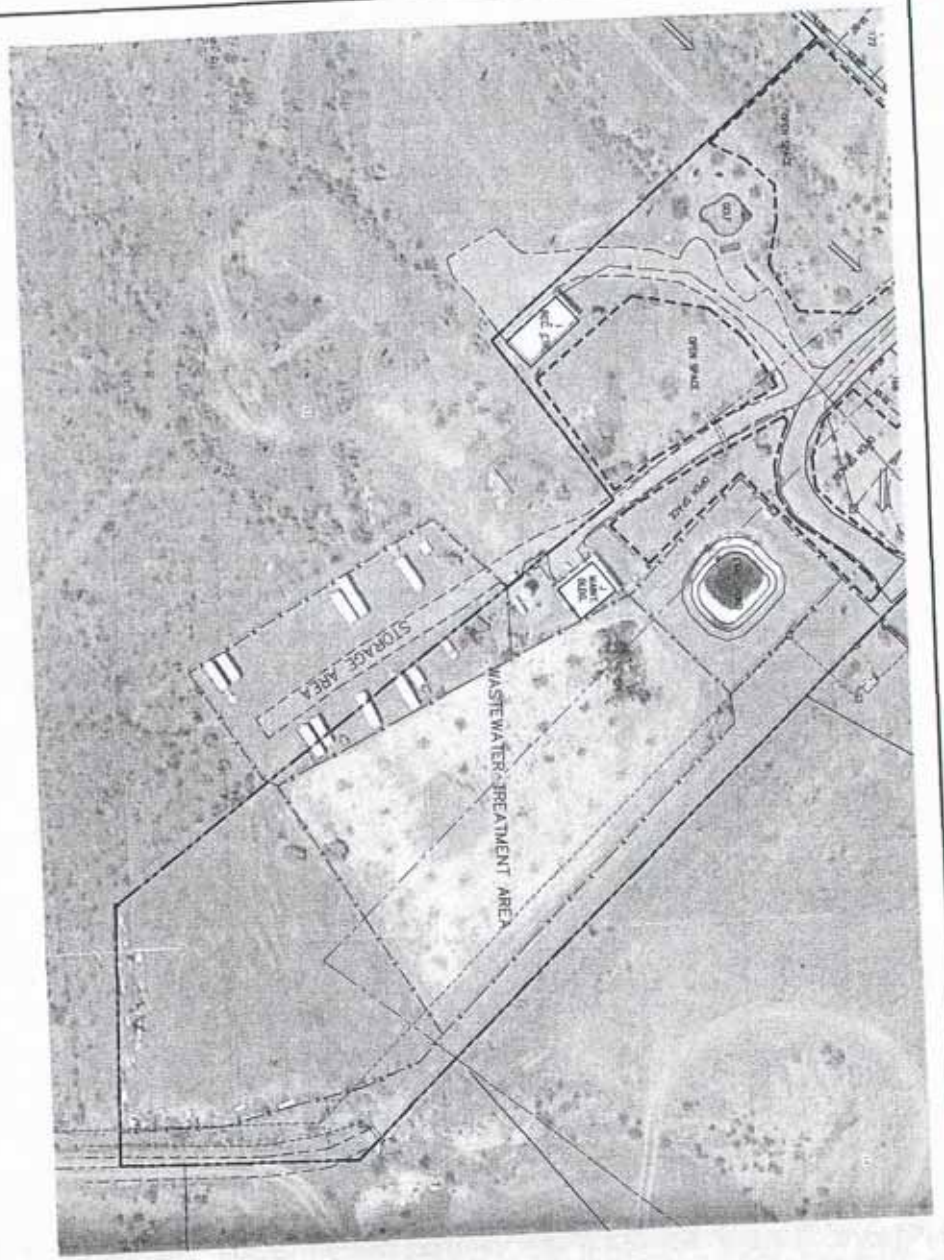

UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
McDougall Lewson
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
OVERALL SITEPLAN

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDonagall
Sevcon


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall
Devcon


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
Plan No. PPR
PINAL COUNTY, ARIZONA
DATE 1/25/13
McDougall
Devcon


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall Devcon
OPEN SPACE
GOLF
RAMADA

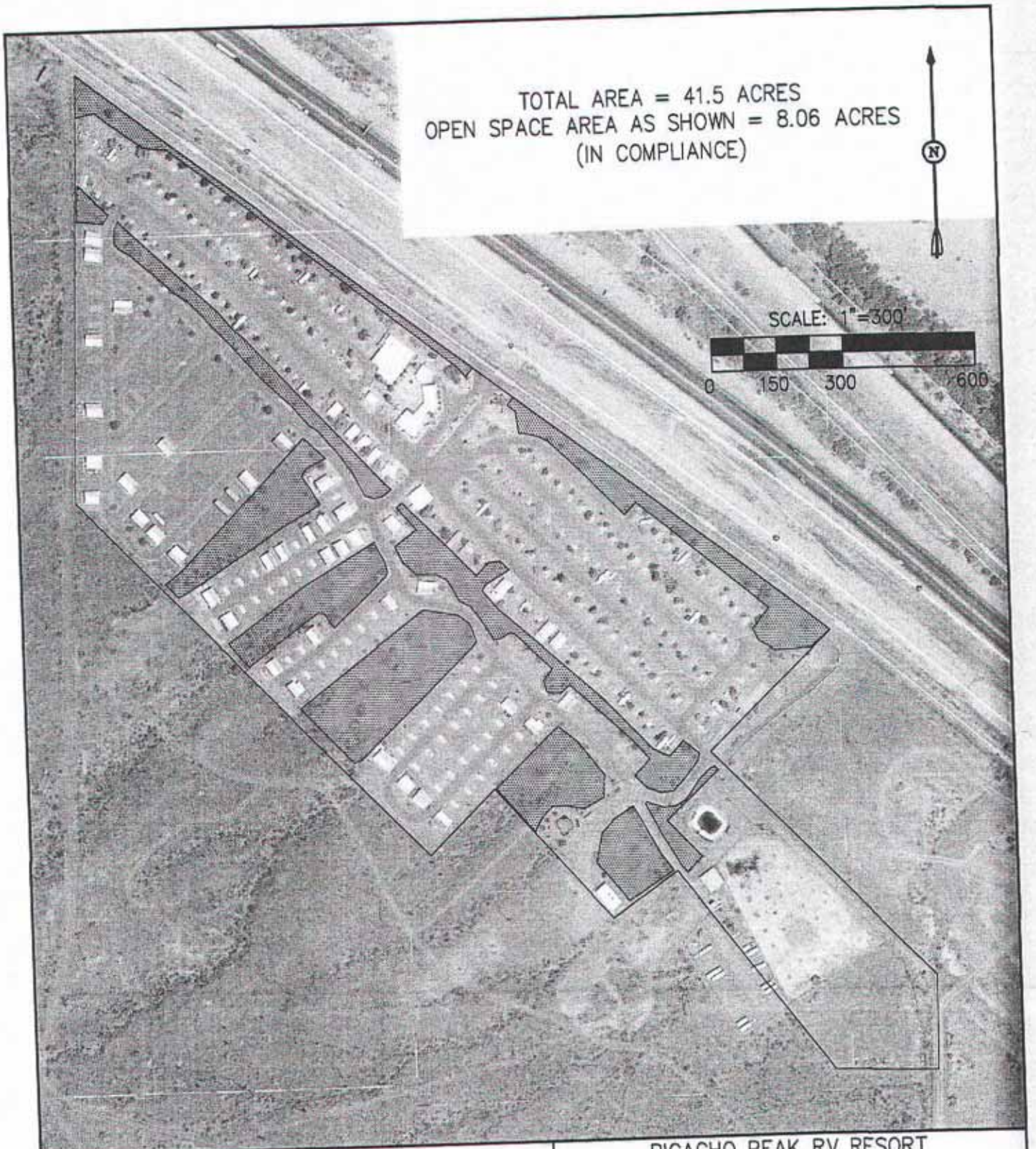


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PINAL COUNTY, ARIZONA

McDougall Devcon

Picacho Peak Resort
Exhibit 4

Existing Landscape
&
Project Amenities
Exhibit



McDougall Devcom

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

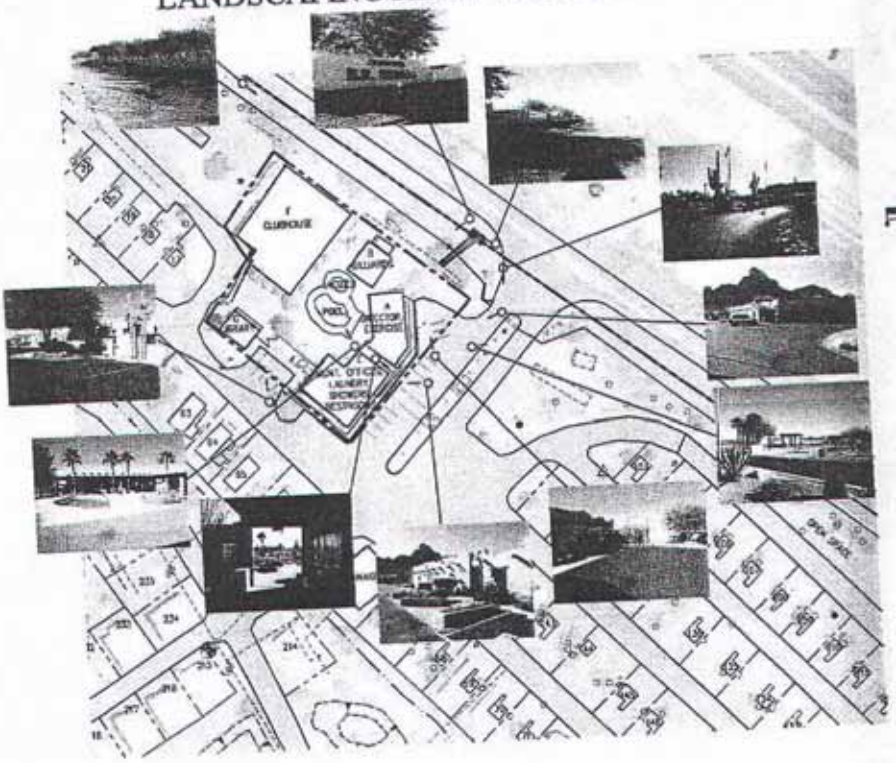
PICACHO PEAK RV RESORT

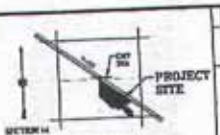
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE	PROJ. NO.	SHT.
4/19/2012	PPK	1 OF 1

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
LANDSCAPING PLAN - SITE PHOTOGRAPHS





VICINITY MAP

OWNER:

ENGINEER:

PRELIMINARY NOT FOR RECORDING OR CONSTRUCTION

PICACHO PEAK RV RESORT
LANDSCAPING PLAN
SITE PHOTOGRAPHS

Print Article

eHow

Discover the expert in you.

HUD Definition for a Manufactured Home

By Wanda Siemer, eHow Contributor

The HUD definition for a manufactured home is now regarded as the correct term to describe the "mobile" or "trailer" home of the past. This change in definition came to the industry in the late-1980s and early-1990s, as the architecture of many manufactured homes changed to include vaulted ceilings and covered porches. The term "mobile home" was retired because it no longer described the types of homes being manufactured. Today's manufactured homes offer much more diverse options in features and design.

Identification

HUD code manufactured homes are identified by one distinct requirement. The home must have a steel undercarriage that is used for transportation to the homeowner's land lot. The wheels on the undercarriage are removed, and the home is placed with the undercarriage intact on cinder blocks or steel piers.

Types

Manufactured homes can come in many different types-some more common than others. There are manufactured homes available in a single section, double sections, three and four sections and rarely two-story sections. Two-story sections are produced but are rare and are not available in most states.

Features

Manufactured homes of today feature many amenities not available in the "mobile homes" of the past. With manufactured home industry advances, many features that were not possible in the past are now possible. These include fireplaces, dining rooms with vaulted ceilings, skylights, state-of-the-art appliances and even hardwood floors.

Considerations

Home buyers that own a plot of land with utilities and with no restriction regarding manufactured homes are in the ideal position to consider this housing option. Also, individuals who in the future may want to change the locality of their residence, would be a good fit. Home buyers who are purchasing a new home with future plans of using the home as an investment should be advised that the re-sale value of manufactured homes are not as high as a traditionally constructed home.

Benefits

The benefits of a manufactured home include cost, continued mobility and options available. The cost of a manufactured home remains much more economical than traditionally built homes. The average cost per square foot is from $35 to $65. Since the undercarriage remains intact through the life of the home, the wheels can be reattached moving the home to another location if desired. Manufactured homes of today offer much more quality and updated designs than ever before.

II. IMPORTANT DEFINITIONS

A. Introduction

It is important to try to understand the legal definitions of the different types of manufactured housing units that are found in RV parks. It is necessary to know what kind of a unit is involved to determine which set of landlord-tenant laws applies. The definitions section of the RV Long-Term Rental Space Act appears at ARS §33-2102, and covers what an RV is. However, it is also important to be aware of the definition of a mobile home.

B. Mobile Home

The RV Long-Term Rental Space Act at ARS §33-2102(9) defines "mobile home" as one of two things. If made after June 30, 1976, and it bears a HUD manufactured home decal, it is a "mobile home". If the unit was manufactured before that date, it is a "mobile home" only if it is eight or more feet wide and thirty or more feet long (including the hitch), not originally sold as an RV or travel trailer, and designed to be used as a dwelling when connected to utility outlets. If a unit is greater than 8 x 30 and was made before June 15, 1976 (i.e., it does not have a HUD decal) it is probably a mobile home unless it is an RV or travel trailer.

C. Recreational Vehicles and Travel Trailers

The RV Long-Term Rental Space Act at ARS §33-2102(18) defines "RV" and sets forth a very complicated definition of the term. At the risk of over-simplifying, the definition can be summarized as creating two types of RV:

1. An RV such as a motor home, camping trailer, van, fifth wheel trailer, or other type of recreational vehicle.

2. Park Trailers. These are commonly called "park models". Essentially, these are mini-mobile homes. In order to qualify as a park trailer, the gross interior square footage after the unit is set up must be at least 320 square feet, but no more than 400 square feet.

D. Problems

It is frequently hard to tell whether a small trailer is a mobile home or an RV. In the 1960's, many trailers were manufactured with less than 320 square feet, but they were intended to be permanent dwellings. A question often comes up whether these units are travel trailers or mobile homes. A travel trailer is designed to provide temporary living quarters, not to be a permanent dwelling. Yet many people use travel trailers as permanent dwellings. The issue in such a situation is not how the tenant actually uses the unit, but what the manufacturer intended it to be used for.

E. MVD Titles

Frequently, a tenant will show the park a title that says that what looks like a travel

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trailer or park model is a mobile home. Do not rely on the title, for several reasons. First, the definitions that the MVD follows in determining what these units are differ from the landlord-tenant definitions. Second, the MVD will reissue an RV or travel trailer title with the new title showing the unit to be a mobile home. This is done when the owner convinces the MVD that he has resided in the travel trailer or park model for more than six months. The reason the MVD does this is that with a mobile home title, the unit is taxed at a lower rate by the County and State than it is as a park model or travel trailer. As a result, many park models and travel trailers have been retitled as mobile homes. For landlord-tenant law purposes, that does not change the fact that in reality they are park models or travel trailers.

As such, they are covered by the RV Long-Term Rental Space Act, not the Mobile Home Parks Act. The RV Act is much friendlier to landlords.

F. Conclusion

It is vitally important to clearly understand what a given unit is before renting a space. Knowing that dictates which laws apply and what kind of rental forms to use (i.e., Blue Book or Orange Book forms). If there is any doubt as to what the unit is, find out at the beginning of the tenancy. Do not put it off and do not guess.

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Picacho Peak Resort
Exhibit 5

Water and Waste Water Information

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
Mail Code 5415B-2
1110 West Washington Street
Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
PICACHO WATER CO	☒ Community	☐ Yes, to PWS #
System ID #	☐ Non-transient Non-community	
11135	☐ Transient Non-community	☒ No

Overall compliance status	☒ No major deficiencies	☐ Major deficiencies
Monitoring and Reporting status	☒ No major deficiencies	☐ Major deficiencies
Comments: None		

Operation and Maintenance status		☒ No major deficiencies	☐ Major deficiencies
Date of last Sanitary Survey	10-5-11	**Inspector**	Karen Berry, PHX

Major unresolved/ongoing operation and maintenance deficiencies:

- ☐ unable to maintain 20psi
- ☐ cross connection/backflow problems
- ☐ treatment deficiencies
- ☐ certified operator
- ☐ inadequate storage
- ☐ surface water treatment rule
- ☐ ATC/AOC
- ☐ other =

Comments: None

Is an ADEQ administrative order in effect?	☐	Yes	☒	No
Comments: None				

System Information			
Population Served	800		
Service Connections	400		
Number of Entry Points to the Distribution System	1		
Number of Sources	2		
Initial Monitoring Year	2007		
Monitoring Assistance Program (MAP) System	☒	Yes	☐ No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	**Date**	July 13, 2012

☒	Based upon data submitted by the water system, ADEQ has determined that this system **is** currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and **PWS is in compliance.**
☐	Based upon the monitoring and reporting deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**
☐	Based upon the operation and maintenance deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Revised March 2009

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information:
Name: Michael Wirth
Picacho Peak RV Resort
Address: 220 South River Drive
Tempe, AZ 85281

File Number: 20030051

Permitted Design Flow: 6,050 (ave daily flow)

System Location/Description/Wastewater Characteristics: _X Gravity_Lift Station_Force ___Other
Installation of approximately 2,900 ft of 6-in PVC sewer pipe with cleanouts and sewer connections at each space (40 ft) to serve Picacho Park RV Park, Phase III, Lots 1-77 and Lots 113-121.

Treatment Facility: Picacho Peak RV Park
Sewage Treatment System Number: General 1.09 APP Permit

Documents Approved for Construction
NOI, dated: 01/15/03
Site Plans, dated: 04/21/02
Design Plan, dated: 01/14/03
Operation & Maintenance, dated: S
[O&M Manual referenced in compliance inspections].

Site Information: Pinal County

Location of downstream end of system proposed herein:

T 9S R 9E Section 14

Latitude: 33 ° 38 ' 50.0 " N
Longitude: 111 ° 23' 14.0 " W

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform to the documents approved for construction.

5/14/03
Gregory H. Brown, P.E. Date
Manager, Wastewater Design Review Unit

1110 West Washington Street (5415B-3), Phoenix, Arizona 85007 (602)771-4677 1(800)234-5677x4677

2.0 EXISTING FACILITIES

2.1 PICACHO PEAK WATER COMPANY

2.1.1 PHYSICAL FACILITIES

The Picacho Peak Water Company system consists of the following components:

- Well Site 1. 64 gpm well, hydropneumatic tank, and 40,000 gallon ground-set tank.
- Well Site 2. 82 gpm well, hydropneumatic tank.
- Booster pumps located at Well Site 1. Water is boosted into the distribution system within the range of 30 to 60 psi. Pumps have a capacity of 76 gpm each.
- Water transmission and distribution facilities, consisting of 4 and 6 inch diameter pipe.

The Picacho Peak State Park owns and operates a potable water well and small storage tank, which is used to supplement the water supply purchased from the PPWC. It is assumed that this well and tank will continue to be operated by the Picacho Peak State Park, at least to supply extreme peak demand which occurs during very high visitation periods in some years.

Water is supplied to several commercial enterprises, approximately 9 year-around residents, the Picacho Peak RV Park, and the Picacho Peak State Park. Since the service area is at or above the elevation of the water storage tank, all supply is directly boosted into the system, and high demand may exceed the capacity of the two booster pumps.

2.1.2 WATER QUALITY

The PPWC water system has had exceedences of total coliform and nitrate. While the coliform may indicate poor sampling procedures, well-head condition problems, or other remediable issues, there is a history of nitrate levels exceeding the maximum containment level (MCL) for nitrate of 10 mg/L. A Notice of Violation from Arizona Department of Environmental Quality (ADEQ) dated January 13, 2003 and laboratory reports from 2003 lists nitrate results for both Well 1 and Well 2 that exceed 10 mg/L; levels at Well 2 are generally higher than at Well 1. In addition, arsenic testing at both wells from samples collected November 6, 2003, indicated arsenic level at Well 1 of 0.005 mg/L, and at Well 2 of 0.02 mg/L. The current Environmental Protection Agency (EPA) MCL for arsenic is 10 ppb (0.010 mg/L).

Arsenic and nitrogen quality issues can be addressed by well-head treatment, at relatively high cost. Treatment is by ion exchange, which produces substantial waste streams requiring evaporation from lined ponds or lagoons.

2.2 PICACHO WATER COMPANY/PICACHO WATER IMPROVEMENT DISTRICT

2.2.1 PHYSICAL FACILITIES

The unincorporated Town of Picacho is served by a main well site with ground-set storage, a back-up well that boosts directly into the distribution system, and a separate well and storage tank that serve the Picacho Elementary School. The school system is separated from the Town system by a normally-closed valve. However, the operation of the valve will allow physical co-joining of the two supply systems. The components are as follows:

- Main well (No. 1): 225 gpm well pump, 200,000 gallon ground-set storage tank, hydropneumatic tank, and two 200 gpm booster pumps that boost the water from the tank into the distribution system.
- Back-up well (No. 2): Approximately 165 gpm well pump with no storage; pump discharges directly to the distribution system.
- Elementary School Well: Constructed in 1999, system consists of a 90 gpm submersible well pump, 75,000 gallon storage tank, and hydropneumatic tank.
- Water transmission and distribution facilities, consisting of 6 and 8 inch diameter pipe.

2.2.2 WATER QUALITY

The Picacho Elementary School well was designed to address high nitrate concentration historically present in the upper aquifer. The well was screened from 590 to 1000 feet below ground surface (bgs). The post-construction sampling at the Elementary School well resulted in a reported arsenic level of 0.0087 mg/L (below the then - current MCL of 0.05 mg/L), and nitrate, as N, of 1.3 mg/L, with other new-source testing indicating acceptable drinking water quality.

The older wells in the PWID system have both tested below the current MCLs for arsenic and nitrate. (See Appendix for ADEQ database printouts.) In January 2006, an arsenic MCL of 0.01 mg/L will need to be met.

Appendix A:
Ownership
and
Project Consultants

PROPERTY OWNERSHIP:
Camelhead Associates, LLC
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

DEVELOPER:
Mike & Mark Weirth
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

REPRESENTATIVE/APPLICANT:
Lyle Richardson
[redacted]

ENGINEER:
Kevin T. McDougall, P.E.
[redacted]
Phoenix Arizona 85032
Telephone: (602) 619-9900

Appendix B:

Parcel Owners for Surround Land

OWNERSHIP LIST

NAME	ADDRESS	CITY/STATE	PARCEL NO.
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-012G
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-015A
Egon Von Schereiber	4026 E. St. Joseph Way	Phx AZ 85018	410-05-002C
Koiester Berthold Trust	E. Peak Lane,	Red Rock AZ, 85145	410-05-002J
Bowlin Travel Ctr. Inc.	E. Camino Adelante,	Red Rock AZ	410-05-013B
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014C
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014D
George & Adrienne Ben-Willner	3641 N. 39th Ave	Phoenix AZ, 85019	410-005-014E

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

Picacho Peak Water Company

June 11, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

A few weeks ago I submitted a letter to The Committee indicating my concerns about the Picacho Peak Water Company's ability to guarantee quality water to potential customers that would reside within the pertinent property.

Since that letter, there have been discussions with the owners of the referenced property and they have verbally agreed to provide land and treatment facilities sufficient to allow the processing of water to meet the safe water standards for users within their development.

A formal agreement is being drafted which will specify and bind the parties to the financial commitments and other assurances that would be required for the project. That agreement could be finalized within the next week. If that agreement does become final and its terms are as have been recently discussed, the Water Company would no longer have concerns about the ability to provide quality water to its customers.

Sincerely,
Picacho Peak Water Company

Bill McCabe
President

Gmail by Google

Lyle Richardson <lsr51az@gmail.com>

Bowlin Letter of Support

1 message

Kit Johnson [redacted] Mon, Jun 11, 2012 at 1:04 PM

[redacted]

To whom it may concern:

Please accept this e-mail as Bowlin Travel Center, Inc.'s formal support of the Picacho Peak RV Park's request for the appropriate zoning change to allow for their growth plans as per their submission. We are encouraged about the prospects of teaming with them, the Picacho Peak Water Company and the other users in the Picacho Peak area to expand and improve the water system currently supplying water to the area users. The growth plans submitted by the Picacho Peak RV Park will hopefully be a catalyst for more growth and commercial development as the water delivery issues are addressed and resolved by the concerted efforts of all parties concerned.

Please feel free to call me should you have any questions or require further clarification.

Respectfully Submitted,

Kit Johnson

Director of Operations

Bowlin Travel Centers, Inc.

Office #575-541-9101

[redacted]

Picacho Peak Water Company

April 17, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

The property pertinent to the referenced zoning change requests exists within the service area of the Picacho Peak Water Company.
The requests primarily involve changes in zoning from Employment to High Density Residential and from Low Density Residential to High Density Residential.

The Water Company, with its current situation concerning the quality of available water, and its current storage and transmission capabilities, cannot guarantee to provide the additional volume of quality water that will be required as a result of the zoning changes.

The Water Company requests that, before approval of the noted zoning changes, there be in place, an agreement between the Water Company and the owners of the subject property guaranteeing that, in a timely manner, and with the property owner's financial assistance, appropriate upgrades to the Water Company's infrastructure and water quality issues have been completed. This agreement is typically referred to as a main extension agreement and is common practice in the development community.

Sincerely,
Picacho Peak Water Company
Bill McCabe

Bill McCabe
President

ROOSTER COGBURN
OSTRICH RANCH

PO Box 1100
Red Rock, AZ 85145
[redacted]
Fax (520) 466-3634
Email: fun@roostercogburn.com
Website: roostercogburn.com

April 17, 2012

Pinal County Planning & Zoning Commission

Case # PZ-PA-001-12 & PZ/PZ-PD-005-12

Dear Pinal County Planning Members:

I have been a volunteer member of the non-profit Picacho Peak Water Company (PPWC) for 18 years and have served in many capacities. The PPWC had 9 members and 11 water meters and a long history of unsafe water conditions. We were only allowed to serve our unsafe water because we were considered a transient water system with no other source of safe water. The few people that lived at Picacho Peak did not drink the water and the Picacho Peak RV Resort restricted visitors to stay only 14 days or less at a time, therefore allowing the transient classification to remain.

I personally oppose the Picacho Peak RV Park re-zoning for the following reasons:

1. On Feb. 9th, 2000 Mike and Mark Wirth came to a PPWC meeting and indicated they were in the process of buying the RV Resort and had plans to develop it beyond it's current status. They were informed by the PPWC that our water was both unsafe and inadequate before they purchased the distressed Picacho Peak RV Resort.

2. Enclosed is a Dec. 12th, 2001 three page letter from ADEQ with conditions that must be met before consideration of approval for expansion of the RV Park. #3 on this letter says "*ADEQ department data indicates that the water system 11-038 (PPWC) is out of compliance. The water system needs to be in compliance before we can approve the proposed extension.*" The Picacho Peak RV Resort did not respond or seek further approval of their request for expansion from ADEQ.

3. The PPWC denied a 35 space RV addition to the Picacho Peak RV Resort because the resort's own engineer said it was not advisable due to the water issues.

4. The PPWC did elect George Bien-Wilner as President and Mike Wirth as Vice-President with the understanding that they had the most to gain financially if we could find a workable solution to our long standing, unsafe water conditions. As Vice-President of PPWC, Mr. Wirth convinced Pinal County Planning to allow him to start construction on the 35 space expansion of the Picacho Peak RV Resort. Mr. Wirth then convinced Pinal County Planning to allow him to expand another 124 spaces. This was all done without the approval or knowledge of the PPWC.

5. The PPWC lodged a formal complaint and asked for a meeting with ADEQ. At this meeting the PPWC was informed by ADEQ that *"the Picacho Peak RV Resort* ***did not*** *have ADEQ approval for water or sewer for their expansion."*

6. The PPWC then complained to Pinal County about the unapproved expansion of the Picacho Peak RV Resort. Pinal County Planning said that Mr. Mike Wirth had approached then as Vice-President of the PPWC claiming that he did have approval from ADEQ. Pinal County had allowed Mr. Mike Wirth to begin construction based upon Mr. Wirth's position as VP of PPWC and his assurance that he did have ADEQ approval.

7. On Nov. 8th, 2002 Mr. Steven Brown, with Pinal County Planning, ordered the Picacho Peak Resort to stop construction of it's unauthorized but nearly complete 159 RV space expansions.

8. Under threat of a lawsuit, the ADEQ and Pinal County Planning then allowed the Picacho Peak Resort to complete the unauthorized expansion.

9. The Picacho Peak RV Resort expansion caused the PPWC to be reclassified as a community water supply due to the higher number of permanent residents. Mr. Mike Wirth then complained to the Corporation Commission that the PPWC refused to supply him with potable water for his now 308 space RV Resort.

10. The PPWC was told by ADEQ and Arizona Corporation Commission that the PPWC and the members were legally responsible and liable for the unsafe water.

11. On Jan. 14th, 2004 the PPWC held a meeting and voted to declare a STATE OF EMERGENCY. It stated that any PPWC member that knowingly served PPWC unsafe water to the public would assume responsibility for that risk. Up to 600 new residents have been exposed to the unsafe water conditions since the STATE OF EMERGENCY was declared on Jan. 14th, 2004.

12. The PPWC is an old, out of date water system that records will show should not have ever been approved as a water company. PPWC has two shallow wells. One of these wells has been out of service for 5 years and the underground electric line servicing it has been condemned by APS. Our fire protection is non-existent and we were told by the Avra Valley Fire Department that if a fire ever broke out in the expanded RV Park that they would not be able to help because of our lack of fire protection water.

No expansion or re-zoning of any kind should be allowed until the PPWC has a safe and reliable ADEQ approved water supply with fire protection for the members and visitors.

Respectfully submitted,

D.C. Cogburn

D.C. Cogburn
Rooster Cogburn Ostrich Ranch
Past President of PPWC
Member of PPWC

Cc by Certified Mail:
Arizona Dept. of Environmental Quality
Arizona Corporation Commission

PICACHO PEAK WATER COMPANY

D.C. COGBURN, President
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 16, 2004

Mr. Richard Bartholomew
Bartholomew Engineering, Inc.
7518 East Elbow Bend
Carefree, AZ 85377

Re: Picacho Peak Water Company

Dear Mr. Bartholomew:

Your February 3rd, 2004 letter states "Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight."

I. Mr. Bartholomew, leadership to me means not being afraid to speak the truth. You can build on truth. You cannot build on deceit.

II. "Problematic board" to you probably means a board that will no longer be intimidated or bullied by you or your two clients. You were present on January 14th during the discussion and the voting on the Picacho Peak Water Company "State of Emergency Declaration." Please review the vote of the membership to determine exactly who is problematic.

III. On October 28th, 2003, the PPWC members and guests, including you Mr. Bartholomew, were touring the PPWC facilities. You, Mr. Bartholomew, announced to all PPWC members and guests that you were partly responsible for the high nitrate water that the PPWC has had to tolerate for over thirty years. Mr. Bartholomew, you stated that back in 1967 the very politically connected landowner asked the Governor's office for help in getting approval for two high nitrate wells to be used for a public water supply. You stated that you received political pressure to approve these two high nitrate wells while you were Director of Water Supplies for Arizona Department of Health Services. You stated that you had always felt bad about approving these wells, which later became the Picacho Peak Public Water Company. As President of the PPWC I wrote down your statement when you made it and then asked you to repeat it, which you did, in front of the PPWC members and guests. Unfortunately over thirty years later the PPWC still owes over $100,000 on this high arsenic and high nitrate Water Company.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

Cc: Governor Janet Napolitano
Lori, Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

EMIL MARTAN
Vice-Presdient
Picacho Peak Water Company

PICACHO PEAK WATER CO.

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your letter dated February 3rd to the Picacho Peak Water Company makes many untrue accusations. Please check your facts for accuracy.

Sincerely,

Emil K Martan

Emil Martan
V. President, Picacho Peak Water Company

PICACHO PEAK
WATER COMPANY

D.C. Cogburn
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your February 3rd letter to the Picacho Peak Water Company (PPWC) raises many troubling questions.

I. Does being as officer of the court give you the authority to sabotage our little public water company with a carbon copy of your deliberately misleading statements to the very authorities that PPWC is asking for help?

II. What possible good could come to you or your client from your shameless attempt to sabotage the Picacho Peak Public Water Company's efforts by shooting the horse out from under us with your deliberately written misleading statements?

III. Only familiarity and past success could give you the confidence to describe the Arizona Corporation Commission and it's staff as though they are merely an extension of your power. Concern has been expressed to authorities concerning this issue long before your letter was written.

IV. As an officer of the court, your ethics are questionable and your motives are suspect.

Sincerely,

D. C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

George Bien-Willner
3641 North 39th Ave.
Phoenix, AZ 85019
Tel: 602-738-7227
Fax: 602-840-1114

Feb. 7, 2004

Richard L. Sallquist
Sallquist & Drummond, PC.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, AZ 85016-2129
Tel: 602-224-9222
Fax: 602-224-9366

Re: Picacho Peak RV Resort Water Service

Dear Mr. Sallquist

Mr. Cogburn forwarded me a copy of your letter of February 3, 2004, which you circulated to several government authorities, including the Governor. As former President of the Picacho Peak Water Company, it is my belief that it is your client's intention, with your help, to continue his policy of ignoring the resolutions of the Board of Directors of the Picacho Peak Water Company. It seems to me that it is your responsibility as a member of the bar to verify your client's information before making a public statement.

This letter is to inform you that as a member of the Picacho Peak Water Company Board, I feel your letter was an attack against the officials who voluntarily donate their time, best efforts, and resources to provide safe water to all of the members of our community, including your client. I believe you owe us an apology.

Furthermore, may I remind you that your client, Mr. Mike Worth, was removed from his position as Vice-President of the Picacho Peak Water Company due to his unapproved activities and questionable behavior.

Among other things, some of the actions of your client have led the Board of Directors to adopt its State of Emergency Declarations in January 2004. As you may note, Declaration #6 specifically addresses your client's situation and respectfully requests a response within ten days. I would like to know if it your intention to use you letter of February 3, 2004 as your client's response.

I challenge you to investigate the accuracy of the facts you stated in your letter or be prepared to assume economic and social responsibility for your actions. Last, although I cannot speak for other members of the water company on this issue, it is my opinion that given your prior statements at meetings where I was present that your current attempt to represent yourself as a moderating voice of reason with regard to these serious issues is disingenuous, unnecessary and misleading.

Sincerely,

George Bien-Willner

Picacho Peak Water Company
P.O. Box 250
Picacho, AZ 85241

February 6, 2004

Mr. Richard Sallquist
Sallquist & Drummond, P.C.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, Arizona 85016

Mr. Sallquist,

We have received your letter of February 3, 2004 concerning Mr. Wirth and the water quality issue at Picacho Peak. Acknowledging that it is usually most beneficial for there to be a continuing dialogue between interested parties, versus the "attack-respond-respond-attack" communications, I have noted that your letter was apparently sent to representatives of various State agencies, to The Honorable Governor Napolitano, The Honorable Judge Rodda and other individuals, so I am compelled to respond with a brief clarification of various misleading or misstated items in your letter.

Your letter indicates that there were recent meetings between Mr. Wirth, "his engineer" and the Water Company and the wording of your statements imply that the meeting was caused by Mr. Wirth in a benevolent attempt to provide the Water Company with options for resolution of the water issues.

The fact of the matter is that the meeting to which you refer was the most recent meeting of the Water Company membership and Mr. Bartholomew was there to present his findings concerning a study he made at the request of the of the Water Company membership. The study was approved by the membership at their previous meeting when it was requested that Mr. Bartholomew use his professional expertise to (1) Officially determine the volume and quality (specifically as it pertains to nitrate and arsenic content) of our current water supply; and presuming that his findings would confirm a problem, (2) Provide suggested options for resolution of the problem or problems determined. The study was financed by another member of the Water Company, and not by Mr. Wirth, and if I recall correctly, Mr. Wirth even declined an opportunity to assist in financing the study.

Mr. Bartholomew did formally determine the current level of the problem and did provide the Water Company with his recommendations. The officers of the Water Company are using his suggestions as a basis for their investigations in order to provide an appropriate plan of action. It is obviously not as simple as selecting one of the recommendations, buying and unloading equipment and declaring the matter resolved. The officers of the Water Company, and indeed the small membership itself, are charged with finding a resolution to the water quality problem as quickly, but also as beneficially as possible. It is not beneficial to put a short-term bandage on the problem, if instead, there can be a relatively immediate resolution that will last into the foreseeable future.

The officers of the Water Company take their responsibilities very seriously and intend to proceed as quickly as possible to investigate the opportunities available and to decide on the best option for resolution. We have had, and will continue to have, meetings and discussions with State Agencies, other water suppliers in the area and with interested parties. We are researching funding options and complete requirements for the recommendations.

I must state that we do not feel that your letter was entirely without merit. We do agree that it is imperative that a plan, and timetable for implementation of that plan, be established very soon. Your client, as well as all the membership, will continue to be advised of our progress.

Sincerely,
Picacho Peak Water Company

William J. McCabe

William McCabe
Secretary-Treasurer

Cc: The Honorable Governor Janet Napolitano
The Honorable Administrative Law Judge Jane Rodda
Mr. Jay Spector
Mr. Steve Olea
Mr. Mike Wirth
Ms. Karen Smith
Mr. Reg Lopez
Mr. Dick Bartholomew

SALLQUIST & DRUMMOND, P.C.
ATTORNEYS AT LAW
2525 EAST ARIZONA BILTMORE CIRCLE
SUITE A-117
PHOENIX, ARIZONA 85016-2129

GARY A. DRUMMOND

PHONE (602) 224-9222
FACSIMILE (602) 224-9366
E-MAIL gary@sd-law.com

February 3, 2004

D.C. Cogburn, President
Picacho Peak Water Company
P.O. Box 250
Picacho, Arizona 85241

Re: Picacho Peak RV Resort Water Service

Dear Mr. Cogburn:

Our client, Picacho Peak RV Resort has asked that I respond to your State of Emergency Declarations of Picacho Peak Water Company, dated January 14, 2004.

I understand that this Declaration was issued after your recent meeting with Mike Wirth, his engineer Dick Bartholomew, and others regarding the water quality and quantity issues within the Company's system. Despite my client's willingness to pay his proportionate share of the capital advances and increased rates associated with any new or improved facilities to accommodate any growth on the system as well as remedy all existing water quality issues, you and the management of the Company have refused to entertain discussion of any practical resolutions of the matter.

As part of the Dismissal of your Complaint before the Arizona Corporation Commission, we, and I believe the Commission Staff and Administrative Law Judge, were under the impression that you, as the President of the non-profit entity, were going to work with the customers and property owners to remedy the water supply and quality issues of the Company. We are disappointed to hear that you are not now pursuing that clear legal obligation of the regulated company. Your Declaration has the potential of dramatically impacting the value of my client's property, as well as all other property owners in the service area. Despite the fact that the public has been consuming this water for over 30 years, there are health issues that should also be addressed. Although that Declaration gives self-serving lip-service to remedying the issues, it does nothing to suggest a methodology for adding the facilities that are necessary to make the system viable. It appears you are more interested in attempting to insulate your personal liability than you are in fixing the system.

Your threat to discontinue customer service based upon the Company's bylaws is without any authority. The curtailment authority for a public service corporation is with the Arizona Corporation Commission and the Arizona Department of Environmental Quality, not the Company's Bylaws, nor for that matter, any agreement with customers that has not been approved by the Arizona Corporation Commission and which is consistent with their rules, regulations and tariffs approved for the Company. Further, that threat is very short-sighted. The Company will certainly need the two biggest customers that you are threatening who will provide the capital and revenues to make the necessary improvements.

Picacho Peak RV Park believes it is essential that a plan and timetable regarding these matters be established soon. My client continues to stand ready to assist in fixing this problem. It has, through its engineer, provided at least three solutions to the problem which are consistent with the required regulatory approvals. Although any resolution of this matter will involve a substantial capital expenditure, those costs can be recovered by the water company through Arizona Corporation Commission approved (1) refundable advances from customers, (2) loans (from private entities or the Water Infrastructure Finance Authority of Arizona ("WIFA"), (3) an increase in rates, or (4) a combination of all three.

I understand there is some difficult history among the property owners within the system, but that fact can not be allowed to interfere with or inhibit the operation of the public service corporation and its obligation to the customers within its service area. I believe that to avoid any further formal actions against the water company before the Commission, it would be productive to elicit the informal assistance of the Corporation Commission's Engineering Division Staff to mediate an overall solution to these issues.

While preparing this response, I received a copy of your letter to Governor Napolitano. While we understand your concerns, we remind you that those who must pay for the "fix" of these problems are the customers within the service area, including you as a customer, and not Arizona taxpayers. I would also remind you that in 1999 the Board of Directors applied for a WIFA loan, assisted by Mr. Bartholomew. A loan commitment was received in 2000 but was rejected by the then Board of Directors. Whatever the solution, WIFA will not address the technical aspect that must be resolved first. The appropriate agencies for that review are the Commission and ADEQ.

If you find our suggested meeting with the Staff acceptable, we would be pleased to coordinate any meeting in that regard. Please contact Mr. Wirth or the undersigned within the next ten days to indicate your willingness to work with the Staff. We appreciate your cooperation in this regard.

Sincerely,

Richard L. Sallquist
For the Firm

cc: Governor Janet Napolitano
Administrative Law Judge Jane Rodda
Jay Spector
Karen Smith
Steve Olea
Reg Lopez
Spencer Smith
Mike Wirth
Dick Bartholomew

Bartholomew Engineering, Inc.

Environmental Civil Water/Wastewater Subdivisions Surveying

Richard F. Bartholomew, P.E.
President

be@doitnow.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

February 3, 2004

Mr. D.C. Cogburn
President, Picacho Peak Water Company
27480 Marez Dr.
Picacho, AZ 85241

Re: Picacho Peak Water Company

Dear Mr. Cogburn:

I was just furnished a copy of your letter to Governor Napolitano, dated February 2, 2004.

You need to correct a statement you made that "Mr. Richard Bartholomew confessed to the Picacho Peak Water Company membership that he was partially responsible for our unsafe water condition."

What you did not state was that I did not **confess** anything. I told the Board of Directors that in 1967, as the Director of Water Supplies for Arizona Department of Health Services, I approved the blending of the two wells, one with a low nitrate level and the other with a high nitrate level to achieve a safe blended water supply to allow Farmers Home to approved the loan to construct the water company. This allowed the construction of the water system to replace failing and very unsafe private wells and water hauling.

Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight.

Sincerely,

Richard F. Bartholomew, P.E.

cc: Governor Janet Napolitano
Lori Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

RFB:mr

Physical Address: 7518 E. Elbow Bend, Ste B-1, Carefree, Arizona 85377 (480) 488-9775
Mailing Address: P.O. Box 4809, Cave Creek, AZ 85327 fax (480) 488-2681

STATE OF EMERGENCY DECLARATIONS OF THE PICACHO PEAK WATER COMPANY

JAN. 14, 2004

Prepared by:

D. C. Cogburn, President

P. O. Box 250
Picacho, AZ 85241

Phone: 520-466-3658
Cell: 520-697-8306

Jan. 14, 2004

DECLARATION #l OF THE PICACHO PEAK WATER COMPANY

Demands placed on the Picacho Peak Water Company (PPWC) by the Arizona Department of Environmental Quality (ADEQ) and the Arizona Corporation Commission (ACC) are as follows:

> ADEQ has proclaimed that the PPWC water supply is unacceptably high in nitrates and arsenic. ADEQ officials have stated that the PPWC water supply is potentially immediately harmful to human health.
>
> The Arizona Corporation Commission has proclaimed that the PPWC must supply safe potable water to each of its customer-member-owner.

PPWC is a twelve-meter, nine member non-profit public water company. Each customer of the PPWC is therefore a customer-member-owner of the PPWC.

In order to receive water each customer-member-owner has agreed to abide by the PPWC by-laws and ACC rules that govern water companies in Arizona.

Because of pre-existing conditions beyond PPWC control, we are unable at this time to meet the demands of ACC and ADEQ. Therefore the PPWC intends to make and then vote on seven declarations of fact. The intent of these declarations is to bind PPWC customer-member-owners together to help find a long-term solution to our water supply crisis.

Jan. 14, 2004

DECLARATION #2 OF THE PICACHO PEAK WATER COMPANY

The Arizona Department of Environmental Quality has stated that the PPWC water supply is a danger to public health and potentially immediately harmful to human health.

Therefore the customer-member-owners of the PPWC declare a State of Emergency to address this unsafe water situation.

Jan. 14, 200

DECLARATION #3 OF THE PICACHO PEAK WATER COMPANY

Because of circumstances beyond our control, the PPWC is unable to serve safe potable water at this time to any of its customer-member-owners. Therefore while in this State of Emergency the PPWC respectfully requests that PPWC water not be served to the public for human consumption.

If a customer-member-owner of the PPWC serves water for human consumption to the public against PPWC requests that customer-member-owner will assume all liability for the unsafe water served to the public. The PPWC will not be liable for the actions of its individual customer-member-owners.

Jan. 14, 2004

DECLARTION #4 OF THE PICACHO PEAK WATER COMPANY

While the PPWC is in this state of emergency, the PPWC will adopt a no-growth policy until safe and potable water conditions exist for each of its customer-member-owner.

Jan. 14, 2004

DECLARATION #5 OF THE PICACHO PEAK WATER COMPANY

If a PPWC customer-member-owner needs to expand its water use for any reason, they must have PPWC approval.

Jan 14, 2004

DECLARATION #6 OF THE PICACHO PEAK WATER COMPANY

The PPWC announces that the Picacho Peak RV Resort has expanded its water needs without PPWC approval. The PPWC respectfully requests that the Picacho Peak RV Resort immediately stop serving PPWC water to its unapproved expansion. The PPWC will respectfully allow the Picacho Peak RV Resort ten days to respond in writing how it intends to resolve the unauthorized use of PPWC water.

The PPWC reserves the right to settle this issue, if necessary, with the power granted it by PPWC by-laws and ACC rules.

Jan. 14, 2004

DECLARATION #7 OF THE PICACHO PEAK WATER COMPANY

It is not the intent of the PPWC to unfairly harm any of its customer-member-owners. It is the intent of the PPWC to take firm control of its affairs and aggressively seek a permanent solution to our unsafe water conditions. This PPWC State of Emergency declaration will remain in effect until all of its customer-member-owners are able to enjoy safe potable water.

VOTE TO REJECT OR ADOPT THE SEVEN DECLARATIONS OF THE PICACHO PEAK WATER COMPANY AND DECLARE A STATE OF EMERGENCY

JAN. 14, 2004

Rooster Cogburn Ostrich Ranch **D. C. Cogburn, President**	**Yes** X **No**____ **Abstain**____
Picacho Peak Garage **Emil Martan, Vice-President**	**Yes** X **No**____ **Abstain**____
Bowlin's Travel Center **Bill McCabe, Sec./Tres.**	**Yes**____ **No** X **Abstain**____
Arizona Nut House **Betty Partain**	**Yes** X **No**____ **Abstain**____
Picacho Peak Trading Post **George Bien-willner**	**Yes** X **No**____ **Abstain**____
Picacho Peak Restaurant **Troy Hoch**	**Yes** X **No**____ **Abstain**____
Picacho Peak RV Resort **Mike Wirth**	would not cast a vote **Yes**____ **No**____ **Abstain**____
Picacho Peak State Park **Rob Young**	**Yes**____ **No**____ **Abstain** X
Euro Spice **Egon von Schreiber**	**Yes** X **No**____ **Abstain**____

Jan. 14, 2004

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Leila Gorchev/Associated Press

Moammar Gadhafi wants Libya to rejoin the world.

State halts development where water is inadequate

By Laura Dobbins
The Arizona Republic

For the first time in Arizona, state laws designed to ensure water supplies and stop land fraud are bringing subdivelopment to a halt.

State officials recently notified three private water providers in Fountain Hills, Apache Junction and northeast Pinal County that they do not appear to have a required 100-year assured water supply to serve new housing and other construction.

Four municipal water departments in rural Arizona also are on notice.

azcentral.com

More about the drought, including Valley cities that wish residents would get rid of their lawns, at drought.azcentral.com.

The notices from the Arizona Department of Water Resources prevent the sale of new homes or commercial developments on subdivisions not yet recorded with a county.

In Fountain Hills, the notification has halted nearly a dozen developments.

Fountain Hills resident and land preservation advocate Jim Hamblin isn't surprised.

"We suffer from drought denial in the Valley of the Sun. For years, water has been 'apparently' plentiful and definitely cheap," Hamblin said. "Fountain Hills' water issues remind us that we may need to change our thinking ... and our habits."

And the same could happen in the

See WATER Page A4

TER State halts new developments

rom Page A1

as that received the One of the largest t may be affected is sed Johnson Ranch, a anned community of mes in northeast Pi-y.

ition, four municipal oviders serving Pres-gales, Florence and e notified this month, ufractions in Prescott ules may be fixed with paperwork. Florence are still under scru-e water officials said. past, companies have lose to their allotted ut seldom have gone eir assured supply," ng Dunham, manager ate Department of Wa-ources' Office of As-and Adequate Water

ne laws work

water Active Manage-reas in Arizona, sur-g Phoenix, Tucson, t, Casa Grande and No-re responsible for im-ting a complex set of ions intended to con-vater.

r providers within the ement areas file annual sage and needs reports he state water depart-which then performs its alysis and issues a no-t projects an inadequate

out an ensured 100-year supply, the Arizona De-ent of Real Estate will cord land plats, or subdi-plans.

unless a water company sure future supplies, the na Corporation Commis-which regulates private companies, will not ap-changes in water prices. nicipalities still can re-and approve new subdivi-but none can be recorded a county if it has insuffi-water. If the subdivision cannot be recorded, the erty cannot be sold.

e Chaparral City Water subsidiary of American s Water Co., is short about illion gallons per year, or proposed new growth. An acre-foot equals 325,851 gallons, or about what a family of five uses in one year.

The company serves nearly 11,000 customers in Fountain Hills, and a small portion of Scottsdale, through two main water sources: the Central Arizona Project and three groundwater wells.

The utility claims it has adequate resources in wells, it just needs to pump more out of them. But a state study, which could take up to six months, must confirm that assertion.

Not enough water

Though current customers are unaffected, the Arizona Department of Water Services says three water companies do not have enough water to supply future customers. Approximate water service areas:

Source: Arizona Department of Water Resources, OAWS
Dan Kempton/The Arizona Republic

Arizona water sources

Groundwater: Located beneath the earth in natural reservoirs called aquifers.

Surface water: Natural resource from lakes, rivers and streams.

Central Arizona Project: A $4.7 billion aqueduct that delivers Colorado River water to central and southern Arizona.

Effluent: Treated sewage water commonly used for agriculture and golf courses.

ated the water shortfall, said Rob Hanford, general manager of Chaparral. "Our service area grew faster than we had anticipated."

Fountain Hills is considering the annexation of nearly 2 square miles of state land northeast of town. The Arizona State Land Department agreed to keep it off the auction block during the annexation process with the stipulation that Fountain Hills could show it could provide services, including water.

Chaparral said it had 100 years of ensured water available for the state land during a community meeting in September. But having tapped out its CAP allocation of 6,978 acre-feet, the company now is scrambling to meet needs for projected growth.

Chaparral has hired a Scottsdale-based consulting firm, Errol L. Montgomery & Associates, to seek alternative water supplies, including enough to cover the state land, Hanford said.

The Fountain Hills Sanitary District has a multimillion-dollar recharge and recovery system for its effluent water. Chaparral has sought to buy excess quantities of that water to use as credits toward its water deficit.

"There's little chance of that happening because it would deplete our supplies," District Manager Ron Huber said. "In a warm climate like Arizona, where rain is scarce, there isn't such a thing as excess water."

Greg Bielli, president of MCO Properties, is among many Fountain Hills developers whose plans for hundreds of housing units and commercial developments have been frozen. And there's nothing they can do until the local water company solves its supply problem.

"It's an issue that's out of our control. We've done everything we need to do," said Bielli, who has 284 high-end residential lots in the foothills of the McDowell Mountains on hold. "The frustration levels are kind of high."

Johnson Ranch case

Johnson Utilities Co. is the sole water provider for about 60 square miles and 4,000 homes in unincorporated northeastern Pinal County, south of Queen Creek, including Johnson Ranch, San Tan Heights and Copper Basin.

The company is showing an annual shortfall of 294.5 million gallons or 904 acre-feet for proposed new growth.

This isn't the first time the Scottsdale-based entity has been under the state's microscope.

In April, the company was slapped with an $80,000 fine by the Arizona Department of Environmental Quality for having built and operated a water system for the Sun Valley Farms housing development without the agency's approval.

Representatives for Johnson Utilities said it was an error in paperwork and nothing more.

State officials still are waiting for the updated paperwork.

Apache Junction case

The Apache Junction Water Co., one of two private water facilities in the city, provides water for nearly 12,000 customers in the Apache Junction area.

Its main source of water is two operating wells and the Colorado River water delivered by CAP.

The utility is short about 179 million gallons annually on ensured water supplies. "We are aware of the situation and were already in the process of addressing it when we were notified," said Brian Hall, superintendent of Apache Junction Water.

After a population boom in 2000, the company has taken steps to ensure it can keep pace with water demands.

Hall said the company is working to build new facilities to treat CAP water. State officials will need to verify that and examine the facilities. Amended paperwork to the state will not be approved until the state accepts an environmental analysis, officials said.

Reporter Edythe Jensen contributed to this article.
Reach Dobbins at (602) 444-6849.

PICACHO PEAK WATER COMPANY
SUMMARY DOCUMENT

Prepared by D.C. Cogburn
Picacho Peak Water Co. President

On October 28th, 2003, the Picacho Peak Public Water Company (PPWC) learned for the first time "The rest of the story" as famed radio commentator Paul Harvey would say. In 1967, before becoming PPWC, two wells were used to supply water for construction of Interstate 10. These wells were known to be dangerous high nitrate wells even back then. Political pressure was exerted on Arizona Health Services to have these unsafe wells approved for human consumption. The wells and improvements were later turned into the Picacho Peak Public Water Company. On October 28th, 2003, over thirty years later, the current Picacho Peak Non-Profit Public Water Company has learned that our forefathers were sold a "dangerous to public health" water company. After paying for this water company for more than thirty years we are still in debt over $100,000. Our forefathers learned to live with this dangerous, diarrhea causing water because we always had a very small local population and it was our only source of water. The locals knew not to drink the water and the stop and go visitors were not exposed to it long enough to get sick.

Because of our beautiful Picacho Peak and Interstate 10 location, we expect to have quality commercial businesses locate here in the years to come. The PPWC has known for years that our water was dangerous and a ticking time bomb. Research has told the water company that a different source was the only viable long-term solution to our dangerous water situation. However, with only twelve meters and nine users we were repeatedly told that the $1 to $2 million funding we needed to solve our problem was simply not possible.

Three years ago the distressed "stop and go" RV Park at Picacho Peak was sold to a Phoenix developer. The developer was welcomed by the PPWC and was told that our water was "dangerous to public health." The PPWC did not give permission to the developer to expand to a 308 spaces Park Model Mobile Home Park. PPWC was told by it's attorney that each member would be liable if someone became sick because of our unsafe water. Arizona Department of Environmental Quality allowed this expansion of the Park Model mobile home park, knowing full well that our high arsenic, and high nitrate water was dangerous to public health. Pinal County tried to stop this unapproved expansion until safe water could be provided. Pinal County had to back down from this position because ADEQ had allowed this expansion to occur.

The Picacho Peak Water Company has been on a very public crusade for three years to protect the public and itself from unsafe water as well as find a safe, long-term water solution with fire protection for future expansion. The customer/member/owners are all excited about future growth for our community. The Arizona Department of Environmental Quality has allowed expansion of our "dangerous to public health" water consumption knowing full well that because of pre-existing conditions; we have never

had the ability to be an incompliance water company. For three years the PPWC has reported itself to all authorities, (to no avail) and our cry for help has gone unanswered. For over three years the PPWC has made very public pleas that our diarrhea causing water is "potentially, immediately harmful to human health." Our very public outcry has been misunderstood to mean that the PPWC was against all expansion including the Park Model Mobile Home Park. This is totally and completely untrue. The PPWC has stated that it is morally irresponsible to expose unsuspecting new people to our unsafe water and that a safe, long-term water solution should be implemented before exposing new people to our dangerous water. It could easily be years before we are able to secure a safe, long term supply of water. Cleaning high nitrate and high arsenic from water is a very expensive undertaking plus it would create a toxic waste site that creates more problems than it solves. This solution is considered a very expensive band-aid with no long-term benefits.

Discussions have begun with the small town of Picacho eight miles away. Picacho Water Development Corporation water has practically no nitrates or arsenic content. The Picacho Water Development Corporation has agreed to consider drilling a new well and selling PPWC water or absorbing us into their water company. This appears to be the best long-term solution to our dangerous water situation. A water pipe line from Picacho to Picacho Peak would allow industrial tract development along the I-10 frontage road between our two communities. If Picacho Water Development is not interested in helping us with our water needs, a new PPWC location between our two communities should be explored.

On January 14th, 2004 the PPWC has declared a "State of Emergency" and asked Governor Janet Napolitano and other authorities for help. The PPWC believes that if we are able to get help in solving our "dangerous to public health" water supply it will pay dividends to the State of Arizona because of the quality commercial growth it will bring to our community.

The Governor's office has suggested a visit to WIFA. A meeting on Tuesday, February 24th, 2004 with WIFA director Mr. Jay Spector has been scheduled as well as a meeting that afternoon with Mr. Robert Casey, ADEQ Code Enforcement Director.

The PPWC has unfairly taken considerable abuse because of our "dangerous to public health" water. Some officials are so eager to punish us that they aren't interested in understanding why we have a problem. Our company was so small we couldn't do anything about it and it was our only source of water. The PPWC is shocked to learn that all our unsafe water conditions were pre-existing and should never have been approved as a public water company. Can you imagine buying a home and thirty years later being told that your home is sitting on a toxic waste dump and that authorities were aware of it when your home had been built?

Does that make the Picacho Peak Public Water Company a villain or a victim? Picacho Peak Public Water Company needs help, not punishment. Please Help!

WATER Standards test suppliers

From Page B1

If there are larger water providers nearby, he added, small companies will be looking to them for help.

Widespread problem

Arizona has 52 water systems that violate the federal Safe Drinking Water Act. Picacho Peak Water Co. is 16th on that list of serious offenders, according to the Arizona Department of Environmental Quality.

Picacho Peak Water Co. serves 20 to 25 residents but soon may be taxed by five times that number.

The local RV park, which has beefed up services to accommodate more year-round customers, presents the biggest concern for the water company.

Stop-and-go campers only are exposed briefly to the nitrates, said D.C. Cogburn, member of the water company and owner of an ostrich ranch in town.

Cogburn dreads any population increase that may mean running more water into the park and increasing nitrate levels.

Mike Wirth runs the RV park and used to sit on the water board. He said the park's year-round population will not boom at the rate water company officials fear.

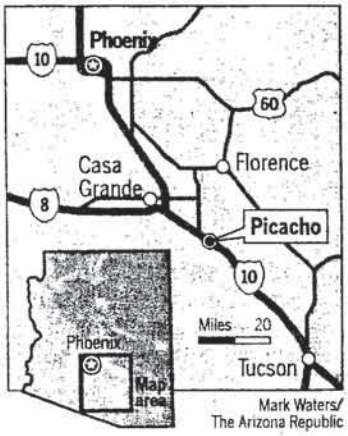
Still, the company in March filed a complaint saying it did not want to provide water to the RV park until the issues of bad water are resolved.

The complaint went to the Arizona Corporation Commission, which regulates private water companies across the state.

Representatives from the water company, corporation commission and RV park got together in June to mediate the complaint.

Last week, members said there's nothing the commission can do. It has no authority over the RV park because it's a private company, not a public utility.

Officials at Picacho Peak



Mark Waters/ The Arizona Republic

bureaucrats to decide what to do about the water. They removed the park from the Picacho Peak Water Co. system and dug their own well.

The park has been using its own supply for three weeks, and state laboratory tests show the water is safe to drink.

"We wanted to become independent of them because of the problems they've had," said Mike Gwinn, construction specialist for Arizona state parks.

Flying under radar

For decades, Picacho Peak Water Co. managed to fly under the radar of state agencies because it was considered a transient water company, thanks to the area's tiny year-round population.

As the RV park began to expand, the company got more attention from state agencies. Water company members solicited help from the state, as well, because they did not want to endanger themselves or their neighbors.

In January, Arizona's environmental agency notified the water company it was violating standards for total number of nitrates and coliform bacteria.

On June 26, the agency posted notices around Picacho indicating that the water is not safe to drink and that the company "was unwilling or unable" to show it had stepped up monitoring and public notification.

Cogburn and George Bien-Willner, company president, are frustrated.

said Cogburn, who also is concerned about lawsuits.

If the state forces the company to "knowingly supply unsafe water to the public, they, not us, should be held responsible," Cogburn said.

"We need help," Bien-Willner said.

"We can't possibly raise water rates enough to clean up the wells, but if we let more and more people in to use the water, we're asking for trouble," he said.

They've even asked the state agencies to shut them down.

"They have accepted the responsibility of serving water in that area," said Heather Murphy, corporation commission spokeswoman, "and if they don't, the state would have to take action to ensure reliable water service."

Murphy wouldn't say what that action may be. She, however, did say that there are "fines and other problems they could face if they abandon the system."

Rate increases and loans are the only options available to small companies to pay for cleanup.

More than 40 percent of the companies violating drinking-water rules serve 100 people or fewer.

At best, the state agencies can help water companies take stock of their financial condition and future needs.

"The process of setting standards under the Safe Drinking Water Act really doesn't accommodate the problems of small, private utilities," Manning said.

No state agency can help them raise money, he added.

Picacho Peak Water Co. hasn't raised water rates since 1982. With such a limited number of users, raising rates enough to cover the estimated $2 million it may cost to clean the wells is unrealistic.

Similarly, the spreading of a $2 million loan among 20 people doesn't work, either.

"We're in a Catch-22," Bien-Willner said.

Reach the reporter at

Water by the numbers

- **1,660** water systems in Arizona.
- **675** water systems serve 100 people or fewer.
- **52** water systems are in violation of the Safe Drinking Water Act.
- **22** of the 52 water systems in violation serve 100 people or fewer.

Help for consumers

Arizona Corporation Commission helps consumers with complaints about water, including rates or charges; installation or disconnection; responsibility for a bill; request for a deposit; refusal of service; quality and type of service; and a water company's policies and procedures.

Complaint process

- Contact the water company directly with complaint.
- Contact the corporation commission if the issue is not resolved.
- Arbitrate the issue or complaint before the corporation commission or a representative, who will write a non-binding decision offering a resolution for the problem.
- If that doesn't work, file a formal complaint with the commission. You and a water company representative will testify before an administrator.
- How to contact the corporation commission: (602) 542-4251, within metro Phoenix; (520) 628-6550, within metro Tucson; 1-800-222-7000 or 1-800-535-0148 outside Phoenix or Tucson but within Arizona.

Sources: Arizona Corporation Commission and Arizona Department of Environmental Quality.

D.C. Cogburn
PO Box 250
Picacho, AZ 85245
(520) 631-8306

July 1, 2003

Attn: All Editors and Reporters of Arizona Newspapers

Re: Drinking water that is "potentially immediately harmful to human health"

Dear Editors and Reporters of Arizona Newspapers:

After years of bureaucratic inefficiency **I HAVE HAD ENOUGH!** As a concerned citizen and an active member of the Picacho Peak Water Company, I have enclosed my letter to Governor Nepolitano asking for her help with a complaint of unsafe public drinking water. Would you please inform the citizens of Arizona about our unsafe water problem? Picacho Peak Water Company needs the public's informed support.

I fully expect for the bureaucracy to try to discredit me personally. I fully expect the bureaucracy to try to discredit the Picacho Peak Water Company as simply a small out of compliance Water Company. This would be laughable if it were not so ***DEADLY*** serious.

Please help me let the truth shine in and lets see who really needs to be discredited!

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident
[redacted]

(LETTER TO GOVERNOR BELOW)

D.C. Cogburn
PO Box 250
Picacho, AZ 85245

July 1, 2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Honorable Governor Nepolitan:

Re: Drinking water that is "potentially immediately harmful to human health"

As a concerned citizen and an active member of the Picacho Peak Water Company, I am very embarrassed to have to ask you for your assistance. Picacho Peak Water Company serves water that is "potentially immediately harmful to human health." To help find a solution to this public health risk, would you have someone from your busy staff address these ten questions? Could you also appoint a very responsible person from your staff to stay involved until a realistic solution is found that protects the citizens of Arizona that are being exposed to this unsafe water?

1. What are the duties of the Arizona Department of Environmental Quality (A.D.E.Q.)?
2. Is it the responsibility of A.D.E.Q. to regulate and insure safe drinking water to the people of Arizona?
3. Should A.D.E.Q. be required to investigate a concerned citizen's complaint about unsafe drinking water that is "potentially immediately harmful to human health?"
4. Should A.D.E.Q. be required to investigate a complaint about unsafe drinking water that is "potentially immediately harmful to human health" if the President and Board of Directors of the involved non-profit public water company request it?
5. Should A.D.E.Q. get involved before 600 plus new people are permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

6. Should A.D.E.Q. get involved after 600 plus new people have been permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

7. If A.D.E.Q. knowingly allows 600 plus new residents to be served water that is "potentially immediately harmful to human health," will A.D.E.Q. be liable if someone gets sick or dies?

8. Is "Sorry, that is not my department" the official position of everyone at A.D.E.Q.?

9. Is there any person of authority at A.D.E.Q. that will actually leave the office to see, hear, and **understand** a complaint about unsafe water that is "potentially immediately harmful to human health?"

10. If A.D.E.Q. will not investigate honestly and thoroughly the complaints concerning increasing demand of water that is "potentially immediately harmful to human health", will A.D.E.Q. be held liable if someone gets sick or dies?

I lodge this written complaint as a concerned citizen, an active member of Picacho Peak Water Company, and for safety concerns of the many citizens and visitors of Arizona who visit the beautiful Historic Picacho Peak State Park. My written complaint serves notice that the water that we serve is "potentially immediately harmful to human health."

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident

Cc: All Editors and Reporters of Arizona Newspapers

PICACHO PEAK WATER CO., INC.

Picacho Peak, AZ

6/30/2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Re: Hazardous Potable Water Systems in Arizona

Honorable Governor Napolitano:

I have owned and managed various enterprises and properties across the great state of Arizona for over 25 years. Until now, I have never had cause to appeal directly to your office despite the access I have enjoyed to several administrations. I am writing to you to ask for your assistance in resolving a potentially life-threatening public safety issue and to make you aware of a very dangerous situation involving the quality of Arizona's water systems and the agencies that are charged with its oversight. On behalf of the Picacho Peak Water Company, I kindly request your assistance in facilitating a meeting with senior management at the Arizona Department of Environmental Quality for the reasons stated below.

I am the volunteer president of the Picacho Peak Water Company, a nonprofit company and also one of the smallest water companies in Arizona. The other two directors and the rest of the board also volunteer their time to provide water to our small community that is located off of I-10 between Phoenix and Tucson. Picacho Peak, as you probably know, is a popular vacation destination because of its historical significance and because of the Picacho Peak State Park (which, incidentally, is one of our company's main customers).

I originally volunteered to serve as president of the Picacho Peak Water Company with a single goal that I continue to aspire to: to help provide good, safe and reasonably priced water to the members of our community. Unfortunately, due the nature of our available water and our limited resources, this goal has proven elusive. We are unable to produce water, in the quantity that our consumers require, that falls within the acceptable range for Nitrate content.

The presence of high Nitrates in our water, we are informed by Arizona Department of Environmental Quality (ADEQ) engineers and other experts, presents a serious health and safety issue. This problem is compounded by the expansion of certain facilities (without Picacho Peak Water Company or proper governmental regulatory approval) that has increased demand on our water system, resulting in increasingly poor water quality. We have been advised by ADEQ that our water situation is one of the most serious in the state and that our water is "potentially immediately harmful to human health."

Our response to the myriad of challenges we have faced as a water company has been to seek the aid and counsel of those governmental agencies that are charged with the protection of the health and safety of the public with regard to water and nonprofit corporations: the ADEQ and the Arizona Corporation Commission (ACC).

Unfortunately, despite our best efforts, including hiring experts, holding countless meetings with the ADEQ and ACC and our grave concern and pleas for help, especially in the wake of the "Rose Valley" tragedy, we have gotten nowhere. Rather that assisting us, we have found the majority of the ADEQ personnel we have dealt with either unwilling or unable to help us to protect our consumers.

More significantly, throughout the course of our dealings with ADEQ and the ACC, we have discovered that neither agency will take responsibility for helping to solve a serious health and safety issue. We have even gone so far to ask that ADEQ *shut us down* for noncompliance if it is unable or unwilling to help us find a solution to our problem. To this day, we repeat this plea. Unbelievably, the response that we have received from ADEQ is that **over 600 (out of approximately 3000 total) water companies in Arizona are similarly in material noncompliance with regulations pertaining directly to health and safety.** The Picacho Peak Water Company continues to struggle, with numerous personnel at ADEQ fully aware of our precarious water quality situation.

I also bring this matter to your attention because I strongly suspect, based on information provided to us by state regulators, that our perilous water situation is not unique. Likewise, I would highly encourage your office to take note of these serious and dangerous gaps in regulation that can easily be manipulated to create a façade of safety and compliance. Unfortunately, I believe that a real danger exists beneath this thin veneer of safety. Given our experience with ADEQ and the information we have received from various agents regarding the water quality of other water companies in Arizona, it appears that another "Rose Valley"-type tragedy is inevitable without either a major change in the ADEQ's approach or added enforcement powers/oversight of Arizona's water systems.

Governor Napolitano, we continue to extend our greatest efforts to ensure that consumers of our water are drinking the safest water possible. However, given our current situation, I believe that this goal is impossible without the immediate support of the State of Arizona. I have tried, on numerous occasions, to arrange a meeting with senior management personnel at ADEQ, but so far my attempts to arrange such a meeting have been rebuffed.

We very much appreciate any assistance that you can provide us with this serious problem for us and all water systems in Arizona and thank you very much for your attention to this matter.

I can be reached at: [redacted]

Sincerely,

George Bien-Willner
President
Picacho Peak Water Company

Cc: Lori Faeth, Policy Advisor – Natural Resources

ADEQ Arizona Department of Environmental Quality

Public Notice

June 26, 2003

This is a notice to inform you that water served from the Picacho Peak Water Company is in violation of the Safe Drinking Water Act.

State records indicate this water system has incurred historic total coliform bacteria monitoring violations as well as maximum contaminant level (MCL) violations for nitrate.

The Picacho Peak Water Company has been served with a Notice of Violation for reporting, monitoring and maximum contaminant level violations. To date, the company has been unwilling and/or unable to provide documentation demonstrating that required increased monitoring and public notification have been performed.

Due to the potential adverse health effects associated with elevated nitrate levels:

- Avoid boiling the water; nitrate levels in water are concentrated when boiled
- Avoid serving this water to infants below the age of 6 months
- Infants below the age of 6 months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome. (See Arizona Administrative Code R18-4-100 appendix A)

For more information, please contact ADEQ's Water Quality Compliance Assurance Unit at (602) 771-4624, or toll free in Arizona at (800) 234-5677, extension 771-4624.

Prepared by Johnny Riley - PPWC - Sec - Treas
5/27/03

Chronology of events pertaining to Mr. Wirth

February 9, 2000 Mr. Mike Wirth came to Picacho Peak Water Company meeting and said that he was in the process of buying Picacho Peak RV & Resort and indicated he had plans to develop the Resort beyond it's current status.

August, 2000 We were allegedly re-categorized as a "community" water system. ***We were never notified, in writing or telephonically. We found this out accidentally in late 2002 or early 2003.***

October 4, 2000 Mr. Dick Bartholomew made a presentation on Picacho Peak RV and Resort. Tabled until October 24 meeting.

October 24, 2000 Mr. Bartholomew presented additional information and three options available for our consideration to provide for the additional 152 RV spaces at Picacho Peak RV & Resort. Tabled until further information could be obtained.

November 14, 2000 Mr. Rick Aguirre, President, of the water board, faxed his resignation to Mike Wirth. We held an election. Mr. George Bien-Willner (incumbent Vice Pres.) was elected as President, and Mr. Johnny Riley (incumbent Sect/Treas.), was re-elected. Mr. Wirth was elected as the Vice President.

November 28, 2000 Mr. Wirth wrote a letter to Mr. Bien-Willner asking us to approve his project.

January 14, 2001 Mr. Bien-Willner, Mr. Egon Von Schreiber, Mr. D.C. Cogburn and Mr. Riley met with ADEQ to gather information,, advise them of our capacity as the new board, and seek their support and advice.

February 15, 2001 Mike raised the issue about was going to happen due to his actions. We advised him that we had five areas of concern.

- ⇨ Mike had gone directly to Jim Wise and told him to install a two-inch meter at his property, without approval of the Board or the other directors.
- ⇨ During the meeting with ADEQ he told them he only had one permanent residence. After the meeting with ADEQ, we were advised by others that he had already sold and was continuing to sell the model homes, thus elevating the number of "permanent residents" as defined by ADEQ and as Mike Wirth had briefed ADEQ. This not only made us look bad to ADEQ, but would likely alter our categorization.
- ⇨ Sent a letter to ADEQ, with a specific number of people and without concurrence of directors. Based on the above information this of grave concern, because of he liability to users.
- ⇨ Mike wrote several letters and changed our permanent address to the RV Resort address.
- ⇨ He met with Mr. Ruhl, a consultant, who may be able to help put together a package to receive a grant, without inviting or even advising others.

February 28, 2001 Mr. Wirth submitted a letter offering his resignation and we accepted it.

September 21, 2001 The discussion then turned to a request from the Picacho Peak RV and Resort for authorization to move on with his plans for expansion of the RV park.

- ⇨ First, George asked Mike if he had connected the new meter. Mike indicated he had not. George indicated that we have serious concerns about his project. We are concerned because it could significantly impact the other users and the Water Company and could change our status as a transient non-community water system. Specifically, it could directly affect the water pressure and overtax the system, which could cause system failures, and it could force us into a different class of water company, which would require us to meet more stringent standards for water quality.
- ⇨ We are looking at several alternatives to meet the quantity and quality requirements of the users. However, at this time we are still not financially solvent. The major issues facing the water company are:
  1) The pipe from well 1 to well 2 may be in need of repair.
  2) The nitrate level is higher than the acceptable levels. However, if we remain a "transient system" it is not as critical because of the relatively low number of permanent residents.
  3) The storage capacity for users is sufficient for current users, but does not allow for additional users.
  4) Several alternatives have been proposed over the years. The three which have the most potential are:
     a) Run a pipe line, with booster pumps from Red Rock to Picacho Peak and build an additional water storage tank on Picacho Peak State Park to create gravity flow to meet the needs of the users.
     b) Set another tank in the vicinity of the current tank and utilize a Reverse Osmosis system to clean the water.
     c) Set another tank in the vicinity of the current tank and build a self-contained water system, which would have minimal waste and would clean the impurities.
- ⇨ Mike asked the Board to approve his project. He said he had been asking for this for several months and we (the Board) couldn't make a decision. He indicated that he may just move on with his project. He was advised we are only concerned about the impact on the water system. He said he already had his building permit and he will do whatever is necessary to get his water. He said that the engineering study he provided recommended that he put in his own system. D.C. Cogburn advised Mike that the engineering report he provided from Dick Bartholomew (attachment 1), did not recommend increasing peak day demand, because "It places to much burden on the well pumps." Mike was advised that we had to approve his project, because of the potential impact on the Water Company and the users. He was further advised that once we have a current engineering report with the overall impact to the water system, we will make a decision on his request. The approval was tabled.
- ⇨ Rob indicated the State Park was planning to install shower facilities in the future. He said it was previously approved by *the Arizona State Park Agency*. None of the current board members remembered any discussions about shower facilities. Rob was advised that we need to get additional information on the projected usage, so we can evaluate the impact on the water system.

- In conclusion, it was emphasized that any major increased usage of water or additional users needed to be approved by the board to ensure that current users are not negatively impacted and that we remain in compliance with the laws controlling the water company's operation.

September 27, 2001: I was in Tulsa, Oklahoma on a recruiting trip, when I received a call from D.C. Cogburn. He advised me that Karen Barry, from ADEQ, had been out to the Water Company site to do an inspection and she told him she had visited with George Bien-Willner about applying for a loan through WIFA. She said George told her that we would not apply.

D.C. said the suspense to get the paperwork in was September 28th. He said she left him a copy of the application form and asked me to look it over and see if we could fill it out and send it in just to get our name in the hat. I asked D.C. to fax it to me at the hotel. When I received it I went over the questions and there were a number I couldn't answer, particularly without the company files. I called and spoke to Ms. Barry and she advised me to call the people at WIFA, which she had written on the top of the application. I called WIFA several times and left messages for anyone who could help on the form. I never received a phone call from anyone.

October 1, 2001 (Monday) I received a call from Suzanne Price at WIFA. She indicated that she was unable to return my calls on Friday, however, the water company should try to submit the paperwork anyway. She said they might be able to work it in to the budgeting cycle. I told her that unless it was a "grant" it wouldn't be worthwhile for us to apply, since we couldn't repay a debt of any size. I told her we only have twelve meters and about 18 to 24 residents. She said, ...oh, then you probably don't qualify, because you are suppose to have 15 hookups and 25 users. Apparently someone had overstated our number of users. I added that quite honestly, we don't even know what we need. She said that she would have Pete Miller, one of her technical people call me back. As of October 7, 2001, I have not heard from him.

December 12, 2001 Letter to Ms. Ceccarelli-Wolf, ADEQ, expressing our confusion with her latter dated November 29, 2001 and our concern about the information she enunciated. We also explained our concerns with the significant ramifications of a change in our company status and the potential problems associated with Mr. Wirth's project.

December 21, 2001 Letter to Ms. Karen Barry, ADEQ, thanking her for her assistance and advising her that the information submitted to ADEQ by Mr. Wirth, the ex Vice President, was not corroborated, coordinated, or authorized by the Company Water Board. We also advised her that Mr. Wirth was advertising park units for sale, contrary to our previous warnings not to take any actions that could impact our classification and relationship with ADEQ.

January 18, 2002 Fax to Ms. Barry forwarding a letter from Mr. Bartholomew. He indicated that the resort was installing a small water reservoir and booster pumping station to serve the Resort's new area and that ADEQ told them that approval is not required if the cost

of the addition is less than $12,500. We asked them to verify the information and assistance in ensuring this action does not impact our ability to provide water that meets the standards set forth by ADEQ.

February 9, 2002 Smith sent a letter requesting all the information we had previously asked for.

September 17, 2002 Ms. Ann Taylor (602—280-8738) called and asked us to apply for a rural development loan to improve our water company. She said we could likely qualify for a 5% interest loan. She referred me to Leonard Gradiallas, WIFA Program Director 602-280-8747. He indicated we could get either a 6.75% (non-governmental arte or maybe 5% (governmental rate) on a WIFA loan.

October 30, 2002 D.C and George met with the state and county (Steve Brown). They discovered that neither the county or ADEQ had issued permits fro the development that Mike was continuing with.

A cease and desist letter was to be issued by the county.

May 19, 2003 DC Cogburn called me and said that he was out investigating a balloon on his property and that Mike Wirth has now poured what appears to be 200 foundations at the RV & Resort. He called Steve Brown and they were sending out an inspector.

May 23, 2003 DC called and said Steve Brown confirmed that Picacho Peak RV Resort has built an additional 200 spots. They have approval from ADEQ for his sewer plan. However, he was not suppose to set any homes. The county erred in allowing the homes to be set. He does not have ADEQ approval for water. Apparently someone in the county misunderstood and allowed the homes to be set.

Picacho thirsts for pure water

Private suppliers fail safety criteria

By Maggie Galehouse
The Arizona Republic

Residents of Picacho know better than to drink the water straight from their taps.

So far, word-of-mouth warnings have kept residents safe from water that's high in nitrates and coliform bacteria.

"I buy gallons and jugs and individual packs of drinking water," said Becky Jones, who seven years ago moved to the rural town between Phoenix and Tucson.

At Eddie's Towing, the mechanics don't even use town water to flush car radiators.

Self-monitoring can't last forever, though, in a state that drew 1.5 million new residents in the past decade.

Members of the all-volunteer Picacho Peak Water Co. find themselves in a situation shared by dozens of small Arizona companies: They simply don't have the money to clean up the water to meet state standards, and there is no one to turn to for help.

"With these small, private water companies, the ability to raise capital is so limited, and when we talk about nitrates, we're talking about incredible cost," said Roger Manning, who heads the Arizona Municipal Water Users Association.

Nitrates are chemical compounds often linked to agricultural fertilizers and are dangerous to pregnant women and small children. Coliform bacteria in water suggest that other forms of bacteria may be present that cause disease and intestinal disorders.

Manning said the continuing problem will worsen in 2006 when water companies must meet new federal guidelines for arsenic levels.

"We'll see bankruptcy," Manning said

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PLEASE REPLY TO TUCSON

November 20, 2002

Steve Brown
Chief Building Official
Pinal County
P.O. Box 868
Florence, AZ 85232-0868

Jeff Stuck, Manager
Drinking Water Section
Arizona Department of Environmental Quality
1110 W. Washington Street
Phoenix, AZ 85007

Re: Picacho Peak RV Park & Resort

Gentlemen:

This firm represents Picacho Peak Water Company (the "Water Company"). The Water Company is located in southern Pinal County along Interstate 10 and provides water to approximately twelve commercial customers, one of which is the Picacho Peak RV Park & Resort (the "Resort"). The Water Company has had a long-running dispute with the owners of the Resort regarding expansion of the Resort property and the possibility that such expansion would require changes to be made by the Water Company to its facilities to accommodate the expanded use of the Resort. The Water Company has advised the Resort that they must obtain approval of the Water Company prior to undertaking any major expansion of their facilities that would require additional facilities to be constructed by the Water Company or any significant increased demand on the Water Company's system.

The Water Company and our firm have been in contact with both ADEQ and Pinal County regarding recent activities by the Resort in expanding their facilities and the lack of approvals obtained by the Resort prior to undertaking these improvements in connection with installation of

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a public water system and a waste treatment system on the Resort property. ADEQ has indicated that they have not approved the construction of any new waste treatment facilities nor has it approved the construction of the new water system installed by the Resort during the past year. In prior contacts with ADEQ by our office, it appears that the Resort has submitted plans in anticipation of construction of these improvements. We are advised, however, that no permits were ever issued nor were the plans ever approved by ADEQ for construction. Nevertheless, it appears that the construction has in fact occurred. We are also advised by Pinal County that permits were issued for the construction, but that the permits were issued upon the representation by the Resort that ADEQ approval had been obtained for both the water and waste treatment systems. We now understand that Pinal County has revoked these permits.

At this time, the Water Company is concerned that unauthorized construction of the waste treatment system and water distribution system have occurred on the Resort property, either or both of which may result in contamination of water in the Water Company's system either by backflow emanating from the unapproved distribution system on the Resort property or by contamination of groundwater resulting from a potentially improperly constructed waste water treatment system. Since neither of these systems have been approved by the appropriate authorities, it is impossible to know whether a risk actually exists. As a result of recent problems in northwest Phoenix which may have resulted from bacterial contamination of drinking water which may have contributed to the deaths of two young children, the Water Company has concerns regarding the potential contamination of its water supply as a result of the construction of unapproved water distribution and waste treatment systems by the Resort. This letter is to request that both ADEQ and Pinal County investigate this matter and take whatever steps are necessary to protect the public health and the water supply by requiring inspections or other actions to be taken to assure the public that the systems through which the potable water and waste water are being conveyed on the Resort property are in compliance with applicable rules and regulations and are safe.

We would appreciate hearing from you at your earliest convenience regarding steps that may be taken by ADEQ and Pinal County to provide such assurances to the public.

Very truly yours,

Spencer A. Smith

rl

c George Bien-Willner

I:\files\docs\PICA02\220113\LTR\BN1522.WPD

[redacted]

Department of Building Safety

Steven R. Brown, CBO, Director

November 8, 2002

attention
Mike Traubert

Camelhead Associates LLC
ATTN: Mr. Mike Wirth
220 S. River Dr.
Tempe, AZ 85281 FAX: (480) 446-9615

From
D. C. Coghlan
[redacted]

SUBJ: Revocation of Permit #01-S-0210, Picacho Peak RV Park,
17065 E. Peak Ln., Phase III 124 Space Expansion

Dear Mr. Wirth:

Pursuant to Section 105.6 of the 2000 International Building Code, the above cited permit is hereby revoked and declared null and void. You are ordered to cease all construction on the development of the RV Park spaces authorized by this permit. Effective immediately, no County Park Model installation permits will be issued for this unit. Additionally, you are ordered not to install any Recreational Vehicles on these lots.

These actions are taken due to the fact that ADEQ has not granted approvals for the Phase II and Phase III Water System expansions, nor for Phase III sewer system construction. I submit as evidence of your failure to cooperate and your knowledge of ADEQs concerns with both your water supply and wastewater treatment, ADEQs letter of December 12, 2001 to your engineer, Kevin McDougall.

In order to have this permit reinstated, submit to this department, copies of any and all approvals for this project, from ADEQ.

Respectfully,

Steven R. Brown, Building Official
Pinal County Building Safety Dept.

cc: Reg Glos, Director, Pinal County Dept of Environmental Health
David Kuhl, Director, Pinal County Planning & Development Dept.

Sent by FAX and Certified Mail

[illegible]

(520) 868-6455
[illegible] (520) 868-6517
TDD (520) 868-6379
P.O. Box 1610
Florence, Arizona 85232

TOTAL P.01

Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

December 12, 2001

Kevin McDougall, P.E.
McDougall Consulting
4757 E. Greenway Rd. #107B
Box 30
Phoenix, AZ 85032-8510

Re: Picacho Peak RV Resort Phase III/Water
ADEQ File No. 20010590

Dear Mr. McDougall:

Reference is made to our phone conversation on 12/10/01. A preliminary review of the submitted water project indicates that the following issues need to be resolved before the review can continue.

1). Wastewater review needs to be completed before Approval to Construct Water can be issued. Please contact Helen Nyberg at (602) 207-4677 regarding ADEQ requirements for submittal of wastewater projects.

2). The Certificate for Approval to Construct Waterline extension for Phase II (32 RV spaces), ADEQ File No. 20000637 has not been issued (see enclosed letter). However, plans, design report & an application for Phase III refer to Phase II as "existing". Approval to construct Phase II needs to be obtained before we can approve Phase III.

3). As on 11/29/01 the Department data indicates that the water system 11-038 is out of compliance. The water system needs to be in compliance before we can approve the proposed extension. Please call ADEQ Water Compliance Enforcement Unit at (602) 207-7626 for more information regarding this issue.

4). Provide description of all proposed Phase III components, including waterlines size, length and material of construction. Also, include storage and pressure tanks size and material of construction.

5). Provide complete construction plans and specifications for the proposed water storage tank, pressure tanks, pumps, backflow prevention device & etc.

a. The details should comply with ADEQ Engineering Bulletin 10 requirements.

b. Show site plan including grading and drainage.

c. Show 6 ft. security fence with lockable gates.

d. Refer to appropriate plans instead of water system report on Sheet 4 of plans.

6). Design Report/Adequacy. The water system production, storage and booster facilities need to be adequate to accommodate the peak demand for all previously approved and proposed connections plus fire flow requirements with a minimum of residual pressure of 20 psi.

7). Specify RV space numbers on all sheet of plans.

8). Note 122 units instead of 124 on Sheet 1 of plans.

9). Street 10 should be noted instead of street 13 on Sheet 13.

10). Show sewer and water pipes invert elevations at all water/sewer lines crossing. If water lines cross under sewer lines, minimum separation and extra protection shall comply with AA.C. R18-4-502.C.

11). Show water/sewer lines horizontal separation.

12). Show air release valves at high points or where water line changes slope.

13). The following water construction notes should be specified on plans:

a. All waterlines and fittings shall have NSF-PW seal.

b. All materials and products used in the drinking water system including surface coatings and paints shall conform to NSF Standard 61as per A.A.C. R18-4-119.

c. Construction materials used in the drinking water system shall be lead free as defined at R18-5-504 and R18-4-101.

d. Water lines shall be pressure and leakage tested in accordance with AWWA C605-94 Standard.

e. Water lines shall be disinfected by chlorination in accordance with AWWA C601 Standard or ADEQ Bulletin No. 8.

f. Backflow prevention assembly shall meet A.A.C. R18-4-115.

g. Well setbacks shall comply with A.A.C. R18-4-502.D.

h. Water/sewer lines separation shall be in accordance with A.A.C. R18-4-502.C.

14. It is recommended to include verbatim of A.A.C. R18-4-502.C. in the Construction Notes (see enclosure).

15). Please provide a written response for each item referenced above.

If you have any questions, please call (602) 207-2236. [redacted]

Sincerely, [redacted]

Katrin Stukov

Katrin Stukov
Technical Engineering Unit
Water Quality Division

KS:ce

Enclosures

cc: Pinal County Health Department
Michael L. Wirth
ADEQ File No. 20000637

WATER

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
Mail Code 5415B-2
1110 West Washington Street
Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
PICACHO WATER CO	☒ Community	☐ Yes,
System ID #	☐ Non-transient Non-community	to PWS #
11135	☐ Transient Non-community	☒ No

Overall compliance status	☒	No major deficiencies	☐	Major deficiencies
Monitoring and Reporting status	☒	No major deficiencies	☐	Major deficiencies

Comments: None

Operation and Maintenance status	☒ No major deficiencies	☐ Major deficiencies	
Date of last Sanitary Survey	10-5-11	**Inspector**	Karen Berry, PHX

Major unresolved/ongoing operation and maintenance deficiencies:

- ☐ unable to maintain 20psi
- ☐ cross connection/backflow problems
- ☐ treatment deficiencies
- ☐ certified operator
- ☐ inadequate storage
- ☐ surface water treatment rule
- ☐ ATC/AOC
- ☐ other =

Comments: None

Is an ADEQ administrative order in effect?	☐	Yes	☒	No

Comments: None

System Information	
Population Served	800
Service Connections	400
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	2007
Monitoring Assistance Program (MAP) System	☒ Yes ☐ No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	**Date**	July 13, 2012

☒	Based upon data submitted by the water system, ADEQ has determined that this system **is** currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and **PWS is in compliance.**
☐	Based upon the monitoring and reporting deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**
☐	Based upon the operation and maintenance deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Revised March 2009

AGREEMENT

FOR

DEVELOPER INSTALLED WATER TREATMENT FACILITIES

This Agreement is between Picacho Peak Water Company, an Arizona non-profit corporation ("Company"), with its address at PO Box 1100, Red Rock, AZ, 85145, and Camelhead, Associates, LLC ("Developer"), with its address at 220 S. River Dr., Tempe, AZ, 85281.

RECITALS

A. Company is a public service corporation within the meaning of Article 15, Section 2, of the Arizona Constitution, and is authorized to provide potable water service within portions of Pinal County, Arizona, in accordance with a Certificate of Convenience and Necessity ("CC&N") granted by the Arizona Corporation Commission ("Commission").

B. Company is obligated to provide safe and affordable water service to the public.

C. Company's water operations are governed by numerous federal and state statutes and regulations, and are subject to regulation by numerous federal and state agencies.

D. Company's groundwater source contains nitrate levels exceeding 10 parts per billion, which exceeds applicable drinking water standards. Company is under order by the Arizona Department of Environmental Quality to treat its source water so it no longer exceeds applicable drinking water standards.

E. Developer is proposing to rezone, in part, a commercial recreational vehicle park commonly referred to as the Picacho Peak RV Resort, which Developer avows is 41 acres, and additional commonly owned property nearby ("Development"), at 17065 E. Peak Ln, Red Rock, AZ 85145, as described and mapped in Attachment 1. Developer has requested that the Company provide assurances to Pinal County that the Company will provide adequate water service to the Property. Notwithstanding the zoning matter, Developer understands that it is in Developer's best interest to assist Company in providing water that meets the applicable drinking water standards for use by the current and future Development customers.

F. Company is willing to provide such assurances to the Developer and agrees to meet additional water demands of the Development provided Developer agrees to, at Developer's cost, design, permit, construct, and install centralized water treatment equipment and related facilities, including wastewater disposal facilities (collectively, the "Facilities") to serve the Development's potable water demand in an operationally efficient manner. The Facilities are described in Attachment 2, and incorporated herein.

G. After designing, permitting, constructing, and installing the Facilities, Developer wants to transfer the Facilities to Company.

H. So long as the Facilities are properly designed, permitted, constructed, installed, and approved by the Company and regulating authorities, Company believes accepting the Facilities and serving the Development promotes Company's and the public's interests, health, and welfare.

AGREEMENT

Understanding that the Recitals are incorporated into the terms of this Agreement, the Parties agree as follows:

1.0 Developer's General Obligations

1.1. Developer will design, permit, purchase, transport, construct, test, install, connect, bond, secure approvals, and insure the Facilities at no cost to Company.

1.1.1. The estimated cost of construction of the subject plant as more fully detailed in Attachment 3, attached hereto and incorporated herein by reference, is estimated to be $60,000 to $80,000.

1.1.2. The Parties acknowledge that the cost to complete the project may differ from this estimate, in which case, Developer shall not be excused from performance hereunder.

1.2. Developer must follow good utility practices and the applicable governmental rules, regulations, and policies when designing, permitting, constructing, installing, and connecting the Facilities.

1.3. Within 30 days of the date of Operational Acceptance (as defined below), Developer will execute all documents reasonably necessary to transfer to Company:

1.3.1 Facilities; and

1.3.2 Easements, rights-of-way, fixtures, as well as rights and privileges pertaining to property including access and use ("Real Property Interests") reasonably required by Company to operate and maintain the Facilities.

1.4. Developer will transfer the Facilities and Real Property Interests to Company at no cost.

2.0 Company's General Obligations

2.1. If Developer has met its obligations, then Company will:

2.1.1. Promptly review, inspect, and, if appropriate, approve the Facilities;

2.1.2. Approve and accept the Facilities and the Real Property Interests reasonably required to operate and maintain the Facilities; and

2.1.3. Assist Developer to secure necessary regulatory approvals including the Arizona Department of Environmental Quality ("ADEQ").

2.2. After the date of Operational Acceptance, Company will operate and the Facilities subject to the warranty provisions described below.

3.0 Construction Timing

3.1. Developer estimates construction will start on October 1, 2012, and will be completed by April 30, 2013.

3.2. If Developer does not begin construction within nine months from the date of this Agreement, Developer will be in material breach of this Agreement.

3.3. If the Facilities are not constructed by December 31, 2013, Developer will be in material breach of this Agreement.

3.4. Developer shall act diligently to obtain the necessary rezoning, special use permits, building permits, and any other governmental approvals required to site the Facilities (collectively, the "Governmental Approvals").

4.0 Plans, Specifications and Testing

4.1. Developer will prepare Facilities plans and specifications by an appropriately licensed and qualified engineer registered in Arizona ("Plans and Specifications").

4.2. Developer will submit the ADEQ approved Plans and Specifications to Company for approval. Company will promptly review the Plans and Specifications and issue, in writing, its review comments or approval, as appropriate.

4.3. If the Plans and Specifications are not approved by Company, then Developer will modify the Plans and Specifications to address Company's comments and resubmit the Plans and Specifications for Company's review and approval.

4.4. If Developer begins Facilities construction before Company approves the Plans and Specifications, this construction will be at Developer's sole risk and subject to repair, alteration or reconstruction at Developer's expense as directed by Company.

4.5. Upon substantial completion of the Facilities, Developer will take water samples and promptly disclose the water quality data and documents to Company. If the water exceeds 70% of the maximum permissible level for a contaminant in drinking water as promulgated by the United States Environmental Protection Agency or ADEQ (the "Standard"), the Facilities shall

not be accepted and Developer shall make all repairs and reconstruction necessary to meet the Standard.

5.0 Construction Risk, Insurance, and Bonding

5.1 Developer shall carry on all work on the Facilities or otherwise required hereunder at its own risk until the same is fully completed and accepted by the Company and will, in case of accident, destruction or injury to the work of material before such final completion and acceptance, replace or repair forthwith any materials so injured, damaged or destroyed, in accordance with the original approved plans and specifications and to the satisfaction of the Company and at Developer's own expense.

Developer hereby assumes the entire responsibility and liability for injury or death of any person, or loss for damage to any property contributed to or caused by the active or passive negligence of Developer, its agents, servants, employees, or subcontractors incurred during the course of construction of the Facilities. Accordingly, DEVELOPER WILL IDEMNIFY AND HOLD HARMLESS the Company, its officers, directors, engineers, agents, and employees from and against such claims or expenses, including penalties and assessments, to which they or any of them may be subjected by reason of such injury, death, loss, claim, penalty, assessment or damage, and in case any suit or other proceeding shall be brought on account thereof, Developer will assume the defense at Developer's own expense and will pay all judgments rendered therein. Developer's indemnity obligation hereunder shall terminate upon expiration of the warranty period except with respect to any claim for indemnification then pending by the Company against Developer.

5.2 Developer agrees to produce and maintain all insurances described below. Certificates of insurance shall be provided to the Company before the commencement of actual construction.

5.2.1 Workmans' compensation in the benefit amounts, and occupational disease disability insurance, as required by the laws and regulations of the state.

5.2.2 Comprehensive general liability insurance, with minimum combined single limits of $1,000,000.00, and including operations and protective liability coverage's. When the work to be performed requires blasting, Developer's insurance shall specifically cover that risk.

5.2.3 Comprehensive automobile liability insurance with minimum combined single limits of $1,000,000.00, and covering all owned and non-owned automobiles or trucks used by or on behalf of Developer, in connection with the work.

5.3 To ensure project completion, within 90 days after the execution of this Agreement, Developer must furnish a performance bond in the amount of $80,000 issued by an Arizona surety company that is satisfactory to Company. The real person owners of the Developer will also issue guarantees acceptable to Company insuring that the Facilities will be constructed and installed pursuant to this Agreement. Developer may offer alternative forms of assurances of

performance only if approved by Company in writing, which approval may be withheld in Company's absolute and sole discretion.

6.0 Real Property Interests Provided to Company

6.1. Developer will grant Company reasonable easements and/or rights-of-way for Company to access, operate, repair, and maintain Facilities.

6.2. The parties acknowledge that Company must be able to legally access all Facilities sites from public roadways and that easements or rights-of-way must accommodate the siting of the Facilities as well as heavy equipment used to operate and maintain the Facilities. Accordingly, Developer shall secure and grant to Company easements sufficient for these purposes.

6.3 Developer understands and agrees that the Company is entitled to specific enforcement of the provisions granting the Company real property interests in Developers' real property. If Developer fails to perform and if Company elects to construct some or all of the Facilities, which election is left to the absolute and sole discretion of the Company, Company will be entitled to select an adequately sized parcel of Developer's land or location under Developer's control to site, construct, operate, and maintain such facilities. All Real Property interests, easements and rights-of-way, obtained by the Company via exercise of provisions of Section 6.3 hereof, shall be permanent in nature and shall be binding on all successors of interest in the property.

7.0 Operational Acceptance.

7.1. Before Company will determine whether to accept the Facilities and Real Property Interests, Developer must provide Company the following to the reasonable satisfaction of Company:

7.1.1. Lien waivers and releases from contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, and construction;

7.1.2. Receipts, showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, labor, and other costs for design and construction of the Facilities ("Construction Costs");

7.1.3. "As-built" drawings certified as to correctness by an engineer registered in the State of Arizona;

7.1.4. Documents confirming the Facilities transfer to Company;

7.1.5. Documents confirming the Developer is transferring Real Property Interests to Company; and

7.1.6. All required permits, approvals, or authorizations from regulatory agencies.

7.2. If Company has determined that the Facilities have been constructed according to the approved Plans and Specifications and will satisfactorily treat the water to the levels described herein, in an operationally cost efficient manner, then Company will accept the Facilities, subject to Developer's correction of any outstanding punch list items and continual adequate water treatment. Such acceptance is referred to herein as the Operational Acceptance.

7.2.1 For the period of 12 months following final acceptance of the Facilities by Company, the Developer will be responsible for causing any improvements or repairs to the Facilities to meet the standards set forth in paragraph 4.6.

8.0 Refund

8.1. Subject to the qualifications below, for the period of 10 years after the date of Operational Acceptance, Company shall pay Developer annually 10% of the payments received from bona fide customers supplied with treated water from the Facilities (the "refund payments").

8.2. If Developer is entitled to any refund payments, then there will be 10 consecutive refund years. Refund year 1 will begin on July 1 after the date of Operational Acceptance and will end on the next June 30. Refund years 2 through 10 will each date from July 1 to June 30. Company will make any refund payments owed to Developer for the previous refund year by August 31. The refund may, at the Company's option, be in the form of a credit to the Developer's active account on the Company's records.

8.3. The refund payments shall not exceed the total amounts advanced by Developer for the Facilities. Accordingly, Developer must furnish invoices to Company to receive the refund. Developer must furnish receipts showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, labor, and other costs incurred for the construction of the Facilities.

8.4. Any balance advanced for the Facilities remaining at the end of the 10-year refund period is nonrefundable. No interest will be owed on any amount advanced.

9.0 Assignment

9.1. Neither Company nor Developer may assign its rights or obligations under this Agreement without the other party's prior written consent. This consent may not be unreasonably withheld by either party.

10.0 Binding Agreement

10.1. This Agreement binds, and inures to the benefit of, the parties, and their respective legal representatives, administrators, executors, agents, successors, and assigns.

10.2 If Pinal County denies Developer's request to revise the zoning and/or permitted uses on the Property in its entirety, then this Agreement will be void. If any part of the Property zoning

and/or permitted uses is changed from its current status, however, then Developer is obligated to meet the terms set forth in this Agreement.

11.0 Applicable Law

11.1. Arizona law governs this Agreement and its performance is subject to regulation by the State of Arizona as well as federal, state, and local regulatory agencies with jurisdiction.

11.2. By signing below, Developer acknowledges that the Company provided Developer a copy of the Arizona Corporation Commission rules governing extension agreements.

12.0 Waivers

12.1. Either party may waive any provision in this Agreement intended for its benefit.

12.2. Any waiver must be in writing.

12.3. No waiver of a provision will operate to waive any other provision.

12.4. If either party fails to require the other to perform any term of this Agreement, that failure does not prevent the party from later enforcing that term.

13.0 Communications

13.1. Communications under this Agreement should be should be addressed as follows:

Company:	Developer:
Picacho Peak Water Company Attention Bill McCabe 150 Louisiana NE Albuquerque, NM 87108	Camelhead Associates, LLC Attention Mike Wirth 220 S. River Dr. Tempe, AZ 85281

14.0 Address Changes

14.1. A party changing their address will notify the other party in writing.

15.0 Further Documentation

15.1. Each party agrees in good faith to execute any additional documents as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

16.0 Counterparts

16.1. This Agreement may be executed in counterparts.

17.0 Additional Terms

17.1 Any provision of this Agreement or any portion thereof which now or hereafter is contrary to any law, order, regulation, ordinance or requirement of any governmental unit or subdivision, whether the same are now in force or are enacted or promulgated in the future, or is otherwise invalid, shall be deemed stricken from this Agreement, which shall not invalidate or impair the remainder of such provision or the remaining provisions of this Agreement.

17.2 This Agreement shall be construed in accordance with and governed by the laws of the State of Arizona. The Parties agree that any action to enforce the terms and provisions of this Agreement may be brought in the Superior Court in and for Pinal County, Arizona, and each Party hereby consents to jurisdiction in that court for purposes of such actions.

17.3 The prevailing Party in any action to enforce the terms and provisions of this Agreement shall be entitled to recover its reasonable attorneys' fees and costs incurred in such action, in addition to any other remedies allowed under applicable law.

17.4 The Parties agree to execute, acknowledge and deliver such further documents as may be necessary or proper to carry out the purpose and intent of this Agreement.

17.5 Time is of the essence of this Agreement and each and every provision hereof.

17.6 If any provision or any portion of a provision of this Agreement is deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect the remaining portion of that provision or of any other provision of this Agreement, as each provision of this Agreement shall be deemed to be able from all other provisions hereof.

17.7 This Agreement contains the entire understanding among the parties. This Agreement may be amended only by an instrument in writing signed by all parties. All amendments to this Agreement must be in writing and signed by the Parties.

Signed by the parties as of Aug 7, 2012.

[Signatures on the following pages]

Company
_____ Water Company

By: Bill McCabe
Bill McCabe
Its: President

Developer Camelhead Associates, LLC

By: Michael L Wirth
Michael Wirth
Its: Manager

STATE OF New Mexico)
) ss.
County of Bernalillo)

The foregoing instrument was acknowledged before me on August 7, 2012 by Bill McCabe, President of Pinetop Water Company

Cynthia K. Briggs
Name

Notary Public
Title

My Commission expires: 12-15-12

STATE OF Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on July 23 2012 by Michael L. Wirth. of Camelhead Associates LLC.

Debra S Rose
Name

Notary Public
Title

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

My Commission expires: 12/9/12

ATTACHMENT 1

MAP AND LEGAL DESCRIPTION OF DEVELOPMENT

ATTACHMENT 2

ENGINEERING PLAN OF WATER UTILITY PLANT

ATTACHMENT 3

ESTIMATED COST OF FACILITIES

Description	Quantity	Unit	Refundable	Non-Refundable	Total

Engineer, Company supervision, inspection and professional fees

TOTAL ADVANCE/CONTRIBUTION **$ .000.**

The size and quantity of the required facilities and the cost of those facilities will be subsequently revise in accordance with the approved engineering plans. Thereafter, this Attachment and Agreement shall be revised to reflect actual cost.

SEWER COMPLIANCE

McDougall Devcon

Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032
602.619.9900

July 5, 2012

Mr. Mark Wirth
Picacho Peak RV Resort
17065 East Peak Lane
Picacho, AZ 85241
(520) 466-7841

Re: Picacho Peak RV Resort, Sewer Capacity Letter

Dear Mr. Wirth,

This letter is to provide you with an explanation of sewer flows for RV Parks based upon metered flows and a similar type RV Park with an existing Aquifer Protection Permit (APP) from Arizona Department of Environmental Quality (ADEQ). The similar type use was for a senior type, Pioneer RV Park where ADEQ permits 60 gallons per day per unit as a basis for wastewater generated.

The type of units were similar in nature as you are proposing for Picacho Peak RV Resort with RV, trailers, Park models and manufactured homes rated at 60 gallons per day per unit. Some of the factors that influence water usage include the age of residents and number of occupants per unit. Metered water flows confirm that older people to use less water than younger people. Occupancy is limited to two occupants per unit. ADEQ has approved use rate of 60 gallons per unit per day for Pioneer RV Park APP.

Based upon senior usage at 60 gallons per unit (RV, Park model, motor home, 5th wheel or manufactured home), the number of units and amount of wastewater generated is 312 units x 60 gpd = 18,720 gallons and in conformance with the rated performance of the wastewater treatment plant (WWTP) at 20,000 gallons per day.

Sincerely,

Kevin T. McDougall

Kevin T. McDougall, PE, RLS

D H_2O Services LLC

320 Melrose Dr.
Casa Grande, AZ 85222-2522

May 1, 2012

To Whom It May Concern:

The Picacho Peak Sewer System was inspected by A.D.E.Q. in 2005 and 2008. No deficiencies where observed during either inspection. The system is looked at daily and maintenance is done as needed. I, as operator of record , inspect the system once a week. The system, since I have been the operator of record, have not seen or experienced and problems that where not taken care of immediately.

If you have any questions or concerns, please contact me at [redacted]

Sincerely,

Doug Olson

Doug Olson
A.D.E.Q Certification # 48218 & 48219

D H_2O Services LLC

320 Melrose Dr.
Casa Grande, AZ 85222-2522

May 1, 2012

To Whom It May Concern:

The Picacho Peak Sewer System was inspected by A.D.E.Q. in 2005 and 2008. No deficiencies where observed during either inspection. The system is looked at daily and maintenance is done as needed. I, as operator of record , inspect the system once a week. The system, since I have been the operator of record, have not seen or experienced and problems that where not taken care of immediately.

If you have any questions or concerns, please contact me at [redacted]

Sincerely,

Doug Olson

Doug Olson
A.D.E.Q Certification # 48218 & 48219

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov

Stephen A. Owens
Director

November 12, 2008

Camelhead Associates L.L.C.
Attn: Mr. Michael L. Wirth
220 South River Drive
Tempe, Arizona 85281

Re: **Annual Compliance Inspection of the Picacho Peak R V Park WWTP, Inventory Number 100126, ADEQ WWS No. 410152, General APP, Reuse Permit R100126 (vacated),Place ID 676, Santa Cruz River Watershed, Inspection ID No. 130366**

Dear Mr. Wirth:

The Water Quality Field Services (WQFSU) of the Arizona Department of Environmental Quality (ADEQ) has enclosed an inspection report regarding the inspection conducted at the above referenced facility on November 5, 2008. The inspection was conducted to determine compliance with Arizona Revised Statute (A.R.S.) Title 49, Chapter 2, Article 9 and Arizona Administrative Code (A.A.C.) Title 18, Chapter 2, and pursuant to the authority in A.R.S. §49-203(B)(1) and A.A.C. R18-9-110 (A).

As indicated in the enclosed "Inspection Report," no deficiencies were observed during the inspection and during the review of ADEQ records by WQFSU staff. The inspection found the facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to facility by ADEQ. No ADEQ action will result from this inspection.

ADEQ appreciates your efforts in protecting the environment.

Sincerely,

William J. Hare, E.P.S.
Water Quality Field Services Unit

cc: Pinal County Health Department
Denise Roye, Manager, Picacho RV Park, P. O. Box 300 Picacho AZ 85241
Reading file Ref: # FS09424

Northern Regional Office
1801 West Route 66 • Suite 117 • Flagstaff, AZ 86001
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER QUALITY DIVISION - COMPLIANCE SECTION
Field Services Unit

INSPECTION REPORT - WASTEWATER

Facility: Picacho Peak RV Park

Place ID No: 676

Aquifer Protection Permit (APP) No: General APP

AZPDES Permit No: N/A

Reuse Permit No: R100126 (vacated)

Inventory No: 100126

Inspected by: William J. Hare, E.P.S.

Inspection Date: November 5, 2008

Accompanied by: Doug Olson, Operator
Joe Roye, Assistant Manager

Report Date: November 10, 2008

	YES	NO	N/A	UNKNOWN
1. WWTF quality meets the following permit requirements:				
A. General Aquifer Protection Permit	X*			
B. Reuse Permit			X	
C. AZPDES Permit			X	
2. A certified operator is employed by the owner per ADEQ regulations.	X			
3. This system meets permit requirements for operation and maintenance.	X			

* No effluent monitoring is required per the General APP.

Facility Description

The Picacho Peak R.V. Park is located in Picacho Peak, Arizona near interstate highway I-10. The WWTP consists of a Sanilogical extended aeration process with four aeration tanks (6,800 gallons each), equalization basin, sand filter, and chlorinator and discharge to a holding pond and land disposal of the effluent onto 1.6 acres of a restricted access grass area. The holding pond is lined and holds up to 75,000 gallons. The design capacity of the WWTP is 20,000 g.p.d. The discharge rate varies significantly from the summer to winter months. The flow rate in the summer months is > 1,000 g.p.d. Peak flows in the months of January and February can reach 8,000 – 10,000 g.p.d.

Summary of Inspection- General APP:

(1) On March 13, 2003, ADEQ's Water Permits Section (WPS) completed a review of the facility and determined that the RV Park was eligible to continue operating under a General APP as authorized in Arizona Administrative Code (A.A.C.) R18-9-B301(I). The following criteria must be adhered to remain eligible for the Type 1 General APP:

- The facility must not: cause or contribute to a violation of a water quality standard
- Expand the facility to accommodate increased flows
- Treat flows that are not typical sewage
- Create any environmental nuisance
- Daily flows must remain under 20,000 g.p.d.

The General APP inspection did not uncover any violations regarding the operational requirements of the permit. The March 13, 2003 review by ADEQ's Water Permits Section authorized the land disposal of effluent to a fenced area of 1.6 acres utilizing spray irrigation.

(2) Historically, the average wastewater flow at this facility has been 40-50 gallons per space. There are a total of 312 spaces at the park with the completion of Phase III. At the time of the inspection, 79 spaces were occupied. The operator noted that during peak flows in January or February the occupancy averages about 160-180spaces. Peak flows reached 12,000 g.p.d. in February of 2008 when occupancy was 160 spaces.

(3) The inspection indicated that the WWTP was still in the start up mode and occupancy was reported to be 85 occupied spaces. Flow rates were reported to be about 5,500 g.p.d. at the time of the inspection.

(4) The capacity of the WWTP is 20,000 g.p.d. There are four aeration cells in the extended aeration plant connected in series. Each aeration cell is believed to hold about 6,800 gallons. The clarifier appeared to be adequately sized.

(5) The inspection noted that the "mixed liquor" in the aeration cells had good color. The effluent from the clarifier appeared good. The sand filter appeared to be functioning adequately. Both of the blowers were operational. The operator noted that since the date of the last inspection that the air lift pump for the sand filter had been repaired.

(6) Recent Maintenance
Since the date of the last inspection the following the operator noted that the below listed maintenance items had been completed:

- Fan belts replaced for blowers
- Relay switches repaired for blowers

Effluent Land Disposal Site:
The land disposal site was inspected and no deficiencies were noted. The site meets the criteria as noted below which is required for land application of effluent in the General APP.

- The Land Disposal site (Reuse Site) was bermed.
- The Land Disposal Site and effluent spray pattern was not near any residential areas.
- The Disposal area was fenced.
- The WWTP flow limits remain under 20,000 g.p.d.
- There is adequate depth to groundwater.

Certified Operator Requirements:

Mr. Roye is the onsite operator and is certified at the Grade 1 WWT level with ADEQ. Mr. Roye operates under the direction of Doug Olson, who is the remote operator. Mr. Olson is certified with ADEQ as a Grade 4 WWT and a Grade 4 WWC. Mr. Olson makes weekly trips to the facility. Mr. Olson works for the City of Eloy.

Summary

The inspection found that the WWTP was well maintained and well operated. Housekeeping was very good.

Compliance Summary

1. **Monitoring and Reporting Requirements.** The facility is not required to submit monthly/quarterly reports regarding the General APP. However, the facility conducts several operational control tests including settleability, ph, DO, etc. The inspection found the facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to facility by ADEQ.

2. **Operator Certification Requirements.** The WWTP is classified as a Class 2 WWTP and the collection system is classified as a Class 1 Collection System. The onsite operator is Joe Roye who is an ADEQ certified operator for Grade 1 WWT. The remote operator is Doug Olson is certified with ADEQ as a Grade 4 WWT and a Grade 4 WWC.

3. **Operation & Maintenance (O&M) Requirements.** At the time of the inspection, this facility appeared to be operating adequately and in conformance with the operational requirements of the General APP.

End of Report

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
NOTICE OF INSPECTION RIGHTS

Water Quality Division, Water Quality Compliance Section, Water Quality Field Services Unit

Part I. A. FACILITY INFORMATION	Part I. B. ADEQ INFORMATION
Facility Name: Picacho RV Park Facility Location- Pinal County Regulated Person's Name: Joe Roye Regulated Person's Tele: On-site Rep's Name: Joe Roye Inv. Sys. No. 100126 WW No: APP No: APP No. General APP Reuse No.- none AZPDES No: none Other: none	Date of Inspection: November 4, 2008 County: Pinal Inspection By: Bill Hare, WQFSU Accompanied By: Doug Olson Follow-up: Facility Contact: Joe Roye Telephone: WW No: WWTP Start Time: 9:00am Time of Exit: 12 Noon

Part II.

The ADEQ representative(s) identified above were present at the above address on the above listed date and time. Upon entry to the premises, the ADEQ representative(s) met with me, presented photo identification that they are ADEQ employees and explained that the purpose of this inspection is/was:

XX To determine compliance with A.A.C.R18-9-Part B (**BADCT for Sewage Treatment Facilities**)

__To determine compliance with A.A.C.R18-9-Article 7 (**Reclaimed Water Requirements**).

__To determine compliance with A.A.C.R18-11-Article 1 (**Surface Water Quality Standards**).

__To determine compliance with A.A.C.R18-11-Article 4 (**Aquifer Water Quality Standards**).

XX To determine compliance with an **APP** Permit issued pursuant to:
A.R.S.§49-241 and 255 et. seq. and/orA.A.C.R18-9-Part A (Aquifer Protection Permits).

Other: _XX_ __To determine compliance with an **unpermitted discharge and possible violation of** A.R.S, Title 49-241.- this inspection is conducted pursuant to inspection authority at §49-104 (B)(8), A.R.S.§41-1009, A.R.S. §49-203.B.1., and A.A.C. R18-9-110 (presentation of credentials, right of entry).

That ADEQ will charge the hourly fee ($61), pursuant to (A.A.C. R18-14-102(B), for only the annual compliance inspection for Reuse Permitted facilities (A.A.C. R18-14-101(8)(i)).

No fee is charged for the following facility inspections which are funded through their annual registration fees : __APP __AZPDES __Unpermitted __State-owned __Industrial WWT only

Part III.

I understand that I can accompany the ADEQ representative(s) on the premises, except during confidential interviews.
I understand that I have right to:
a) Copies of any original documents taken during the inspection, and that ADEQ will provide copies of those documents at ADEQ's expense.
b) A split of any samples taken during the inspection, if the split of the samples would not prohibit an analysis from being conducted or render an analysis inconclusive. I do _____ do not ___ wish to have splits of any samples taken.
c) Copies of any analysis performed on samples taken during the inspection and that ADEQ would provide copies of this analysis at ADEQ expense.

I also understand that:
a) Each person interviewed during the inspection will be informed that statements made by the person may be included in the inspection report.

b) Each person whose conversation is tape recorded during the inspection will be informed that the conversation is being tape recorded.

c) If an administrative order is issued or a permit decision is made based on the results of the inspection, I have the right to appeal that administrative order or permit decision. I understand that my administrative hearing rights are set forth in A.R.S. § 41-1092 *et seq*. and my rights relating to an appeal of a final agency decision are found in A.R.S. § 12-901 *et seq*.

d) If I have any questions or concerns about this inspection, I may contact either the WQFSU Inspector at (602) 771- 4838 or the Water Quality Field Services Unit Manager at (602) 771- 4841.

e) If I have any questions concerning my rights to appeal an administrative order or permit decision, I may contact the Office of Administrative Counsel at (602) 771-4477.

Part IV. While I have the right to decline to sign this form, the ADEQ representatives may still proceed with the inspection/investigation. The signature merely acknowledges receipt of this Notice of Inspection Rights.

1. [ ] I have read this Notification and discussed any questions or concerns with the ADEQ representatives. _____.
Regulated Person or Authorized On-Site Representative

2. [ ] _____ refused to sign the Notification.
3. [ ] The regulated person or authorized on-site representative is not present at the facility.

ADEQ Representative's Signature: Bill Hare
Bill Hare, WQFSU Inspector

FIRE PROTECTION

Michael Wirth

From: Brian Delfs [bdelfs@avfire.org]
Sent: Monday, April 23, 2012 2:38 PM
To: Michael Wirth
Subject: Annexation Information
Attachments: Annex ltr picacho.doc; April 23 ltr re Picacho.docx

Mr. Wirth,

I have attached a letter and a handout that you can use as a jump-off point for your discussions. Please feel free to contact me if there is anything else I can provide. The Avra Valley Fire District is exited to enter into a partnership with you and the other businesses in the area.

Thank you,

--

Brian Delfs
Fire Chief, Avra Valley Fire District
15790 W. Silverbell Rd.
Marana, AZ. 85653
520-682-3255 Office
[redacted]
BDelfs@avfire.org

Fire - PPRV

ARE YOU INTERESTED IN ANNEXATION?

The AVFD will not move to annex any areas that do not express a desire to be annexed.

Who is Avra Valley Fire District?

- Avra Valley Fire District (AVFD) is a Quasi-municipality, Governed by Arizona Revised Statute 48-805. What this means to you is that, if annexed, a portion of your tax dollars will be used for the delivery of emergency services like fire, medical, and rescue services.
- Our fire district currently operates three fire stations and plans are being developed to open a fourth fire station in the Red Rock Community. A fire station near your home or business may reduce your insurance rates.
- All of the fire engines and ambulances in the AVFD are staffed with cross-trained firefighter/paramedics and EMT's.

Why is this annexation being proposed?

- Emergency services are an important part of the community and one that is often overlooked until the time of need arises. While our hope is that you will never need to dial 9-1-1, the reality is that someone in your community will. When that "someone" dials 9-1-1, we want to ensure that the closest and most appropriate resources are available for your emergency.
- Some of your neighbors have expressed interest in annexation due to the fact that residents whose homes and businesses have fire protection will generally see significantly lower insurance premiums.
- The Avra Valley Fire District is offering to transition their services to include the coverage of areas that wish to be included within the District's boundaries.
- In order for your neighborhood to be annexed, representatives of your community should contact the AVFD to ask that the process be initiated. Then, annexation will only occur if over fifty percent of the property owners and residents sign official petitions to be annexed.

How does Avra Valley Fire District get funding to operate?

- AVFD's operating budget is tax based; all properties are levied a secondary assessed property tax that is used for the delivery of emergency services. For example, a home valued by Pima County at $100,000 would be taxed approximately 84 cents per day.
- Please give us a call to estimate the tax liability for your property.

If you would like to know more:

You are always welcome to attend our board meetings the 4th Wednesday of every month.
(Confirm location and time on the website, or call 520-682-3255).

www.avfire.org

Avra Valley **Fire District**

15790 W. Silverbell Road
Marana, AZ 85653-9577

Phone (520) 682-3255
Fax (520-682-5458

April 23, 2012

Dear Property Owner:

During a recent review of the current Avra Valley Fire District boundaries, we realized that the Insurance Services Office (ISO) is under the impression that your businesses fall within the boundaries if the Avra Valley Fire District. ISO is responsible to set the protection class that insurance companies utilize to determine coverage eligibility and to set insurance premiums. ISO has asked the fire district to confirm that your businesses fall within our jurisdiction. The problem is, you are not.

We are very concerned that you do not have the fire protection you need. IF we have resources available and the need arises, we will respond to emergencies involving your property. However, since you are outside of the district such responses would result in charges for service. Charges for such responses can easily top $20,000 per incident. Being a part of the fire district gives you the peace of mind of knowing that firefighters and paramedics are always available for you in case of emergencies. In addition, being part of the fire district will likely result in lower ISO ratings and insurance premiums. We hope you can see our concern about your safety and agree that being a member of the fire district would be a benefit to you and your family -- not to mention a possible cost savings.

If you share our concern and would like to discuss the procedure of becoming a member of the fire district, please call or write the Avra Valley Fire District at 15790 W. Silverbell Road, Marana AZ. 85653, or telephone 682-3255 to discuss the next steps.

We look forward to speaking with you.

Sincerely,

Brian Delfs

Fire Chief

"Our Family Helping Your Family"

2002 CLOSURE LETTER FROM ADEQ

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us

Stephen A. Owens
Director

June 5, 2003
Ref: #FS03-485

Case ID #:25442

Mike
FYI

Mr. Michael L. Wirth
Picacho Peak RV Park
220 South River Drive
Tempe, Arizona 85028

Subject: Closure of the November 29, 2002 Notice of Violation, Inventory No. 100126

Dear Mr. Wirth:

The Arizona Department of Environmental Quality (ADEQ), has closed the Notice of Violation (NOV) issued to Picacho Peak RV Park on November 29, 2002. ADEQ has closed the NOV based upon its determination that the Picacho Peak RV Park has met the *Documenting Compliance* provisions of the NOV.

ADEQ will not proceed with further action at this time. However, if additional information regarding the alleged violations is discovered, or if further violations occur, ADEQ may reconsider its position and take additional action as appropriate and as allowed by law.

Thank you for your efforts to comply with the Arizona's environmental requirements. Should you have any comments or questions regarding this matter, please do not hesitate to contact me at 602 771 4841.

Sincerely,

Romann G. Diaz, Manager
Water Quality Field Services Unit

cc: Pinal County Health Department
Michele Robertson, ADEQ, Manager, Water Permits Section
Bartholomew Engineering Inc., 3240 E. Shea Blvd., Suite 161, Phoenix, AZ 85028
Ora Beach, P. O. Box 1051, Red Rock, AZ 85245
WQFSU Reading File

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us

Stephen A. Owens
Director

March 13, 2003

Mr. Richard Bartholomew, P.E.,
Bartholomew Engineering, Inc.,
7518 E. Elbow Bend, Ste B-1
Carefree, AZ 85327
(480) 488-9775

Re: Picacho Peak RV Park - Wastewater Treatment Plant
General Permit Determination

Dear Mr. Bartholomew:

The Water Permits Section of the Arizona Department of Environmental Quality (ADEQ) has reviewed your letter dated March 6, 2003 and received in this office on March 7, 2003. You have requested a determination concerning general permit applicability.

After a review of the information submitted, Picacho Peak RV Park has been determined to meet the requirements of the Arizona Administrative Code (A.A.C.) R18-9-B301.I for a Type 1 general aquifer protection permit, based on the following information provided below:

- Picacho Peak RV Park is located at 17065 E. Peal Lane, Picacho, Arizona 85241, in Township 9 South, Range 9 East, Section 14.
- The facility is permitted for 312 spaces.
- The facility began operations in 1990.
- Wastewater is treated in a 20,000 gallons per day (gpd) Santec package plant. The effluent is filtered and chlorinated and then discharged to a land application site using low spray irrigation over an area of 1.6 acres. The facility also has an effluent storage pond lined with 20 mil polyethylene that can store 75,000 gallons of effluent. Warning signs are posted around the site stating the nature of land use, with a warning to stay away from the site.
- Depth to groundwater is about 300 feet below the ground surface.
- Water meter readings indicate existing daily flows to be well below 20,000 gpd.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information:		**ADEQ File No.** 20000637
Name	Michael L. Wirth	**Project Name:**
Address	220 S River Drive Tempe, AZ 85281	Picacho Peak RV Resort - Phase 2

	Project Type(s)	**Project Location** (street names/intersections)
X	Gravity	SW Corner of Exit 219 and I-10
	Lift Station	Approx. 40 miles northwest of Tucson, AZ
	Forcemain	
	Other:	

Wastewater System Name:	Picacho Peak RV Park WWTF	**Treatment Facility Permitted Design Flow:**
Wastewater System Number:	410152	To serve 32 R.V. Space Expansion
System Inventory Number:	100126	**System Capacity Affirmation Form, Date:** 12/29/00

Design Documents Approved for Construction	
Document	Date
Notice of Intent to Discharge	12/29/00 (ATC)
Site Plan	12/29/00
Design Plan	12/29/00
Operation & Maintenance Plan	N/A
Other Document(s):	N/A

Site Information:

County: Pinal

Location of Downstream End of system proposed herein:

Twnshp 9S	Range 9E	Section 14	¼ ¼ ¼
Latitude:	32°	38'	50.0"
Longitude:	111°	23'	14.0"

Legal Description of area served by project:

Township:	Range:	Section:
Township:	Range:	Section:
Township:	Range:	Section:

ProvisionalVerification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the requested general permit and applicable requirements of Arizona Revised Statutes Title 45, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform with the approved design documents.

Gregory H. Brown, P.E. — Wastewater Design Review Unit Manager (Title) — 4/10/01 (Date)

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

ENGINEERÛS CERTIFICATE OF COMPLETION

TO VERIFY A SEWAGE COLLECTION SYSTEM CONSTRUCTED UNDER GENERAL AQUIFER PROTECTION PERMIT 4.01

Applicant Information: Michael L. Wirth

Name Picacho Peak R.V. Resort

Address P.O. Box 1100 220 S. River Drive

Red Rock, AZ 85245 Tempe, AZ 85281

File No. _____

Project Name: Picacho Peak R.V. Park Phase III Wastewater System Expansion

Engineer Information:

Name Bartholomew Engineering, Inc.

Address 3420 East Shea Blvd.

Suite 161

Phoenix, AZ 85028

Phone No. 602-953-5648 Fax No. 602-953-7570

Affix seal per A.A.C. R4-30-304(B)

Registered Professional Engineer CERTIFICATE NO. 6299 RICHARD F. BARTHOLOMEW Date Signed 11/5/03 ARIZONA U.S.A.

Project Description: Wastewater System Phase III Exoansion to Serve Lots 78-113 (inclusive) of the Picacho Peak R.V. Resort System. (This Certificate of Completion is submitted in compliance with terms of ADEQ, Nov. dated 11/29/02, copy attached)

I, Richard F. Bartholomew *(print name)*, a Professional Engineer registered in the State of Arizona, provide the following as evidence that the construction of the above described project was completed, to the best of my knowledge, in compliance with the Provisional Verification of General Permit Conformance or with allowed changes as reflected in as-built plans.

Agency Use Only

Date Rec'd.: _____ **Constructed Within 2 Years?** ☐ Yes ☐ No **LTF No.** _____

(The certifying engineer named on page 1 must complete items 1 - 6)

File No. _____

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

1. CONSTRUCTION WORK PERFORMED

☐ The work on this project was completed on 7/1/02 *(date)* by the following:

CONTRACTOR NAME	WORK PERFORMED	LICENSE TYPE
	Installed 6" Sewer & C.O.	None Required

☐ List of additional contractors is attached.

2. TEST RESULTS

☒ Pre-operational tests (*deflection, leakage, uniform slope, pressure, manhole, etc.*) were conducted and/or observed by the following, and test results satisfactorily meet requirements specified in A.A.C. R18-9-E301.

CONTRACTOR/AGENCY/TESTER NAME	LICENSE TYPE	TESTS PERFORMED/OBSERVED BY	SATISFACTORY RESULTS?
Bartholomew Engineering, Inc.	Ora Beach, R.V. Park Manager		☒ Yes ☐ Yes
(Directive)	(See attached letter Dated 12/26/02		☐ Yes

☐ List of additional testing entities is attached.

3. CONSTRUCTION PLANS (Either 3a or 3b must be checked and information provided as applicable)

☐ a. The original construction plans submitted with the Notice of Intent to Discharge accurately reflect final location, configuration, and construction of components.

☒ b. As-built plans were sealed and signed by Richard F. Bartholomew, registered as a professional Civil Engineer, Arizona Certificate Number 6299, and are attached*. (Changes to the original plans noted in the as-built plans shall be identified by "highlighting" or other conspicuous method).

4. OPERATION & MAINTENANCE (O&M) PLAN (One of the following boxes must be checked and information provided as applicable)

☒ a. An O&M plan is not required (the design flow of this project is not more than 10,000 gallons per day).

☐ b. The original O&M plan submitted with the Notice of Intent to Discharge is unchanged and satisfies the final plan requirement per A.A.C. R18-9-E301(E)(3).

☐ c. A final O&M plan is attached.

☐ d. A final O&M plan applicable to this project is on file with the Department.

5. OTHER INFORMATION REQUIRED BY THE DEPARTMENT UNDER A.A.C. R18-9-E301(E)(2) (Either 5a or 5b must be checked and information provided as applicable)

☒ a. No other information was required.

☐ b. Other information required by the Department is attached.

6. ADDITIONAL INFORMATION ATTACHED? ☐ No ☐ Yes *(describe)* _____

**Note: A change made during construction in location, configuration, dimension, depth, material, or installation procedure is allowed under A.A.C. R18-9-A301(D)(1)(e) only if the change continues to conform with the specific standard in rule used as the basis of design. Any such changes must be recorded on the site plan.*

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

Bob

POST THIS CARD AT OR NEAR FRONT OF BUILDING

TO BE POSTED ON JOBSITE AT ALL TIMES

PINAL COUNTY

Department of Building Safety

INSPECTION RECORD

Inspection Line Phone (520) ~~868~~ 866-6401
(Call before 3:30 P.M.)

Office (520) ~~868~~ 866-6455

JOB ADDRESS (Post Address) 17065 E. Peak

NATURE OF WORK expand 124 spaces

BUILDING PERMIT NO. 01S210 DATE ISSUED

OWNER Camelhead Assoc.

CONTRACTOR Wirth

NOTE - SPACES 2 TO 67 SEWER/ELEC UG. PASS 5-28-03 Bob

✓	INSPECTION		DATE	INSPECTOR
	FOUNDATIONS			
	SET BACK			
	TRENCH – CONDUIT	PASS 49 SITES	3-12-02	Bob
	REINFORCING			
	STEM WALL	113-121 UG ELEC PASS	11-24-02	Bob

H20 SP 102-113 PASS 2-24-02 Bob

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	ROUGH PLUMBING	PASS 32 TO 77 WATER LINE PASS 12 SP 201-213 Bob	4-10-02 D. Davis 6-4-02	UG 201-213 PASS Bob 6-9-02
	UNDERGROUND ELECTRIC	NOTE - CK GRND/NOTRAL C WELL TANK Bob		GND 5-14-02 Bob
	PRE-FLOOR	PASS U.G CONDUIT SPACES 201-213	PASS U.G. WIRE-BOND 4-25-02	D. Davis

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	GROUT (EVERY 8' ~~MAX.~~)	ELEC CONDUIT 214 TO 237 PASS 6-18-02 Bob		PASS U.G & GROUND 1-68 - 4-28-03 Bob
	BOND BEAM			
	FRAME			
	ROOF NAIL			
	TOP OUT PLUMBING			
	ROUGH ELECTRIC			
	ROUGH MECHANICAL			
	INTERIOR GAS	M. Sole 10-15-03 BD		

DO NOT COVER WORK UNTIL ALL ABOVE HAS BEEN SIGNED

	LATH	SITE 1-10 SEWER TEST		PASS 6-2-03 68-77 Bob
	DRYWALL FASTENERS	PASS 5-15-03 Bob		

DO NOT COVER UNTIL ALL ABOVE HAS BEEN SIGNED

Water Line PASS South 2-23 Kim

	SEWER LINE / WATER LINE	3" FUTURE PASS 1-10-01 Bob SP 201-213 PASS 6-4-02 Bob		Water line Pass West loop 7/30/02
	GAS SERVICE LINE	214-224 PASS 6-27-02 Bob 225-236 PASS 7-1-02 Bob		
	ELECTRIC SERVICE	160-168 PASS 12-31-03 Bob		

ALL ABOVE MUST BE SIGNED BY INSPECTOR FOR FINAL INSPECTION

NOTE - SPACES 2

	REINFORCING			
	STEM WALL	113-121 UG ELEC PASS	11-24-03	H2O SP 102-113 PASS 2-24-02

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	ROUGH PLUMBING	PASS 32 TO 77 WATER LINE PASS 12 SP 201-203	4-10-02 D. DAVIS 6-4-02	UG 201-213 PASS 6-9-02
	UNDERGROUND ELECTRIC	NOTE - CK GRND/NOFRAC & WELL TANK		GND 5-14-02
	PRE-FLOOR	PASS U.G CONDUIT SPACES	PASS 201-213	U.G. WIRE-BOND 4-25-02 D. Davis

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	GROUT (EVERY 8' MAX.)	ELEC CONDUIT 214 TO 237	PASS 6-18-02	PASS U.G GROUND 1-68 - 4-28-03
	BOND BEAM			
	FRAME			
	ROOF NAIL			
	TOP OUT PLUMBING			
	ROUGH ELECTRIC			
	ROUGH MECHANICAL			
	INTERIOR GAS	M. Hole 10-15-03		

DO NOT COVER WORK UNTIL ALL ABOVE HAS BEEN SIGNED

	LATH	SITE 1-10 SEWER TEST		PASS 6-2-03 68-77
	DRYWALL FASTENERS	PASS 5-15-03		

DO NOT COVER UNTIL ALL ABOVE HAS BEEN SIGNED

Water line PASS South loop 7-29-03

	SEWER LINE / WATER LINE	3" FUTURE PASS 1-10-01 SP 201-203 PASS 6-4-02		Water line PASS West loop 7/30/02
	GAS SERVICE LINE	214-224 PASS 6-27-02		
	ELECTRIC SERVICE	225-236 PASS 7-1-02 160-168 PASS 12-31-03		

ALL ABOVE MUST BE SIGNED BY INSPECTOR FOR FINAL INSPECTION

	FINAL INSPECTION	TEMP FINAL SPACE 237-312 160-168	3-2-04	

	SWIMMING POOL			
	LAYOUT / PRE-GUNITE			
	PRE PLASTER / BARRIERS / FINAL			

Final Sewer Taps 8-01-03

See back of card for Building Division inspection policy

Welcome to
PICACHO PEAK RV RESORT
A Senior (55+) Resort
RV's and Park Models
RULES AND REGULATIONS

1. **AGE RESTRICTIONS:** At least one (1) resident on each site must be fifty-five (55) years of age or older. No one under thirty-five (35) years of age will be allowed to reside with resident. Children and/or guests under thirty-five (35) years of age may visit for a maximum of seven (7) consecutive days.

2. **SMOKING IS PROHIBITED** in all Park buildings. When you smoke outside anywhere on the property, please dispose of your leavings in a proper manner – NOT ON THE GROUND.

3. **AGE AND APPEARANCE OF RV:** Management reserves the right to refuse admission to any RV on the basis of age and/or appearance. RV's over ten (10) years old must be approved by management prior to check in. All units must be self-contained and fully functional.

4. **SEWER HOOK-UPS**: You must have a threaded or an airtight connection to the sewer service. No part of the sewer hose can lie on the ground at any time. Sewer hose must be elevated from the sewer connection to your RV. This is the rule issued by Pinal County and county inspections are done on a regular basis.

5. **RATES, DEPOSITS AND REFUNDS:** Rates are based on occupancy by two (2) persons and one (1) RV per site. When making a reservation, a non-refundable deposit will be required of $100 for monthly or annual reservations. The balance due must be paid upon arrival and prior to check in. **Absolutely NO REFUNDS will be given for any reason, including, but not limited to, no-shows or early departures**.
   A. Daily and weekly rates include water, sewer, electricity and use of facilities. Monthly and annual rates do not include electricity and a deposit of $50.00 for electric usage is required when checking in. The deposit will be applied toward the final billing and the balance (if any) will be refunded. RATES ARE SUBJECT TO CHANGE AT ANY TIME. Telephone hook-up is optional and will be charged separately if used (Available on limited sites). Propane and electric payments are due upon receipt of billing.
   B. There is no "grace period" for delinquent rents and/or utility charges; residents will be charged $5.00 per day (for up to five (5) days) for each day the rent/utility bill remains unpaid. Starting on the sixth (6th) day, the late fee will be $5.00 per day. Residents will be charged $25.00 for checks returned for non-sufficient funds and late charges will apply to any unpaid rent/utility bill.
   C. Short term residents (daily and weekly) will be charged $2.00 per day for overnight guests.
   D. Check in and check out time is 11:00 AM. Any extensions must be made and paid for prior to check out time. You are not considered checked out until you have vacated the site and left it clean and ready to be reassigned.

6. **STREET SAFETY & PARKING: ***THE SPEED LIMIT IS 5 MPH*****
   A. Vehicles, including bicycles and golf carts, may be operated on roadways only. Anyone who operates any motorized vehicle must be properly licensed. RV sites occupied or not, may not be used as short cuts, driveways or for parking. Motorcycle and motorbike riding is allowed only to and from tenant's site, not around the Park.
   B. Two (2) operable vehicles and one (1) golf cart are allowed per site. Boats, unmounted campers, utility trailers, etc. are not permitted on site. Guest parking is available – check with the office.
   C. No auto or truck washing on site without prior permission of management. There is a $5.00 washing fee and can be obtained at the office. Please conserve water – use a nozzle when washing.
   D. RV's must be parked in an appropriate manner on site.
   E. Parking of any vehicle, including golf carts, on any of the streets or easements is not permitted. SPEED LIMIT is five (5) miles per hour maximum and is strictly enforced. You can prevent speed bumps by honoring the speed limit. Numerous notices of non-compliance may be cause for eviction.

7. **LAUNDRY:** A 24 hour laundry facility is provided for your convenience. Management is not responsible for lost or damaged clothes. Proper handling and **supervision of your laundry is your responsibility**. Please clean

machines after each use. Dying of clothing is not permitted. Notify Management of any malfunctions of washers or dryers. Outside clotheslines are not permitted.

8. **SWIMMING POOL & HOT TUB:** Hours are posted at pool area – typically 10am to 10pm. There is no lifeguard on duty. Glass containers are not permitted in the pool area. No oils or lotions are allowed in the pool or hot tub – be sure to use the outdoor shower before using the pool or hot tub. There is no running around, diving or jumping into the pool. Wear a bathing suit – no cut-offs allowed. Wet swimsuits are not allowed in the park community buildings.

9. **TRASH DISPOSAL**: Garbage receptacles are not permitted outside your RV. Dumpsters are available throughout the park. ALL trash must be placed inside a dumpster; all boxes must be broken down before putting in dumpster. **NO trash of any type should be left on the ground outside a dumpster.** Any item too large for the dumpster must be taken to the land fill by the resident.

10. **AERIALS, DISHES AND ANTENNAS:** TV, CB and ham radio antennas are not allowed without permission. Satellite and microwave receiving dishes are permitted provided they do not exceed 18" in diameter and height subject to management approval. Satellite dishes may not be placed on tables. They must be firmly attached to the RV unit or mounted on a portable tripod made for this purpose and kept within three (3) feet of the rear of the RV or Park model.

11. **PETS:** No more than two (2) house pets per site are permitted. Residents must comply with all pet rules and accept full liability for, indemnifying the Resort owner and manager against any type of claim resulting from, actions of their pet(s). Any animal deemed by management to be **"unfriendly" will be required to be immediately removed from the park**.
    A. Pets must be kept quiet at all times. Vicious or unusually noisy pets will not be tolerated.
    B. Pets must be on a leash when outside and may not be left unattended.
    C. Except for those reasonably required to accommodate the needs of a handicapped person, pets are not allowed in the laundry, restrooms, office, clubhouse, pool/spa area or any other recreational areas of the Resort. Nor are they to be tied outside or carried into any of these areas.
    D. ALL EXCREMENT MUST BE PICKED UP IMMEDIATELY and properly disposed of by pet owner. Pet exercise area is located at the southeast corner of the park.
    E. Animals are not allowed on other tenant's property without their permission.
    F. Portable dog fences are allowed with prior management approval.
    G. Complete the pet agreement at the office for documentation of pet.

12. **NOISE:** Loud and disturbing noise is not permitted at any time.
    A. Stereos, radios, TV's, organs, pianos and musical instruments should be tuned and/or played at a level which will not disturb or annoy other residents.
    B. Loud parties, drunken or boisterous conduct will not be tolerated.
    C. No generators are to be operated on the grounds for extended periods. Notify management prior to use.
    D. No powered tools are to be operated, or construction to occur, before 7:00 AM or after 6:00 PM.

13. **AUTO MAINTENANCE:** Major auto repairs are prohibited on the property (i.e. engine/transmission overhauls, etc.) Minor tune-ups are permitted. Diesel engines are not to be left running; only the required warm-up time is allowed. **Changing oil, anti-freeze or other fluids is absolutely prohibited anywhere on park property. Violation constitutes grounds for eviction**. Washing of vehicles, including RV's, is not allowed on site without permission of management. There is a $5.00 washing fee and can be obtained at the office. Please conserve water – use a nozzle when washing. Be courteous of overspray toward neighbor.

14. **CAMPFIRES/BARBECUES: Campfires of any kind are prohibited**. Barbecue grills are located at the Ramadas for residents and guests use. Please check with the office to make sure they have not been reserved for another party. Clean after each use so the grill will be ready for next guest. Charcoal and gas grills are permitted at sites if covered. Be courtesy to neighbor.

15. **AWNINGS, STORAGE SHEDS, CARPORTS, FENCES, ETC.:**
Accessories such as wooden awnings, carports, storage sheds, fences, decks etc. are allowed for Park Models only and must be approved in writing prior to construction and/or installation. Apply at the office for approval.
   A. Permanent awnings, storage sheds, porches and enclosures are not allowed for RV's.
   B. One storage shed per Park Model site is permitted. Shed may not exceed eighty (80) square feet of floor space, seven (7) foot side walls, eight (8) foot roof peak, must be wood, and may not be a permanent structure. **Paint color must be approved and color coordinated to match park model.**
   C. Permanent type structures, such as wooden additions or awnings, require a building permit and are permitted for Park Models only.
   D. See-thru screening is allowed on decks; tarps are not. (Park Models only.)
   E. Portable pet fences, not to exceed 6' x 12' x 3' high are allowed in the RV section with prior management approval.
   F. Temporary/canvas carports are no longer permitted. Those previously approved must be removed if they become damaged, worn out, or the unit is sold.

16. **SITE MAINTENANCE AND USAGE:** Residents are responsible for maintaining their site in a clean and orderly fashion at all times.
   A. Overstuffed furniture, appliances (e.g. refrigerators, freezers, washers, dryers), bottles, cans, storage boxes, cement blocks, cinder blocks, or other equipment are not allowed outside the unit. Only standard patio/yard furniture and a reasonable number of potted plants are allowed outside your unit.
   B. RV's and accessories must be kept in good repair.
   C. Resident shall be liable for any damage to buildings, grounds, or premises.
   D. A private business, including, but not limited to, child care, manufacturing, advertising items for sale or vending, may not be conducted on site. The office telephone number and or address may not be used for the purpose of advertisement or sale of any kind.
   E. Yard sales are not permitted in the RV or Park Model section.
   F. No soliciting or vending is permitted. If solicitors or vendors contact you on your site, please notify the office.
   G. Park is responsible for trees throughout the park. Please contact park management for any trimming or removal of park trees. In ground planting must be pre-approved by management. Desert type foliage is allowed with prior approval. No drip systems are to be installed. Water is a problem in the desert - use it sparingly.
   H. Tow dollies are allowed on site only if stored beneath the rear of the motorhome.

17. **SUBLETTING: IS NOT ALLOWED IN THE PARK.**

18. **STORAGE AREA:** Residents are welcome to use the fenced storage area for a monthly storage fee. Storage payments must be made by the anniversary date each month. If payments become delinquent for one month or more the stored item(s) will be considered abandoned. Picacho Peak RV Resort assumes no liability forproperty stored in this area. Storage is locked at all times.

19. **FOR SALE:** RVs and Park Models may be advertised for sale on site.
Before you may sell your unit to someone who will be keeping the unit in Picacho Peak RV Resort, you must notify the office, in writing, of your intent to sell. If the unit is over 10 years old it must be inspected and approved by management. All charges owing must be paid prior to change of ownership of the unit. Prospective buyers must make application at the office and be approved for residency prior to finalizing the sale. Background checks are required for all new annual residents which is part of the residency approval. Typical cost is $25.00 per person.

   If a unit is to be removed from Picacho Peak RV Resort, all charges owing must be paid prior to removal of the unit from the park.

   A. "For Sale" signs must be placed in windows inside the unit and may not exceed 12" x 12" sign. NO signs of any kind may be placed in the yard.
   B. Site rent is transferable and may accompany the sale of the unit. Such arrangements are between the seller and the buyer of the unit and management is to be notified.

20. **GUESTS:** The host tenant must register all overnight guests at the office on the day of their arrival. Guests are limited to a maximum stay of no more seven (7) consecutive days and no more than fourteen (14) days in a calendar year.
    A. Guests may not reside in the park when residents are residing elsewhere. House sitting, pet sitting and/or subleasing is NOT Permitted.
    B. Activity areas are available to all residents and adult guests. Special rules that may apply are posted at the facility.
    C. The host resident will accompany and be fully responsible for their guests and are liable for damages caused by visiting guests and/or pets.
    D. Host resident must supervise visiting children at all times. Children are not allowed to play in streets or other tenant sites. Toys, bicycles, etc. must be kept on the host tenant's site. Bicycle riding is limited to roadways only and must be in the company of the host tenant. Restrictive pool hours (3:00 PM to 5:00 PM) are posted for visiting children who must have resident supervision at all times while at the pool. Children are not allowed billiards room or spa.
    E. Residents are responsible to inform any sub-contractor coming to their home to check in at the office (except for after hour emergencies). Sub-contractors or workers not checked in may be asked to leave the park.

21. **MANAGEMENT:** Reserves the right to make necessary changes in the Rules and Regulations that they judge to be in the best interest of the Park, residents & guests. Employees work for the benefit of the Park and are prohibited from performing tasks for individual guests during working hours except in an emergency. The Park Staff also enjoys activities in their off hours. Please allow them to do so without burdening them with business matters.

22. **SPECIAL NOTICES:** These rules and regulations may be amended at the discretion of Management. However, residents will be notified in writing of any changes.
    A. Special rules are posted in the swimming pool area, Laundromat and equipment and facilities therein, and any area, constitutes a part of the Rules and Regulations. Violation of them will be treated as a violation of the Rules and Regulations, and constitute grounds for eviction.
    B. Wheels and axles are not to be removed from RV's while on site.
    C. Resort Management, office staff, independent contractors, and maintenance staff are not answerable to Residents. Please do not give instructions to them or make special requests of them. All work requests must be made directly with the office personnel through a written work order (available in main office).
    D. ALL COMPLAINTS MUST BE MADE DIRECTLY TO THE OFFICE STAFF AND IN WRITING. No verbal, third party, or anonymous reports will be acted upon. Complainant must be willing to testify if needed. No tenant to tenant confrontations are allowed.

23. **VIOLENT CONDUCT:** Fighting or violence of any kind is prohibited. There is to be no wearing of firearms and/or knives in the Resort. The discharge or the display of a weapon on the premises will **RESULT IN IMMEDIATE EVICTION.** Harassment or intimidation of your neighbors, visitors, guests, residents or our staff will not be tolerated and may be cause for **EVICTION.** Be courteous to your neighbors – no loud parties, harassment or intimidation of neighbors or boisterous conduct is tolerated. Nor disruptive behavior or actions detrimental to the resort is acceptable.

24. **MAIL:** We offer our private mailroom for your use. Resort is not responsible for any mail, incoming or outgoing.
    A. OUTGOING MAIL: Place in the 'outgoing mail box" in the mail room no later than 9:30am.
    B. INCOMING MAIL: May be picked up after 11:00am in the alphabetical mail slots in the mail room. Be sure to check both the smaller letter and larger magazine slots.
    C. MAILING ADDRESS: Resident Name
       c/o Picacho Peak RV Resort
       P.O. Box 300
       Picacho, AZ 85141
       NOTE: Limited mail service is from April 16th to October 31st.
    D. Annual residents should get their own PO Boxes at either Red Rock or Picacho post offices. We encourage our monthly residents to also obtain personal PO Box at the post office.
    E. If you want your mail forwarded when you leave, please make up mailing labels for Resort to use. We will forward mail for 30 days after you leave. After that your mail will be returned to sender.
    F. **UPS/FEDEX:** Use the Resort's physical address: 17065 E. Peak Lane, Picacho, AZ 85141. Include your site # for direct delivery.

25. **TELEPHONE / TELEPHONE MESSSAGES/EMERGENCIES:**
Emergency Messages only will be delivered to your site. If you are not there, they will be taped to your door.

26. **HIGH SPEED INTERNET** is located throughout the Resort. Ask the office for directions for access.

27. **PROPANE:**
100 lb. tanks not permitted in the park except without prior approval.
Park sells propane Monday through Friday 10:00 a.m. till Noon. Propane tanks must be brought to the propane filling station. Put a tag with your Site # on the tank. (String tags are available in the office.) You may pick up your filled tank after 1:00 PM. Your bill will be at the office and payable the same day your tank is filled. We will allow up to 5 days for you to come to the office to pay your propane bill. There will be a $5 per day charge for each day beyond the 5th day that any propane charges are unpaid.
The park will fill your motorhome propane tank. Contact office to schedule and special instructions.

28. **PARK MODELS:** All park models must be approved in advance. Storage sheds are permitted with management prior approval. Any additional structures must be approved in writing by management prior to the start of construction. Additions may require a permit from the County of Pinal. Add-on rooms must be skirted. Skirting and awnings shall be painted metal or vinyl, similar in design and compatible in color to each home. All improvements or approved plantings must be within the lot setbacks. This means no structure or planting of any kind may encroach into that area. All vehicles / structures must adhere to these setbacks. See office for improvement guidelines and plantings permitted.

29. **LONG-TERM RESIDENTS:** We are glad you have chosen Picacho Peak RV Resort as your home. Please help us welcome overnight guests as well as monthly residents. You are ambassadors for our Resort. Help us keep our community an attractive and pleasant place to live. Residents are responsible for any damage caused by themselves or their guests. Storage of bottles, cans, boxes, appliances or equipment is not permitted outside a home or accessory structure. Storage sheds are only allowed on Park Model sites. No utility connections are to be made to a second vehicle of any type without the prior permission of management. Long-term residents leaving on a long temporary basis must notify the office prior to departure. This enables the staff to prepare all invoices, utility shut-offs, etc. If RV's are left unattended in an unpaid site it will be treated as abandoned and will be removed from the Resort. New Park Model owners will be allowed, if approved by management, to use a nearby site for resident to transfer their belongings from the RV to the Park Model. As a courtesy, tenant will be allowed three (3) days without a site fee – only paying electric if plugged in.

30. **AFTER HOURS PARK EMERGENCY.** Contact the office or the courtesy patrol at front gate. What constitutes an emergency? Fire, gas leak, water leak or sewer leak. For all other emergencies: death, serious illness, accident, a physical altercation with/or threats from another tenant, police/sheriff or poison control, call 911.

31. **WILDLIFE FEEDING NOTICE:** Ground feeding and watering of wildlife animals is dangerous. Rabbits are rodents and can be very destructive. They are also carriers of diseases and parasites many of which can be transferred through their droppings to pets and humans. When you attract rabbits, you will also attract predators such as coyotes, snakes, javelina, skunks, wild cats, etc. Feed wildlife outside the park.

***** CHECK OUT TIME IS 11:00 AM *****

We value your desire to stay with us and will continue to strive to provide you with the best possible service and pleasant atmosphere. The Resort management and/or its owners shall not be held responsible for any loss due to fire, accident or theft to tenant or their property. This property is privately owned and management reserves the right to refuse service to anyone.

2/2010

PZ-PA-001-12
&
PZ/PZ-PD-005-12

PZ-PA-001-12
&
PZ/PZ-PD-005-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012
(continued from the June 21, 2012 Planning Commission meeting)

CASE NOS.: **PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12 (Picacho Peak Resort)**

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 41.5± acres situated in Section 14, T9S, R9E G&SRB&M (legal on file)

TAX PARCEL: 410-05-015A

APPLICANT/LANDOWNER: Camel head Associates, LLC/ landowner, 220 South River, Tempe, AZ 85281; Lyle Richardson/ agent, 5310 N. Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Employment to High Density Residential within 19.6± acres and from Low Density Residential to High Density Residential within 19.7± acres.

A rezone request from RVP (Recreational Vehicle Park) to MHP (Mobile Home Park), and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel.

LOCATION: The subject property is located south of Picacho Peak Road and west of Interstate 10, in the Red Rock area.

SIZE: 41.5± acres

COMPREHENSIVE PLAN: The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan. They are applying for a Comprehensive Land Use as part of this application to High Density Residential.

EXISTING ZONING AND LAND USE: The subject property is currently zoned RVP (Recreational Vehicle Park), the property currently has an existing RV Park.

SURROUNDING ZONING AND LAND USE:
North: (CI-1); vacant
South: (RVP); vacant
East: (CB-2 and SR); vacant
West: (CB-2 and SR);

FINDINGS:
Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Picacho Peak Water Company

Sewer: Waste Water Package Plant
Access: The property is accessed from Picacho Peak Road

PUBLIC PARTICIPATION:
Neighborhood Meeting: May 2, 2012
Neighborhood and agency mail out: April 12, 2012
News Paper Advertising: April 20, 2012
Site posting: Applicant: April 12, 2012 & County: May 1, 2012

HISTORY: The Picacho Peak Resort is an existing RV resort at the base of Picacho Peak, which has been in existence for over 30 years. They currently are approved for 312 spaces which they currently rent out to campers, recreational vehicles, motor homes and Park Model units.

The park was rezoned in September of 1984 to allow the RV park and community facilities.

In August of 1985 a Certificate of Approval to construct a water distribution system and a wastewater facility was authorized by ADEQ.

Permits for Phase 1 of the RV Park were issued in October of 1985.

ADEQ and Pinal County permits and applications are evident through 2000.

The Park applied for permits for Phases II and III in June of 2001 through December 2001.

In November of 2001, ADEQ authorized an approval to construct drinking water facilities on the site for Phase III on site expansion.

In October of 2002 the County was made aware that the ADEQ water permits for Phases II and III had not yet been approved and a letter requesting the permits to be put "on hold" was made to the RV Resort.

In March 2003, ADEQ's Water permits Section completed a review of the facility and determined that the RV Park was eligible to continue operating under a General APP as authorized in Arizona Administrative Code.

In June 2003, ADEQ issued a letter of closure on the notice of violation and determined that the Picacho Peak RV Park has met the Documenting Compliance Provisions of the NOV.

In November 2005, ADEQ's Annual Compliance Inspection indicated no deficiencies and the water treatment facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to them by ADEQ.

In November 2006, ADEQ again performed an inspection of the wastewater facilities and determined it to be operating adequately and in compliance with the General APP for a Class 2 WWTP and Class 1 Collection System.

A status report from ADEQ dated February 1, 2012, referenced the last survey done on June 29, 2011, ADEQ performed a drinking water status report which concluded that a Point-of-use treatment system was installed in July of 2009. Only one sample had been submitted for compliance with ADEQ. This sample was under the maximum containment level for nitrates. Two more samples are needed to ensure reliability and consistency for the system to be in compliance with nitrate levels. In addition, further maintenance deficiencies were detected with the system. At that time, ADEQ could not determine if the system was delivering water that met the water quality standards and the system was therefore listed as not in compliance.

The most recent Drinking Water Status Report for the Picacho Water Company received was dated July 13, 2012 from ADEQ and stated that "Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets the water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance." A copy of this report is included in the packet.

ANALYSIS: The applicant is requesting approval of a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing. The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan.

Fit Within the Neighborhood

The property was rezoned in 1984 to allow up to 312 spaces. Those spaces were for campers, recreational vehicles, motor homes and Park Model units. Currently the park is occupied by a mix of seasonal visitors, part-time and full-time residents. The proposed project would not be increasing the number of lots, not adjusting the configuration of the park, but adding another option for people who wish to reside and visit within the Picacho Peak Resort. The requested mobile homes would be placed on existing lots within the community.

Water/ Wastewater

Water and wastewater issues have and continue to dominate this property. Discussions with ADEQ and the Water Providers have indicated that the wastewater and water facilities are operating compliance.

The applicant has conducted two neighborhood meetings the results of which are included in the narrative.

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

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Department of Environmental Health** reviewed the proposal and found that the wastewater plant is sized for 20,000 gallons per day. A verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is sized large enough for the new proposed development.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" which determined to be outside the 100 and 500 year flood plain.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this request under non-Major Comprehensive Plan Amendment Case **PZ-PA-001-12**, Rezone Case **PZ-005-12**, or Planned Area Development Case **PZ-PD-005-12**, to allow recreational vehicles, park models and manufactured housing. Furthermore, the Commission must determine that this development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD Overlay request to allow recreational vehicles, park models and manufactured housing.
2. To date, 2 letters have been received in regards to the project, both in opposition.
3. This development is currently served by the Picacho Peak Water Company.
4. The subject property is an existing residential development.
5. The proposed development will have access to public streets.
6. The proposed Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development overlay request will require, at the time of application for development, that the applicant/owner submit and secure from the applicable

and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (**PZ-PA-001-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan amendment request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting zone change request cases PZ-005-12, then staff recommends that the Commission forward PZ-PA-001-12 to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMENDATION (**PZ-005-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request does not comply with the current comprehensive plan designation of Employment/ Low Density Residential or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and planned area development case PZ-PD-005-12, then staff recommends that the Commission forward PZ-005-12 to the Board of Supervisors with a recommendation of denial.

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-005-12:

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

2. approval of this rezone is contingent upon the Board of Supervisors Planned Area Development (PAD) Overlay District approval as set forth in Case PZ-PD-005-12;

3. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

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

7. a verification letter from ADEQ will be required to ensure that the existing water provider is in compliance, meets water quality standards and has an adequate water supply for the Phase II and Phase III development;

8. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is in compliance, has adequate capacity for collection, treatment and disposal of wastewater for the development;

9. any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

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

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

STAFF RECOMMENDATION (**PZ-PD-005-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and zone change request case PZ-PD-005-12, then staff recommends that the Commission forward PZ-PD-005-12 to the Board of Supervisors with a recommendation of denial.

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-PD-005-12:

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

2. approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-112;

3. the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

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

7. a verification letter from ADEQ will be required to ensure that the existing water provider is in compliance, meets water quality standards and has an adequate water supply for the Phase II and Phase III development;

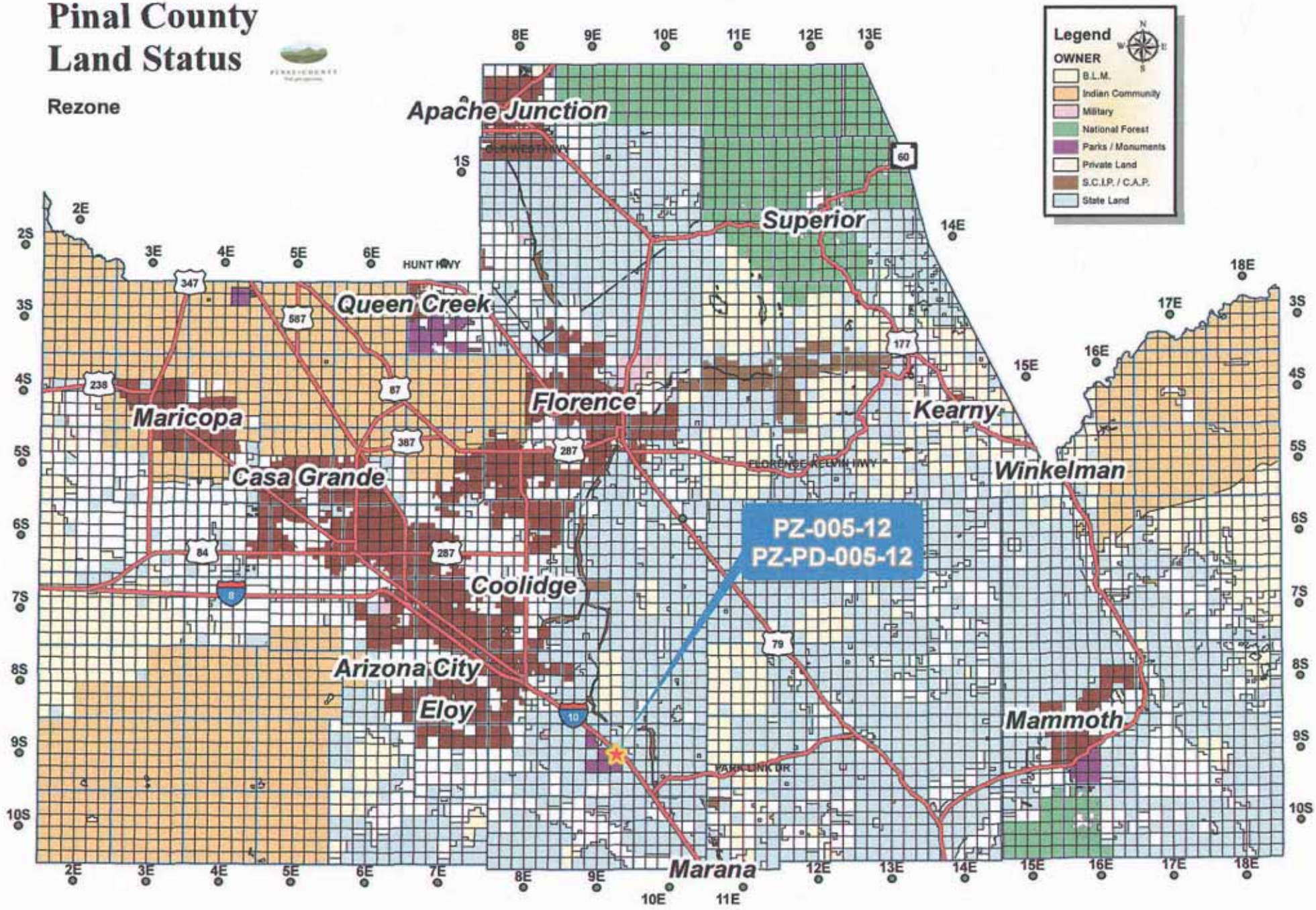
8. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is in compliance, has adequate capacity for collection, treatment and disposal of wastewater for the development;

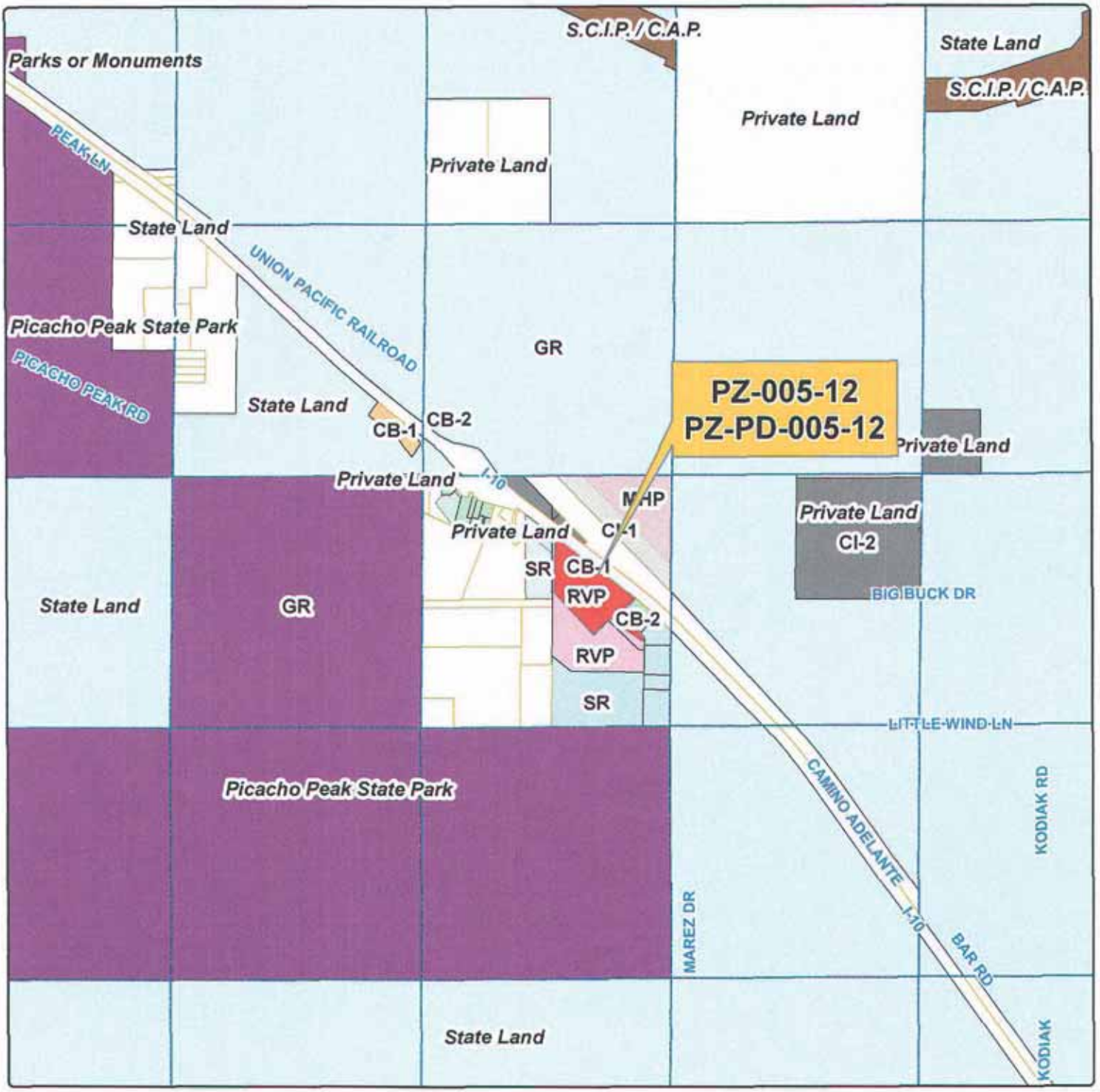
9. Any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

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

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

DATE PREPARED: 5/08/12 – jds
REVISED: 6/12/2012 - jds
REVISED: 8/02/2012 - jds


Pinal County
Land Status
Rezone
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
PZ-005-12
PZ-PD-005-12
HUNT HWY
FLORENCE KELVIN HWY
PARK LINK DR



Rezone

Planning & Development Services

NORTH

PINAL • COUNTY
Wide open opportunity

CAMELHEAD ASSOCIATES LLC

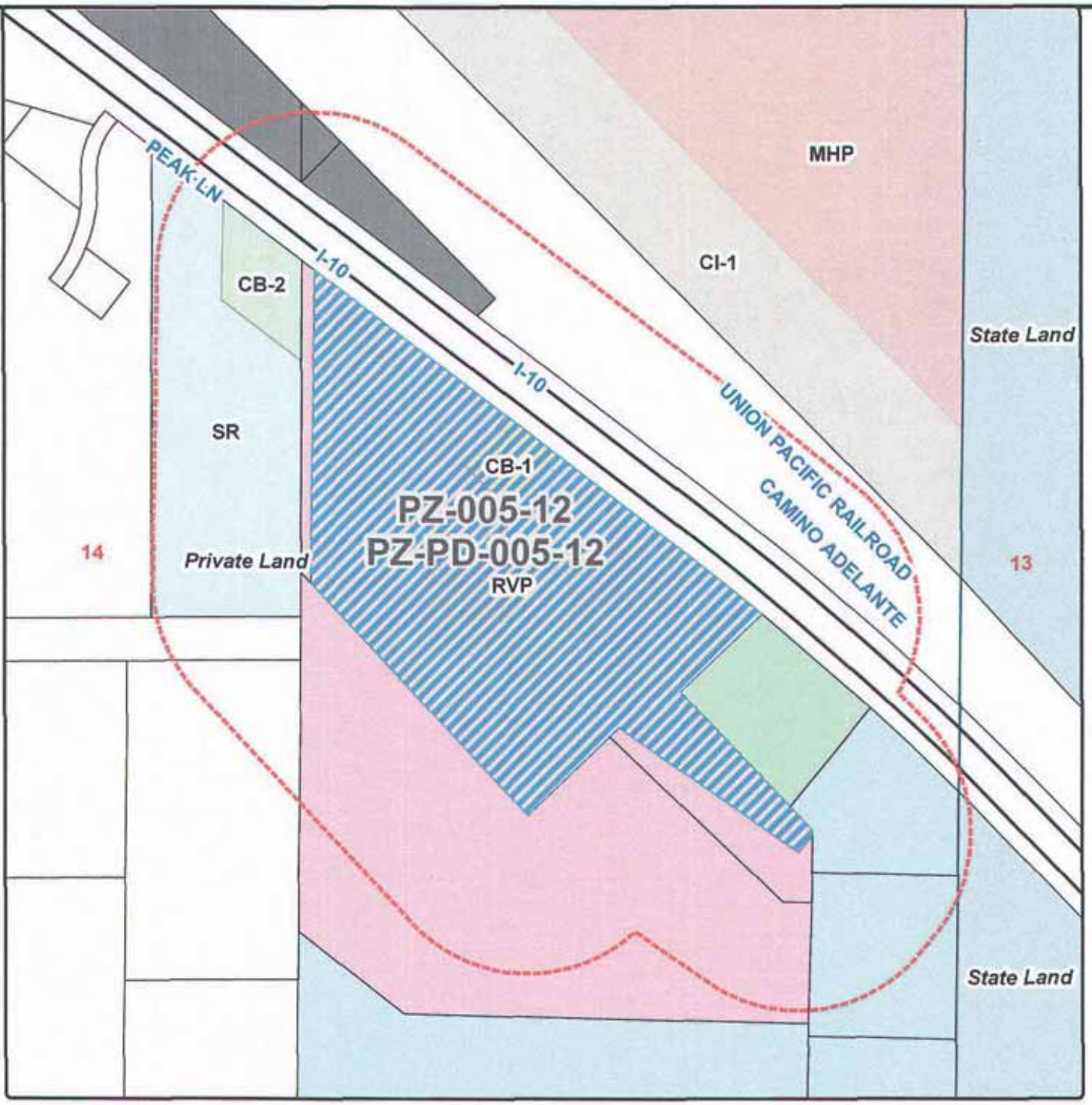
Legal Description:
Situated in a portion of the Section 14, T09S,R09E, G&SRB&M. Parcel's 410-05-015A (legal on file) (Red Rock area).

T09S-R09E Sec 14

CAMELHEAD ASSOCIATES LLC

Sheet No.	Section	Township	Range
1 of 1	14	09S	09E

Case Number: PZ-005-12, PZ-PD-005-12



Rezone

PZ-005-12, PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: CB-1, RVP
Request Zoning: Rezone
Current Land Use: VLDR, EMPLOYMENT

PINAL • COUNTY
Wide open opportunity

Legal Description:

T09S-R09E Sec 14

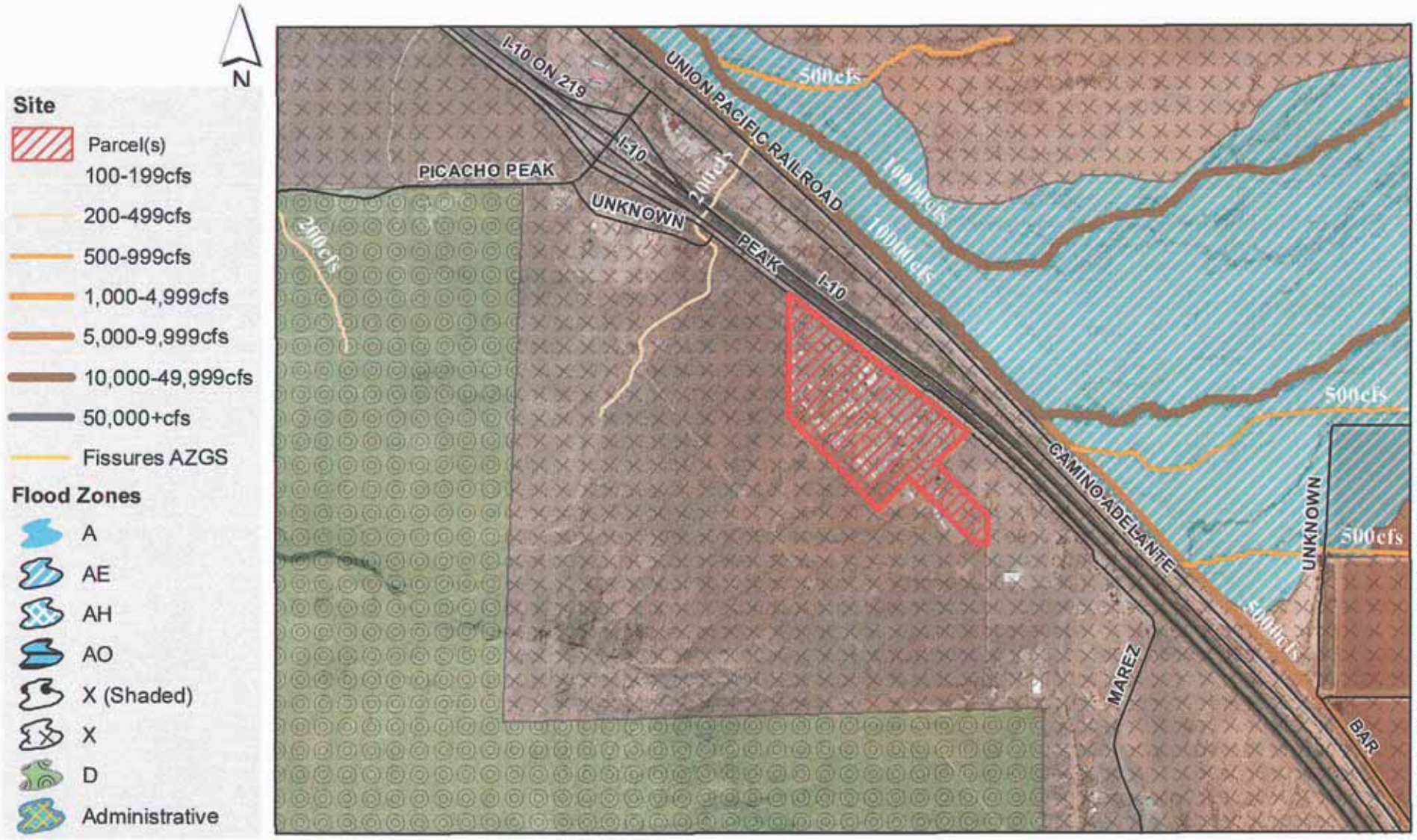
Drawn/Applicant: CAMELHEAD ASSOCIATES LLC		
Drawn By: KR / IT / LJT		Date: 04/04/2012
Section: 14	Township: 09S	Range: 09E
Sheet No.: 1 of 1	Case Number: PZ-005-12, PZ-PD-005-12	

Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-005-12
PZ-PD-005-12



Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: PZ-PD-005-12

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

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

2. Parcel Number(s): 410-05-016B (OLSA) Total Acreage: 41.5

3. Current Land Use Designation: Very Low Density / Employment

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: 12-27-2011 Concept Review Number: CR-041-011 Notes Attached

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): SEE Project NARRATIVE

7. Discuss any recent changes in the area that would support your application. SEE Project NARRATIVE

8. Explain why the proposed amendment is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #: 384374 AMT: $1,545.00 DATE: 2/21/12 CASE: P2-PA-001-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Name of Landowner (Applicant)	Address	Phone Number
Camelhead Assoc LLC	220 South River Tempe AZ 85281 480	285-3882

Signature of Landowner (Applicant)	E-Mail Address
SEE ATTACHED Agency Authorization	

Name of Agent	Address	Phone Number
Lyle S. Richardson	[redacted]	

Signature of Agent	E-Mail Address
	[redacted]

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

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

AGENCY AUTHORIZATION

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

Camelhead Assoc. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1"
[Insert Address of Property],

and further identified as assessor parcel number 410-05-016B and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints
Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____ _____
Notary Public

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

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by

Michael L. Wirth, LLC Manager
[Insert Signor's Name] *[Insert Title]*

Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

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

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

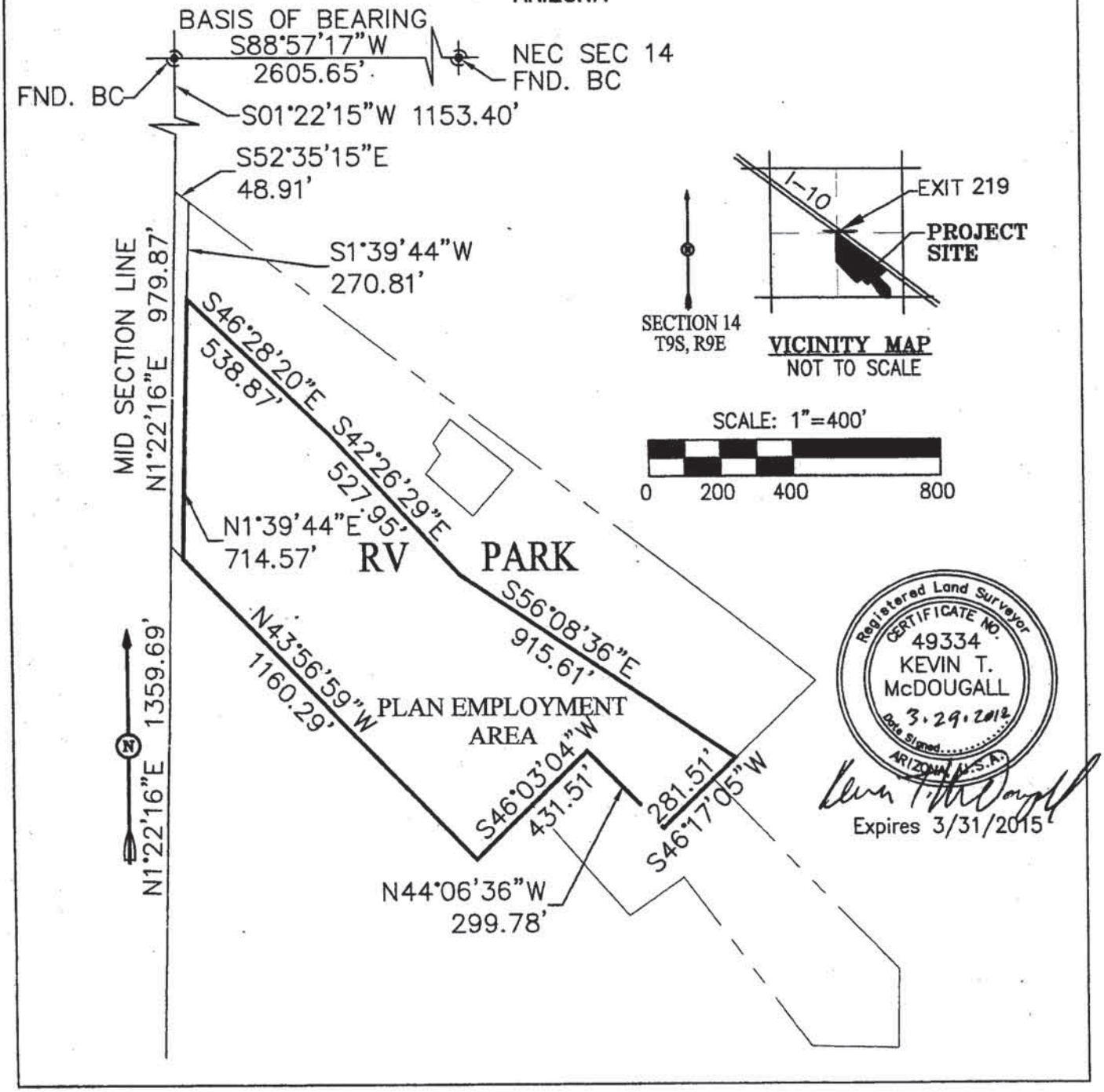
_____
Notary Public

My commission expires: _____

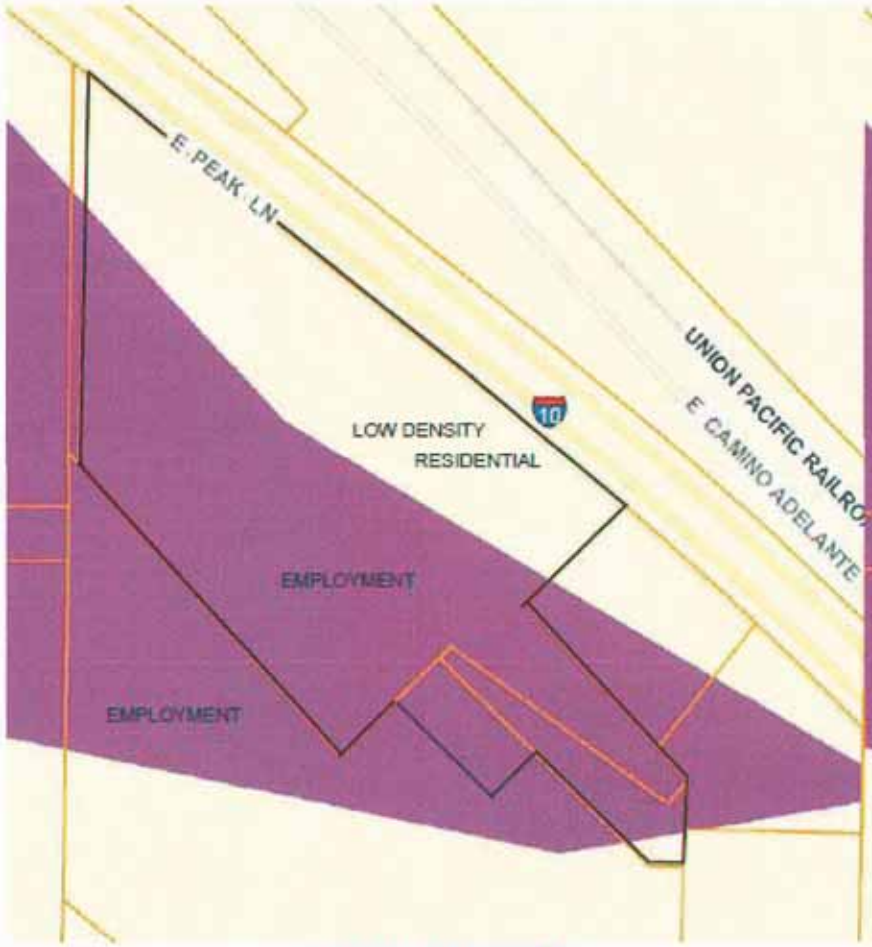
Revised March 2010

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLAN AMENDMENT FROM EMPLOYMENT AREA

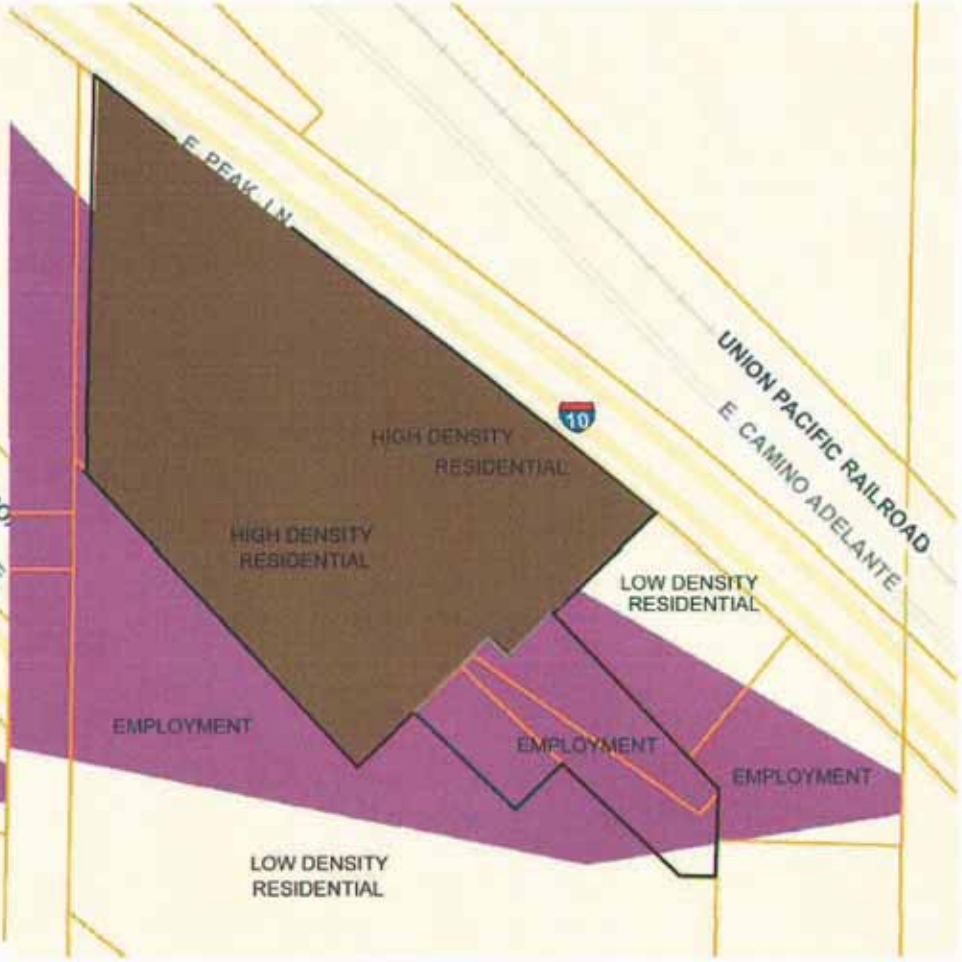
LOCATED AT SW CORNER OF EXIT 219 AND I–10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA



Comprehensive Plan Request



PICACHO PEAK RV RESORT
EXISTING COMPREHENSIVE PLAN EXHIBIT



PICACHO PEAK RV RESORT
PROPOSED COMPREHENSIVE PLAN EXHIBIT

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

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

1. Pinal County Staff Coordinator: STEVE ABRAHAM CR041-11
2. Date of Concept Review: 12/27/2011 Concept Review Number: Notes ATTACHED
3. The legal description of the property: SEE EXHIBIT "1"
4. Tax Assessor Parcel Number: 410-05-016B (015A)
5. Current Zoning: R.V.P Requested Zoning: MHP / PAD
6. Parcel size: 41.5 Ac
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: RV Motor Home PARK Model, Manufactured Housing, ACTIVE / PASSIVE Recreational Admin / Customer Service Areas and Open Space
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
    YES (NO) If yes, zoning violation number: _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. SEE PROJECT NARRATIVE
13. Explain why the proposed development is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384412	$5,269.00	2/21/12	P2-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
   1. Size and shape of parcel; property dimensions; north arrow
   2. Adjacent streets, rights-of-way, easements and setbacks, indicate size, purpose and whether public or private
   3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
   4. Driveways and parking areas, show access, dimensions and surface material
   5. Existing and proposed utilities, show location of lines, size and serving company
   6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
   7. Designate the flood zone.

B. Submit a list of **all property owners within 300' of the subject property boundary** showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

C. Submit a map of the area with the 300' boundary shown. (A tax assessor parcel map is acceptable).

D. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)

E. Submit a CD which contains an ESRI shapefile for Land Use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet projection. or an AutoCAD (.dwg file), which include the following layers: Parcel, Right-Of-Way, Sub-Perimeter, Centerlines, Section lines, Street names, Lot-Numbers, Distances and Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey., including legal descriptions of proposed zoning districts.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**
   - **Notify all property owners within 1200'**
   - **Hold the meeting within 5 miles of the subject property**
   - **Hold the meeting between 5:00pm – 9:00pm**

   Include with application:
   - **Copy of Notice of Neighborhood/Community Meeting**
   - **List of property owners notified**
   - **Meeting minutes**
   - **Attendance sign-in sheet with names & addresses**

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.

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

480

Camelhead Assoc LLC — 285-3882
Name of Landowner (Applicant) — Phone Number

220 South River Drive Tempe AZ 85281
Address (City, State, Zip Code)

SEE ATTACHED AGENCY AUTHORIZATION
Signature of Landowner (Applicant) Print Name — E-Mail Address

Lyle S. Richardson — [redacted]
Name of Agent — Phone Number

[redacted]
Address (City, State, Zip, Code)

Lyle S. Richardson — [redacted]
Signature of Agent — Print Name — E-Mail

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012, at the office of Lyle S. Richardson, and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 Day of FEBRUARY, 2012.

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

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

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

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

AGENCY AUTHORIZATION

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

Camelhead Assoc LLC
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1"
[Insert Address of Property], and further identified as assessor parcel number 410-05-016B *[Insert Parcel Number]* and legally described as follows:

Legal Description is attached hereto as Exhibit A

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

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by Michael L. Wirth, LLC Manager of Camelhead Associates LLC, an Arizona
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

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

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 08, 2012

Deb S Rose
Notary Public

My commission expires: 12/8/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

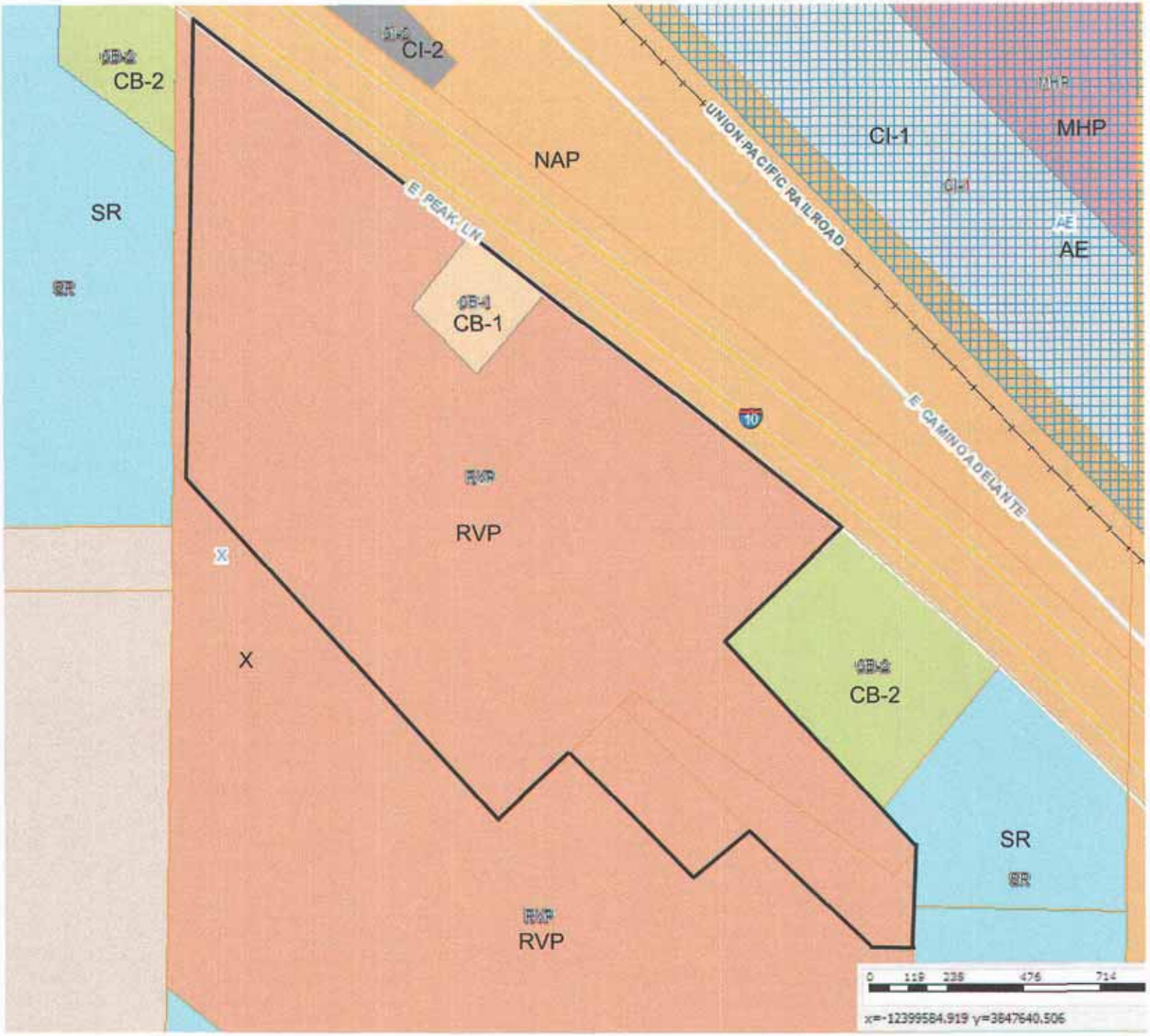
Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

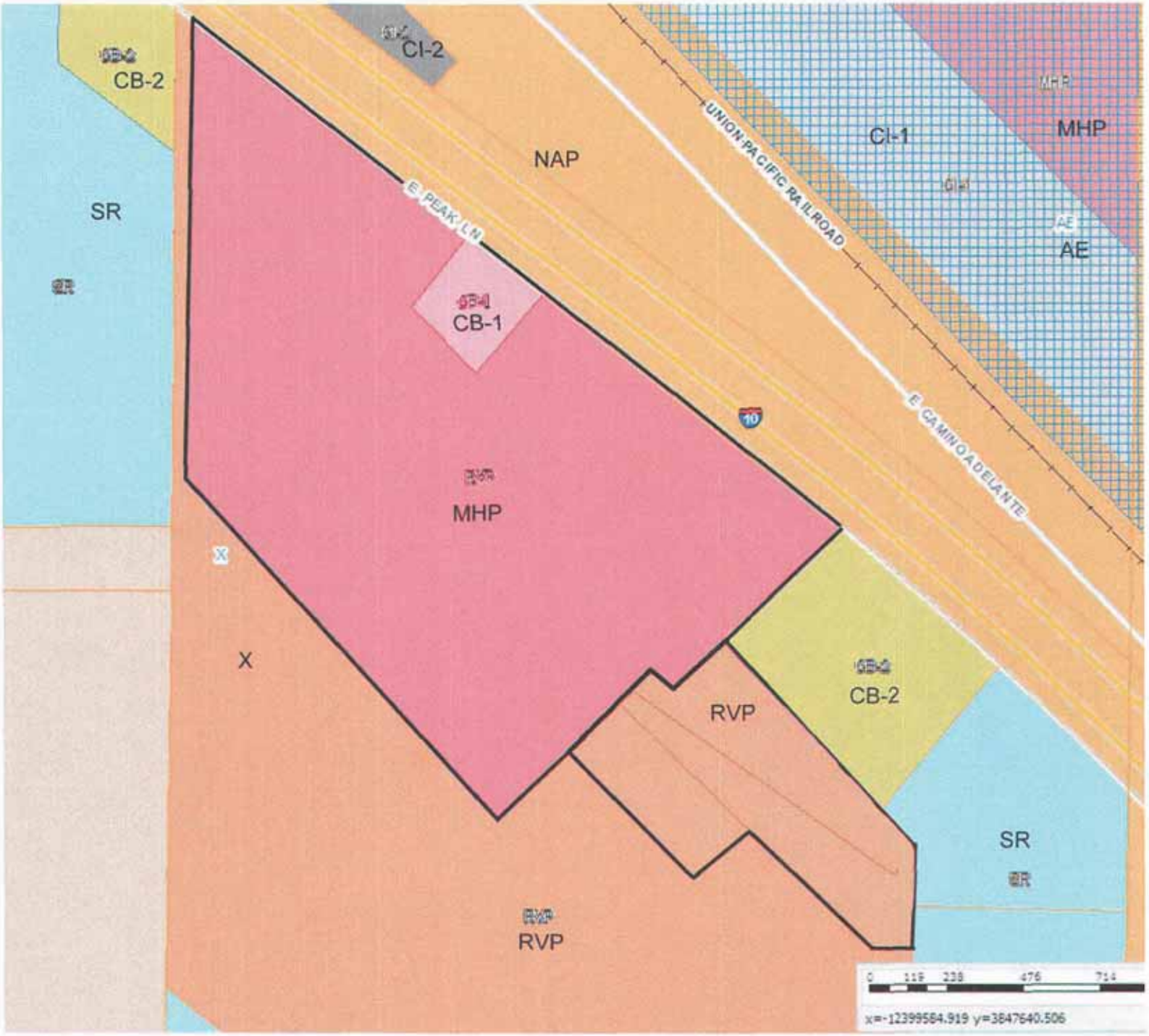
1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

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

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



PICACHO PEAK RV RESORT - EXISTING ZONING



PICACHO PEAK RV PARK - PROPOSED ZONING

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

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

1. Pinal Count Staff Coordinator: STEVE ABRAHAM
2. Date of Concept Review: 12/27/2017 Concept Review No.: CR-041-11 Notes ATTACHED
3. The Legal Description of the Property: See EXHIBIT 'A'
4. Tax Assessor Parcel No.: 410-05-016B (015A)
5. Current Zoning: R.V. P
   Requested PAD Overlay District: MHP / PAD
6. Parcel Size: 41.5 AC
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: R.V, Motor Home PARK Model, MANUfactured Housing, Active/PASSIVE Recreational Use, ADMIN/CUSTOMER SERVICE AND OPEN SPACE
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES (NO)
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. SEE ATTACHED PROJECT NARRATIVE
13. Explain why the proposed development is needed and necessary at this time. SEE ATTACHED PROJECT NARRATIVE

RECEIPT #: 384373 AMT: $1,000.00 DATE: 2/21/12 CASE: PZ-PD-005-12

S:\Plan Group\Application & Procedures\PAD App.doc Revised November 2011

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit the Planned Area Development (PAD) Overlay District checklist for the requested development. Forms are in this packet.
B. Submit a detailed development plan, as set forth in item F of the attached Planned Area Development (PAD) Overlay District Checklist.
C. Submit a list of all property owners within 300' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
D. Submit a non-refundable filing fee of $1000.00 in accordance with Title 2, Chapter 175, Section 040 (2.175.040) of the Development Services Code. (The application is not considered filed until the fees are paid).
E. Submit a CD which contains an ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplane_arizona_central_fips_0202_intlfeet projection, of an AutoCAD (.dwg file), which includes the following layers: parcel, right-of-way, sub-perimeter, centerlines, section lines, street names, lot-numbers, distances and bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411
F. Submit one (1) copy of a **certified** A.L.T.A. survey, including a legal description of the PAD boundary.
G. Submit a CD which contains a copy of the application and narrative in PDF format.
H. **Hold a neighborhood/community meeting:**
    1. Notify all property owners within 1200'
    2. Hold the meeting within 5 miles of the subject property
    3. Hold the meeting between 5:00pm – 9:00pm

    Include with the application:
    1. Copy of Notice of Neighborhood/Community Meeting
    2. List of property owners notified
    3. Minutes of meeting
    4. Attendance sign-in sheet with names & addresses
I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

This application must be submitted in person. Please set a meeting with your Pinal County staff coordinator.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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Address:_____
City/ST/Zip:_____

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

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

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

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012 at the office of Lyle S. Richardson and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 day off FEBRUARY, 2012.

(SEAL)

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

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S. RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

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

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between) N/A		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
M.H.P.A.D.	4,000 sq ft	Average 2219 sq ft	45'	25' - 35'	Front: 15' Side: 5' Rear: 10'	Front: 5' Side: 3' Rear: 5'	30'	1 Story w/ Potential View Deck	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per Site Plan
			45'	35' Plus Per Site Plan	Front: 15' Side: 5' Rear: 10'	Front: 5' Side: 3' Rear: 5'	30'	1 Story w/ Potential View Deck	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per Site Plan
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
T.V. M.H.D. M.H.P.	Only uses identified in this Application its NARRATIVE and site exhibit Are Allowed No other uses will be Allowed

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
M.H.P.A.D	(1) Campers (2) Park Mod. units (3) RV's / Motor Homes (4) Manufactured Housing (5) Administrative Office - existing (6) Maint Buildings - existing (7) Recreational Buildings and uses - existing (8) Active / Passive Open Space
M.H.P.A.D	(9) Water well system - existing (10) Waste Water Treatment Plant - existing (11) Other uses identified as "Allowed uses" in the M.H.P/P.A.D section of the Pinal County Zoning Code.

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

Checklist

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

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

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

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

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

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

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

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan.

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

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

c. Utility and services table indicating type and source:

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

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

OK G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

N/A H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

OK J. A signed PAD submittal Checklist.

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

Signature 2/18/2012 Date

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

AGENCY AUTHORIZATION

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

CAMELHEAD ASSOC. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE EXHIBIT "1", and further identified
[Insert Address of Property]
as assessor parcel number 410-05-016B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

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

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

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

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

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — *[Insert Signor's Name]*
LLC Manager — *[Insert Title]*
Camelhead Associates LLC — *[Insert Name of Company or Trust]*, an Arizona — *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

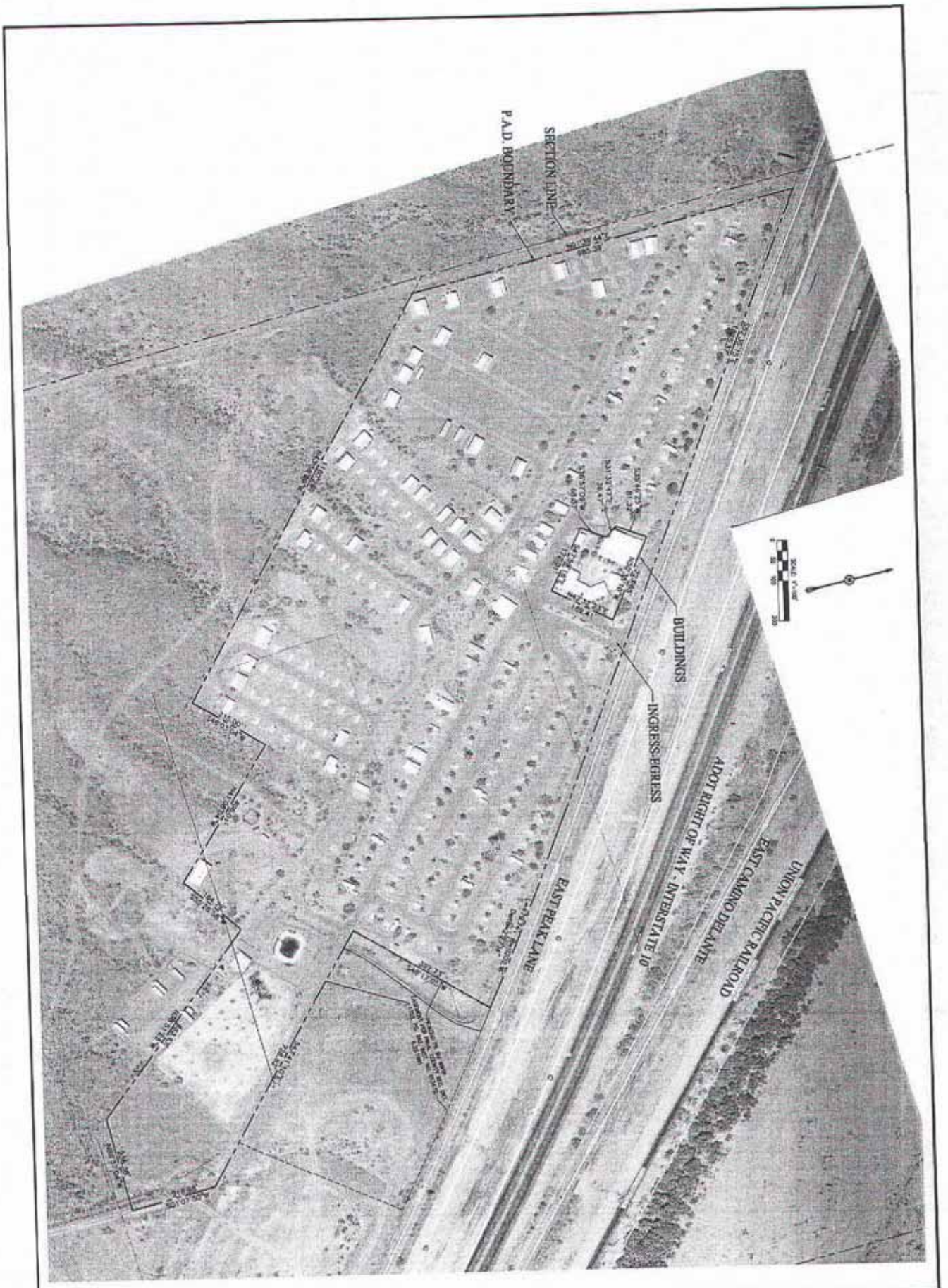
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Revised November 2011



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — FINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID PPK
SHEET 2 OF 8

McDougall Devcon

Non Major Comprehensive Plan Amendment

Planned Area Development

Rezoning

Narrative Report

PICACHO PEAK RESORT
Picacho Peak and I-10
Pinal County, Arizona

Prepared For:
Camelhead Associates, LLC.
Michael Wirth
Mark Wirth
220 South River Drive
Tempe Arizona 85281
Tel: (480) 285-3882

Prepared By:
Lyle S. Richardson

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3.0 Timing of Development	3
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4.1. Sewer and Potable Water	3
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List of Exhibits

Exhibit 1- ALTA Survey and Legal
Exhibit 2 - Vicinity Map
Exhibit 3 - Site Plan Exhibit
Exhibit 4 - Existing Landscape and Project Amenities Exhibit
Exhibit 5 – Water and Waste Water Information

List of Appendices

Appendix A - Property Owners and Project Consultants
Appendix B - Parcel Owners for Surrounding Land

2.0 ***Description of Proposal, Site and Existing Zoning***

Camelhead Associates, the owners ("Owners") of The Picacho Peak RV Resort, wish to upgrade their existing project by adding manufactured housing as an additional choice for the interested consumer to consider. In order to meet the Pinal County's Land Use standards and requirements the Owners request that the following applications be consider and reviewed for approval:

A ***Non-Major Comprehensive Plan Amendment*** to reclassify the property from its current designation of *Employment/Very Low Density Residential* to *High Density Residential.* This new designation will maintain and reflect the residential character of the existing project, and will allow the Owners an option of including manufactured housing as a part of what is offered to their residential customer base. **Please note that the developer is not proposing to add units to the 308 units which currently approved and allowed**. This Non Major Amendment is being requested in anticipation of a change in zoning (described below) which, if approved, will permit the installation of manufactured house as an allowed use.

A ***Rezoning*** request to change the projects current zoning category of R*VP* to *Mobile Home Park (MHP").* Again, there is no additional density being requested. The *MHP* is needed in order to allow manufactured housing on site.

A ***Planned Area Development ("PAD ") Request*** which is intended to recognize the nature and configuration of the existing Resort and simultaneously allow the ultimate mixing of residential options (RV's, Park Model's, Motor Homes and Manufactured Housing) as desired by the Owners and their customers.

2.1. ***Nature of the Project***

The Picacho Peak RV Resort is an existing 41.5 acre, 308 pad/space residential resort project that has been in operation for

over 30 years. Currently there are rental spaces for campers and recreational vehicles ("RV's"), motor homes and Park Model units. In addition to the residential portion in the Resort there are administrative and guest service areas, numerous recreation venues and other usable open space areas for the customers to use.

A detailed and specific site plan identifying the boundary of the project, its ingress/egress points, existing building foot prints and residential ad/lot configuration is included in this narrative and is identified as Exhibit "3".

2.2. Land Use

As stated, the site is currently in residential use. The Owners propose to maintain the residential nature of the project and wish to add manufacture housing as an allowed use.

2.3. Conformance to Adopted Land Use Plans

The property is currently designated as *Very Low Density Residential* and *Employment*. The Developer wished to re-designate the existing projects as *High Density Residential*. This new designation recognizes the existing land use on the property and will allow the Owners to introduce manufactured houses as an option for residential customers to consider.

2.4. Circulation and Accessibility

The site is located south of I-10, immediately south of the Interstate's frontage Road. Access to the site is by way of the Picacho Peak off ramp of the Interstate.

3.0. Timing of Development and Phasing

There are no major modifications anticipated to the existing project. It is possible that there may be some consolidation of existing pad/lots as manufactured house units are installed.

Because this project does not involve the sale of any property, there will be no Plat. As such, no formal review process will be needed to reconfigure the pads/lots other than to provide a modified copy of the project's site plan which will detail that specific lot consolidation action. The Owners intends to provide that information as a part of their formal building permit application request on an "as needed" basis.

4.0. Public Utilities and Services

Current utility services and connections will be maintained. If new services are required in order to facilitate the installation of new housing, that work will be properly permitted in accordance with Pinal County guidelines and will follow the recommendations of the County's Engineering Department. Operation and maintenance of these utilities and facilities will rest with the appropriate operating company or agency.

4.1. Sewer and Potable Water

Potable water service is provided to the site by the Picacho Peak/Picacho Water Company. Waste water treatment and effluent is handled through an onsite treatment facility, which is owned and operated by Camelhead Associates, LLC. All utilities services have been properly reviewed and licensed by the State and operated in full compliance with the States requirements.

4.2. Electric Service

Electric service is currently provided by Arizona Public Service.

4.3. Communications

Century Link will provide telephone service to the site. Media Com and other local providers may also offer telephone, cable and internet services to the area at their discretion.

4.4. Sanitation

Solid waste sanitation services will be provided by a private contractor.

4.5. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department. Fire and ambulance services will be through private providers.

4.7. Schools

The site is located within the Picacho Peak School District. Because this is a restricted 55(+) Age project there will be no impact on the local school.

5.0. Maintenance

Camelhead Associates and on site property managers will ensure maintenance of all residential spaces, recreations uses and common areas uses.

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

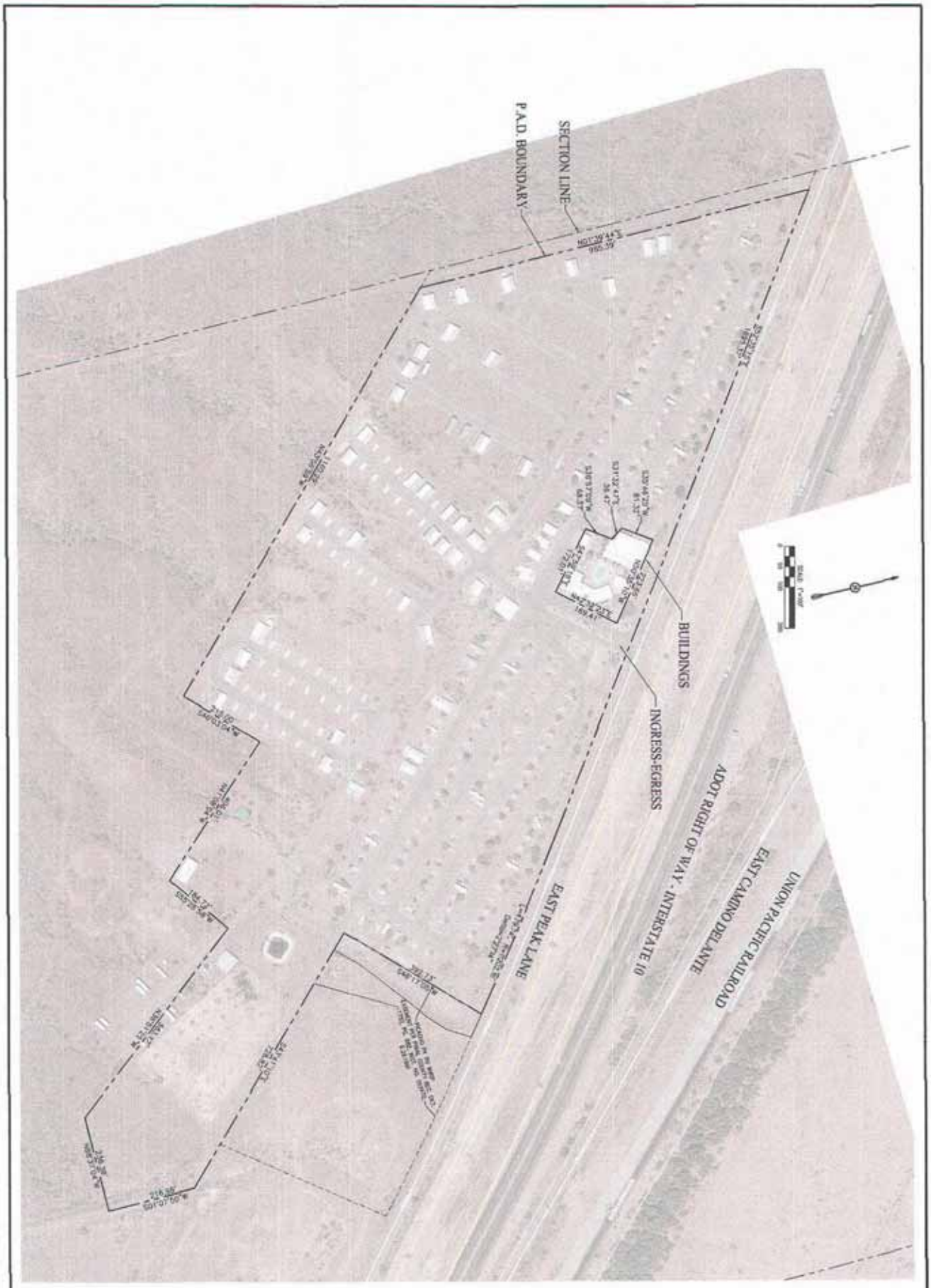
Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

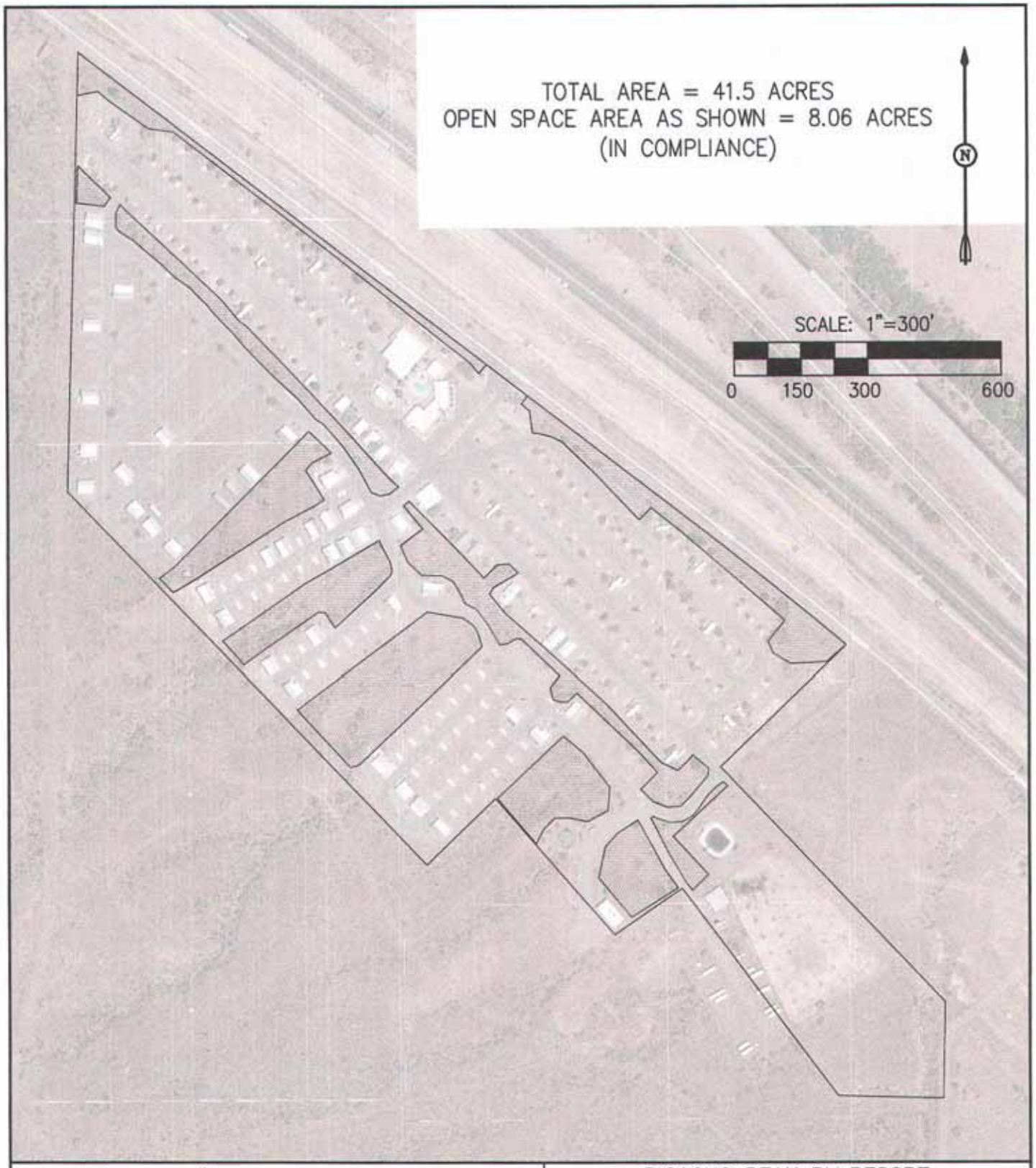


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT CKD KTM

McDougall Devcon



McDougall Devcon

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

PICACHO PEAK RV RESORT

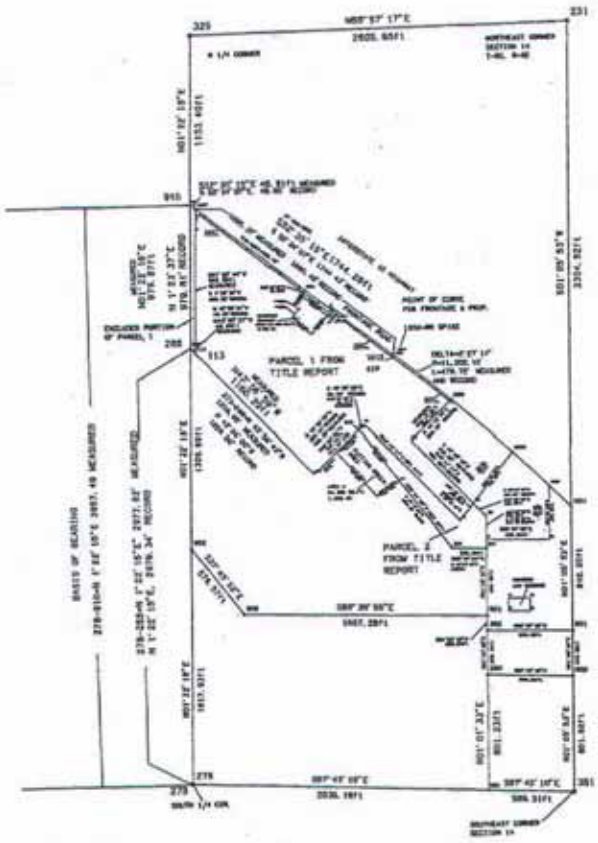
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE 4/19/2012	PROJ. NO. PPK	SHT. 1 OF 1

Picacho Peak Resort
Exhibit 1

ALTA SURVEY
and
LEGAL



Scale 1" = 300 ft

1/01/12
REVISED MAP SHOWING MORE TITLE REPORT INFORMATION.

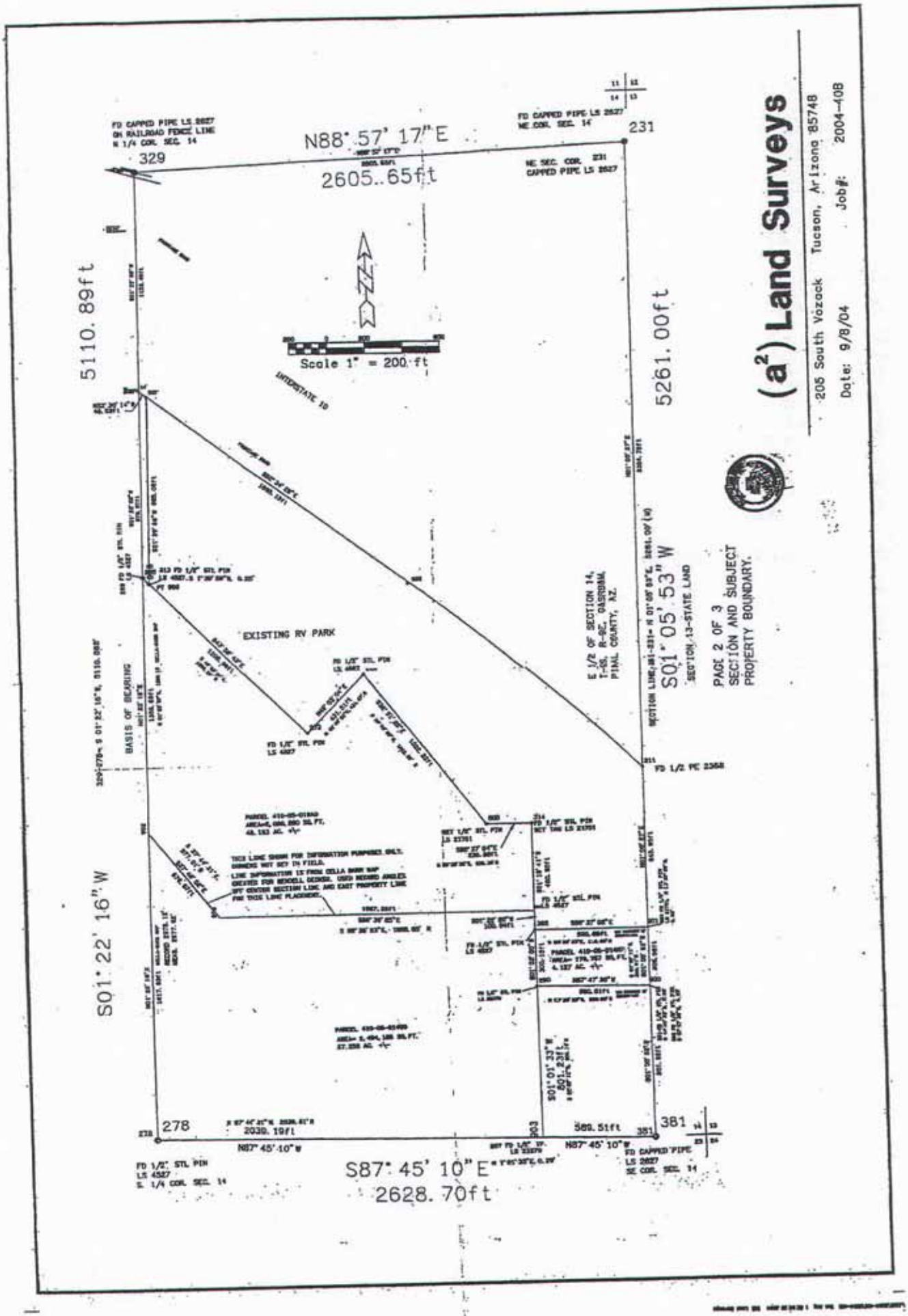
FIRST AMERICAN TITLE INSURANCE COMPANY
FEE ESTATE VESTED IN CAMELHEAD ASSOCIATES, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY

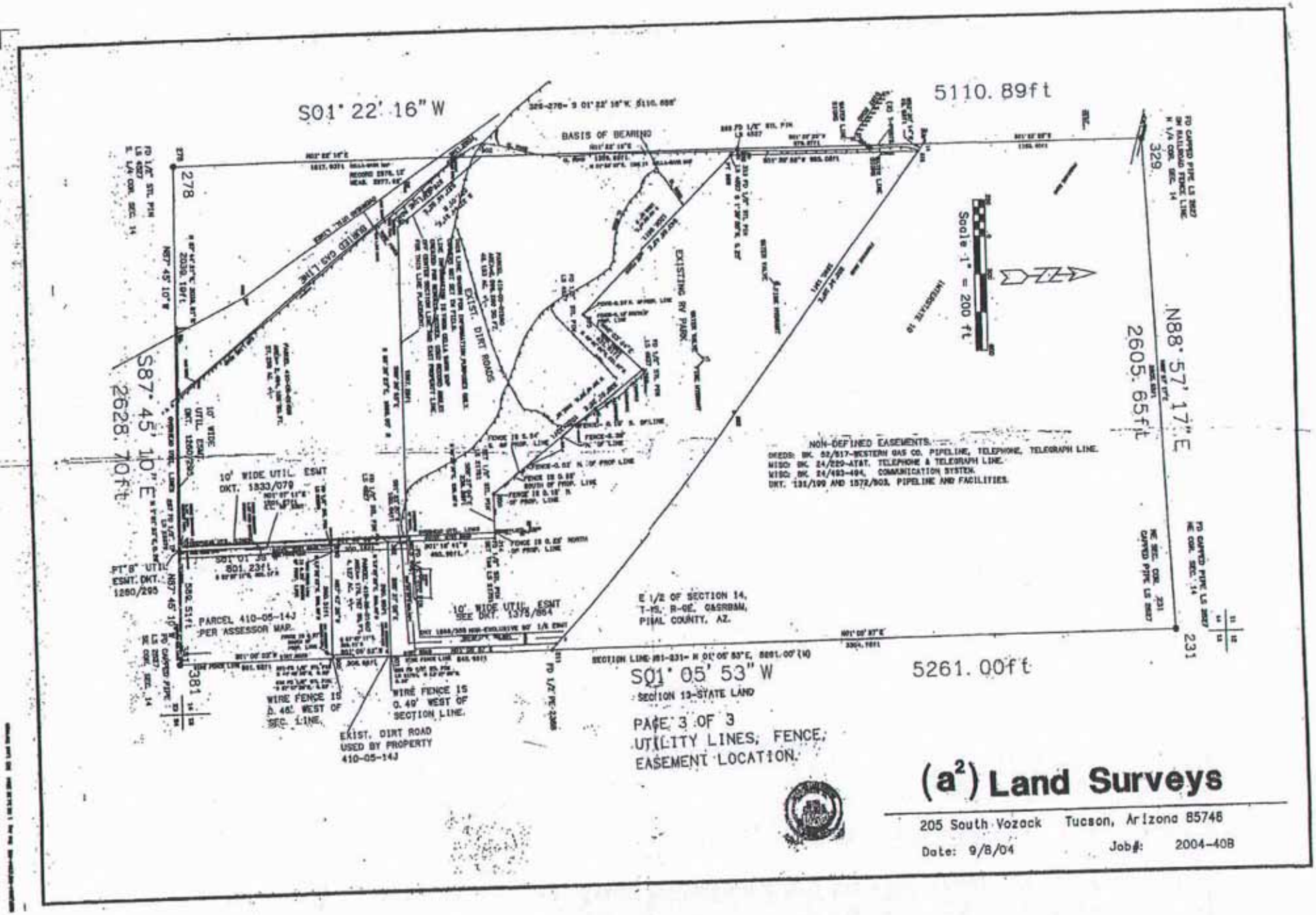
CREATE MAP FOR REZONING AND LEGAL DESCRIPTIONS
OF CLUBHOUSE AND PUTTING GREEN AREA

MAP FOR REZONING
A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
PHONE 520-296-9063

Date: 1/12/12 Job#: 2012-2


(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04 Job#: 2004-108
N88° 57' 17" E
2605..65ft
5110.89ft
5261.00ft
S01° 22' 16" W
S01° 05' 53" W
S87° 45' 10" E
2628.70ft
2039.19ft
589.51ft
N87° 45' 10" W
Scale 1" = 200 ft
EXISTING RV PARK
BASIS OF BEARING
PAGE 2 OF 3
SECTION AND SUBJECT
PROPERTY BOUNDARY.


S01° 22' 16" W
5110.89ft
BASIS OF BEARING
278
329
231
381
S87° 45' 10" E
2628.70ft
N88° 57' 17" E
2605.65ft
Scale 1" = 200 ft
EXISTING RV PARK
EXIST. DIRT ROADS
BURIED GAS LINE
10' WIDE UTIL. ESMT DKT. 1833/079
10' WIDE UTIL. ESMT DKT. 1260/295
10' WIDE UTIL. ESMT SEE DKT. 1378/864
PARCEL 410-05-14J PER ASSESSOR MAP.
WIRE FENCE IS 0.46' WEST OF SEC. LINE.
WIRE FENCE IS 0.49' WEST OF SECTION LINE.
EXIST. DIRT ROAD USED BY PROPERTY 410-05-14J
NON-DEFINED EASEMENTS.
DEEDS: BK. 52/517-WESTERN GAS CO. PIPELINE, TELEPHONE, TELEGRAPH LINE.
MISC: BK. 24/229-AT&T. TELEPHONE & TELEGRAPH LINE.
MISC: BK. 24/493-494, COMMUNICATION SYSTEM.
DKT. 131/199 AND 1572/903. PIPELINE AND FACILITIES.
E 1/2 OF SECTION 14, T-9S, R-6E, G&SRB&M, PIMA COUNTY, AZ.
SECTION LINE
S01° 05' 53" W
SECTION 13-STATE LAND
5261.00ft
PAGE 3 OF 3
UTILITY LINES, FENCE, EASEMENT LOCATION.
(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04
Job#: 2004-408

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

1/20/12

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,

THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,

THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.95 FEET RECORD) TO THE TRUE POINT OF BEGINNING,

THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,

THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),

THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),

THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),

THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),

THENCE, S 01°07'50"W, A DISTANCE OF 216.99 FEET, (S 01°23'37"W, 217.68 FEET RECORD),

THENCE, N 88°37'04"W, A DISTANCE OF 236.38 FEET, (N 88°35'35"W, 236.38 FEET RECORD),

THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,

THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,

THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,

THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,

THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1160.52 FEET RECORD),

THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

CLUBHOUSE LEGAL DESCRIPTION
1/13/12

A PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 14,

THENCE, N 01°22'16"E, (N 01°23'37"E, RECORD) ALONG THE CENTER SECTION LINE, A DISTANCE OF 3957.49 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE ON INTERSTATE 10,

THENCE, S 52°35'15"E, (S 52°34'07"E, RECORD), ALONG THE SOUTHERLY RIGHT-OF WAY LINE, A DISTANCE OF 986.45 FEET TO A POINT,

THENCE, S 35°46'25"W, A DISTANCE OF 41.50 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, S 50°35'10"E, A DISTANCE OF 223.65 FEET,

THENCE, S 42°32'23"W, A DISTANCE OF 169.41 FEET,

THENCE, N 47°59'18"W, A DISTANCE OF 172.01 FEET,

THENCE, N 36°57'09"E, A DISTANCE OF 68.37 FEET,

THENCE, N 31°32'47"W, A DISTANCE OF 36.47 FEET,

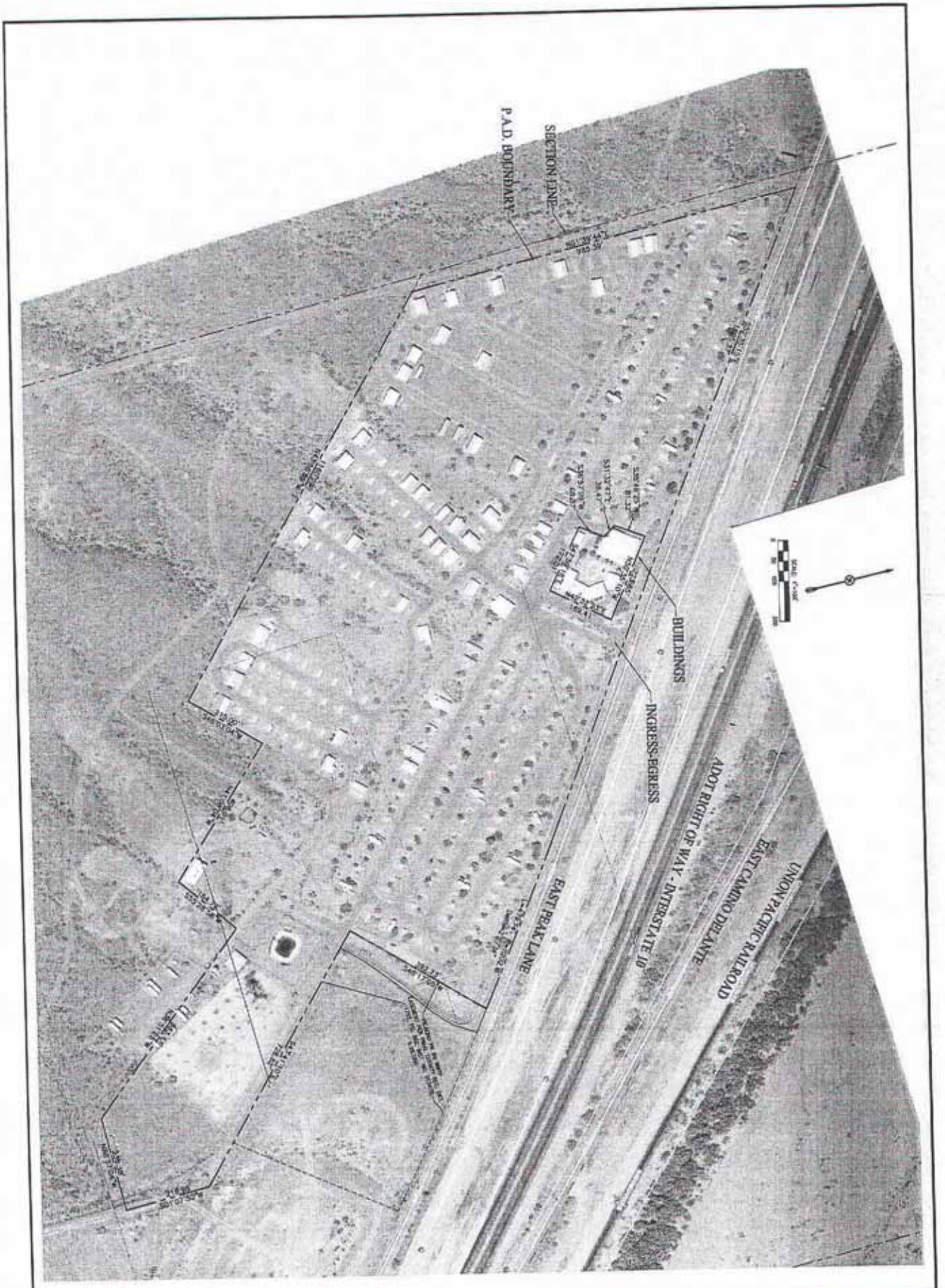
THENCE, N 35°46'25"E, A DISTANCE OF 81.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 32,766 SQ.FT. OR 0.752 ACRES, MORE OR LESS.

Ex Pire 3/31/14

Picacho Peak Resort
Exhibit 2

Vicinity Map



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — FINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

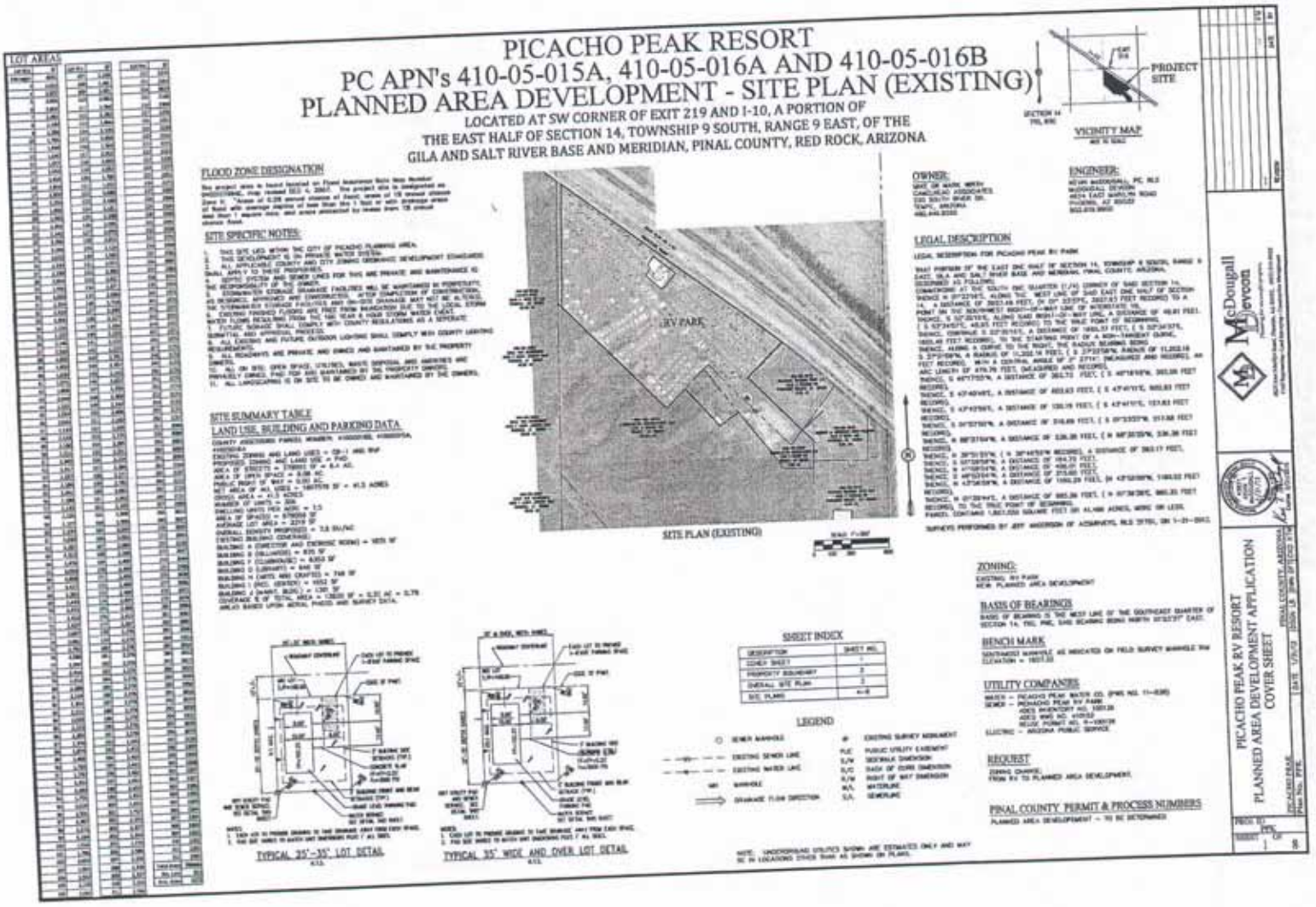
McDougall Devcon

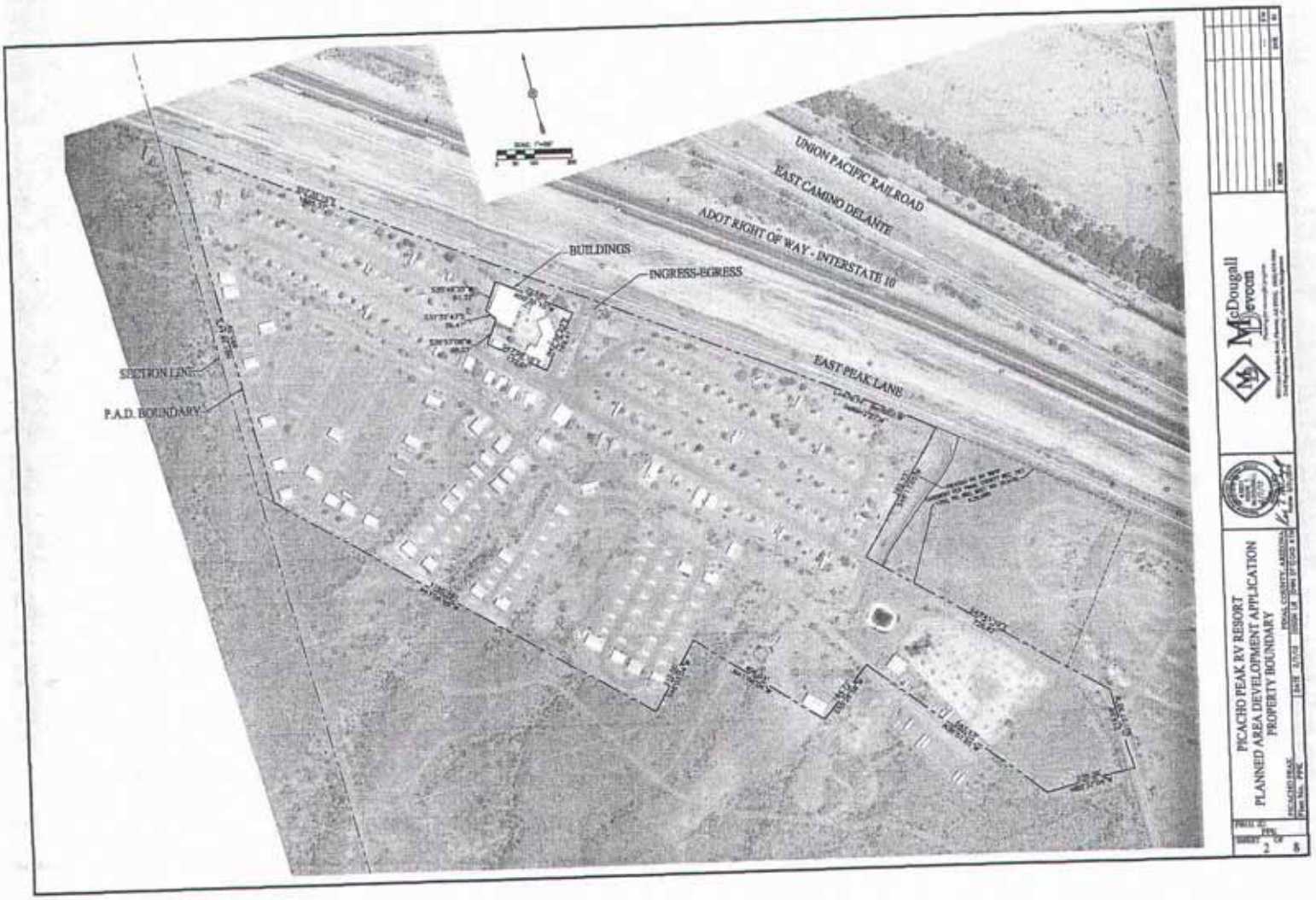
Planning for successful projects

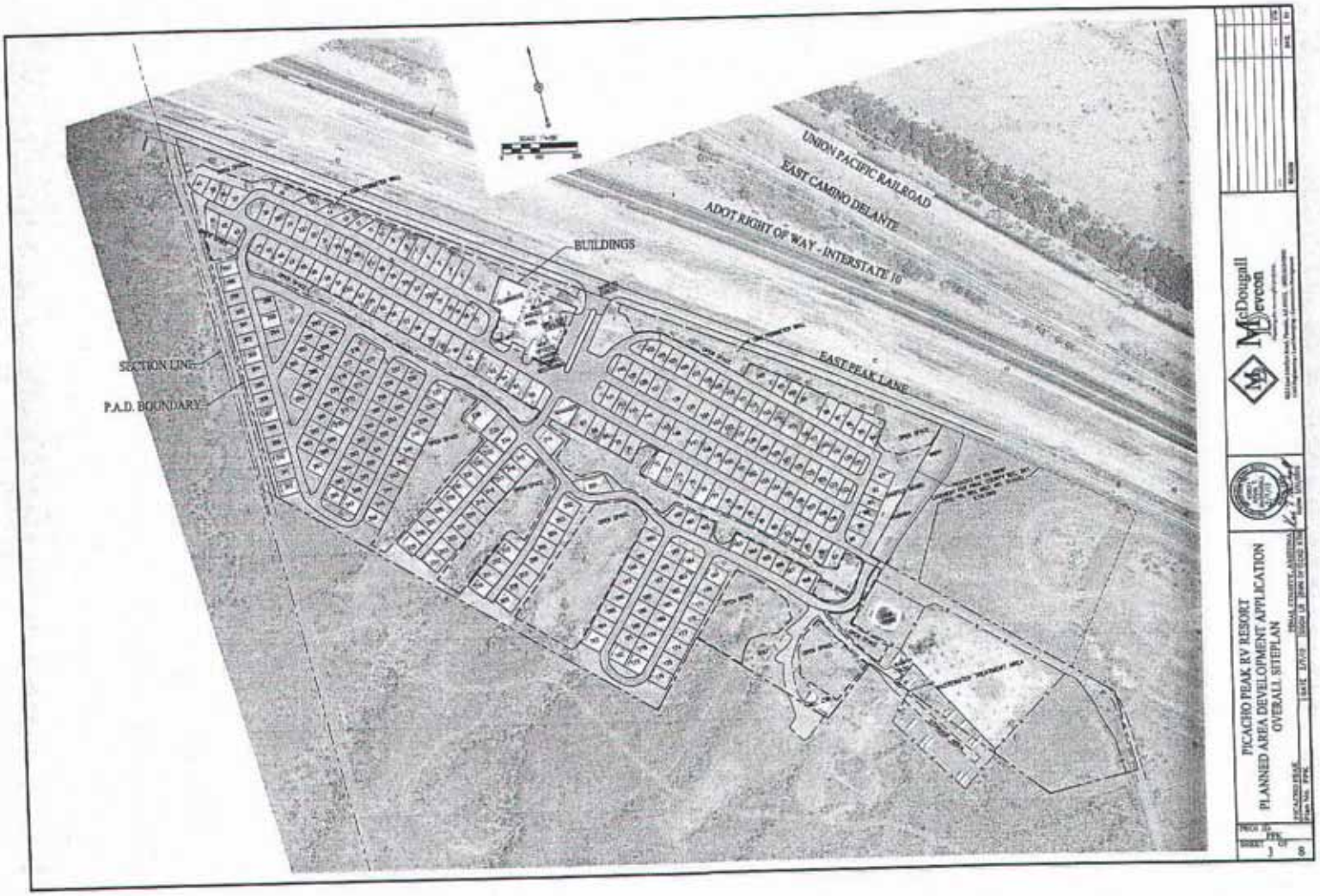
PROJ. ID. PPK
SHEET 2 OF 8

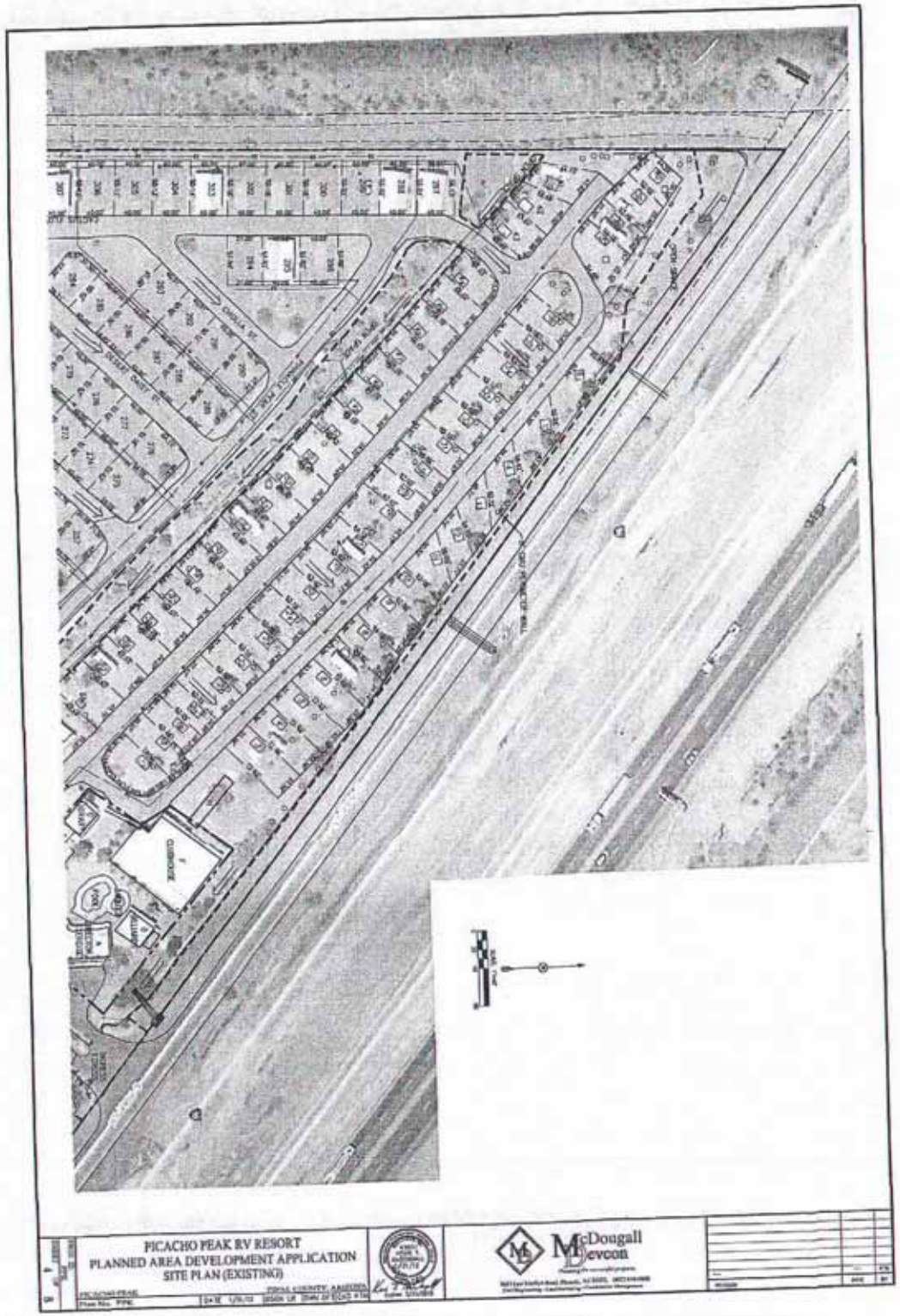
Picacho Peak Resort
Exhibit 3

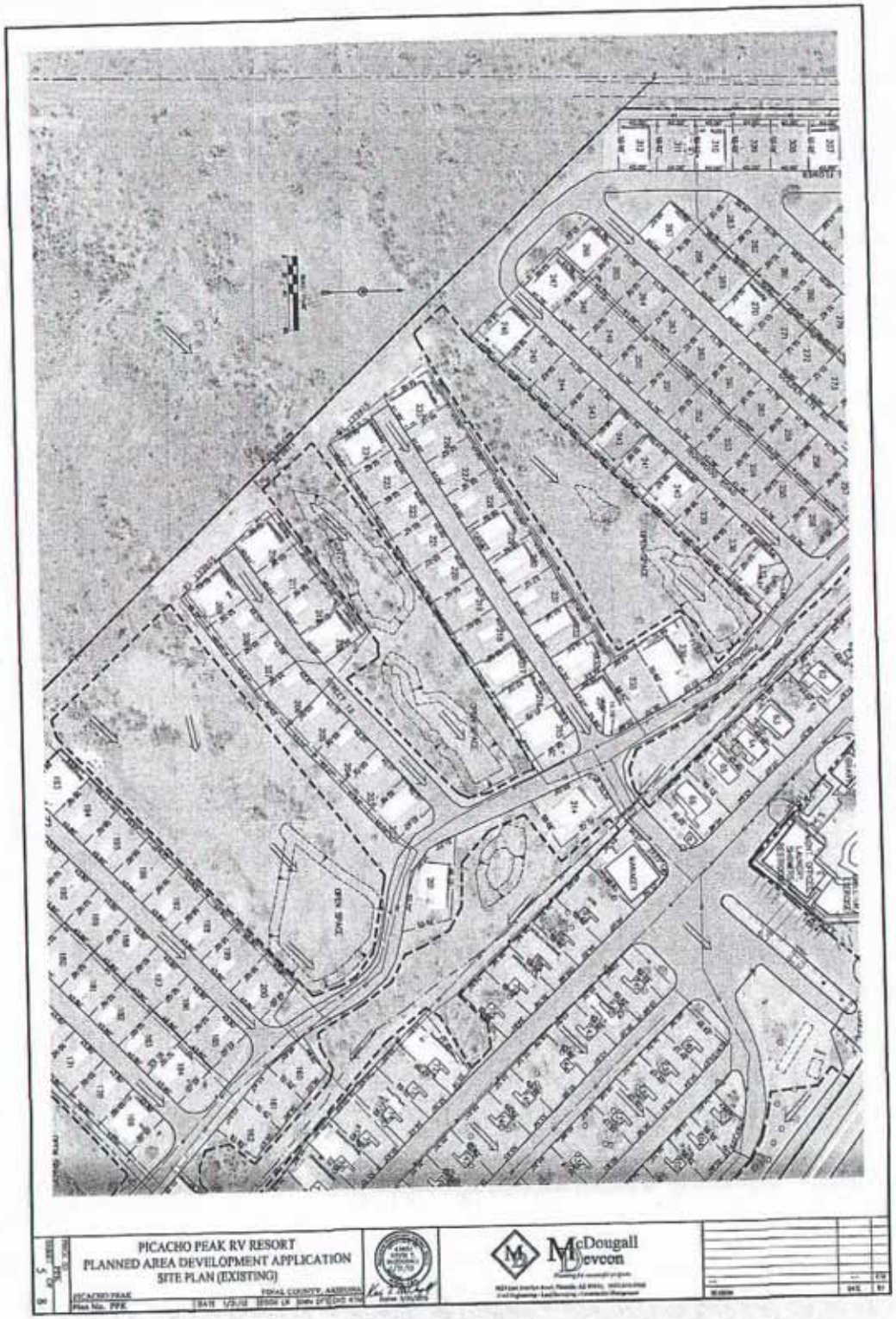
Proposed
Site Plan Exhibit

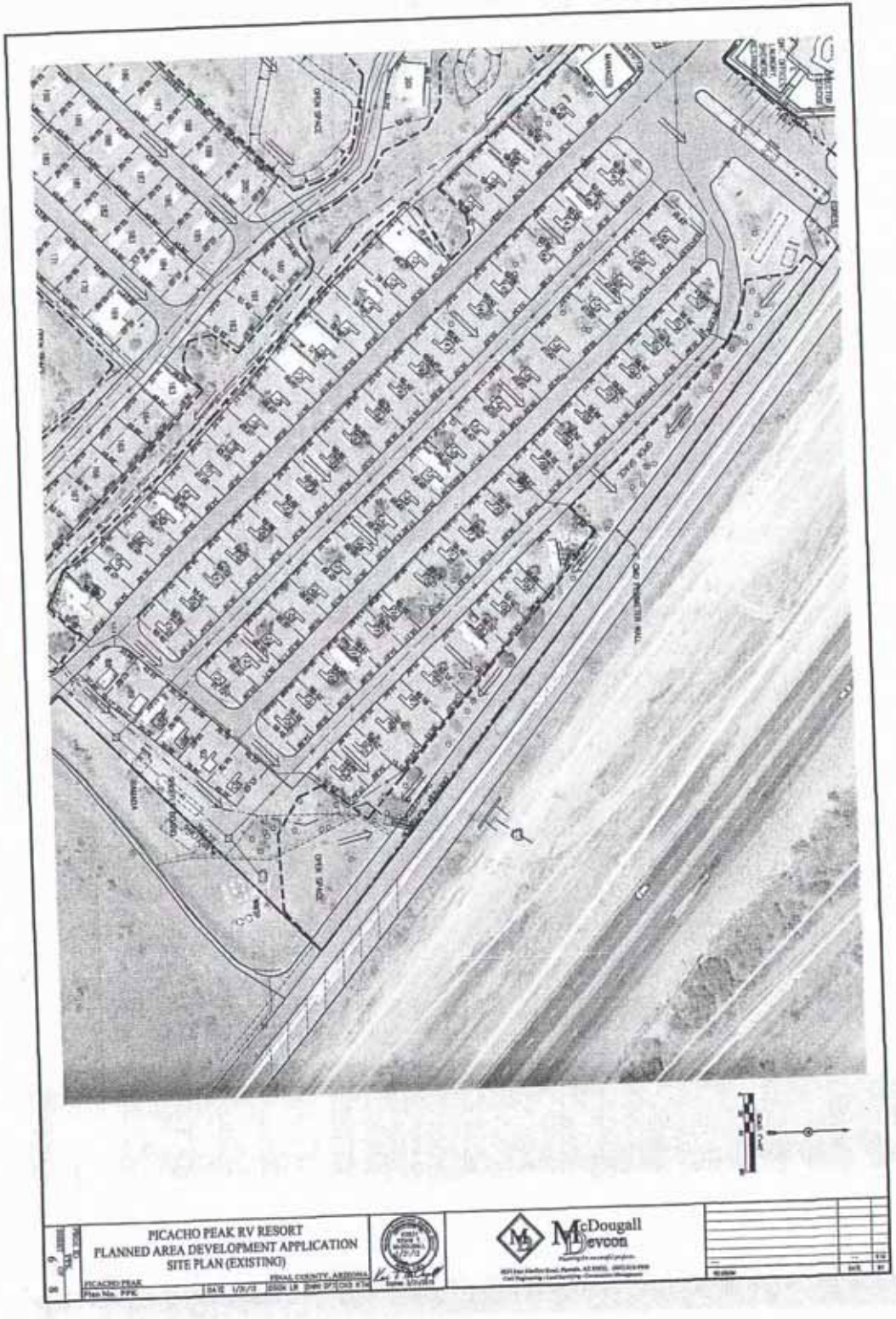

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLANNED AREA DEVELOPMENT - SITE PLAN (EXISTING)
LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF
THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA
PROJECT SITE
VICINITY MAP
FLOOD ZONE DESIGNATION
SITE SPECIFIC NOTES:
SITE SUMMARY TABLE
LAND USE, BUILDING AND PARKING DATA
RV PARK
SITE PLAN (EXISTING)
OWNER:
ENGINEER:
LEGAL DESCRIPTION
ZONING:
BASIS OF BEARINGS
BENCH MARK
UTILITY COMPANIES
REQUEST
PINAL COUNTY PERMIT & PROCESS NUMBERS
SHEET INDEX
LEGEND
TYPICAL 25'-35' LOT DETAIL
TYPICAL 35' WIDE AND OVER LOT DETAIL
McDougall Dievoom
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
COVER SHEET

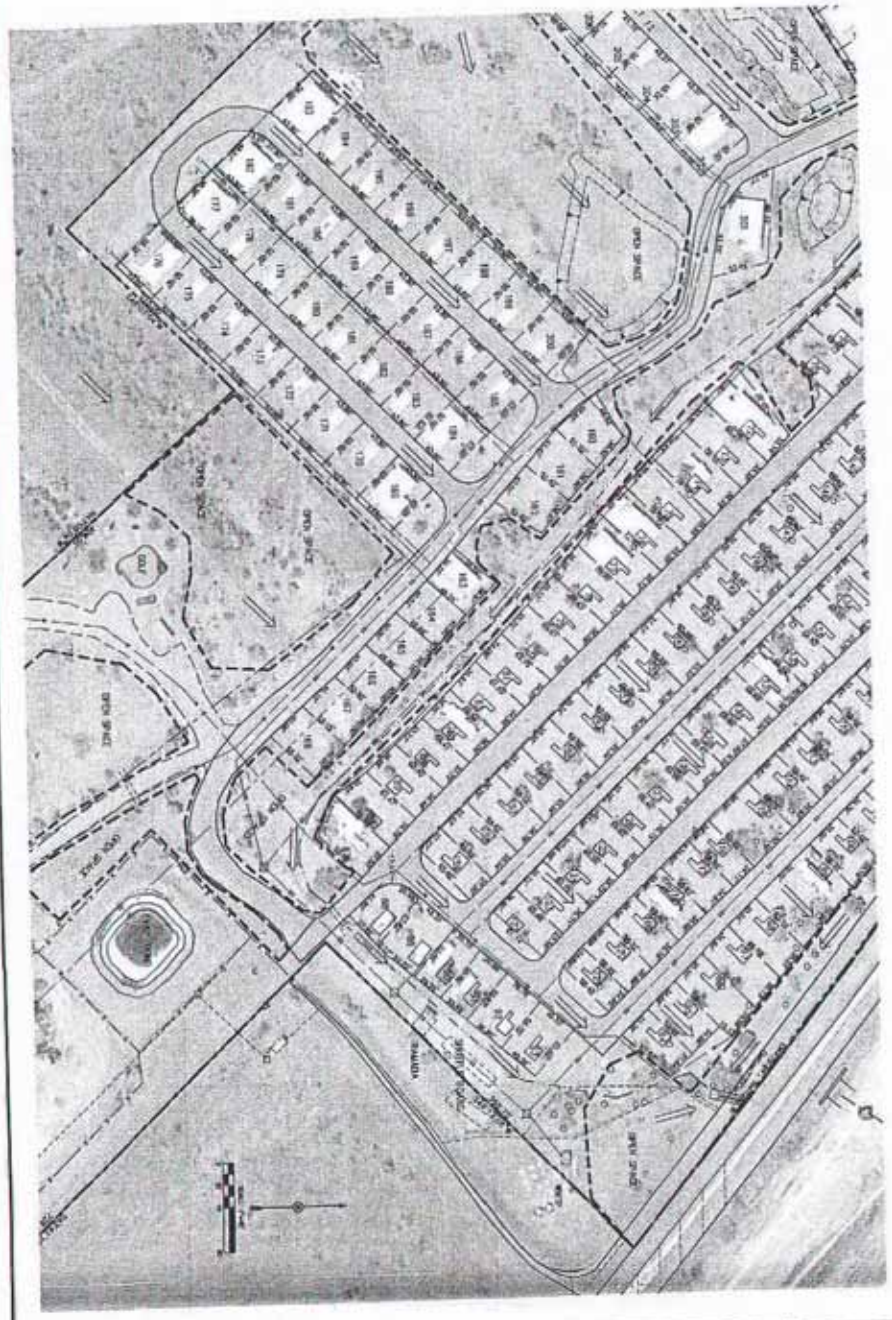

UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
INGRESS-EGRESS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY
McDougall Stevens


UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
McDougall Lewson
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
OVERALL SITEPLAN


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall Devcon


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall
Devcon


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall Devcon



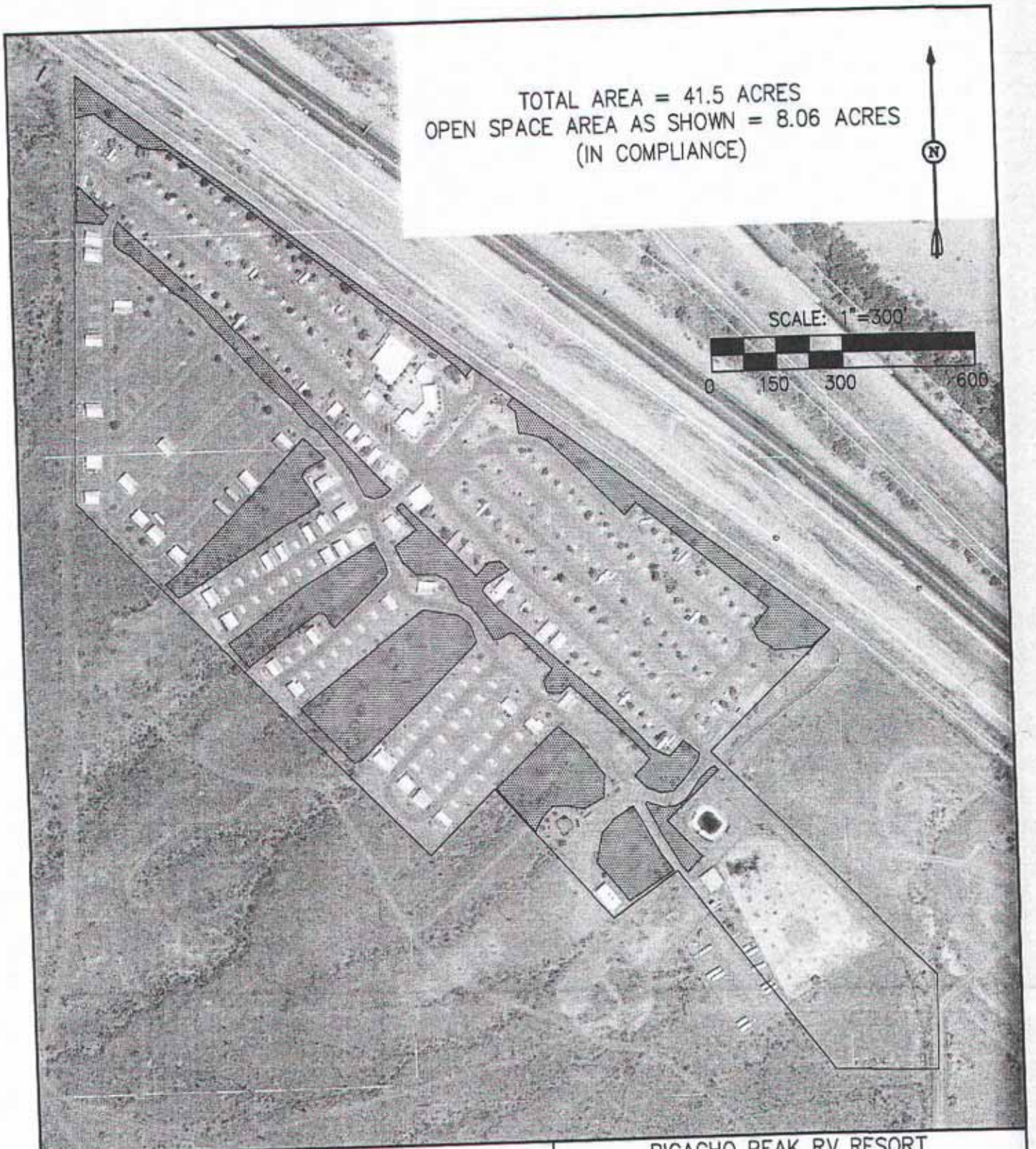
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

McDougall Sevcon

OPEN SPACE
GOLF
OPEN SPACE
OPEN SPACE
MAINT. BLDG.
REC. CTR.
WASTEWATER TREATMENT AREA
STORAGE AREA
McDougall Envicon
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

Picacho Peak Resort
Exhibit 4

Existing Landscape
&
Project Amenities
Exhibit



McDougall Devcom

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

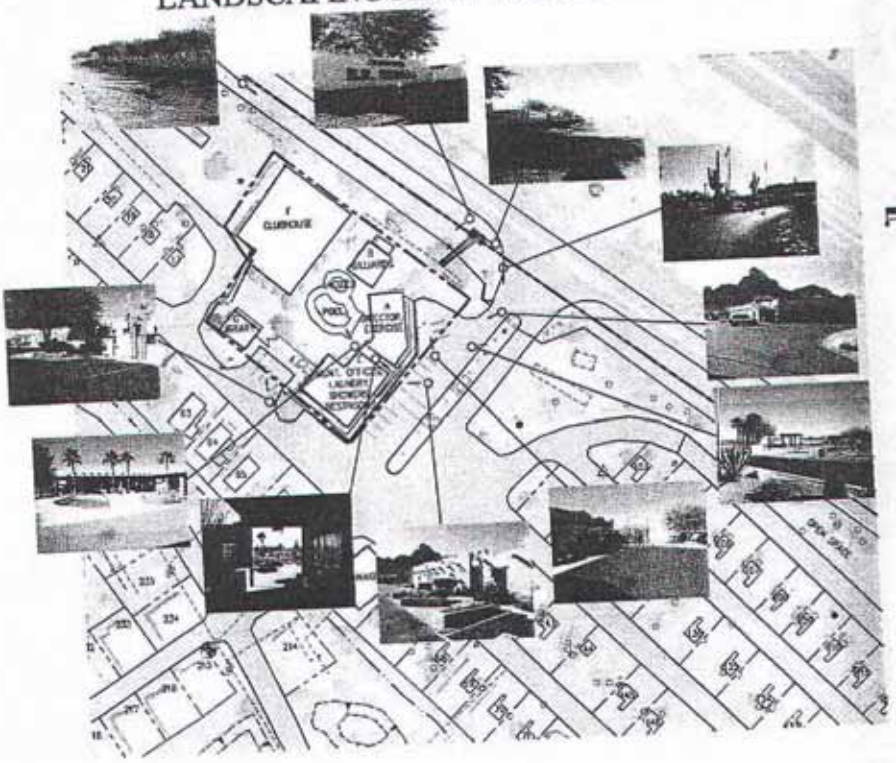
PICACHO PEAK RV RESORT

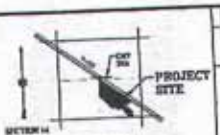
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE	PROJ. NO.	SHT.
4/19/2012	PPK	1 OF 1

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
LANDSCAPING PLAN - SITE PHOTOGRAPHS





VICINITY MAP

OWNER:

ENGINEER:

PRELIMINARY NOT FOR RECORDING OR CONSTRUCTION

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HUD Definition for a Manufactured Home

By Wanda Siemer, eHow Contributor

The HUD definition for a manufactured home is now regarded as the correct term to describe the "mobile" or "trailer" home of the past. This change in definition came to the industry in the late-1980s and early-1990s, as the architecture of many manufactured homes changed to include vaulted ceilings and covered porches. The term "mobile home" was retired because it no longer described the types of homes being manufactured. Today's manufactured homes offer much more diverse options in features and design.

Identification

HUD code manufactured homes are identified by one distinct requirement. The home must have a steel undercarriage that is used for transportation to the homeowner's land lot. The wheels on the undercarriage are removed, and the home is placed with the undercarriage intact on cinder blocks or steel piers.

Types

Manufactured homes can come in many different types-some more common than others. There are manufactured homes available in a single section, double sections, three and four sections and rarely two-story sections. Two-story sections are produced but are rare and are not available in most states.

Features

Manufactured homes of today feature many amenities not available in the "mobile homes" of the past. With manufactured home industry advances, many features that were not possible in the past are now possible. These include fireplaces, dining rooms with vaulted ceilings, skylights, state-of-the-art appliances and even hardwood floors.

Considerations

Home buyers that own a plot of land with utilities and with no restriction regarding manufactured homes are in the ideal position to consider this housing option. Also, individuals who in the future may want to change the locality of their residence, would be a good fit. Home buyers who are purchasing a new home with future plans of using the home as an investment should be advised that the re-sale value of manufactured homes are not as high as a traditionally constructed home.

Benefits

The benefits of a manufactured home include cost, continued mobility and options available. The cost of a manufactured home remains much more economical than traditionally built homes. The average cost per square foot is from $35 to $65. Since the undercarriage remains intact through the life of the home, the wheels can be reattached moving the home to another location if desired. Manufactured homes of today offer much more quality and updated designs than ever before.

II. IMPORTANT DEFINITIONS

A. Introduction

It is important to try to understand the legal definitions of the different types of manufactured housing units that are found in RV parks. It is necessary to know what kind of a unit is involved to determine which set of landlord-tenant laws applies. The definitions section of the RV Long-Term Rental Space Act appears at ARS §33-2102, and covers what an RV is. However, it is also important to be aware of the definition of a mobile home.

B. Mobile Home

The RV Long-Term Rental Space Act at ARS §33-2102(9) defines "mobile home" as one of two things. If made after June 30, 1976, and it bears a HUD manufactured home decal, it is a "mobile home". If the unit was manufactured before that date, it is a "mobile home" only if it is eight or more feet wide and thirty or more feet long (including the hitch), not originally sold as an RV or travel trailer, and designed to be used as a dwelling when connected to utility outlets. If a unit is greater than 8 x 30 and was made before June 15, 1976 (i.e., it does not have a HUD decal) it is probably a mobile home unless it is an RV or travel trailer.

C. Recreational Vehicles and Travel Trailers

The RV Long-Term Rental Space Act at ARS §33-2102(18) defines "RV" and sets forth a very complicated definition of the term. At the risk of over-simplifying, the definition can be summarized as creating two types of RV:

1. An RV such as a motor home, camping trailer, van, fifth wheel trailer, or other type of recreational vehicle.

2. Park Trailers. These are commonly called "park models". Essentially, these are mini-mobile homes. In order to qualify as a park trailer, the gross interior square footage after the unit is set up must be at least 320 square feet, but no more than 400 square feet.

D. Problems

It is frequently hard to tell whether a small trailer is a mobile home or an RV. In the 1960's, many trailers were manufactured with less than 320 square feet, but they were intended to be permanent dwellings. A question often comes up whether these units are travel trailers or mobile homes. A travel trailer is designed to provide temporary living quarters, not to be a permanent dwelling. Yet many people use travel trailers as permanent dwellings. The issue in such a situation is not how the tenant actually uses the unit, but what the manufacturer intended it to be used for.

E. MVD Titles

Frequently, a tenant will show the park a title that says that what looks like a travel

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trailer or park model is a mobile home. Do not rely on the title, for several reasons. First, the definitions that the MVD follows in determining what these units are differ from the landlord-tenant definitions. Second, the MVD will reissue an RV or travel trailer title with the new title showing the unit to be a mobile home. This is done when the owner convinces the MVD that he has resided in the travel trailer or park model for more than six months. The reason the MVD does this is that with a mobile home title, the unit is taxed at a lower rate by the County and State than it is as a park model or travel trailer. As a result, many park models and travel trailers have been retitled as mobile homes. For landlord-tenant law purposes, that does not change the fact that in reality they are park models or travel trailers.

As such, they are covered by the RV Long-Term Rental Space Act, not the Mobile Home Parks Act. The RV Act is much friendlier to landlords.

F. Conclusion

It is vitally important to clearly understand what a given unit is before renting a space. Knowing that dictates which laws apply and what kind of rental forms to use (i.e., Blue Book or Orange Book forms). If there is any doubt as to what the unit is, find out at the beginning of the tenancy. Do not put it off and do not guess.

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Picacho Peak Resort
Exhibit 5

Water and Waste Water Information

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
Mail Code 5415B-2
1110 West Washington Street
Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
PICACHO WATER CO	☒ Community	☐ Yes, to PWS #
System ID #	☐ Non-transient Non-community	
11135	☐ Transient Non-community	☒ No

Overall compliance status	☒	No major deficiencies	☐	Major deficiencies
Monitoring and Reporting status	☒	No major deficiencies	☐	Major deficiencies
Comments: None				

Operation and Maintenance status	☒ No major deficiencies	☐ Major deficiencies	
Date of last Sanitary Survey	10-5-11	**Inspector**	Karen Berry, PHX

Major unresolved/ongoing operation and maintenance deficiencies:

- ☐ unable to maintain 20psi
- ☐ cross connection/backflow problems
- ☐ treatment deficiencies
- ☐ certified operator
- ☐ inadequate storage
- ☐ surface water treatment rule
- ☐ ATC/AOC
- ☐ other =

Comments: None

Is an ADEQ administrative order in effect?	☐	Yes	☒	No
Comments: None				

System Information	
Population Served	800
Service Connections	400
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	2007
Monitoring Assistance Program (MAP) System	☒ Yes ☐ No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	**Date**	July 13, 2012

☒	Based upon data submitted by the water system, ADEQ has determined that this system **is** currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and **PWS is in compliance.**
☐	Based upon the monitoring and reporting deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**
☐	Based upon the operation and maintenance deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Revised March 2009

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information:
Name: Michael Wirth
Picacho Peak RV Resort
Address: 220 South River Drive
Tempe, AZ 85281

File Number: 20030051

Permitted Design Flow: 6,050 (ave daily flow)

System Location/Description/Wastewater Characteristics: _X Gravity_Lift Station_Force ___Other
Installation of approximately 2,900 ft of 6-in PVC sewer pipe with cleanouts and sewer connections at each space (40 ft) to serve Picacho Park RV Park, Phase III, Lots 1-77 and Lots 113-121.

Treatment Facility: Picacho Peak RV Park
Sewage Treatment System Number: General 1.09 APP Permit

Documents Approved for Construction
NOI, dated: 01/15/03
Site Plans, dated: 04/21/02
Design Plan, dated: 01/14/03
Operation & Maintenance, dated: S
[O&M Manual referenced in compliance inspections].

Site Information: Pinal County

Location of downstream end of system proposed herein:

T 9S R 9E Section 14

Latitude: 33 ° 38 ' 50.0 " N
Longitude: 111 ° 23' 14.0 " W

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform to the documents approved for construction.

5/14/03
Gregory H. Brown, P.E. Date
Manager, Wastewater Design Review Unit

1110 West Washington Street (5415B-3), Phoenix, Arizona 85007 (602)771-4677 1(800)234-5677x4677

2.0 EXISTING FACILITIES

2.1 PICACHO PEAK WATER COMPANY

2.1.1 PHYSICAL FACILITIES

The Picacho Peak Water Company system consists of the following components:

- Well Site 1. 64 gpm well, hydropneumatic tank, and 40,000 gallon ground-set tank.
- Well Site 2. 82 gpm well, hydropneumatic tank.
- Booster pumps located at Well Site 1. Water is boosted into the distribution system within the range of 30 to 60 psi. Pumps have a capacity of 76 gpm each.
- Water transmission and distribution facilities, consisting of 4 and 6 inch diameter pipe.

The Picacho Peak State Park owns and operates a potable water well and small storage tank, which is used to supplement the water supply purchased from the PPWC. It is assumed that this well and tank will continue to be operated by the Picacho Peak State Park, at least to supply extreme peak demand which occurs during very high visitation periods in some years.

Water is supplied to several commercial enterprises, approximately 9 year-around residents, the Picacho Peak RV Park, and the Picacho Peak State Park. Since the service area is at or above the elevation of the water storage tank, all supply is directly boosted into the system, and high demand may exceed the capacity of the two booster pumps.

2.1.2 WATER QUALITY

The PPWC water system has had exceedences of total coliform and nitrate. While the coliform may indicate poor sampling procedures, well-head condition problems, or other remediable issues, there is a history of nitrate levels exceeding the maximum containment level (MCL) for nitrate of 10 mg/L. A Notice of Violation from Arizona Department of Environmental Quality (ADEQ) dated January 13, 2003 and laboratory reports from 2003 lists nitrate results for both Well 1 and Well 2 that exceed 10 mg/L; levels at Well 2 are generally higher than at Well 1. In addition, arsenic testing at both wells from samples collected November 6, 2003, indicated arsenic level at Well 1 of 0.005 mg/L, and at Well 2 of 0.02 mg/L. The current Environmental Protection Agency (EPA) MCL for arsenic is 10 ppb (0.010 mg/L).

Arsenic and nitrogen quality issues can be addressed by well-head treatment, at relatively high cost. Treatment is by ion exchange, which produces substantial waste streams requiring evaporation from lined ponds or lagoons.

2.2 PICACHO WATER COMPANY/PICACHO WATER IMPROVEMENT DISTRICT

2.2.1 PHYSICAL FACILITIES

The unincorporated Town of Picacho is served by a main well site with ground-set storage, a back-up well that boosts directly into the distribution system, and a separate well and storage tank that serve the Picacho Elementary School. The school system is separated from the Town system by a normally-closed valve. However, the operation of the valve will allow physical co-joining of the two supply systems. The components are as follows:

- Main well (No. 1): 225 gpm well pump, 200,000 gallon ground-set storage tank, hydropneumatic tank, and two 200 gpm booster pumps that boost the water from the tank into the distribution system.
- Back-up well (No. 2): Approximately 165 gpm well pump with no storage; pump discharges directly to the distribution system.
- Elementary School Well: Constructed in 1999, system consists of a 90 gpm submersible well pump, 75,000 gallon storage tank, and hydropneumatic tank.
- Water transmission and distribution facilities, consisting of 6 and 8 inch diameter pipe.

2.2.2 WATER QUALITY

The Picacho Elementary School well was designed to address high nitrate concentration historically present in the upper aquifer. The well was screened from 590 to 1000 feet below ground surface (bgs). The post-construction sampling at the Elementary School well resulted in a reported arsenic level of 0.0087 mg/L (below the then - current MCL of 0.05 mg/L), and nitrate, as N, of 1.3 mg/L, with other new-source testing indicating acceptable drinking water quality.

The older wells in the PWID system have both tested below the current MCLs for arsenic and nitrate. (See Appendix for ADEQ database printouts.) In January 2006, an arsenic MCL of 0.01 mg/L will need to be met.

Appendix A:
Ownership
and
Project Consultants

PROPERTY OWNERSHIP:
Camelhead Associates, LLC
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

DEVELOPER:
Mike & Mark Weirth
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

REPRESENTATIVE/APPLICANT:
Lyle Richardson
[redacted]

ENGINEER:
Kevin T. McDougall, P.E.
[redacted]
Phoenix Arizona 85032
Telephone: (602) 619-9900

Appendix B:

Parcel Owners for Surround Land

OWNERSHIP LIST

NAME	ADDRESS	CITY/STATE	PARCEL NO.
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-012G
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-015A
Egon Von Schereiber	4026 E. St. Joseph Way	Phx AZ 85018	410-05-002C
Koiester Berthold Trust	E. Peak Lane,	Red Rock AZ, 85145	410-05-002J
Bowlin Travel Ctr. Inc.	E. Camino Adelante,	Red Rock AZ	410-05-013B
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014C
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014D
George & Adrienne Ben-Willner	3641 N. 39th Ave	Phoenix AZ, 85019	410-005-014E

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

Picacho Peak Water Company

June 11, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

A few weeks ago I submitted a letter to The Committee indicating my concerns about the Picacho Peak Water Company's ability to guarantee quality water to potential customers that would reside within the pertinent property.

Since that letter, there have been discussions with the owners of the referenced property and they have verbally agreed to provide land and treatment facilities sufficient to allow the processing of water to meet the safe water standards for users within their development.

A formal agreement is being drafted which will specify and bind the parties to the financial commitments and other assurances that would be required for the project. That agreement could be finalized within the next week. If that agreement does become final and its terms are as have been recently discussed, the Water Company would no longer have concerns about the ability to provide quality water to its customers.

Sincerely,
Picacho Peak Water Company

Bill McCabe
President

Gmail by Google

Lyle Richardson <lsr51az@gmail.com>

Bowlin Letter of Support

1 message

Kit Johnson [redacted] Mon, Jun 11, 2012 at 1:04 PM

[redacted]

To whom it may concern:

Please accept this e-mail as Bowlin Travel Center, Inc.'s formal support of the Picacho Peak RV Park's request for the appropriate zoning change to allow for their growth plans as per their submission. We are encouraged about the prospects of teaming with them, the Picacho Peak Water Company and the other users in the Picacho Peak area to expand and improve the water system currently supplying water to the area users. The growth plans submitted by the Picacho Peak RV Park will hopefully be a catalyst for more growth and commercial development as the water delivery issues are addressed and resolved by the concerted efforts of all parties concerned.

Please feel free to call me should you have any questions or require further clarification.

Respectfully Submitted,

Kit Johnson

Director of Operations

Bowlin Travel Centers, Inc.

Office #575-541-9101

[redacted]

Picacho Peak Water Company

April 17, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

The property pertinent to the referenced zoning change requests exists within the service area of the Picacho Peak Water Company.
The requests primarily involve changes in zoning from Employment to High Density Residential and from Low Density Residential to High Density Residential.

The Water Company, with its current situation concerning the quality of available water, and its current storage and transmission capabilities, cannot guarantee to provide the additional volume of quality water that will be required as a result of the zoning changes.

The Water Company requests that, before approval of the noted zoning changes, there be in place, an agreement between the Water Company and the owners of the subject property guaranteeing that, in a timely manner, and with the property owner's financial assistance, appropriate upgrades to the Water Company's infrastructure and water quality issues have been completed. This agreement is typically referred to as a main extension agreement and is common practice in the development community.

Sincerely,
Picacho Peak Water Company
Bill McCabe

Bill McCabe
President

ROOSTER COGBURN
OSTRICH RANCH

PO Box 1100
Red Rock, AZ 85145
Home (520) 466-3658
[redacted]
Fax (520) 466-3634
Email: fun@roostercogburn.com
Website: roostercogburn.com

April 17, 2012

Pinal County Planning & Zoning Commission

Case # PZ-PA-001-12 & PZ/PZ-PD-005-12

Dear Pinal County Planning Members:

I have been a volunteer member of the non-profit Picacho Peak Water Company (PPWC) for 18 years and have served in many capacities. The PPWC had 9 members and 11 water meters and a long history of unsafe water conditions. We were only allowed to serve our unsafe water because we were considered a transient water system with no other source of safe water. The few people that lived at Picacho Peak did not drink the water and the Picacho Peak RV Resort restricted visitors to stay only 14 days or less at a time, therefore allowing the transient classification to remain.

I personally oppose the Picacho Peak RV Park re-zoning for the following reasons:

1. On Feb. 9th, 2000 Mike and Mark Wirth came to a PPWC meeting and indicated they were in the process of buying the RV Resort and had plans to develop it beyond it's current status. They were informed by the PPWC that our water was both unsafe and inadequate before they purchased the distressed Picacho Peak RV Resort.

2. Enclosed is a Dec. 12th, 2001 three page letter from ADEQ with conditions that must be met before consideration of approval for expansion of the RV Park. #3 on this letter says "*ADEQ department data indicates that the water system 11-038 (PPWC) is out of compliance. The water system needs to be in compliance before we can approve the proposed extension.*" The Picacho Peak RV Resort did not respond or seek further approval of their request for expansion from ADEQ.

3. The PPWC denied a 35 space RV addition to the Picacho Peak RV Resort because the resort's own engineer said it was not advisable due to the water issues.

4. The PPWC did elect George Bien-Wilner as President and Mike Wirth as Vice-President with the understanding that they had the most to gain financially if we could find a workable solution to our long standing, unsafe water conditions. As Vice-President of PPWC, Mr. Wirth convinced Pinal County Planning to allow him to start construction on the 35 space expansion of the Picacho Peak RV Resort. Mr. Wirth then convinced Pinal County Planning to allow him to expand another 124 spaces. This was all done without the approval or knowledge of the PPWC.

5. The PPWC lodged a formal complaint and asked for a meeting with ADEQ. At this meeting the PPWC was informed by ADEQ that *"the Picacho Peak RV Resort **did not** have ADEQ approval for water or sewer for their expansion."*

6. The PPWC then complained to Pinal County about the unapproved expansion of the Picacho Peak RV Resort. Pinal County Planning said that Mr. Mike Wirth had approached then as Vice-President of the PPWC claiming that he did have approval from ADEQ. Pinal County had allowed Mr. Mike Wirth to begin construction based upon Mr. Wirth's position as VP of PPWC and his assurance that he did have ADEQ approval.

7. On Nov. 8th, 2002 Mr. Steven Brown, with Pinal County Planning, ordered the Picacho Peak Resort to stop construction of it's unauthorized but nearly complete 159 RV space expansions.

8. Under threat of a lawsuit, the ADEQ and Pinal County Planning then allowed the Picacho Peak Resort to complete the unauthorized expansion.

9. The Picacho Peak RV Resort expansion caused the PPWC to be reclassified as a community water supply due to the higher number of permanent residents. Mr. Mike Wirth then complained to the Corporation Commission that the PPWC refused to supply him with potable water for his now 308 space RV Resort.

10. The PPWC was told by ADEQ and Arizona Corporation Commission that the PPWC and the members were legally responsible and liable for the unsafe water.

11. On Jan. 14th, 2004 the PPWC held a meeting and voted to declare a STATE OF EMERGENCY. It stated that any PPWC member that knowingly served PPWC unsafe water to the public would assume responsibility for that risk. Up to 600 new residents have been exposed to the unsafe water conditions since the STATE OF EMERGENCY was declared on Jan. 14th, 2004.

12. The PPWC is an old, out of date water system that records will show should not have ever been approved as a water company. PPWC has two shallow wells. One of these wells has been out of service for 5 years and the underground electric line servicing it has been condemned by APS. Our fire protection is non-existent and we were told by the Avra Valley Fire Department that if a fire ever broke out in the expanded RV Park that they would not be able to help because of our lack of fire protection water.

No expansion or re-zoning of any kind should be allowed until the PPWC has a safe and reliable ADEQ approved water supply with fire protection for the members and visitors.

Respectfully submitted,

D.C. Cogburn

D.C. Cogburn
Rooster Cogburn Ostrich Ranch
Past President of PPWC
Member of PPWC

Cc by Certified Mail:
Arizona Dept. of Environmental Quality
Arizona Corporation Commission

PICACHO PEAK WATER COMPANY

D.C. COGBURN, President
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 16, 2004

Mr. Richard Bartholomew
Bartholomew Engineering, Inc.
7518 East Elbow Bend
Carefree, AZ 85377

Re: Picacho Peak Water Company

Dear Mr. Bartholomew:

Your February 3rd, 2004 letter states "Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight."

I. Mr. Bartholomew, leadership to me means not being afraid to speak the truth. You can build on truth. You cannot build on deceit.

II. "Problematic board" to you probably means a board that will no longer be intimidated or bullied by you or your two clients. You were present on January 14th during the discussion and the voting on the Picacho Peak Water Company "State of Emergency Declaration." Please review the vote of the membership to determine exactly who is problematic.

III. On October 28th, 2003, the PPWC members and guests, including you Mr. Bartholomew, were touring the PPWC facilities. You, Mr. Bartholomew, announced to all PPWC members and guests that you were partly responsible for the high nitrate water that the PPWC has had to tolerate for over thirty years. Mr. Bartholomew, you stated that back in 1967 the very politically connected landowner asked the Governor's office for help in getting approval for two high nitrate wells to be used for a public water supply. You stated that you received political pressure to approve these two high nitrate wells while you were Director of Water Supplies for Arizona Department of Health Services. You stated that you had always felt bad about approving these wells, which later became the Picacho Peak Public Water Company. As President of the PPWC I wrote down your statement when you made it and then asked you to repeat it, which you did, in front of the PPWC members and guests. Unfortunately over thirty years later the PPWC still owes over $100,000 on this high arsenic and high nitrate Water Company.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

Cc: Governor Janet Napolitano
Lori, Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

EMIL MARTAN
Vice-Presdient
Picacho Peak Water Company

PICACHO PEAK WATER CO.

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your letter dated February 3rd to the Picacho Peak Water Company makes many untrue accusations. Please check your facts for accuracy.

Sincerely,

Emil K Martan

Emil Martan
V. President, Picacho Peak Water Company

PICACHO PEAK WATER COMPANY

D.C. Cogburn
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your February 3rd letter to the Picacho Peak Water Company (PPWC) raises many troubling questions.

I. Does being as officer of the court give you the authority to sabotage our little public water company with a carbon copy of your deliberately misleading statements to the very authorities that PPWC is asking for help?

II. What possible good could come to you or your client from your shameless attempt to sabotage the Picacho Peak Public Water Company's efforts by shooting the horse out from under us with your deliberately written misleading statements?

III. Only familiarity and past success could give you the confidence to describe the Arizona Corporation Commission and it's staff as though they are merely an extension of your power. Concern has been expressed to authorities concerning this issue long before your letter was written.

IV. As an officer of the court, your ethics are questionable and your motives are suspect.

Sincerely,

D. C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

George Bien-Willner
3641 North 39th Ave.
Phoenix, AZ 85019
Tel: 602-738-7227
Fax: 602-840-1114

Feb. 7, 2004

Richard L. Sallquist
Sallquist & Drummond, PC.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, AZ 85016-2129
Tel: 602-224-9222
Fax: 602-224-9366

Re: Picacho Peak RV Resort Water Service

Dear Mr. Sallquist

Mr. Cogburn forwarded me a copy of your letter of February 3, 2004, which you circulated to several government authorities, including the Governor. As former President of the Picacho Peak Water Company, it is my belief that it is your client's intention, with your help, to continue his policy of ignoring the resolutions of the Board of Directors of the Picacho Peak Water Company. It seems to me that it is your responsibility as a member of the bar to verify your client's information before making a public statement.

This letter is to inform you that as a member of the Picacho Peak Water Company Board, I feel your letter was an attack against the officials who voluntarily donate their time, best efforts, and resources to provide safe water to all of the members of our community, including your client. I believe you owe us an apology.

Furthermore, may I remind you that your client, Mr. Mike Worth, was removed from his position as Vice-President of the Picacho Peak Water Company due to his unapproved activities and questionable behavior.

Among other things, some of the actions of your client have led the Board of Directors to adopt its State of Emergency Declarations in January 2004. As you may note, Declaration #6 specifically addresses your client's situation and respectfully requests a response within ten days. I would like to know if it your intention to use you letter of February 3, 2004 as your client's response.

I challenge you to investigate the accuracy of the facts you stated in your letter or be prepared to assume economic and social responsibility for your actions. Last, although I cannot speak for other members of the water company on this issue, it is my opinion that given your prior statements at meetings where I was present that your current attempt to represent yourself as a moderating voice of reason with regard to these serious issues is disingenuous, unnecessary and misleading.

Sincerely,

George Bien-Willner

Picacho Peak Water Company
P.O. Box 250
Picacho, AZ 85241

February 6, 2004

Mr. Richard Sallquist
Sallquist & Drummond, P.C.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, Arizona 85016

Mr. Sallquist,

We have received your letter of February 3, 2004 concerning Mr. Wirth and the water quality issue at Picacho Peak. Acknowledging that it is usually most beneficial for there to be a continuing dialogue between interested parties, versus the "attack-respond-respond-attack" communications, I have noted that your letter was apparently sent to representatives of various State agencies, to The Honorable Governor Napolitano, The Honorable Judge Rodda and other individuals, so I am compelled to respond with a brief clarification of various misleading or misstated items in your letter.

Your letter indicates that there were recent meetings between Mr. Wirth, "his engineer" and the Water Company and the wording of your statements imply that the meeting was caused by Mr. Wirth in a benevolent attempt to provide the Water Company with options for resolution of the water issues.

The fact of the matter is that the meeting to which you refer was the most recent meeting of the Water Company membership and Mr. Bartholomew was there to present his findings concerning a study he made at the request of the of the Water Company membership. The study was approved by the membership at their previous meeting when it was requested that Mr. Bartholomew use his professional expertise to (1) Officially determine the volume and quality (specifically as it pertains to nitrate and arsenic content) of our current water supply; and presuming that his findings would confirm a problem, (2) Provide suggested options for resolution of the problem or problems determined. The study was financed by another member of the Water Company, and not by Mr. Wirth, and if I recall correctly, Mr. Wirth even declined an opportunity to assist in financing the study.

Mr. Bartholomew did formally determine the current level of the problem and did provide the Water Company with his recommendations. The officers of the Water Company are using his suggestions as a basis for their investigations in order to provide an appropriate plan of action. It is obviously not as simple as selecting one of the recommendations, buying and unloading equipment and declaring the matter resolved. The officers of the Water Company, and indeed the small membership itself, are charged with finding a resolution to the water quality problem as quickly, but also as beneficially as possible. It is not beneficial to put a short-term bandage on the problem, if instead, there can be a relatively immediate resolution that will last into the foreseeable future.

The officers of the Water Company take their responsibilities very seriously and intend to proceed as quickly as possible to investigate the opportunities available and to decide on the best option for resolution. We have had, and will continue to have, meetings and discussions with State Agencies, other water suppliers in the area and with interested parties. We are researching funding options and complete requirements for the recommendations.

I must state that we do not feel that your letter was entirely without merit. We do agree that it is imperative that a plan, and timetable for implementation of that plan, be established very soon. Your client, as well as all the membership, will continue to be advised of our progress.

Sincerely,
Picacho Peak Water Company

William J. McCabe

William McCabe
Secretary-Treasurer

Cc: The Honorable Governor Janet Napolitano
The Honorable Administrative Law Judge Jane Rodda
Mr. Jay Spector
Mr. Steve Olea
Mr. Mike Wirth
Ms. Karen Smith
Mr. Reg Lopez
Mr. Dick Bartholomew

SALLQUIST & DRUMMOND, P.C.
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E-MAIL gary@sd-law.com

February 3, 2004

D.C. Cogburn, President
Picacho Peak Water Company
P.O. Box 250
Picacho, Arizona 85241

Re: Picacho Peak RV Resort Water Service

Dear Mr. Cogburn:

Our client, Picacho Peak RV Resort has asked that I respond to your State of Emergency Declarations of Picacho Peak Water Company, dated January 14, 2004.

I understand that this Declaration was issued after your recent meeting with Mike Wirth, his engineer Dick Bartholomew, and others regarding the water quality and quantity issues within the Company's system. Despite my client's willingness to pay his proportionate share of the capital advances and increased rates associated with any new or improved facilities to accommodate any growth on the system as well as remedy all existing water quality issues, you and the management of the Company have refused to entertain discussion of any practical resolutions of the matter.

As part of the Dismissal of your Complaint before the Arizona Corporation Commission, we, and I believe the Commission Staff and Administrative Law Judge, were under the impression that you, as the President of the non-profit entity, were going to work with the customers and property owners to remedy the water supply and quality issues of the Company. We are disappointed to hear that you are not now pursuing that clear legal obligation of the regulated company. Your Declaration has the potential of dramatically impacting the value of my client's property, as well as all other property owners in the service area. Despite the fact that the public has been consuming this water for over 30 years, there are health issues that should also be addressed. Although that Declaration gives self-serving lip-service to remedying the issues, it does nothing to suggest a methodology for adding the facilities that are necessary to make the system viable. It appears you are more interested in attempting to insulate your personal liability than you are in fixing the system.

Your threat to discontinue customer service based upon the Company's bylaws is without any authority. The curtailment authority for a public service corporation is with the Arizona Corporation Commission and the Arizona Department of Environmental Quality, not the Company's Bylaws, nor for that matter, any agreement with customers that has not been approved by the Arizona Corporation Commission and which is consistent with their rules, regulations and tariffs approved for the Company. Further, that threat is very short-sighted. The Company will certainly need the two biggest customers that you are threatening who will provide the capital and revenues to make the necessary improvements.

Picacho Peak RV Park believes it is essential that a plan and timetable regarding these matters be established soon. My client continues to stand ready to assist in fixing this problem. It has, through its engineer, provided at least three solutions to the problem which are consistent with the required regulatory approvals. Although any resolution of this matter will involve a substantial capital expenditure, those costs can be recovered by the water company through Arizona Corporation Commission approved (1) refundable advances from customers, (2) loans (from private entities or the Water Infrastructure Finance Authority of Arizona ("WIFA"), (3) an increase in rates, or (4) a combination of all three.

I understand there is some difficult history among the property owners within the system, but that fact can not be allowed to interfere with or inhibit the operation of the public service corporation and its obligation to the customers within its service area. I believe that to avoid any further formal actions against the water company before the Commission, it would be productive to elicit the informal assistance of the Corporation Commission's Engineering Division Staff to mediate an overall solution to these issues.

While preparing this response, I received a copy of your letter to Governor Napolitano. While we understand your concerns, we remind you that those who must pay for the "fix" of these problems are the customers within the service area, including you as a customer, and not Arizona taxpayers. I would also remind you that in 1999 the Board of Directors applied for a WIFA loan, assisted by Mr. Bartholomew. A loan commitment was received in 2000 but was rejected by the then Board of Directors. Whatever the solution, WIFA will not address the technical aspect that must be resolved first. The appropriate agencies for that review are the Commission and ADEQ.

If you find our suggested meeting with the Staff acceptable, we would be pleased to coordinate any meeting in that regard. Please contact Mr. Wirth or the undersigned within the next ten days to indicate your willingness to work with the Staff. We appreciate your cooperation in this regard.

Sincerely,

Richard L. Sallquist
For the Firm

cc: Governor Janet Napolitano
Administrative Law Judge Jane Rodda
Jay Spector
Karen Smith
Steve Olea
Reg Lopez
Spencer Smith
Mike Wirth
Dick Bartholomew

Bartholomew Engineering, Inc.

Environmental Civil Water/Wastewater Subdivisions Surveying

Richard F. Bartholomew, P.E.
President

be@doitnow.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

February 3, 2004

Mr. D.C. Cogburn
President, Picacho Peak Water Company
27480 Marez Dr.
Picacho, AZ 85241

Re: Picacho Peak Water Company

Dear Mr. Cogburn:

I was just furnished a copy of your letter to Governor Napolitano, dated February 2, 2004.

You need to correct a statement you made that "Mr. Richard Bartholomew confessed to the Picacho Peak Water Company membership that he was partially responsible for our unsafe water condition."

What you did not state was that I did not **confess** anything. I told the Board of Directors that in 1967, as the Director of Water Supplies for Arizona Department of Health Services, I approved the blending of the two wells, one with a low nitrate level and the other with a high nitrate level to achieve a safe blended water supply to allow Farmers Home to approved the loan to construct the water company. This allowed the construction of the water system to replace failing and very unsafe private wells and water hauling.

Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight.

Sincerely,

Richard F. Bartholomew, P.E.

cc: Governor Janet Napolitano
Lori Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

RFB:mr

Physical Address: 7518 E. Elbow Bend, Ste B-1, Carefree, Arizona 85377 (480) 488-9775
Mailing Address: P.O. Box 4809, Cave Creek, AZ 85327 fax (480) 488-2681

STATE OF EMERGENCY DECLARATIONS OF THE PICACHO PEAK WATER COMPANY

JAN. 14, 2004

Prepared by:

D. C. Cogburn, President

P. O. Box 250
Picacho, AZ 85241

Phone: 520-466-3658
Cell: 520-697-8306

Jan. 14, 2004

DECLARATION #l OF THE PICACHO PEAK WATER COMPANY

Demands placed on the Picacho Peak Water Company (PPWC) by the Arizona Department of Environmental Quality (ADEQ) and the Arizona Corporation Commission (ACC) are as follows:

> ADEQ has proclaimed that the PPWC water supply is unacceptably high in nitrates and arsenic. ADEQ officials have stated that the PPWC water supply is potentially immediately harmful to human health.
>
> The Arizona Corporation Commission has proclaimed that the PPWC must supply safe potable water to each of its customer-member-owner.

PPWC is a twelve-meter, nine member non-profit public water company. Each customer of the PPWC is therefore a customer-member-owner of the PPWC.

In order to receive water each customer-member-owner has agreed to abide by the PPWC by-laws and ACC rules that govern water companies in Arizona.

Because of pre-existing conditions beyond PPWC control, we are unable at this time to meet the demands of ACC and ADEQ. Therefore the PPWC intends to make and then vote on seven declarations of fact. The intent of these declarations is to bind PPWC customer-member-owners together to help find a long-term solution to our water supply crisis.

Jan. 14, 2004

DECLARATION #2 OF THE PICACHO PEAK WATER COMPANY

The Arizona Department of Environmental Quality has stated that the PPWC water supply is a danger to public health and potentially immediately harmful to human health.

Therefore the customer-member-owners of the PPWC declare a State of Emergency to address this unsafe water situation.

Jan. 14, 200

DECLARATION #3 OF THE PICACHO PEAK WATER COMPANY

Because of circumstances beyond our control, the PPWC is unable to serve safe potable water at this time to any of its customer-member-owners. Therefore while in this State of Emergency the PPWC respectfully requests that PPWC water not be served to the public for human consumption.

If a customer-member-owner of the PPWC serves water for human consumption to the public against PPWC requests that customer-member-owner will assume all liability for the unsafe water served to the public. The PPWC will not be liable for the actions of its individual customer-member-owners.

Jan. 14, 2004

DECLARTION #4 OF THE PICACHO PEAK WATER COMPANY

While the PPWC is in this state of emergency, the PPWC will adopt a no-growth policy until safe and potable water conditions exist for each of its customer-member-owner.

Jan. 14, 2004

DECLARATION #5 OF THE PICACHO PEAK WATER COMPANY

If a PPWC customer-member-owner needs to expand its water use for any reason, they must have PPWC approval.

Jan 14, 2004

DECLARATION #6 OF THE PICACHO PEAK WATER COMPANY

The PPWC announces that the Picacho Peak RV Resort has expanded its water needs without PPWC approval. The PPWC respectfully requests that the Picacho Peak RV Resort immediately stop serving PPWC water to its unapproved expansion. The PPWC will respectfully allow the Picacho Peak RV Resort ten days to respond in writing how it intends to resolve the unauthorized use of PPWC water.

The PPWC reserves the right to settle this issue, if necessary, with the power granted it by PPWC by-laws and ACC rules.

Jan. 14, 2004

DECLARATION #7 OF THE PICACHO PEAK WATER COMPANY

It is not the intent of the PPWC to unfairly harm any of its customer-member-owners. It is the intent of the PPWC to take firm control of its affairs and aggressively seek a permanent solution to our unsafe water conditions. This PPWC State of Emergency declaration will remain in effect until all of its customer-member-owners are able to enjoy safe potable water.

VOTE TO REJECT OR ADOPT THE SEVEN DECLARATIONS OF THE PICACHO PEAK WATER COMPANY AND DECLARE A STATE OF EMERGENCY

JAN. 14, 2004

Rooster Cogburn Ostrich Ranch **D. C. Cogburn, President**	**Yes** X **No**____ **Abstain**____
Picacho Peak Garage **Emil Martan, Vice-President**	**Yes** X **No**____ **Abstain**____
Bowlin's Travel Center **Bill McCabe, Sec./Tres.**	**Yes**____ **No** X **Abstain**____
Arizona Nut House **Betty Partain**	**Yes** X **No**____ **Abstain**____
Picacho Peak Trading Post **George Bien-willner**	**Yes** X **No**____ **Abstain**____
Picacho Peak Restaurant **Troy Hoch**	**Yes** X **No**____ **Abstain**____
Picacho Peak RV Resort **Mike Wirth**	would not cast a vote **Yes**____ **No**____ **Abstain**____
Picacho Peak State Park **Rob Young**	**Yes**____ **No**____ **Abstain** X
Euro Spice **Egon von Schreiber**	**Yes** X **No**____ **Abstain**____

Jan. 14, 2004

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Leila Gorchev/Associated Press

Moammar Gadhafi wants Libya to rejoin the world.

State halts development where water is inadequate

By Laura Dobbins
The Arizona Republic

For the first time in Arizona, state laws designed to ensure water supplies and stop land fraud are bringing subdivelopment to a halt.

State officials recently notified three private water providers in Fountain Hills, Apache Junction and northeast Pinal County that they do not appear to have a required 100-year assured water supply to serve new housing and other construction.

Four municipal water departments in rural Arizona also are on notice.

azcentral.com

More about the drought, including Valley cities that wish residents would get rid of their lawns, at drought.azcentral.com.

The notices from the Arizona Department of Water Resources prevent the sale of new homes or commercial developments on subdivisions not yet recorded with a county.

In Fountain Hills, the notification has halted nearly a dozen developments.

Fountain Hills resident and land preservation advocate Jim Hamblin isn't surprised.

"We suffer from drought denial in the Valley of the Sun. For years, water has been 'apparently' plentiful and definitely cheap," Hamblin said. "Fountain Hills' water issues remind us that we may need to change our thinking ... and our habits."

And the same could happen in the

See WATER Page A4

TER State halts new developments

rom Page A1

as that received the One of the largest t may be affected is sed Johnson Ranch, a anned community of mes in northeast Pi-y.

ition, four municipal oviders serving Pres-gales, Florence and e notified this month, ufractions in Prescott ules may be fixed with paperwork. Florence are still under scru-e water officials said. past, companies have lose to their allotted ut seldom have gone eir assured supply," ng Dunham, manager ate Department of Wa-ources' Office of As-and Adequate Water

ne laws work

water Active Manage-reas in Arizona, sur-g Phoenix, Tucson, t, Casa Grande and No-re responsible for im-ting a complex set of ions intended to con-vater.

r providers within the ement areas file annual sage and needs reports he state water depart-which then performs its alysis and issues a no-t projects an inadequate

out an ensured 100-year supply, the Arizona De-ent of Real Estate will cord land plats, or subdi-plans.

unless a water company sure future supplies, the na Corporation Commis-which regulates private companies, will not ap-changes in water prices. nicipalities still can re-and approve new subdivi-but none can be recorded a county if it has insuffi-water. If the subdivision cannot be recorded, the erty cannot be sold.

e Chaparral City Water subsidiary of American s Water Co., is short about illion gallons per year, or proposed new growth. An acre-foot equals 325,851 gallons, or about what a family of five uses in one year.

The company serves nearly 11,000 customers in Fountain Hills, and a small portion of Scottsdale, through two main water sources: the Central Arizona Project and three groundwater wells.

The utility claims it has adequate resources in wells, it just needs to pump more out of them. But a state study, which could take up to six months, must confirm that assertion.

Not enough water

Though current customers are unaffected, the Arizona Department of Water Services says three water companies do not have enough water to supply future customers. Approximate water service areas:

Source: Arizona Department of Water Resources, CAWS
Dan Kempton/The Arizona Republic

Arizona water sources

Groundwater: Located beneath the earth in natural reservoirs called aquifers.

Surface water: Natural resource from lakes, rivers and streams.

Central Arizona Project: A $4.7 billion aqueduct that delivers Colorado River water to central and southern Arizona.

Effluent: Treated sewage water commonly used for agriculture and golf courses.

ated the water shortfall, said Rob Hanford, general manager of Chaparral. "Our service area grew faster than we had anticipated."

Fountain Hills is considering the annexation of nearly 2 square miles of state land northeast of town. The Arizona State Land Department agreed to keep it off the auction block during the annexation process with the stipulation that Fountain Hills could show it could provide services, including water.

Chaparral said it had 100 years of ensured water available for the state land during a community meeting in September. But having tapped out its CAP allocation of 6,978 acre-feet, the company now is scrambling to meet needs for projected growth.

Chaparral has hired a Scottsdale-based consulting firm, Errol L. Montgomery & Associates, to seek alternative water supplies, including enough to cover the state land, Hanford said.

The Fountain Hills Sanitary District has a multimillion-dollar recharge and recovery system for its effluent water. Chaparral has sought to buy excess quantities of that water to use as credits toward its water deficit.

"There's little chance of that happening because it would deplete our supplies," District Manager Ron Huber said. "In a warm climate like Arizona, where rain is scarce, there isn't such a thing as excess water."

Greg Bielli, president of MCO Properties, is among many Fountain Hills developers whose plans for hundreds of housing units and commercial developments have been frozen. And there's nothing they can do until the local water company solves its supply problem.

"It's an issue that's out of our control. We've done everything we need to do," said Bielli, who has 284 high-end residential lots in the foothills of the McDowell Mountains on hold. "The frustration levels are kind of high."

Johnson Ranch case

Johnson Utilities Co. is the sole water provider for about 60 square miles and 4,000 homes in unincorporated northeastern Pinal County, south of Queen Creek, including Johnson Ranch, San Tan Heights and Copper Basin.

The company is showing an annual shortfall of 294.5 million gallons or 904 acre-feet for proposed new growth.

This isn't the first time the Scottsdale-based entity has been under the state's microscope.

In April, the company was slapped with an $80,000 fine by the Arizona Department of Environmental Quality for having built and operated a water system for the Sun Valley Farms housing development without the agency's approval.

Representatives for Johnson Utilities said it was an error in paperwork and nothing more.

State officials still are waiting for the updated paperwork.

Apache Junction case

The Apache Junction Water Co., one of two private water facilities in the city, provides water for nearly 12,000 customers in the Apache Junction area.

Its main source of water is two operating wells and the Colorado River water delivered by CAP.

The utility is short about 179 million gallons annually on ensured water supplies. "We are aware of the situation and were already in the process of addressing it when we were notified," said Brian Hall, superintendent of Apache Junction Water.

After a population boom in 2000, the company has taken steps to ensure it can keep pace with water demands.

Hall said the company is working to build new facilities to treat CAP water. State officials will need to verify that and examine the facilities. Amended paperwork to the state will not be approved until the state accepts an environmental analysis, officials said.

Reporter Edythe Jensen contributed to this article.
Reach Dobbins at (602) 444-6849.

PICACHO PEAK WATER COMPANY
SUMMARY DOCUMENT

Prepared by D.C. Cogburn
Picacho Peak Water Co. President

On October 28th, 2003, the Picacho Peak Public Water Company (PPWC) learned for the first time "The rest of the story" as famed radio commentator Paul Harvey would say. In 1967, before becoming PPWC, two wells were used to supply water for construction of Interstate 10. These wells were known to be dangerous high nitrate wells even back then. Political pressure was exerted on Arizona Health Services to have these unsafe wells approved for human consumption. The wells and improvements were later turned into the Picacho Peak Public Water Company. On October 28th, 2003, over thirty years later, the current Picacho Peak Non-Profit Public Water Company has learned that our forefathers were sold a "dangerous to public health" water company. After paying for this water company for more than thirty years we are still in debt over $100,000. Our forefathers learned to live with this dangerous, diarrhea causing water because we always had a very small local population and it was our only source of water. The locals knew not to drink the water and the stop and go visitors were not exposed to it long enough to get sick.

Because of our beautiful Picacho Peak and Interstate 10 location, we expect to have quality commercial businesses locate here in the years to come. The PPWC has known for years that our water was dangerous and a ticking time bomb. Research has told the water company that a different source was the only viable long-term solution to our dangerous water situation. However, with only twelve meters and nine users we were repeatedly told that the $1 to $2 million funding we needed to solve our problem was simply not possible.

Three years ago the distressed "stop and go" RV Park at Picacho Peak was sold to a Phoenix developer. The developer was welcomed by the PPWC and was told that our water was "dangerous to public health." The PPWC did not give permission to the developer to expand to a 308 spaces Park Model Mobile Home Park. PPWC was told by it's attorney that each member would be liable if someone became sick because of our unsafe water. Arizona Department of Environmental Quality allowed this expansion of the Park Model mobile home park, knowing full well that our high arsenic, and high nitrate water was dangerous to public health. Pinal County tried to stop this unapproved expansion until safe water could be provided. Pinal County had to back down from this position because ADEQ had allowed this expansion to occur.

The Picacho Peak Water Company has been on a very public crusade for three years to protect the public and itself from unsafe water as well as find a safe, long-term water solution with fire protection for future expansion. The customer/member/owners are all excited about future growth for our community. The Arizona Department of Environmental Quality has allowed expansion of our "dangerous to public health" water consumption knowing full well that because of pre-existing conditions; we have never

had the ability to be an incompliance water company. For three years the PPWC has reported itself to all authorities, (to no avail) and our cry for help has gone unanswered. For over three years the PPWC has made very public pleas that our diarrhea causing water is "potentially, immediately harmful to human health." Our very public outcry has been misunderstood to mean that the PPWC was against all expansion including the Park Model Mobile Home Park. This is totally and completely untrue. The PPWC has stated that it is morally irresponsible to expose unsuspecting new people to our unsafe water and that a safe, long-term water solution should be implemented before exposing new people to our dangerous water. It could easily be years before we are able to secure a safe, long term supply of water. Cleaning high nitrate and high arsenic from water is a very expensive undertaking plus it would create a toxic waste site that creates more problems than it solves. This solution is considered a very expensive band-aid with no long-term benefits.

Discussions have begun with the small town of Picacho eight miles away. Picacho Water Development Corporation water has practically no nitrates or arsenic content. The Picacho Water Development Corporation has agreed to consider drilling a new well and selling PPWC water or absorbing us into their water company. This appears to be the best long-term solution to our dangerous water situation. A water pipe line from Picacho to Picacho Peak would allow industrial tract development along the I-10 frontage road between our two communities. If Picacho Water Development is not interested in helping us with our water needs, a new PPWC location between our two communities should be explored.

On January 14th, 2004 the PPWC has declared a "State of Emergency" and asked Governor Janet Napolitano and other authorities for help. The PPWC believes that if we are able to get help in solving our "dangerous to public health" water supply it will pay dividends to the State of Arizona because of the quality commercial growth it will bring to our community.

The Governor's office has suggested a visit to WIFA. A meeting on Tuesday, February 24th, 2004 with WIFA director Mr. Jay Spector has been scheduled as well as a meeting that afternoon with Mr. Robert Casey, ADEQ Code Enforcement Director.

The PPWC has unfairly taken considerable abuse because of our "dangerous to public health" water. Some officials are so eager to punish us that they aren't interested in understanding why we have a problem. Our company was so small we couldn't do anything about it and it was our only source of water. The PPWC is shocked to learn that all our unsafe water conditions were pre-existing and should never have been approved as a public water company. Can you imagine buying a home and thirty years later being told that your home is sitting on a toxic waste dump and that authorities were aware of it when your home had been built?

Does that make the Picacho Peak Public Water Company a villain or a victim? Picacho Peak Public Water Company needs help, not punishment. Please Help!

WATER Standards test suppliers

From Page B1

If there are larger water providers nearby, he added, small companies will be looking to them for help.

Widespread problem

Arizona has 52 water systems that violate the federal Safe Drinking Water Act. Picacho Peak Water Co. is 16th on that list of serious offenders, according to the Arizona Department of Environmental Quality.

Picacho Peak Water Co. serves 20 to 25 residents but soon may be taxed by five times that number.

The local RV park, which has beefed up services to accommodate more year-round customers, presents the biggest concern for the water company.

Stop-and-go campers only are exposed briefly to the nitrates, said D.C. Cogburn, member of the water company and owner of an ostrich ranch in town.

Cogburn dreads any population increase that may mean running more water into the park and increasing nitrate levels.

Mike Wirth runs the RV park and used to sit on the water board. He said the park's year-round population will not boom at the rate water company officials fear.

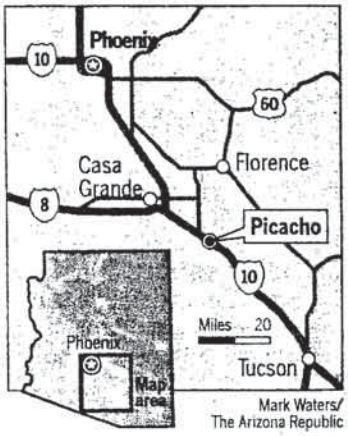
Still, the company in March filed a complaint saying it did not want to provide water to the RV park until the issues of bad water are resolved.

The complaint went to the Arizona Corporation Commission, which regulates private water companies across the state.

Representatives from the water company, corporation commission and RV park got together in June to mediate the complaint.

Last week, members said there's nothing the commission can do. It has no authority over the RV park because it's a private company, not a public utility.

Officials at Picacho Peak



Mark Waters/ The Arizona Republic

bureaucrats to decide what to do about the water. They removed the park from the Picacho Peak Water Co. system and dug their own well.

The park has been using its own supply for three weeks, and state laboratory tests show the water is safe to drink.

"We wanted to become independent of them because of the problems they've had," said Mike Gwinn, construction specialist for Arizona state parks.

Flying under radar

For decades, Picacho Peak Water Co. managed to fly under the radar of state agencies because it was considered a transient water company, thanks to the area's tiny year-round population.

As the RV park began to expand, the company got more attention from state agencies. Water company members solicited help from the state, as well, because they did not want to endanger themselves or their neighbors.

In January, Arizona's environmental agency notified the water company it was violating standards for total number of nitrates and coliform bacteria.

On June 26, the agency posted notices around Picacho indicating that the water is not safe to drink and that the company "was unwilling or unable" to show it had stepped up monitoring and public notification.

Cogburn and George Bien-Willner, company president, are frustrated.

said Cogburn, who also is concerned about lawsuits.

If the state forces the company to "knowingly supply unsafe water to the public, they, not us, should be held responsible," Cogburn said.

"We need help," Bien-Willner said.

"We can't possibly raise water rates enough to clean up the wells, but if we let more and more people in to use the water, we're asking for trouble," he said.

They've even asked the state agencies to shut them down.

"They have accepted the responsibility of serving water in that area," said Heather Murphy, corporation commission spokeswoman, "and if they don't, the state would have to take action to ensure reliable water service."

Murphy wouldn't say what that action may be. She, however, did say that there are "fines and other problems they could face if they abandon the system."

Rate increases and loans are the only options available to small companies to pay for cleanup.

More than 40 percent of the companies violating drinking-water rules serve 100 people or fewer.

At best, the state agencies can help water companies take stock of their financial condition and future needs.

"The process of setting standards under the Safe Drinking Water Act really doesn't accommodate the problems of small, private utilities," Manning said.

No state agency can help them raise money, he added.

Picacho Peak Water Co. hasn't raised water rates since 1982. With such a limited number of users, raising rates enough to cover the estimated $2 million it may cost to clean the wells is unrealistic.

Similarly, the spreading of a $2 million loan among 20 people doesn't work, either.

"We're in a Catch-22," Bien-Willner said.

Reach the reporter at

Water by the numbers

- **1,660** water systems in Arizona.
- **675** water systems serve 100 people or fewer.
- **52** water systems are in violation of the Safe Drinking Water Act.
- **22** of the 52 water systems in violation serve 100 people or fewer.

Help for consumers

Arizona Corporation Commission helps consumers with complaints about water, including rates or charges; installation or disconnection; responsibility for a bill; request for a deposit; refusal of service; quality and type of service; and a water company's policies and procedures.

Complaint process

- Contact the water company directly with complaint.
- Contact the corporation commission if the issue is not resolved.
- Arbitrate the issue or complaint before the corporation commission or a representative, who will write a non-binding decision offering a resolution for the problem.
- If that doesn't work, file a formal complaint with the commission. You and a water company representative will testify before an administrator.
- How to contact the corporation commission: (602) 542-4251, within metro Phoenix; (520) 628-6550, within metro Tucson; 1-800-222-7000 or 1-800-535-0148 outside Phoenix or Tucson but within Arizona.

Sources: Arizona Corporation Commission and Arizona Department of Environmental Quality.

D.C. Cogburn
PO Box 250
Picacho, AZ 85245
(520) 631-8306

July 1, 2003

Attn: All Editors and Reporters of Arizona Newspapers

Re: Drinking water that is "potentially immediately harmful to human health"

Dear Editors and Reporters of Arizona Newspapers:

After years of bureaucratic inefficiency **I HAVE HAD ENOUGH!** As a concerned citizen and an active member of the Picacho Peak Water Company, I have enclosed my letter to Governor Nepolitano asking for her help with a complaint of unsafe public drinking water. Would you please inform the citizens of Arizona about our unsafe water problem? Picacho Peak Water Company needs the public's informed support.

I fully expect for the bureaucracy to try to discredit me personally. I fully expect the bureaucracy to try to discredit the Picacho Peak Water Company as simply a small out of compliance Water Company. This would be laughable if it were not so ***DEADLY*** serious.

Please help me let the truth shine in and lets see who really needs to be discredited!

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident
Tel. (520) 631-8306

(LETTER TO GOVERNOR BELOW)

D.C. Cogburn
PO Box 250
Picacho, AZ 85245

July 1, 2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Honorable Governor Nepolitan:

Re: Drinking water that is "potentially immediately harmful to human health"

As a concerned citizen and an active member of the Picacho Peak Water Company, I am very embarrassed to have to ask you for your assistance. Picacho Peak Water Company serves water that is "potentially immediately harmful to human health." To help find a solution to this public health risk, would you have someone from your busy staff address these ten questions? Could you also appoint a very responsible person from your staff to stay involved until a realistic solution is found that protects the citizens of Arizona that are being exposed to this unsafe water?

1. What are the duties of the Arizona Department of Environmental Quality (A.D.E.Q.)?
2. Is it the responsibility of A.D.E.Q. to regulate and insure safe drinking water to the people of Arizona?
3. Should A.D.E.Q. be required to investigate a concerned citizen's complaint about unsafe drinking water that is "potentially immediately harmful to human health?"
4. Should A.D.E.Q. be required to investigate a complaint about unsafe drinking water that is "potentially immediately harmful to human health" if the President and Board of Directors of the involved non-profit public water company request it?
5. Should A.D.E.Q. get involved before 600 plus new people are permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

6. Should A.D.E.Q. get involved after 600 plus new people have been permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

7. If A.D.E.Q. knowingly allows 600 plus new residents to be served water that is "potentially immediately harmful to human health," will A.D.E.Q. be liable if someone gets sick or dies?

8. Is "Sorry, that is not my department" the official position of everyone at A.D.E.Q.?

9. Is there any person of authority at A.D.E.Q. that will actually leave the office to see, hear, and **understand** a complaint about unsafe water that is "potentially immediately harmful to human health?"

10. If A.D.E.Q. will not investigate honestly and thoroughly the complaints concerning increasing demand of water that is "potentially immediately harmful to human health", will A.D.E.Q. be held liable if someone gets sick or dies?

I lodge this written complaint as a concerned citizen, an active member of Picacho Peak Water Company, and for safety concerns of the many citizens and visitors of Arizona who visit the beautiful Historic Picacho Peak State Park. My written complaint serves notice that the water that we serve is "potentially immediately harmful to human health."

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident

Cc: All Editors and Reporters of Arizona Newspapers

PICACHO PEAK WATER CO., INC.

Picacho Peak, AZ

6/30/2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Re: Hazardous Potable Water Systems in Arizona

Honorable Governor Napolitano:

I have owned and managed various enterprises and properties across the great state of Arizona for over 25 years. Until now, I have never had cause to appeal directly to your office despite the access I have enjoyed to several administrations. I am writing to you to ask for your assistance in resolving a potentially life-threatening public safety issue and to make you aware of a very dangerous situation involving the quality of Arizona's water systems and the agencies that are charged with its oversight. On behalf of the Picacho Peak Water Company, I kindly request your assistance in facilitating a meeting with senior management at the Arizona Department of Environmental Quality for the reasons stated below.

I am the volunteer president of the Picacho Peak Water Company, a nonprofit company and also one of the smallest water companies in Arizona. The other two directors and the rest of the board also volunteer their time to provide water to our small community that is located off of I-10 between Phoenix and Tucson. Picacho Peak, as you probably know, is a popular vacation destination because of its historical significance and because of the Picacho Peak State Park (which, incidentally, is one of our company's main customers).

I originally volunteered to serve as president of the Picacho Peak Water Company with a single goal that I continue to aspire to: to help provide good, safe and reasonably priced water to the members of our community. Unfortunately, due the nature of our available water and our limited resources, this goal has proven elusive. We are unable to produce water, in the quantity that our consumers require, that falls within the acceptable range for Nitrate content.

The presence of high Nitrates in our water, we are informed by Arizona Department of Environmental Quality (ADEQ) engineers and other experts, presents a serious health and safety issue. This problem is compounded by the expansion of certain facilities (without Picacho Peak Water Company or proper governmental regulatory approval) that has increased demand on our water system, resulting in increasingly poor water quality. We have been advised by ADEQ that our water situation is one of the most serious in the state and that our water is "potentially immediately harmful to human health."

Our response to the myriad of challenges we have faced as a water company has been to seek the aid and counsel of those governmental agencies that are charged with the protection of the health and safety of the public with regard to water and nonprofit corporations: the ADEQ and the Arizona Corporation Commission (ACC).

Unfortunately, despite our best efforts, including hiring experts, holding countless meetings with the ADEQ and ACC and our grave concern and pleas for help, especially in the wake of the "Rose Valley" tragedy, we have gotten nowhere. Rather that assisting us, we have found the majority of the ADEQ personnel we have dealt with either unwilling or unable to help us to protect our consumers.

More significantly, throughout the course of our dealings with ADEQ and the ACC, we have discovered that neither agency will take responsibility for helping to solve a serious health and safety issue. We have even gone so far to ask that ADEQ *shut us down* for noncompliance if it is unable or unwilling to help us find a solution to our problem. To this day, we repeat this plea. Unbelievably, the response that we have received from ADEQ is that **over 600 (out of approximately 3000 total) water companies in Arizona are similarly in material noncompliance with regulations pertaining directly to health and safety.** The Picacho Peak Water Company continues to struggle, with numerous personnel at ADEQ fully aware of our precarious water quality situation.

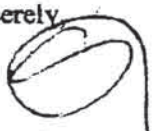
I also bring this matter to your attention because I strongly suspect, based on information provided to us by state regulators, that our perilous water situation is not unique. Likewise, I would highly encourage your office to take note of these serious and dangerous gaps in regulation that can easily be manipulated to create a façade of safety and compliance. Unfortunately, I believe that a real danger exists beneath this thin veneer of safety. Given our experience with ADEQ and the information we have received from various agents regarding the water quality of other water companies in Arizona, it appears that another "Rose Valley"-type tragedy is inevitable without either a major change in the ADEQ's approach or added enforcement powers/oversight of Arizona's water systems.

Governor Napolitano, we continue to extend our greatest efforts to ensure that consumers of our water are drinking the safest water possible. However, given our current situation, I believe that this goal is impossible without the immediate support of the State of Arizona. I have tried, on numerous occasions, to arrange a meeting with senior management personnel at ADEQ, but so far my attempts to arrange such a meeting have been rebuffed.

We very much appreciate any assistance that you can provide us with this serious problem for us and all water systems in Arizona and thank you very much for your attention to this matter.

I can be reached at: 602-738-7227 or 602-292-2212.

Sincerely,



George Bien-Willner
President
Picacho Peak Water Company

Cc: Lori Faeth, Policy Advisor – Natural Resources

ADEQ Arizona Department of Environmental Quality

Public Notice

June 26, 2003

This is a notice to inform you that water served from the Picacho Peak Water Company is in violation of the Safe Drinking Water Act.

State records indicate this water system has incurred historic total coliform bacteria monitoring violations as well as maximum contaminant level (MCL) violations for nitrate.

The Picacho Peak Water Company has been served with a Notice of Violation for reporting, monitoring and maximum contaminant level violations. To date, the company has been unwilling and/or unable to provide documentation demonstrating that required increased monitoring and public notification have been performed.

Due to the potential adverse health effects associated with elevated nitrate levels:

- Avoid boiling the water; nitrate levels in water are concentrated when boiled
- Avoid serving this water to infants below the age of 6 months
- Infants below the age of 6 months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome. (See Arizona Administrative Code R18-4-100 appendix A)

For more information, please contact ADEQ's Water Quality Compliance Assurance Unit at (602) 771-4624, or toll free in Arizona at (800) 234-5677, extension 771-4624.

Prepared by Johnny Riley - PPWC - Sec - Treas
5/27/03

Chronology of events pertaining to Mr. Wirth

February 9, 2000 Mr. Mike Wirth came to Picacho Peak Water Company meeting and said that he was in the process of buying Picacho Peak RV & Resort and indicated he had plans to develop the Resort beyond it's current status.

August, 2000 We were allegedly re-categorized as a "community" water system. ***We were never notified, in writing or telephonically. We found this out accidentally in late 2002 or early 2003.***

October 4, 2000 Mr. Dick Bartholomew made a presentation on Picacho Peak RV and Resort. Tabled until October 24 meeting.

October 24, 2000 Mr. Bartholomew presented additional information and three options available for our consideration to provide for the additional 152 RV spaces at Picacho Peak RV & Resort. Tabled until further information could be obtained.

November 14, 2000 Mr. Rick Aguirre, President, of the water board, faxed his resignation to Mike Wirth. We held an election. Mr. George Bien-Willner (incumbent Vice Pres.) was elected as President, and Mr. Johnny Riley (incumbent Sect/Treas.), was re-elected. Mr. Wirth was elected as the Vice President.

November 28, 2000 Mr. Wirth wrote a letter to Mr. Bien-Willner asking us to approve his project.

January 14, 2001 Mr. Bien-Willner, Mr. Egon Von Schreiber, Mr. D.C. Cogburn and Mr. Riley met with ADEQ to gather information,, advise them of our capacity as the new board, and seek their support and advice.

February 15, 2001 Mike raised the issue about was going to happen due to his actions. We advised him that we had five areas of concern.

- ⇨ Mike had gone directly to Jim Wise and told him to install a two-inch meter at his property, without approval of the Board or the other directors.
- ⇨ During the meeting with ADEQ he told them he only had one permanent residence. After the meeting with ADEQ, we were advised by others that he had already sold and was continuing to sell the model homes, thus elevating the number of "permanent residents" as defined by ADEQ and as Mike Wirth had briefed ADEQ. This not only made us look bad to ADEQ, but would likely alter our categorization.
- ⇨ Sent a letter to ADEQ, with a specific number of people and without concurrence of directors. Based on the above information this of grave concern, because of he liability to users.
- ⇨ Mike wrote several letters and changed our permanent address to the RV Resort address.
- ⇨ He met with Mr. Ruhl, a consultant, who may be able to help put together a package to receive a grant, without inviting or even advising others.

February 28, 2001 Mr. Wirth submitted a letter offering his resignation and we accepted it.

September 21, 2001 The discussion then turned to a request from the Picacho Peak RV and Resort for authorization to move on with his plans for expansion of the RV park.

- ⇨ First, George asked Mike if he had connected the new meter. Mike indicated he had not. George indicated that we have serious concerns about his project. We are concerned because it could significantly impact the other users and the Water Company and could change our status as a transient non-community water system. Specifically, it could directly affect the water pressure and overtax the system, which could cause system failures, and it could force us into a different class of water company, which would require us to meet more stringent standards for water quality.
- ⇨ We are looking at several alternatives to meet the quantity and quality requirements of the users. However, at this time we are still not financially solvent. The major issues facing the water company are:
  1) The pipe from well 1 to well 2 may be in need of repair.
  2) The nitrate level is higher than the acceptable levels. However, if we remain a "transient system" it is not as critical because of the relatively low number of permanent residents.
  3) The storage capacity for users is sufficient for current users, but does not allow for additional users.
  4) Several alternatives have been proposed over the years. The three which have the most potential are:
     a) Run a pipe line, with booster pumps from Red Rock to Picacho Peak and build an additional water storage tank on Picacho Peak State Park to create gravity flow to meet the needs of the users.
     b) Set another tank in the vicinity of the current tank and utilize a Reverse Osmosis system to clean the water.
     c) Set another tank in the vicinity of the current tank and build a self-contained water system, which would have minimal waste and would clean the impurities.
- ⇨ Mike asked the Board to approve his project. He said he had been asking for this for several months and we (the Board) couldn't make a decision. He indicated that he may just move on with his project. He was advised we are only concerned about the impact on the water system. He said he already had his building permit and he will do whatever is necessary to get his water. He said that the engineering study he provided recommended that he put in his own system. D.C. Cogburn advised Mike that the engineering report he provided from Dick Bartholomew (attachment 1), did not recommend increasing peak day demand, because "It places to much burden on the well pumps." Mike was advised that we had to approve his project, because of the potential impact on the Water Company and the users. He was further advised that once we have a current engineering report with the overall impact to the water system, we will make a decision on his request. The approval was tabled.
- ⇨ Rob indicated the State Park was planning to install shower facilities in the future. He said it was previously approved by *the Arizona State Park Agency*. None of the current board members remembered any discussions about shower facilities. Rob was advised that we need to get additional information on the projected usage, so we can evaluate the impact on the water system.

- In conclusion, it was emphasized that any major increased usage of water or additional users needed to be approved by the board to ensure that current users are not negatively impacted and that we remain in compliance with the laws controlling the water company's operation.

September 27, 2001: I was in Tulsa, Oklahoma on a recruiting trip, when I received a call from D.C. Cogburn. He advised me that Karen Barry, from ADEQ, had been out to the Water Company site to do an inspection and she told him she had visited with George Bien-Willner about applying for a loan through WIFA. She said George told her that we would not apply.

D.C. said the suspense to get the paperwork in was September 28th. He said she left him a copy of the application form and asked me to look it over and see if we could fill it out and send it in just to get our name in the hat. I asked D.C. to fax it to me at the hotel. When I received it I went over the questions and there were a number I couldn't answer, particularly without the company files. I called and spoke to Ms. Barry and she advised me to call the people at WIFA, which she had written on the top of the application. I called WIFA several times and left messages for anyone who could help on the form. I never received a phone call from anyone.

October 1, 2001 (Monday) I received a call from Suzanne Price at WIFA. She indicated that she was unable to return my calls on Friday, however, the water company should try to submit the paperwork anyway. She said they might be able to work it in to the budgeting cycle. I told her that unless it was a "grant" it wouldn't be worthwhile for us to apply, since we couldn't repay a debt of any size. I told her we only have twelve meters and about 18 to 24 residents. She said, ...oh, then you probably don't qualify, because you are suppose to have 15 hookups and 25 users. Apparently someone had overstated our number of users. I added that quite honestly, we don't even know what we need. She said that she would have Pete Miller, one of her technical people call me back. As of October 7, 2001, I have not heard from him.

December 12, 2001 Letter to Ms. Ceccarelli-Wolf, ADEQ, expressing our confusion with her latter dated November 29, 2001 and our concern about the information she enunciated. We also explained our concerns with the significant ramifications of a change in our company status and the potential problems associated with Mr. Wirth's project.

December 21, 2001 Letter to Ms. Karen Barry, ADEQ, thanking her for her assistance and advising her that the information submitted to ADEQ by Mr. Wirth, the ex Vice President, was not corroborated, coordinated, or authorized by the Company Water Board. We also advised her that Mr. Wirth was advertising park units for sale, contrary to our previous warnings not to take any actions that could impact our classification and relationship with ADEQ.

January 18, 2002 Fax to Ms. Barry forwarding a letter from Mr. Bartholomew. He indicated that the resort was installing a small water reservoir and booster pumping station to serve the Resort's new area and that ADEQ told them that approval is not required if the cost

of the addition is less than $12,500. We asked them to verify the information and assistance in ensuring this action does not impact our ability to provide water that meets the standards set forth by ADEQ.

February 9, 2002 Smith sent a letter requesting all the information we had previously asked for.

September 17, 2002 Ms. Ann Taylor [redacted] called and asked us to apply for a rural development loan to improve our water company. She said we could likely qualify for a 5% interest loan. She referred me to Leonard Gradiallas, WIFA Program Director 602-280-8747. He indicated we could get either a 6.75% (non-governmental arte or maybe 5% (governmental rate) on a WIFA loan.

October 30, 2002 D.C and George met with the state and county (Steve Brown). They discovered that neither the county or ADEQ had issued permits fro the development that Mike was continuing with.

A cease and desist letter was to be issued by the county.

May 19, 2003 DC Cogburn called me and said that he was out investigating a balloon on his property and that Mike Wirth has now poured what appears to be 200 foundations at the RV & Resort. He called Steve Brown and they were sending out an inspector.

May 23, 2003 DC called and said Steve Brown confirmed that Picacho Peak RV Resort has built an additional 200 spots. They have approval from ADEQ for his sewer plan. However, he was not suppose to set any homes. The county erred in allowing the homes to be set. He does not have ADEQ approval for water. Apparently someone in the county misunderstood and allowed the homes to be set.

Picacho thirsts for pure water

Private suppliers fail safety criteria

By Maggie Galehouse
The Arizona Republic

Residents of Picacho know better than to drink the water straight from their taps.

So far, word-of-mouth warnings have kept residents safe from water that's high in nitrates and coliform bacteria.

"I buy gallons and jugs and individual packs of drinking water," said Becky Jones, who seven years ago moved to the rural town between Phoenix and Tucson.

At Eddie's Towing, the mechanics don't even use town water to flush car radiators.

Self-monitoring can't last forever, though, in a state that drew 1.5 million new residents in the past decade.

Members of the all-volunteer Picacho Peak Water Co. find themselves in a situation shared by dozens of small Arizona companies: They simply don't have the money to clean up the water to meet state standards, and there is no one to turn to for help.

"With these small, private water companies, the ability to raise capital is so limited, and when we talk about nitrates, we're talking about incredible cost," said Roger Manning, who heads the Arizona Municipal Water Users Association.

Nitrates are chemical compounds often linked to agricultural fertilizers and are dangerous to pregnant women and small children. Coliform bacteria in water suggest that other forms of bacteria may be present that cause disease and intestinal disorders.

Manning said the continuing problem will worsen in 2006 when water companies must meet new federal guidelines for arsenic levels.

"We'll see bankruptcy," Manning said

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PLEASE REPLY TO TUCSON

November 20, 2002

Steve Brown
Chief Building Official
Pinal County
P.O. Box 868
Florence, AZ 85232-0868

Jeff Stuck, Manager
Drinking Water Section
Arizona Department of Environmental Quality
1110 W. Washington Street
Phoenix, AZ 85007

Re: Picacho Peak RV Park & Resort

Gentlemen:

This firm represents Picacho Peak Water Company (the "Water Company"). The Water Company is located in southern Pinal County along Interstate 10 and provides water to approximately twelve commercial customers, one of which is the Picacho Peak RV Park & Resort (the "Resort"). The Water Company has had a long-running dispute with the owners of the Resort regarding expansion of the Resort property and the possibility that such expansion would require changes to be made by the Water Company to its facilities to accommodate the expanded use of the Resort. The Water Company has advised the Resort that they must obtain approval of the Water Company prior to undertaking any major expansion of their facilities that would require additional facilities to be constructed by the Water Company or any significant increased demand on the Water Company's system.

The Water Company and our firm have been in contact with both ADEQ and Pinal County regarding recent activities by the Resort in expanding their facilities and the lack of approvals obtained by the Resort prior to undertaking these improvements in connection with installation of

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a public water system and a waste treatment system on the Resort property. ADEQ has indicated that they have not approved the construction of any new waste treatment facilities nor has it approved the construction of the new water system installed by the Resort during the past year. In prior contacts with ADEQ by our office, it appears that the Resort has submitted plans in anticipation of construction of these improvements. We are advised, however, that no permits were ever issued nor were the plans ever approved by ADEQ for construction. Nevertheless, it appears that the construction has in fact occurred. We are also advised by Pinal County that permits were issued for the construction, but that the permits were issued upon the representation by the Resort that ADEQ approval had been obtained for both the water and waste treatment systems. We now understand that Pinal County has revoked these permits.

At this time, the Water Company is concerned that unauthorized construction of the waste treatment system and water distribution system have occurred on the Resort property, either or both of which may result in contamination of water in the Water Company's system either by backflow emanating from the unapproved distribution system on the Resort property or by contamination of groundwater resulting from a potentially improperly constructed waste water treatment system. Since neither of these systems have been approved by the appropriate authorities, it is impossible to know whether a risk actually exists. As a result of recent problems in northwest Phoenix which may have resulted from bacterial contamination of drinking water which may have contributed to the deaths of two young children, the Water Company has concerns regarding the potential contamination of its water supply as a result of the construction of unapproved water distribution and waste treatment systems by the Resort. This letter is to request that both ADEQ and Pinal County investigate this matter and take whatever steps are necessary to protect the public health and the water supply by requiring inspections or other actions to be taken to assure the public that the systems through which the potable water and waste water are being conveyed on the Resort property are in compliance with applicable rules and regulations and are safe.

We would appreciate hearing from you at your earliest convenience regarding steps that may be taken by ADEQ and Pinal County to provide such assurances to the public.

Very truly yours,

Spencer A. Smith

rl

c George Bien-Willner
I:\files\docs\PICA02\220113\LTR\BN1522.WPD

[redacted]

Department of Building Safety

Steven R. Brown, CBO, Director

attention
Mike Traubert

November 8, 2002

Camelhead Associates LLC
ATTN: Mr. Mike Wirth
220 S. River Dr.
Tempe, AZ 85281 FAX: (480) 446-9615

From
D. C. Cox

[redacted]

SUBJ: Revocation of Permit #01-S-0210, Picacho Peak RV Park,
17065 E. Peak Ln., Phase III 124 Space Expansion

Dear Mr. Wirth:

Pursuant to Section 105.6 of the 2000 International Building Code, the above cited permit is hereby revoked and declared null and void. You are ordered to cease all construction on the development of the RV Park spaces authorized by this permit. Effective immediately, no County Park Model installation permits will be issued for this unit. Additionally, you are ordered not to install any Recreational Vehicles on these lots.

These actions are taken due to the fact that ADEQ has not granted approvals for the Phase II and Phase III Water System expansions, nor for Phase III sewer system construction. I submit as evidence of your failure to cooperate and your knowledge of ADEQs concerns with both your water supply and wastewater treatment. ADEQs letter of December 12, 2001 to your engineer, Kevin McDougall.

In order to have this permit reinstated, submit to this department, copies of any and all approvals for this project, from ADEQ.

Respectfully,

Steven R. Brown, Building Official
Pinal County Building Safety Dept.

cc: Reg Glos, Director, Pinal County Dept of Environmental Health
David Kuhl, Director, Pinal County Planning & Development Dept.

Sent by FAX and Certified Mail

west picacho rv recreation

(520) 868-6455 TDD (520) 868-6379 P.O. Box 1610 Florence, Arizona 85232
TOTAL P.01

Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

December 12, 2001

Kevin McDougall, P.E.
McDougall Consulting
4757 E. Greenway Rd. #107B
Box 30
Phoenix, AZ 85032-8510

Re: Picacho Peak RV Resort Phase III/Water
ADEQ File No. 20010590

Dear Mr. McDougall:

Reference is made to our phone conversation on 12/10/01. A preliminary review of the submitted water project indicates that the following issues need to be resolved before the review can continue.

1). Wastewater review needs to be completed before Approval to Construct Water can be issued. Please contact Helen Nyberg at (602) 207-4677 regarding ADEQ requirements for submittal of wastewater projects.

2). The Certificate for Approval to Construct Waterline extension for Phase II (32 RV spaces), ADEQ File No. 20000637 has not been issued (see enclosed letter). However, plans, design report & an application for Phase III refer to Phase II as "existing". Approval to construct Phase II needs to be obtained before we can approve Phase III.

3). As on 11/29/01 the Department data indicates that the water system 11-038 is out of compliance. The water system needs to be in compliance before we can approve the proposed extension. Please call ADEQ Water Compliance Enforcement Unit at (602) 207-7626 for more information regarding this issue.

4). Provide description of all proposed Phase III components, including waterlines size, length and material of construction. Also, include storage and pressure tanks size and material of construction.

5). Provide complete construction plans and specifications for the proposed water storage tank, pressure tanks, pumps, backflow prevention device & etc.

a. The details should comply with ADEQ Engineering Bulletin 10 requirements.

b. Show site plan including grading and drainage.

c. Show 6 ft. security fence with lockable gates.

d. Refer to appropriate plans instead of water system report on Sheet 4 of plans.

6). Design Report/Adequacy. The water system production, storage and booster facilities need to be adequate to accommodate the peak demand for all previously approved and proposed connections plus fire flow requirements with a minimum of residual pressure of 20 psi.

7). Specify RV space numbers on all sheet of plans.

8). Note 122 units instead of 124 on Sheet 1 of plans.

9). Street 10 should be noted instead of street 13 on Sheet 13.

10). Show sewer and water pipes invert elevations at all water/sewer lines crossing. If water lines cross under sewer lines, minimum separation and extra protection shall comply with AA.C. R18-4-502.C.

11). Show water/sewer lines horizontal separation.

12). Show air release valves at high points or where water line changes slope.

13). The following water construction notes should be specified on plans:

a. All waterlines and fittings shall have NSF-PW seal.

b. All materials and products used in the drinking water system including surface coatings and paints shall conform to NSF Standard 61as per A.A.C. R18-4-119.

c. Construction materials used in the drinking water system shall be lead free as defined at R18-5-504 and R18-4-101.

d. Water lines shall be pressure and leakage tested in accordance with AWWA C605-94 Standard.

e. Water lines shall be disinfected by chlorination in accordance with AWWA C601 Standard or ADEQ Bulletin No. 8.

f. Backflow prevention assembly shall meet A.A.C. R18-4-115.

g. Well setbacks shall comply with A.A.C. R18-4-502.D.

h. Water/sewer lines separation shall be in accordance with A.A.C. R18-4-502.C.

14. It is recommended to include verbatim of A.A.C. R18-4-502.C. in the Construction Notes (see enclosure).

15). Please provide a written response for each item referenced above.

If you have any questions, please call (602) 207-2236. [redacted]

Sincerely,

Katrin Stukov

Katrin Stukov
Technical Engineering Unit
Water Quality Division

KS:ce

Enclosures

cc: Pinal County Health Department
Michael L. Wirth
ADEQ File No. 20000637

WATER

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
Mail Code 5415B-2
1110 West Washington Street
Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
PICACHO WATER CO	☒ Community	☐ Yes,
System ID #	☐ Non-transient Non-community	to PWS #
11135	☐ Transient Non-community	☒ No

Overall compliance status	☒	No major deficiencies	☐	Major deficiencies
Monitoring and Reporting status	☒	No major deficiencies	☐	Major deficiencies

Comments: None

Operation and Maintenance status	☒ No major deficiencies	☐ Major deficiencies	
Date of last Sanitary Survey	10-5-11	**Inspector**	Karen Berry, PHX

Major unresolved/ongoing operation and maintenance deficiencies:

- ☐ unable to maintain 20psi
- ☐ cross connection/backflow problems
- ☐ treatment deficiencies
- ☐ certified operator
- ☐ inadequate storage
- ☐ surface water treatment rule
- ☐ ATC/AOC
- ☐ other =

Comments: None

Is an ADEQ administrative order in effect?	☐	Yes	☒	No

Comments: None

System Information	
Population Served	800
Service Connections	400
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	2007
Monitoring Assistance Program (MAP) System	☒ Yes ☐ No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	**Date**	July 13, 2012

☒	Based upon data submitted by the water system, ADEQ has determined that this system **is** currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and **PWS is in compliance.**
☐	Based upon the monitoring and reporting deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**
☐	Based upon the operation and maintenance deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Revised March 2009

AGREEMENT

FOR

DEVELOPER INSTALLED WATER TREATMENT FACILITIES

This Agreement is between Picacho Peak Water Company, an Arizona non-profit corporation ("Company"), with its address at PO Box 1100, Red Rock, AZ, 85145, and Camelhead, Associates, LLC ("Developer"), with its address at 220 S. River Dr., Tempe, AZ, 85281.

RECITALS

A. Company is a public service corporation within the meaning of Article 15, Section 2, of the Arizona Constitution, and is authorized to provide potable water service within portions of Pinal County, Arizona, in accordance with a Certificate of Convenience and Necessity ("CC&N") granted by the Arizona Corporation Commission ("Commission").

B. Company is obligated to provide safe and affordable water service to the public.

C. Company's water operations are governed by numerous federal and state statutes and regulations, and are subject to regulation by numerous federal and state agencies.

D. Company's groundwater source contains nitrate levels exceeding 10 parts per billion, which exceeds applicable drinking water standards. Company is under order by the Arizona Department of Environmental Quality to treat its source water so it no longer exceeds applicable drinking water standards.

E. Developer is proposing to rezone, in part, a commercial recreational vehicle park commonly referred to as the Picacho Peak RV Resort, which Developer avows is 41 acres, and additional commonly owned property nearby ("Development"), at 17065 E. Peak Ln, Red Rock, AZ 85145, as described and mapped in Attachment 1. Developer has requested that the Company provide assurances to Pinal County that the Company will provide adequate water service to the Property. Notwithstanding the zoning matter, Developer understands that it is in Developer's best interest to assist Company in providing water that meets the applicable drinking water standards for use by the current and future Development customers.

F. Company is willing to provide such assurances to the Developer and agrees to meet additional water demands of the Development provided Developer agrees to, at Developer's cost, design, permit, construct, and install centralized water treatment equipment and related facilities, including wastewater disposal facilities (collectively, the "Facilities") to serve the Development's potable water demand in an operationally efficient manner. The Facilities are described in Attachment 2, and incorporated herein.

G. After designing, permitting, constructing, and installing the Facilities, Developer wants to transfer the Facilities to Company.

H. So long as the Facilities are properly designed, permitted, constructed, installed, and approved by the Company and regulating authorities, Company believes accepting the Facilities and serving the Development promotes Company's and the public's interests, health, and welfare.

AGREEMENT

Understanding that the Recitals are incorporated into the terms of this Agreement, the Parties agree as follows:

1.0 Developer's General Obligations

1.1. Developer will design, permit, purchase, transport, construct, test, install, connect, bond, secure approvals, and insure the Facilities at no cost to Company.

1.1.1. The estimated cost of construction of the subject plant as more fully detailed in Attachment 3, attached hereto and incorporated herein by reference, is estimated to be $60,000 to $80,000.

1.1.2. The Parties acknowledge that the cost to complete the project may differ from this estimate, in which case, Developer shall not be excused from performance hereunder.

1.2. Developer must follow good utility practices and the applicable governmental rules, regulations, and policies when designing, permitting, constructing, installing, and connecting the Facilities.

1.3. Within 30 days of the date of Operational Acceptance (as defined below), Developer will execute all documents reasonably necessary to transfer to Company:

1.3.1 Facilities; and

1.3.2 Easements, rights-of-way, fixtures, as well as rights and privileges pertaining to property including access and use ("Real Property Interests") reasonably required by Company to operate and maintain the Facilities.

1.4. Developer will transfer the Facilities and Real Property Interests to Company at no cost.

2.0 Company's General Obligations

2.1. If Developer has met its obligations, then Company will:

2.1.1. Promptly review, inspect, and, if appropriate, approve the Facilities;

2.1.2. Approve and accept the Facilities and the Real Property Interests reasonably required to operate and maintain the Facilities; and

2.1.3. Assist Developer to secure necessary regulatory approvals including the Arizona Department of Environmental Quality ("ADEQ").

2.2. After the date of Operational Acceptance, Company will operate and the Facilities subject to the warranty provisions described below.

3.0 Construction Timing

3.1. Developer estimates construction will start on October 1, 2012, and will be completed by April 30, 2013.

3.2. If Developer does not begin construction within nine months from the date of this Agreement, Developer will be in material breach of this Agreement.

3.3. If the Facilities are not constructed by December 31, 2013, Developer will be in material breach of this Agreement.

3.4. Developer shall act diligently to obtain the necessary rezoning, special use permits, building permits, and any other governmental approvals required to site the Facilities (collectively, the "Governmental Approvals").

4.0 Plans, Specifications and Testing

4.1. Developer will prepare Facilities plans and specifications by an appropriately licensed and qualified engineer registered in Arizona ("Plans and Specifications").

4.2. Developer will submit the ADEQ approved Plans and Specifications to Company for approval. Company will promptly review the Plans and Specifications and issue, in writing, its review comments or approval, as appropriate.

4.3. If the Plans and Specifications are not approved by Company, then Developer will modify the Plans and Specifications to address Company's comments and resubmit the Plans and Specifications for Company's review and approval.

4.4. If Developer begins Facilities construction before Company approves the Plans and Specifications, this construction will be at Developer's sole risk and subject to repair, alteration or reconstruction at Developer's expense as directed by Company.

4.5. Upon substantial completion of the Facilities, Developer will take water samples and promptly disclose the water quality data and documents to Company. If the water exceeds 70% of the maximum permissible level for a contaminant in drinking water as promulgated by the United States Environmental Protection Agency or ADEQ (the "Standard"), the Facilities shall

not be accepted and Developer shall make all repairs and reconstruction necessary to meet the Standard.

5.0 Construction Risk, Insurance, and Bonding

5.1 Developer shall carry on all work on the Facilities or otherwise required hereunder at its own risk until the same is fully completed and accepted by the Company and will, in case of accident, destruction or injury to the work of material before such final completion and acceptance, replace or repair forthwith any materials so injured, damaged or destroyed, in accordance with the original approved plans and specifications and to the satisfaction of the Company and at Developer's own expense.

Developer hereby assumes the entire responsibility and liability for injury or death of any person, or loss for damage to any property contributed to or caused by the active or passive negligence of Developer, its agents, servants, employees, or subcontractors incurred during the course of construction of the Facilities. Accordingly, DEVELOPER WILL IDEMNIFY AND HOLD HARMLESS the Company, its officers, directors, engineers, agents, and employees from and against such claims or expenses, including penalties and assessments, to which they or any of them may be subjected by reason of such injury, death, loss, claim, penalty, assessment or damage, and in case any suit or other proceeding shall be brought on account thereof, Developer will assume the defense at Developer's own expense and will pay all judgments rendered therein. Developer's indemnity obligation hereunder shall terminate upon expiration of the warranty period except with respect to any claim for indemnification then pending by the Company against Developer.

5.2 Developer agrees to produce and maintain all insurances described below. Certificates of insurance shall be provided to the Company before the commencement of actual construction.

5.2.1 Workmans' compensation in the benefit amounts, and occupational disease disability insurance, as required by the laws and regulations of the state.

5.2.2 Comprehensive general liability insurance, with minimum combined single limits of $1,000,000.00, and including operations and protective liability coverage's. When the work to be performed requires blasting, Developer's insurance shall specifically cover that risk.

5.2.3 Comprehensive automobile liability insurance with minimum combined single limits of $1,000,000.00, and covering all owned and non-owned automobiles or trucks used by or on behalf of Developer, in connection with the work.

5.3 To ensure project completion, within 90 days after the execution of this Agreement, Developer must furnish a performance bond in the amount of $80,000 issued by an Arizona surety company that is satisfactory to Company. The real person owners of the Developer will also issue guarantees acceptable to Company insuring that the Facilities will be constructed and installed pursuant to this Agreement. Developer may offer alternative forms of assurances of

performance only if approved by Company in writing, which approval may be withheld in Company's absolute and sole discretion.

6.0 Real Property Interests Provided to Company

6.1. Developer will grant Company reasonable easements and/or rights-of-way for Company to access, operate, repair, and maintain Facilities.

6.2. The parties acknowledge that Company must be able to legally access all Facilities sites from public roadways and that easements or rights-of-way must accommodate the siting of the Facilities as well as heavy equipment used to operate and maintain the Facilities. Accordingly, Developer shall secure and grant to Company easements sufficient for these purposes.

6.3 Developer understands and agrees that the Company is entitled to specific enforcement of the provisions granting the Company real property interests in Developers' real property. If Developer fails to perform and if Company elects to construct some or all of the Facilities, which election is left to the absolute and sole discretion of the Company, Company will be entitled to select an adequately sized parcel of Developer's land or location under Developer's control to site, construct, operate, and maintain such facilities. All Real Property interests, easements and rights-of-way, obtained by the Company via exercise of provisions of Section 6.3 hereof, shall be permanent in nature and shall be binding on all successors of interest in the property.

7.0 Operational Acceptance.

7.1. Before Company will determine whether to accept the Facilities and Real Property Interests, Developer must provide Company the following to the reasonable satisfaction of Company:

7.1.1. Lien waivers and releases from contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, and construction;

7.1.2. Receipts, showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, labor, and other costs for design and construction of the Facilities ("Construction Costs");

7.1.3. "As-built" drawings certified as to correctness by an engineer registered in the State of Arizona;

7.1.4. Documents confirming the Facilities transfer to Company;

7.1.5. Documents confirming the Developer is transferring Real Property Interests to Company; and

7.1.6. All required permits, approvals, or authorizations from regulatory agencies.

7.2. If Company has determined that the Facilities have been constructed according to the approved Plans and Specifications and will satisfactorily treat the water to the levels described herein, in an operationally cost efficient manner, then Company will accept the Facilities, subject to Developer's correction of any outstanding punch list items and continual adequate water treatment. Such acceptance is referred to herein as the Operational Acceptance.

7.2.1 For the period of 12 months following final acceptance of the Facilities by Company, the Developer will be responsible for causing any improvements or repairs to the Facilities to meet the standards set forth in paragraph 4.6.

8.0 Refund

8.1. Subject to the qualifications below, for the period of 10 years after the date of Operational Acceptance, Company shall pay Developer annually 10% of the payments received from bona fide customers supplied with treated water from the Facilities (the "refund payments").

8.2. If Developer is entitled to any refund payments, then there will be 10 consecutive refund years. Refund year 1 will begin on July 1 after the date of Operational Acceptance and will end on the next June 30. Refund years 2 through 10 will each date from July 1 to June 30. Company will make any refund payments owed to Developer for the previous refund year by August 31. The refund may, at the Company's option, be in the form of a credit to the Developer's active account on the Company's records.

8.3. The refund payments shall not exceed the total amounts advanced by Developer for the Facilities. Accordingly, Developer must furnish invoices to Company to receive the refund. Developer must furnish receipts showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, labor, and other costs incurred for the construction of the Facilities.

8.4. Any balance advanced for the Facilities remaining at the end of the 10-year refund period is nonrefundable. No interest will be owed on any amount advanced.

9.0 Assignment

9.1. Neither Company nor Developer may assign its rights or obligations under this Agreement without the other party's prior written consent. This consent may not be unreasonably withheld by either party.

10.0 Binding Agreement

10.1. This Agreement binds, and inures to the benefit of, the parties, and their respective legal representatives, administrators, executors, agents, successors, and assigns.

10.2 If Pinal County denies Developer's request to revise the zoning and/or permitted uses on the Property in its entirety, then this Agreement will be void. If any part of the Property zoning

and/or permitted uses is changed from its current status, however, then Developer is obligated to meet the terms set forth in this Agreement.

11.0 Applicable Law

11.1. Arizona law governs this Agreement and its performance is subject to regulation by the State of Arizona as well as federal, state, and local regulatory agencies with jurisdiction.

11.2. By signing below, Developer acknowledges that the Company provided Developer a copy of the Arizona Corporation Commission rules governing extension agreements.

12.0 Waivers

12.1. Either party may waive any provision in this Agreement intended for its benefit.

12.2. Any waiver must be in writing.

12.3. No waiver of a provision will operate to waive any other provision.

12.4. If either party fails to require the other to perform any term of this Agreement, that failure does not prevent the party from later enforcing that term.

13.0 Communications

13.1. Communications under this Agreement should be should be addressed as follows:

Company:	Developer:
Picacho Peak Water Company Attention Bill McCabe 150 Louisiana NE Albuquerque, NM 87108	Camelhead Associates, LLC Attention Mike Wirth 220 S. River Dr. Tempe, AZ 85281

14.0 Address Changes

14.1. A party changing their address will notify the other party in writing.

15.0 Further Documentation

15.1. Each party agrees in good faith to execute any additional documents as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

16.0 Counterparts

16.1. This Agreement may be executed in counterparts.

17.0 Additional Terms

17.1 Any provision of this Agreement or any portion thereof which now or hereafter is contrary to any law, order, regulation, ordinance or requirement of any governmental unit or subdivision, whether the same are now in force or are enacted or promulgated in the future, or is otherwise invalid, shall be deemed stricken from this Agreement, which shall not invalidate or impair the remainder of such provision or the remaining provisions of this Agreement.

17.2 This Agreement shall be construed in accordance with and governed by the laws of the State of Arizona. The Parties agree that any action to enforce the terms and provisions of this Agreement may be brought in the Superior Court in and for Pinal County, Arizona, and each Party hereby consents to jurisdiction in that court for purposes of such actions.

17.3 The prevailing Party in any action to enforce the terms and provisions of this Agreement shall be entitled to recover its reasonable attorneys' fees and costs incurred in such action, in addition to any other remedies allowed under applicable law.

17.4 The Parties agree to execute, acknowledge and deliver such further documents as may be necessary or proper to carry out the purpose and intent of this Agreement.

17.5 Time is of the essence of this Agreement and each and every provision hereof.

17.6 If any provision or any portion of a provision of this Agreement is deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect the remaining portion of that provision or of any other provision of this Agreement, as each provision of this Agreement shall be deemed to be able from all other provisions hereof.

17.7 This Agreement contains the entire understanding among the parties. This Agreement may be amended only by an instrument in writing signed by all parties. All amendments to this Agreement must be in writing and signed by the Parties.

Signed by the parties as of Aug 7, 2012:

[Signatures on the following pages]

Company
_____ Water Company

By: Bill McCabe
Bill McCabe
Its: President

Developer Camelhead Associates, LLC

By: Michael L Wirth
Michael Wirth
Its: Manager

STATE OF New Mexico)
) ss.
County of Bernalillo)

The foregoing instrument was acknowledged before me on August 7, 2012 by Bill McCabe, President of Pinetop Water Company

Cynthia K. Briggs
Name

Notary Public
Title

My Commission expires: 12-15-12

STATE OF Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on July 23 2012 by Michael L. Wirth. of Camelhead Associates LLC.

Debra S Rose
Name

Notary Public
Title

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

My Commission expires: 12/9/12

ATTACHMENT 1

MAP AND LEGAL DESCRIPTION OF DEVELOPMENT

ATTACHMENT 2

ENGINEERING PLAN OF WATER UTILITY PLANT

ATTACHMENT 3

ESTIMATED COST OF FACILITIES

Description	Quantity	Unit	Refundable	Non-Refundable	Total

Engineer, Company supervision, inspection and professional fees

TOTAL ADVANCE/CONTRIBUTION **$ .000.**

The size and quantity of the required facilities and the cost of those facilities will be subsequently revise in accordance with the approved engineering plans. Thereafter, this Attachment and Agreement shall be revised to reflect actual cost.

SEWER COMPLIANCE

McDougall Devcon

Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032
602.619.9900

July 5, 2012

Mr. Mark Wirth
Picacho Peak RV Resort
17065 East Peak Lane
Picacho, AZ 85241
(520) 466-7841

Re: Picacho Peak RV Resort, Sewer Capacity Letter

Dear Mr. Wirth,

This letter is to provide you with an explanation of sewer flows for RV Parks based upon metered flows and a similar type RV Park with an existing Aquifer Protection Permit (APP) from Arizona Department of Environmental Quality (ADEQ). The similar type use was for a senior type, Pioneer RV Park where ADEQ permits 60 gallons per day per unit as a basis for wastewater generated.

The type of units were similar in nature as you are proposing for Picacho Peak RV Resort with RV, trailers, Park models and manufactured homes rated at 60 gallons per day per unit. Some of the factors that influence water usage include the age of residents and number of occupants per unit. Metered water flows confirm that older people to use less water than younger people. Occupancy is limited to two occupants per unit. ADEQ has approved use rate of 60 gallons per unit per day for Pioneer RV Park APP.

Based upon senior usage at 60 gallons per unit (RV, Park model, motor home, 5th wheel or manufactured home), the number of units and amount of wastewater generated is 312 units x 60 gpd = 18,720 gallons and in conformance with the rated performance of the wastewater treatment plant (WWTP) at 20,000 gallons per day.

Sincerely,

Kevin T. McDougall

Kevin T. McDougall, PE, RLS

D H_2O Services LLC [redacted]

May 1, 2012

To Whom It May Concern:

The Picacho Peak Sewer System was inspected by A.D.E.Q. in 2005 and 2008. No deficiencies where observed during either inspection. The system is looked at daily and maintenance is done as needed. I, as operator of record , inspect the system once a week. The system, since I have been the operator of record, have not seen or experienced and problems that where not taken care of immediately.

If you have any questions or concerns, please contact me at [redacted]

Sincerely,

Doug Olson

Doug Olson

A.D.E.Q Certification # 48218 & 48219

D H_2O Services LLC [redacted]

May 1, 2012

To Whom It May Concern:

The Picacho Peak Sewer System was inspected by A.D.E.Q. in 2005 and 2008. No deficiencies where observed during either inspection. The system is looked at daily and maintenance is done as needed. I, as operator of record , inspect the system once a week. The system, since I have been the operator of record, have not seen or experienced and problems that where not taken care of immediately.

If you have any questions or concerns, please contact me at [redacted].

Sincerely,

Doug Olson

Doug Olson

A.D.E.Q Certification # 48218 & 48219

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov

Stephen A. Owens
Director

November 12, 2008

Camelhead Associates L.L.C.
Attn: Mr. Michael L. Wirth
220 South River Drive
Tempe, Arizona 85281

Re: **Annual Compliance Inspection of the Picacho Peak R V Park WWTP, Inventory Number 100126, ADEQ WWS No. 410152, General APP, Reuse Permit R100126 (vacated),Place ID 676, Santa Cruz River Watershed, Inspection ID No. 130366**

Dear Mr. Wirth:

The Water Quality Field Services (WQFSU) of the Arizona Department of Environmental Quality (ADEQ) has enclosed an inspection report regarding the inspection conducted at the above referenced facility on November 5, 2008. The inspection was conducted to determine compliance with Arizona Revised Statute (A.R.S.) Title 49, Chapter 2, Article 9 and Arizona Administrative Code (A.A.C.) Title 18, Chapter 2, and pursuant to the authority in A.R.S. §49-203(B)(1) and A.A.C. R18-9-110 (A).

As indicated in the enclosed "Inspection Report," no deficiencies were observed during the inspection and during the review of ADEQ records by WQFSU staff. The inspection found the facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to facility by ADEQ. No ADEQ action will result from this inspection.

ADEQ appreciates your efforts in protecting the environment.

Sincerely,

William J. Hare, E.P.S.
Water Quality Field Services Unit

cc: Pinal County Health Department
Denise Roye, Manager, Picacho RV Park, P. O. Box 300 Picacho AZ 85241
Reading file Ref: # FS09424

Northern Regional Office
1801 West Route 66 • Suite 117 • Flagstaff, AZ 86001
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER QUALITY DIVISION - COMPLIANCE SECTION
Field Services Unit

INSPECTION REPORT - WASTEWATER

Facility: Picacho Peak RV Park

Place ID No: 676

Aquifer Protection Permit (APP) No: General APP

AZPDES Permit No: N/A

Reuse Permit No: R100126 (vacated)

Inventory No: 100126

Inspected by: William J. Hare, E.P.S.

Inspection Date: November 5, 2008

Accompanied by: Doug Olson, Operator
Joe Roye, Assistant Manager

Report Date: November 10, 2008

	YES	NO	N/A	UNKNOWN
1. WWTF quality meets the following permit requirements:				
A. General Aquifer Protection Permit	X*			
B. Reuse Permit			X	
C. AZPDES Permit			X	
2. A certified operator is employed by the owner per ADEQ regulations.	X			
3. This system meets permit requirements for operation and maintenance.	X			

* No effluent monitoring is required per the General APP.

Facility Description

The Picacho Peak R.V. Park is located in Picacho Peak, Arizona near interstate highway I-10. The WWTP consists of a Sanilogical extended aeration process with four aeration tanks (6,800 gallons each), equalization basin, sand filter, and chlorinator and discharge to a holding pond and land disposal of the effluent onto 1.6 acres of a restricted access grass area. The holding pond is lined and holds up to 75,000 gallons. The design capacity of the WWTP is 20,000 g.p.d. The discharge rate varies significantly from the summer to winter months. The flow rate in the summer months is > 1,000 g.p.d. Peak flows in the months of January and February can reach 8,000 – 10,000 g.p.d.

Summary of Inspection- General APP:

(1) On March 13, 2003, ADEQ's Water Permits Section (WPS) completed a review of the facility and determined that the RV Park was eligible to continue operating under a General APP as authorized in Arizona Administrative Code (A.A.C.) R18-9-B301(I). The following criteria must be adhered to remain eligible for the Type 1 General APP:

- The facility must not: cause or contribute to a violation of a water quality standard
- Expand the facility to accommodate increased flows
- Treat flows that are not typical sewage
- Create any environmental nuisance
- Daily flows must remain under 20,000 g.p.d.

The General APP inspection did not uncover any violations regarding the operational requirements of the permit. The March 13, 2003 review by ADEQ's Water Permits Section authorized the land disposal of effluent to a fenced area of 1.6 acres utilizing spray irrigation.

(2) Historically, the average wastewater flow at this facility has been 40-50 gallons per space. There are a total of 312 spaces at the park with the completion of Phase III. At the time of the inspection, 79 spaces were occupied. The operator noted that during peak flows in January or February the occupancy averages about 160-180spaces. Peak flows reached 12,000 g.p.d. in February of 2008 when occupancy was 160 spaces.

(3) The inspection indicated that the WWTP was still in the start up mode and occupancy was reported to be 85 occupied spaces. Flow rates were reported to be about 5,500 g.p.d. at the time of the inspection.

(4) The capacity of the WWTP is 20,000 g.p.d. There are four aeration cells in the extended aeration plant connected in series. Each aeration cell is believed to hold about 6,800 gallons. The clarifier appeared to be adequately sized.

(5) The inspection noted that the "mixed liquor" in the aeration cells had good color. The effluent from the clarifier appeared good. The sand filter appeared to be functioning adequately. Both of the blowers were operational. The operator noted that since the date of the last inspection that the air lift pump for the sand filter had been repaired.

(6) Recent Maintenance
Since the date of the last inspection the following the operator noted that the below listed maintenance items had been completed:

- Fan belts replaced for blowers
- Relay switches repaired for blowers

Effluent Land Disposal Site:
The land disposal site was inspected and no deficiencies were noted. The site meets the criteria as noted below which is required for land application of effluent in the General APP.

- The Land Disposal site (Reuse Site) was bermed.
- The Land Disposal Site and effluent spray pattern was not near any residential areas.
- The Disposal area was fenced.
- The WWTP flow limits remain under 20,000 g.p.d.
- There is adequate depth to groundwater.

Certified Operator Requirements:

Mr. Roye is the onsite operator and is certified at the Grade 1 WWT level with ADEQ. Mr. Roye operates under the direction of Doug Olson, who is the remote operator. Mr. Olson is certified with ADEQ as a Grade 4 WWT and a Grade 4 WWC. Mr. Olson makes weekly trips to the facility. Mr. Olson works for the City of Eloy.

Summary

The inspection found that the WWTP was well maintained and well operated. Housekeeping was very good.

Compliance Summary

1. **Monitoring and Reporting Requirements.** The facility is not required to submit monthly/quarterly reports regarding the General APP. However, the facility conducts several operational control tests including settleability, ph, DO, etc. The inspection found the facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to facility by ADEQ.

2. **Operator Certification Requirements.** The WWTP is classified as a Class 2 WWTP and the collection system is classified as a Class 1 Collection System. The onsite operator is Joe Roye who is an ADEQ certified operator for Grade 1 WWT. The remote operator is Doug Olson is certified with ADEQ as a Grade 4 WWT and a Grade 4 WWC.

3. **Operation & Maintenance (O&M) Requirements.** At the time of the inspection, this facility appeared to be operating adequately and in conformance with the operational requirements of the General APP.

End of Report

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
NOTICE OF INSPECTION RIGHTS

Water Quality Division, Water Quality Compliance Section, Water Quality Field Services Unit

Part I. A. FACILITY INFORMATION	Part I. B. ADEQ INFORMATION
Facility Name: Picacho RV Park Facility Location- Pinal County Regulated Person's Name: Joe Roye Regulated Person's Tele: On-site Rep's Name: Joe Roye Inv. Sys. No. 100126 WW No: APP No: APP No. General APP Reuse No.- none AZPDES No: none Other: none	Date of Inspection: November 4, 2008 County: Pinal Inspection By: Bill Hare, WQFSU Accompanied By: Doug Olson Follow-up: Facility Contact: Joe Roye Telephone: WW No: WWTP Start Time: 9:00am Time of Exit: 12 Noon

Part II.

The ADEQ representative(s) identified above were present at the above address on the above listed date and time. Upon entry to the premises, the ADEQ representative(s) met with me, presented photo identification that they are ADEQ employees and explained that the purpose of this inspection is/was:

XX To determine compliance with A.A.C.R18-9-Part B (**BADCT for Sewage Treatment Facilities**)

__To determine compliance with A.A.C.R18-9-Article 7 (**Reclaimed Water Requirements**).

__To determine compliance with A.A.C.R18-11-Article 1 (**Surface Water Quality Standards**).

__To determine compliance with A.A.C.R18-11-Article 4 (**Aquifer Water Quality Standards**).

XX To determine compliance with an **APP** Permit issued pursuant to:
A.R.S.§49-241 and 255 et. seq. and/orA.A.C.R18-9-Part A (Aquifer Protection Permits).

Other: _XX_ __To determine compliance with an **unpermitted discharge and possible violation of** A.R.S, Title 49-241.- this inspection is conducted pursuant to inspection authority at §49-104 (B)(8), A.R.S.§41-1009, A.R.S. §49-203.B.1., and A.A.C. R18-9-110 (presentation of credentials, right of entry).

That ADEQ will charge the hourly fee ($61), pursuant to (A.A.C. R18-14-102(B), for only the annual compliance inspection for Reuse Permitted facilities (A.A.C. R18-14-101(8)(i)).

No fee is charged for the following facility inspections which are funded through their annual registration fees : __APP __AZPDES __Unpermitted __State-owned __Industrial WWT only

Part III.

I understand that I can accompany the ADEQ representative(s) on the premises, except during confidential interviews.
I understand that I have right to:
a) Copies of any original documents taken during the inspection, and that ADEQ will provide copies of those documents at ADEQ's expense.
b) A split of any samples taken during the inspection, if the split of the samples would not prohibit an analysis from being conducted or render an analysis inconclusive. I do _____ do not ___ wish to have splits of any samples taken.
c) Copies of any analysis performed on samples taken during the inspection and that ADEQ would provide copies of this analysis at ADEQ expense.

I also understand that:
a) Each person interviewed during the inspection will be informed that statements made by the person may be included in the inspection report.

b) Each person whose conversation is tape recorded during the inspection will be informed that the conversation is being tape recorded.

c) If an administrative order is issued or a permit decision is made based on the results of the inspection, I have the right to appeal that administrative order or permit decision. I understand that my administrative hearing rights are set forth in A.R.S. § 41-1092 *et seq*. and my rights relating to an appeal of a final agency decision are found in A.R.S. § 12-901 *et seq*.

d) If I have any questions or concerns about this inspection, I may contact either the WQFSU Inspector at (602) 771- 4838 or the Water Quality Field Services Unit Manager at (602) 771- 4841.

e) If I have any questions concerning my rights to appeal an administrative order or permit decision, I may contact the Office of Administrative Counsel at (602) 771-4477.

Part IV. While I have the right to decline to sign this form, the ADEQ representatives may still proceed with the inspection/investigation. The signature merely acknowledges receipt of this Notice of Inspection Rights.

1. [ ] I have read this Notification and discussed any questions or concerns with the ADEQ representatives. _____.
Regulated Person or Authorized On-Site Representative

2. [ ] _____ refused to sign the Notification.
3. [ ] The regulated person or authorized on-site representative is not present at the facility.

ADEQ Representative's Signature: Bill Hare
Bill Hare, WQFSU Inspector

FIRE PROTECTION

Michael Wirth

From: Brian Delfs [bdelfs@avfire.org]
Sent: Monday, April 23, 2012 2:38 PM
To: Michael Wirth
Subject: Annexation Information
Attachments: Annex ltr picacho.doc; April 23 ltr re Picacho.docx

Mr. Wirth,

I have attached a letter and a handout that you can use as a jump-off point for your discussions. Please feel free to contact me if there is anything else I can provide. The Avra Valley Fire District is exited to enter into a partnership with you and the other businesses in the area.

Thank you,

--

Brian Delfs
Fire Chief, Avra Valley Fire District
15790 W. Silverbell Rd.
Marana, AZ. 85653
520-682-3255 Office
[redacted]
BDelfs@avfire.org

Fire - PPRV

ARE YOU INTERESTED IN ANNEXATION?

The AVFD will not move to annex any areas that do not express a desire to be annexed.

Who is Avra Valley Fire District?

- Avra Valley Fire District (AVFD) is a Quasi-municipality, Governed by Arizona Revised Statute 48-805. What this means to you is that, if annexed, a portion of your tax dollars will be used for the delivery of emergency services like fire, medical, and rescue services.
- Our fire district currently operates three fire stations and plans are being developed to open a fourth fire station in the Red Rock Community. A fire station near your home or business may reduce your insurance rates.
- All of the fire engines and ambulances in the AVFD are staffed with cross-trained firefighter/paramedics and EMT's.

Why is this annexation being proposed?

- Emergency services are an important part of the community and one that is often overlooked until the time of need arises. While our hope is that you will never need to dial 9-1-1, the reality is that someone in your community will. When that "someone" dials 9-1-1, we want to ensure that the closest and most appropriate resources are available for your emergency.
- Some of your neighbors have expressed interest in annexation due to the fact that residents whose homes and businesses have fire protection will generally see significantly lower insurance premiums.
- The Avra Valley Fire District is offering to transition their services to include the coverage of areas that wish to be included within the District's boundaries.
- In order for your neighborhood to be annexed, representatives of your community should contact the AVFD to ask that the process be initiated. Then, annexation will only occur if over fifty percent of the property owners and residents sign official petitions to be annexed.

How does Avra Valley Fire District get funding to operate?

- AVFD's operating budget is tax based; all properties are levied a secondary assessed property tax that is used for the delivery of emergency services. For example, a home valued by Pima County at $100,000 would be taxed approximately 84 cents per day.
- Please give us a call to estimate the tax liability for your property.

If you would like to know more:

You are always welcome to attend our board meetings the 4th Wednesday of every month.
(Confirm location and time on the website, or call 520-682-3255).

www.avfire.org

Avra Valley **Fire District**

15790 W. Silverbell Road
Marana, AZ 85653-9577

Phone (520) 682-3255
Fax (520-682-5458

April 23, 2012

Dear Property Owner:

During a recent review of the current Avra Valley Fire District boundaries, we realized that the Insurance Services Office (ISO) is under the impression that your businesses fall within the boundaries if the Avra Valley Fire District. ISO is responsible to set the protection class that insurance companies utilize to determine coverage eligibility and to set insurance premiums. ISO has asked the fire district to confirm that your businesses fall within our jurisdiction. The problem is, you are not.

We are very concerned that you do not have the fire protection you need. IF we have resources available and the need arises, we will respond to emergencies involving your property. However, since you are outside of the district such responses would result in charges for service. Charges for such responses can easily top $20,000 per incident. Being a part of the fire district gives you the peace of mind of knowing that firefighters and paramedics are always available for you in case of emergencies. In addition, being part of the fire district will likely result in lower ISO ratings and insurance premiums. We hope you can see our concern about your safety and agree that being a member of the fire district would be a benefit to you and your family -- not to mention a possible cost savings.

If you share our concern and would like to discuss the procedure of becoming a member of the fire district, please call or write the Avra Valley Fire District at 15790 W. Silverbell Road, Marana AZ. 85653, or telephone 682-3255 to discuss the next steps.

We look forward to speaking with you.

Sincerely,

Brian Delfs

Fire Chief

"Our Family Helping Your Family"

2002 CLOSURE LETTER FROM ADEQ

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us

Stephen A. Owens
Director

June 5, 2003
Ref: #FS03-485

Case ID #:25442

Mike
FYI

Mr. Michael L. Wirth
Picacho Peak RV Park
220 South River Drive
Tempe, Arizona 85028

Subject: Closure of the November 29, 2002 Notice of Violation, Inventory No. 100126

Dear Mr. Wirth:

The Arizona Department of Environmental Quality (ADEQ), has closed the Notice of Violation (NOV) issued to Picacho Peak RV Park on November 29, 2002. ADEQ has closed the NOV based upon its determination that the Picacho Peak RV Park has met the *Documenting Compliance* provisions of the NOV.

ADEQ will not proceed with further action at this time. However, if additional information regarding the alleged violations is discovered, or if further violations occur, ADEQ may reconsider its position and take additional action as appropriate and as allowed by law.

Thank you for your efforts to comply with the Arizona's environmental requirements. Should you have any comments or questions regarding this matter, please do not hesitate to contact me at 602 771 4841.

Sincerely,

Romann G. Diaz, Manager
Water Quality Field Services Unit

cc: Pinal County Health Department
Michele Robertson, ADEQ, Manager, Water Permits Section
Bartholomew Engineering Inc., 3240 E. Shea Blvd., Suite 161, Phoenix, AZ 85028
Ora Beach, P. O. Box 1051, Red Rock, AZ 85245
WQFSU Reading File

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us

Stephen A. Owens
Director

March 13, 2003

Mr. Richard Bartholomew, P.E.,
Bartholomew Engineering, Inc.,
7518 E. Elbow Bend, Ste B-1
Carefree, AZ 85327
(480) 488-9775

Re: Picacho Peak RV Park - Wastewater Treatment Plant
General Permit Determination

Dear Mr. Bartholomew:

The Water Permits Section of the Arizona Department of Environmental Quality (ADEQ) has reviewed your letter dated March 6, 2003 and received in this office on March 7, 2003. You have requested a determination concerning general permit applicability.

After a review of the information submitted, Picacho Peak RV Park has been determined to meet the requirements of the Arizona Administrative Code (A.A.C.) R18-9-B301.I for a Type 1 general aquifer protection permit, based on the following information provided below:

- Picacho Peak RV Park is located at 17065 E. Peal Lane, Picacho, Arizona 85241, in Township 9 South, Range 9 East, Section 14.
- The facility is permitted for 312 spaces.
- The facility began operations in 1990.
- Wastewater is treated in a 20,000 gallons per day (gpd) Santec package plant. The effluent is filtered and chlorinated and then discharged to a land application site using low spray irrigation over an area of 1.6 acres. The facility also has an effluent storage pond lined with 20 mil polyethylene that can store 75,000 gallons of effluent. Warning signs are posted around the site stating the nature of land use, with a warning to stay away from the site.
- Depth to groundwater is about 300 feet below the ground surface.
- Water meter readings indicate existing daily flows to be well below 20,000 gpd.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information:		**ADEQ File No.** 20000637
Name	Michael L. Wirth	**Project Name:**
Address	220 S River Drive Tempe, AZ 85281	Picacho Peak RV Resort - Phase 2

	Project Type(s)	**Project Location** (street names/intersections)
X	Gravity	SW Corner of Exit 219 and I-10
	Lift Station	Approx. 40 miles northwest of Tucson, AZ
	Forcemain	
	Other:	

Wastewater System Name:	Picacho Peak RV Park WWTF	**Treatment Facility Permitted Design Flow:**
Wastewater System Number:	410152	To serve 32 R.V. Space Expansion
System Inventory Number:	100126	**System Capacity Affirmation Form, Date:** 12/29/00

Design Documents Approved for Construction	
Document	Date
Notice of Intent to Discharge	12/29/00 (ATC)
Site Plan	12/29/00
Design Plan	12/29/00
Operation & Maintenance Plan	N/A
Other Document(s):	N/A

Site Information:

County: Pinal

Location of Downstream End of system proposed herein:

Twnshp 9S	Range 9E	Section 14	¼ ¼ ¼
Latitude:	32°	38'	50.0"
Longitude:	111°	23'	14.0"

Legal Description of area served by project:

Township:	Range:	Section:
Township:	Range:	Section:
Township:	Range:	Section:

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the requested general permit and applicable requirements of Arizona Revised Statutes Title 45, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform with the approved design documents.

Gregory H. Brown, P.E. — Wastewater Design Review Unit Manager (Title) — 4/10/01 (Date)

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

ENGINEER'S CERTIFICATE OF COMPLETION

TO VERIFY A SEWAGE COLLECTION SYSTEM CONSTRUCTED UNDER GENERAL AQUIFER PROTECTION PERMIT 4.01

Applicant Information: Michael L. Wirth

Name Picacho Peak R.V. Resort

Address P.O. Box 1100 220 S. River Drive

Red Rock, AZ 85245 Tempe, AZ 85281

File No. _____

Project Name: Picacho Peak R.V. Park Phase III Wastewater System Expansion

Engineer Information:

Name Bartholomew Engineering, Inc.

Address 3420 East Shea Blvd.

Suite 161

Phoenix, AZ 85028

Phone No. 602-953-5648 Fax No. 602-953-7570

Affix seal per A.A.C. R4-30-304(B)

Registered Professional Engineer CERTIFICATE NO. 6299 RICHARD F. BARTHOLOMEW Date Signed 11/5/03 ARIZONA U.S.A.

Project Description: Wastewater System Phase III Exoansion to Serve Lots 78-113 (inclusive) of the Picacho Peak R.V. Resort System. (This Certificate of Completion is submitted in compliance with terms of ADEQ, Nov. dated 11/29/02, copy attached)

I, Richard F. Bartholomew *(print name)*, a Professional Engineer registered in the State of Arizona, provide the following as evidence that the construction of the above described project was completed, to the best of my knowledge, in compliance with the Provisional Verification of General Permit Conformance or with allowed changes as reflected in as-built plans.

Agency Use Only

Date Rec'd.: _____ **Constructed Within 2 Years?** ☐ Yes ☐ No **LTF No.** _____

(The certifying engineer named on page 1 must complete items 1 - 6)

File No. _____

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

1. CONSTRUCTION WORK PERFORMED

☐ The work on this project was completed on 7/1/02 *(date)* by the following:

CONTRACTOR NAME	WORK PERFORMED	LICENSE TYPE
	Installed 6" Sewer & C.O.	None Required

☐ List of additional contractors is attached.

2. TEST RESULTS

☒ Pre-operational tests (*deflection, leakage, uniform slope, pressure, manhole, etc.*) were conducted and/or observed by the following, and test results satisfactorily meet requirements specified in A.A.C. R18-9-E301.

CONTRACTOR/AGENCY/TESTER NAME	LICENSE TYPE	TESTS PERFORMED/OBSERVED BY	SATISFACTORY RESULTS?
Bartholomew Engineering, Inc.	Ora Beach, R.V. Park Manager		☒ Yes ☐ Yes
(Directive)	(See attached letter Dated 12/26/02		☐ Yes ☐ Yes

☐ List of additional testing entities is attached.

3. CONSTRUCTION PLANS (Either 3a or 3b must be checked and information provided as applicable)

☐ a. The original construction plans submitted with the Notice of Intent to Discharge accurately reflect final location, configuration, and construction of components.

☒ b. As-built plans were sealed and signed by Richard F. Bartholomew, registered as a professional Civil Engineer, Arizona Certificate Number 6299, and are attached*. (Changes to the original plans noted in the as-built plans shall be identified by "highlighting" or other conspicuous method).

4. OPERATION & MAINTENANCE (O&M) PLAN (One of the following boxes must be checked and information provided as applicable)

☒ a. An O&M plan is not required (the design flow of this project is not more than 10,000 gallons per day).

☐ b. The original O&M plan submitted with the Notice of Intent to Discharge is unchanged and satisfies the final plan requirement per A.A.C. R18-9-E301(E)(3).

☐ c. A final O&M plan is attached.

☐ d. A final O&M plan applicable to this project is on file with the Department.

5. OTHER INFORMATION REQUIRED BY THE DEPARTMENT UNDER A.A.C. R18-9-E301(E)(2) (Either 5a or 5b must be checked and information provided as applicable)

☒ a. No other information was required.

☐ b. Other information required by the Department is attached.

6. ADDITIONAL INFORMATION ATTACHED? ☐ No ☐ Yes *(describe)* _____

**Note: A change made during construction in location, configuration, dimension, depth, material, or installation procedure is allowed under A.A.C. R18-9-A301(D)(1)(e) only if the change continues to conform with the specific standard in rule used as the basis of design. Any such changes must be recorded on the site plan.*

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

Bob

POST THIS CARD AT OR NEAR FRONT OF BUILDING

TO BE POSTED ON JOBSITE AT ALL TIMES

PINAL COUNTY

Department of Building Safety

INSPECTION RECORD

Inspection Line Phone (520) ~~868~~ 866-6401
(Call before 3:30 P.M.)

Office (520) ~~868~~ 866-6455

JOB ADDRESS (Post Address) 17065 E. Peak

NATURE OF WORK expand 124 spaces

BUILDING PERMIT NO. 01S210 DATE ISSUED

OWNER Camelhead Assoc.

CONTRACTOR Wirth

NOTE - SPACES 2 TO 67 SEWER/ELEC UG. PASS 5-28-03 Bob

✓	INSPECTION		DATE	INSPECTOR
	FOUNDATIONS			
	SET BACK			
	TRENCH – CONDUIT	PASS 49 SITES	3-12-02	Bob
	REINFORCING			
	STEM WALL	113-121 UG ELEC PASS	11-24-02	Bob

H2O SP 102-113 PASS 2-24-02 Bob

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	ROUGH PLUMBING	PASS 32 TO 77 WATER LINE PASS 12 SP 201-213 Bob	4-10-02 D. Davis 6-4-02	UG 201-213 PASS Bob 6-9-02
	UNDERGROUND ELECTRIC	NOTE - CK GRND/NOTRAL C WELL TANK Bob		GND 5-14-02 Bob
	PRE-FLOOR	PASS U.G CONDUIT SPACES	PASS U.G. WIRE-BOND 201-213 4-25-02	D. Davis

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	GROUT (EVERY 8' ~~MAX.~~)	ELEC CONDUIT 214 TO 237 PASS 6-18-02 Bob		PASS U.G & GROUND 1-68 - 4-28-03 Bob
	BOND BEAM			
	FRAME			
	ROOF NAIL			
	TOP OUT PLUMBING			
	ROUGH ELECTRIC			
	ROUGH MECHANICAL			
	INTERIOR GAS	M. Sole 10-15-03 BD		

DO NOT COVER WORK UNTIL ALL ABOVE HAS BEEN SIGNED

	LATH	SITE 1-10 SEWER TEST		PASS 6-2-03 68-77 Bob
	DRYWALL FASTENERS	PASS 5-15-03 Bob		

DO NOT COVER UNTIL ALL ABOVE HAS BEEN SIGNED

Water Line PASS South 2-23 Kim

	SEWER LINE / WATER LINE	3" FUTURE PASS 1-10-01 Bob SP 201-213 PASS 6-4-02 Bob		Water line Pass West loop 7/30/02
	GAS SERVICE LINE	214-224 PASS 6-27-02 Bob 225-236 PASS 7-1-02 Bob		
	ELECTRIC SERVICE	160-168 PASS 12-31-03 Bob		

ALL ABOVE MUST BE SIGNED BY INSPECTOR FOR FINAL INSPECTION

NOTE - SPACES 2

	REINFORCING			
	STEM WALL	113-121 UG ELEC PASS	11-24-03	H2O SP 102-113 PASS 2-24-02

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	ROUGH PLUMBING	PASS 32 TO 77 WATER LINE PASS 12 SP 201-203	4-10-02 D. DAVIS 6-4-02	UG 201-213 PASS 6-9-02
	UNDERGROUND ELECTRIC	NOTE - CK GRND/NOFRAC C WELL TANK		GND 5-14-02
	PRE-FLOOR	PASS U.G CONDUIT SPACES	PASS 201-213	U.G. WIRE-BOND 4-25-02 D. Davis

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	GROUT (EVERY 8' MAX.)	ELEC CONDUIT 214 TO 237	PASS 6-18-02	PASS U.G GROUND 1-68 - 4-28-03
	BOND BEAM			
	FRAME			
	ROOF NAIL			
	TOP OUT PLUMBING			
	ROUGH ELECTRIC			
	ROUGH MECHANICAL			
	INTERIOR GAS	M. Hole 10-15-03		

DO NOT COVER WORK UNTIL ALL ABOVE HAS BEEN SIGNED

	LATH	SITE 1-10 SEWER TEST		PASS 6-2-03 68-77
	DRYWALL FASTENERS	PASS 5-15-03		

DO NOT COVER UNTIL ALL ABOVE HAS BEEN SIGNED

	SEWER LINE / WATER LINE	3" FUTURE PASS 1-10-01 SP 201-203 PASS 6-4-02		Water line Pass West loop 7/30/02
	GAS SERVICE LINE	214-224 PASS 6-27-02		
	ELECTRIC SERVICE	225-236 PASS 7-1-02 160-168 PASS 12-31-03		

Water line PASS South loop 7-29-03

Final Sewer Taps 8-01-03

ALL ABOVE MUST BE SIGNED BY INSPECTOR FOR FINAL INSPECTION

	FINAL INSPECTION	TEMP FINAL SPACE 237-312 160-168	3-2-04	

	SWIMMING POOL			
	LAYOUT / PRE-GUNITE			
	PRE PLASTER / BARRIERS / FINAL			

See back of card for Building Division inspection policy

Welcome to
PICACHO PEAK RV RESORT
A Senior (55+) Resort
RV's and Park Models
RULES AND REGULATIONS

1. **AGE RESTRICTIONS:** At least one (1) resident on each site must be fifty-five (55) years of age or older. No one under thirty-five (35) years of age will be allowed to reside with resident. Children and/or guests under thirty-five (35) years of age may visit for a maximum of seven (7) consecutive days.

2. **SMOKING IS PROHIBITED** in all Park buildings. When you smoke outside anywhere on the property, please dispose of your leavings in a proper manner – NOT ON THE GROUND.

3. **AGE AND APPEARANCE OF RV:** Management reserves the right to refuse admission to any RV on the basis of age and/or appearance. RV's over ten (10) years old must be approved by management prior to check in. All units must be self-contained and fully functional.

4. **SEWER HOOK-UPS**: You must have a threaded or an airtight connection to the sewer service. No part of the sewer hose can lie on the ground at any time. Sewer hose must be elevated from the sewer connection to your RV. This is the rule issued by Pinal County and county inspections are done on a regular basis.

5. **RATES, DEPOSITS AND REFUNDS:** Rates are based on occupancy by two (2) persons and one (1) RV per site. When making a reservation, a non-refundable deposit will be required of $100 for monthly or annual reservations. The balance due must be paid upon arrival and prior to check in. **Absolutely NO REFUNDS will be given for any reason, including, but not limited to, no-shows or early departures**.
   A. Daily and weekly rates include water, sewer, electricity and use of facilities. Monthly and annual rates do not include electricity and a deposit of $50.00 for electric usage is required when checking in. The deposit will be applied toward the final billing and the balance (if any) will be refunded. RATES ARE SUBJECT TO CHANGE AT ANY TIME. Telephone hook-up is optional and will be charged separately if used (Available on limited sites). Propane and electric payments are due upon receipt of billing.
   B. There is no "grace period" for delinquent rents and/or utility charges; residents will be charged $5.00 per day (for up to five (5) days) for each day the rent/utility bill remains unpaid. Starting on the sixth (6th) day, the late fee will be $5.00 per day. Residents will be charged $25.00 for checks returned for non-sufficient funds and late charges will apply to any unpaid rent/utility bill.
   C. Short term residents (daily and weekly) will be charged $2.00 per day for overnight guests.
   D. Check in and check out time is 11:00 AM. Any extensions must be made and paid for prior to check out time. You are not considered checked out until you have vacated the site and left it clean and ready to be reassigned.

6. **STREET SAFETY & PARKING: ***THE SPEED LIMIT IS 5 MPH*****
   A. Vehicles, including bicycles and golf carts, may be operated on roadways only. Anyone who operates any motorized vehicle must be properly licensed. RV sites occupied or not, may not be used as short cuts, driveways or for parking. Motorcycle and motorbike riding is allowed only to and from tenant's site, not around the Park.
   B. Two (2) operable vehicles and one (1) golf cart are allowed per site. Boats, unmounted campers, utility trailers, etc. are not permitted on site. Guest parking is available – check with the office.
   C. No auto or truck washing on site without prior permission of management. There is a $5.00 washing fee and can be obtained at the office. Please conserve water – use a nozzle when washing.
   D. RV's must be parked in an appropriate manner on site.
   E. Parking of any vehicle, including golf carts, on any of the streets or easements is not permitted. SPEED LIMIT is five (5) miles per hour maximum and is strictly enforced. You can prevent speed bumps by honoring the speed limit. Numerous notices of non-compliance may be cause for eviction.

7. **LAUNDRY:** A 24 hour laundry facility is provided for your convenience. Management is not responsible for lost or damaged clothes. Proper handling and **supervision of your laundry is your responsibility**. Please clean

machines after each use. Dying of clothing is not permitted. Notify Management of any malfunctions of washers or dryers. Outside clotheslines are not permitted.

8. **SWIMMING POOL & HOT TUB:** Hours are posted at pool area – typically 10am to 10pm. There is no lifeguard on duty. Glass containers are not permitted in the pool area. No oils or lotions are allowed in the pool or hot tub – be sure to use the outdoor shower before using the pool or hot tub. There is no running around, diving or jumping into the pool. Wear a bathing suit – no cut-offs allowed. Wet swimsuits are not allowed in the park community buildings.

9. **TRASH DISPOSAL**: Garbage receptacles are not permitted outside your RV. Dumpsters are available throughout the park. ALL trash must be placed inside a dumpster; all boxes must be broken down before putting in dumpster. **NO trash of any type should be left on the ground outside a dumpster.** Any item too large for the dumpster must be taken to the land fill by the resident.

10. **AERIALS, DISHES AND ANTENNAS:** TV, CB and ham radio antennas are not allowed without permission. Satellite and microwave receiving dishes are permitted provided they do not exceed 18" in diameter and height subject to management approval. Satellite dishes may not be placed on tables. They must be firmly attached to the RV unit or mounted on a portable tripod made for this purpose and kept within three (3) feet of the rear of the RV or Park model.

11. **PETS:** No more than two (2) house pets per site are permitted. Residents must comply with all pet rules and accept full liability for, indemnifying the Resort owner and manager against any type of claim resulting from, actions of their pet(s). Any animal deemed by management to be **"unfriendly" will be required to be immediately removed from the park**.
    A. Pets must be kept quiet at all times. Vicious or unusually noisy pets will not be tolerated.
    B. Pets must be on a leash when outside and may not be left unattended.
    C. Except for those reasonably required to accommodate the needs of a handicapped person, pets are not allowed in the laundry, restrooms, office, clubhouse, pool/spa area or any other recreational areas of the Resort. Nor are they to be tied outside or carried into any of these areas.
    D. ALL EXCREMENT MUST BE PICKED UP IMMEDIATELY and properly disposed of by pet owner. Pet exercise area is located at the southeast corner of the park.
    E. Animals are not allowed on other tenant's property without their permission.
    F. Portable dog fences are allowed with prior management approval.
    G. Complete the pet agreement at the office for documentation of pet.

12. **NOISE:** Loud and disturbing noise is not permitted at any time.
    A. Stereos, radios, TV's, organs, pianos and musical instruments should be tuned and/or played at a level which will not disturb or annoy other residents.
    B. Loud parties, drunken or boisterous conduct will not be tolerated.
    C. No generators are to be operated on the grounds for extended periods. Notify management prior to use.
    D. No powered tools are to be operated, or construction to occur, before 7:00 AM or after 6:00 PM.

13. **AUTO MAINTENANCE:** Major auto repairs are prohibited on the property (i.e. engine/transmission overhauls, etc.) Minor tune-ups are permitted. Diesel engines are not to be left running; only the required warm-up time is allowed. **Changing oil, anti-freeze or other fluids is absolutely prohibited anywhere on park property. Violation constitutes grounds for eviction**. Washing of vehicles, including RV's, is not allowed on site without permission of management. There is a $5.00 washing fee and can be obtained at the office. Please conserve water – use a nozzle when washing. Be courteous of overspray toward neighbor.

14. **CAMPFIRES/BARBECUES: Campfires of any kind are prohibited**. Barbecue grills are located at the Ramadas for residents and guests use. Please check with the office to make sure they have not been reserved for another party. Clean after each use so the grill will be ready for next guest. Charcoal and gas grills are permitted at sites if covered. Be courtesy to neighbor.

15. **AWNINGS, STORAGE SHEDS, CARPORTS, FENCES, ETC.:**
Accessories such as wooden awnings, carports, storage sheds, fences, decks etc. are allowed for Park Models only and must be approved in writing prior to construction and/or installation. Apply at the office for approval.
   A. Permanent awnings, storage sheds, porches and enclosures are not allowed for RV's.
   B. One storage shed per Park Model site is permitted. Shed may not exceed eighty (80) square feet of floor space, seven (7) foot side walls, eight (8) foot roof peak, must be wood, and may not be a permanent structure. **Paint color must be approved and color coordinated to match park model.**
   C. Permanent type structures, such as wooden additions or awnings, require a building permit and are permitted for Park Models only.
   D. See-thru screening is allowed on decks; tarps are not. (Park Models only.)
   E. Portable pet fences, not to exceed 6' x 12' x 3' high are allowed in the RV section with prior management approval.
   F. Temporary/canvas carports are no longer permitted. Those previously approved must be removed if they become damaged, worn out, or the unit is sold.

16. **SITE MAINTENANCE AND USAGE:** Residents are responsible for maintaining their site in a clean and orderly fashion at all times.
   A. Overstuffed furniture, appliances (e.g. refrigerators, freezers, washers, dryers), bottles, cans, storage boxes, cement blocks, cinder blocks, or other equipment are not allowed outside the unit. Only standard patio/yard furniture and a reasonable number of potted plants are allowed outside your unit.
   B. RV's and accessories must be kept in good repair.
   C. Resident shall be liable for any damage to buildings, grounds, or premises.
   D. A private business, including, but not limited to, child care, manufacturing, advertising items for sale or vending, may not be conducted on site. The office telephone number and or address may not be used for the purpose of advertisement or sale of any kind.
   E. Yard sales are not permitted in the RV or Park Model section.
   F. No soliciting or vending is permitted. If solicitors or vendors contact you on your site, please notify the office.
   G. Park is responsible for trees throughout the park. Please contact park management for any trimming or removal of park trees. In ground planting must be pre-approved by management. Desert type foliage is allowed with prior approval. No drip systems are to be installed. Water is a problem in the desert - use it sparingly.
   H. Tow dollies are allowed on site only if stored beneath the rear of the motorhome.

17. **SUBLETTING: IS NOT ALLOWED IN THE PARK.**

18. **STORAGE AREA:** Residents are welcome to use the fenced storage area for a monthly storage fee. Storage payments must be made by the anniversary date each month. If payments become delinquent for one month or more the stored item(s) will be considered abandoned. Picacho Peak RV Resort assumes no liability forproperty stored in this area. Storage is locked at all times.

19. **FOR SALE:** RVs and Park Models may be advertised for sale on site.
Before you may sell your unit to someone who will be keeping the unit in Picacho Peak RV Resort, you must notify the office, in writing, of your intent to sell. If the unit is over 10 years old it must be inspected and approved by management. All charges owing must be paid prior to change of ownership of the unit. Prospective buyers must make application at the office and be approved for residency prior to finalizing the sale. Background checks are required for all new annual residents which is part of the residency approval. Typical cost is $25.00 per person.

   If a unit is to be removed from Picacho Peak RV Resort, all charges owing must be paid prior to removal of the unit from the park.

   A. "For Sale" signs must be placed in windows inside the unit and may not exceed 12" x 12" sign. NO signs of any kind may be placed in the yard.
   B. Site rent is transferable and may accompany the sale of the unit. Such arrangements are between the seller and the buyer of the unit and management is to be notified.

20. **GUESTS:** The host tenant must register all overnight guests at the office on the day of their arrival. Guests are limited to a maximum stay of no more seven (7) consecutive days and no more than fourteen (14) days in a calendar year.
    A. Guests may not reside in the park when residents are residing elsewhere. House sitting, pet sitting and/or subleasing is NOT Permitted.
    B. Activity areas are available to all residents and adult guests. Special rules that may apply are posted at the facility.
    C. The host resident will accompany and be fully responsible for their guests and are liable for damages caused by visiting guests and/or pets.
    D. Host resident must supervise visiting children at all times. Children are not allowed to play in streets or other tenant sites. Toys, bicycles, etc. must be kept on the host tenant's site. Bicycle riding is limited to roadways only and must be in the company of the host tenant. Restrictive pool hours (3:00 PM to 5:00 PM) are posted for visiting children who must have resident supervision at all times while at the pool. Children are not allowed billiards room or spa.
    E. Residents are responsible to inform any sub-contractor coming to their home to check in at the office (except for after hour emergencies). Sub-contractors or workers not checked in may be asked to leave the park.

21. **MANAGEMENT:** Reserves the right to make necessary changes in the Rules and Regulations that they judge to be in the best interest of the Park, residents & guests. Employees work for the benefit of the Park and are prohibited from performing tasks for individual guests during working hours except in an emergency. The Park Staff also enjoys activities in their off hours. Please allow them to do so without burdening them with business matters.

22. **SPECIAL NOTICES:** These rules and regulations may be amended at the discretion of Management. However, residents will be notified in writing of any changes.
    A. Special rules are posted in the swimming pool area, Laundromat and equipment and facilities therein, and any area, constitutes a part of the Rules and Regulations. Violation of them will be treated as a violation of the Rules and Regulations, and constitute grounds for eviction.
    B. Wheels and axles are not to be removed from RV's while on site.
    C. Resort Management, office staff, independent contractors, and maintenance staff are not answerable to Residents. Please do not give instructions to them or make special requests of them. All work requests must be made directly with the office personnel through a written work order (available in main office).
    D. ALL COMPLAINTS MUST BE MADE DIRECTLY TO THE OFFICE STAFF AND IN WRITING. No verbal, third party, or anonymous reports will be acted upon. Complainant must be willing to testify if needed. No tenant to tenant confrontations are allowed.

23. **VIOLENT CONDUCT:** Fighting or violence of any kind is prohibited. There is to be no wearing of firearms and/or knives in the Resort. The discharge or the display of a weapon on the premises will **RESULT IN IMMEDIATE EVICTION.** Harassment or intimidation of your neighbors, visitors, guests, residents or our staff will not be tolerated and may be cause for **EVICTION.** Be courteous to your neighbors – no loud parties, harassment or intimidation of neighbors or boisterous conduct is tolerated. Nor disruptive behavior or actions detrimental to the resort is acceptable.

24. **MAIL:** We offer our private mailroom for your use. Resort is not responsible for any mail, incoming or outgoing.
    A. OUTGOING MAIL: Place in the 'outgoing mail box" in the mail room no later than 9:30am.
    B. INCOMING MAIL: May be picked up after 11:00am in the alphabetical mail slots in the mail room. Be sure to check both the smaller letter and larger magazine slots.
    C. MAILING ADDRESS: Resident Name
       c/o Picacho Peak RV Resort
       P.O. Box 300
       Picacho, AZ 85141
       NOTE: Limited mail service is from April 16th to October 31st.
    D. Annual residents should get their own PO Boxes at either Red Rock or Picacho post offices. We encourage our monthly residents to also obtain personal PO Box at the post office.
    E. If you want your mail forwarded when you leave, please make up mailing labels for Resort to use. We will forward mail for 30 days after you leave. After that your mail will be returned to sender.
    F. **UPS/FEDEX:** Use the Resort's physical address: 17065 E. Peak Lane, Picacho, AZ 85141. Include your site # for direct delivery.

25. **TELEPHONE / TELEPHONE MESSSAGES/EMERGENCIES:**
Emergency Messages only will be delivered to your site. If you are not there, they will be taped to your door.

26. **HIGH SPEED INTERNET** is located throughout the Resort. Ask the office for directions for access.

27. **PROPANE:**
100 lb. tanks not permitted in the park except without prior approval.
Park sells propane Monday through Friday 10:00 a.m. till Noon. Propane tanks must be brought to the propane filling station. Put a tag with your Site # on the tank. (String tags are available in the office.) You may pick up your filled tank after 1:00 PM. Your bill will be at the office and payable the same day your tank is filled. We will allow up to 5 days for you to come to the office to pay your propane bill. There will be a $5 per day charge for each day beyond the 5th day that any propane charges are unpaid.
The park will fill your motorhome propane tank. Contact office to schedule and special instructions.

28. **PARK MODELS:** All park models must be approved in advance. Storage sheds are permitted with management prior approval. Any additional structures must be approved in writing by management prior to the start of construction. Additions may require a permit from the County of Pinal. Add-on rooms must be skirted. Skirting and awnings shall be painted metal or vinyl, similar in design and compatible in color to each home. All improvements or approved plantings must be within the lot setbacks. This means no structure or planting of any kind may encroach into that area. All vehicles / structures must adhere to these setbacks. See office for improvement guidelines and plantings permitted.

29. **LONG-TERM RESIDENTS:** We are glad you have chosen Picacho Peak RV Resort as your home. Please help us welcome overnight guests as well as monthly residents. You are ambassadors for our Resort. Help us keep our community an attractive and pleasant place to live. Residents are responsible for any damage caused by themselves or their guests. Storage of bottles, cans, boxes, appliances or equipment is not permitted outside a home or accessory structure. Storage sheds are only allowed on Park Model sites. No utility connections are to be made to a second vehicle of any type without the prior permission of management. Long-term residents leaving on a long temporary basis must notify the office prior to departure. This enables the staff to prepare all invoices, utility shut-offs, etc. If RV's are left unattended in an unpaid site it will be treated as abandoned and will be removed from the Resort. New Park Model owners will be allowed, if approved by management, to use a nearby site for resident to transfer their belongings from the RV to the Park Model. As a courtesy, tenant will be allowed three (3) days without a site fee – only paying electric if plugged in.

30. **AFTER HOURS PARK EMERGENCY.** Contact the office or the courtesy patrol at front gate. What constitutes an emergency? Fire, gas leak, water leak or sewer leak. For all other emergencies: death, serious illness, accident, a physical altercation with/or threats from another tenant, police/sheriff or poison control, call 911.

31. **WILDLIFE FEEDING NOTICE:** Ground feeding and watering of wildlife animals is dangerous. Rabbits are rodents and can be very destructive. They are also carriers of diseases and parasites many of which can be transferred through their droppings to pets and humans. When you attract rabbits, you will also attract predators such as coyotes, snakes, javelina, skunks, wild cats, etc. Feed wildlife outside the park.

***** CHECK OUT TIME IS 11:00 AM *****

We value your desire to stay with us and will continue to strive to provide you with the best possible service and pleasant atmosphere. The Resort management and/or its owners shall not be held responsible for any loss due to fire, accident or theft to tenant or their property. This property is privately owned and management reserves the right to refuse service to anyone.

2/2010

PZ-PA-001-12
&
PZ/PZ-PD-005-12

PZ-PA-001-12
&
PZ/PZ-PD-005-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012
(continued from the June 21, 2012 Planning Commission meeting)

CASE NOS.: **PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12 (Picacho Peak Resort)**

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 41.5± acres situated in Section 14, T9S, R9E G&SRB&M (legal on file)

TAX PARCEL: 410-05-015A

APPLICANT/LANDOWNER: Camel head Associates, LLC/ landowner, 220 South River, Tempe, AZ 85281; Lyle Richardson/ agent, 5310 N. Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Employment to High Density Residential within 19.6± acres and from Low Density Residential to High Density Residential within 19.7± acres.

A rezone request from RVP (Recreational Vehicle Park) to MHP (Mobile Home Park), and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel.

LOCATION: The subject property is located south of Picacho Peak Road and west of Interstate 10, in the Red Rock area.

SIZE: 41.5± acres

COMPREHENSIVE PLAN: The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan. They are applying for a Comprehensive Land Use as part of this application to High Density Residential.

EXISTING ZONING AND LAND USE: The subject property is currently zoned RVP (Recreational Vehicle Park), the property currently has an existing RV Park.

SURROUNDING ZONING AND LAND USE:
North: (CI-1); vacant
South: (RVP); vacant
East: (CB-2 and SR); vacant
West: (CB-2 and SR);

FINDINGS:
Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Picacho Peak Water Company

Sewer: Waste Water Package Plant
Access: The property is accessed from Picacho Peak Road

PUBLIC PARTICIPATION:
Neighborhood Meeting: May 2, 2012
Neighborhood and agency mail out: April 12, 2012
News Paper Advertising: April 20, 2012
Site posting: Applicant: April 12, 2012 & County: May 1, 2012

HISTORY: The Picacho Peak Resort is an existing RV resort at the base of Picacho Peak, which has been in existence for over 30 years. They currently are approved for 312 spaces which they currently rent out to campers, recreational vehicles, motor homes and Park Model units.

The park was rezoned in September of 1984 to allow the RV park and community facilities.

In August of 1985 a Certificate of Approval to construct a water distribution system and a wastewater facility was authorized by ADEQ.

Permits for Phase 1 of the RV Park were issued in October of 1985.

ADEQ and Pinal County permits and applications are evident through 2000.

The Park applied for permits for Phases II and III in June of 2001 through December 2001.

In November of 2001, ADEQ authorized an approval to construct drinking water facilities on the site for Phase III on site expansion.

In October of 2002 the County was made aware that the ADEQ water permits for Phases II and III had not yet been approved and a letter requesting the permits to be put "on hold" was made to the RV Resort.

In March 2003, ADEQ's Water permits Section completed a review of the facility and determined that the RV Park was eligible to continue operating under a General APP as authorized in Arizona Administrative Code.

In June 2003, ADEQ issued a letter of closure on the notice of violation and determined that the Picacho Peak RV Park has met the Documenting Compliance Provisions of the NOV.

In November 2005, ADEQ's Annual Compliance Inspection indicated no deficiencies and the water treatment facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to them by ADEQ.

In November 2006, ADEQ again performed an inspection of the wastewater facilities and determined it to be operating adequately and in compliance with the General APP for a Class 2 WWTP and Class 1 Collection System.

A status report from ADEQ dated February 1, 2012, referenced the last survey done on June 29, 2011, ADEQ performed a drinking water status report which concluded that a Point-of-use treatment system was installed in July of 2009. Only one sample had been submitted for compliance with ADEQ. This sample was under the maximum containment level for nitrates. Two more samples are needed to ensure reliability and consistency for the system to be in compliance with nitrate levels. In addition, further maintenance deficiencies were detected with the system. At that time, ADEQ could not determine if the system was delivering water that met the water quality standards and the system was therefore listed as not in compliance.

The most recent Drinking Water Status Report for the Picacho Water Company received was dated July 13, 2012 from ADEQ and stated that "Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets the water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and PWS is in compliance." A copy of this report is included in the packet.

ANALYSIS: The applicant is requesting approval of a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing. The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan.

Fit Within the Neighborhood

The property was rezoned in 1984 to allow up to 312 spaces. Those spaces were for campers, recreational vehicles, motor homes and Park Model units. Currently the park is occupied by a mix of seasonal visitors, part-time and full-time residents. The proposed project would not be increasing the number of lots, not adjusting the configuration of the park, but adding another option for people who wish to reside and visit within the Picacho Peak Resort. The requested mobile homes would be placed on existing lots within the community.

Water/ Wastewater

Water and wastewater issues have and continue to dominate this property. Discussions with ADEQ and the Water Providers have indicated that the wastewater and water facilities are operating compliance.

The applicant has conducted two neighborhood meetings the results of which are included in the narrative.

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

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Department of Environmental Health** reviewed the proposal and found that the wastewater plant is sized for 20,000 gallons per day. A verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is sized large enough for the new proposed development.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" which determined to be outside the 100 and 500 year flood plain.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this request under non-Major Comprehensive Plan Amendment Case **PZ-PA-001-12**, Rezone Case **PZ-005-12**, or Planned Area Development Case **PZ-PD-005-12**, to allow recreational vehicles, park models and manufactured housing. Furthermore, the Commission must determine that this development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD Overlay request to allow recreational vehicles, park models and manufactured housing.
2. To date, 2 letters have been received in regards to the project, both in opposition.
3. This development is currently served by the Picacho Peak Water Company.
4. The subject property is an existing residential development.
5. The proposed development will have access to public streets.
6. The proposed Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development overlay request will require, at the time of application for development, that the applicant/owner submit and secure from the applicable

and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (**PZ-PA-001-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan amendment request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting zone change request cases PZ-005-12, then staff recommends that the Commission forward PZ-PA-001-12 to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMENDATION (**PZ-005-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request does not comply with the current comprehensive plan designation of Employment/ Low Density Residential or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and planned area development case PZ-PD-005-12, then staff recommends that the Commission forward PZ-005-12 to the Board of Supervisors with a recommendation of denial.

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-005-12:

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

2. approval of this rezone is contingent upon the Board of Supervisors Planned Area Development (PAD) Overlay District approval as set forth in Case PZ-PD-005-12;

3. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

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

7. a verification letter from ADEQ will be required to ensure that the existing water provider is in compliance, meets water quality standards and has an adequate water supply for the Phase II and Phase III development;

8. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is in compliance, has adequate capacity for collection, treatment and disposal of wastewater for the development;

9. any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

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

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

STAFF RECOMMENDATION (**PZ-PD-005-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and zone change request case PZ-PD-005-12, then staff recommends that the Commission forward PZ-PD-005-12 to the Board of Supervisors with a recommendation of denial.

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-PD-005-12:

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

2. approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-112;

3. the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

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

7. a verification letter from ADEQ will be required to ensure that the existing water provider is in compliance, meets water quality standards and has an adequate water supply for the Phase II and Phase III development;

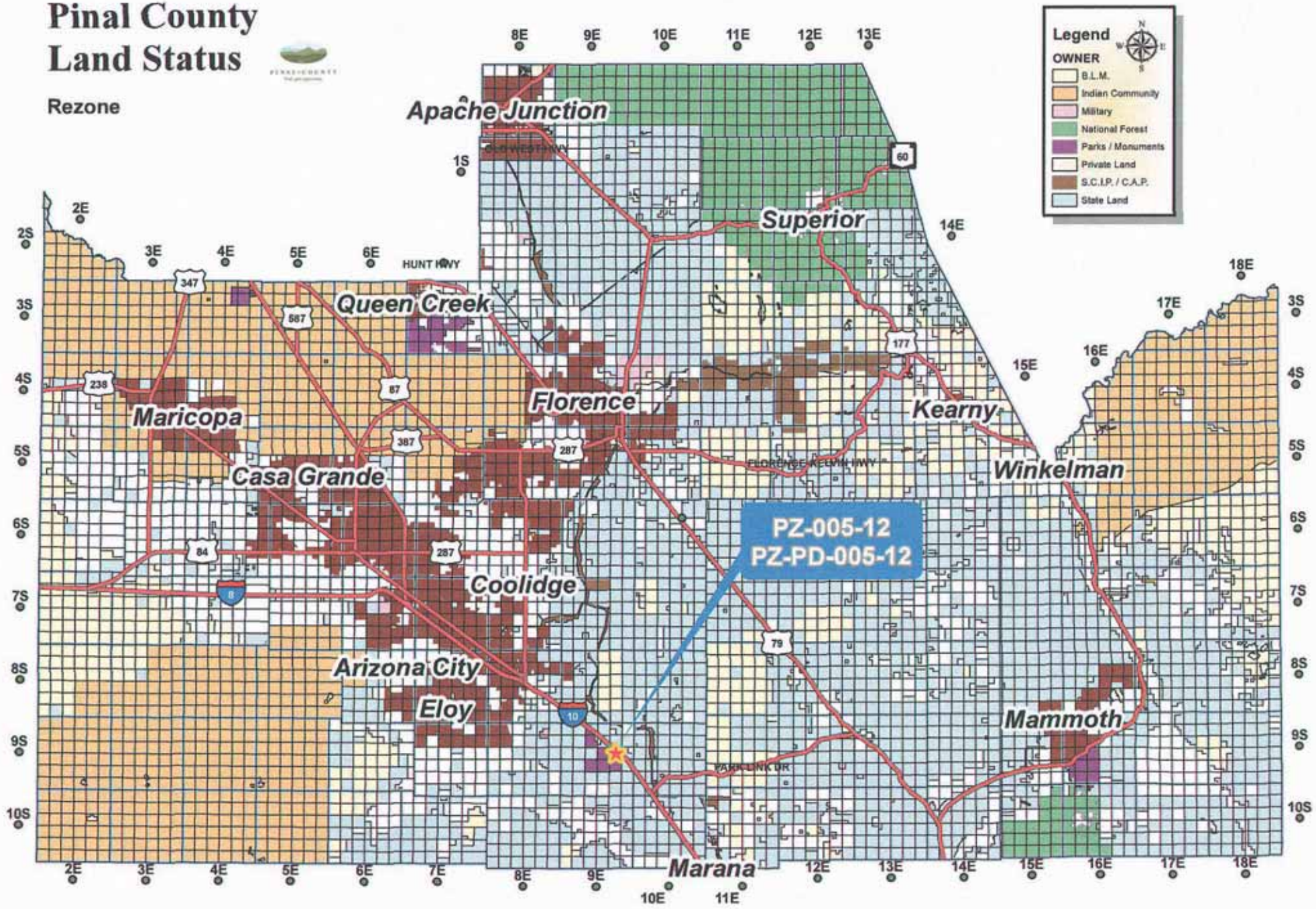
8. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is in compliance, has adequate capacity for collection, treatment and disposal of wastewater for the development;

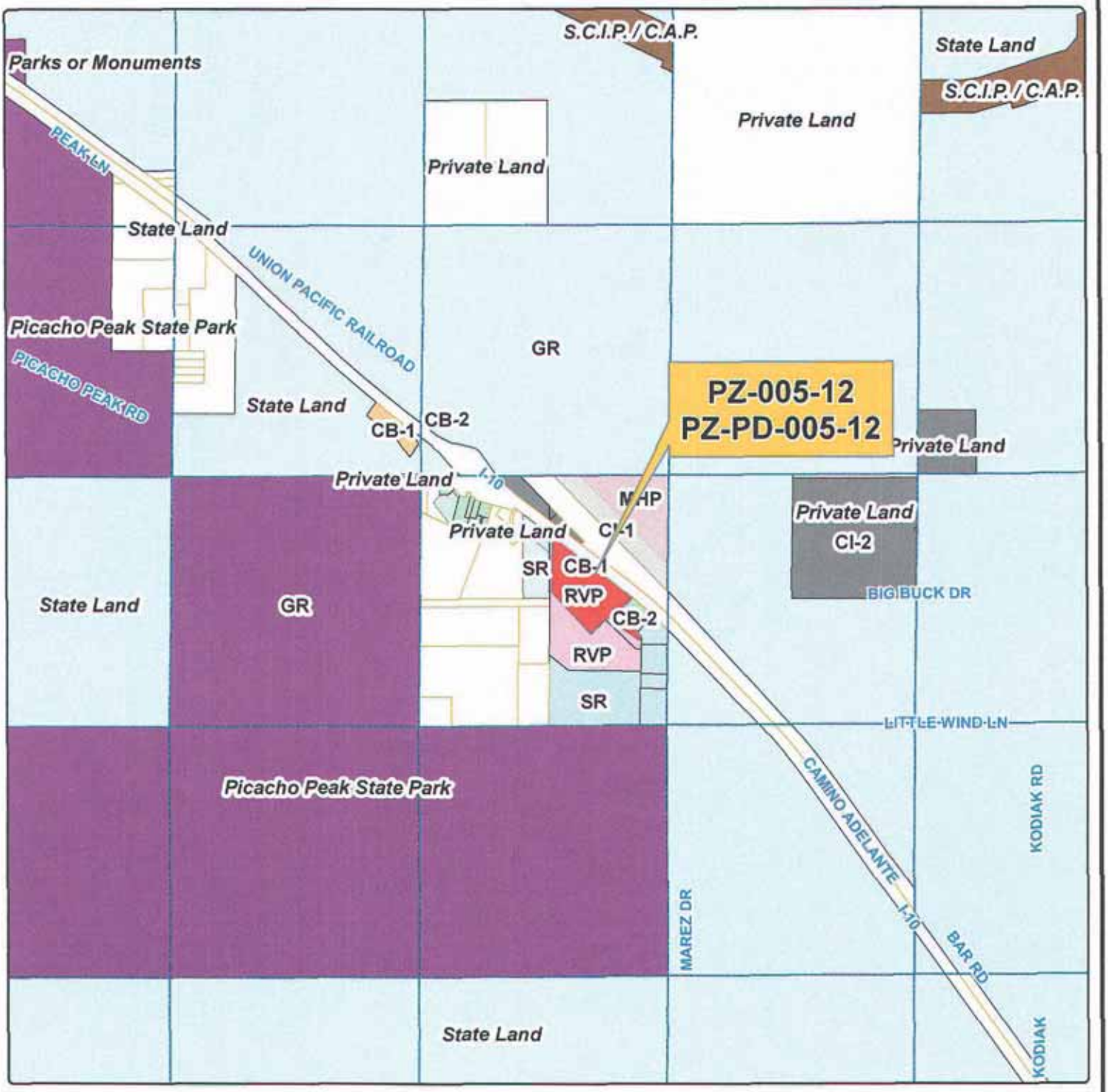
9. Any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

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

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

DATE PREPARED: 5/08/12 – jds
REVISED: 6/12/2012 - jds
REVISED: 8/02/2012 - jds


Pinal County
Land Status
Rezone
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
PZ-005-12
PZ-PD-005-12
HUNT HWY
FLORENCE KELVIN HWY
PARK LINK DR



Rezone

Planning & Development Services

NORTH

PINAL • COUNTY
Wide open opportunity

CAMELHEAD ASSOCIATES LLC

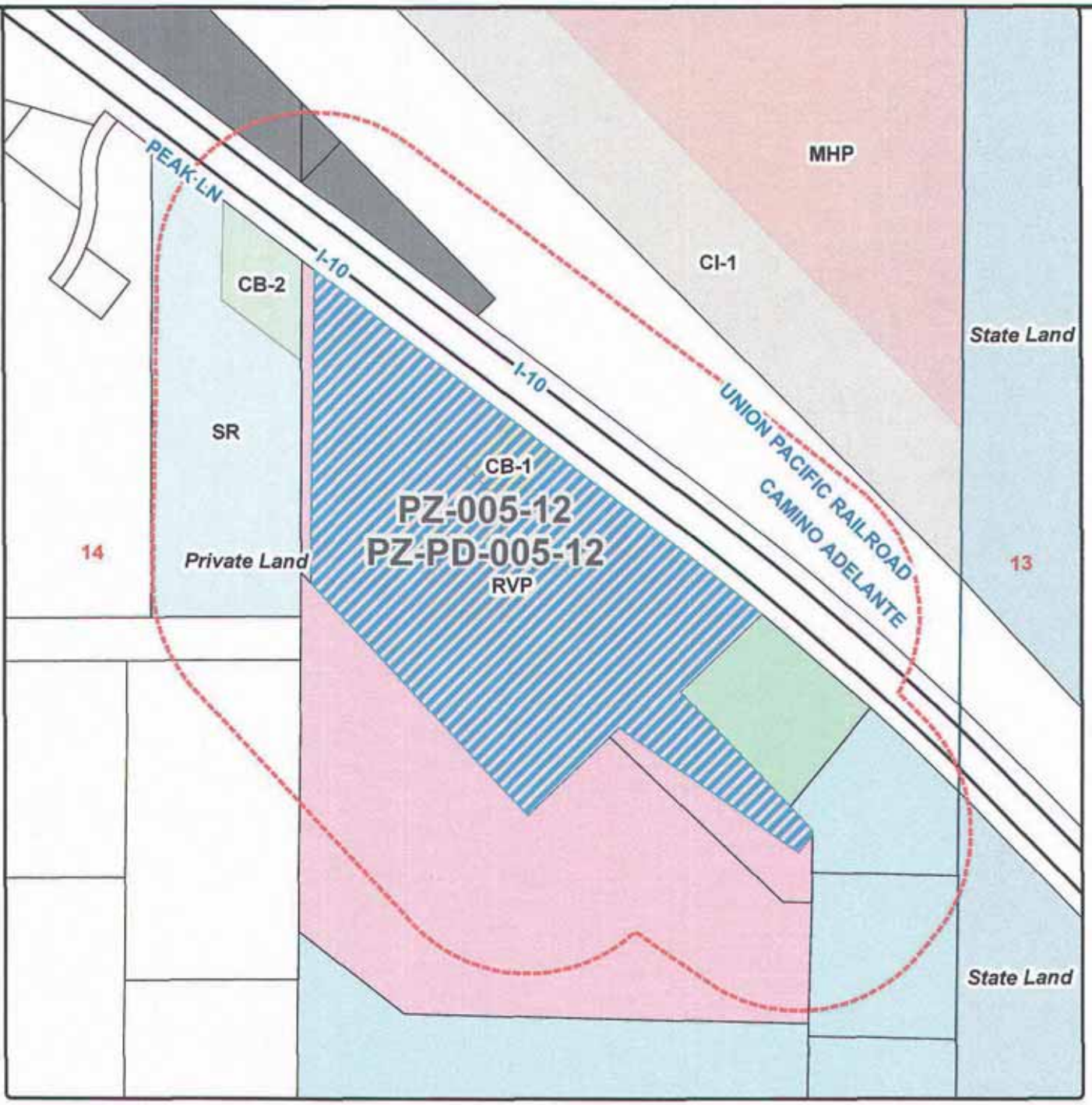
Legal Description:
Situated in a portion of the Section 14, T09S,R09E, G&SRB&M. Parcel# 410-05-015A (legal on file) (Red Rock area).

T09S-R09E Sec 14

CAMELHEAD ASSOCIATES LLC

Sheet No.	Section	Township	Range
1 of 1	14	09S	09E

Case Number: PZ-005-12, PZ-PD-005-12



Rezone

PZ-005-12, PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: CB-1, RVP
Request Zoning: Rezone
Current Land Use: VLDR, EMPLOYMENT

PINAL • COUNTY
Wide open opportunity

Legal Description:

T09S-R09E Sec 14

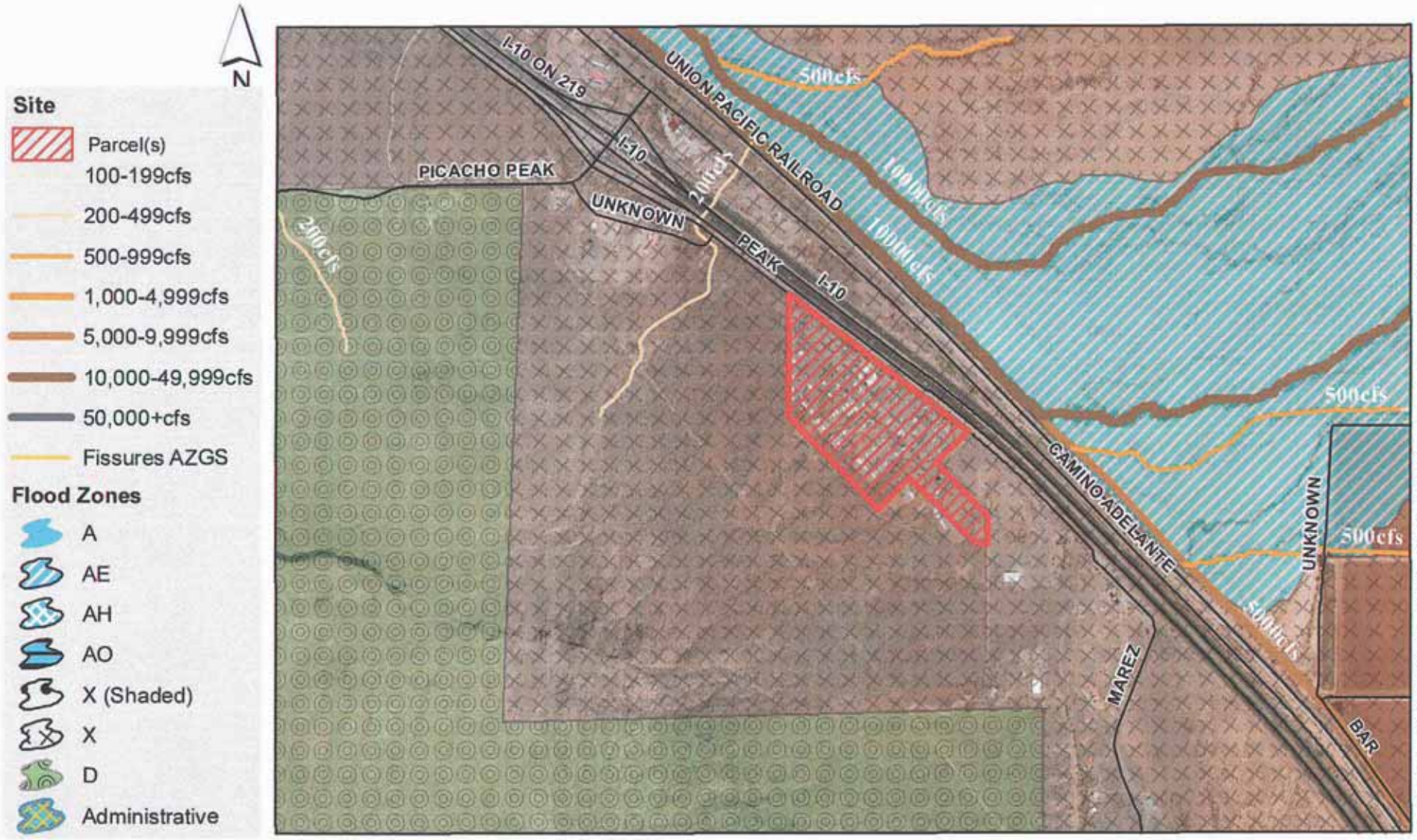
Drawn/Applicant: CAMELHEAD ASSOCIATES LLC		
Drawn By: KR / IT / LJT		Date: 04/04/2012
Section: 14	Township: 09S	Range: 09E
Sheet No.: 1 of 1	Case Number: PZ-005-12, PZ-PD-005-12	

Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-005-12
PZ-PD-005-12



Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

0 875 1,750 3,500 5,250 Feet

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: PZ-PD-005-12

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: SEE Exhibit "1"
2. Parcel Number(s): 410-05-016B (OISA) Total Acreage: 41.5
3. Current Land Use Designation: Very Low Density / Employment
4. Requested Land Use Designation: High Density Residential
5. Date of Concept Review: 12-27-2011 Concept Review Number: CR-041-011 Notes Attached
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): SEE Project NARRATIVE
7. Discuss any recent changes in the area that would support your application. SEE Project NARRATIVE
8. Explain why the proposed amendment is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #: 384374 AMT: $1,545.00 DATE: 2/21/12 CASE: P2-PA-001-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Camelhead Assoc LLC	220 South River Tempe AZ 85281 480 285-3882
Name of Landowner (Applicant)	Address Phone Number

SEE ATTACHED Agency Authorization	
Signature of Landowner (Applicant)	E-Mail Address

Lyle S. Richardson	[redacted]
Name of Agent	Address Phone Number

[signature]	[redacted]
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

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

AGENCY AUTHORIZATION

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

Camelhead Assoc. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1"
[Insert Address of Property],

and further identified as assessor parcel number 410-05-016B and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints
Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____ _____
Notary Public

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

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by

Michael L. Wirth, LLC Manager
[Insert Signor's Name] *[Insert Title]*

Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

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

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

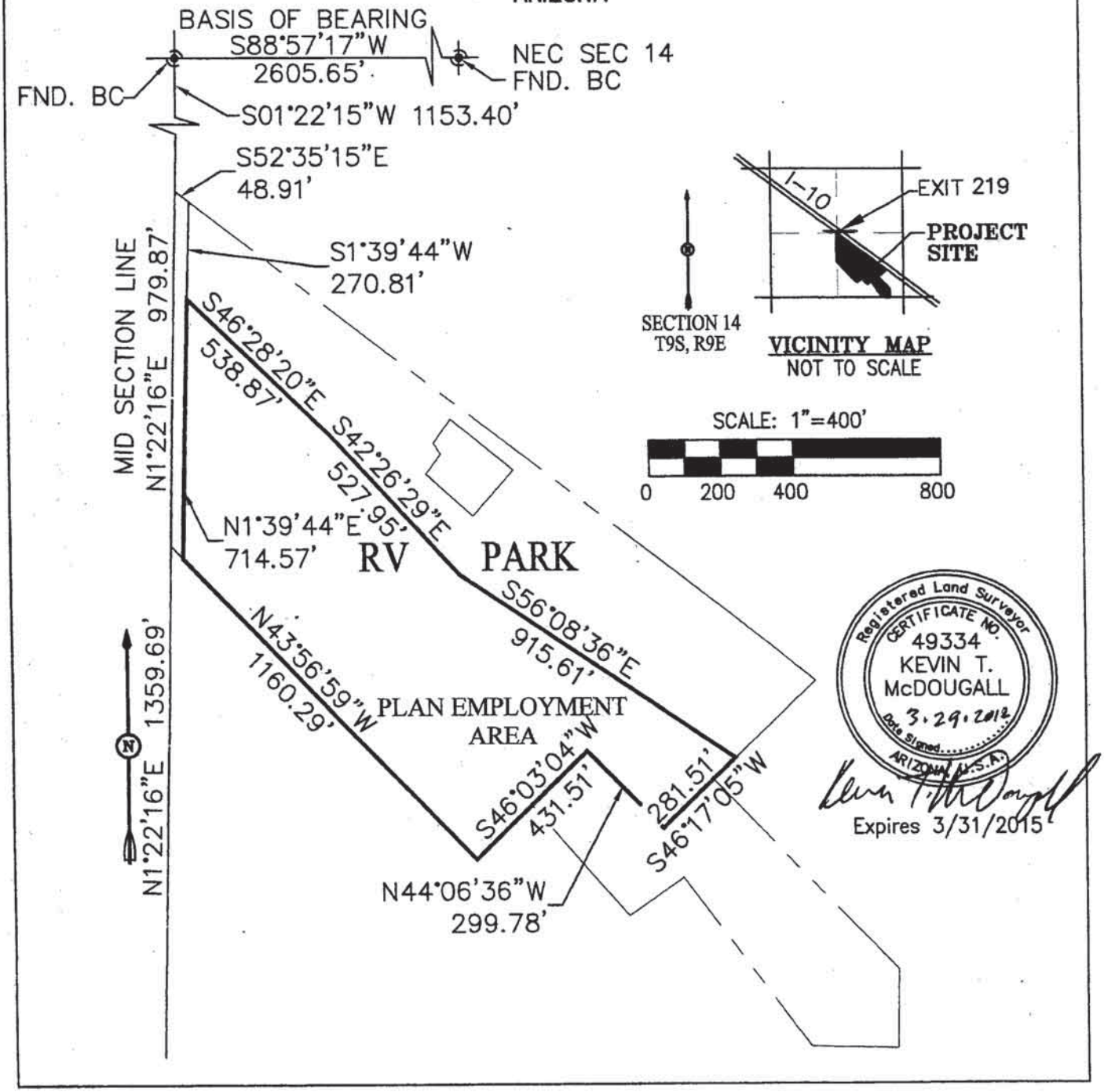
_____
Notary Public

My commission expires: _____

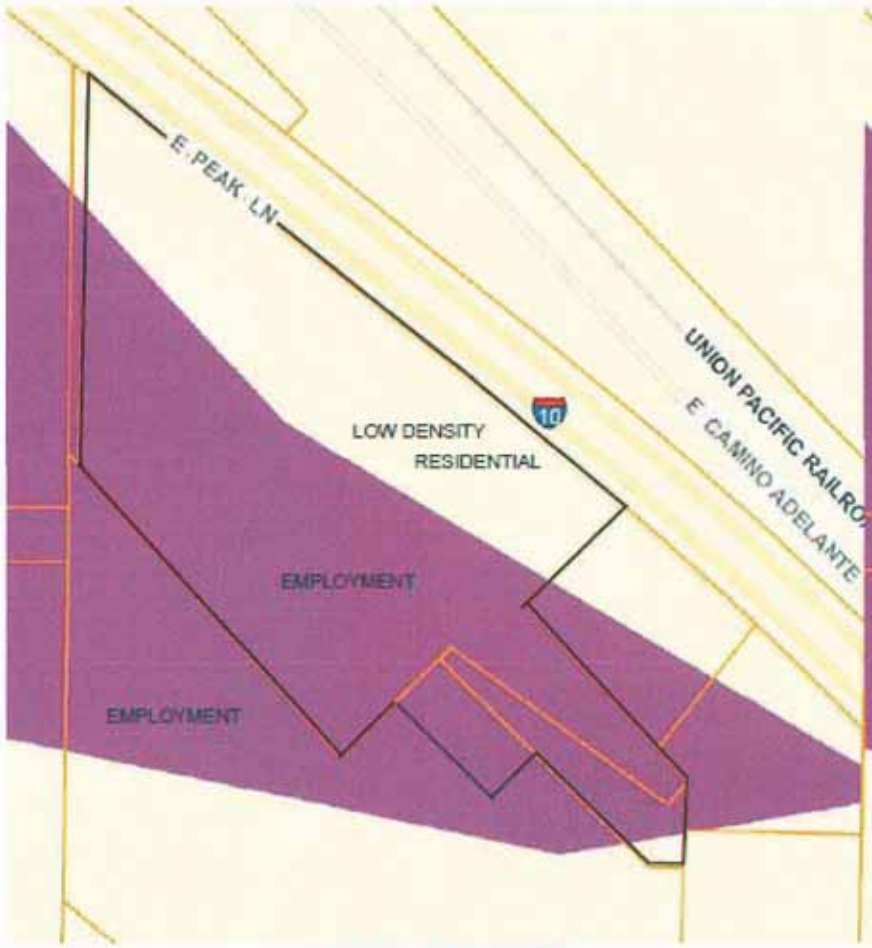
Revised March 2010

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLAN AMENDMENT FROM EMPLOYMENT AREA

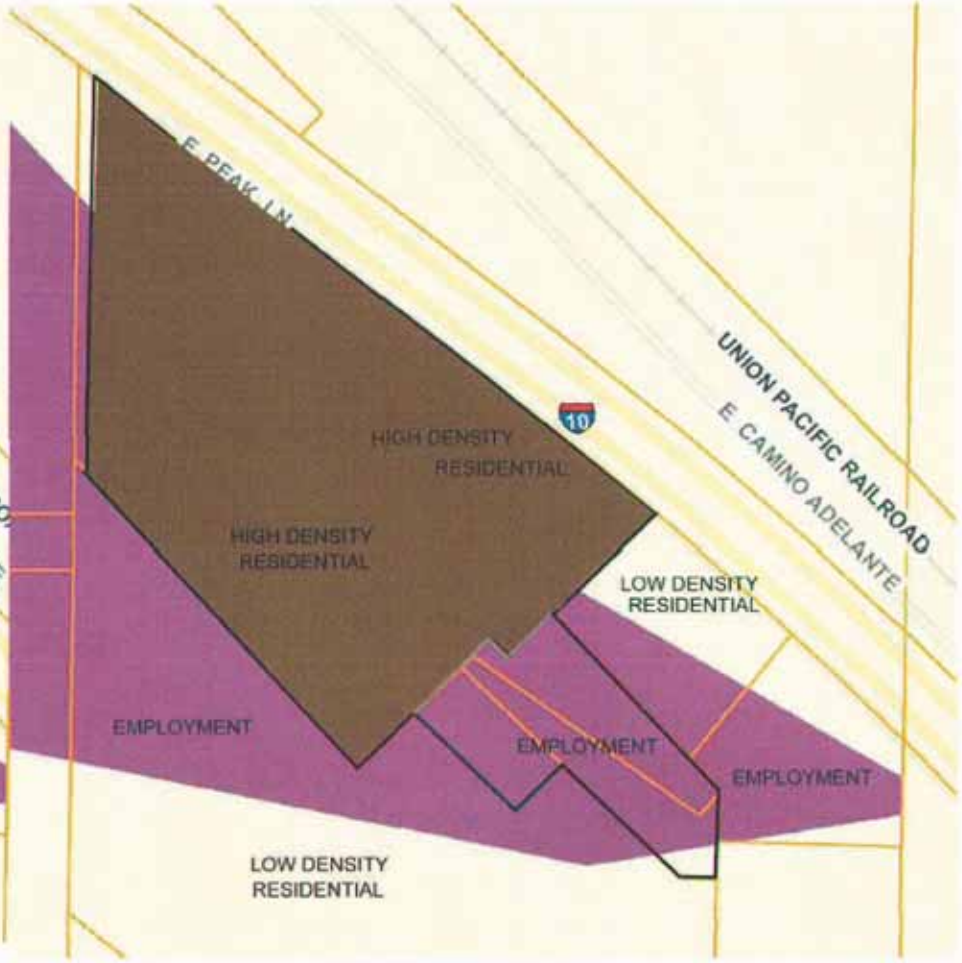
LOCATED AT SW CORNER OF EXIT 219 AND I–10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA



Comprehensive Plan Request



PICACHO PEAK RV RESORT
EXISTING COMPREHENSIVE PLAN EXHIBIT



PICACHO PEAK RV RESORT
PROPOSED COMPREHENSIVE PLAN EXHIBIT

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

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

1. Pinal County Staff Coordinator: STEVE ABRAHAM CR041-11
2. Date of Concept Review: 12/27/2011 Concept Review Number: Notes ATTACHED
3. The legal description of the property: SEE EXHIBIT "1"
4. Tax Assessor Parcel Number: 410-05-016B (015A)
5. Current Zoning: R.U.P Requested Zoning: MHP / PAD
6. Parcel size: 41.5 Ac
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: RV Motor Home PARK Model, Manufactured Housing, ACTIVE / PASSIVE Recreational Admin / Customer Service Areas and Open Space
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
    YES (NO) If yes, zoning violation number: _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. SEE PROJECT NARRATIVE
13. Explain why the proposed development is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384412	$5,269.00	2/21/12	P2-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
   1. Size and shape of parcel; property dimensions; north arrow
   2. Adjacent streets, rights-of-way, easements and setbacks, indicate size, purpose and whether public or private
   3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
   4. Driveways and parking areas, show access, dimensions and surface material
   5. Existing and proposed utilities, show location of lines, size and serving company
   6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
   7. Designate the flood zone.

B. Submit a list of **all property owners within 300' of the subject property boundary** showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

C. Submit a map of the area with the 300' boundary shown. (A tax assessor parcel map is acceptable).

D. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)

E. Submit a CD which contains an ESRI shapefile for Land Use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet projection. or an AutoCAD (.dwg file), which include the following layers: Parcel, Right-Of-Way, Sub-Perimeter, Centerlines, Section lines, Street names, Lot-Numbers, Distances and Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey., including legal descriptions of proposed zoning districts.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**
   - **Notify all property owners within 1200'**
   - **Hold the meeting within 5 miles of the subject property**
   - **Hold the meeting between 5:00pm – 9:00pm**

   Include with application:
   - **Copy of Notice of Neighborhood/Community Meeting**
   - **List of property owners notified**
   - **Meeting minutes**
   - **Attendance sign-in sheet with names & addresses**

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.

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

480

Camelhead Assoc LLC — 285-3882
Name of Landowner (Applicant) — Phone Number

220 South River Drive Tempe AZ 85281
Address (City, State, Zip Code)

SEE ATTACHED AGENCY AUTHORIZATION
Signature of Landowner (Applicant) Print Name — E-Mail Address

Lyle S. Richardson — [redacted]
Name of Agent — Phone Number

[redacted]
Address (City, State, Zip, Code)

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

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012, at the office of Lyle S. Richardson, and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 Day of FEBRUARY, 2012.

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

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

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

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

AGENCY AUTHORIZATION

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

Camelhead Assoc LLC
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1"
[Insert Address of Property], and further identified as assessor parcel number 410-05-016B *[Insert Parcel Number]* and legally described as follows:

Legal Description is attached hereto as Exhibit A

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

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by Michael L. Wirth, LLC Manager of Camelhead Associates LLC, an Arizona
[Insert Signor's Name] *[Insert Title]* *[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

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

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 08, 2012

Deb S Rose
Notary Public

My commission expires: 12/8/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

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

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

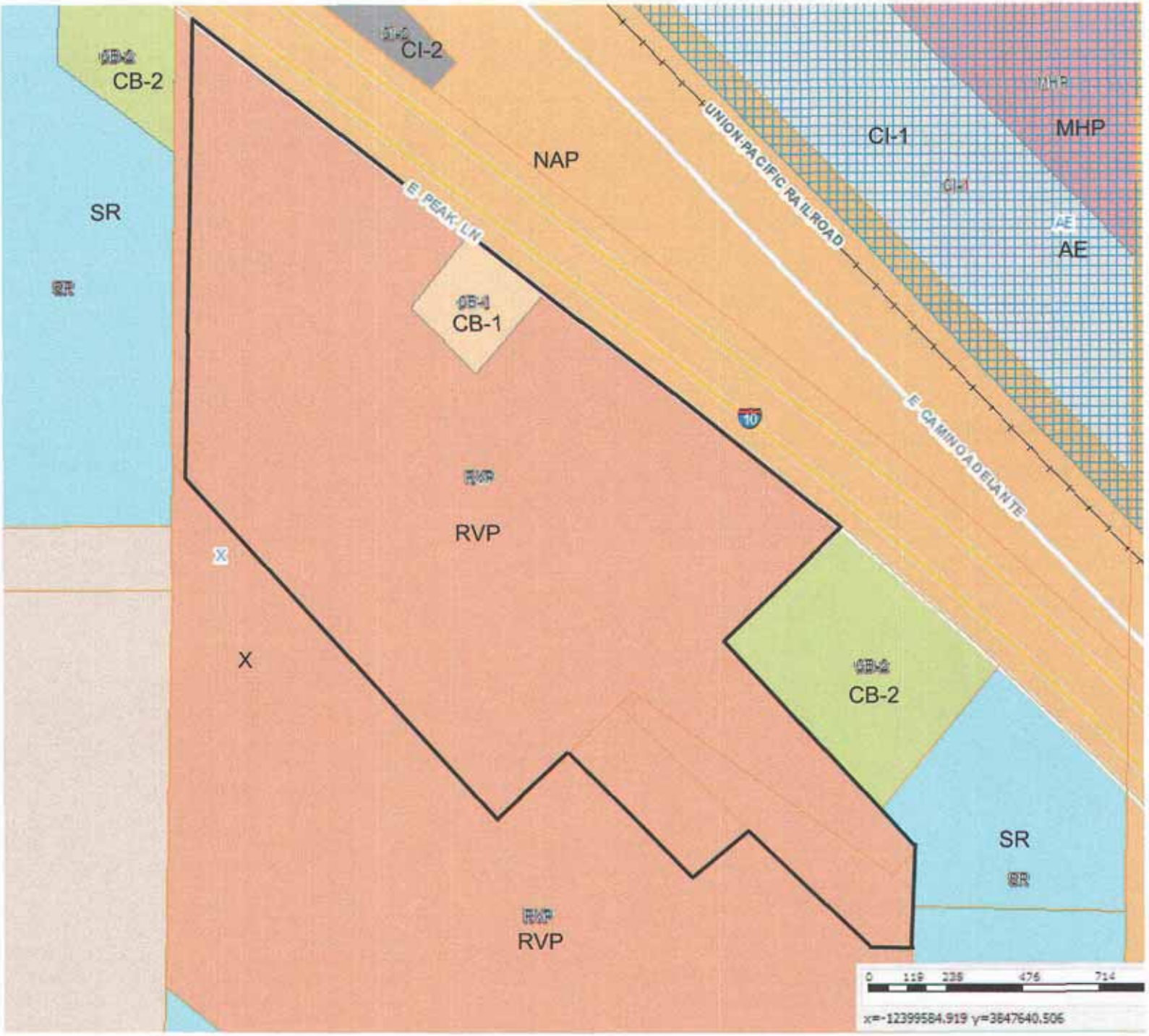
Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

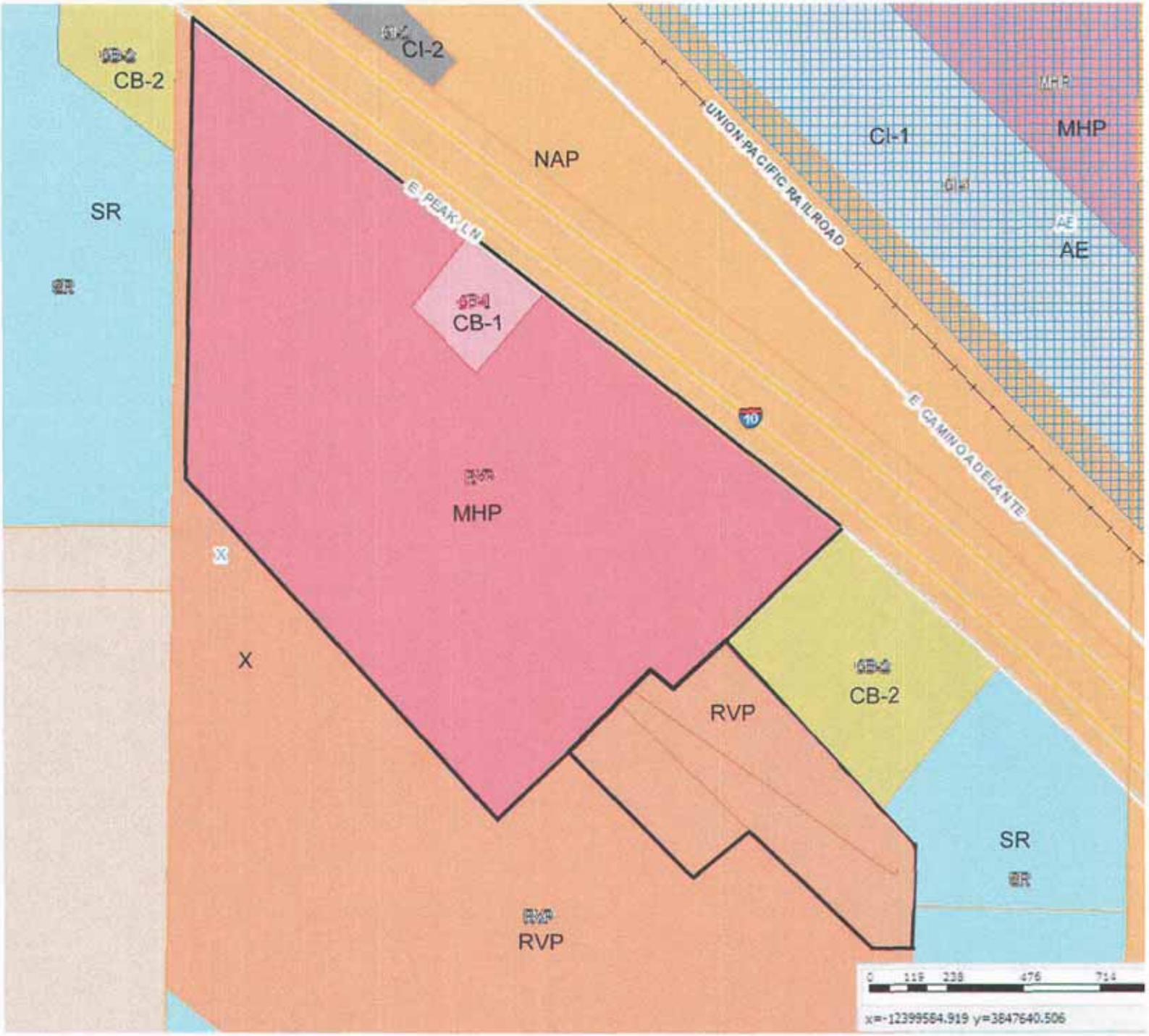
1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

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

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



PICACHO PEAK RV RESORT - EXISTING ZONING



PICACHO PEAK RV PARK - PROPOSED ZONING

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

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

1. Pinal Count Staff Coordinator: STEVE ABRAHAM
2. Date of Concept Review: 12/27/2017 Concept Review No.: CR-041-11 Notes ATTACHED
3. The Legal Description of the Property: See EXHIBIT 'A'
4. Tax Assessor Parcel No.: 410-05-016B (015A)
5. Current Zoning: R.V. P
   Requested PAD Overlay District: MHP / PAD
6. Parcel Size: 41.5 AC
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: R.V, Motor Home PARK Model, MANUFACTURED Housing, Active/PASSIVE Recreational Use, ADMIN/CUSTOMER SERVICE AND OPEN SPACE
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES (NO)
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. SEE ATTACHED PROJECT NARRATIVE
13. Explain why the proposed development is needed and necessary at this time. SEE ATTACHED PROJECT NARRATIVE

RECEIPT #: 384373 AMT: $1,000.00 DATE: 2/21/12 CASE: PZ-PD-005-12

S:\Plan Group\Application & Procedures\PAD App.doc Revised November 2011

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit the Planned Area Development (PAD) Overlay District checklist for the requested development. Forms are in this packet.

B. Submit a detailed development plan, as set forth in item F of the attached Planned Area Development (PAD) Overlay District Checklist.

C. Submit a list of all property owners within 300' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

D. Submit a non-refundable filing fee of $1000.00 in accordance with Title 2, Chapter 175, Section 040 (2.175.040) of the Development Services Code. (The application is not considered filed until the fees are paid).

E. Submit a CD which contains an ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplane_arizona_central_fips_0202_intlfeet projection, of an AutoCAD (.dwg file), which includes the following layers: parcel, right-of-way, sub-perimeter, centerlines, section lines, street names, lot-numbers, distances and bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey, including a legal description of the PAD boundary.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**

1. Notify all property owners within 1200'
2. Hold the meeting within 5 miles of the subject property
3. Hold the meeting between 5:00pm – 9:00pm

Include with the application:

1. Copy of Notice of Neighborhood/Community Meeting
2. List of property owners notified
3. Minutes of meeting
4. Attendance sign-in sheet with names & addresses

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

This application must be submitted in person. Please set a meeting with your Pinal County staff coordinator.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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Name:_____
Address:_____
City/ST/Zip:_____

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

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

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

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012 at the office of Lyle S. Richardson and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 day off FEBRUARY, 2012.

(Seal)

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

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S. RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

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

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between) N/A		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
M.H.P.A.D.	4,000 sq ft	Average 2219 sq ft	45'	25' - 35'	Front: 15' Side: 5' Rear: 10'	Front: 5' Side: 3' Rear: 5'	30'	1 Story w/ Potential View Deck	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per Site Plan
			45'	35' Plus per Site Plan	Front: 15' Side: 5' Rear: 10'	Front: 5' Side: 3' Rear: 5'	30'	1 Story w/ Potential View Deck	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per Site Plan
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
T.V. M.H.D. M.H.P.	Only uses identified in this Application its NARRATIVE and site exhibit Are Allowed No other uses will be Allowed

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
M.H.P.A.D.	(1) Campers (2) Park Mod. units (3) RV's / Motor Homes (4) Manufactured Housing (5) Administrative Office - existing (6) Maint. Buildings - existing (7) Recreational Buildings and uses - existing (8) Active / Passive Open Space
	(9) Water well system - existing (10) Waste Water Treatment Plant - existing (11) Other uses identified as "Allowed uses" in the M.H.P./P.A.D. section of the Pinal County Zoning Code.

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

Checklist

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

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

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

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

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

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

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

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan.

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

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

c. Utility and services table indicating type and source:

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

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

OK G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

N/A H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

OK J. A signed PAD submittal Checklist.

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

Signature 2/18/2012 Date

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

AGENCY AUTHORIZATION

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

CAMELHEAD ASSOC. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE EXHIBIT "1", and further identified
[Insert Address of Property]
as assessor parcel number 410-05-016B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

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

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

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

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

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — *[Insert Signor's Name]*
LLC Manager — *[Insert Title]*
Camelhead Associates LLC — *[Insert Name of Company or Trust]*, an Arizona — *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

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

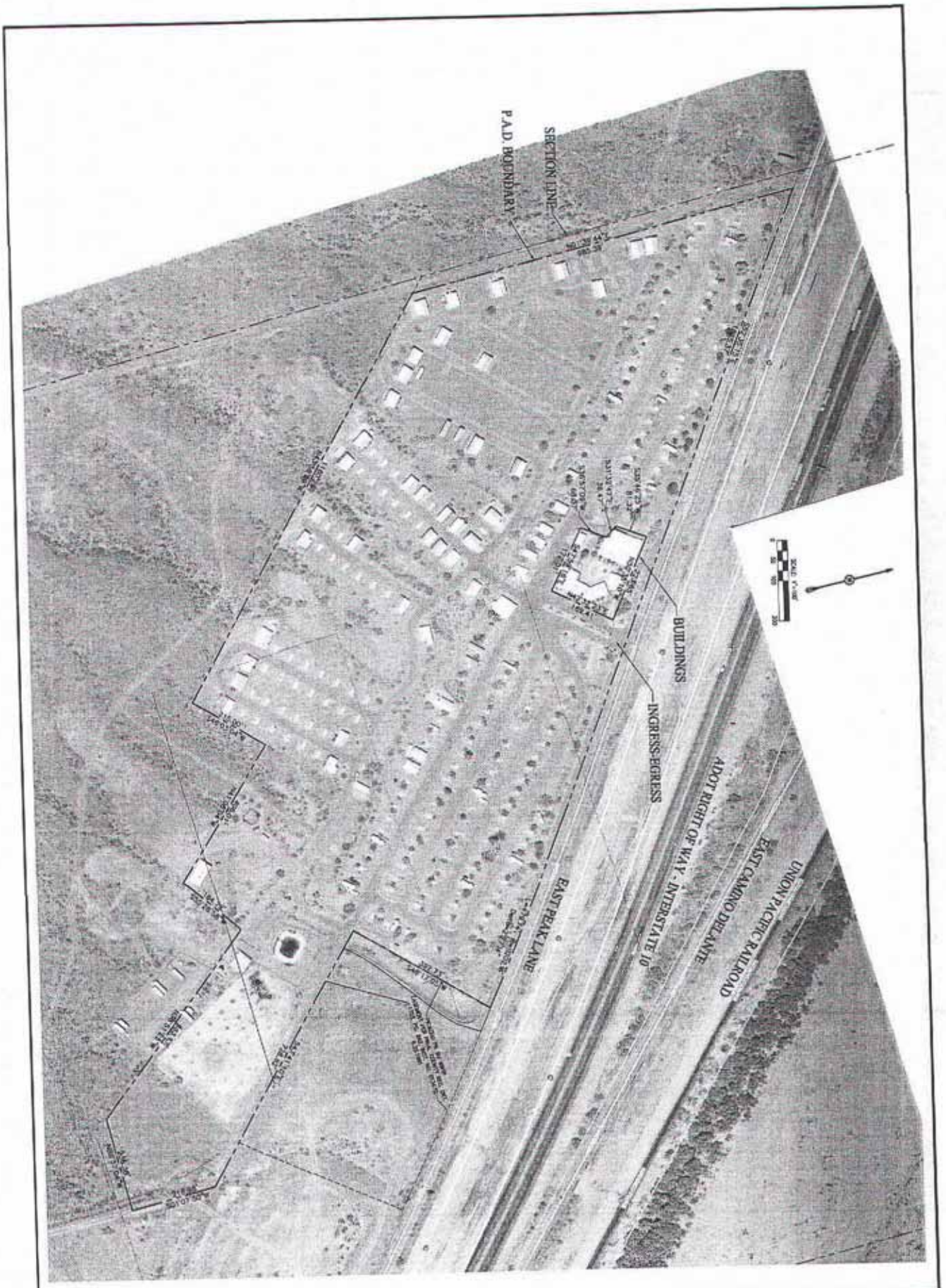
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Revised November 2011



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — FINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID. PPK
SHEET 2 OF 8

McDougall Devcon

Non Major Comprehensive Plan Amendment

Planned Area Development

Rezoning

Narrative Report

PICACHO PEAK RESORT
Picacho Peak and I-10
Pinal County, Arizona

Prepared For:
Camelhead Associates, LLC.
Michael Wirth
Mark Wirth
220 South River Drive
Tempe Arizona 85281
Tel: (480) 285-3882

Prepared By:
Lyle S. Richardson
[redacted]

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Subject	Page
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2.2. Land Use	2
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4.0 Public Utilities and Services	3
4.1. Sewer and Potable Water	3
4.2. Electricity	3
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List of Exhibits

Exhibit 1- ALTA Survey and Legal
Exhibit 2 - Vicinity Map
Exhibit 3 - Site Plan Exhibit
Exhibit 4 - Existing Landscape and Project Amenities Exhibit
Exhibit 5 – Water and Waste Water Information

List of Appendices

Appendix A - Property Owners and Project Consultants
Appendix B - Parcel Owners for Surrounding Land

2.0 ***Description of Proposal, Site and Existing Zoning***

Camelhead Associates, the owners ("Owners") of The Picacho Peak RV Resort, wish to upgrade their existing project by adding manufactured housing as an additional choice for the interested consumer to consider. In order to meet the Pinal County's Land Use standards and requirements the Owners request that the following applications be consider and reviewed for approval:

A ***Non-Major Comprehensive Plan Amendment*** to reclassify the property from its current designation of *Employment/Very Low Density Residential* to *High Density Residential.* This new designation will maintain and reflect the residential character of the existing project, and will allow the Owners an option of including manufactured housing as a part of what is offered to their residential customer base. **Please note that the developer is not proposing to add units to the 308 units which currently approved and allowed**. This Non Major Amendment is being requested in anticipation of a change in zoning (described below) which, if approved, will permit the installation of manufactured house as an allowed use.

A ***Rezoning*** request to change the projects current zoning category of R*VP* to *Mobile Home Park (MHP").* Again, there is no additional density being requested. The *MHP* is needed in order to allow manufactured housing on site.

A ***Planned Area Development ("PAD ") Request*** which is intended to recognize the nature and configuration of the existing Resort and simultaneously allow the ultimate mixing of residential options (RV's, Park Model's, Motor Homes and Manufactured Housing) as desired by the Owners and their customers.

2.1. ***Nature of the Project***

The Picacho Peak RV Resort is an existing 41.5 acre, 308 pad/space residential resort project that has been in operation for

over 30 years. Currently there are rental spaces for campers and recreational vehicles ("RV's"), motor homes and Park Model units. In addition to the residential portion in the Resort there are administrative and guest service areas, numerous recreation venues and other usable open space areas for the customers to use.

A detailed and specific site plan identifying the boundary of the project, its ingress/egress points, existing building foot prints and residential ad/lot configuration is included in this narrative and is identified as Exhibit "3".

2.2. Land Use

As stated, the site is currently in residential use. The Owners propose to maintain the residential nature of the project and wish to add manufacture housing as an allowed use.

2.3. Conformance to Adopted Land Use Plans

The property is currently designated as *Very Low Density Residential* and *Employment*. The Developer wished to re-designate the existing projects as *High Density Residential*. This new designation recognizes the existing land use on the property and will allow the Owners to introduce manufactured houses as an option for residential customers to consider.

2.4. Circulation and Accessibility

The site is located south of I-10, immediately south of the Interstate's frontage Road. Access to the site is by way of the Picacho Peak off ramp of the Interstate.

3.0. Timing of Development and Phasing

There are no major modifications anticipated to the existing project. It is possible that there may be some consolidation of existing pad/lots as manufactured house units are installed.

Because this project does not involve the sale of any property, there will be no Plat. As such, no formal review process will be needed to reconfigure the pads/lots other than to provide a modified copy of the project's site plan which will detail that specific lot consolidation action. The Owners intends to provide that information as a part of their formal building permit application request on an "as needed" basis.

4.0. Public Utilities and Services

Current utility services and connections will be maintained. If new services are required in order to facilitate the installation of new housing, that work will be properly permitted in accordance with Pinal County guidelines and will follow the recommendations of the County's Engineering Department. Operation and maintenance of these utilities and facilities will rest with the appropriate operating company or agency.

4.1. Sewer and Potable Water

Potable water service is provided to the site by the Picacho Peak/Picacho Water Company. Waste water treatment and effluent is handled through an onsite treatment facility, which is owned and operated by Camelhead Associates, LLC. All utilities services have been properly reviewed and licensed by the State and operated in full compliance with the States requirements.

4.2. Electric Service

Electric service is currently provided by Arizona Public Service.

4.3. Communications

Century Link will provide telephone service to the site. Media Com and other local providers may also offer telephone, cable and internet services to the area at their discretion.

4.4. Sanitation

Solid waste sanitation services will be provided by a private contractor.

4.5. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department. Fire and ambulance services will be through private providers.

4.7. Schools

The site is located within the Picacho Peak School District. Because this is a restricted 55(+) Age project there will be no impact on the local school.

5.0. Maintenance

Camelhead Associates and on site property managers will ensure maintenance of all residential spaces, recreations uses and common areas uses.

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

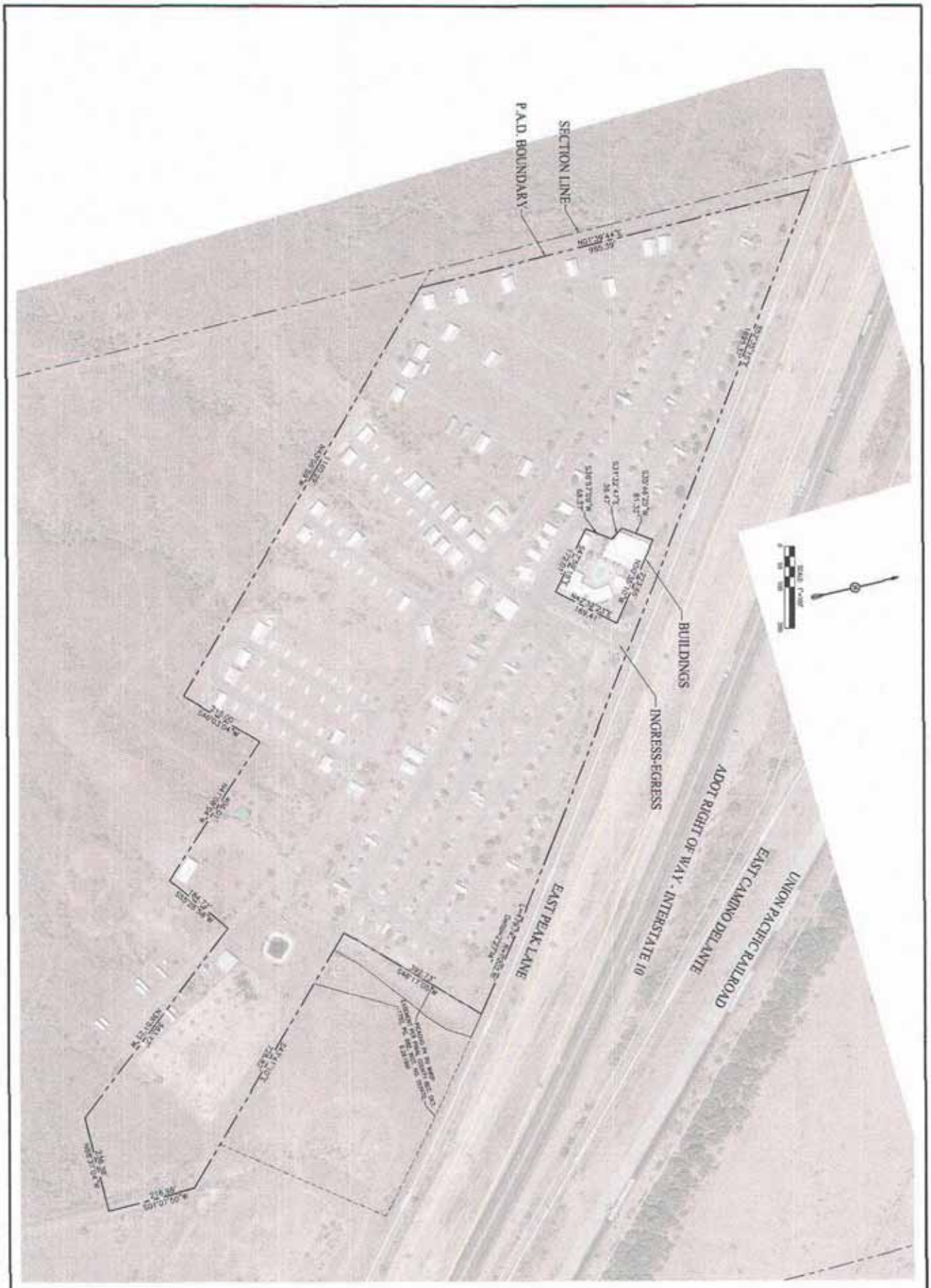
Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

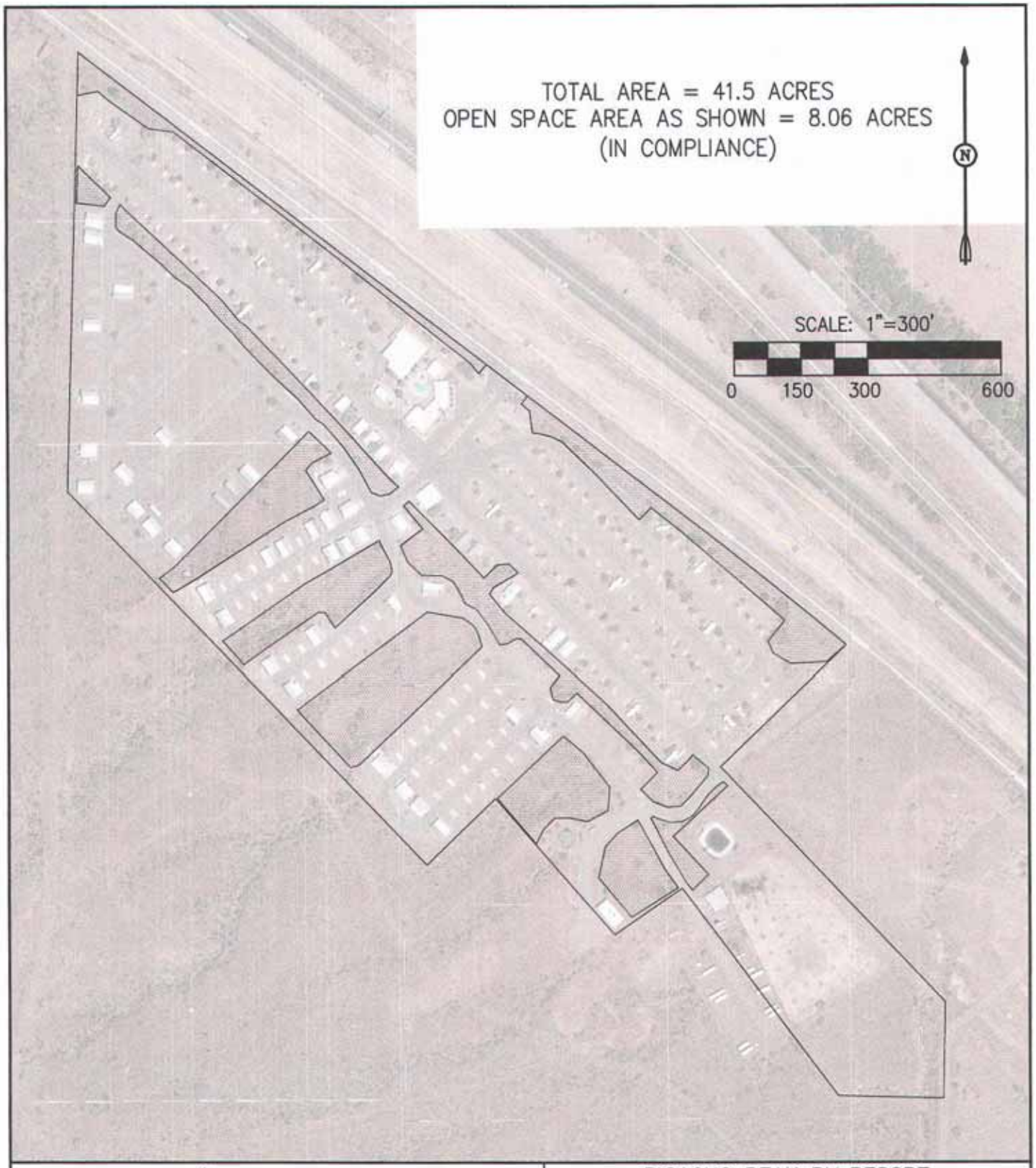


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT CKD KTM

McDougall Devcon



McDougall Devcon

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

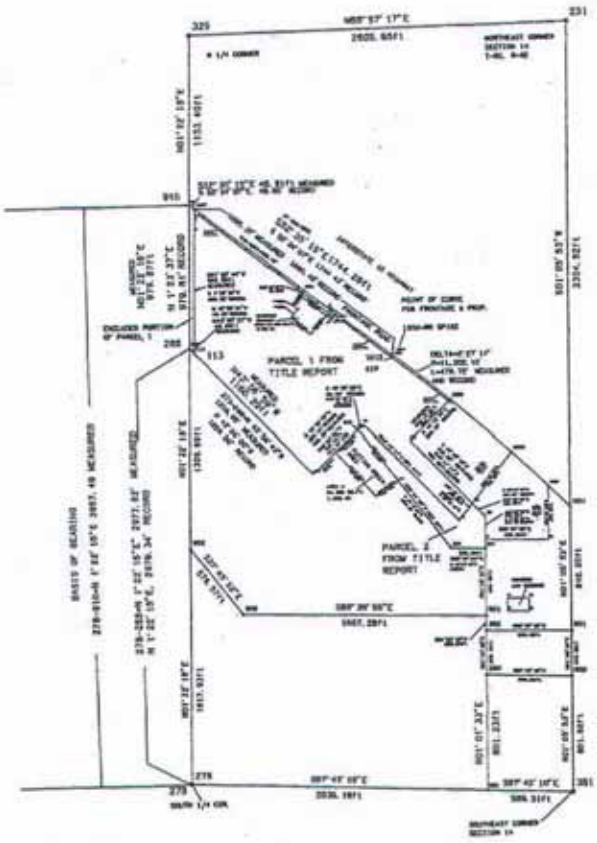
PICACHO PEAK RV RESORT

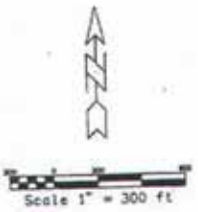
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY		ARIZONA
DATE 4/19/2012	PROJ. NO. PPK	SHT. 1 OF 1

Picacho Peak Resort
Exhibit 1

ALTA SURVEY
and
LEGAL





1/01/12
REVISED MAP SHOWING MORE TITLE REPORT INFORMATION.

FIRST AMERICAN TITLE INSURANCE COMPANY
FEE ESTATE VESTED IN CAMELHEAD ASSOCIATES, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY

CREATE MAP FOR REZONING AND LEGAL DESCRIPTIONS
OF CLUBHOUSE AND PUTTING GREEN AREA

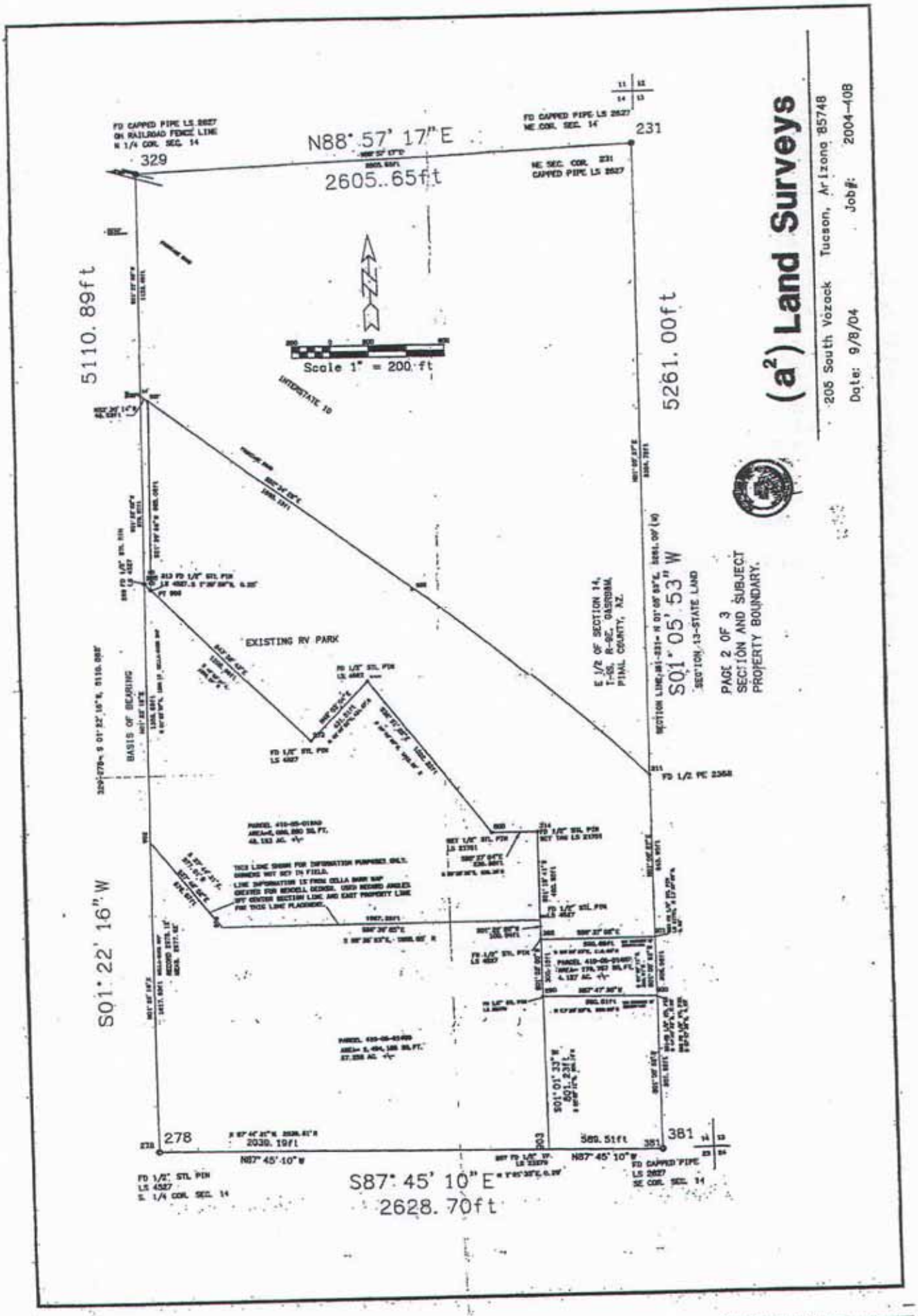
MAP FOR REZONING
A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

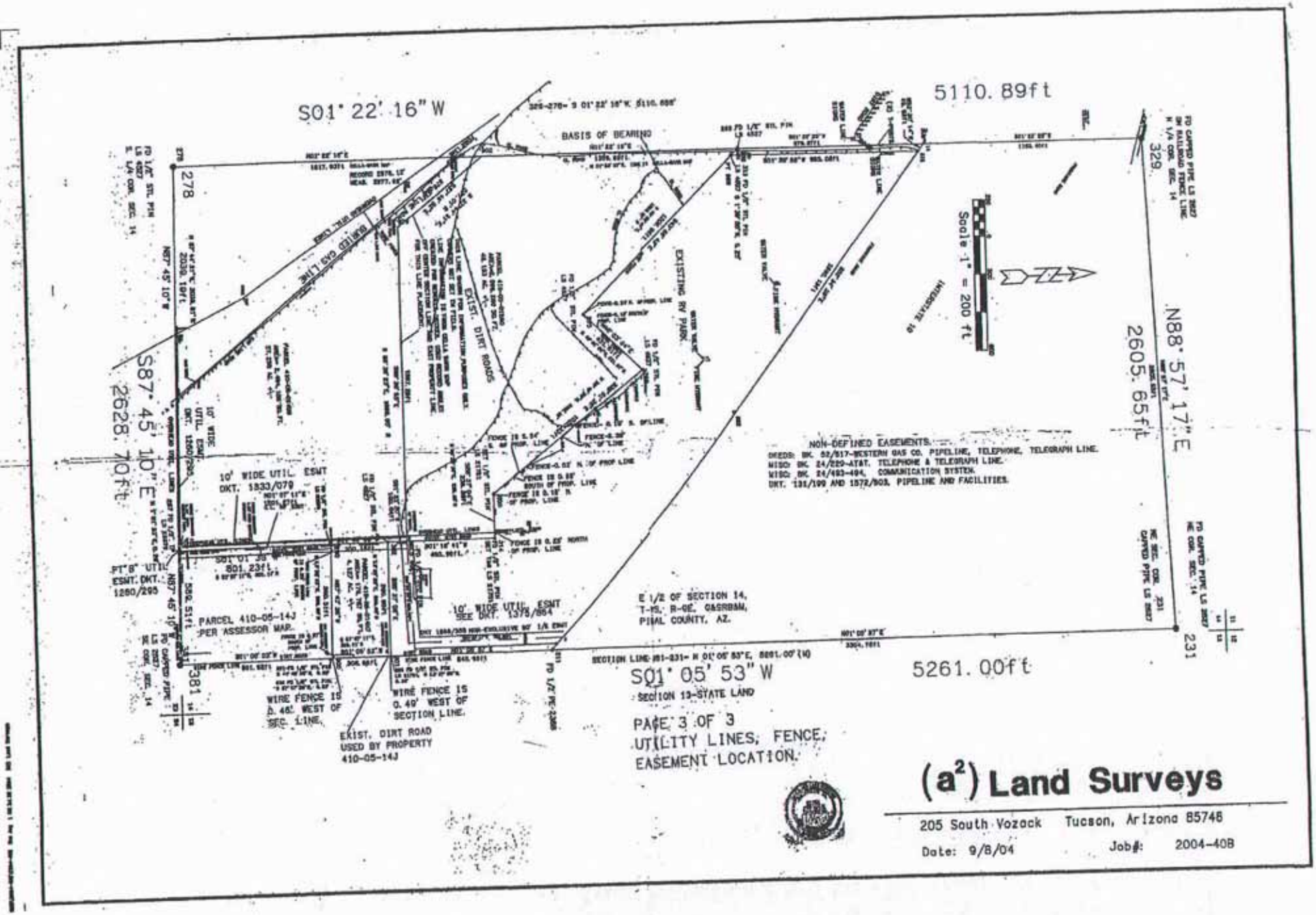
(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

PHONE 520-296-9063

Date: 1/12/12 Job#: 2012-2


(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04 Job#: 2004-108
N88° 57' 17" E
2605..65ft
5110.89ft
5261.00ft
S01° 22' 16" W
S01° 05' 53" W
S87° 45' 10" E
2628.70ft
2039.19ft
589.51ft
N87° 45' 10" W
Scale 1" = 200 ft
EXISTING RV PARK
BASIS OF BEARING
PAGE 2 OF 3
SECTION AND SUBJECT
PROPERTY BOUNDARY.


S01° 22' 16" W
5110.89ft
BASIS OF BEARING
278
329
N88° 57' 17" E
2605.65ft
S87° 45' 10" E
2628.70ft
Scale 1" = 200 ft
EXISTING RV PARK
EXIST. DIRT ROADS
10' WIDE UTIL. ESMT
DKT. 1833/079
NON-DEFINED EASEMENTS.
DEEDS: BK. 52/517-WESTERN GAS CO. PIPELINE, TELEPHONE, TELEGRAPH LINE.
MISC: BK. 24/229-AT&T. TELEPHONE & TELEGRAPH LINE.
MISC: BK. 24/493-494, COMMUNICATION SYSTEM.
DKT. 131/199 AND 1572/803, PIPELINE AND FACILITIES.
PT"B" UTIL. ESMT. DKT. 1260/295
PARCEL 410-05-14J PER ASSESSOR MAP.
10' WIDE UTIL. ESMT SEE DKT. 1375/864
E 1/2 OF SECTION 14, T-15, R-GE, G&SRBM, PINAL COUNTY, AZ.
381
231
S01° 05' 53" W
5261.00ft
SECTION 13-STATE LAND
WIRE FENCE IS 0.46' WEST OF SEC. LINE.
WIRE FENCE IS 0.49' WEST OF SECTION LINE.
EXIST. DIRT ROAD USED BY PROPERTY 410-05-14J
PAGE 3 OF 3
UTILITY LINES, FENCE, EASEMENT LOCATION.
(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04
Job#: 2004-40B

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

1/20/12

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,

THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,

THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.95 FEET RECORD) TO THE TRUE POINT OF BEGINNING,

THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,

THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),

THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),

THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),

THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),

THENCE, S 01°07'50"W, A DISTANCE OF 216.99 FEET, (S 01°23'37"W, 217.68 FEET RECORD),

THENCE, N 88°37'04"W, A DISTANCE OF 236.38 FEET, (N 88°35'35"W, 236.38 FEET RECORD),

THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,

THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,

THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,

THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,

THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1160.52 FEET RECORD),

THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

CLUBHOUSE LEGAL DESCRIPTION
1/13/12

A PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 14,

THENCE, N 01°22'16"E, (N 01°23'37"E, RECORD) ALONG THE CENTER SECTION LINE, A DISTANCE OF 3957.49 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE ON INTERSTATE 10,

THENCE, S 52°35'15"E, (S 52°34'07"E, RECORD), ALONG THE SOUTHERLY RIGHT-OF WAY LINE, A DISTANCE OF 986.45 FEET TO A POINT,

THENCE, S 35°46'25"W, A DISTANCE OF 41.50 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, S 50°35'10"E, A DISTANCE OF 223.65 FEET,

THENCE, S 42°32'23"W, A DISTANCE OF 169.41 FEET,

THENCE, N 47°59'18"W, A DISTANCE OF 172.01 FEET,

THENCE, N 36°57'09"E, A DISTANCE OF 68.37 FEET,

THENCE, N 31°32'47"W, A DISTANCE OF 36.47 FEET,

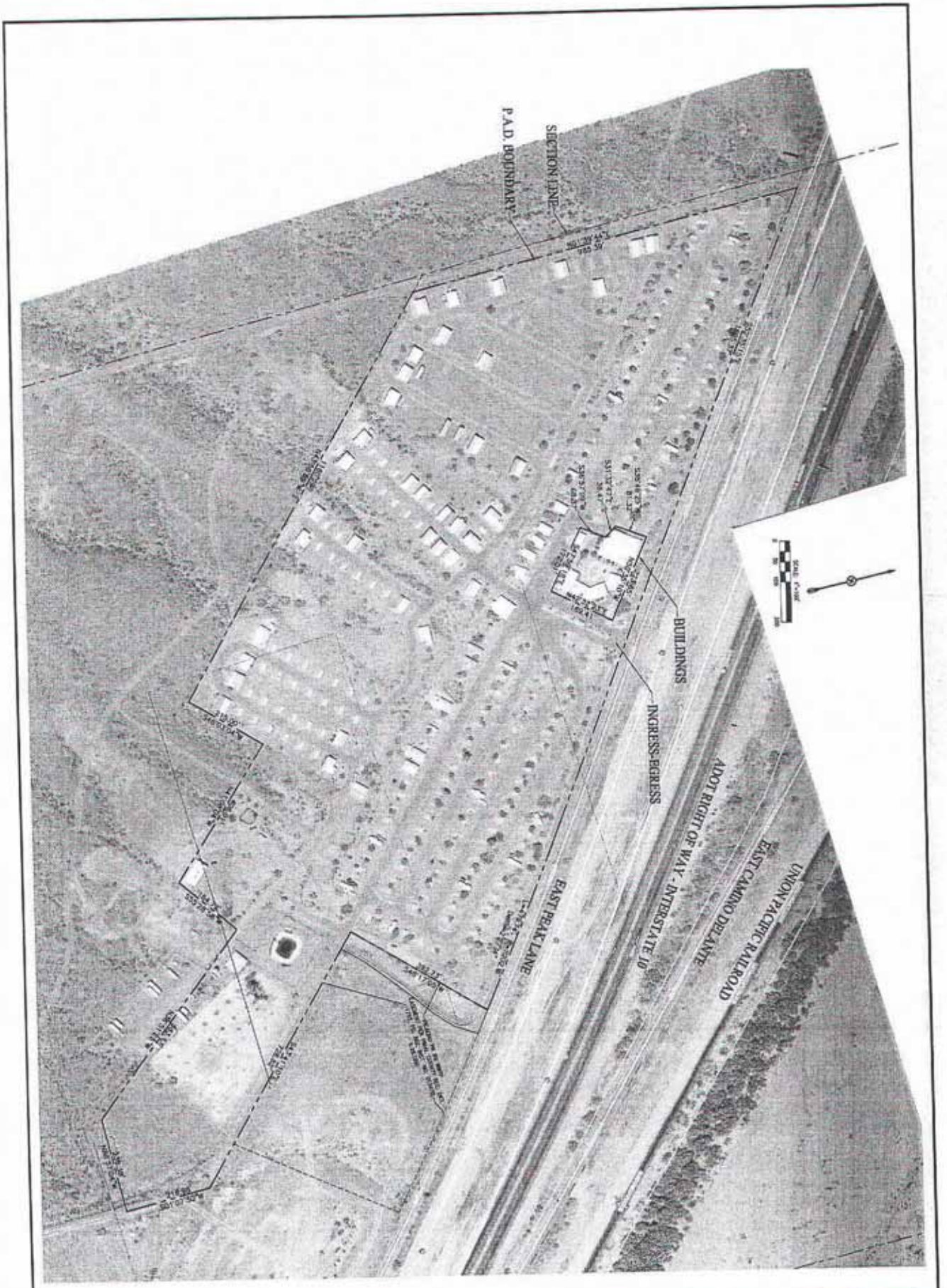
THENCE, N 35°46'25"E, A DISTANCE OF 81.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 32,766 SQ.FT. OR 0.752 ACRES, MORE OR LESS.

Ex Pire 3/31/14

Picacho Peak Resort
Exhibit 2

Vicinity Map



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — FINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

McDougall Devcon

Planning for successful projects

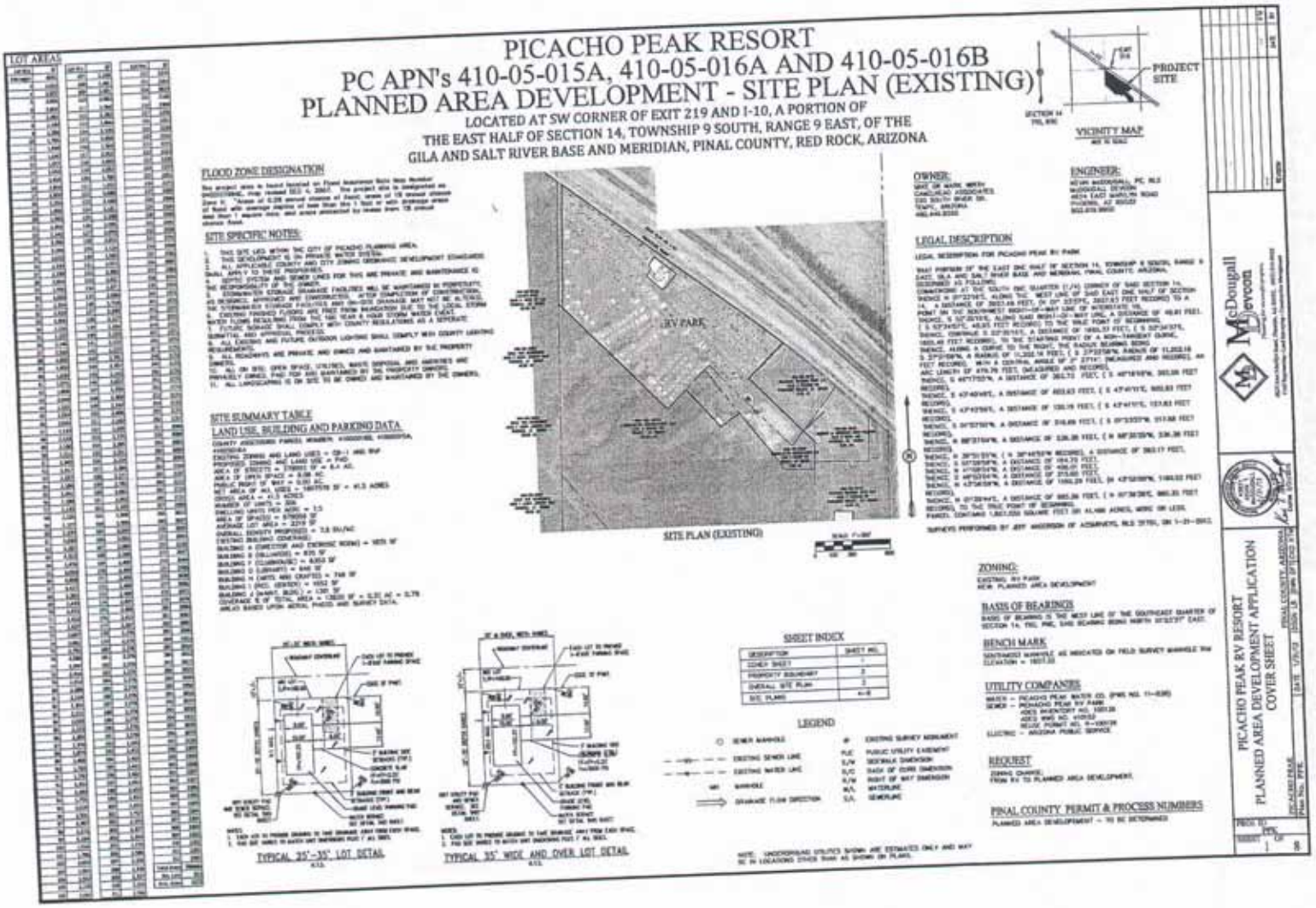
Civil Engineering - Land Surveying - Construction Management

PROJ. ID. PPK
SHEET 2 OF 8

REVISION	DATE	BY
		KTM

Picacho Peak Resort
Exhibit 3

Proposed
Site Plan Exhibit



PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLANNED AREA DEVELOPMENT - SITE PLAN (EXISTING)

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF
THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA

PROJECT SITE

VICINITY MAP

FLOOD ZONE DESIGNATION

SITE SPECIFIC NOTES:

SITE SUMMARY TABLE

LAND USE, BUILDING AND PARKING DATA

RV PARK

SITE PLAN (EXISTING)

OWNER:

ENGINEER:

LEGAL DESCRIPTION

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
PROPERTY BOUNDARY	2
OVERALL SITE PLAN	3
SITE PLANS	4-6

LEGEND

ZONING:

BASIS OF BEARINGS

BENCH MARK

UTILITY COMPANIES

REQUEST

PINAL COUNTY PERMIT & PROCESS NUMBERS

TYPICAL 25'-35' LOT DETAIL

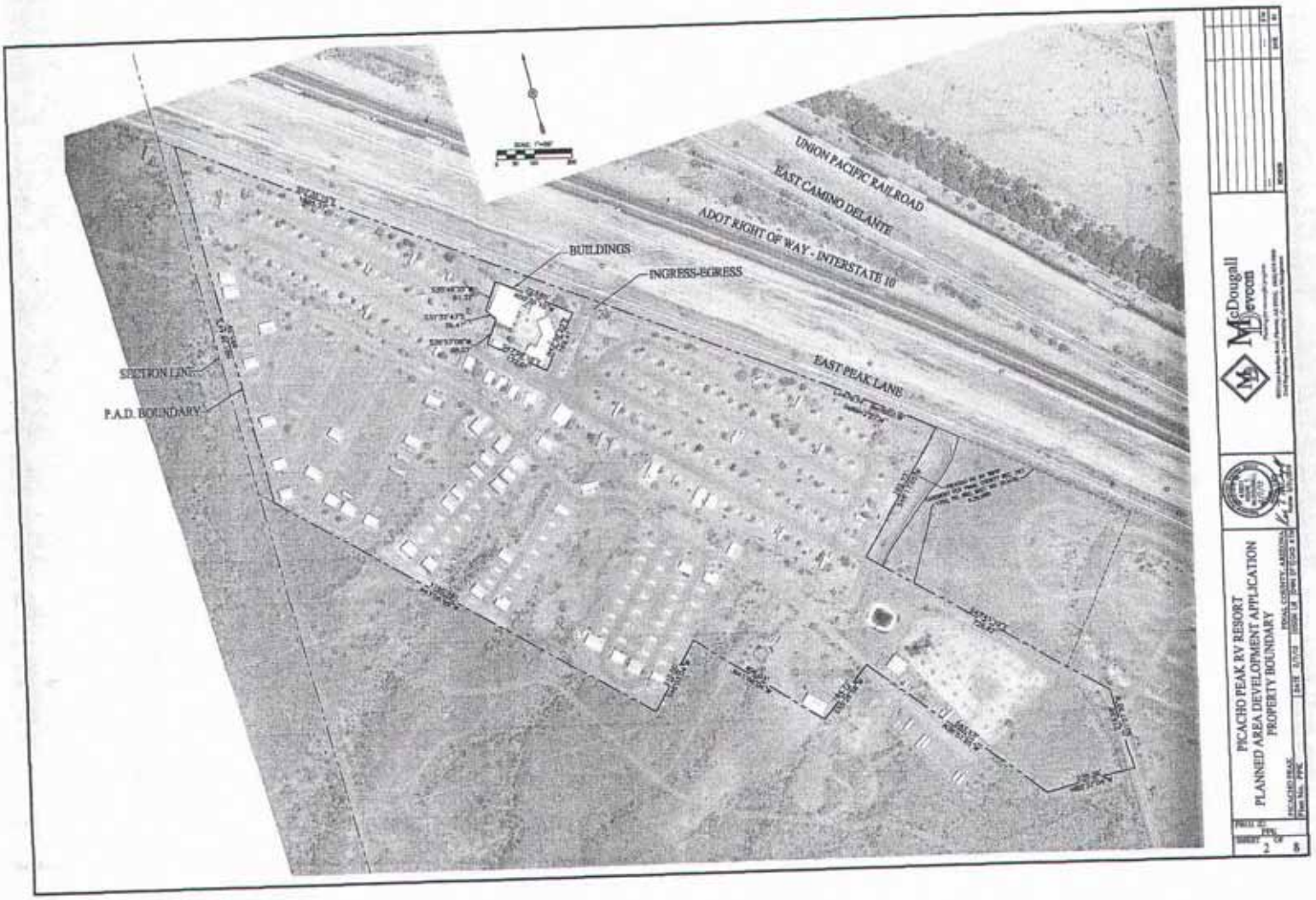
TYPICAL 35' WIDE AND OVER LOT DETAIL

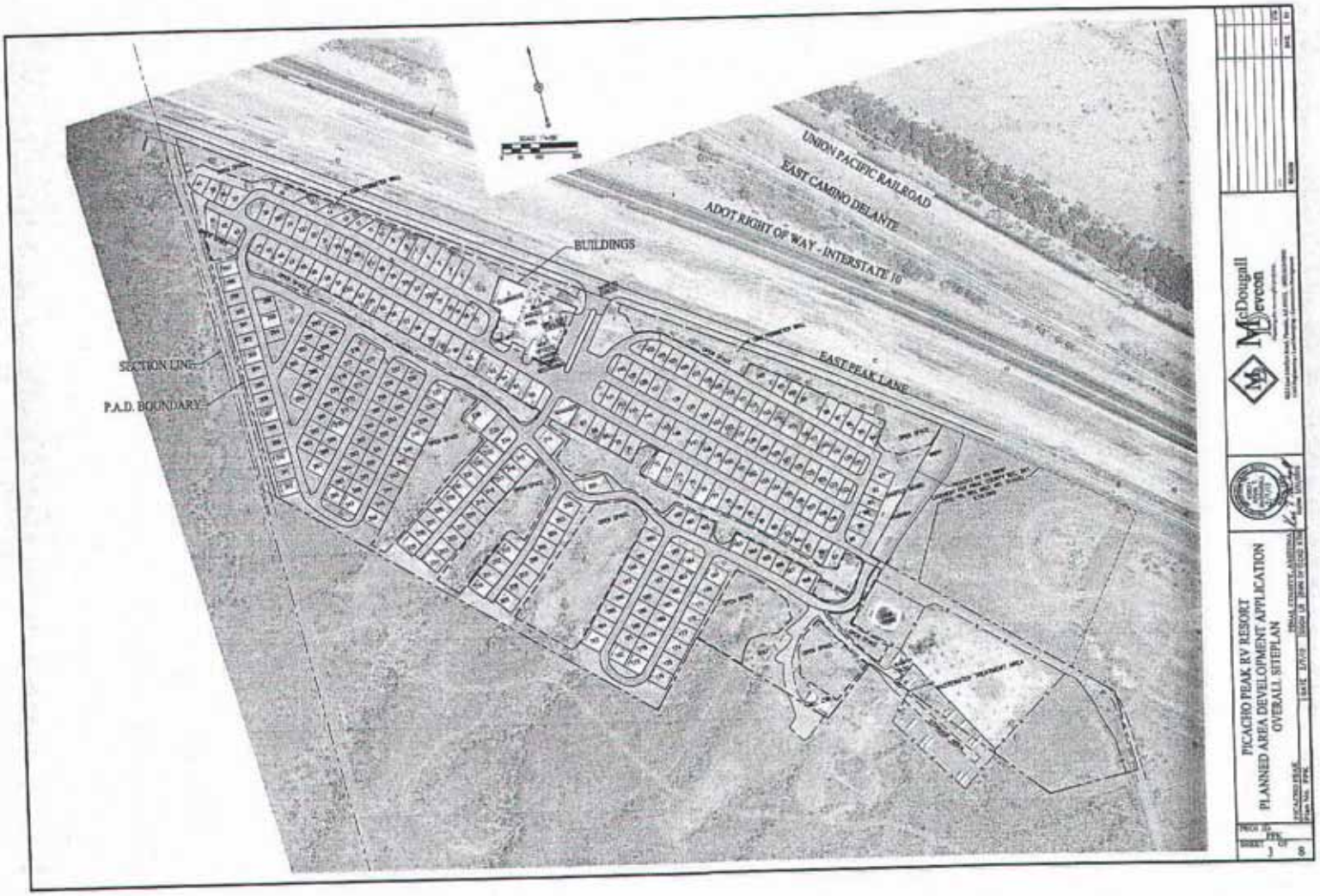
NOTE: UNDERGROUND UTILITIES SHOWN ARE ESTIMATES ONLY AND MAY BE IN LOCATIONS OTHER THAN AS SHOWN ON PLANS.

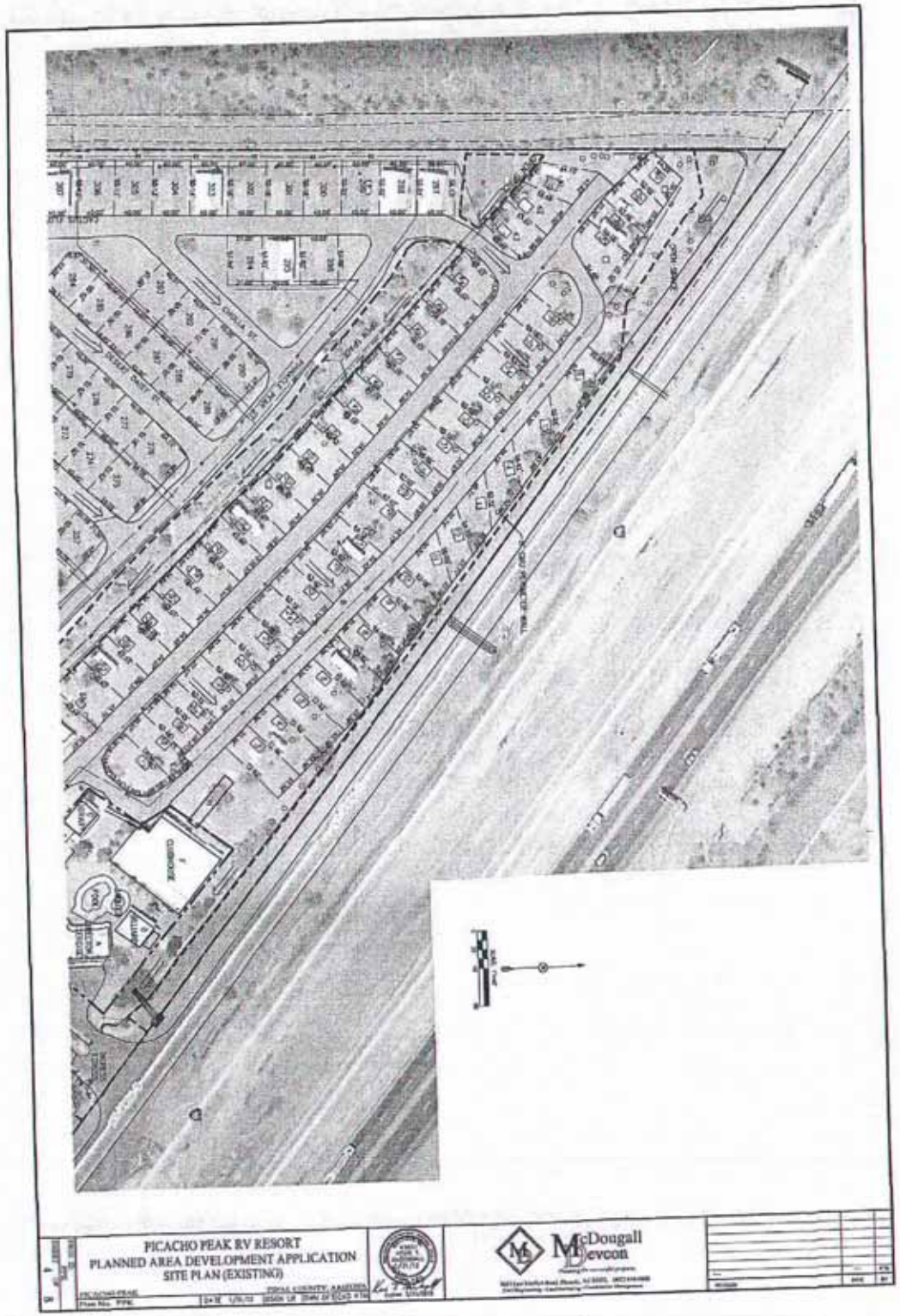
McDougall Devoon

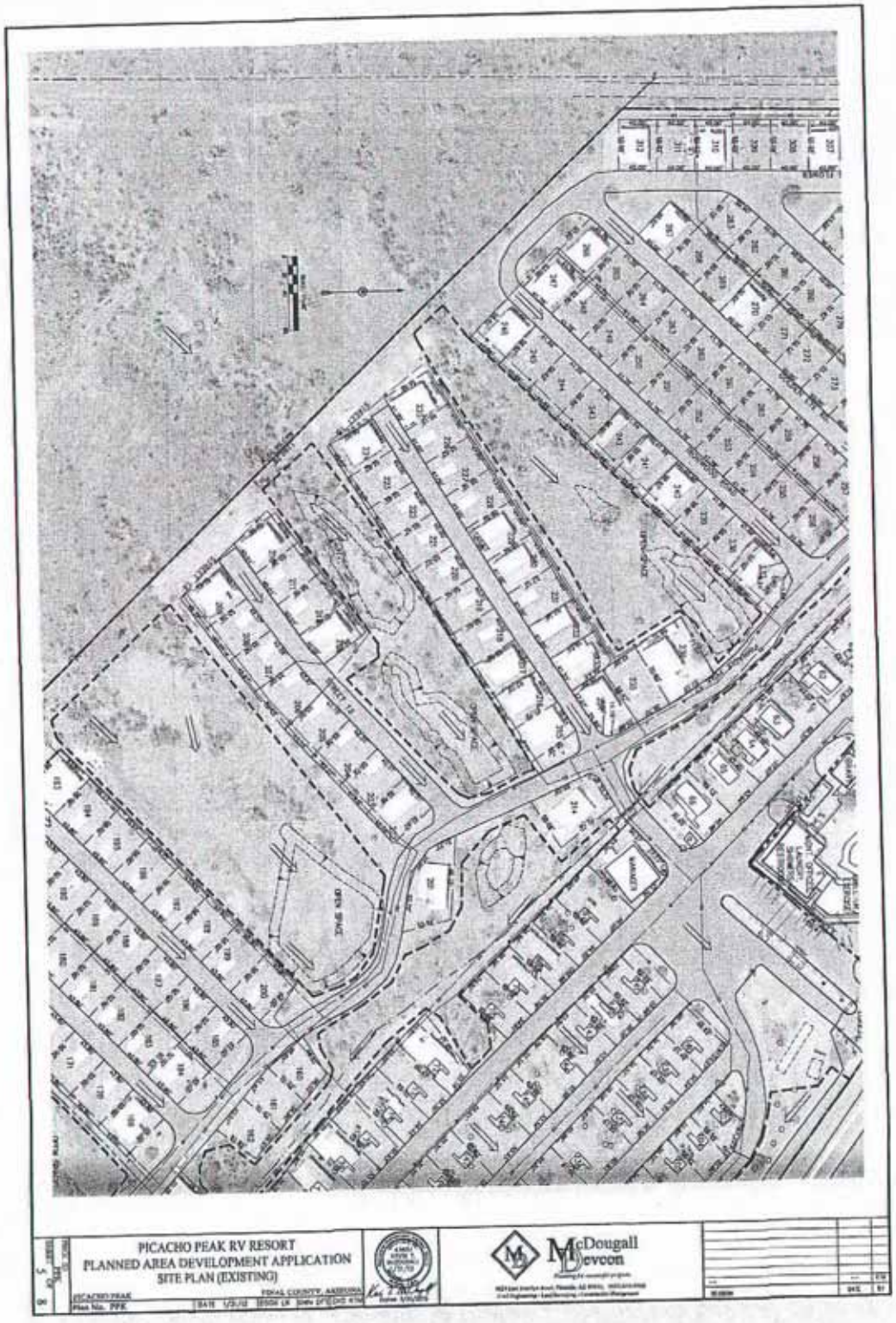
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
COVER SHEET

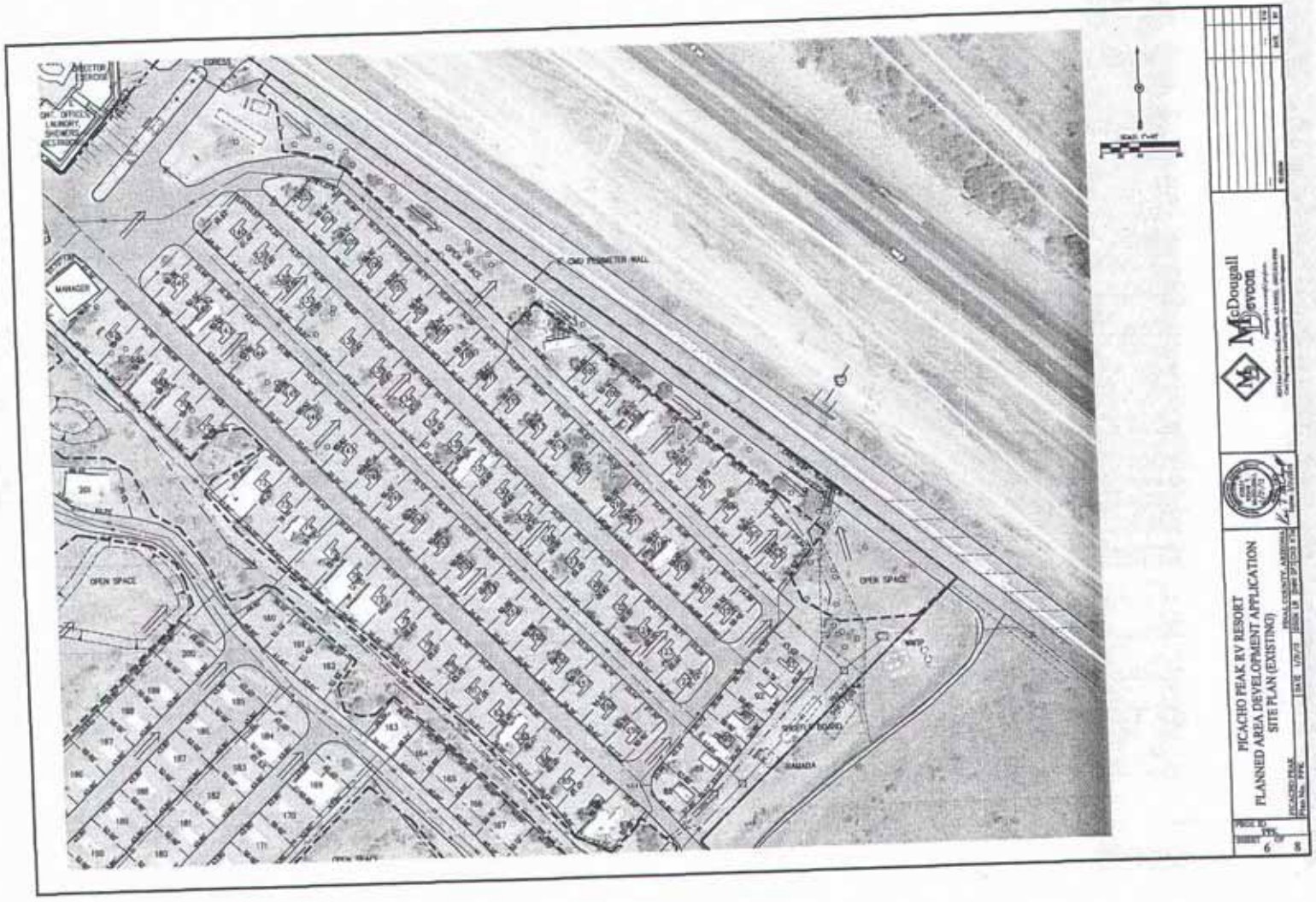
PINAL COUNTY, ARIZONA

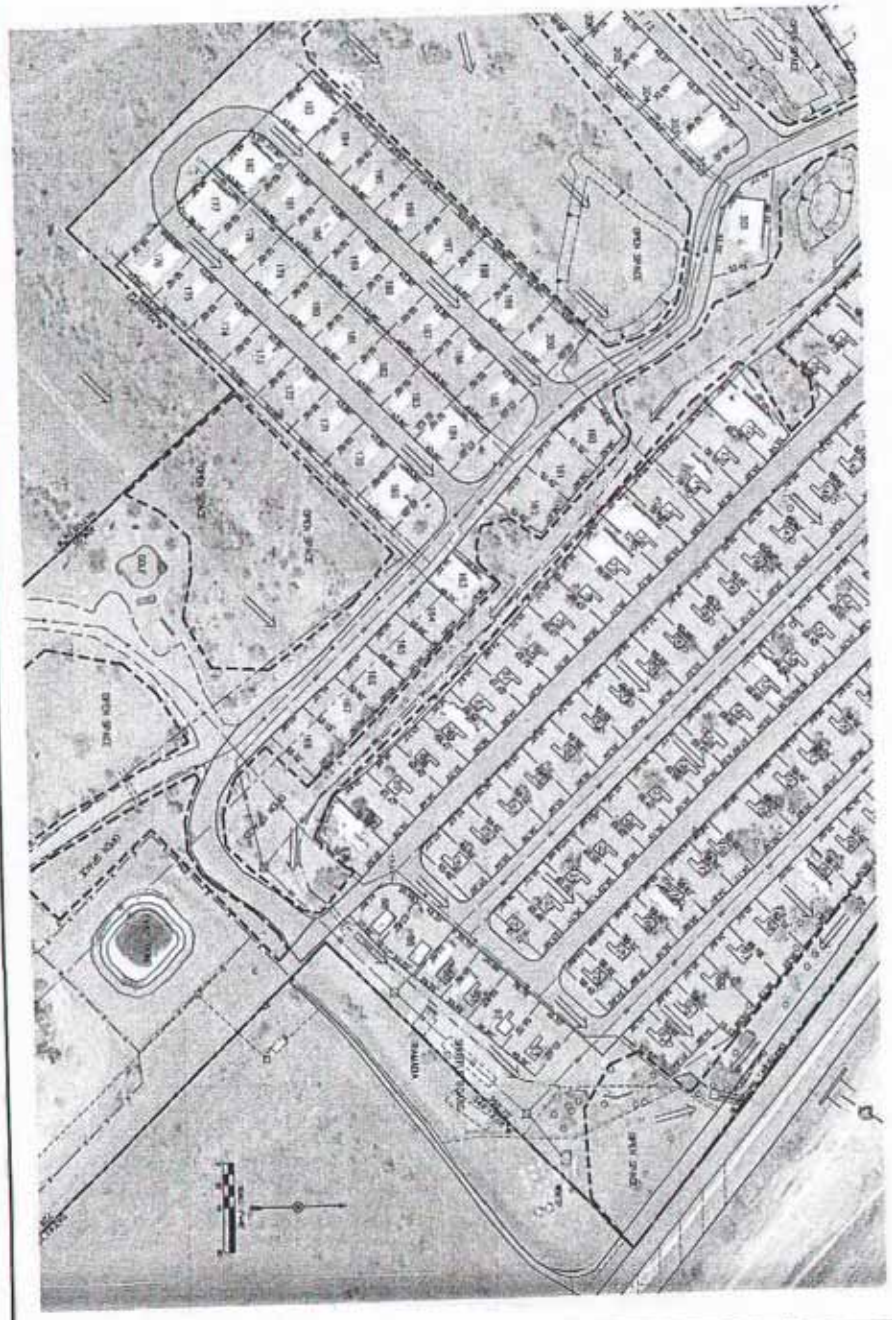

UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
INGRESS-EGRESS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY
McDougall Stevens


UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
McDougall Lewson
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
OVERALL SITEPLAN


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall Devcon

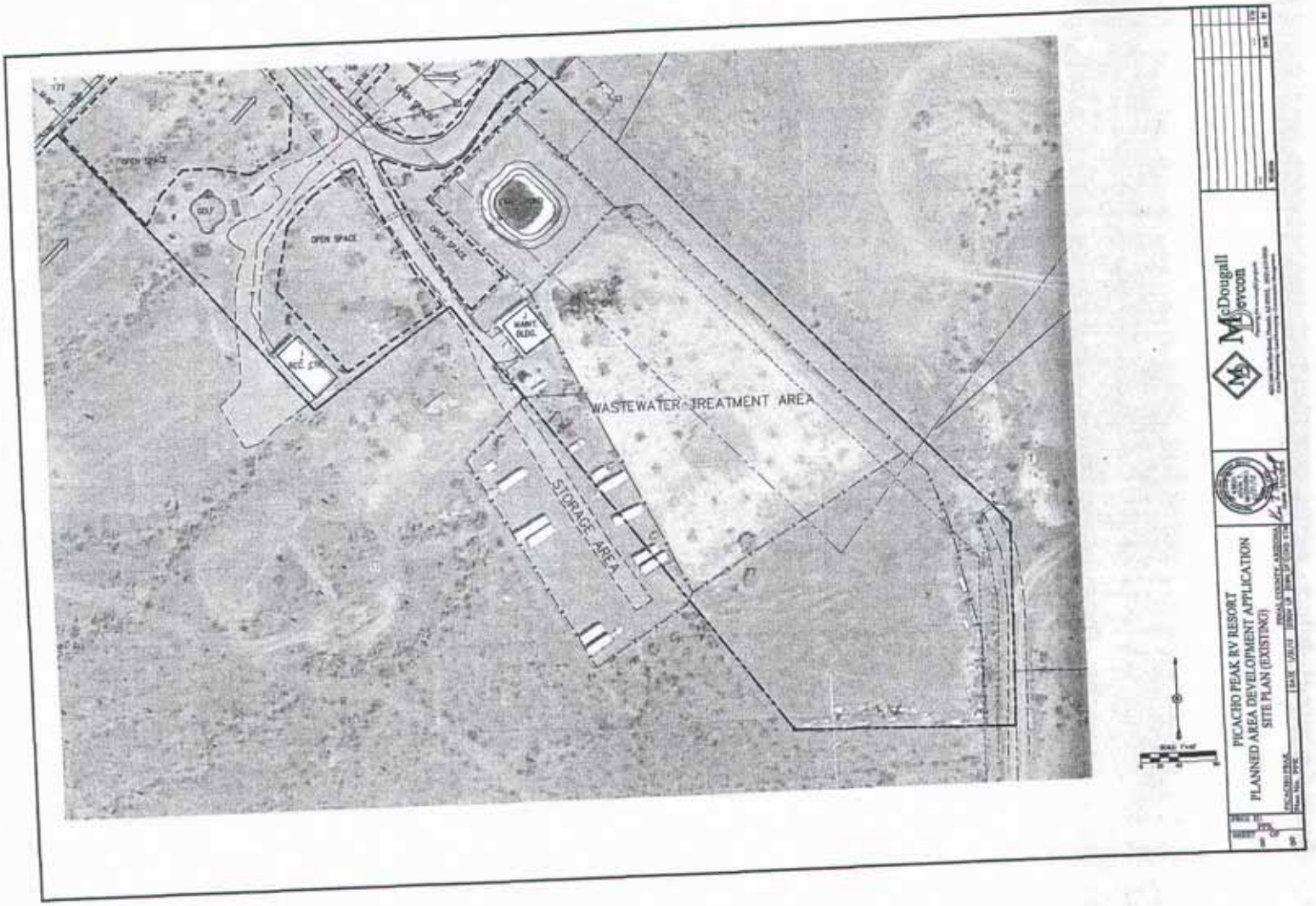

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall
Devcon


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
McDougall Devcon
OPEN SPACE
MANAGER
EGRESS
OPEN SPACE
OPEN SPACE
SHEET 6 OF 8



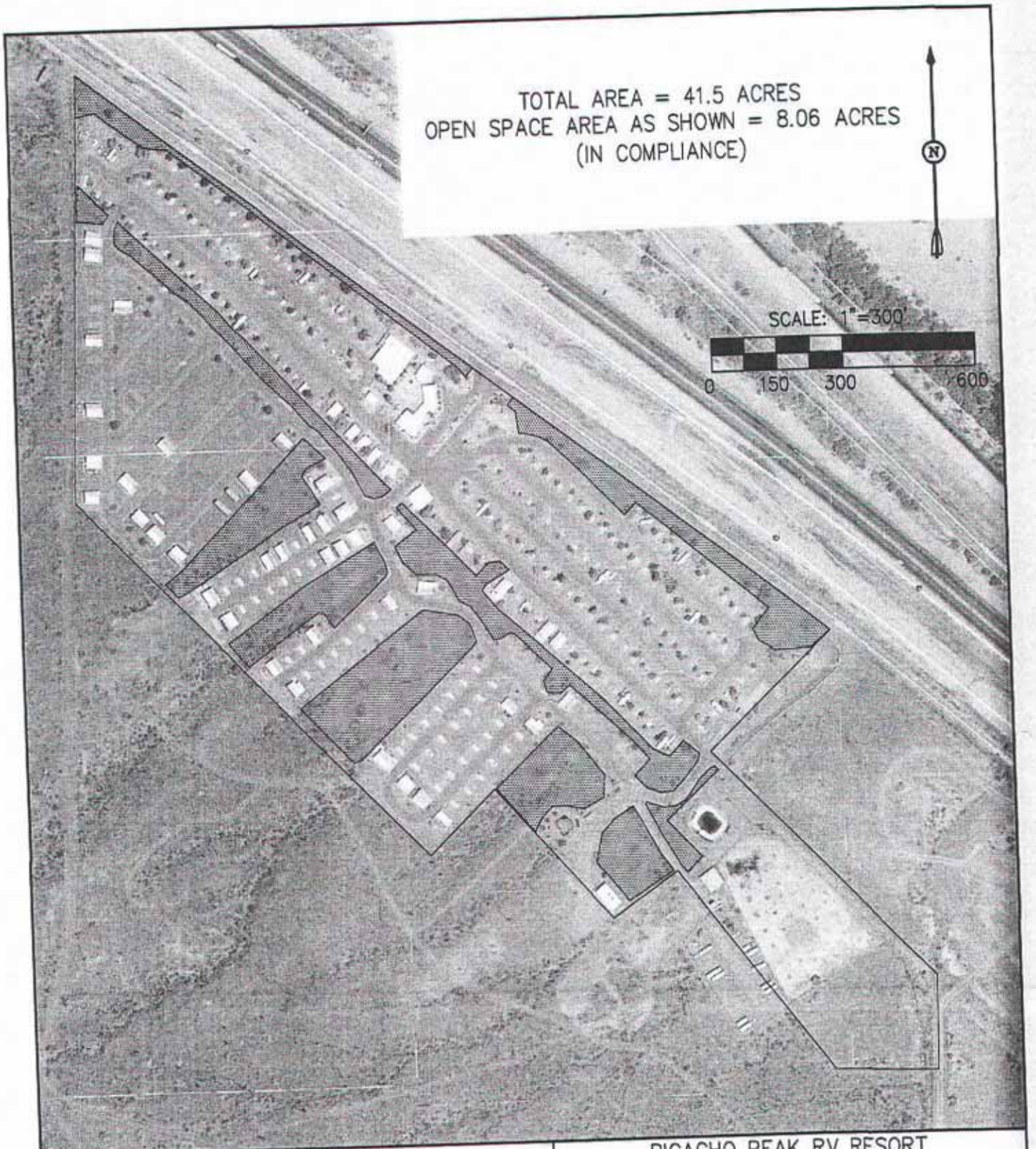
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

McDougall Devcon


OPEN SPACE
GOLF
OPEN SPACE
OPEN SPACE
MAINT. BLDG.
REC. CTR.
WASTEWATER TREATMENT AREA
STORAGE AREA
McDougall Iverson
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

Picacho Peak Resort
Exhibit 4

Existing Landscape
&
Project Amenities
Exhibit



McDougall Devcom

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

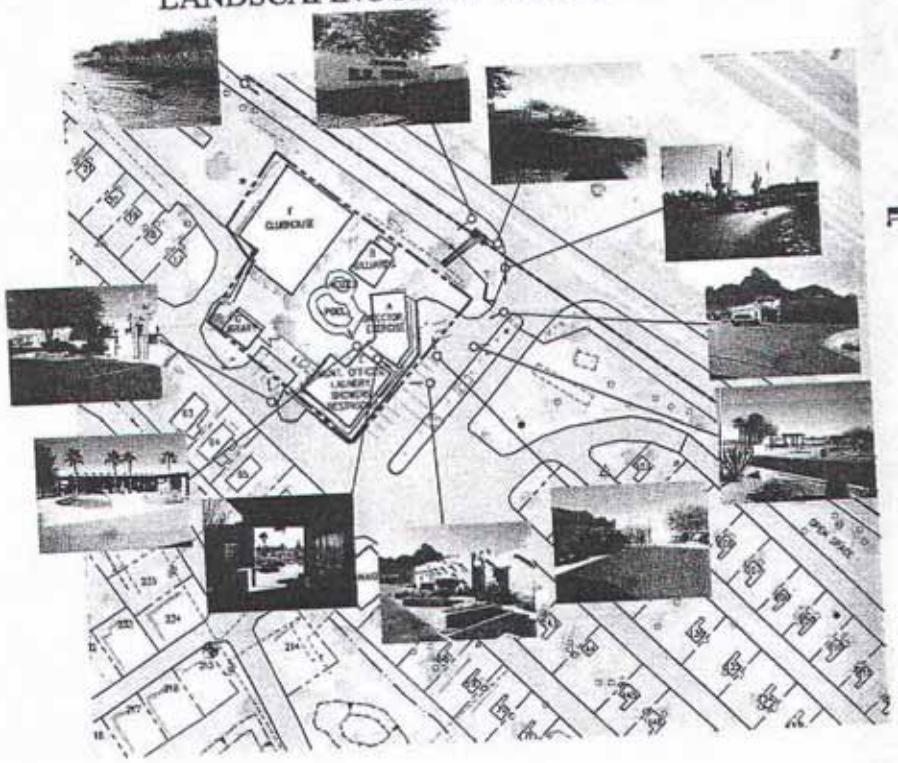
PICACHO PEAK RV RESORT

OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE	PROJ. NO.	SHT.
4/19/2012	PPK	1 OF 1

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
LANDSCAPING PLAN - SITE PHOTOGRAPHS



VICINITY MAP

OWNER:

ENGINEER:

PRELIMINARY NOT FOR RECORDING OR CONSTRUCTION

PICACHO PEAK RV RESORT
LANDSCAPING PLAN
SITE PHOTOGRAPHS

Print Article

eHow

Discover the expert in you.

HUD Definition for a Manufactured Home

By Wanda Siemer, eHow Contributor

The HUD definition for a manufactured home is now regarded as the correct term to describe the "mobile" or "trailer" home of the past. This change in definition came to the industry in the late-1980s and early-1990s, as the architecture of many manufactured homes changed to include vaulted ceilings and covered porches. The term "mobile home" was retired because it no longer described the types of homes being manufactured. Today's manufactured homes offer much more diverse options in features and design.

Identification

HUD code manufactured homes are identified by one distinct requirement. The home must have a steel undercarriage that is used for transportation to the homeowner's land lot. The wheels on the undercarriage are removed, and the home is placed with the undercarriage intact on cinder blocks or steel piers.

Types

Manufactured homes can come in many different types-some more common than others. There are manufactured homes available in a single section, double sections, three and four sections and rarely two-story sections. Two-story sections are produced but are rare and are not available in most states.

Features

Manufactured homes of today feature many amenities not available in the "mobile homes" of the past. With manufactured home industry advances, many features that were not possible in the past are now possible. These include fireplaces, dining rooms with vaulted ceilings, skylights, state-of-the-art appliances and even hardwood floors.

Considerations

Home buyers that own a plot of land with utilities and with no restriction regarding manufactured homes are in the ideal position to consider this housing option. Also, individuals who in the future may want to change the locality of their residence, would be a good fit. Home buyers who are purchasing a new home with future plans of using the home as an investment should be advised that the re-sale value of manufactured homes are not as high as a traditionally constructed home.

Benefits

The benefits of a manufactured home include cost, continued mobility and options available. The cost of a manufactured home remains much more economical than traditionally built homes. The average cost per square foot is from $35 to $65. Since the undercarriage remains intact through the life of the home, the wheels can be reattached moving the home to another location if desired. Manufactured homes of today offer much more quality and updated designs than ever before.

II. IMPORTANT DEFINITIONS

A. Introduction

It is important to try to understand the legal definitions of the different types of manufactured housing units that are found in RV parks. It is necessary to know what kind of a unit is involved to determine which set of landlord-tenant laws applies. The definitions section of the RV Long-Term Rental Space Act appears at ARS §33-2102, and covers what an RV is. However, it is also important to be aware of the definition of a mobile home.

B. Mobile Home

The RV Long-Term Rental Space Act at ARS §33-2102(9) defines "mobile home" as one of two things. If made after June 30, 1976, and it bears a HUD manufactured home decal, it is a "mobile home". If the unit was manufactured before that date, it is a "mobile home" only if it is eight or more feet wide and thirty or more feet long (including the hitch), not originally sold as an RV or travel trailer, and designed to be used as a dwelling when connected to utility outlets. If a unit is greater than 8 x 30 and was made before June 15, 1976 (i.e., it does not have a HUD decal) it is probably a mobile home unless it is an RV or travel trailer.

C. Recreational Vehicles and Travel Trailers

The RV Long-Term Rental Space Act at ARS §33-2102(18) defines "RV" and sets forth a very complicated definition of the term. At the risk of over-simplifying, the definition can be summarized as creating two types of RV:

1. An RV such as a motor home, camping trailer, van, fifth wheel trailer, or other type of recreational vehicle.

2. Park Trailers. These are commonly called "park models". Essentially, these are mini-mobile homes. In order to qualify as a park trailer, the gross interior square footage after the unit is set up must be at least 320 square feet, but no more than 400 square feet.

D. Problems

It is frequently hard to tell whether a small trailer is a mobile home or an RV. In the 1960's, many trailers were manufactured with less than 320 square feet, but they were intended to be permanent dwellings. A question often comes up whether these units are travel trailers or mobile homes. A travel trailer is designed to provide temporary living quarters, not to be a permanent dwelling. Yet many people use travel trailers as permanent dwellings. The issue in such a situation is not how the tenant actually uses the unit, but what the manufacturer intended it to be used for.

E. MVD Titles

Frequently, a tenant will show the park a title that says that what looks like a travel

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trailer or park model is a mobile home. Do not rely on the title, for several reasons. First, the definitions that the MVD follows in determining what these units are differ from the landlord-tenant definitions. Second, the MVD will reissue an RV or travel trailer title with the new title showing the unit to be a mobile home. This is done when the owner convinces the MVD that he has resided in the travel trailer or park model for more than six months. The reason the MVD does this is that with a mobile home title, the unit is taxed at a lower rate by the County and State than it is as a park model or travel trailer. As a result, many park models and travel trailers have been retitled as mobile homes. For landlord-tenant law purposes, that does not change the fact that in reality they are park models or travel trailers.

As such, they are covered by the RV Long-Term Rental Space Act, not the Mobile Home Parks Act. The RV Act is much friendlier to landlords.

F. Conclusion

It is vitally important to clearly understand what a given unit is before renting a space. Knowing that dictates which laws apply and what kind of rental forms to use (i.e., Blue Book or Orange Book forms). If there is any doubt as to what the unit is, find out at the beginning of the tenancy. Do not put it off and do not guess.

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Picacho Peak Resort
Exhibit 5

Water and Waste Water Information

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
Mail Code 5415B-2
1110 West Washington Street
Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
PICACHO WATER CO	☒ Community	☐ Yes, to PWS #
System ID #	☐ Non-transient Non-community	
11135	☐ Transient Non-community	☒ No

Overall compliance status	☒	No major deficiencies	☐	Major deficiencies
Monitoring and Reporting status	☒	No major deficiencies	☐	Major deficiencies
Comments: None				

Operation and Maintenance status	☒ No major deficiencies	☐ Major deficiencies	
Date of last Sanitary Survey	10-5-11	**Inspector**	Karen Berry, PHX

Major unresolved/ongoing operation and maintenance deficiencies:

- ☐ unable to maintain 20psi
- ☐ cross connection/backflow problems
- ☐ treatment deficiencies
- ☐ certified operator
- ☐ inadequate storage
- ☐ surface water treatment rule
- ☐ ATC/AOC
- ☐ other =

Comments: None

Is an ADEQ administrative order in effect?	☐	Yes	☒	No
Comments: None				

System Information	
Population Served	800
Service Connections	400
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	2007
Monitoring Assistance Program (MAP) System	☒ Yes ☐ No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	**Date**	July 13, 2012

☒	Based upon data submitted by the water system, ADEQ has determined that this system **is** currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and **PWS is in compliance.**
☐	Based upon the monitoring and reporting deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**
☐	Based upon the operation and maintenance deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Revised March 2009

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information:
Name: Michael Wirth
Picacho Peak RV Resort
Address: 220 South River Drive
Tempe, AZ 85281

File Number: 20030051

Permitted Design Flow: 6,050 (ave daily flow)

System Location/Description/Wastewater Characteristics: _X Gravity_Lift Station_Force ___Other
Installation of approximately 2,900 ft of 6-in PVC sewer pipe with cleanouts and sewer connections at each space (40 ft) to serve Picacho Park RV Park, Phase III, Lots 1-77 and Lots 113-121.

Treatment Facility: Picacho Peak RV Park
Sewage Treatment System Number: General 1.09 APP Permit

Documents Approved for Construction
NOI, dated: 01/15/03
Site Plans, dated: 04/21/02
Design Plan, dated: 01/14/03
Operation & Maintenance, dated: S
[O&M Manual referenced in compliance inspections].

Site Information: Pinal County

Location of downstream end of system proposed herein:

T 9S R 9E Section 14

Latitude: 33 ° 38 ' 50.0 " N
Longitude: 111 ° 23' 14.0 " W

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform to the documents approved for construction.

5/14/03
Gregory H. Brown, P.E. Date
Manager, Wastewater Design Review Unit

1110 West Washington Street (5415B-3), Phoenix, Arizona 85007 (602)771-4677 1(800)234-5677x4677

2.0 EXISTING FACILITIES

2.1 PICACHO PEAK WATER COMPANY

2.1.1 PHYSICAL FACILITIES

The Picacho Peak Water Company system consists of the following components:

- Well Site 1. 64 gpm well, hydropneumatic tank, and 40,000 gallon ground-set tank.
- Well Site 2. 82 gpm well, hydropneumatic tank.
- Booster pumps located at Well Site 1. Water is boosted into the distribution system within the range of 30 to 60 psi. Pumps have a capacity of 76 gpm each.
- Water transmission and distribution facilities, consisting of 4 and 6 inch diameter pipe.

The Picacho Peak State Park owns and operates a potable water well and small storage tank, which is used to supplement the water supply purchased from the PPWC. It is assumed that this well and tank will continue to be operated by the Picacho Peak State Park, at least to supply extreme peak demand which occurs during very high visitation periods in some years.

Water is supplied to several commercial enterprises, approximately 9 year-around residents, the Picacho Peak RV Park, and the Picacho Peak State Park. Since the service area is at or above the elevation of the water storage tank, all supply is directly boosted into the system, and high demand may exceed the capacity of the two booster pumps.

2.1.2 WATER QUALITY

The PPWC water system has had exceedences of total coliform and nitrate. While the coliform may indicate poor sampling procedures, well-head condition problems, or other remediable issues, there is a history of nitrate levels exceeding the maximum containment level (MCL) for nitrate of 10 mg/L. A Notice of Violation from Arizona Department of Environmental Quality (ADEQ) dated January 13, 2003 and laboratory reports from 2003 lists nitrate results for both Well 1 and Well 2 that exceed 10 mg/L; levels at Well 2 are generally higher than at Well 1. In addition, arsenic testing at both wells from samples collected November 6, 2003, indicated arsenic level at Well 1 of 0.005 mg/L, and at Well 2 of 0.02 mg/L. The current Environmental Protection Agency (EPA) MCL for arsenic is 10 ppb (0.010 mg/L).

Arsenic and nitrogen quality issues can be addressed by well-head treatment, at relatively high cost. Treatment is by ion exchange, which produces substantial waste streams requiring evaporation from lined ponds or lagoons.

2.2 PICACHO WATER COMPANY/PICACHO WATER IMPROVEMENT DISTRICT

2.2.1 PHYSICAL FACILITIES

The unincorporated Town of Picacho is served by a main well site with ground-set storage, a back-up well that boosts directly into the distribution system, and a separate well and storage tank that serve the Picacho Elementary School. The school system is separated from the Town system by a normally-closed valve. However, the operation of the valve will allow physical co-joining of the two supply systems. The components are as follows:

- Main well (No. 1): 225 gpm well pump, 200,000 gallon ground-set storage tank, hydropneumatic tank, and two 200 gpm booster pumps that boost the water from the tank into the distribution system.
- Back-up well (No. 2): Approximately 165 gpm well pump with no storage; pump discharges directly to the distribution system.
- Elementary School Well: Constructed in 1999, system consists of a 90 gpm submersible well pump, 75,000 gallon storage tank, and hydropneumatic tank.
- Water transmission and distribution facilities, consisting of 6 and 8 inch diameter pipe.

2.2.2 WATER QUALITY

The Picacho Elementary School well was designed to address high nitrate concentration historically present in the upper aquifer. The well was screened from 590 to 1000 feet below ground surface (bgs). The post-construction sampling at the Elementary School well resulted in a reported arsenic level of 0.0087 mg/L (below the then - current MCL of 0.05 mg/L), and nitrate, as N, of 1.3 mg/L, with other new-source testing indicating acceptable drinking water quality.

The older wells in the PWID system have both tested below the current MCLs for arsenic and nitrate. (See Appendix for ADEQ database printouts.) In January 2006, an arsenic MCL of 0.01 mg/L will need to be met.

Appendix A:
Ownership
and
Project Consultants

PROPERTY OWNERSHIP:
Camelhead Associates, LLC
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

DEVELOPER:
Mike & Mark Weirth
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

REPRESENTATIVE/APPLICANT:
Lyle Richardson
[redacted]

ENGINEER:
Kevin T. McDougall, P.E.
[redacted]
Phoenix Arizona 85032
Telephone: (602) 619-9900

Appendix B:

Parcel Owners for Surround Land

OWNERSHIP LIST

NAME	ADDRESS	CITY/STATE	PARCEL NO.
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-012G
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-015A
Egon Von Schereiber	4026 E. St. Joseph Way	Phx AZ 85018	410-05-002C
Koiester Berthold Trust	E. Peak Lane,	Red Rock AZ, 85145	410-05-002J
Bowlin Travel Ctr. Inc.	E. Camino Adelante,	Red Rock AZ	410-05-013B
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014C
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014D
George & Adrienne Ben-Willner	3641 N. 39th Ave	Phoenix AZ, 85019	410-005-014E

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

Picacho Peak Water Company

June 11, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

A few weeks ago I submitted a letter to The Committee indicating my concerns about the Picacho Peak Water Company's ability to guarantee quality water to potential customers that would reside within the pertinent property.

Since that letter, there have been discussions with the owners of the referenced property and they have verbally agreed to provide land and treatment facilities sufficient to allow the processing of water to meet the safe water standards for users within their development.

A formal agreement is being drafted which will specify and bind the parties to the financial commitments and other assurances that would be required for the project. That agreement could be finalized within the next week. If that agreement does become final and its terms are as have been recently discussed, the Water Company would no longer have concerns about the ability to provide quality water to its customers.

Sincerely,
Picacho Peak Water Company

Bill McCabe
President

Gmail by Google

Lyle Richardson [redacted]

Bowlin Letter of Support

1 message

Kit Johnson [redacted] Mon, Jun 11, 2012 at 1:04 PM

[redacted]

To whom it may concern:

Please accept this e-mail as Bowlin Travel Center, Inc.'s formal support of the Picacho Peak RV Park's request for the appropriate zoning change to allow for their growth plans as per their submission. We are encouraged about the prospects of teaming with them, the Picacho Peak Water Company and the other users in the Picacho Peak area to expand and improve the water system currently supplying water to the area users. The growth plans submitted by the Picacho Peak RV Park will hopefully be a catalyst for more growth and commercial development as the water delivery issues are addressed and resolved by the concerted efforts of all parties concerned.

Please feel free to call me should you have any questions or require further clarification.

Respectfully Submitted,

Kit Johnson

Director of Operations

Bowlin Travel Centers, Inc.

Office #575-541-9101

Cell #575-644-3244

Picacho Peak Water Company

April 17, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

The property pertinent to the referenced zoning change requests exists within the service area of the Picacho Peak Water Company.
The requests primarily involve changes in zoning from Employment to High Density Residential and from Low Density Residential to High Density Residential.

The Water Company, with its current situation concerning the quality of available water, and its current storage and transmission capabilities, cannot guarantee to provide the additional volume of quality water that will be required as a result of the zoning changes.

The Water Company requests that, before approval of the noted zoning changes, there be in place, an agreement between the Water Company and the owners of the subject property guaranteeing that, in a timely manner, and with the property owner's financial assistance, appropriate upgrades to the Water Company's infrastructure and water quality issues have been completed. This agreement is typically referred to as a main extension agreement and is common practice in the development community.

Sincerely,
Picacho Peak Water Company
Bill McCabe

Bill McCabe
President

ROOSTER COGBURN
OSTRICH RANCH

PO Box 1100
Red Rock, AZ 85145
Home (520) 466-3658
[redacted]
Fax (520) 466-3634
Email: fun@roostercogburn.com
Website: roostercogburn.com

April 17, 2012

Pinal County Planning & Zoning Commission

Case # PZ-PA-001-12 & PZ/PZ-PD-005-12

Dear Pinal County Planning Members:

I have been a volunteer member of the non-profit Picacho Peak Water Company (PPWC) for 18 years and have served in many capacities. The PPWC had 9 members and 11 water meters and a long history of unsafe water conditions. We were only allowed to serve our unsafe water because we were considered a transient water system with no other source of safe water. The few people that lived at Picacho Peak did not drink the water and the Picacho Peak RV Resort restricted visitors to stay only 14 days or less at a time, therefore allowing the transient classification to remain.

I personally oppose the Picacho Peak RV Park re-zoning for the following reasons:

1. On Feb. 9th, 2000 Mike and Mark Wirth came to a PPWC meeting and indicated they were in the process of buying the RV Resort and had plans to develop it beyond it's current status. They were informed by the PPWC that our water was both unsafe and inadequate before they purchased the distressed Picacho Peak RV Resort.

2. Enclosed is a Dec. 12th, 2001 three page letter from ADEQ with conditions that must be met before consideration of approval for expansion of the RV Park. #3 on this letter says "*ADEQ department data indicates that the water system 11-038 (PPWC) is out of compliance. The water system needs to be in compliance before we can approve the proposed extension.*" The Picacho Peak RV Resort did not respond or seek further approval of their request for expansion from ADEQ.

3. The PPWC denied a 35 space RV addition to the Picacho Peak RV Resort because the resort's own engineer said it was not advisable due to the water issues.

4. The PPWC did elect George Bien-Wilner as President and Mike Wirth as Vice-President with the understanding that they had the most to gain financially if we could find a workable solution to our long standing, unsafe water conditions. As Vice-President of PPWC, Mr. Wirth convinced Pinal County Planning to allow him to start construction on the 35 space expansion of the Picacho Peak RV Resort. Mr. Wirth then convinced Pinal County Planning to allow him to expand another 124 spaces. This was all done without the approval or knowledge of the PPWC.

5. The PPWC lodged a formal complaint and asked for a meeting with ADEQ. At this meeting the PPWC was informed by ADEQ that *"the Picacho Peak RV Resort **did not** have ADEQ approval for water or sewer for their expansion."*

6. The PPWC then complained to Pinal County about the unapproved expansion of the Picacho Peak RV Resort. Pinal County Planning said that Mr. Mike Wirth had approached then as Vice-President of the PPWC claiming that he did have approval from ADEQ. Pinal County had allowed Mr. Mike Wirth to begin construction based upon Mr. Wirth's position as VP of PPWC and his assurance that he did have ADEQ approval.

7. On Nov. 8th, 2002 Mr. Steven Brown, with Pinal County Planning, ordered the Picacho Peak Resort to stop construction of it's unauthorized but nearly complete 159 RV space expansions.

8. Under threat of a lawsuit, the ADEQ and Pinal County Planning then allowed the Picacho Peak Resort to complete the unauthorized expansion.

9. The Picacho Peak RV Resort expansion caused the PPWC to be reclassified as a community water supply due to the higher number of permanent residents. Mr. Mike Wirth then complained to the Corporation Commission that the PPWC refused to supply him with potable water for his now 308 space RV Resort.

10. The PPWC was told by ADEQ and Arizona Corporation Commission that the PPWC and the members were legally responsible and liable for the unsafe water.

11. On Jan. 14th, 2004 the PPWC held a meeting and voted to declare a STATE OF EMERGENCY. It stated that any PPWC member that knowingly served PPWC unsafe water to the public would assume responsibility for that risk. Up to 600 new residents have been exposed to the unsafe water conditions since the STATE OF EMERGENCY was declared on Jan. 14th, 2004.

12. The PPWC is an old, out of date water system that records will show should not have ever been approved as a water company. PPWC has two shallow wells. One of these wells has been out of service for 5 years and the underground electric line servicing it has been condemned by APS. Our fire protection is non-existent and we were told by the Avra Valley Fire Department that if a fire ever broke out in the expanded RV Park that they would not be able to help because of our lack of fire protection water.

No expansion or re-zoning of any kind should be allowed until the PPWC has a safe and reliable ADEQ approved water supply with fire protection for the members and visitors.

Respectfully submitted,

D.C. Cogburn

D.C. Cogburn
Rooster Cogburn Ostrich Ranch
Past President of PPWC
Member of PPWC

Cc by Certified Mail:
Arizona Dept. of Environmental Quality
Arizona Corporation Commission

PICACHO PEAK WATER COMPANY

D.C. COGBURN, President
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 16, 2004

Mr. Richard Bartholomew
Bartholomew Engineering, Inc.
7518 East Elbow Bend
Carefree, AZ 85377

Re: Picacho Peak Water Company

Dear Mr. Bartholomew:

Your February 3rd, 2004 letter states "Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight."

I. Mr. Bartholomew, leadership to me means not being afraid to speak the truth. You can build on truth. You cannot build on deceit.

II. "Problematic board" to you probably means a board that will no longer be intimidated or bullied by you or your two clients. You were present on January 14th during the discussion and the voting on the Picacho Peak Water Company "State of Emergency Declaration." Please review the vote of the membership to determine exactly who is problematic.

III. On October 28th, 2003, the PPWC members and guests, including you Mr. Bartholomew, were touring the PPWC facilities. You, Mr. Bartholomew, announced to all PPWC members and guests that you were partly responsible for the high nitrate water that the PPWC has had to tolerate for over thirty years. Mr. Bartholomew, you stated that back in 1967 the very politically connected landowner asked the Governor's office for help in getting approval for two high nitrate wells to be used for a public water supply. You stated that you received political pressure to approve these two high nitrate wells while you were Director of Water Supplies for Arizona Department of Health Services. You stated that you had always felt bad about approving these wells, which later became the Picacho Peak Public Water Company. As President of the PPWC I wrote down your statement when you made it and then asked you to repeat it, which you did, in front of the PPWC members and guests. Unfortunately over thirty years later the PPWC still owes over $100,000 on this high arsenic and high nitrate Water Company.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

Cc: Governor Janet Napolitano
Lori, Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

EMIL MARTAN
Vice-Presdient
Picacho Peak Water Company

PICACHO PEAK WATER CO.

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your letter dated February 3rd to the Picacho Peak Water Company makes many untrue accusations. Please check your facts for accuracy.

Sincerely,

Emil K Martan

Emil Martan
V. President, Picacho Peak Water Company

PICACHO PEAK WATER COMPANY

D.C. Cogburn
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your February 3rd letter to the Picacho Peak Water Company (PPWC) raises many troubling questions.

I. Does being as officer of the court give you the authority to sabotage our little public water company with a carbon copy of your deliberately misleading statements to the very authorities that PPWC is asking for help?

II. What possible good could come to you or your client from your shameless attempt to sabotage the Picacho Peak Public Water Company's efforts by shooting the horse out from under us with your deliberately written misleading statements?

III. Only familiarity and past success could give you the confidence to describe the Arizona Corporation Commission and it's staff as though they are merely an extension of your power. Concern has been expressed to authorities concerning this issue long before your letter was written.

IV. As an officer of the court, your ethics are questionable and your motives are suspect.

Sincerely,

D. C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

George Bien-Willner
3641 North 39th Ave.
Phoenix, AZ 85019
Tel: 602-738-7227
Fax: 602-840-1114

Feb. 7, 2004

Richard L. Sallquist
Sallquist & Drummond, PC.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, AZ 85016-2129
Tel: 602-224-9222
Fax: 602-224-9366

Re: Picacho Peak RV Resort Water Service

Dear Mr. Sallquist

Mr. Cogburn forwarded me a copy of your letter of February 3, 2004, which you circulated to several government authorities, including the Governor. As former President of the Picacho Peak Water Company, it is my belief that it is your client's intention, with your help, to continue his policy of ignoring the resolutions of the Board of Directors of the Picacho Peak Water Company. It seems to me that it is your responsibility as a member of the bar to verify your client's information before making a public statement.

This letter is to inform you that as a member of the Picacho Peak Water Company Board, I feel your letter was an attack against the officials who voluntarily donate their time, best efforts, and resources to provide safe water to all of the members of our community, including your client. I believe you owe us an apology.

Furthermore, may I remind you that your client, Mr. Mike Worth, was removed from his position as Vice-President of the Picacho Peak Water Company due to his unapproved activities and questionable behavior.

Among other things, some of the actions of your client have led the Board of Directors to adopt its State of Emergency Declarations in January 2004. As you may note, Declaration #6 specifically addresses your client's situation and respectfully requests a response within ten days. I would like to know if it your intention to use you letter of February 3, 2004 as your client's response.

I challenge you to investigate the accuracy of the facts you stated in your letter or be prepared to assume economic and social responsibility for your actions. Last, although I cannot speak for other members of the water company on this issue, it is my opinion that given your prior statements at meetings where I was present that your current attempt to represent yourself as a moderating voice of reason with regard to these serious issues is disingenuous, unnecessary and misleading.

Sincerely,

George Bien-Willner

Picacho Peak Water Company
P.O. Box 250
Picacho, AZ 85241

February 6, 2004

Mr. Richard Sallquist
Sallquist & Drummond, P.C.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, Arizona 85016

Mr. Sallquist,

We have received your letter of February 3, 2004 concerning Mr. Wirth and the water quality issue at Picacho Peak. Acknowledging that it is usually most beneficial for there to be a continuing dialogue between interested parties, versus the "attack-respond-respond-attack" communications, I have noted that your letter was apparently sent to representatives of various State agencies, to The Honorable Governor Napolitano, The Honorable Judge Rodda and other individuals, so I am compelled to respond with a brief clarification of various misleading or misstated items in your letter.

Your letter indicates that there were recent meetings between Mr. Wirth, "his engineer" and the Water Company and the wording of your statements imply that the meeting was caused by Mr. Wirth in a benevolent attempt to provide the Water Company with options for resolution of the water issues.

The fact of the matter is that the meeting to which you refer was the most recent meeting of the Water Company membership and Mr. Bartholomew was there to present his findings concerning a study he made at the request of the of the Water Company membership. The study was approved by the membership at their previous meeting when it was requested that Mr. Bartholomew use his professional expertise to (1) Officially determine the volume and quality (specifically as it pertains to nitrate and arsenic content) of our current water supply; and presuming that his findings would confirm a problem, (2) Provide suggested options for resolution of the problem or problems determined. The study was financed by another member of the Water Company, and not by Mr. Wirth, and if I recall correctly, Mr. Wirth even declined an opportunity to assist in financing the study.

Mr. Bartholomew did formally determine the current level of the problem and did provide the Water Company with his recommendations. The officers of the Water Company are using his suggestions as a basis for their investigations in order to provide an appropriate plan of action. It is obviously not as simple as selecting one of the recommendations, buying and unloading equipment and declaring the matter resolved. The officers of the Water Company, and indeed the small membership itself, are charged with finding a resolution to the water quality problem as quickly, but also as beneficially as possible. It is not beneficial to put a short-term bandage on the problem, if instead, there can be a relatively immediate resolution that will last into the foreseeable future.

The officers of the Water Company take their responsibilities very seriously and intend to proceed as quickly as possible to investigate the opportunities available and to decide on the best option for resolution. We have had, and will continue to have, meetings and discussions with State Agencies, other water suppliers in the area and with interested parties. We are researching funding options and complete requirements for the recommendations.

I must state that we do not feel that your letter was entirely without merit. We do agree that it is imperative that a plan, and timetable for implementation of that plan, be established very soon. Your client, as well as all the membership, will continue to be advised of our progress.

Sincerely,
Picacho Peak Water Company

William J. McCabe

William McCabe
Secretary-Treasurer

Cc: The Honorable Governor Janet Napolitano
The Honorable Administrative Law Judge Jane Rodda
Mr. Jay Spector
Mr. Steve Olea
Mr. Mike Wirth
Ms. Karen Smith
Mr. Reg Lopez
Mr. Dick Bartholomew

SALLQUIST & DRUMMOND, P.C.
ATTORNEYS AT LAW
2525 EAST ARIZONA BILTMORE CIRCLE
SUITE A-117
PHOENIX, ARIZONA 85016-2129

GARY A. DRUMMOND

PHONE (602) 224-9222
FACSIMILE (602) 224-9366
E-MAIL gary@sd-law.com

February 3, 2004

D.C. Cogburn, President
Picacho Peak Water Company
P.O. Box 250
Picacho, Arizona 85241

Re: Picacho Peak RV Resort Water Service

Dear Mr. Cogburn:

Our client, Picacho Peak RV Resort has asked that I respond to your State of Emergency Declarations of Picacho Peak Water Company, dated January 14, 2004.

I understand that this Declaration was issued after your recent meeting with Mike Wirth, his engineer Dick Bartholomew, and others regarding the water quality and quantity issues within the Company's system. Despite my client's willingness to pay his proportionate share of the capital advances and increased rates associated with any new or improved facilities to accommodate any growth on the system as well as remedy all existing water quality issues, you and the management of the Company have refused to entertain discussion of any practical resolutions of the matter.

As part of the Dismissal of your Complaint before the Arizona Corporation Commission, we, and I believe the Commission Staff and Administrative Law Judge, were under the impression that you, as the President of the non-profit entity, were going to work with the customers and property owners to remedy the water supply and quality issues of the Company. We are disappointed to hear that you are not now pursuing that clear legal obligation of the regulated company. Your Declaration has the potential of dramatically impacting the value of my client's property, as well as all other property owners in the service area. Despite the fact that the public has been consuming this water for over 30 years, there are health issues that should also be addressed. Although that Declaration gives self-serving lip-service to remedying the issues, it does nothing to suggest a methodology for adding the facilities that are necessary to make the system viable. It appears you are more interested in attempting to insulate your personal liability than you are in fixing the system.

Your threat to discontinue customer service based upon the Company's bylaws is without any authority. The curtailment authority for a public service corporation is with the Arizona Corporation Commission and the Arizona Department of Environmental Quality, not the Company's Bylaws, nor for that matter, any agreement with customers that has not been approved by the Arizona Corporation Commission and which is consistent with their rules, regulations and tariffs approved for the Company. Further, that threat is very short-sighted. The Company will certainly need the two biggest customers that you are threatening who will provide the capital and revenues to make the necessary improvements.

Picacho Peak RV Park believes it is essential that a plan and timetable regarding these matters be established soon. My client continues to stand ready to assist in fixing this problem. It has, through its engineer, provided at least three solutions to the problem which are consistent with the required regulatory approvals. Although any resolution of this matter will involve a substantial capital expenditure, those costs can be recovered by the water company through Arizona Corporation Commission approved (1) refundable advances from customers, (2) loans (from private entities or the Water Infrastructure Finance Authority of Arizona ("WIFA"), (3) an increase in rates, or (4) a combination of all three.

I understand there is some difficult history among the property owners within the system, but that fact can not be allowed to interfere with or inhibit the operation of the public service corporation and its obligation to the customers within its service area. I believe that to avoid any further formal actions against the water company before the Commission, it would be productive to elicit the informal assistance of the Corporation Commission's Engineering Division Staff to mediate an overall solution to these issues.

While preparing this response, I received a copy of your letter to Governor Napolitano. While we understand your concerns, we remind you that those who must pay for the "fix" of these problems are the customers within the service area, including you as a customer, and not Arizona taxpayers. I would also remind you that in 1999 the Board of Directors applied for a WIFA loan, assisted by Mr. Bartholomew. A loan commitment was received in 2000 but was rejected by the then Board of Directors. Whatever the solution, WIFA will not address the technical aspect that must be resolved first. The appropriate agencies for that review are the Commission and ADEQ.

If you find our suggested meeting with the Staff acceptable, we would be pleased to coordinate any meeting in that regard. Please contact Mr. Wirth or the undersigned within the next ten days to indicate your willingness to work with the Staff. We appreciate your cooperation in this regard.

Sincerely,

Richard L. Sallquist
For the Firm

cc: Governor Janet Napolitano
Administrative Law Judge Jane Rodda
Jay Spector
Karen Smith
Steve Olea
Reg Lopez
Spencer Smith
Mike Wirth
Dick Bartholomew

Bartholomew Engineering, Inc.

Environmental Civil Water/Wastewater Subdivisions Surveying

Richard F. Bartholomew, P.E.
President

be@doitnow.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

February 3, 2004

Mr. D.C. Cogburn
President, Picacho Peak Water Company
27480 Marez Dr.
Picacho, AZ 85241

Re: Picacho Peak Water Company

Dear Mr. Cogburn:

I was just furnished a copy of your letter to Governor Napolitano, dated February 2, 2004.

You need to correct a statement you made that "Mr. Richard Bartholomew confessed to the Picacho Peak Water Company membership that he was partially responsible for our unsafe water condition."

What you did not state was that I did not **confess** anything. I told the Board of Directors that in 1967, as the Director of Water Supplies for Arizona Department of Health Services, I approved the blending of the two wells, one with a low nitrate level and the other with a high nitrate level to achieve a safe blended water supply to allow Farmers Home to approved the loan to construct the water company. This allowed the construction of the water system to replace failing and very unsafe private wells and water hauling.

Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight.

Sincerely,

Richard F. Bartholomew, P.E.

cc: Governor Janet Napolitano
Lori Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

RFB:mr

Physical Address: 7518 E. Elbow Bend, Ste B-1, Carefree, Arizona 85377 (480) 488-9775
Mailing Address: P.O. Box 4809, Cave Creek, AZ 85327 fax (480) 488-2681

STATE OF EMERGENCY DECLARATIONS OF THE PICACHO PEAK WATER COMPANY

JAN. 14, 2004

Prepared by:

D. C. Cogburn, President

P. O. Box 250
Picacho, AZ 85241

Phone: 520-466-3658
Cell: 520-697-8306

Jan. 14, 2004

DECLARATION #l OF THE PICACHO PEAK WATER COMPANY

Demands placed on the Picacho Peak Water Company (PPWC) by the Arizona Department of Environmental Quality (ADEQ) and the Arizona Corporation Commission (ACC) are as follows:

> ADEQ has proclaimed that the PPWC water supply is unacceptably high in nitrates and arsenic. ADEQ officials have stated that the PPWC water supply is potentially immediately harmful to human health.
>
> The Arizona Corporation Commission has proclaimed that the PPWC must supply safe potable water to each of its customer-member-owner.

PPWC is a twelve-meter, nine member non-profit public water company. Each customer of the PPWC is therefore a customer-member-owner of the PPWC.

In order to receive water each customer-member-owner has agreed to abide by the PPWC by-laws and ACC rules that govern water companies in Arizona.

Because of pre-existing conditions beyond PPWC control, we are unable at this time to meet the demands of ACC and ADEQ. Therefore the PPWC intends to make and then vote on seven declarations of fact. The intent of these declarations is to bind PPWC customer-member-owners together to help find a long-term solution to our water supply crisis.

Jan. 14, 2004

DECLARATION #2 OF THE PICACHO PEAK WATER COMPANY

The Arizona Department of Environmental Quality has stated that the PPWC water supply is a danger to public health and potentially immediately harmful to human health.

Therefore the customer-member-owners of the PPWC declare a State of Emergency to address this unsafe water situation.

Jan. 14, 200

DECLARATION #3 OF THE PICACHO PEAK WATER COMPANY

Because of circumstances beyond our control, the PPWC is unable to serve safe potable water at this time to any of its customer-member-owners. Therefore while in this State of Emergency the PPWC respectfully requests that PPWC water not be served to the public for human consumption.

If a customer-member-owner of the PPWC serves water for human consumption to the public against PPWC requests that customer-member-owner will assume all liability for the unsafe water served to the public. The PPWC will not be liable for the actions of its individual customer-member-owners.

Jan. 14, 2004

DECLARTION #4 OF THE PICACHO PEAK WATER COMPANY

While the PPWC is in this state of emergency, the PPWC will adopt a no-growth policy until safe and potable water conditions exist for each of its customer-member-owner.

Jan. 14, 2004

DECLARATION #5 OF THE PICACHO PEAK WATER COMPANY

If a PPWC customer-member-owner needs to expand its water use for any reason, they must have PPWC approval.

Jan 14, 2004

DECLARATION #6 OF THE PICACHO PEAK WATER COMPANY

The PPWC announces that the Picacho Peak RV Resort has expanded its water needs without PPWC approval. The PPWC respectfully requests that the Picacho Peak RV Resort immediately stop serving PPWC water to its unapproved expansion. The PPWC will respectfully allow the Picacho Peak RV Resort ten days to respond in writing how it intends to resolve the unauthorized use of PPWC water.

The PPWC reserves the right to settle this issue, if necessary, with the power granted it by PPWC by-laws and ACC rules.

Jan. 14, 2004

DECLARATION #7 OF THE PICACHO PEAK WATER COMPANY

It is not the intent of the PPWC to unfairly harm any of its customer-member-owners. It is the intent of the PPWC to take firm control of its affairs and aggressively seek a permanent solution to our unsafe water conditions. This PPWC State of Emergency declaration will remain in effect until all of its customer-member-owners are able to enjoy safe potable water.

VOTE TO REJECT OR ADOPT THE SEVEN DECLARATIONS OF THE PICACHO PEAK WATER COMPANY AND DECLARE A STATE OF EMERGENCY

JAN. 14, 2004

Rooster Cogburn Ostrich Ranch **D. C. Cogburn, President**	**Yes** X **No**____ **Abstain**____
Picacho Peak Garage **Emil Martan, Vice-President**	**Yes** X **No**____ **Abstain**____
Bowlin's Travel Center **Bill McCabe, Sec./Tres.**	**Yes**____ **No** X **Abstain**____
Arizona Nut House **Betty Partain**	**Yes** X **No**____ **Abstain**____
Picacho Peak Trading Post **George Bien-willner**	**Yes** X **No**____ **Abstain**____
Picacho Peak Restaurant **Troy Hoch**	**Yes** X **No**____ **Abstain**____
Picacho Peak RV Resort **Mike Wirth**	would not cast a vote **Yes**____ **No**____ **Abstain**____
Picacho Peak State Park **Rob Young**	**Yes**____ **No**____ **Abstain** X
Euro Spice **Egon von Schreiber**	**Yes** X **No**____ **Abstain**____

Jan. 14, 2004

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l Page A23

Leila Gorchev/Associated Press

Moammar Gadhafi wants Libya to rejoin the world.

State halts development where water is inadequate

By Laura Dobbins
The Arizona Republic

For the first time in Arizona, state laws designed to ensure water supplies and stop land fraud are bringing subdivelopment to a halt.

State officials recently notified three private water providers in Fountain Hills, Apache Junction and northeast Pinal County that they do not appear to have a required 100-year assured water supply to serve new housing and other construction.

Four municipal water departments in rural Arizona also are on notice.

azcentral.com

More about the drought, including Valley cities that wish residents would get rid of their lawns, at drought.azcentral.com.

The notices from the Arizona Department of Water Resources prevent the sale of new homes or commercial developments on subdivisions not yet recorded with a county.

In Fountain Hills, the notification has halted nearly a dozen developments.

Fountain Hills resident and land preservation advocate Jim Hamblin isn't surprised.

"We suffer from drought denial in the Valley of the Sun. For years, water has been 'apparently' plentiful and definitely cheap," Hamblin said. "Fountain Hills' water issues remind us that we may need to change our thinking ... and our habits."

And the same could happen in the

See WATER Page A4

TER State halts new developments

rom Page A1

as that received the One of the largest t may be affected is sed Johnson Ranch, a anned community of mes in northeast Pi-y.

ition, four municipal viders serving Pres-gales, Florence and e notified this month, ufractions in Prescott ules may be fixed with paperwork. Florence are still under scru-e water officials said. past, companies have lose to their allotted ut seldom have gone eir assured supply," ng Dunham, manager ate Department of Wa-ources' Office of As-and Adequate Water

ne laws work

water Active Manage-reas in Arizona, sur-g Phoenix, Tucson, t, Casa Grande and No-re responsible for im-ting a complex set of ions intended to con-vater.

r providers within the ement areas file annual sage and needs reports he state water depart-which then performs its alysis and issues a no-t projects an inadequate

out an ensured 100-year supply, the Arizona De-ent of Real Estate will cord land plats, or subdi-plans.

unless a water company sure future supplies, the na Corporation Commis-which regulates private companies, will not ap-changes in water prices. nicipalities still can re-and approve new subdivi-but none can be recorded a county if it has insuffi-water. If the subdivision cannot be recorded, the erty cannot be sold.

e Chaparral City Water subsidiary of American s Water Co., is short about illion gallons per year, or proposed new growth. An acre-foot equals 325,851 gallons, or about what a family of five uses in one year.

The company serves nearly 11,000 customers in Fountain Hills, and a small portion of Scottsdale, through two main water sources: the Central Arizona Project and three groundwater wells.

The utility claims it has adequate resources in wells, it just needs to pump more out of them. But a state study, which could take up to six months, must confirm that assertion.

Not enough water

Though current customers are unaffected, the Arizona Department of Water Services says three water companies do not have enough water to supply future customers. Approximate water service areas:

Source: Arizona Department of Water Resources, OAWS
Dan Kempton/The Arizona Republic

Arizona water sources

Groundwater: Located beneath the earth in natural reservoirs called aquifers.

Surface water: Natural resource from lakes, rivers and streams.

Central Arizona Project: A $4.7 billion aqueduct that delivers Colorado River water to central and southern Arizona.

Effluent: Treated sewage water commonly used for agriculture and golf courses.

ated the water shortfall, said Rob Hanford, general manager of Chaparral. "Our service area grew faster than we had anticipated."

Fountain Hills is considering the annexation of nearly 2 square miles of state land northeast of town. The Arizona State Land Department agreed to keep it off the auction block during the annexation process with the stipulation that Fountain Hills could show it could provide services, including water.

Chaparral said it had 100 years of ensured water available for the state land during a community meeting in September. But having tapped out its CAP allocation of 6,978 acre-feet, the company now is scrambling to meet needs for projected growth.

Chaparral has hired a Scottsdale-based consulting firm, Errol L. Montgomery & Associates, to seek alternative water supplies, including enough to cover the state land, Hanford said.

The Fountain Hills Sanitary District has a multimillion-dollar recharge and recovery system for its effluent water. Chaparral has sought to buy excess quantities of that water to use as credits toward its water deficit.

"There's little chance of that happening because it would deplete our supplies," District Manager Ron Huber said. "In a warm climate like Arizona, where rain is scarce, there isn't such a thing as excess water."

Greg Bielli, president of MCO Properties, is among many Fountain Hills developers whose plans for hundreds of housing units and commercial developments have been frozen. And there's nothing they can do until the local water company solves its supply problem.

"It's an issue that's out of our control. We've done everything we need to do," said Bielli, who has 284 high-end residential lots in the foothills of the McDowell Mountains on hold. "The frustration levels are kind of high."

Johnson Ranch case

Johnson Utilities Co. is the sole water provider for about 60 square miles and 4,000 homes in unincorporated northeastern Pinal County, south of Queen Creek, including Johnson Ranch, San Tan Heights and Copper Basin.

The company is showing an annual shortfall of 294.5 million gallons or 904 acre-feet for proposed new growth.

This isn't the first time the Scottsdale-based entity has been under the state's microscope.

In April, the company was slapped with an $80,000 fine by the Arizona Department of Environmental Quality for having built and operated a water system for the Sun Valley Farms housing development without the agency's approval.

Representatives for Johnson Utilities said it was an error in paperwork and nothing more.

State officials still are waiting for the updated paperwork.

Apache Junction case

The Apache Junction Water Co., one of two private water facilities in the city, provides water for nearly 12,000 customers in the Apache Junction area.

Its main source of water is two operating wells and the Colorado River water delivered by CAP.

The utility is short about 179 million gallons annually on ensured water supplies. "We are aware of the situation and were already in the process of addressing it when we were notified," said Brian Hall, superintendent of Apache Junction Water.

After a population boom in 2000, the company has taken steps to ensure it can keep pace with water demands.

Hall said the company is working to build new facilities to treat CAP water. State officials will need to verify that and examine the facilities. Amended paperwork to the state will not be approved until the state accepts an environmental analysis, officials said.

Reporter Edythe Jensen contributed to this article.
Reach Dobbins at (602) 444-6849.

PICACHO PEAK WATER COMPANY
SUMMARY DOCUMENT

Prepared by D.C. Cogburn
Picacho Peak Water Co. President

On October 28th, 2003, the Picacho Peak Public Water Company (PPWC) learned for the first time "The rest of the story" as famed radio commentator Paul Harvey would say. In 1967, before becoming PPWC, two wells were used to supply water for construction of Interstate 10. These wells were known to be dangerous high nitrate wells even back then. Political pressure was exerted on Arizona Health Services to have these unsafe wells approved for human consumption. The wells and improvements were later turned into the Picacho Peak Public Water Company. On October 28th, 2003, over thirty years later, the current Picacho Peak Non-Profit Public Water Company has learned that our forefathers were sold a "dangerous to public health" water company. After paying for this water company for more than thirty years we are still in debt over $100,000. Our forefathers learned to live with this dangerous, diarrhea causing water because we always had a very small local population and it was our only source of water. The locals knew not to drink the water and the stop and go visitors were not exposed to it long enough to get sick.

Because of our beautiful Picacho Peak and Interstate 10 location, we expect to have quality commercial businesses locate here in the years to come. The PPWC has known for years that our water was dangerous and a ticking time bomb. Research has told the water company that a different source was the only viable long-term solution to our dangerous water situation. However, with only twelve meters and nine users we were repeatedly told that the $1 to $2 million funding we needed to solve our problem was simply not possible.

Three years ago the distressed "stop and go" RV Park at Picacho Peak was sold to a Phoenix developer. The developer was welcomed by the PPWC and was told that our water was "dangerous to public health." The PPWC did not give permission to the developer to expand to a 308 spaces Park Model Mobile Home Park. PPWC was told by it's attorney that each member would be liable if someone became sick because of our unsafe water. Arizona Department of Environmental Quality allowed this expansion of the Park Model mobile home park, knowing full well that our high arsenic, and high nitrate water was dangerous to public health. Pinal County tried to stop this unapproved expansion until safe water could be provided. Pinal County had to back down from this position because ADEQ had allowed this expansion to occur.

The Picacho Peak Water Company has been on a very public crusade for three years to protect the public and itself from unsafe water as well as find a safe, long-term water solution with fire protection for future expansion. The customer/member/owners are all excited about future growth for our community. The Arizona Department of Environmental Quality has allowed expansion of our "dangerous to public health" water consumption knowing full well that because of pre-existing conditions; we have never

had the ability to be an incompliance water company. For three years the PPWC has reported itself to all authorities, (to no avail) and our cry for help has gone unanswered. For over three years the PPWC has made very public pleas that our diarrhea causing water is "potentially, immediately harmful to human health." Our very public outcry has been misunderstood to mean that the PPWC was against all expansion including the Park Model Mobile Home Park. This is totally and completely untrue. The PPWC has stated that it is morally irresponsible to expose unsuspecting new people to our unsafe water and that a safe, long-term water solution should be implemented before exposing new people to our dangerous water. It could easily be years before we are able to secure a safe, long term supply of water. Cleaning high nitrate and high arsenic from water is a very expensive undertaking plus it would create a toxic waste site that creates more problems than it solves. This solution is considered a very expensive band-aid with no long-term benefits.

Discussions have begun with the small town of Picacho eight miles away. Picacho Water Development Corporation water has practically no nitrates or arsenic content. The Picacho Water Development Corporation has agreed to consider drilling a new well and selling PPWC water or absorbing us into their water company. This appears to be the best long-term solution to our dangerous water situation. A water pipe line from Picacho to Picacho Peak would allow industrial tract development along the I-10 frontage road between our two communities. If Picacho Water Development is not interested in helping us with our water needs, a new PPWC location between our two communities should be explored.

On January 14th, 2004 the PPWC has declared a "State of Emergency" and asked Governor Janet Napolitano and other authorities for help. The PPWC believes that if we are able to get help in solving our "dangerous to public health" water supply it will pay dividends to the State of Arizona because of the quality commercial growth it will bring to our community.

The Governor's office has suggested a visit to WIFA. A meeting on Tuesday, February 24th, 2004 with WIFA director Mr. Jay Spector has been scheduled as well as a meeting that afternoon with Mr. Robert Casey, ADEQ Code Enforcement Director.

The PPWC has unfairly taken considerable abuse because of our "dangerous to public health" water. Some officials are so eager to punish us that they aren't interested in understanding why we have a problem. Our company was so small we couldn't do anything about it and it was our only source of water. The PPWC is shocked to learn that all our unsafe water conditions were pre-existing and should never have been approved as a public water company. Can you imagine buying a home and thirty years later being told that your home is sitting on a toxic waste dump and that authorities were aware of it when your home had been built?

Does that make the Picacho Peak Public Water Company a villain or a victim? Picacho Peak Public Water Company needs help, not punishment. Please Help!

WATER Standards test suppliers

From Page B1

If there are larger water providers nearby, he added, small companies will be looking to them for help.

Widespread problem

Arizona has 52 water systems that violate the federal Safe Drinking Water Act. Picacho Peak Water Co. is 16th on that list of serious offenders, according to the Arizona Department of Environmental Quality.

Picacho Peak Water Co. serves 20 to 25 residents but soon may be taxed by five times that number.

The local RV park, which has beefed up services to accommodate more year-round customers, presents the biggest concern for the water company.

Stop-and-go campers only are exposed briefly to the nitrates, said D.C. Cogburn, member of the water company and owner of an ostrich ranch in town.

Cogburn dreads any population increase that may mean running more water into the park and increasing nitrate levels.

Mike Wirth runs the RV park and used to sit on the water board. He said the park's year-round population will not boom at the rate water company officials fear.

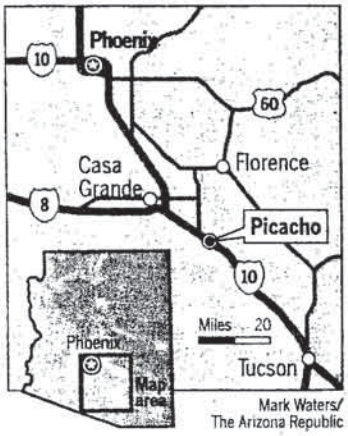
Still, the company in March filed a complaint saying it did not want to provide water to the RV park until the issues of bad water are resolved.

The complaint went to the Arizona Corporation Commission, which regulates private water companies across the state.

Representatives from the water company, corporation commission and RV park got together in June to mediate the complaint.

Last week, members said there's nothing the commission can do. It has no authority over the RV park because it's a private company, not a public utility.

Officials at Picacho Peak



Mark Waters/ The Arizona Republic

bureaucrats to decide what to do about the water. They removed the park from the Picacho Peak Water Co. system and dug their own well.

The park has been using its own supply for three weeks, and state laboratory tests show the water is safe to drink.

"We wanted to become independent of them because of the problems they've had," said Mike Gwinn, construction specialist for Arizona state parks.

Flying under radar

For decades, Picacho Peak Water Co. managed to fly under the radar of state agencies because it was considered a transient water company, thanks to the area's tiny year-round population.

As the RV park began to expand, the company got more attention from state agencies. Water company members solicited help from the state, as well, because they did not want to endanger themselves or their neighbors.

In January, Arizona's environmental agency notified the water company it was violating standards for total number of nitrates and coliform bacteria.

On June 26, the agency posted notices around Picacho indicating that the water is not safe to drink and that the company "was unwilling or unable" to show it had stepped up monitoring and public notification.

Cogburn and George Bien-Willner, company president, are frustrated.

said Cogburn, who also is concerned about lawsuits.

If the state forces the company to "knowingly supply unsafe water to the public, they, not us, should be held responsible," Cogburn said.

"We need help," Bien-Willner said.

"We can't possibly raise water rates enough to clean up the wells, but if we let more and more people in to use the water, we're asking for trouble," he said.

They've even asked the state agencies to shut them down.

"They have accepted the responsibility of serving water in that area," said Heather Murphy, corporation commission spokeswoman, "and if they don't, the state would have to take action to ensure reliable water service."

Murphy wouldn't say what that action may be. She, however, did say that there are "fines and other problems they could face if they abandon the system."

Rate increases and loans are the only options available to small companies to pay for cleanup.

More than 40 percent of the companies violating drinking-water rules serve 100 people or fewer.

At best, the state agencies can help water companies take stock of their financial condition and future needs.

"The process of setting standards under the Safe Drinking Water Act really doesn't accommodate the problems of small, private utilities," Manning said.

No state agency can help them raise money, he added.

Picacho Peak Water Co. hasn't raised water rates since 1982. With such a limited number of users, raising rates enough to cover the estimated $2 million it may cost to clean the wells is unrealistic.

Similarly, the spreading of a $2 million loan among 20 people doesn't work, either.

"We're in a Catch-22," Bien-Willner said.

Reach the reporter at

Water by the numbers

- **1,660** water systems in Arizona.
- **675** water systems serve 100 people or fewer.
- **52** water systems are in violation of the Safe Drinking Water Act.
- **22** of the 52 water systems in violation serve 100 people or fewer.

Help for consumers

Arizona Corporation Commission helps consumers with complaints about water, including rates or charges; installation or disconnection; responsibility for a bill; request for a deposit; refusal of service; quality and type of service; and a water company's policies and procedures.

Complaint process

- Contact the water company directly with complaint.
- Contact the corporation commission if the issue is not resolved.
- Arbitrate the issue or complaint before the corporation commission or a representative, who will write a non-binding decision offering a resolution for the problem.
- If that doesn't work, file a formal complaint with the commission. You and a water company representative will testify before an administrator.
- How to contact the corporation commission: (602) 542-4251, within metro Phoenix; (520) 628-6550, within metro Tucson; 1-800-222-7000 or 1-800-535-0148 outside Phoenix or Tucson but within Arizona.

Sources: Arizona Corporation Commission and Arizona Department of Environmental Quality.

D.C. Cogburn
PO Box 250
Picacho, AZ 85245
(520) 631-8306

July 1, 2003

Attn: All Editors and Reporters of Arizona Newspapers

Re: Drinking water that is "potentially immediately harmful to human health"

Dear Editors and Reporters of Arizona Newspapers:

After years of bureaucratic inefficiency **I HAVE HAD ENOUGH!** As a concerned citizen and an active member of the Picacho Peak Water Company, I have enclosed my letter to Governor Nepolitano asking for her help with a complaint of unsafe public drinking water. Would you please inform the citizens of Arizona about our unsafe water problem? Picacho Peak Water Company needs the public's informed support.

I fully expect for the bureaucracy to try to discredit me personally. I fully expect the bureaucracy to try to discredit the Picacho Peak Water Company as simply a small out of compliance Water Company. This would be laughable if it were not so ***DEADLY*** serious.

Please help me let the truth shine in and lets see who really needs to be discredited!

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident
Tel. (520) 631-8306

(LETTER TO GOVERNOR BELOW)

D.C. Cogburn
PO Box 250
Picacho, AZ 85245

July 1, 2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Honorable Governor Nepolitan:

Re: Drinking water that is "potentially immediately harmful to human health"

As a concerned citizen and an active member of the Picacho Peak Water Company, I am very embarrassed to have to ask you for your assistance. Picacho Peak Water Company serves water that is "potentially immediately harmful to human health." To help find a solution to this public health risk, would you have someone from your busy staff address these ten questions? Could you also appoint a very responsible person from your staff to stay involved until a realistic solution is found that protects the citizens of Arizona that are being exposed to this unsafe water?

1. What are the duties of the Arizona Department of Environmental Quality (A.D.E.Q.)?
2. Is it the responsibility of A.D.E.Q. to regulate and insure safe drinking water to the people of Arizona?
3. Should A.D.E.Q. be required to investigate a concerned citizen's complaint about unsafe drinking water that is "potentially immediately harmful to human health?"
4. Should A.D.E.Q. be required to investigate a complaint about unsafe drinking water that is "potentially immediately harmful to human health" if the President and Board of Directors of the involved non-profit public water company request it?
5. Should A.D.E.Q. get involved before 600 plus new people are permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

6. Should A.D.E.Q. get involved after 600 plus new people have been permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

7. If A.D.E.Q. knowingly allows 600 plus new residents to be served water that is "potentially immediately harmful to human health," will A.D.E.Q. be liable if someone gets sick or dies?

8. Is "Sorry, that is not my department" the official position of everyone at A.D.E.Q.?

9. Is there any person of authority at A.D.E.Q. that will actually leave the office to see, hear, and **understand** a complaint about unsafe water that is "potentially immediately harmful to human health?"

10. If A.D.E.Q. will not investigate honestly and thoroughly the complaints concerning increasing demand of water that is "potentially immediately harmful to human health", will A.D.E.Q. be held liable if someone gets sick or dies?

I lodge this written complaint as a concerned citizen, an active member of Picacho Peak Water Company, and for safety concerns of the many citizens and visitors of Arizona who visit the beautiful Historic Picacho Peak State Park. My written complaint serves notice that the water that we serve is "potentially immediately harmful to human health."

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident

Cc: All Editors and Reporters of Arizona Newspapers

PICACHO PEAK WATER CO., INC.

Picacho Peak, AZ

6/30/2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Re: Hazardous Potable Water Systems in Arizona

Honorable Governor Napolitano:

I have owned and managed various enterprises and properties across the great state of Arizona for over 25 years. Until now, I have never had cause to appeal directly to your office despite the access I have enjoyed to several administrations. I am writing to you to ask for your assistance in resolving a potentially life-threatening public safety issue and to make you aware of a very dangerous situation involving the quality of Arizona's water systems and the agencies that are charged with its oversight. On behalf of the Picacho Peak Water Company, I kindly request your assistance in facilitating a meeting with senior management at the Arizona Department of Environmental Quality for the reasons stated below.

I am the volunteer president of the Picacho Peak Water Company, a nonprofit company and also one of the smallest water companies in Arizona. The other two directors and the rest of the board also volunteer their time to provide water to our small community that is located off of I-10 between Phoenix and Tucson. Picacho Peak, as you probably know, is a popular vacation destination because of its historical significance and because of the Picacho Peak State Park (which, incidentally, is one of our company's main customers).

I originally volunteered to serve as president of the Picacho Peak Water Company with a single goal that I continue to aspire to: to help provide good, safe and reasonably priced water to the members of our community. Unfortunately, due the nature of our available water and our limited resources, this goal has proven elusive. We are unable to produce water, in the quantity that our consumers require, that falls within the acceptable range for Nitrate content.

The presence of high Nitrates in our water, we are informed by Arizona Department of Environmental Quality (ADEQ) engineers and other experts, presents a serious health and safety issue. This problem is compounded by the expansion of certain facilities (without Picacho Peak Water Company or proper governmental regulatory approval) that has increased demand on our water system, resulting in increasingly poor water quality. We have been advised by ADEQ that our water situation is one of the most serious in the state and that our water is "potentially immediately harmful to human health."

Our response to the myriad of challenges we have faced as a water company has been to seek the aid and counsel of those governmental agencies that are charged with the protection of the health and safety of the public with regard to water and nonprofit corporations: the ADEQ and the Arizona Corporation Commission (ACC).

Unfortunately, despite our best efforts, including hiring experts, holding countless meetings with the ADEQ and ACC and our grave concern and pleas for help, especially in the wake of the "Rose Valley" tragedy, we have gotten nowhere. Rather that assisting us, we have found the majority of the ADEQ personnel we have dealt with either unwilling or unable to help us to protect our consumers.

More significantly, throughout the course of our dealings with ADEQ and the ACC, we have discovered that neither agency will take responsibility for helping to solve a serious health and safety issue. We have even gone so far to ask that ADEQ *shut us down* for noncompliance if it is unable or unwilling to help us find a solution to our problem. To this day, we repeat this plea. Unbelievably, the response that we have received from ADEQ is that **over 600 (out of approximately 3000 total) water companies in Arizona are similarly in material noncompliance with regulations pertaining directly to health and safety.** The Picacho Peak Water Company continues to struggle, with numerous personnel at ADEQ fully aware of our precarious water quality situation.

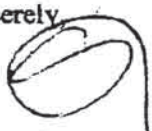
I also bring this matter to your attention because I strongly suspect, based on information provided to us by state regulators, that our perilous water situation is not unique. Likewise, I would highly encourage your office to take note of these serious and dangerous gaps in regulation that can easily be manipulated to create a façade of safety and compliance. Unfortunately, I believe that a real danger exists beneath this thin veneer of safety. Given our experience with ADEQ and the information we have received from various agents regarding the water quality of other water companies in Arizona, it appears that another "Rose Valley"-type tragedy is inevitable without either a major change in the ADEQ's approach or added enforcement powers/oversight of Arizona's water systems.

Governor Napolitano, we continue to extend our greatest efforts to ensure that consumers of our water are drinking the safest water possible. However, given our current situation, I believe that this goal is impossible without the immediate support of the State of Arizona. I have tried, on numerous occasions, to arrange a meeting with senior management personnel at ADEQ, but so far my attempts to arrange such a meeting have been rebuffed.

We very much appreciate any assistance that you can provide us with this serious problem for us and all water systems in Arizona and thank you very much for your attention to this matter.

I can be reached at: 602-738-7227 or 602-292-2212.

Sincerely,



George Bien-Willner
President
Picacho Peak Water Company

Cc: Lori Faeth, Policy Advisor – Natural Resources

ADEQ Arizona Department of Environmental Quality

Public Notice

June 26, 2003

This is a notice to inform you that water served from the Picacho Peak Water Company is in violation of the Safe Drinking Water Act.

State records indicate this water system has incurred historic total coliform bacteria monitoring violations as well as maximum contaminant level (MCL) violations for nitrate.

The Picacho Peak Water Company has been served with a Notice of Violation for reporting, monitoring and maximum contaminant level violations. To date, the company has been unwilling and/or unable to provide documentation demonstrating that required increased monitoring and public notification have been performed.

Due to the potential adverse health effects associated with elevated nitrate levels:

- Avoid boiling the water; nitrate levels in water are concentrated when boiled
- Avoid serving this water to infants below the age of 6 months
- Infants below the age of 6 months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome. (See Arizona Administrative Code R18-4-100 appendix A)

For more information, please contact ADEQ's Water Quality Compliance Assurance Unit at (602) 771-4624, or toll free in Arizona at (800) 234-5677, extension 771-4624.

Prepared by Johnny Riley - PPWC - Sec - Treas
5/27/03

Chronology of events pertaining to Mr. Wirth

February 9, 2000 Mr. Mike Wirth came to Picacho Peak Water Company meeting and said that he was in the process of buying Picacho Peak RV & Resort and indicated he had plans to develop the Resort beyond it's current status.

August, 2000 We were allegedly re-categorized as a "community" water system. ***We were never notified, in writing or telephonically. We found this out accidentally in late 2002 or early 2003.***

October 4, 2000 Mr. Dick Bartholomew made a presentation on Picacho Peak RV and Resort. Tabled until October 24 meeting.

October 24, 2000 Mr. Bartholomew presented additional information and three options available for our consideration to provide for the additional 152 RV spaces at Picacho Peak RV & Resort. Tabled until further information could be obtained.

November 14, 2000 Mr. Rick Aguirre, President, of the water board, faxed his resignation to Mike Wirth. We held an election. Mr. George Bien-Willner (incumbent Vice Pres.) was elected as President, and Mr. Johnny Riley (incumbent Sect/Treas.), was re-elected. Mr. Wirth was elected as the Vice President.

November 28, 2000 Mr. Wirth wrote a letter to Mr. Bien-Willner asking us to approve his project.

January 14, 2001 Mr. Bien-Willner, Mr. Egon Von Schreiber, Mr. D.C. Cogburn and Mr. Riley met with ADEQ to gather information,, advise them of our capacity as the new board, and seek their support and advice.

February 15, 2001 Mike raised the issue about was going to happen due to his actions. We advised him that we had five areas of concern.

- ⇨ Mike had gone directly to Jim Wise and told him to install a two-inch meter at his property, without approval of the Board or the other directors.
- ⇨ During the meeting with ADEQ he told them he only had one permanent residence. After the meeting with ADEQ, we were advised by others that he had already sold and was continuing to sell the model homes, thus elevating the number of "permanent residents" as defined by ADEQ and as Mike Wirth had briefed ADEQ. This not only made us look bad to ADEQ, but would likely alter our categorization.
- ⇨ Sent a letter to ADEQ, with a specific number of people and without concurrence of directors. Based on the above information this of grave concern, because of he liability to users.
- ⇨ Mike wrote several letters and changed our permanent address to the RV Resort address.
- ⇨ He met with Mr. Ruhl, a consultant, who may be able to help put together a package to receive a grant, without inviting or even advising others.

February 28, 2001 Mr. Wirth submitted a letter offering his resignation and we accepted it.

September 21, 2001 The discussion then turned to a request from the Picacho Peak RV and Resort for authorization to move on with his plans for expansion of the RV park.

- ⇨ First, George asked Mike if he had connected the new meter. Mike indicated he had not. George indicated that we have serious concerns about his project. We are concerned because it could significantly impact the other users and the Water Company and could change our status as a transient non-community water system. Specifically, it could directly affect the water pressure and overtax the system, which could cause system failures, and it could force us into a different class of water company, which would require us to meet more stringent standards for water quality.
- ⇨ We are looking at several alternatives to meet the quantity and quality requirements of the users. However, at this time we are still not financially solvent. The major issues facing the water company are:
  1) The pipe from well 1 to well 2 may be in need of repair.
  2) The nitrate level is higher than the acceptable levels. However, if we remain a "transient system" it is not as critical because of the relatively low number of permanent residents.
  3) The storage capacity for users is sufficient for current users, but does not allow for additional users.
  4) Several alternatives have been proposed over the years. The three which have the most potential are:
     a) Run a pipe line, with booster pumps from Red Rock to Picacho Peak and build an additional water storage tank on Picacho Peak State Park to create gravity flow to meet the needs of the users.
     b) Set another tank in the vicinity of the current tank and utilize a Reverse Osmosis system to clean the water.
     c) Set another tank in the vicinity of the current tank and build a self-contained water system, which would have minimal waste and would clean the impurities.
- ⇨ Mike asked the Board to approve his project. He said he had been asking for this for several months and we (the Board) couldn't make a decision. He indicated that he may just move on with his project. He was advised we are only concerned about the impact on the water system. He said he already had his building permit and he will do whatever is necessary to get his water. He said that the engineering study he provided recommended that he put in his own system. D.C. Cogburn advised Mike that the engineering report he provided from Dick Bartholomew (attachment 1), did not recommend increasing peak day demand, because "It places to much burden on the well pumps." Mike was advised that we had to approve his project, because of the potential impact on the Water Company and the users. He was further advised that once we have a current engineering report with the overall impact to the water system, we will make a decision on his request. The approval was tabled.
- ⇨ Rob indicated the State Park was planning to install shower facilities in the future. He said it was previously approved by *the Arizona State Park Agency*. None of the current board members remembered any discussions about shower facilities. Rob was advised that we need to get additional information on the projected usage, so we can evaluate the impact on the water system.

- In conclusion, it was emphasized that any major increased usage of water or additional users needed to be approved by the board to ensure that current users are not negatively impacted and that we remain in compliance with the laws controlling the water company's operation.

September 27, 2001: I was in Tulsa, Oklahoma on a recruiting trip, when I received a call from D.C. Cogburn. He advised me that Karen Barry, from ADEQ, had been out to the Water Company site to do an inspection and she told him she had visited with George Bien-Willner about applying for a loan through WIFA. She said George told her that we would not apply.

D.C. said the suspense to get the paperwork in was September 28th. He said she left him a copy of the application form and asked me to look it over and see if we could fill it out and send it in just to get our name in the hat. I asked D.C. to fax it to me at the hotel. When I received it I went over the questions and there were a number I couldn't answer, particularly without the company files. I called and spoke to Ms. Barry and she advised me to call the people at WIFA, which she had written on the top of the application. I called WIFA several times and left messages for anyone who could help on the form. I never received a phone call from anyone.

October 1, 2001 (Monday) I received a call from Suzanne Price at WIFA. She indicated that she was unable to return my calls on Friday, however, the water company should try to submit the paperwork anyway. She said they might be able to work it in to the budgeting cycle. I told her that unless it was a "grant" it wouldn't be worthwhile for us to apply, since we couldn't repay a debt of any size. I told her we only have twelve meters and about 18 to 24 residents. She said, ...oh, then you probably don't qualify, because you are suppose to have 15 hookups and 25 users. Apparently someone had overstated our number of users. I added that quite honestly, we don't even know what we need. She said that she would have Pete Miller, one of her technical people call me back. As of October 7, 2001, I have not heard from him.

December 12, 2001 Letter to Ms. Ceccarelli-Wolf, ADEQ, expressing our confusion with her latter dated November 29, 2001 and our concern about the information she enunciated. We also explained our concerns with the significant ramifications of a change in our company status and the potential problems associated with Mr. Wirth's project.

December 21, 2001 Letter to Ms. Karen Barry, ADEQ, thanking her for her assistance and advising her that the information submitted to ADEQ by Mr. Wirth, the ex Vice President, was not corroborated, coordinated, or authorized by the Company Water Board. We also advised her that Mr. Wirth was advertising park units for sale, contrary to our previous warnings not to take any actions that could impact our classification and relationship with ADEQ.

January 18, 2002 Fax to Ms. Barry forwarding a letter from Mr. Bartholomew. He indicated that the resort was installing a small water reservoir and booster pumping station to serve the Resort's new area and that ADEQ told them that approval is not required if the cost

of the addition is less than $12,500. We asked them to verify the information and assistance in ensuring this action does not impact our ability to provide water that meets the standards set forth by ADEQ.

February 9, 2002 Smith sent a letter requesting all the information we had previously asked for.

September 17, 2002 Ms. Ann Taylo[redacted]called and asked us to apply for a rural development loan to improve our water company. She said we could likely qualify for a 5% interest loan. She referred me to Leonard Gradiallas, WIFA Program Director 602-280-8747. He indicated we could get either a 6.75% (non-governmental arte or maybe 5% (governmental rate) on a WIFA loan.

October 30, 2002 D.C and George met with the state and county (Steve Brown). They discovered that neither the county or ADEQ had issued permits fro the development that Mike was continuing with.

A cease and desist letter was to be issued by the county.

May 19, 2003 DC Cogburn called me and said that he was out investigating a balloon on his property and that Mike Wirth has now poured what appears to be 200 foundations at the RV & Resort. He called Steve Brown and they were sending out an inspector.

May 23, 2003 DC called and said Steve Brown confirmed that Picacho Peak RV Resort has built an additional 200 spots. They have approval from ADEQ for his sewer plan. However, he was not suppose to set any homes. The county erred in allowing the homes to be set. He does not have ADEQ approval for water. Apparently someone in the county misunderstood and allowed the homes to be set.

Picacho thirsts for pure water

Private suppliers fail safety criteria

By Maggie Galehouse
The Arizona Republic

Residents of Picacho know better than to drink the water straight from their taps.

So far, word-of-mouth warnings have kept residents safe from water that's high in nitrates and coliform bacteria.

"I buy gallons and jugs and individual packs of drinking water," said Becky Jones, who seven years ago moved to the rural town between Phoenix and Tucson.

At Eddie's Towing, the mechanics don't even use town water to flush car radiators.

Self-monitoring can't last forever, though, in a state that drew 1.5 million new residents in the past decade.

Members of the all-volunteer Picacho Peak Water Co. find themselves in a situation shared by dozens of small Arizona companies: They simply don't have the money to clean up the water to meet state standards, and there is no one to turn to for help.

"With these small, private water companies, the ability to raise capital is so limited, and when we talk about nitrates, we're talking about incredible cost," said Roger Manning, who heads the Arizona Municipal Water Users Association.

Nitrates are chemical compounds often linked to agricultural fertilizers and are dangerous to pregnant women and small children. Coliform bacteria in water suggest that other forms of bacteria may be present that cause disease and intestinal disorders.

Manning said the continuing problem will worsen in 2006 when water companies must meet new federal guidelines for arsenic levels.

"We'll see bankruptcy," Manning said

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PLEASE REPLY TO TUCSON

November 20, 2002

Steve Brown
Chief Building Official
Pinal County
P.O. Box 868
Florence, AZ 85232-0868

Jeff Stuck, Manager
Drinking Water Section
Arizona Department of Environmental Quality
1110 W. Washington Street
Phoenix, AZ 85007

Re: Picacho Peak RV Park & Resort

Gentlemen:

This firm represents Picacho Peak Water Company (the "Water Company"). The Water Company is located in southern Pinal County along Interstate 10 and provides water to approximately twelve commercial customers, one of which is the Picacho Peak RV Park & Resort (the "Resort"). The Water Company has had a long-running dispute with the owners of the Resort regarding expansion of the Resort property and the possibility that such expansion would require changes to be made by the Water Company to its facilities to accommodate the expanded use of the Resort. The Water Company has advised the Resort that they must obtain approval of the Water Company prior to undertaking any major expansion of their facilities that would require additional facilities to be constructed by the Water Company or any significant increased demand on the Water Company's system.

The Water Company and our firm have been in contact with both ADEQ and Pinal County regarding recent activities by the Resort in expanding their facilities and the lack of approvals obtained by the Resort prior to undertaking these improvements in connection with installation of

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a public water system and a waste treatment system on the Resort property. ADEQ has indicated that they have not approved the construction of any new waste treatment facilities nor has it approved the construction of the new water system installed by the Resort during the past year. In prior contacts with ADEQ by our office, it appears that the Resort has submitted plans in anticipation of construction of these improvements. We are advised, however, that no permits were ever issued nor were the plans ever approved by ADEQ for construction. Nevertheless, it appears that the construction has in fact occurred. We are also advised by Pinal County that permits were issued for the construction, but that the permits were issued upon the representation by the Resort that ADEQ approval had been obtained for both the water and waste treatment systems. We now understand that Pinal County has revoked these permits.

At this time, the Water Company is concerned that unauthorized construction of the waste treatment system and water distribution system have occurred on the Resort property, either or both of which may result in contamination of water in the Water Company's system either by backflow emanating from the unapproved distribution system on the Resort property or by contamination of groundwater resulting from a potentially improperly constructed waste water treatment system. Since neither of these systems have been approved by the appropriate authorities, it is impossible to know whether a risk actually exists. As a result of recent problems in northwest Phoenix which may have resulted from bacterial contamination of drinking water which may have contributed to the deaths of two young children, the Water Company has concerns regarding the potential contamination of its water supply as a result of the construction of unapproved water distribution and waste treatment systems by the Resort. This letter is to request that both ADEQ and Pinal County investigate this matter and take whatever steps are necessary to protect the public health and the water supply by requiring inspections or other actions to be taken to assure the public that the systems through which the potable water and waste water are being conveyed on the Resort property are in compliance with applicable rules and regulations and are safe.

We would appreciate hearing from you at your earliest convenience regarding steps that may be taken by ADEQ and Pinal County to provide such assurances to the public.

Very truly yours,

Spencer A. Smith

rl
c George Bien-Willner
I:\files\docs\PICA02\220113\LTR\BN1522.WPD

[redacted]

Department of Building Safety

Steven R. Brown, CBO, Director

attention
Mike Traubert

November 8, 2002

Camelhead Associates LLC
ATTN: Mr. Mike Wirth
220 S. River Dr.
Tempe, AZ 85281 FAX: (480) 446-9615

[redacted]

SUBJ: Revocation of Permit #01-S-0210, Picacho Peak RV Park,
17065 E. Peak Ln., Phase III 124 Space Expansion

Dear Mr. Wirth:

Pursuant to Section 105.6 of the 2000 International Building Code, the above cited permit is hereby revoked and declared null and void. You are ordered to cease all construction on the development of the RV Park spaces authorized by this permit. Effective immediately, no County Park Model installation permits will be issued for this unit. Additionally, you are ordered not to install any Recreational Vehicles on these lots.

These actions are taken due to the fact that ADEQ has not granted approvals for the Phase II and Phase III Water System expansions, nor for Phase III sewer system construction. I submit as evidence of your failure to cooperate and your knowledge of ADEQs concerns with both your water supply and wastewater treatment. ADEQs letter of December 12, 2001 to your engineer, Kevin McDougall.

In order to have this permit reinstated, submit to this department, copies of any and all approvals for this project, from ADEQ.

Respectfully,

Steven R. Brown, Building Official
Pinal County Building Safety Dept.

cc: Reg Glos, Director, Pinal County Dept of Environmental Health
David Kuhl, Director, Pinal County Planning & Development Dept.

Sent by FAX and Certified Mail

cert picacho rv recreation

Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

December 12, 2001

Kevin McDougall, P.E.
McDougall Consulting
4757 E. Greenway Rd. #107B
Box 30
Phoenix, AZ 85032-8510

Re: Picacho Peak RV Resort Phase III/Water
ADEQ File No. 20010590

Dear Mr. McDougall:

Reference is made to our phone conversation on 12/10/01. A preliminary review of the submitted water project indicates that the following issues need to be resolved before the review can continue.

1). Wastewater review needs to be completed before Approval to Construct Water can be issued. Please contact Helen Nyberg at (602) 207-4677 regarding ADEQ requirements for submittal of wastewater projects.

2). The Certificate for Approval to Construct Waterline extension for Phase II (32 RV spaces), ADEQ File No. 20000637 has not been issued (see enclosed letter). However, plans, design report & an application for Phase III refer to Phase II as "existing". Approval to construct Phase II needs to be obtained before we can approve Phase III.

3). As on 11/29/01 the Department data indicates that the water system 11-038 is out of compliance. The water system needs to be in compliance before we can approve the proposed extension. Please call ADEQ Water Compliance Enforcement Unit at (602) 207-7626 for more information regarding this issue.

4). Provide description of all proposed Phase III components, including waterlines size, length and material of construction. Also, include storage and pressure tanks size and material of construction.

5). Provide complete construction plans and specifications for the proposed water storage tank, pressure tanks, pumps, backflow prevention device & etc.

a. The details should comply with ADEQ Engineering Bulletin 10 requirements.

b. Show site plan including grading and drainage.

c. Show 6 ft. security fence with lockable gates.

d. Refer to appropriate plans instead of water system report on Sheet 4 of plans.

6). Design Report/Adequacy. The water system production, storage and booster facilities need to be adequate to accommodate the peak demand for all previously approved and proposed connections plus fire flow requirements with a minimum of residual pressure of 20 psi.

7). Specify RV space numbers on all sheet of plans.

8). Note 122 units instead of 124 on Sheet 1 of plans.

9). Street 10 should be noted instead of street 13 on Sheet 13.

10). Show sewer and water pipes invert elevations at all water/sewer lines crossing. If water lines cross under sewer lines, minimum separation and extra protection shall comply with AA.C. R18-4-502.C.

11). Show water/sewer lines horizontal separation.

12). Show air release valves at high points or where water line changes slope.

13). The following water construction notes should be specified on plans:

a. All waterlines and fittings shall have NSF-PW seal.

b. All materials and products used in the drinking water system including surface coatings and paints shall conform to NSF Standard 61as per A.A.C. R18-4-119.

c. Construction materials used in the drinking water system shall be lead free as defined at R18-5-504 and R18-4-101.

d. Water lines shall be pressure and leakage tested in accordance with AWWA C605-94 Standard.

e. Water lines shall be disinfected by chlorination in accordance with AWWA C601 Standard or ADEQ Bulletin No. 8.

f. Backflow prevention assembly shall meet A.A.C. R18-4-115.

g. Well setbacks shall comply with A.A.C. R18-4-502.D.

h. Water/sewer lines separation shall be in accordance with A.A.C. R18-4-502.C.

14. It is recommended to include verbatim of A.A.C. R18-4-502.C. in the Construction Notes (see enclosure).

15). Please provide a written response for each item referenced above.

If you have any questions, please call (602) 207-2236. [redacted]

Sincerely,

Katrin Stukov

Katrin Stukov
Technical Engineering Unit
Water Quality Division

KS:ce

Enclosures

cc: Pinal County Health Department
Michael L. Wirth
ADEQ File No. 20000637

WATER

Arizona Department of Environmental Quality
Drinking Water Monitoring and Protection Unit
Mail Code 5415B-2
1110 West Washington Street
Phoenix, AZ 85007

Drinking Water Compliance Status Report

System Name	System Type	Is system consecutive?
PICACHO WATER CO	☒ Community	☐ Yes,
System ID #	☐ Non-transient Non-community	to PWS #
11135	☐ Transient Non-community	☒ No

Overall compliance status	☒	No major deficiencies	☐	Major deficiencies
Monitoring and Reporting status	☒	No major deficiencies	☐	Major deficiencies

Comments: None

Operation and Maintenance status	☒ No major deficiencies	☐ Major deficiencies	
Date of last Sanitary Survey	10-5-11	**Inspector**	Karen Berry, PHX

Major unresolved/ongoing operation and maintenance deficiencies:

- ☐ unable to maintain 20psi
- ☐ cross connection/backflow problems
- ☐ treatment deficiencies
- ☐ certified operator
- ☐ inadequate storage
- ☐ surface water treatment rule
- ☐ ATC/AOC
- ☐ other =

Comments: None

Is an ADEQ administrative order in effect?	☐	Yes	☒	No

Comments: None

System Information	
Population Served	800
Service Connections	400
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	2007
Monitoring Assistance Program (MAP) System	☒ Yes ☐ No

Evaluation completed by	Donna Calderon, Manager Drinking Water Monitoring and Protection Unit		
Phone	602-771-4641	**Date**	July 13, 2012

☒	Based upon data submitted by the water system, ADEQ has determined that this system **is** currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and **PWS is in compliance.**
☐	Based upon the monitoring and reporting deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**
☐	Based upon the operation and maintenance deficiencies noted above, ADEQ **cannot determine** if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4, and/or **PWS is not in compliance.**

This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.

Revised March 2009

AGREEMENT

FOR

DEVELOPER INSTALLED WATER TREATMENT FACILITIES

This Agreement is between Picacho Peak Water Company, an Arizona non-profit corporation ("Company"), with its address at PO Box 1100, Red Rock, AZ, 85145, and Camelhead, Associates, LLC ("Developer"), with its address at 220 S. River Dr., Tempe, AZ, 85281.

RECITALS

A. Company is a public service corporation within the meaning of Article 15, Section 2, of the Arizona Constitution, and is authorized to provide potable water service within portions of Pinal County, Arizona, in accordance with a Certificate of Convenience and Necessity ("CC&N") granted by the Arizona Corporation Commission ("Commission").

B. Company is obligated to provide safe and affordable water service to the public.

C. Company's water operations are governed by numerous federal and state statutes and regulations, and are subject to regulation by numerous federal and state agencies.

D. Company's groundwater source contains nitrate levels exceeding 10 parts per billion, which exceeds applicable drinking water standards. Company is under order by the Arizona Department of Environmental Quality to treat its source water so it no longer exceeds applicable drinking water standards.

E. Developer is proposing to rezone, in part, a commercial recreational vehicle park commonly referred to as the Picacho Peak RV Resort, which Developer avows is 41 acres, and additional commonly owned property nearby ("Development"), at 17065 E. Peak Ln, Red Rock, AZ 85145, as described and mapped in Attachment 1. Developer has requested that the Company provide assurances to Pinal County that the Company will provide adequate water service to the Property. Notwithstanding the zoning matter, Developer understands that it is in Developer's best interest to assist Company in providing water that meets the applicable drinking water standards for use by the current and future Development customers.

F. Company is willing to provide such assurances to the Developer and agrees to meet additional water demands of the Development provided Developer agrees to, at Developer's cost, design, permit, construct, and install centralized water treatment equipment and related facilities, including wastewater disposal facilities (collectively, the "Facilities") to serve the Development's potable water demand in an operationally efficient manner. The Facilities are described in Attachment 2, and incorporated herein.

G. After designing, permitting, constructing, and installing the Facilities, Developer wants to transfer the Facilities to Company.

H. So long as the Facilities are properly designed, permitted, constructed, installed, and approved by the Company and regulating authorities, Company believes accepting the Facilities and serving the Development promotes Company's and the public's interests, health, and welfare.

AGREEMENT

Understanding that the Recitals are incorporated into the terms of this Agreement, the Parties agree as follows:

1.0 Developer's General Obligations

1.1. Developer will design, permit, purchase, transport, construct, test, install, connect, bond, secure approvals, and insure the Facilities at no cost to Company.

1.1.1. The estimated cost of construction of the subject plant as more fully detailed in Attachment 3, attached hereto and incorporated herein by reference, is estimated to be $60,000 to $80,000.

1.1.2. The Parties acknowledge that the cost to complete the project may differ from this estimate, in which case, Developer shall not be excused from performance hereunder.

1.2. Developer must follow good utility practices and the applicable governmental rules, regulations, and policies when designing, permitting, constructing, installing, and connecting the Facilities.

1.3. Within 30 days of the date of Operational Acceptance (as defined below), Developer will execute all documents reasonably necessary to transfer to Company:

1.3.1 Facilities; and

1.3.2 Easements, rights-of-way, fixtures, as well as rights and privileges pertaining to property including access and use ("Real Property Interests") reasonably required by Company to operate and maintain the Facilities.

1.4. Developer will transfer the Facilities and Real Property Interests to Company at no cost.

2.0 Company's General Obligations

2.1. If Developer has met its obligations, then Company will:

2.1.1. Promptly review, inspect, and, if appropriate, approve the Facilities;

2.1.2. Approve and accept the Facilities and the Real Property Interests reasonably required to operate and maintain the Facilities; and

2.1.3. Assist Developer to secure necessary regulatory approvals including the Arizona Department of Environmental Quality ("ADEQ").

2.2. After the date of Operational Acceptance, Company will operate and the Facilities subject to the warranty provisions described below.

3.0 Construction Timing

3.1. Developer estimates construction will start on October 1, 2012, and will be completed by April 30, 2013.

3.2. If Developer does not begin construction within nine months from the date of this Agreement, Developer will be in material breach of this Agreement.

3.3. If the Facilities are not constructed by December 31, 2013, Developer will be in material breach of this Agreement.

3.4. Developer shall act diligently to obtain the necessary rezoning, special use permits, building permits, and any other governmental approvals required to site the Facilities (collectively, the "Governmental Approvals").

4.0 Plans, Specifications and Testing

4.1. Developer will prepare Facilities plans and specifications by an appropriately licensed and qualified engineer registered in Arizona ("Plans and Specifications").

4.2. Developer will submit the ADEQ approved Plans and Specifications to Company for approval. Company will promptly review the Plans and Specifications and issue, in writing, its review comments or approval, as appropriate.

4.3. If the Plans and Specifications are not approved by Company, then Developer will modify the Plans and Specifications to address Company's comments and resubmit the Plans and Specifications for Company's review and approval.

4.4. If Developer begins Facilities construction before Company approves the Plans and Specifications, this construction will be at Developer's sole risk and subject to repair, alteration or reconstruction at Developer's expense as directed by Company.

4.5. Upon substantial completion of the Facilities, Developer will take water samples and promptly disclose the water quality data and documents to Company. If the water exceeds 70% of the maximum permissible level for a contaminant in drinking water as promulgated by the United States Environmental Protection Agency or ADEQ (the "Standard"), the Facilities shall

not be accepted and Developer shall make all repairs and reconstruction necessary to meet the Standard.

5.0 Construction Risk, Insurance, and Bonding

5.1 Developer shall carry on all work on the Facilities or otherwise required hereunder at its own risk until the same is fully completed and accepted by the Company and will, in case of accident, destruction or injury to the work of material before such final completion and acceptance, replace or repair forthwith any materials so injured, damaged or destroyed, in accordance with the original approved plans and specifications and to the satisfaction of the Company and at Developer's own expense.

Developer hereby assumes the entire responsibility and liability for injury or death of any person, or loss for damage to any property contributed to or caused by the active or passive negligence of Developer, its agents, servants, employees, or subcontractors incurred during the course of construction of the Facilities. Accordingly, DEVELOPER WILL IDEMNIFY AND HOLD HARMLESS the Company, its officers, directors, engineers, agents, and employees from and against such claims or expenses, including penalties and assessments, to which they or any of them may be subjected by reason of such injury, death, loss, claim, penalty, assessment or damage, and in case any suit or other proceeding shall be brought on account thereof, Developer will assume the defense at Developer's own expense and will pay all judgments rendered therein. Developer's indemnity obligation hereunder shall terminate upon expiration of the warranty period except with respect to any claim for indemnification then pending by the Company against Developer.

5.2 Developer agrees to produce and maintain all insurances described below. Certificates of insurance shall be provided to the Company before the commencement of actual construction.

5.2.1 Workmans' compensation in the benefit amounts, and occupational disease disability insurance, as required by the laws and regulations of the state.

5.2.2 Comprehensive general liability insurance, with minimum combined single limits of $1,000,000.00, and including operations and protective liability coverage's. When the work to be performed requires blasting, Developer's insurance shall specifically cover that risk.

5.2.3 Comprehensive automobile liability insurance with minimum combined single limits of $1,000,000.00, and covering all owned and non-owned automobiles or trucks used by or on behalf of Developer, in connection with the work.

5.3 To ensure project completion, within 90 days after the execution of this Agreement, Developer must furnish a performance bond in the amount of $80,000 issued by an Arizona surety company that is satisfactory to Company. The real person owners of the Developer will also issue guarantees acceptable to Company insuring that the Facilities will be constructed and installed pursuant to this Agreement. Developer may offer alternative forms of assurances of

performance only if approved by Company in writing, which approval may be withheld in Company's absolute and sole discretion.

6.0 Real Property Interests Provided to Company

6.1. Developer will grant Company reasonable easements and/or rights-of-way for Company to access, operate, repair, and maintain Facilities.

6.2. The parties acknowledge that Company must be able to legally access all Facilities sites from public roadways and that easements or rights-of-way must accommodate the siting of the Facilities as well as heavy equipment used to operate and maintain the Facilities. Accordingly, Developer shall secure and grant to Company easements sufficient for these purposes.

6.3 Developer understands and agrees that the Company is entitled to specific enforcement of the provisions granting the Company real property interests in Developers' real property. If Developer fails to perform and if Company elects to construct some or all of the Facilities, which election is left to the absolute and sole discretion of the Company, Company will be entitled to select an adequately sized parcel of Developer's land or location under Developer's control to site, construct, operate, and maintain such facilities. All Real Property interests, easements and rights-of-way, obtained by the Company via exercise of provisions of Section 6.3 hereof, shall be permanent in nature and shall be binding on all successors of interest in the property.

7.0 Operational Acceptance.

7.1. Before Company will determine whether to accept the Facilities and Real Property Interests, Developer must provide Company the following to the reasonable satisfaction of Company:

7.1.1. Lien waivers and releases from contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, and construction;

7.1.2. Receipts, showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, labor, and other costs for design and construction of the Facilities ("Construction Costs");

7.1.3. "As-built" drawings certified as to correctness by an engineer registered in the State of Arizona;

7.1.4. Documents confirming the Facilities transfer to Company;

7.1.5. Documents confirming the Developer is transferring Real Property Interests to Company; and

7.1.6. All required permits, approvals, or authorizations from regulatory agencies.

7.2. If Company has determined that the Facilities have been constructed according to the approved Plans and Specifications and will satisfactorily treat the water to the levels described herein, in an operationally cost efficient manner, then Company will accept the Facilities, subject to Developer's correction of any outstanding punch list items and continual adequate water treatment. Such acceptance is referred to herein as the Operational Acceptance.

7.2.1 For the period of 12 months following final acceptance of the Facilities by Company, the Developer will be responsible for causing any improvements or repairs to the Facilities to meet the standards set forth in paragraph 4.6.

8.0 Refund

8.1. Subject to the qualifications below, for the period of 10 years after the date of Operational Acceptance, Company shall pay Developer annually 10% of the payments received from bona fide customers supplied with treated water from the Facilities (the "refund payments").

8.2. If Developer is entitled to any refund payments, then there will be 10 consecutive refund years. Refund year 1 will begin on July 1 after the date of Operational Acceptance and will end on the next June 30. Refund years 2 through 10 will each date from July 1 to June 30. Company will make any refund payments owed to Developer for the previous refund year by August 31. The refund may, at the Company's option, be in the form of a credit to the Developer's active account on the Company's records.

8.3. The refund payments shall not exceed the total amounts advanced by Developer for the Facilities. Accordingly, Developer must furnish invoices to Company to receive the refund. Developer must furnish receipts showing amounts paid by Developer to all contractors, subcontractors, and vendors for all Facilities' materials, equipment, supplies, labor, and other costs incurred for the construction of the Facilities.

8.4. Any balance advanced for the Facilities remaining at the end of the 10-year refund period is nonrefundable. No interest will be owed on any amount advanced.

9.0 Assignment

9.1. Neither Company nor Developer may assign its rights or obligations under this Agreement without the other party's prior written consent. This consent may not be unreasonably withheld by either party.

10.0 Binding Agreement

10.1. This Agreement binds, and inures to the benefit of, the parties, and their respective legal representatives, administrators, executors, agents, successors, and assigns.

10.2 If Pinal County denies Developer's request to revise the zoning and/or permitted uses on the Property in its entirety, then this Agreement will be void. If any part of the Property zoning

and/or permitted uses is changed from its current status, however, then Developer is obligated to meet the terms set forth in this Agreement.

11.0 Applicable Law

11.1. Arizona law governs this Agreement and its performance is subject to regulation by the State of Arizona as well as federal, state, and local regulatory agencies with jurisdiction.

11.2. By signing below, Developer acknowledges that the Company provided Developer a copy of the Arizona Corporation Commission rules governing extension agreements.

12.0 Waivers

12.1. Either party may waive any provision in this Agreement intended for its benefit.

12.2. Any waiver must be in writing.

12.3. No waiver of a provision will operate to waive any other provision.

12.4. If either party fails to require the other to perform any term of this Agreement, that failure does not prevent the party from later enforcing that term.

13.0 Communications

13.1. Communications under this Agreement should be should be addressed as follows:

Company:	Developer:
Picacho Peak Water Company Attention Bill McCabe 150 Louisiana NE Albuquerque, NM 87108	Camelhead Associates, LLC Attention Mike Wirth 220 S. River Dr. Tempe, AZ 85281

14.0 Address Changes

14.1. A party changing their address will notify the other party in writing.

15.0 Further Documentation

15.1. Each party agrees in good faith to execute any additional documents as may be necessary or appropriate to fully carry out the intent and purpose of this Agreement.

16.0 Counterparts

16.1. This Agreement may be executed in counterparts.

17.0 Additional Terms

17.1 Any provision of this Agreement or any portion thereof which now or hereafter is contrary to any law, order, regulation, ordinance or requirement of any governmental unit or subdivision, whether the same are now in force or are enacted or promulgated in the future, or is otherwise invalid, shall be deemed stricken from this Agreement, which shall not invalidate or impair the remainder of such provision or the remaining provisions of this Agreement.

17.2 This Agreement shall be construed in accordance with and governed by the laws of the State of Arizona. The Parties agree that any action to enforce the terms and provisions of this Agreement may be brought in the Superior Court in and for Pinal County, Arizona, and each Party hereby consents to jurisdiction in that court for purposes of such actions.

17.3 The prevailing Party in any action to enforce the terms and provisions of this Agreement shall be entitled to recover its reasonable attorneys' fees and costs incurred in such action, in addition to any other remedies allowed under applicable law.

17.4 The Parties agree to execute, acknowledge and deliver such further documents as may be necessary or proper to carry out the purpose and intent of this Agreement.

17.5 Time is of the essence of this Agreement and each and every provision hereof.

17.6 If any provision or any portion of a provision of this Agreement is deemed to be invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect the remaining portion of that provision or of any other provision of this Agreement, as each provision of this Agreement shall be deemed to be able from all other provisions hereof.

17.7 This Agreement contains the entire understanding among the parties. This Agreement may be amended only by an instrument in writing signed by all parties. All amendments to this Agreement must be in writing and signed by the Parties.

Signed by the parties as of Aug 7, 2012.

[Signatures on the following pages]

Company
_____ Water Company

Developer Camelhead Associates, LLC

By: Bill McCabe
Bill McCabe
Its: President

By: Michael L Wirth
Michael Wirth
Its: Manager

STATE OF New Mexico)
) ss.
County of Bernalillo)

The foregoing instrument was acknowledged before me on August 7, 2012 by Bill McCabe, President of Picacho Peak Water Company

Cynthia K. Briggs
Name

Notary Public
Title

My Commission expires: 12-15-12

STATE OF Arizona)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me on July 23 2012 by Michael L. Wirth of Camelhead Associates LLC.

Debra S Rose
Name

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Notary Public
Title

My Commission expires: 12/9/12

ATTACHMENT 1

MAP AND LEGAL DESCRIPTION OF DEVELOPMENT

ATTACHMENT 2

ENGINEERING PLAN OF WATER UTILITY PLANT

ATTACHMENT 3

ESTIMATED COST OF FACILITIES

Description	Quantity	Unit	Refundable	Non-Refundable	Total

Engineer, Company supervision, inspection and professional fees

TOTAL ADVANCE/CONTRIBUTION **$ .000.**

The size and quantity of the required facilities and the cost of those facilities will be subsequently revise in accordance with the approved engineering plans. Thereafter, this Attachment and Agreement shall be revised to reflect actual cost.

SEWER COMPLIANCE

McDougall Devcon

Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032
602.619.9900

July 5, 2012

Mr. Mark Wirth
Picacho Peak RV Resort
17065 East Peak Lane
Picacho, AZ 85241
(520) 466-7841

Re: Picacho Peak RV Resort, Sewer Capacity Letter

Dear Mr. Wirth,

This letter is to provide you with an explanation of sewer flows for RV Parks based upon metered flows and a similar type RV Park with an existing Aquifer Protection Permit (APP) from Arizona Department of Environmental Quality (ADEQ). The similar type use was for a senior type, Pioneer RV Park where ADEQ permits 60 gallons per day per unit as a basis for wastewater generated.

The type of units were similar in nature as you are proposing for Picacho Peak RV Resort with RV, trailers, Park models and manufactured homes rated at 60 gallons per day per unit. Some of the factors that influence water usage include the age of residents and number of occupants per unit. Metered water flows confirm that older people to use less water than younger people. Occupancy is limited to two occupants per unit. ADEQ has approved use rate of 60 gallons per unit per day for Pioneer RV Park APP.

Based upon senior usage at 60 gallons per unit (RV, Park model, motor home, 5th wheel or manufactured home), the number of units and amount of wastewater generated is 312 units x 60 gpd = 18,720 gallons and in conformance with the rated performance of the wastewater treatment plant (WWTP) at 20,000 gallons per day.

Sincerely,

Kevin T. McDougall

Kevin T. McDougall, PE, RLS

D H_2O Services LLC

[redacted]

May 1, 2012

To Whom It May Concern:

The Picacho Peak Sewer System was inspected by A.D.E.Q. in 2005 and 2008. No deficiencies where observed during either inspection. The system is looked at daily and maintenance is done as needed. I, as operator of record , inspect the system once a week. The system, since I have been the operator of record, have not seen or experienced and problems that where not taken care of immediately.

If you have any questions or concerns, please contact me a[redacted]

Sincerely,

Doug Olson

Doug Olson

A.D.E.Q Certification # 48218 & 48219

D H_2O Services LLC

[redacted]

May 1, 2012

To Whom It May Concern:

The Picacho Peak Sewer System was inspected by A.D.E.Q. in 2005 and 2008. No deficiencies where observed during either inspection. The system is looked at daily and maintenance is done as needed. I, as operator of record , inspect the system once a week. The system, since I have been the operator of record, have not seen or experienced and problems that where not taken care of immediately.

If you have any questions or concerns, please contact me at [redacted]

Sincerely,

Doug Olson

Doug Olson

A.D.E.Q Certification # 48218 & 48219

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov

Stephen A. Owens
Director

November 12, 2008

Camelhead Associates L.L.C.
Attn: Mr. Michael L. Wirth
220 South River Drive
Tempe, Arizona 85281

Re: **Annual Compliance Inspection of the Picacho Peak R V Park WWTP, Inventory Number 100126, ADEQ WWS No. 410152, General APP, Reuse Permit R100126 (vacated),Place ID 676, Santa Cruz River Watershed, Inspection ID No. 130366**

Dear Mr. Wirth:

The Water Quality Field Services (WQFSU) of the Arizona Department of Environmental Quality (ADEQ) has enclosed an inspection report regarding the inspection conducted at the above referenced facility on November 5, 2008. The inspection was conducted to determine compliance with Arizona Revised Statute (A.R.S.) Title 49, Chapter 2, Article 9 and Arizona Administrative Code (A.A.C.) Title 18, Chapter 2, and pursuant to the authority in A.R.S. §49-203(B)(1) and A.A.C. R18-9-110 (A).

As indicated in the enclosed "Inspection Report," no deficiencies were observed during the inspection and during the review of ADEQ records by WQFSU staff. The inspection found the facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to facility by ADEQ. No ADEQ action will result from this inspection.

ADEQ appreciates your efforts in protecting the environment.

Sincerely,

William J. Hare, E.P.S.
Water Quality Field Services Unit

cc: Pinal County Health Department
Denise Roye, Manager, Picacho RV Park, P. O. Box 300 Picacho AZ 85241
Reading file Ref: # FS09424

Northern Regional Office
1801 West Route 66 • Suite 117 • Flagstaff, AZ 86001
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

Printed on recycled paper

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER QUALITY DIVISION - COMPLIANCE SECTION
Field Services Unit

INSPECTION REPORT - WASTEWATER

Facility: Picacho Peak RV Park

Place ID No: 676

Aquifer Protection Permit (APP) No: General APP

AZPDES Permit No: N/A

Reuse Permit No: R100126 (vacated)

Inventory No: 100126

Inspected by: William J. Hare, E.P.S.

Inspection Date: November 5, 2008

Accompanied by: Doug Olson, Operator
Joe Roye, Assistant Manager

Report Date: November 10, 2008

	YES	NO	N/A	UNKNOWN
1. WWTF quality meets the following permit requirements:				
A. General Aquifer Protection Permit	X*			
B. Reuse Permit			X	
C. AZPDES Permit			X	
2. A certified operator is employed by the owner per ADEQ regulations.	X			
3. This system meets permit requirements for operation and maintenance.	X			

* No effluent monitoring is required per the General APP.

Facility Description

The Picacho Peak R.V. Park is located in Picacho Peak, Arizona near interstate highway I-10. The WWTP consists of a Sanilogical extended aeration process with four aeration tanks (6,800 gallons each), equalization basin, sand filter, and chlorinator and discharge to a holding pond and land disposal of the effluent onto 1.6 acres of a restricted access grass area. The holding pond is lined and holds up to 75,000 gallons. The design capacity of the WWTP is 20,000 g.p.d. The discharge rate varies significantly from the summer to winter months. The flow rate in the summer months is > 1,000 g.p.d. Peak flows in the months of January and February can reach 8,000 – 10,000 g.p.d.

Summary of Inspection- General APP:

(1) On March 13, 2003, ADEQ's Water Permits Section (WPS) completed a review of the facility and determined that the RV Park was eligible to continue operating under a General APP as authorized in Arizona Administrative Code (A.A.C.) R18-9-B301(I). The following criteria must be adhered to remain eligible for the Type 1 General APP:

- The facility must not: cause or contribute to a violation of a water quality standard
- Expand the facility to accommodate increased flows
- Treat flows that are not typical sewage
- Create any environmental nuisance
- Daily flows must remain under 20,000 g.p.d.

The General APP inspection did not uncover any violations regarding the operational requirements of the permit. The March 13, 2003 review by ADEQ's Water Permits Section authorized the land disposal of effluent to a fenced area of 1.6 acres utilizing spray irrigation.

(2) Historically, the average wastewater flow at this facility has been 40-50 gallons per space. There are a total of 312 spaces at the park with the completion of Phase III. At the time of the inspection, 79 spaces were occupied. The operator noted that during peak flows in January or February the occupancy averages about 160-180spaces. Peak flows reached 12,000 g.p.d. in February of 2008 when occupancy was 160 spaces.

(3) The inspection indicated that the WWTP was still in the start up mode and occupancy was reported to be 85 occupied spaces. Flow rates were reported to be about 5,500 g.p.d. at the time of the inspection.

(4) The capacity of the WWTP is 20,000 g.p.d. There are four aeration cells in the extended aeration plant connected in series. Each aeration cell is believed to hold about 6,800 gallons. The clarifier appeared to be adequately sized.

(5) The inspection noted that the "mixed liquor" in the aeration cells had good color. The effluent from the clarifier appeared good. The sand filter appeared to be functioning adequately. Both of the blowers were operational. The operator noted that since the date of the last inspection that the air lift pump for the sand filter had been repaired.

(6) Recent Maintenance
Since the date of the last inspection the following the operator noted that the below listed maintenance items had been completed:

- Fan belts replaced for blowers
- Relay switches repaired for blowers

Effluent Land Disposal Site:
The land disposal site was inspected and no deficiencies were noted. The site meets the criteria as noted below which is required for land application of effluent in the General APP.

- The Land Disposal site (Reuse Site) was bermed.
- The Land Disposal Site and effluent spray pattern was not near any residential areas.
- The Disposal area was fenced.
- The WWTP flow limits remain under 20,000 g.p.d.
- There is adequate depth to groundwater.

Certified Operator Requirements:

Mr. Roye is the onsite operator and is certified at the Grade 1 WWT level with ADEQ. Mr. Roye operates under the direction of Doug Olson, who is the remote operator. Mr. Olson is certified with ADEQ as a Grade 4 WWT and a Grade 4 WWC. Mr. Olson makes weekly trips to the facility. Mr. Olson works for the City of Eloy.

Summary

The inspection found that the WWTP was well maintained and well operated. Housekeeping was very good.

Compliance Summary

1. **Monitoring and Reporting Requirements.** The facility is not required to submit monthly/quarterly reports regarding the General APP. However, the facility conducts several operational control tests including settleability, ph, DO, etc. The inspection found the facility to be operating adequately and in compliance with the General Aquifer Protection Permit issued to facility by ADEQ.

2. **Operator Certification Requirements.** The WWTP is classified as a Class 2 WWTP and the collection system is classified as a Class 1 Collection System. The onsite operator is Joe Roye who is an ADEQ certified operator for Grade 1 WWT. The remote operator is Doug Olson is certified with ADEQ as a Grade 4 WWT and a Grade 4 WWC.

3. **Operation & Maintenance (O&M) Requirements.** At the time of the inspection, this facility appeared to be operating adequately and in conformance with the operational requirements of the General APP.

End of Report

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
NOTICE OF INSPECTION RIGHTS

Water Quality Division, Water Quality Compliance Section, Water Quality Field Services Unit

Part I. A. FACILITY INFORMATION	Part I. B. ADEQ INFORMATION
Facility Name: Picacho RV Park Facility Location- Pinal County Regulated Person's Name: Joe Roye Regulated Person's Tele: On-site Rep's Name: Joe Roye Inv. Sys. No. 100126 WW No: APP No: APP No. General APP Reuse No.- none AZPDES No: none Other: none	Date of Inspection: November 4, 2008 County: Pinal Inspection By: Bill Hare, WQFSU Accompanied By: Doug Olson Follow-up: Facility Contact: Joe Roye Telephone: WW No: WWTP Start Time: 9:00am Time of Exit: 12 Noon

Part II.

The ADEQ representative(s) identified above were present at the above address on the above listed date and time. Upon entry to the premises, the ADEQ representative(s) met with me, presented photo identification that they are ADEQ employees and explained that the purpose of this inspection is/was:

XX To determine compliance with A.A.C.R18-9-Part B (**BADCT for Sewage Treatment Facilities**)

__To determine compliance with A.A.C.R18-9-Article 7 (**Reclaimed Water Requirements**).

__To determine compliance with A.A.C.R18-11-Article 1 (**Surface Water Quality Standards**).

__To determine compliance with A.A.C.R18-11-Article 4 (**Aquifer Water Quality Standards**).

XX To determine compliance with an **APP** Permit issued pursuant to:
A.R.S.§49-241 and 255 et. seq. and/orA.A.C.R18-9-Part A (Aquifer Protection Permits).

Other: _XX_ __To determine compliance with an **unpermitted discharge and possible violation of** A.R.S, Title 49-241.- this inspection is conducted pursuant to inspection authority at §49-104 (B)(8), A.R.S.§41-1009, A.R.S. §49-203.B.1., and A.A.C. R18-9-110 (presentation of credentials, right of entry).

That ADEQ will charge the hourly fee ($61), pursuant to (A.A.C. R18-14-102(B), for only the annual compliance inspection for Reuse Permitted facilities (A.A.C. R18-14-101(8)(i)).

No fee is charged for the following facility inspections which are funded through their annual registration fees : __APP __AZPDES __Unpermitted __State-owned __Industrial WWT only

Part III.

I understand that I can accompany the ADEQ representative(s) on the premises, except during confidential interviews.
I understand that I have right to:
a) Copies of any original documents taken during the inspection, and that ADEQ will provide copies of those documents at ADEQ's expense.
b) A split of any samples taken during the inspection, if the split of the samples would not prohibit an analysis from being conducted or render an analysis inconclusive. I do _____ do not ___ wish to have splits of any samples taken.
c) Copies of any analysis performed on samples taken during the inspection and that ADEQ would provide copies of this analysis at ADEQ expense.

I also understand that:
a) Each person interviewed during the inspection will be informed that statements made by the person may be included in the inspection report.

b) Each person whose conversation is tape recorded during the inspection will be informed that the conversation is being tape recorded.

c) If an administrative order is issued or a permit decision is made based on the results of the inspection, I have the right to appeal that administrative order or permit decision. I understand that my administrative hearing rights are set forth in A.R.S. § 41-1092 *et seq*. and my rights relating to an appeal of a final agency decision are found in A.R.S. § 12-901 *et seq*.

d) If I have any questions or concerns about this inspection, I may contact either the WQFSU Inspector at (602) 771- 4838 or the Water Quality Field Services Unit Manager at (602) 771- 4841.

e) If I have any questions concerning my rights to appeal an administrative order or permit decision, I may contact the Office of Administrative Counsel at (602) 771-4477.

Part IV. While I have the right to decline to sign this form, the ADEQ representatives may still proceed with the inspection/investigation. The signature merely acknowledges receipt of this Notice of Inspection Rights.

1. [ ] I have read this Notification and discussed any questions or concerns with the ADEQ representatives. _____.
Regulated Person or Authorized On-Site Representative

2. [ ] _____ refused to sign the Notification.
3. [ ] The regulated person or authorized on-site representative is not present at the facility.

ADEQ Representative's Signature: _____
Bill Hare, WQFSU Inspector

FIRE PROTECTION

Michael Wirth

From: Brian Delfs [bdelfs@avfire.org]
Sent: Monday, April 23, 2012 2:38 PM
To: Michael Wirth
Subject: Annexation Information
Attachments: Annex ltr picacho.doc; April 23 ltr re Picacho.docx

Mr. Wirth,

I have attached a letter and a handout that you can use as a jump-off point for your discussions. Please feel free to contact me if there is anything else I can provide. The Avra Valley Fire District is exited to enter into a partnership with you and the other businesses in the area.

Thank you,

--

Brian Delfs
Fire Chief, Avra Valley Fire District
15790 W. Silverbell Rd.
Marana, AZ. 85653
520-682-3255 Office
[redacted]
BDelfs@avfire.org

Fire - PPRV

ARE YOU INTERESTED IN ANNEXATION?

The AVFD will not move to annex any areas that do not express a desire to be annexed.

Who is Avra Valley Fire District?

- Avra Valley Fire District (AVFD) is a Quasi-municipality, Governed by Arizona Revised Statute 48-805. What this means to you is that, if annexed, a portion of your tax dollars will be used for the delivery of emergency services like fire, medical, and rescue services.
- Our fire district currently operates three fire stations and plans are being developed to open a fourth fire station in the Red Rock Community. A fire station near your home or business may reduce your insurance rates.
- All of the fire engines and ambulances in the AVFD are staffed with cross-trained firefighter/paramedics and EMT's.

Why is this annexation being proposed?

- Emergency services are an important part of the community and one that is often overlooked until the time of need arises. While our hope is that you will never need to dial 9-1-1, the reality is that someone in your community will. When that "someone" dials 9-1-1, we want to ensure that the closest and most appropriate resources are available for your emergency.
- Some of your neighbors have expressed interest in annexation due to the fact that residents whose homes and businesses have fire protection will generally see significantly lower insurance premiums.
- The Avra Valley Fire District is offering to transition their services to include the coverage of areas that wish to be included within the District's boundaries.
- In order for your neighborhood to be annexed, representatives of your community should contact the AVFD to ask that the process be initiated. Then, annexation will only occur if over fifty percent of the property owners and residents sign official petitions to be annexed.

How does Avra Valley Fire District get funding to operate?

- AVFD's operating budget is tax based; all properties are levied a secondary assessed property tax that is used for the delivery of emergency services. For example, a home valued by Pima County at $100,000 would be taxed approximately 84 cents per day.
- Please give us a call to estimate the tax liability for your property.

If you would like to know more:

You are always welcome to attend our board meetings the 4th Wednesday of every month.
(Confirm location and time on the website, or call 520-682-3255).

www.avfire.org

Avra Valley **Fire District**

15790 W. Silverbell Road
Marana, AZ 85653-9577

Phone (520) 682-3255
Fax (520-682-5458

April 23, 2012

Dear Property Owner:

During a recent review of the current Avra Valley Fire District boundaries, we realized that the Insurance Services Office (ISO) is under the impression that your businesses fall within the boundaries if the Avra Valley Fire District. ISO is responsible to set the protection class that insurance companies utilize to determine coverage eligibility and to set insurance premiums. ISO has asked the fire district to confirm that your businesses fall within our jurisdiction. The problem is, you are not.

We are very concerned that you do not have the fire protection you need. IF we have resources available and the need arises, we will respond to emergencies involving your property. However, since you are outside of the district such responses would result in charges for service. Charges for such responses can easily top $20,000 per incident. Being a part of the fire district gives you the peace of mind of knowing that firefighters and paramedics are always available for you in case of emergencies. In addition, being part of the fire district will likely result in lower ISO ratings and insurance premiums. We hope you can see our concern about your safety and agree that being a member of the fire district would be a benefit to you and your family -- not to mention a possible cost savings.

If you share our concern and would like to discuss the procedure of becoming a member of the fire district, please call or write the Avra Valley Fire District at 15790 W. Silverbell Road, Marana AZ. 85653, or telephone 682-3255 to discuss the next steps.

We look forward to speaking with you.

Sincerely,

Brian Delfs

Fire Chief

"Our Family Helping Your Family"

2002 CLOSURE LETTER FROM ADEQ

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us

Stephen A. Owens
Director

June 5, 2003
Ref: #FS03-485

Case ID #:25442

Mike
FYI

Mr. Michael L. Wirth
Picacho Peak RV Park
220 South River Drive
Tempe, Arizona 85028

Subject: Closure of the November 29, 2002 Notice of Violation, Inventory No. 100126

Dear Mr. Wirth:

The Arizona Department of Environmental Quality (ADEQ), has closed the Notice of Violation (NOV) issued to Picacho Peak RV Park on November 29, 2002. ADEQ has closed the NOV based upon its determination that the Picacho Peak RV Park has met the *Documenting Compliance* provisions of the NOV.

ADEQ will not proceed with further action at this time. However, if additional information regarding the alleged violations is discovered, or if further violations occur, ADEQ may reconsider its position and take additional action as appropriate and as allowed by law.

Thank you for your efforts to comply with the Arizona's environmental requirements. Should you have any comments or questions regarding this matter, please do not hesitate to contact me at 602 771 4841.

Sincerely,

Romann G. Diaz, Manager
Water Quality Field Services Unit

cc: Pinal County Health Department
Michele Robertson, ADEQ, Manager, Water Permits Section
Bartholomew Engineering Inc., 3240 E. Shea Blvd., Suite 161, Phoenix, AZ 85028
Ora Beach, P. O. Box 1051, Red Rock, AZ 85245
WQFSU Reading File

Janet Napolitano
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.adeq.state.az.us

Stephen A. Owens
Director

March 13, 2003

Mr. Richard Bartholomew, P.E.,
Bartholomew Engineering, Inc.,
7518 E. Elbow Bend, Ste B-1
Carefree, AZ 85327
(480) 488-9775

Re: Picacho Peak RV Park - Wastewater Treatment Plant
General Permit Determination

Dear Mr. Bartholomew:

The Water Permits Section of the Arizona Department of Environmental Quality (ADEQ) has reviewed your letter dated March 6, 2003 and received in this office on March 7, 2003. You have requested a determination concerning general permit applicability.

After a review of the information submitted, Picacho Peak RV Park has been determined to meet the requirements of the Arizona Administrative Code (A.A.C.) R18-9-B301.I for a Type 1 general aquifer protection permit, based on the following information provided below:

- Picacho Peak RV Park is located at 17065 E. Peal Lane, Picacho, Arizona 85241, in Township 9 South, Range 9 East, Section 14.
- The facility is permitted for 312 spaces.
- The facility began operations in 1990.
- Wastewater is treated in a 20,000 gallons per day (gpd) Santec package plant. The effluent is filtered and chlorinated and then discharged to a land application site using low spray irrigation over an area of 1.6 acres. The facility also has an effluent storage pond lined with 20 mil polyethylene that can store 75,000 gallons of effluent. Warning signs are posted around the site stating the nature of land use, with a warning to stay away from the site.
- Depth to groundwater is about 300 feet below the ground surface.
- Water meter readings indicate existing daily flows to be well below 20,000 gpd.

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information:		**ADEQ File No.** 20000637
Name	Michael L. Wirth	**Project Name:**
Address	220 S River Drive Tempe, AZ 85281	Picacho Peak RV Resort - Phase 2

	Project Type(s)	**Project Location** (street names/intersections)
X	Gravity	SW Corner of Exit 219 and I-10
	Lift Station	Approx. 40 miles northwest of Tucson, AZ
	Forcemain	
	Other:	

Wastewater System Name:	Picacho Peak RV Park WWTF	**Treatment Facility Permitted Design Flow:**
Wastewater System Number:	410152	To serve 32 R.V. Space Expansion
System Inventory Number:	100126	**System Capacity Affirmation Form, Date:** 12/29/00

Design Documents Approved for Construction	
Document	Date
Notice of Intent to Discharge	12/29/00 (ATC)
Site Plan	12/29/00
Design Plan	12/29/00
Operation & Maintenance Plan	N/A
Other Document(s):	N/A

Site Information:

County: Pinal

Location of Downstream End of system proposed herein:

Twnshp 9S	Range 9E	Section 14	¼ ¼ ¼
Latitude:	32°	38'	50.0"
Longitude:	111°	23'	14.0"

Legal Description of area served by project:

Township:	Range:	Section:
Township:	Range:	Section:
Township:	Range:	Section:

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the requested general permit and applicable requirements of Arizona Revised Statutes Title 45, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform with the approved design documents.

Gregory H. Brown, P.E. — Wastewater Design Review Unit Manager (Title) — 4/10/01 (Date)

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

ENGINEER'S CERTIFICATE OF COMPLETION

TO VERIFY A SEWAGE COLLECTION SYSTEM CONSTRUCTED UNDER GENERAL AQUIFER PROTECTION PERMIT 4.01

Applicant Information: Michael L. Wirth

Name Picacho Peak R.V. Resort

Address P.O. Box 1100 220 S. River Drive

Red Rock, AZ 85245 Tempe, AZ 85281

File No. _____

Project Name: Picacho Peak R.V. Park Phase III Wastewater System Expansion

Engineer Information:

Name Bartholomew Engineering, Inc.

Address 3420 East Shea Blvd.

Suite 161

Phoenix, AZ 85028

Phone No. 602-953-5648 Fax No. 602-953-7570

Affix seal per A.A.C. R4-30-304(B)

Registered Professional Engineer CERTIFICATE NO. 6299 RICHARD F. BARTHOLOMEW Date Signed 11/5/03 ARIZONA U.S.A.

Project Description: Wastewater System Phase III Expansion to Serve Lots 78-113 (inclusive) of the Picacho Peak R.V. Resort System. (This Certificate of Completion is submitted in compliance with terms of ADEQ, Nov. dated 11/29/02, copy attached)

I, Richard F. Bartholomew *(print name)*, a Professional Engineer registered in the State of Arizona, provide the following as evidence that the construction of the above described project was completed, to the best of my knowledge, in compliance with the Provisional Verification of General Permit Conformance or with allowed changes as reflected in as-built plans.

Agency Use Only

Date Rec'd.: _____ **Constructed Within 2 Years?** ☐ Yes ☐ No **LTF No.** _____

(The certifying engineer named on page 1 must complete items 1 - 6)

File No. _____

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

1. CONSTRUCTION WORK PERFORMED

☐ The work on this project was completed on 7/1/02 *(date)* by the following:

CONTRACTOR NAME	WORK PERFORMED	LICENSE TYPE
	Installed 6" Sewer & C.O.	None Required

☐ List of additional contractors is attached.

2. TEST RESULTS

☒ Pre-operational tests (*deflection, leakage, uniform slope, pressure, manhole, etc.*) were conducted and/or observed by the following, and test results satisfactorily meet requirements specified in A.A.C. R18-9-E301.

CONTRACTOR/AGENCY/TESTER NAME	LICENSE TYPE	TESTS PERFORMED/OBSERVED BY	SATISFACTORY RESULTS?
Bartholomew Engineering, Inc.	Ora Beach, R.V. Park Manager		☒ Yes ☐ Yes
(Directive)	(See attached letter Dated 12/26/02		☐ Yes

☐ List of additional testing entities is attached.

3. CONSTRUCTION PLANS (Either 3a or 3b must be checked and information provided as applicable)

☐ a. The original construction plans submitted with the Notice of Intent to Discharge accurately reflect final location, configuration, and construction of components.

☒ b. As-built plans were sealed and signed by Richard F. Bartholomew, registered as a professional Civil Engineer, Arizona Certificate Number 6299, and are attached*. (Changes to the original plans noted in the as-built plans shall be identified by "highlighting" or other conspicuous method).

4. OPERATION & MAINTENANCE (O&M) PLAN (One of the following boxes must be checked and information provided as applicable)

☒ a. An O&M plan is not required (the design flow of this project is not more than 10,000 gallons per day).

☐ b. The original O&M plan submitted with the Notice of Intent to Discharge is unchanged and satisfies the final plan requirement per A.A.C. R18-9-E301(E)(3).

☐ c. A final O&M plan is attached.

☐ d. A final O&M plan applicable to this project is on file with the Department.

5. OTHER INFORMATION REQUIRED BY THE DEPARTMENT UNDER A.A.C. R18-9-E301(E)(2) (Either 5a or 5b must be checked and information provided as applicable)

☒ a. No other information was required.

☐ b. Other information required by the Department is attached.

6. ADDITIONAL INFORMATION ATTACHED? ☐ No ☐ Yes *(describe)* _____

**Note: A change made during construction in location, configuration, dimension, depth, material, or installation procedure is allowed under A.A.C. R18-9-A301(D)(1)(e) only if the change continues to conform with the specific standard in rule used as the basis of design. Any such changes must be recorded on the site plan.*

3033 North Central Avenue, M0401A Phoenix, Arizona 85012 (602)207-4677 1(800)234-5677x4677

Bob

POST THIS CARD AT OR NEAR FRONT OF BUILDING

TO BE POSTED ON JOBSITE AT ALL TIMES

PINAL COUNTY

Department of Building Safety

INSPECTION RECORD

Inspection Line Phone (520) ~~868~~ 866-6401
(Call before 3:30 P.M.)

Office (520) ~~868~~ 866-6455

JOB ADDRESS (Post Address) 17065 E. Peak

NATURE OF WORK expand 124 spaces

BUILDING PERMIT NO. 01S210 DATE ISSUED

OWNER Camelhead Assoc.

CONTRACTOR Wirth

NOTE - SPACES 2 TO 67 SEWER/ELEC UG. PASS 5-28-03 Bob

✓	INSPECTION		DATE	INSPECTOR
	FOUNDATIONS			
	SET BACK			
	TRENCH – CONDUIT	PASS 49 SITES	3-12-02	Bob
	REINFORCING			
	STEM WALL	113-121 UG ELEC PASS	11-24-02	Bob

H20 SP 102-113 PASS 2-24-02 Bob

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	ROUGH PLUMBING	PASS 32 TO 77 WATER LINE PASS 12 SP 201-213 Bob	4-10-02 D. Davis 6-4-02	UG 201-213 PASS Bob 6-9-02
	UNDERGROUND ELECTRIC	NOTE - CK GRND/NOTRAL C WELL TANK Bob		GND 5-14-02 Bob
	PRE-FLOOR	PASS U.G CONDUIT SPACES	PASS U.G. WIRE-BOND 201-213 4-25-02	D. Davis

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	GROUT (EVERY 8' ~~MAX.~~)	ELEC CONDUIT 214 TO 237 PASS 6-18-02 Bob		PASS U.G & GROUND 1-68 - 4-28-03 Bob
	BOND BEAM			
	FRAME			
	ROOF NAIL			
	TOP OUT PLUMBING			
	ROUGH ELECTRIC			
	ROUGH MECHANICAL			
	INTERIOR GAS	M. Sole 10-15-03 BD		

DO NOT COVER WORK UNTIL ALL ABOVE HAS BEEN SIGNED

	LATH	SITE 1-10 SEWER TEST		PASS 6-2-03 68-77 Bob
	DRYWALL FASTENERS	PASS 5-15-03 Bob		

DO NOT COVER UNTIL ALL ABOVE HAS BEEN SIGNED

Water Line PASS South 2-23 Kim

	SEWER LINE / WATER LINE	3" FUTURE PASS 1-10-01 Bob SP 201-213 PASS 6-4-02 Bob		Water line PASS West loop 7/30/02
	GAS SERVICE LINE	214-224 PASS 6-27-02 Bob 225-236 PASS 7-1-02 Bob		
	ELECTRIC SERVICE	160-168 PASS 12-31-03 Bob		

ALL ABOVE MUST BE SIGNED BY INSPECTOR FOR FINAL INSPECTION

NOTE - SPACES 2

	REINFORCING			
	STEM WALL	113-121 UG ELEC PASS	11-24-03	H2O SP 102-113 PASS 2-24-02

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	ROUGH PLUMBING	PASS 32 TO 77 WATER LINE PASS 12 SP 201-203	4-10-02 D. DAVIS 6-4-02	UG 201-213 PASS 6-9-02
	UNDERGROUND ELECTRIC	NOTE - CK GRND/NOETRAC & WELL TANK		GND 5-14-02
	PRE-FLOOR	PASS U.G CONDUIT SPACES	PASS 201-213	U.G. WIRE-BOND 4-25-02 D. Davis

DO NOT POUR CONCRETE UNTIL ALL ABOVE HAS BEEN SIGNED

	GROUT (EVERY 8' MAX.)	ELEC CONDUIT 214 TO 237	PASS 6-18-02	PASS U.G GROUND 1-68 - 4-28-03
	BOND BEAM			
	FRAME			
	ROOF NAIL			
	TOP OUT PLUMBING			
	ROUGH ELECTRIC			
	ROUGH MECHANICAL			
	INTERIOR GAS	M. Hole 10-15-03		

DO NOT COVER WORK UNTIL ALL ABOVE HAS BEEN SIGNED

	LATH	SITE 1-10 SEWER TEST		PASS 6-2-03 68-77
	DRYWALL FASTENERS	PASS 5-15-03		

DO NOT COVER UNTIL ALL ABOVE HAS BEEN SIGNED

	SEWER LINE / WATER LINE	3" FUTURE PASS 1-10-01 SP 201-203 PASS 6-4-02		Water line Pass West loop 7/30/02
	GAS SERVICE LINE	214-224 PASS 6-27-02		
	ELECTRIC SERVICE	225-236 PASS 7-1-02 160-168 PASS 12-31-03		

Water line PASS South loop 7-29-03

Final Sewer Taps 8-01-03

ALL ABOVE MUST BE SIGNED BY INSPECTOR FOR FINAL INSPECTION

	FINAL INSPECTION	TEMP FINAL SPACE 237-312 160-168	3-2-04	

	SWIMMING POOL			
	LAYOUT / PRE-GUNITE			
	PRE PLASTER / BARRIERS / FINAL			

See back of card for Building Division inspection policy

Welcome to
PICACHO PEAK RV RESORT
A Senior (55+) Resort
RV's and Park Models
RULES AND REGULATIONS

1. **AGE RESTRICTIONS:** At least one (1) resident on each site must be fifty-five (55) years of age or older. No one under thirty-five (35) years of age will be allowed to reside with resident. Children and/or guests under thirty-five (35) years of age may visit for a maximum of seven (7) consecutive days.

2. **SMOKING IS PROHIBITED** in all Park buildings. When you smoke outside anywhere on the property, please dispose of your leavings in a proper manner – NOT ON THE GROUND.

3. **AGE AND APPEARANCE OF RV:** Management reserves the right to refuse admission to any RV on the basis of age and/or appearance. RV's over ten (10) years old must be approved by management prior to check in. All units must be self-contained and fully functional.

4. **SEWER HOOK-UPS**: You must have a threaded or an airtight connection to the sewer service. No part of the sewer hose can lie on the ground at any time. Sewer hose must be elevated from the sewer connection to your RV. This is the rule issued by Pinal County and county inspections are done on a regular basis.

5. **RATES, DEPOSITS AND REFUNDS:** Rates are based on occupancy by two (2) persons and one (1) RV per site. When making a reservation, a non-refundable deposit will be required of $100 for monthly or annual reservations. The balance due must be paid upon arrival and prior to check in. **Absolutely NO REFUNDS will be given for any reason, including, but not limited to, no-shows or early departures**.
   A. Daily and weekly rates include water, sewer, electricity and use of facilities. Monthly and annual rates do not include electricity and a deposit of $50.00 for electric usage is required when checking in. The deposit will be applied toward the final billing and the balance (if any) will be refunded. RATES ARE SUBJECT TO CHANGE AT ANY TIME. Telephone hook-up is optional and will be charged separately if used (Available on limited sites). Propane and electric payments are due upon receipt of billing.
   B. There is no "grace period" for delinquent rents and/or utility charges; residents will be charged $5.00 per day (for up to five (5) days) for each day the rent/utility bill remains unpaid. Starting on the sixth (6th) day, the late fee will be $5.00 per day. Residents will be charged $25.00 for checks returned for non-sufficient funds and late charges will apply to any unpaid rent/utility bill.
   C. Short term residents (daily and weekly) will be charged $2.00 per day for overnight guests.
   D. Check in and check out time is 11:00 AM. Any extensions must be made and paid for prior to check out time. You are not considered checked out until you have vacated the site and left it clean and ready to be reassigned.

6. **STREET SAFETY & PARKING: ***THE SPEED LIMIT IS 5 MPH*****
   A. Vehicles, including bicycles and golf carts, may be operated on roadways only. Anyone who operates any motorized vehicle must be properly licensed. RV sites occupied or not, may not be used as short cuts, driveways or for parking. Motorcycle and motorbike riding is allowed only to and from tenant's site, not around the Park.
   B. Two (2) operable vehicles and one (1) golf cart are allowed per site. Boats, unmounted campers, utility trailers, etc. are not permitted on site. Guest parking is available – check with the office.
   C. No auto or truck washing on site without prior permission of management. There is a $5.00 washing fee and can be obtained at the office. Please conserve water – use a nozzle when washing.
   D. RV's must be parked in an appropriate manner on site.
   E. Parking of any vehicle, including golf carts, on any of the streets or easements is not permitted. SPEED LIMIT is five (5) miles per hour maximum and is strictly enforced. You can prevent speed bumps by honoring the speed limit. Numerous notices of non-compliance may be cause for eviction.

7. **LAUNDRY:** A 24 hour laundry facility is provided for your convenience. Management is not responsible for lost or damaged clothes. Proper handling and **supervision of your laundry is your responsibility**. Please clean

machines after each use. Dying of clothing is not permitted. Notify Management of any malfunctions of washers or dryers. Outside clotheslines are not permitted.

8. **SWIMMING POOL & HOT TUB:** Hours are posted at pool area – typically 10am to 10pm. There is no lifeguard on duty. Glass containers are not permitted in the pool area. No oils or lotions are allowed in the pool or hot tub – be sure to use the outdoor shower before using the pool or hot tub. There is no running around, diving or jumping into the pool. Wear a bathing suit – no cut-offs allowed. Wet swimsuits are not allowed in the park community buildings.

9. **TRASH DISPOSAL**: Garbage receptacles are not permitted outside your RV. Dumpsters are available throughout the park. ALL trash must be placed inside a dumpster; all boxes must be broken down before putting in dumpster. **NO trash of any type should be left on the ground outside a dumpster.** Any item too large for the dumpster must be taken to the land fill by the resident.

10. **AERIALS, DISHES AND ANTENNAS:** TV, CB and ham radio antennas are not allowed without permission. Satellite and microwave receiving dishes are permitted provided they do not exceed 18" in diameter and height subject to management approval. Satellite dishes may not be placed on tables. They must be firmly attached to the RV unit or mounted on a portable tripod made for this purpose and kept within three (3) feet of the rear of the RV or Park model.

11. **PETS:** No more than two (2) house pets per site are permitted. Residents must comply with all pet rules and accept full liability for, indemnifying the Resort owner and manager against any type of claim resulting from, actions of their pet(s). Any animal deemed by management to be **"unfriendly" will be required to be immediately removed from the park**.
    A. Pets must be kept quiet at all times. Vicious or unusually noisy pets will not be tolerated.
    B. Pets must be on a leash when outside and may not be left unattended.
    C. Except for those reasonably required to accommodate the needs of a handicapped person, pets are not allowed in the laundry, restrooms, office, clubhouse, pool/spa area or any other recreational areas of the Resort. Nor are they to be tied outside or carried into any of these areas.
    D. ALL EXCREMENT MUST BE PICKED UP IMMEDIATELY and properly disposed of by pet owner. Pet exercise area is located at the southeast corner of the park.
    E. Animals are not allowed on other tenant's property without their permission.
    F. Portable dog fences are allowed with prior management approval.
    G. Complete the pet agreement at the office for documentation of pet.

12. **NOISE:** Loud and disturbing noise is not permitted at any time.
    A. Stereos, radios, TV's, organs, pianos and musical instruments should be tuned and/or played at a level which will not disturb or annoy other residents.
    B. Loud parties, drunken or boisterous conduct will not be tolerated.
    C. No generators are to be operated on the grounds for extended periods. Notify management prior to use.
    D. No powered tools are to be operated, or construction to occur, before 7:00 AM or after 6:00 PM.

13. **AUTO MAINTENANCE:** Major auto repairs are prohibited on the property (i.e. engine/transmission overhauls, etc.) Minor tune-ups are permitted. Diesel engines are not to be left running; only the required warm-up time is allowed. **Changing oil, anti-freeze or other fluids is absolutely prohibited anywhere on park property. Violation constitutes grounds for eviction**. Washing of vehicles, including RV's, is not allowed on site without permission of management. There is a $5.00 washing fee and can be obtained at the office. Please conserve water – use a nozzle when washing. Be courteous of overspray toward neighbor.

14. **CAMPFIRES/BARBECUES: Campfires of any kind are prohibited**. Barbecue grills are located at the Ramadas for residents and guests use. Please check with the office to make sure they have not been reserved for another party. Clean after each use so the grill will be ready for next guest. Charcoal and gas grills are permitted at sites if covered. Be courtesy to neighbor.

15. **AWNINGS, STORAGE SHEDS, CARPORTS, FENCES, ETC.:**
Accessories such as wooden awnings, carports, storage sheds, fences, decks etc. are allowed for Park Models only and must be approved in writing prior to construction and/or installation. Apply at the office for approval.
   A. Permanent awnings, storage sheds, porches and enclosures are not allowed for RV's.
   B. One storage shed per Park Model site is permitted. Shed may not exceed eighty (80) square feet of floor space, seven (7) foot side walls, eight (8) foot roof peak, must be wood, and may not be a permanent structure. **Paint color must be approved and color coordinated to match park model.**
   C. Permanent type structures, such as wooden additions or awnings, require a building permit and are permitted for Park Models only.
   D. See-thru screening is allowed on decks; tarps are not. (Park Models only.)
   E. Portable pet fences, not to exceed 6' x 12' x 3' high are allowed in the RV section with prior management approval.
   F. Temporary/canvas carports are no longer permitted. Those previously approved must be removed if they become damaged, worn out, or the unit is sold.

16. **SITE MAINTENANCE AND USAGE:** Residents are responsible for maintaining their site in a clean and orderly fashion at all times.
   A. Overstuffed furniture, appliances (e.g. refrigerators, freezers, washers, dryers), bottles, cans, storage boxes, cement blocks, cinder blocks, or other equipment are not allowed outside the unit. Only standard patio/yard furniture and a reasonable number of potted plants are allowed outside your unit.
   B. RV's and accessories must be kept in good repair.
   C. Resident shall be liable for any damage to buildings, grounds, or premises.
   D. A private business, including, but not limited to, child care, manufacturing, advertising items for sale or vending, may not be conducted on site. The office telephone number and or address may not be used for the purpose of advertisement or sale of any kind.
   E. Yard sales are not permitted in the RV or Park Model section.
   F. No soliciting or vending is permitted. If solicitors or vendors contact you on your site, please notify the office.
   G. Park is responsible for trees throughout the park. Please contact park management for any trimming or removal of park trees. In ground planting must be pre-approved by management. Desert type foliage is allowed with prior approval. No drip systems are to be installed. Water is a problem in the desert - use it sparingly.
   H. Tow dollies are allowed on site only if stored beneath the rear of the motorhome.

17. **SUBLETTING: IS NOT ALLOWED IN THE PARK.**

18. **STORAGE AREA:** Residents are welcome to use the fenced storage area for a monthly storage fee. Storage payments must be made by the anniversary date each month. If payments become delinquent for one month or more the stored item(s) will be considered abandoned. Picacho Peak RV Resort assumes no liability forproperty stored in this area. Storage is locked at all times.

19. **FOR SALE:** RVs and Park Models may be advertised for sale on site.
Before you may sell your unit to someone who will be keeping the unit in Picacho Peak RV Resort, you must notify the office, in writing, of your intent to sell. If the unit is over 10 years old it must be inspected and approved by management. All charges owing must be paid prior to change of ownership of the unit. Prospective buyers must make application at the office and be approved for residency prior to finalizing the sale. Background checks are required for all new annual residents which is part of the residency approval. Typical cost is $25.00 per person.

   If a unit is to be removed from Picacho Peak RV Resort, all charges owing must be paid prior to removal of the unit from the park.

   A. "For Sale" signs must be placed in windows inside the unit and may not exceed 12" x 12" sign. NO signs of any kind may be placed in the yard.
   B. Site rent is transferable and may accompany the sale of the unit. Such arrangements are between the seller and the buyer of the unit and management is to be notified.

20. **GUESTS:** The host tenant must register all overnight guests at the office on the day of their arrival. Guests are limited to a maximum stay of no more seven (7) consecutive days and no more than fourteen (14) days in a calendar year.
    A. Guests may not reside in the park when residents are residing elsewhere. House sitting, pet sitting and/or subleasing is NOT Permitted.
    B. Activity areas are available to all residents and adult guests. Special rules that may apply are posted at the facility.
    C. The host resident will accompany and be fully responsible for their guests and are liable for damages caused by visiting guests and/or pets.
    D. Host resident must supervise visiting children at all times. Children are not allowed to play in streets or other tenant sites. Toys, bicycles, etc. must be kept on the host tenant's site. Bicycle riding is limited to roadways only and must be in the company of the host tenant. Restrictive pool hours (3:00 PM to 5:00 PM) are posted for visiting children who must have resident supervision at all times while at the pool. Children are not allowed billiards room or spa.
    E. Residents are responsible to inform any sub-contractor coming to their home to check in at the office (except for after hour emergencies). Sub-contractors or workers not checked in may be asked to leave the park.

21. **MANAGEMENT:** Reserves the right to make necessary changes in the Rules and Regulations that they judge to be in the best interest of the Park, residents & guests. Employees work for the benefit of the Park and are prohibited from performing tasks for individual guests during working hours except in an emergency. The Park Staff also enjoys activities in their off hours. Please allow them to do so without burdening them with business matters.

22. **SPECIAL NOTICES:** These rules and regulations may be amended at the discretion of Management. However, residents will be notified in writing of any changes.
    A. Special rules are posted in the swimming pool area, Laundromat and equipment and facilities therein, and any area, constitutes a part of the Rules and Regulations. Violation of them will be treated as a violation of the Rules and Regulations, and constitute grounds for eviction.
    B. Wheels and axles are not to be removed from RV's while on site.
    C. Resort Management, office staff, independent contractors, and maintenance staff are not answerable to Residents. Please do not give instructions to them or make special requests of them. All work requests must be made directly with the office personnel through a written work order (available in main office).
    D. ALL COMPLAINTS MUST BE MADE DIRECTLY TO THE OFFICE STAFF AND IN WRITING. No verbal, third party, or anonymous reports will be acted upon. Complainant must be willing to testify if needed. No tenant to tenant confrontations are allowed.

23. **VIOLENT CONDUCT:** Fighting or violence of any kind is prohibited. There is to be no wearing of firearms and/or knives in the Resort. The discharge or the display of a weapon on the premises will **RESULT IN IMMEDIATE EVICTION.** Harassment or intimidation of your neighbors, visitors, guests, residents or our staff will not be tolerated and may be cause for **EVICTION.** Be courteous to your neighbors – no loud parties, harassment or intimidation of neighbors or boisterous conduct is tolerated. Nor disruptive behavior or actions detrimental to the resort is acceptable.

24. **MAIL:** We offer our private mailroom for your use. Resort is not responsible for any mail, incoming or outgoing.
    A. OUTGOING MAIL: Place in the 'outgoing mail box" in the mail room no later than 9:30am.
    B. INCOMING MAIL: May be picked up after 11:00am in the alphabetical mail slots in the mail room. Be sure to check both the smaller letter and larger magazine slots.
    C. MAILING ADDRESS: Resident Name
       c/o Picacho Peak RV Resort
       P.O. Box 300
       Picacho, AZ 85141
       NOTE: Limited mail service is from April 16th to October 31st.
    D. Annual residents should get their own PO Boxes at either Red Rock or Picacho post offices. We encourage our monthly residents to also obtain personal PO Box at the post office.
    E. If you want your mail forwarded when you leave, please make up mailing labels for Resort to use. We will forward mail for 30 days after you leave. After that your mail will be returned to sender.
    F. **UPS/FEDEX:** Use the Resort's physical address: 17065 E. Peak Lane, Picacho, AZ 85141. Include your site # for direct delivery.

25. **TELEPHONE / TELEPHONE MESSSAGES/EMERGENCIES:**
Emergency Messages only will be delivered to your site. If you are not there, they will be taped to your door.

26. **HIGH SPEED INTERNET** is located throughout the Resort. Ask the office for directions for access.

27. **PROPANE:**
100 lb. tanks not permitted in the park except without prior approval.
Park sells propane Monday through Friday 10:00 a.m. till Noon. Propane tanks must be brought to the propane filling station. Put a tag with your Site # on the tank. (String tags are available in the office.) You may pick up your filled tank after 1:00 PM. Your bill will be at the office and payable the same day your tank is filled. We will allow up to 5 days for you to come to the office to pay your propane bill. There will be a $5 per day charge for each day beyond the 5th day that any propane charges are unpaid.
The park will fill your motorhome propane tank. Contact office to schedule and special instructions.

28. **PARK MODELS:** All park models must be approved in advance. Storage sheds are permitted with management prior approval. Any additional structures must be approved in writing by management prior to the start of construction. Additions may require a permit from the County of Pinal. Add-on rooms must be skirted. Skirting and awnings shall be painted metal or vinyl, similar in design and compatible in color to each home. All improvements or approved plantings must be within the lot setbacks. This means no structure or planting of any kind may encroach into that area. All vehicles / structures must adhere to these setbacks. See office for improvement guidelines and plantings permitted.

29. **LONG-TERM RESIDENTS:** We are glad you have chosen Picacho Peak RV Resort as your home. Please help us welcome overnight guests as well as monthly residents. You are ambassadors for our Resort. Help us keep our community an attractive and pleasant place to live. Residents are responsible for any damage caused by themselves or their guests. Storage of bottles, cans, boxes, appliances or equipment is not permitted outside a home or accessory structure. Storage sheds are only allowed on Park Model sites. No utility connections are to be made to a second vehicle of any type without the prior permission of management. Long-term residents leaving on a long temporary basis must notify the office prior to departure. This enables the staff to prepare all invoices, utility shut-offs, etc. If RV's are left unattended in an unpaid site it will be treated as abandoned and will be removed from the Resort. New Park Model owners will be allowed, if approved by management, to use a nearby site for resident to transfer their belongings from the RV to the Park Model. As a courtesy, tenant will be allowed three (3) days without a site fee – only paying electric if plugged in.

30. **AFTER HOURS PARK EMERGENCY.** Contact the office or the courtesy patrol at front gate. What constitutes an emergency? Fire, gas leak, water leak or sewer leak. For all other emergencies: death, serious illness, accident, a physical altercation with/or threats from another tenant, police/sheriff or poison control, call 911.

31. **WILDLIFE FEEDING NOTICE:** Ground feeding and watering of wildlife animals is dangerous. Rabbits are rodents and can be very destructive. They are also carriers of diseases and parasites many of which can be transferred through their droppings to pets and humans. When you attract rabbits, you will also attract predators such as coyotes, snakes, javelina, skunks, wild cats, etc. Feed wildlife outside the park.

***** CHECK OUT TIME IS 11:00 AM *****

We value your desire to stay with us and will continue to strive to provide you with the best possible service and pleasant atmosphere. The Resort management and/or its owners shall not be held responsible for any loss due to fire, accident or theft to tenant or their property. This property is privately owned and management reserves the right to refuse service to anyone.

2/2010

PZ-PA-008-12
&
PZ/PZ-PD-012-11

PZ-PA-008-12
&
PZ/PZ-PD-012-11

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOs.: **PZ-PA-008-12 (Bella Vista Farms Non-major Comprehensive Plan amendment)**
PZ-012-11 & PZ-PD-012-11 (Bella Vista Farms PAD Amendment)

CASE COORDINATOR: Steve Abraham, AICP

LEGAL DESCRIPTION:

PZ-PA-008-12: a 37.4± acre parcel situated in a portion of the SE¼ of Section 15, T03S, R08E G&SRB&M

PZ(PD)-012-11: situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M,

TAX PARCEL: 210-15-004 (portion thereof) (legal on file) & Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file)

APPLICANT/LANDOWNER: Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al

AGENT: Dana Belknap, Gallagher & Kennedy

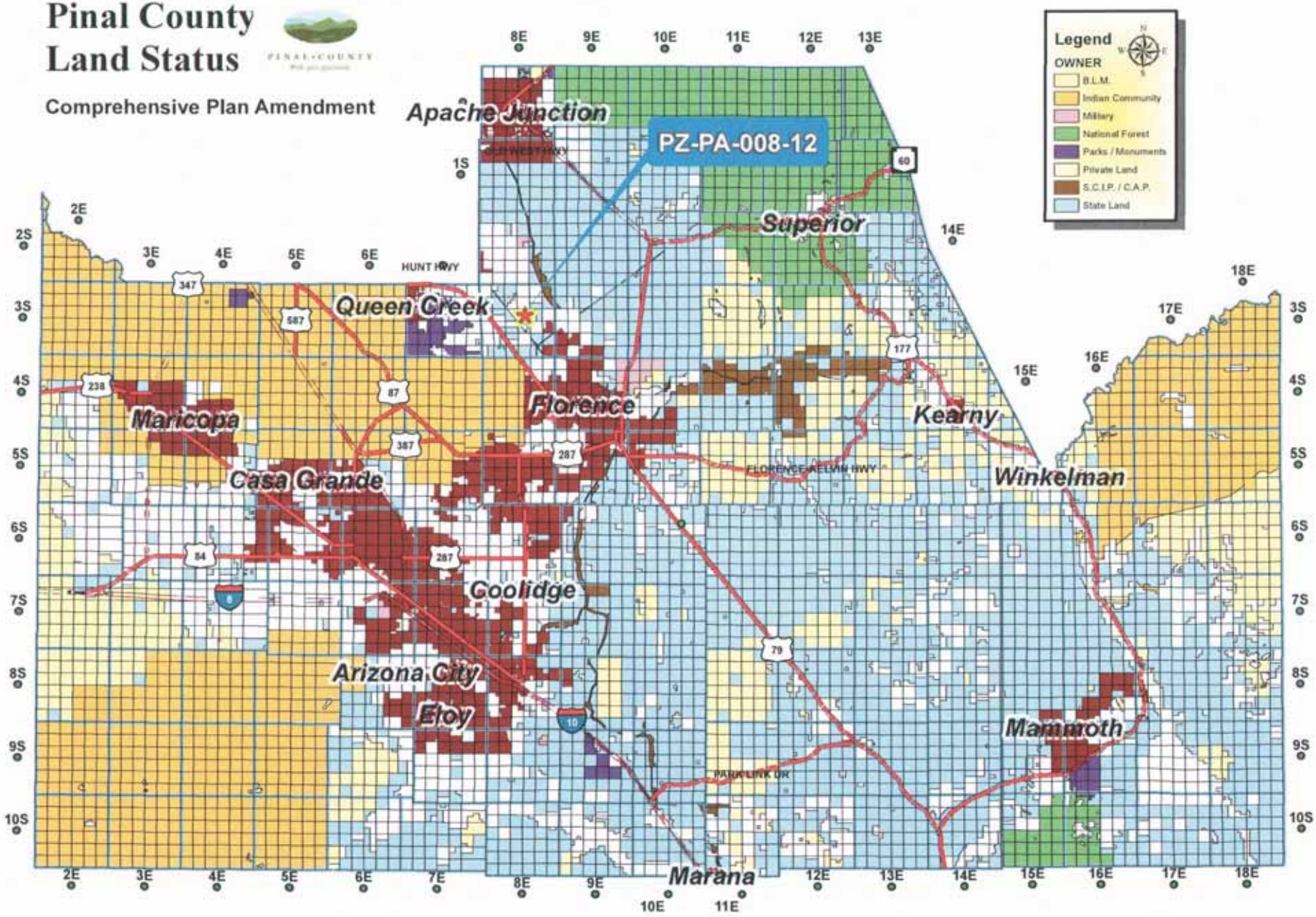
REQUESTED ACTION & PURPOSE:

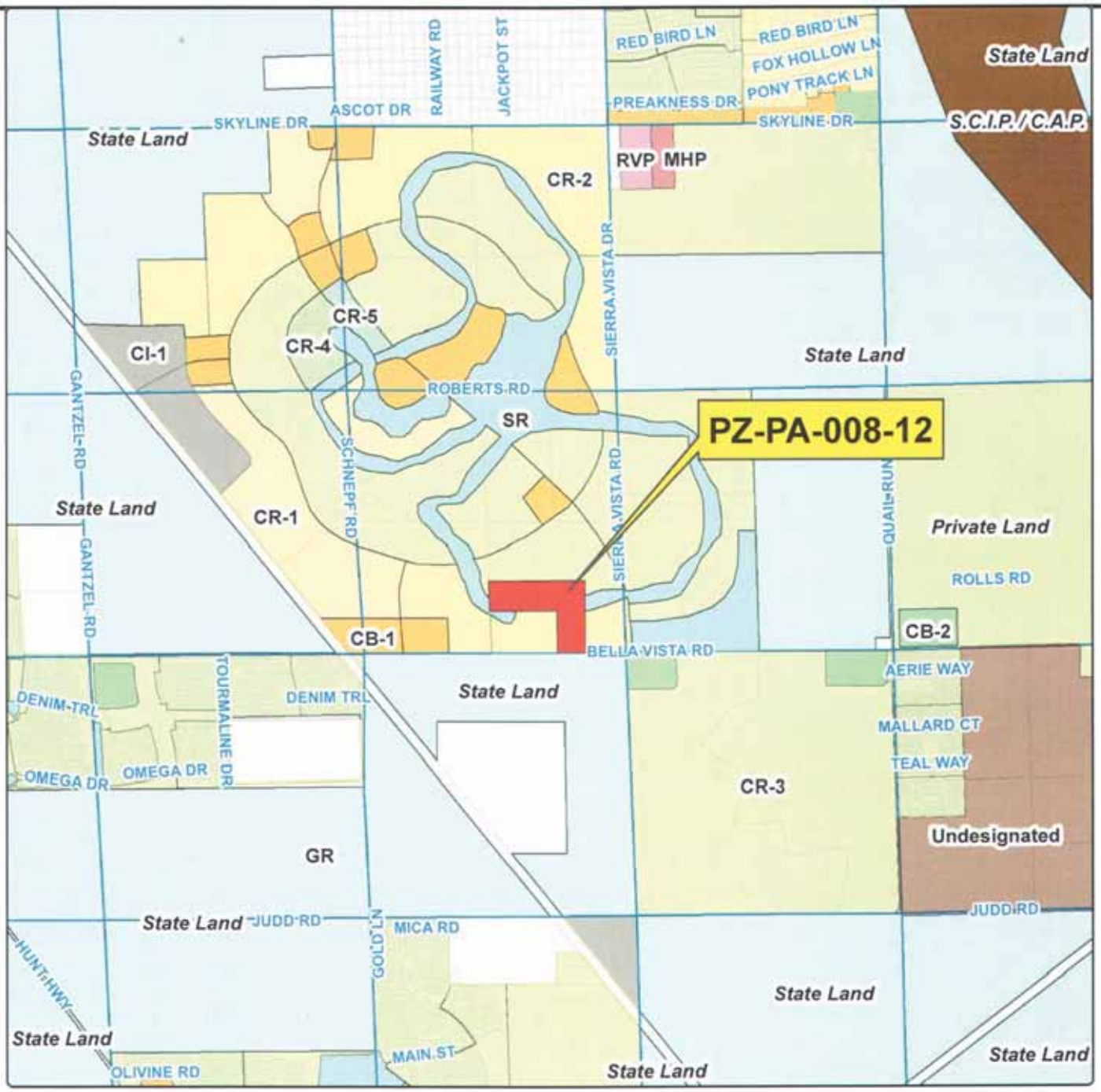
PZ-PA-008-12: A non-major Comprehensive Plan Amendment from **Moderate Low Density Residential (3.5 DU/AC)** to **High Density Residential (8 - 24 DU/AC)** (located approximately ½ mile east of the Schnepf Rd. alignment on Bella Vista Rd. on the north side)

PZ-(PD)-012-11: A zone change and PAD amendment request of a zone change of a total of 1478.1±acres **(PZ(PD-040-98)** from **CB-1 to CR-2,** 65.03± ac; **CB-1 to CR-3**, 57.6± ac; **CI-1 to CR-3**, 95.8± ac; **CR-1 to CB-1**, 69.4 ±ac; **CR-1 to CR-2**, 1.8± ac; **CR-1 to CR-3**, 127.5± ac; **CR-2 to CB-1**, 57.2± ac; **CR-2 to CR-3**, 303.8± ac; **CR-2 to CR-5**, 12.5± ac; **CR-3 to CB-1**, 57.33± ac; **CR-3 to CR-2**, 131.4± ac; **CR-3 to CR-5** 14.9± ac, **CR-4 to CR-2,** 26.6± ac; **CR-4 to CR-3**, 53.4± ac; **CR-5 to CR-2**, 2.3± ac. **CR-5 to CR-3**,14.9± ac.; **SR to CB-1**, 19.1± ac; **SR to CR-2,** 94.4± ac.; **SR to CR-3**, 262.5± ac; **SR to CR-5**, 9.97± ac; to plan and develop the **Bella Vista Farms PAD; and** to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units within the 2301.4± acre Bella Vista Farms PAD previously approved under case **(PZ-PD-040-98)**

LOCATION: located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.

SIZE: 37 acres for the non major comprehensive plan amendment, 1478 acres under the rezone request and 2301.4± under the PAD request


Pinal County
Land Status
Comprehensive Plan Amendment
PINAL COUNTY
PZ-PA-008-12
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR



Comprehensive Plan Amendment

Planning & Development Services

NORTH

PINAL • COUNTY
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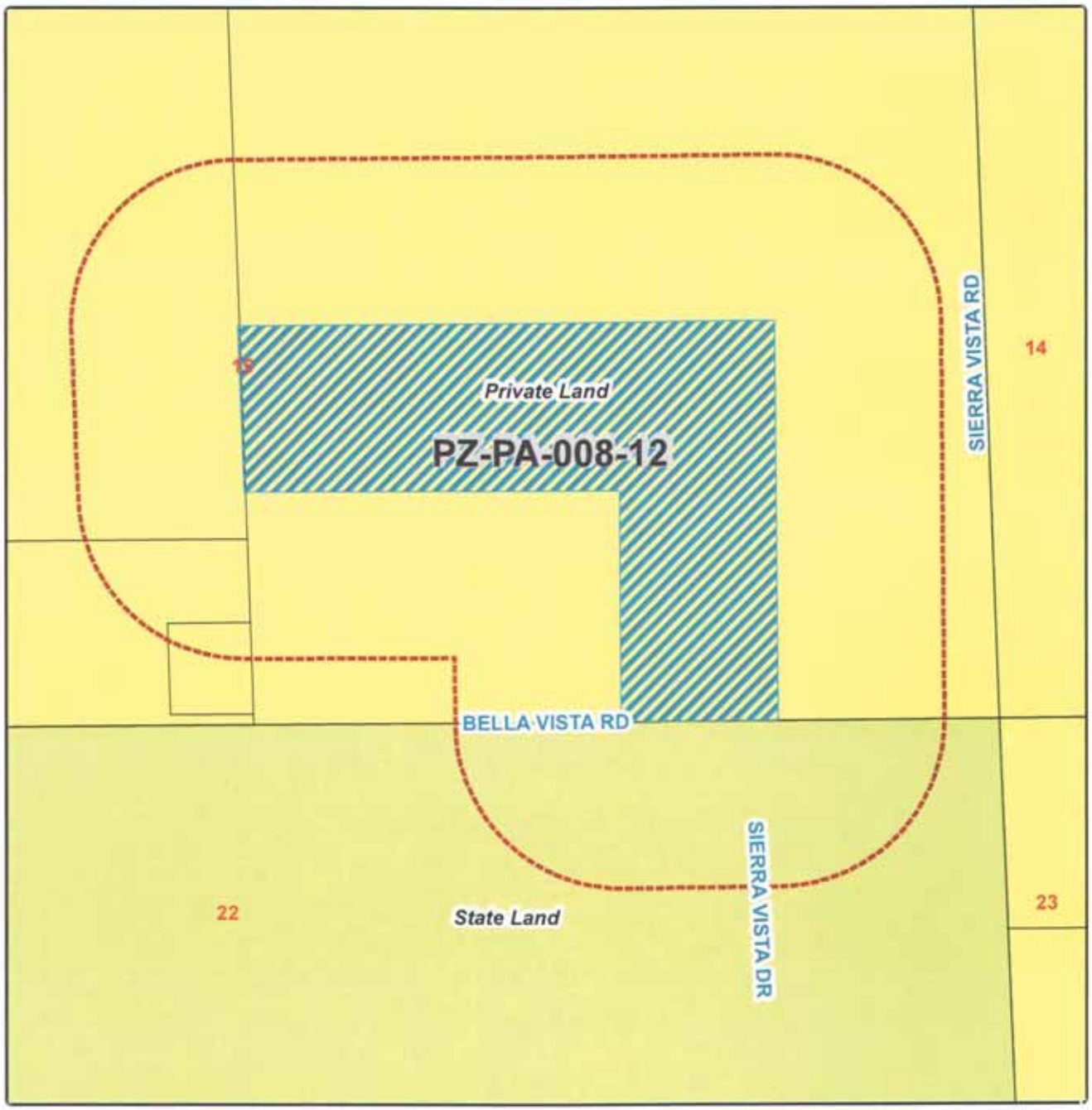
PB BELLA VISTA LLC	**Legal Description:** T03S-R08E Sec15	1 of 1	PB BELLA VISTA LLC; Section 15; Township 03S; Range 08E; PZ-PA-008-12



Comprehensive Plan Amendment

NORTH

PZ-PA-008-12- PUBLIC HEARING/ACTION: Pantano Development Bella Vista LLC & PB Bella Vista LLC applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a non-major Comprehensive Plan Amendment from Moderate Low Density Residential (3.5 DU/AC) to High Density Residential (8 - 24 DU/AC) on 37.4± acre parcel situated in a portion of the SE¼ of Section 15, T03S, R08E G&SRB&M, Tax parcel 210-15-004 (portion thereof) (legal on file) (located approximately ½ mile east of the Schnepf Rd. alignment on Bella Vista Rd. on the north side)

Current Zoning: CR-2, CR-3, SR
Request Land Use: Comprehensive Plan Amendment
Current Land Use: MLDR

PINAL • COUNTY

Legal Description: T03S-R08E Sec 15	1 of 1	PB BELLA VISTA LLC	
		Sections 15	Township 03S	Range 08E
		PZ-PA-008-12	

Comprehensive Plan Amendment

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-PA-008-12

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

EXISTING ZONING AND LAND USE: The subject property currently has multiple zoning districted under the previously approved PAD. Although it is currently undeveloped the existing PAD commercial industrial and residential uses. The subject site could be developed with up to 7391 dwelling units under the existing plan.

SURROUNDING ZONING AND LAND USE:

North& East South & West:: (GR); vacant and single family residential north of Skyline Rd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: October 12, 2011
Neighborhood and agency mail out: week of July 16, 2012
News paper Advertising: July 26, 2012
Site posting: County July 24 2012, Applicant July 18, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water/Sewer: Diversified Water/Johnson utilities
Access: The property is accessible from Skyline Dr. and Bella Vista Rd.

HISTORY: This property was rezoned in from GR (General Rural) to CR-1, CR-2, CB-1 CI-1 in 1998 on 3000 acres allowing approximately 12,000 dwelling units, in 2004 approximately 1275 acres were removed from the plan. No platting or development has taken place since the original zoning. Central Arizona College has since purchased a portion of the development located in the southwestern corner of the plan. CAC has submitted for site plan review but the plans have not been approved.

ANALYSIS: The applicant is requesting approval of an a zone change and amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-004-98). Although technically an amendment the applicant proposal represents a complete re-imaging of the previously approved PAD. Highlights of the changes include: allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units from 7391 to 7505. The increase in dwelling units is pending the approval of the aforementioned non major comprehensive plan amendment.

Non-Major Comprehensive Plan Amendment Request

The applicant is requesting to re-designate 37 acres from MLDR (3.5/DU/AC) to HDR (8-22). If approved this would be the only HDR designation for several miles surround the proposal. Under the MLDR designation HDR is allowed provided that the overall density of the PAD does not exceed 3.5 dwelling units per acre. Meaning that allowed dwelling

units from other areas of the development could have been "transferred" to the high density residential area provided the "sending" area was at or below 3.5 DU/AC overall. The primary driver for the request is to create high density housing opportunities to support CAC. According to the development plan the high density residential will be located on to arterial streets and be in close proximity to CAC

Rezone and PAD Amendment Request

As mentioned previously there are multiple proposed changes from the previous PAD. Of particular note is the re-configuration of the open spaces within the development. Under the previouls plan there was a centralized "village core" concept featuring a golf course and a lake along with 70 acres of open space in the southeastern corner of the development. Under the new plan the golf course and lake and 70 acre open space have been removed and replaced with a battery of community parks and focal parks. Diagrams and descriptions of the parks are in the PAD document. It is important to note that this application was filed prior to the adoption of the new zoning ordinance, therefore a comprehensive OSRAP is not required however, staff has included stipulations that will require the development of open space is to be congruent with the diagrams and feature recreational amenities stated in the PAD. Also of note is the deletion of the 94 acres of industrial zoning along the railroad tracks. This has been replaced by residential development buffered from the tracks with a 100 foot linear park. Additionally a 208 acre educational campus is planned on the southwestern corner of the development.

Staff has asked the applicant to include in their PAD document parts of the previously approved document as reference as to what is being amended, parts of the old document that will no longer apply if approved are indicated with an "X" across the page.

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

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

The proposal is more than three miles from the Town of Queen Creek's planning area.

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

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

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

Fit within the neighborhood

There is a previously approved plan on the property. A key question in the evaluation of the proposal would be is this plan as good or better than the previously approved version. The Comprehensive plan would support the proposal, (if the non-major amendment is approved) and open spaces will meet the minimums required under the old ordinance.
At the public hearing, the Commission needs to be satisfied that the health, safety and

welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Case PZ-PD-012-11 and rezone case under PZ-012-11. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

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

STAFF RECOMMENDATION**(PZ-PA-008-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non major amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-008-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

(no recommended stipulations)

STAFF RECOMMENDATION**(PZ-012-11):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

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

STAFF RECOMMENDATION**(PZ-PD-012-11):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The stipulations under this case will supersede all stipulations previously approved under Cases PZ-040-98 and PZ-PD-040-98

2. 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 and Procedures;

3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area;

4. Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. 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 SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.

5. Bella Vista Rd. and Skyline Dr. have been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer;

6. 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;

7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;

8. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

9. 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.

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

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

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

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

11. The property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-012-11), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated May 25, 2012.

12. In the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District and the stipulations attached to case number PZ-PD-012-11, the stipulations shall govern.

13. The final plat shall contain a note that the adjacent Arizona State trust land can be developed for any use at a future date.

14. The PAD under case PZ-PD-012-11 is to be developed with a maximum of 7,505 total dwelling units.

15. Residential density within areas designated as MLDR shall not exceed 3.5 dwelling units per acre. Calculations for density shall use the residential zoned areas of the PAD , excluding the high density residential area as net acreage.

16. 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.

17. Prior to applying for a zoning clearance/building permit for commercial development, 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.

18. 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.

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

20. As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Development Unit"

21. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 40 including exhibits.

22. The transfer of dwelling units from the HDR (CR-5 zoned) area to other development units shall be prohibited

Date Prepared: 08/09/12 – sja
Revised:

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

Memorandum

Date: August 16, 2012

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

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

Subject: Planned Area Development Amendment for BELLA VISTA FARMS, Case No. PZ-PD-012-11

The Public Works Department has reviewed the Planned Area Development Amendment for BELLA VISTA FARMS, Case No. PZ-PD-012-11 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;
2) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area;
3) Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. 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 SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.

4) Bella Vista Rd. and Skyline Dr. have been indentified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer;

5) 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;
6) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;
7) Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

c: S. Abraham

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: August 7, 2012
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
8/16/12	PZ-006-12	Jupiter Realty Associates	Gold Canyon East Phase 9 – Zone Change	See comments 1 & 2
8/16/12	SUP-003-12	Verizon Wireless	Operate 150' Monopole	See comment 3
8/16/12	PZ-PA-008-12	PB Bella Vista, LLC	Comprehensive Plan Amendment	See comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.
3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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

NEIGHBORHOOD MEETING ANNOUNCEMENT

AMENDMENT TO THE BELLA VISTA FARMS PLANNED AREA DEVELOPMENT

MEETING DATE: Wednesday, October 12, 2011

MEETING TIME: 5pm – 7pm

MEETING PLACE: Circle Cross Ranch K-8 School
35900 North Charbray Drive
Queen Creek, AZ 85143

REQUEST: Amendment to the Bella Vista Farms Planned Area Development (PAD) and rezoning of certain areas within the PAD.

PROPOSAL: The property is currently zoned by the Bella Vista Farms PAD, approved in 1998. The PAD currently calls primarily for single family detached homes, neighborhood commercial uses, industrial uses, and a golf course. The property owners seek to accomplish the following goals with an amendment to the PAD: (1) accommodate an approximately 200 acre community college campus; (2) update the open space and community amenities; (3) improve circulation and enhance logical development phasing; and (4) update the mix of residential housing.

PROPERTY LOCATION: Northeast corner of Bella Vista Road & the Union Pacific Railroad.

SIZE: Approximately 2,296 acres

PROPERTY BOUNDARIES:

NORTH:	Skyline Road
SOUTH:	Bella Vista Road
WEST:	Union Pacific Railroad
EAST:	Sierra Vista Road alignment

CONTACT PERSON: **Tim Brislin,** Harvard Investments
17700 N. Pacesetter Way Scottsdale, AZ 85255
Phone: 480-348-1118
tbrislin@harvardinvestments.com

This is not a public hearing with the Pinal County Planning and Zoning Commission or the Board of Supervisors. However, you may receive such a notice at a future date if the PAD Amendment and rezoning application is filed with Pinal County and is scheduled for hearing.

Owner Name	Street Address	City	State	Zip Code	APN
3073 E DENIM TRAIL PROP TRUST	3440 S JOSHUA TREE LN	GILBERT AZ 85297-7856	AZ	85297-7856	210-77-247
3130 EAST DENIM TRAIL LLC	PO BOX 931	PAYSON AZ 85547-0931	AZ	85547-0931	210-77-267
AARON W STRICKLING	30776 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-400
ABCDW LLC	1121 W WARNER RD	TEMPE AZ 85284-2819	AZ	85284-2819	210-23-001H
AFA INVESTMENTS LLC	3046 E KILLARNEY ST	GILBERT AZ 85298-9060	AZ	85298-9060	210-05-090
AIMEE JESSEN	3577 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-432
ALAN W & ALICE Y FLETCHER	30818 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-403
ALBERTO A & BLANCA D MORENO	5170 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6584	AZ	85140-6584	210-03-197
ALEX R PONS	2652 BUENA VISTA AVE	WALNUT CREEK CA 94597-2502	CA	94597-2502	210-77-261
ALLAN LOUIE	88 DOVER CT	DALY CITY CA 94015-2623	CA	94015-2623	210-77-188
ALLYN L MOHAN	224 5300 48 ST	RED DEER AB CANADA	CANADA		210-77-283
ALMA CHACON	34626 N SANTA JUANITA LN	QUEEN CREEK AZ 85140-7075	AZ	85140-7075	210-03-491
ALMA LETICIA SANTELIZ	6311 CASA VERDE DR	CYPRESS CA 90630-4083	CA	90630-4083	210-03-493
ALMA ROSA DIAZ	PO BOX 9214	CHANDLER HEIGHTS AZ 85127-9214	AZ	85127-9214	210-03-440
AMADOR SANCHEZ CABALLERO	5568 E FOX HOLLOW LN	QUEEN CREEK AZ 85140-7637	AZ	85140-7637	210-03-501
AMANDA & DANIEL FRENCH	3590 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-038
AMIN VIJAN	6010 E SONORAN	SCOTTSDALE AZ 85262	AZ	85262	210-03-469
AMY R OTIS	3077 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-207
ANA & JOSE CORTEZ	5000 BELLE TER	BAKERSFIELD CA 93309-3749	CA	93309-3749	210-03-428
ANDREW E & ANTOINETTE R KUKOWSKI	3587 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7160	AZ	85140-7160	210-55-032
ANDY & DIANE ROBBINS	4072 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-110
ANGEL VARGAS	30858 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3338	AZ	85143-3338	210-77-256
ANIL KAPATKAR	PO BOX 2654	KENNESAW GA 30156-9111	GA	30156-9111	210-77-248
ANN UHLIK	5018 E ASCOT DR	SAN TAN VALLEY AZ 85140-8293	AZ	85140-8293	210-05-067
ANNMARIE BRYD	3000 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3301	AZ	85143-3301	210-77-159
ANTHONY & ELLEN F OWENS	4137 E PONY TRACK LN	QUEEN CREEK AZ 85140-6452	AZ	85140-6452	210-55-105
ANTHONY B RIX	2621 SAN MARTIN CT	LAS VEGAS NV 89121-3931	NV	89121-3931	210-77-428
ANTHONY C GARCIA	9231 N 99TH AVE #243	PEORIA AZ 85345-6946	AZ	85345-6946	210-77-178
ANTHONY D & KATHERINE FORTUNA	3023 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-291
ANTHONY F & LILLIAN A LOVAGLIO	5 FOUNTAINHEAD DR	HIGHLAND LAKES NJ 07422-1038	NJ	07422-1038	210-05-107
ANTONIO J & ORALIA C MORENO	PO BOX 118	QUEEN CREEK AZ 85142-1801	AZ	85142-1801	210-03-453
APOSTOLIC ASSEMBLY	PO BOX 1152	QUEEN CREEK AZ 85142-1824	AZ	85142-1824	210-03-423A
APPLE INVESTMENTS & MANAGEMENT	9221 E BASELINE RD #109-201	MESA AZ 85209-8376	AZ	85209-8376	210-77-266
ARMANDO C & FRANCISCA S CHAVEZ	5188 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-478
ARTURO PEREZ & ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-413
ARTURO PEREZ & ELIZABETH LUCIA	5165 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9130	AZ	85140-9130	210-03-414
ARUNEE RHOADES	35781 KOBUK ST	SOLDOTNA AK 99669-7012	AK	99669-7012	210-05-136
ARUNEE RHOADES	30879 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3342	AZ	85143-3342	210-77-185
ASHLEY ADAMS	3581 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-382
AURELIANO P RODRIGUEZ	PO BOX 583	QUEEN CREEK AZ 85142-1811	AZ	85142-1811	210-03-515
BAC HOME LOANS SERVICING	400 NATIONAL WAY	SIMI VALLEY CA 93065-6414	CA	93065-6414	210-05-138
BARBARA MUNGUIA	5346 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-9550	AZ	85140-9550	210-03-205
BARRY A & FRANCINE JOHNSON	3622 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-426
BARRY E URUM-OGBU	3535 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-435
BEC PREAKNESS LLC	14027 MEMORIAL DR #172	HOUSTON TX 77079-6826	TX	77079-6826	210-03-411
BEN SASSANI	2304 EAGLES WAY	PEARLAND TX 77581-5146	TX	77581-5146	210-77-392
BENEFICIAL MORTGAGE CO OF ARIZ	961 N WEIGEL AVE	ELMHURST IL 60126-1058	IL	60126-1058	210-55-051
BENJAMIN & MICHELLE KALTALER	2525 W TANNER RANCH RD	QUEEN CREEK AZ 85142-4661	AZ	85142-4661	210-77-166
BETTY MIRZA	3605 E DENIM TRL	SAN TAN VALLEY AZ 85143-3374	AZ	85143-3374	210-77-430
BILLY RAY & EVELYN STEPHENS	4888 E ASCOT DR	SAN TAN VALLEY AZ 85140-8880	AZ	85140-8880	210-05-087
BLAKE M MUSSER	30944 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-329
BLANCA I ROSALES	5122 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-481
BLANCA L OROZCO	3809 W FIVE MILE PEAK DR	SAN TAN VALLEY AZ 85142-3082	AZ	85142-3082	210-77-186
BLANCHE B REID	34424 N TOMBSTONE ST	AZ	AZ		210-05-091
BLAS GONZALEZ & MARIA REY	5401 E PREAKNESS DR	QUEEN CREEK AZ 85140-7199	AZ	85140-7199	210-03-404
BOB & JENNIFER FISCHER	31037 N KAREN AVE	QUEEN CREEK AZ 85143-3358	AZ	85143-3358	210-77-354

BRADLEY L & SARA J VAAGENE	1260 144TH AVE NE	HATTON ND 58240-9203	ND	58240-9203	210-77-465
BRANDON A & REBECCA L HAMLIN	3658 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5455	AZ	85140-5455	210-55-039
BRANDY UHL	5141 E PREAKNESS DR #1	SAN TAN VALLEY AZ 85140-6317	AZ	85140-6317	210-03-415
BRENT & LARISA MURDOCK	3566 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-422
BRETT A HUGHES	3110 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-223
BRETT L & TRACY A ELLIOTT	4646 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9133	AZ	85140-9133	210-05-113
BRIAN D AUCIELLO	3002 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3347	AZ	85143-3347	210-77-217
BRIAN E GISH	26205 N 56TH DR	PHOENIX AZ 85083-1252	AZ	85083-1252	210-77-219
BRIAN S & BRANDY MCDOWELL	3148 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-305
BRIAN WHITIS	3442 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-452
BRUCE L & DEBRA A OWEN	412 MEADOW DR	DIETERICH IL 62424	IL	62424	210-77-229
BT DIRT HOLDINGS II	17725 E SAN CARLOS WAY	GILBERT AZ 85298-8962	AZ	85298-8962	210-22-001
CALIFORNIA ASSN OF HIGHWAY PAT	2030 V ST	SACRAMENTO CA 95818-1730	CA	95818-1730	210-77-412
CAMERON HOPPE	3001 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-251
CARLTON R WAYNE	5072 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8418	AZ	85140-8418	210-05-071
CARMEN MORALES WILLIAMS	5850 S POWER RD #1018	GILBERT AZ 85295-8418	AZ	85295-8418	210-03-494
CAROL L & JOHN B MORGAN	3112 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-303
CARROLL F GRAHAM	1509 E BOYTON	SAN TAN VALLEY AZ 85143	AZ	85143	210-77-236
CASIE DEVLAEMINCK	34661 N SANTA JUANITA LN	QUEEN CREEK AZ 85140-7075	AZ	85140-7075	210-03-470
CELSO R & CRISTINA BONILLA	PO BOX 1663	QUEEN CREEK AZ 85142-1837	AZ	85142-1837	210-03-502
CHAD & CANDICE B CIRKS	4340 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4622	AZ	85140-4622	210-05-133
CHAD M MCLEAN	3456 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-453
CHAMBERRA & SROY NOU	22829 S 204TH ST	QUEEN CREEK AZ 85142-6275	AZ	85142-6275	210-03-472
CHARLES & BRIANA SHAFFER	30951 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3343	AZ	85143-3343	210-77-182
CHARLES & TINA L SCHMIDT	34705 N CALLE FLORES RD	SAN TAN VALLEY AZ 85140-7631	AZ	85140-7631	210-55-034
CHARLES JOHNSON	3516 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-457
CHARLES R MOLNAR	1320 COURTLAND AVE	NORMAL IL 61761-1944	IL	61761-1944	210-77-296
CHERAL GRESHAM	31041 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3344	AZ	85143-3344	210-77-177
CHERIE DE LA CRUZ	5123 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-482
CHRISTIAN & TAMMIE ALBRIGHT	3292 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-276
CHRISTIAN BRODBECK	3005 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-292
CHRISTOPHER BELL	270 E HUNT HWY #16	QUEEN CREEK AZ 85143-4964	AZ	85143-4964	210-77-152
CHRISTOPHER KLOSOWSKI	3530 E DENIM TRL	QUEEN CREEK AZ 85143-3377	AZ	85143-3377	210-77-458
CHRISTOPHER ROBERT SHANLEY	30783 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-374
CLAY H & ALMA J PEDEN	34474 N JACKPOT RD	SAN TAN VALLEY AZ 85140-8231	AZ	85140-8231	210-05-135
CLAYTON J & PATRICIA DAISS	12890 JACKSON CIR	THORNTON CO 80241-2881	CO	80241-2881	210-77-484
CLEWETT FAMILY TRUST	8701 W ROCKWOOD DR	PEORIA AZ 85382-8513	AZ	85382-8513	210-03-204
CLINT ARNDT	PO BOX 2303	FLORENCE AZ 85132-3043	AZ	85132-3043	210-03-412
CONNIE B NEWBERN	PO BOX 473	QUEEN CREEK AZ 85142-1808	AZ	85142-1808	210-03-495
COPA CONSULTING LLC	21001 N TATUM BLVD #1630233	PHOENIX AZ 85050-5253	AZ	85050-5253	210-77-193
CORY D & SARAH A NICOLL	1511 E HALIFAX ST	MESA AZ 85203-3826	AZ	85203-3826	210-77-413
CRUZ MOLINA MONTOYA	34561 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8298	AZ	85140-8298	210-05-064B
CURTIS S & NOLA A HILLNER	153 W PINTO CT	QUEEN CREEK AZ 85143-6110	AZ	85143-6110	210-77-306
CV PINAL LLC	3549 153RD AVE SE	CASSELTON ND 58012-9700	ND	58012-9700	210-23-001E
D AMATO MICHAEL	30916 N BRAMWELL AVE	QUEEN CREEK AZ 85143-3379	AZ	85143-3379	210-77-327
DALE R & COLLEEN M REID	12940 119 AVE NW	EDMONTON AB CANADA	CANADA		210-77-212
DANIEL & REBECCA BOLIN	3167 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-317
DANIEL & TERRI L FRANTZ	3267 E MINERAL PARK RD	QUEEN CREEK AZ 85143-4521	AZ	85143-4521	210-77-321
DANIEL M & KARYN HARDISON	3234 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-172
DANIEL M & MISTI R PAOLINO	3794 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5385	AZ	85140-5385	210-55-041
DANIEL M HARDISON	PO BOX 386	BUCKEYE	AZ	85326	210-77-169
DANNY W & BARBARA G APPLING	3059 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-289
DAVID & AIMEE GOSSMAN	4759 E ASCOT DR	SAN TAN VALLEY	AZ	85140	210-05-089
DAVID & LINDA CUMMINS	PO BOX 2828	CHANDLER AZ 85244-2828	AZ	85244-2828	210-77-445
DAVID & MARILYN MARTIN	4417 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8289	AZ	85140-8289	210-05-134B
DAVID A & ALLISON I CARPENTER	3385 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-396
DAVID A & KENDA R JEROME	4692 E SHADOW LN	SAN TAN VALLEY AZ 85140-8528	AZ	85140-8528	210-05-108

DAVID A MCDONALD	3005 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3348	AZ	85143-3348	210-77-211
DAVID A SALTER	3022 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-298
DAVID O CANFIELD	3186 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-227
DAVID W & OKSU PHILLIPS	7270 NE VINCENT RD	BAINBRIDGE ISLAND WA 98110-1630	WA	98110-1630	210-77-240
DAVID W & OKSU PHILLIPS	7270 NE VINCENT RD	BAINBRIDGE ISLAND WA 98110-1630	WA	98110-1630	210-77-300
DEMETRA BOUDREAUX	3469 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3368	AZ	85143-3368	210-77-390
DENICE JONES	3521 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-436
DENNIS L & LISA D HEATH	3732 E ASCOT DR	SAN TAN VALLEY AZ 85140-5284	AZ	85140-5284	210-55-052
DENNIS WILEY	3528 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-049
DIANA GRUZYNSKI	4202 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-100
DOLORES C TONA	PO BOX 735	QUEEN CREEK AZ 85142-1814	AZ	85142-1814	210-03-461
DOLORES C TONA	PO BOX 735	QUEEN CREEK AZ 85142-1814	AZ	85142-1814	210-03-462
DONALD & YULIA CROWLEY	PO BOX 44995	PHOENIX AZ 85064-4995	AZ	85064-4995	210-77-391
DONALD L SMITH	5072 E ASCOT DR	SAN TAN VALLEY AZ 85140-8293	AZ	85140-8293	210-05-066
DONALD R LIVINGSTON	PO BOX 61490	DUBAI UNITED ARAB EMIRATES	EMIRATES		210-77-288
DONNA & STEWARD HOFFMAN	34705 N CALLE FLORES RD	SAN TAN VALLEY AZ 85140-7631	AZ	85140-7631	210-55-042
DONNA FARIA	3484 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-455
DUANE & BECKY KERR	6407 76TH ST SE	SNOHOMISH WA 98290-6015	WA	98290-6015	210-77-334
DWIGHT L & JANICE E CRESAP	6317 W BUSHWOOD CT	FLORENCE AZ 85132-6414	AZ	85132-6414	210-77-353
EDGAR RAMON CARAVEO	PO BOX 912	QUEEN CREEK AZ 85142-1818	AZ	85142-1818	210-03-196
EDUARDO PACHECO & MARTHA CASTRO	PO BOX 805	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-419
EDUARDO PACHECO & MARTHA CASTRO	PO BOX 805	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-420
EDWARD & CECELIA KAUBLE	3275 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-196
EDWARD & CONNIE KERSHAW	2987 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-293
ELIZABETH C SANCHEZ	5165 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-484
ELIZABETH L VANLEW	419 N 60TH PL	MESA AZ 85205-7501	AZ	85205-7501	210-77-187
ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-510
ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-517
ELIZABETH M MEADOWS	3168 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-226
ELIZABETH O HWAKINS TAYLOR	2605 S ACANTHUS	MESA AZ 85209-6143	AZ	85209-6143	210-77-184
ELIZABETH REAM	2951 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-295
ELLYSSA EIRING	3413 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-394
EMMA T R SMITH	3483 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-389
EMMANUEL & NORMA LOPEZ	5342 E PONY TRACK LN	QUEEN CREEK AZ 85140-7299	AZ	85140-7299	210-03-492
ERIC C & SHARON I GUMBS	3041 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-324
ERICK & APRIL WOMACK	3239 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-198
ERNEST G & MARY M HENNINGFIELD	21721 SE 222ND PL	MAPLE VALLEY WA 98038-6438	WA	98038-6438	210-77-280
ERVA & ROMAN LUPYPCIW	3050 E DENIM TRL	SAN TAN VALLEY AZ 85143-3326	AZ	85143-3326	210-77-263
EVAN D & LINDA A IUND	1263 BRIDALWOOD LOOP	LEHI UT 84043-4908	UT	84043-4908	210-77-407
EVAN L & MELISSA M LOPEZ	3220 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-272
FEDERAL HOME LOAN MTG CORP	8200 JONES BRANCH DR	MCLEAN VA 22102-3107	VA	22102-3107	210-77-330
FEDERAL NATIONAL MORTGAGE ASSO	3476 STATEVIEW BOULEVARD MAC X7801-014	FORT MILL SC 29715	SC	29715	210-77-258
FEDERAL NATL MTG ASSN FNMA	3900 WISCONSIN AVE NW	WASHINGTON DC 20016-2806	DC	20016-2806	210-77-446
FELISHA CELIS	410 E KELSI AVE	QUEEN CREEK AZ 85140-4125	AZ	85140-4125	210-77-243
FERNANDO RAMIREZ	242 BROOKDALE AVE	SAN FRANCISCO CA 94134-3018	CA	94134-3018	210-77-399
FLASH & THE BOYS LLC DEFINED B	3333 E CAMELBACK RD #185	PHOENIX AZ 85018-2396	AZ	85018-2396	210-05-127J
FLORANTE & JOSEFINA YUMANG	1127 WILLIAMS	HERCULES CA 94547-3733	CA	94547-3733	210-77-254
FRANCISCO CURIEL	3240 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-230
FRANCISCO OCHOA	PO BOX 291	QUEEN CREEK AZ 85142-1805	AZ	85142-1805	210-03-500
FRANCISCO R HERRERA	4063 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7298	AZ	85140-7298	210-55-092
FRANCISCO SALAZAR URIBE	9614 E QUATERLINE RD	MESA AZ 85207	AZ	85207	210-03-465
FRANK ANTHONY BERMIER	3356 E COWBOY COVE TRL	QUEEN CREEK AZ 85143-3345	AZ	85143-3345	210-77-482
FRANKIE LOMELI	3056 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-220
FRED & DAWN KRAUSE	3868 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-054
FREDRICK L & DIANA B HUNT	4345 E ASCOT DR	SAN TAN VALLEY AZ 85140-8291	AZ	85140-8291	210-05-140
GABRIEL S GRADING LLC	5319 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-9550	AZ	85140-9550	210-03-449
GABRIELA J HEMSTREET	30807 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3342	AZ	85143-3342	210-77-189

GARY & HAE MAXWELL	3755 W 18TH ST	YUMA AZ 85364-4947	AZ	85364-4947	210-77-364
GARY D & JOLENE NELSON	30972 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-331
GARY L & LYNETTE COLVIN	3059 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-323
GARY O KITZMANN	5230 60TH AVE SW	ROCHESTER MN 55902-2406	MN	55902-2406	210-77-290
GEOFFREY M & KRISTIN M POLITSCH	3256 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-311
GEORGE A & CHERYL A SPANFELNER	3729 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5385	AZ	85140-5385	210-55-046
GEORGE H & MARY ELLEN CAMPEAU	2980 MIRAMAR CT	OXNARD	CA	93035	210-77-265
GEORGE H & VICKI T SCHAFER	3593 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-044
GEORGE HORRILLO	4695 E SHADOW LN	QUEEN CREEK AZ 85140-8528	AZ	85140-8528	210-05-109
GEORGE L & DIANE A MORRIS	31408 N GECKO TRL	QUEEN CREEK AZ 85143-4156	AZ	85143-4156	210-77-415
GERALD A BOYTOR	31017 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-356
GERALD A CLARK	4884 E PONY TRACK LN	QUEEN CREEK AZ 85140-8290	AZ	85140-8290	210-05-082
GERALD L STUART	700 W MONMOUTH ST	ABINGDON IL 61410-1045	IL	61410-1045	210-03-429
GIOVANNI & CARMEN C MIONI	3132 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-224
GLEN R & JANET R ROGERS	30933 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3343	AZ	85143-3343	210-77-183
GLORIA ACEVEDO	3203 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-200
GLYNIS GETMAN	4140 E ASCOT DR	SAN TAN VALLEY AZ 85140-5931	AZ	85140-5931	210-55-111
GORDON & DIANA BALFOUR	3274 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-275
GREGORY & JOY HARDY	3572 E DENIM TRL	SAN TAN VALLEY AZ 85143-3377	AZ	85143-3377	210-77-461
GUADALUPE MARIA & ROGELIO YEPEZ	PO BOX 953	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-444
GUSTAVO T & GLORIA ESPINOZA	3019 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-250
GUY R WALKER	16005 S 42ND ST	PHOENIX AZ 85048-7484	AZ	85048-7484	210-77-241
HAL M & CHERYL L RUTHERFORD	1455 S 80TH ST	MESA AZ 85209-9115	AZ	85209-9115	210-55-040
HARMONY K REDBURN	3479 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-439
HARRY D & NANCY K LUGE	40937 N RATTLESNAKE RD	QUEEN CREEK AZ 85140-9668	AZ	85140-9668	210-55-119
HEDDA HERMAN	433 S MELISSA DR	GILBERT AZ 85296-2313	AZ	85296-2313	210-77-388
HENRY P ESTES	3372 E DENIM TRL	QUEEN CREEK AZ 85143-3370	AZ	85143-3370	210-77-447
HOWARD & KATHY SVEBACK	2974 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3346	AZ	85143-3346	210-77-216
HYE JWA O NEAL	3090 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3301	AZ	85143-3301	210-77-164
IONA R PRIMMER	6565 E SANTA AURELIA	TUCSON AZ 85715-3127	AZ	85715-3127	210-03-468
IRA P & PATTY A SNOW	4992 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-9188	AZ	85140-9188	210-05-064A
ISAURO ARREGUIN	PO BOX 491	QUEEN CREEK AZ 85142-1809	AZ	85142-1809	210-03-188
J ANDREW & AMY D BECK	3032 E DENIM TRL	SAN TAN VALLEY AZ 85143-3326	AZ	85143-3326	210-77-262
JACALYN L GREENAKER	19 MARIGOLD ST	ROCHESTER NY 14615-3430	NY	14615-3430	210-77-487
JACINDA LYNN JONES	24 HERITAGE BAY	DE WINTON	WINTON		210-77-192
JAIME BAUTISTA	14509 W LAUREL AVE	GILBERT AZ 85233	AZ	85233	210-03-198
JAIME GARAY	5195 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-485
JAMES & ALICE HILL	4267 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6483	AZ	85140-6483	210-55-095
JAMES L & DONNA J SHIELDS	3220 E COWBOY COVE TRAIL	SAN TAN VALLEY	AZ	85143	210-77-309
JAMES M & CHRISTOPHER M CUTSHAW	409 AVENIDA DE DIAMANTE	ARROYO GRANDE CA 93420-1936	CA	93420-1936	210-77-385
JAMES SYMONDS	4205 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-106
JAMES W & LAURA A COLEMAN	537 S CARTER SCHOOL RD	STRAWBERRY PLAINS TN 37871-4415	TN	37871-4415	210-05-060
JAMES W HEIMER	4813 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8898	AZ	85140-8898	210-05-085
JAMES ZIMMERMAN	33575 N NORTH BUTTE DR	SAN TAN VALLEY AZ 85142-6388	AZ	85142-6388	210-03-520
JAMEY L & JENNIFER N STEVENS	3077 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-322
JANICE GANNON	13 WILLOW LN	STONY PLAIN	PLAIN		210-77-160
JANICE K & RODNEY L PAYNE	4270 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-101
JANICE L WILLIAMS	16339 E SEGUNDO DR	FOUNTAIN HILLS AZ 85268-4832	AZ	85268-4832	210-77-406
JARED L & SHANON B SCOTT	3454 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3364	AZ	85143-3364	210-77-414
JARVIS & JOSEPHINE CARTER	4273 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-107
JASON FARRELL	20158 E CAMINA BUENA VIS	QUEEN CREEK AZ 85142-5114	AZ	85142-5114	210-03-480
JASON FARRELL	5217 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-486
JAY M MCCALLUM	4821 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-8385	AZ	85140-8385	210-05-081
JEFFERY GREG GRIZZLE	3595 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-381
JEFFERY L & HOPE R PARR	3559 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-055
JEFFREY D & DIANA L GIBBS	34614 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8216	AZ	85140-8216	210-05-084
JEFFREY MOLEA	3001 N PAPILLON CIR	MESA AZ 85215-1555	AZ	85215-1555	210-77-418

JENNIFER & ADAM HAGENSTON	917 HAVERSHAM DR	SAINT CHARLES MO 63304-1622	MO	63304-1622	210-77-460
JEREMEY HILLIKER	3184 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-307
JERRY C ELLIOTT	41011 N PINON LN	SAN TAN VALLEY AZ 85140-3194	AZ	85140-3194	210-05-111
JERRY L & SHARON R HENRIKSON	4657 47TH AVE	FARGO ND 58104	ND	58104	210-77-201
JERRY W LITTLETON	3238 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-273
JESS P & DENNIS J DAVIS	4893 E VISTA GRANDE	QUEEN CREEK AZ 85140-8385	AZ	85140-8385	210-05-080B
JESUS ALARCON-MOTA	5309 E SHADOW LN	QUEEN CREEK AZ 85140-5844	AZ	85140-5844	210-03-490
JESUS MEDINA REYES	5320 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-516
JOANIE D & JONATHAN E SNOWDEN	3933 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-102
JOAQUIN BERNDT	4210 VIA ARBOLADA #308	LOS ANGELES CA 90042-5124	CA	90042-5124	210-77-361
JOAQUIN R & MARIA DE JESUS BUSTAMANTE	PO BOX 374	QUEEN CREEK AZ 85142-1807	AZ	85142-1807	210-05-080C
JODIE & BRIAN DEAN	3525 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-043
JOHN G & CONNIE L HATCH	3023 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-325
JOHN M DIGIOVANNI	3797 E PONY TRACK LN	QUEEN CREEK AZ 85140-5385	AZ	85140-5385	210-55-047
JOHN R & MARCIA A WESTMORELAND	3131 E DENIM TRL	SAN TAN VALLEY AZ 85143-3329	AZ	85143-3329	210-77-244
JOHN R HAMILTON	9653 E BALTIMORE ST	MESA AZ 85207-8037	AZ	85207-8037	210-77-174
JOHN W & KATHRYN L WILLIAMS	4069 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-104
JON E & PAMELA K MACK	3655 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7162	AZ	85140-7162	210-55-033
JONATHAN & KIMBERLY MLEYNEK	8701 ANZIO ST #B	FORT IRWIN CA 92310-2456	CA	92310-2456	210-77-359
JONATHAN A & YANA V COMTOIS	3427 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-393
JORGE A & MARTA A AREVALO	3257 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-197
JORGE LI PRENTICE	11135 E RUTLEDGE AVE	MESA AZ 85212-5110	AZ	85212-5110	210-05-061
JOSE A & LEAL FRANCISCA RANGEL	PO BOX 9199	CHANDLER HEIGHTS AZ 85127-9199	AZ	85127-9199	210-03-401
JOSE C RAMIREZ	3637 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3369	AZ	85143-3369	210-77-378
JOSE J & MARIA R REYES	4798 E ASCOT DR	SAN TAN VALLEY AZ 85140-8479	AZ	85140-8479	210-05-088
JOSE M VALENZUELA	5263 E PONY TRACK LN	QUEEN CREEK AZ 85140-7500	AZ	85140-7500	210-03-509
JOSE R & MARIA L JUAREZ	PO BOX 823	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-192A
JOSEPH & DONNA CONSTANTINE	14 BOULDER PL	YONKERS NY 10705-2517	NY	10705-2517	210-77-443
JOSEPH B & AMY M HAYDEN	3400 CAPTIVA CT	LEXINGTON KY 40509-2087	KY	40509-2087	210-77-203
JOSEPH I & SINDA K LAFON	4678 E SKYLINE DR	SAN TAN VALLEY AZ 85140-7698	AZ	85140-7698	210-05-119B
JOSEPH M & THERESA M VALDEZ	3800 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-053
JOSEPH M PETHE	5235 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6571	AZ	85140-6571	210-03-445
JOSEPH MCCONKIE	3965 E WATEKA CT	GILBERT AZ 85297-9410	AZ	85297-9410	210-03-497
JOSHUA P CARTER	5309 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-8107	AZ	85140-8107	210-03-408
JOSHUA SIPES	3258 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-231
JOSHUA WOLFF	3600 E DENIM TRL	QUEEN CREEK AZ 85143-3375	AZ	85143-3375	210-77-463
JUAN & SARA PINEDO	5210 E PREAKNESS DR	QUEEN CREEK AZ 85140-6237	AZ	85140-6237	210-03-521
JUAN C YEPEZ	PO BOX 703	HIGLEY AZ 85236-0703	AZ	85236-0703	210-03-442
JUAN CARLOS ESCOTO	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-441
JUAN PINEDO	5122 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-525
JUANA LAUREL DE GARCIA	PO BOX 9512	CHANDLER HTS AZ 85127-9512	AZ	85127-9512	210-03-405
JUANA PALMA	PO BOX 906	QUEEN CREEK AZ 85142-1818	AZ	85142-1818	210-03-200
JUDE & ROSE BERNARD	3256 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-274
JULIE L & LEROY HAASE	3596 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-050
JUSTIN & CHERITH MOCK	3074 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-221
JUSTO F VASQUEZ	8595 E ARIZONA FARMS RD	QUEEN CREEK AZ 85143-8408	AZ	85143-8408	210-03-466
KAREN L LENSKI	30953 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-362
KARL MICHAEL KRUMMEL	3552 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-421
KATHERINE MILTON	3369 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-397
KATHERINE MORNINGSTAR	2978 E DENIM TRL	SAN TAN VALLEY AZ 85143-3325	AZ	85143-3325	210-77-259
KEITH F STEINKE	34394 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8297	AZ	85140-8297	210-05-092
KEITH G KESSLER	3238 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-310
KELLY DECKER	3020 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3347	AZ	85143-3347	210-77-218
KELLY P O DONNELL	3150 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-225
KENNETH A & MELISSA M MEYERS	3204 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-228
KENNETH N & ARLENE L CHAPMAN	2915 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-297
KENNETH ROBERT & RITA A BEATIE	4004 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-109

KEVIN & BRENDA TRUEMAN	PO BOX 29 SITE 219 RR2	CARVEL	CARVEL		210-77-269
KEVIN L & BELINDA S STEPHENS	34591 N SANTA JUANITA LN	SAN TAN VALLEY AZ 85140-7503	AZ	85140-7503	210-03-467
KIMBERLY A SMITH	4799 E MEADOW LAND DR	SAN TAN VALLEY AZ 85140-5210	AZ	85140-5210	210-55-114
KIRK A & ERICA Y SWEETNAM	3184 E DENIM TRL	SAN TAN VALLEY AZ 85143-3328	AZ	85143-3328	210-77-270
KRISTEN & COLLIN REEVES	3493 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-438
KURT C & MANDY J CASTANEDA	3203 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3306	AZ	85143-3306	210-77-315
LARRY D & CHERYL L ESTRADA	31005 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-357
LARRY W & LUCY V BARSCH	6646 W 900 S	ROSEDALE IN 47874-7112	IN	47874-7112	210-77-371
LAURA M CLEGG	3412 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3364	AZ	85143-3364	210-77-411
LAWRENCE E & JULIA A EWER	3409 E DENIM TRL	QUEEN CREEK AZ 85143-3371	AZ	85143-3371	210-77-444
LEAH M ALISA	3113 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-205
LEANDRO L & LEON GRISELDA MENDOZA	5123 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-416
LEIF & KASSANDRA NORDLINDER	30857 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-368
LEONARD ROBOSKI	3525 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-386
LESLIE E LOGAN SMITH	530 E HUNT HWY #103-245	SAN TAN VALLEY AZ 85143-5228	AZ	85143-5228	210-03-427
LETICIA MENDOZA	PO BOX 922	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-512
LINDA KUBLER	5263 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-6237	AZ	85140-6237	210-03-410
LINDA PERRY	3113 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-320
LISA M & JOHN P TAYLOR	3227 E 4TH AVE	DURANGO CO 81301-6001	CO	81301-6001	210-77-454
LISA M HUNT	3444 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3345	AZ	85143-3345	210-77-489
LOELLA HEMMING	30771 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3341	AZ	85143-3341	210-77-191
LOGAN J MCGHAN	4359 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4622	AZ	85140-4622	210-05-134A
LORRAINE & OSCAR FAJARDO	1244 MONARCH REACH	CHESAPEAKE VA 23320-6478	VA	23320-6478	210-77-425
LORRAINE L M & DUSTIN MILLARD	3386 E DENIM TRL	SAN TAN VALLEY AZ 85143-3370	AZ	85143-3370	210-77-448
LOUIS J HULSEY	826 CYPRESS ST	MANTECA CA 95336-2704	CA	95336-2704	210-05-132
LOU-SON F & ROBIN GUTIERREZ	3524 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-419
LUKEYB42 LLC	8102 N 74TH PL	SCOTTSDALE AZ 85258-2700	AZ	85258-2700	210-77-483
MANUEL G REYES	PO BOX 925	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-451
MANUEL R LUNA	31027 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-355
MARCELINO REYES	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-447
MARCUS J BERKSHIRE	3123 E BUENA VISTA DR	CHANDLER	AZ	85249	210-77-271
MARGERY J & STUART V KLARICH	4131 E VISTA GRANDE	SAN TAN VALLEY	AZ	85140	210-55-093
MARIA ESTRADA	PO BOX 275	QUEEN CREEK AZ 85142-1805	AZ	85142-1805	210-03-458
MARIA G MOTA	10603 E PLATA AVE	MESA AZ 85212-1836	AZ	85212-1836	210-03-474
MARIA LUNA	3239 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-238
MARIA Y MAS	4832 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8290	AZ	85140-8290	210-05-083
MARIBEL GANDARA	4075 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-116
MARIE GILBERT	30767 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-375
MARIO C MALDONADO	PO BOX 183	VALLEY FARMS AZ 85191-0003	AZ	85191-0003	210-03-186
MARISELA BRANDFOS	349 E MULE TRAIN TRL	QUEEN CREEK AZ 85143-5612	AZ	85143-5612	210-03-421
MARISSA SEAY	30846 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-405
MARK A & BRIDGET R REYES	3167 E DENIM TRL	SAN TAN VALLEY AZ 85143-3329	AZ	85143-3329	210-77-242
MARK B & PATRICIA A WEAVER	RR 8 BOX 8200F	STROUDSBURG PA 18360-9218	PA	18360-9218	210-77-376
MARK R & BRENDA A KENT	3212 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143	AZ	85143	210-77-234
MARK S VAUGHN	3544 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-459
MARTHA DAVIS	5141 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-483
MARVIN H SLY	3221 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-199
MARY F MATHENY	30831 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-370
MARY LYNNE HOOPES	3434 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3360	AZ	85143-3360	210-77-344
MARY M WEILER	21721 SE 222ND PL	MAPLE VALLEY WA 98038-6438	WA	98038-6438	210-77-208
MATHEW J COOK	10152 S 84TH TER #310	PALOS HILLS IL 60465-1321	IL	60465-1321	210-77-209
MATTHEW A & ERIKA L THOMPSON	30789 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3341	AZ	85143-3341	210-77-190
MATTHEW FEDOR	30790 N BRAMWELL AVE	QUEEN CREEK AZ 85143-3378	AZ	85143-3378	210-77-401
MAURILIO L YEPEZ	PO BOX 432	QUEEN CREEK AZ 85142-1808	AZ	85142-1808	210-03-443
MEGAN E HARDY	3389 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-479
METRO PHOENIX LLLP	7735 N SHADOW MOUNTAIN RD	PARADISE VALLEY AZ 85253-3357	AZ	85253-3357	210-77-156
MICHAEL A & JUDITH M PALMISANO	57 W PASTUER CANYON DR	QUEEN CREEK AZ 85140	AZ	85140	210-03-473

MICHAEL A HURTADO	30795 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-373
MICHAEL B & H MELVA RICHARDSON	3472 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3356	AZ	85143-3356	210-77-491
MICHAEL B SMITH	10919 E ELMWOOD	MESA AZ 85207-1602	AZ	85207-1602	210-03-496
MICHAEL E DAVIDSON	1950 E DUNBAR DR	TEMPE AZ 85282-7372	AZ	85282-7372	210-55-036
MICHAEL J LAMACCHIA	8523 TERHUNE AVE	SUN VALLEY CA 91352-3456	CA	91352-3456	210-77-417
MICHAEL MATTHEWS	21370 E VIA DEL RANCHO	QUEEN CREEK AZ 85142-5262	AZ	85142-5262	210-77-451
MICHAEL MCCRAY	20 EDINBURGH PL	CLAYTON NC 27527-7513	NC	27527-7513	210-77-264
MICHAEL RUEDA	PO BOX 1203	QUEEN CREEK AZ 85142-1826	AZ	85142-1826	210-77-410
MIGUEL PESQUEIRA	PO BOX 9184	CHANDLER HEIGHTS AZ 85127-9184	AZ	85127-9184	210-03-403
MIGUEL R GAVINO	7262 W HUNT HWY	QUEEN CREEK AZ 85142-9549	AZ	85142-9549	210-03-187
MIGUEL ZENDEJAS SANCHEZ	22213 S ELLSWORTH RD	QUEEN CREEK AZ 85142-9501	AZ	85142-9501	210-03-471
MIKE KATSIRIS	900 CENTRAL AVE	SASKATOON SK CANADA	CANADA		210-77-278
MIRELLE A ALAYZA	30888 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-408
MOANISS ZITOUNI	136 S COBBLESTONE DR	GILBERT AZ 85296-1350	AZ	85296-1350	210-77-277
MONICA GARCIA LAUREL	5307 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7377	AZ	85140-7377	210-03-185
MONICO GARCIA & TERESA DIAZ	3735 E ASCOT DR	SAN TAN VALLEY AZ 85140-5284	AZ	85140-5284	210-55-057
MORTGAGE ELECTRONIC REGISTRATI	9200 OAKDALE AVE	CHATSWORTH CA 91311-6500	CA	91311-6500	210-55-117
MPAZ HOMES PHASE II LLC	1136 W BASELINE RD	MESA AZ 85210-5971	AZ	85210-5971	210-77-260
MUSLEM K MUSTAFA	3094 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-302
NALINE C AVILA	3257 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3306	AZ	85143-3306	210-77-312
NANCY BLUE	1911 E EL FREDA RD	TEMPE AZ 85284-8012	AZ	85284-8012	210-77-167
NANCY J DOUGLAS	4208 E ASCOT DR	SAN TAN VALLEY AZ 85140-5449	AZ	85140-5449	210-55-112
NATHAN & ZELPHA D GRAHAM	4602 E SKYLINE DR	SAN TAN VALLEY AZ 85140-7698	AZ	85140-7698	210-05-119C
NEAL & LAVONNE REYNOLDS	34624 N JACKPOT RD	QUEEN CREEK AZ 85140-8212	AZ	85140-8212	210-05-131
NEIL R & BARBARA G HARPER	3872 HEMLOCK RD #C	LOON LAKE WA 99148-9782	WA	99148-9782	210-55-118
NIAMAT ALSALEH	3094 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-286
NICHOLAS R LITVIAK	31059 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3344	AZ	85143-3344	210-77-176
NICOLAS HANSEN	3465 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-440
NINA FRANCIONE	5263 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-488
NITA BENAVIDEZ	30807 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-372
NOELL K BALL	3149 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-318
NOMA ENTERPRISES LLC	12907 E SAHUARO DR	SCOTTSDALE AZ 85259-4449	AZ	85259-4449	210-03-460
NORMAN DUDLEY	3636 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-427
NORMAN E & REBECCA A JOHNSON	4007 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-115
NORTH BORDER INC	47 2ND ST NE	ALTONA AB R0H 0B0 CANADA	CANADA		210-77-180
OLIVER & KNOTWANAEYA MWAMBA	3216 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-171
OLIVER CHAVEZ	5368 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-514
OLIVER MONZON	5210 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-7500	AZ	85140-7500	210-03-498
ONEL BROCARD	30804 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-402
OPHELIA MARK	2969 E COWBOY COVE TRL	QUEEN CREEK AZ 85143-3295	AZ	85143-3295	210-77-294
ORIE R & ELIZABETH J ELLIS	122 HILLSIDE DR	BELLEVUE NE 68005-3619	NE	68005-3619	210-03-195
OSCAR C DELOSANGELES	5080 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-062
PATRICIA A & EDWARD M PANKOWIAK	31032 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-155
PATRICIA J VANALSTYNE	28395 N WELTON PL	SAN TAN VALLEY AZ 85143-5891	AZ	85143-5891	210-77-313
PATRICK & PING-RONG PEARSON	3095 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-287
PATRICK J & GAILENE BURROW	4066 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-098
PAUL J & SHIRLEY J EARP	2500 E BUSINESS HIGHWAY 83 #236	MISSION TX 78572-8864	TX	78572-8864	210-03-519
PAUL J SPINELLI	105 S PRATER AVE	NORTHLAKE	IL	60164	210-77-239
PAUL M & JOYCE E BROCK	3203 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3298	AZ	85143-3298	210-77-281
PAYOY & PONCE MANITHIP	3040 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-299
PEDRO MURILLO	5211 E RED BIRD LN	QUEEN CREEK AZ 85140-7272	AZ	85140-7272	210-03-190
PEDRO P LOPEZ	3276 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-232
PERFECTO REYES	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-448
PETE & OLIVIA MARTINEZ	3311 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-194
PETER & KELLY PHINNEY	PO BOX 468	LINCOLN ME 04457-0468	ME	04457-0468	210-77-398
PHILIP T & MARIA M STRYON	3623 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-379
PONY TRACK PROPERTIES LLC	3593 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-045

PQL PROPERTIES LLC	1231 W NORTHERN LIGHTS BLVD #550	ANCHORAGE AK 99503-2337	AK	99503-2337	210-03-409
PRISCILIANO & MARIA V PINEDO	5164 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-511
QUILVIO TAVERAS	2983 E DENIM TRL	SAN TAN VALLEY AZ 85143-3324	AZ	85143-3324	210-77-252
R JOSE T & LEONOR GALVAN	PO BOX 925	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-452
RALPH CRAIG HINES	PO BOX 7003	PHOENIX AZ 85011-7003	AZ	85011-7003	210-77-352
RAMIRO MARISCAL	3108 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3303	AZ	85143-3303	210-77-165
RAMON & VERONICA ARVIZU	3377 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-480
RANDY D THOMPSON	3294 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-233
RAY & ESTHER DENIGHT	9919 DENALI RD NE	ALBUQUERQUE NM 87111-1224	NM	87111-1224	210-03-184
RAY DENIGHT	9919 DENALI RD NE	ALBUQUERQUE NM 87111-1224	NM	87111-1224	210-03-183
REBECCA A LANGFORD	3549 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-434
REBECCA F MORGAN	34682 N CAMINO LARGO	QUEEN CREEK AZ 85140-8885	AZ	85140-8885	210-03-454
REBECCA RAMIREZ	3131 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-204
REGINALD TORRENCE	3614 E DENIM TRL	QUEEN CREEK AZ 85143-3375	AZ	85143-3375	210-77-464
REID STEWART	2500 W NEW RIVER RD	PHOENIX AZ 85087-8234	AZ	85087-8234	210-03-489
RENE A BRIZUELA	3462 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3361	AZ	85143-3361	210-77-346
RENEE E SANCHEZ	2672 E SHERRI DR	GILBERT AZ 85296-8637	AZ	85296-8637	210-03-475
RENO R & MELISSA A BONNER	3930 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-096
REYNALDO A & ANGELICA M MIRANDA	29869 N BLACKFOOT DAISY DR	QUEEN CREEK AZ 85143-3928	AZ	85143-3928	210-03-189
RICARDO HERRERA	3437 E DENIM TRL	SAN TAN VALLEY AZ 85143-3371	AZ	85143-3371	210-77-442
RICHARD A & AMPARO M OSORNO	2965 E DENIM TRL	SAN TAN VALLEY AZ 85143-3324	AZ	85143-3324	210-77-253
RICHARD E MACTAVISH	2982 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3300	AZ	85143-3300	210-77-158
RICHARD L & BARBARA L STOBIE	1601 HAIDA WAY	NANOOSE BAY BC CANADA	CANADA		210-77-449
RICHARD L HARE	5019 E ASCOT DR	SAN TAN VALLEY AZ 85140-8206	AZ	85140-8206	210-05-070
RICHARD L HENDERSON	3865 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4950	AZ	85140-4950	210-55-048
RICHARD MCCORMICK	3399 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-395
RICHARD S CUMMINGS	30776 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3337	AZ	85143-3337	210-77-215
ROBERT & JUDY LOWERY	30973 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-360
ROBERT & KATHLEEN GILBERT	3399 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-478
ROBERT A & MARGO K FULLER	3095 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-206
ROBERT B CORNISH	RR 1 BOX 6 SITE 14	AIRDRIE AB CANADA	CANADA		210-77-245
ROBERT C & LATASHA D SCOTT-WHITAKER	3148 E DENIM TRL	SAN TAN VALLEY AZ 85143-3328	AZ	85143-3328	210-77-268
ROBERT C & LAURA M LYONS	3927 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6482	AZ	85140-6482	210-55-090
ROBERT H & ROBERTA J SCHENAMSGRUBER	4635 E SHADOW LN	QUEEN CREEK AZ 85140-8528	AZ	85140-8528	210-05-110
ROBERT H ORRELL	3402 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3345	AZ	85143-3345	210-77-486
ROBERT L KOEHLER	31016 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-154
ROBERT R & PRISCILLA F MEDINA	2969 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-213
ROBERT W & RACHEL D PRECHT	3995 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6482	AZ	85140-6482	210-55-091
ROBIN LEWIS	30941 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-363
ROD & SOPHIA BEEMAN	11011 E PALM WAY	GOLD CANYON AZ 85118-3301	AZ	85118-3301	210-77-404
RODOLFO & BERTHA SALAS	PO BOX 83	QUEEN CREEK AZ 85142-1801	AZ	85142-1801	210-55-099
ROGER & CLAUDIA YOUNG	3288 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-175
ROGER A & BARBARA J DURHAM	204 E 14TH ST	KEARNEY MO 64060-8723	MO	64060-8723	210-03-459
ROJELIO C YEPEZ	PO BOX 953	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-446
ROMUALDO CALZADIAS VEGA	5331 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-407
RON & KAREN CARON	30843 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-369
RONALD C & SHERRY L MORRISON	1241 AUTUMN LN	ANCHORAGE AK 99504-2221	AK	99504-2221	210-77-319
RONALD L & GEORGIA G PORCELLA	1172 3RD ST	CLOVIS CA 93612-1347	CA	93612-1347	210-03-518
RONALD L & TINA C ARRIOLA	5031 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-065
RONALD R & JOHANNA RICHARDS	3106 N WOODBURNE DR	CHANDLER AZ 85224-1059	AZ	85224-1059	210-77-377
ROSA E RUBIO	3167 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-202
ROSARIO L ANDRADE	804 W SHANNONS WAY	COOLIDGE AZ 85128-3511	AZ	85128-3511	210-03-450
ROSE ANN ORTIZ	34656 N CAMINO LARGO	QUEEN CREEK AZ 85140-8885	AZ	85140-8885	210-03-455A
ROSE V MCKINNEY	30995 N KAREN AVE	QUEEN CREEK AZ 85143-3358	AZ	85143-3358	210-77-358
ROY D & SUSAN L CRABTREE	3803 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-058
ROY E DENTON	2012 E CALLE MADERAS	MESA AZ 85213-2910	AZ	85213-2910	210-05-134C
RUSSELL & CYNTHIA MISIEWICZ	30911 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-365

RUSSELL A KERGER	3293 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-235
RUSSELL K & ANNE L PECK	31028 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-335
RWF ADVENTURES LLC	3850 E BASELINE RD	MESA AZ 85206-4402	AZ	85206-4402	210-05-117
S GRANT & CAROLYN M BREWER	PO BOX 2405	SHOW LOW AZ 85902-2405	AZ	85902-2405	210-11-005C
SABINA EVE HEINZELMAN	4564 E PREAKNESS DR	QUEEN CREEK AZ 85140-8294	AZ	85140-8294	210-05-112
SAIGE C RAIO	3591 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-431
SALT RIVER PROJECT AG IMP & PO	PO BOX 52025	PHOENIX AZ 85072-2025	AZ	85072-2025	210-10-002F
SALT RIVER PROJECT AG IMP & PO	PO BOX 52025	PHOENIX AZ 85072-2025	AZ	85072-2025	210-15-003B
SAMUEL D & ROBBIE FLORES	30930 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-328
SAMUEL RALLS	6730 CHARITY AVE #3	BAKERSFIELD CA 93308-5944	CA	93308-5944	210-55-056
SAMUEL W CARROLL	5036 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-063
SANDRA A IRVIN	3482 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-416
SARA B CALDERON	5164 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-479
SAUL HERNANDEZ	2642 E GARNET AVE	MESA AZ 85204-6206	AZ	85204-6206	210-03-417
SAUL HERNANDEZ	5742 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-8428	AZ	85140-8428	210-03-418
SCOTT & CARROLL MICHELLE HANSEN	3202 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-308
SCOTT GREAVES	1445 RIVERTON RD	BLACKFOOT ID 83221-2408	ID	83221-2408	210-03-477
SCOTT HARTMAN	3131 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3296	AZ	85143-3296	210-77-285
SCOTT LUCAS	3502 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-456
SCOTT R DOUGLAS	4968 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8407	AZ	85140-8407	210-05-069
SERGIO CONTRERAS	5123 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7300	AZ	85140-7300	210-03-194
SHANNON MURPHY	3451 E DENIM TRL	QUEEN CREEK AZ 85143-3373	AZ	85143-3373	210-77-441
SHARON MCKELVEY	30969 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3343	AZ	85143-3343	210-77-181
SHARRI REGALADO	3130 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-304
SHAWN A & SHELLY RICHARDSON	3936 E ASCOT DR	SAN TAN VALLEY AZ 85140-5930	AZ	85140-5930	210-55-108
SHAWN L TAYLOR	4564 E SHADOW LN	SAN TAN VALLEY AZ 85140-8536	AZ	85140-8536	210-05-106
SHEILA M HANCOCK	PO BOX 503	SNOWFLAKE AZ 85937-0503	AZ	85937-0503	210-77-284
SHERRY A EDWARDS	5241 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-487
SHIRLEY & LUIS DIAZ	4263 E MINE SHAFT RD	SAN TAN VALLEY AZ 85143-6044	AZ	85143-6044	210-03-524
SHIRLEY FILICE	3553 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-384
SKYLINE & QUAIL LLC	8800 N GAINEY CENTER DR #255	SCOTTSDALE AZ 85258-2164	AZ	85258-2164	210-11-001C
SKYLINE MHRV LLC	7548 E BUTEO DR	SCOTTSDALE AZ 85255-4631	AZ	85255-4631	210-11-005D
SKYLINE PROPERTY INVESTMENTS L	4700 E THOMAS RD #203	PHOENIX AZ 85018-7703	AZ	85018-7703	210-03-422
SONIA ESTRADA	PO BOX 798	QUEEN CREEK AZ 85142-1815	AZ	85142-1815	210-03-402
SONIA L GARCIA	3538 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-420
STACEY K HOLGUIN	5141 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7300	AZ	85140-7300	210-03-193
STANLEY GRANT & CAROLYN M BREWER	PO BOX 2405	SHOW LOW AZ 85902-2405	AZ	85902-2405	210-05-139
STANLEY N & TRACY D SORENSON	123 LINDA LN	SOLDOTNA AK 99669-7707	AK	99669-7707	210-55-035
STATE OF ARIZONA	1616 W ADAMS STREET	PHOENIX	AZ	85007	210-17-001B
STEPHEN & MARY K MAKSIMIK	3076 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-301
STEPHEN GILBERTI	3023 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-210
STERLING TRUST COMPANY	7325 E CHOLLA LN	SCOTTSDALE AZ 85250-6427	AZ	85250-6427	210-03-206
STEVE R & ROBBIN S MANLEY	2406 4TH ST NE	JAMESTOWN ND 58401-6726	ND	58401-6726	210-77-437
STEVEN & MARIA FERRELLI	3257 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-237
STEVEN R & DARLA S MITCHELL	1782 MEADOWRIDGE RD	PRESCOTT AZ 86305-5251	AZ	86305-5251	210-77-433
STEVEN S MATTHEWS	1109 W GLENMERE DR	CHANDLER AZ 85224-7583	AZ	85224-7583	210-77-314
SUZAN C MYERS NELSON	788 24 1/2 RD	GRAND JUNCTION CO 81505-8603	CO	81505-8603	210-03-464
TAMMY L RIPLEY	3594 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3366	AZ	85143-3366	210-77-424
TERI R SCHURKENS	4199 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7197	AZ	85140-7197	210-55-094
TERRY A & LYNN MCLARTY	3619 E DENIM TRL	SAN TAN VALLEY AZ 85143-3374	AZ	85143-3374	210-77-429
TERRY L & BARBARA C PRUITT	4496 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8401	AZ	85140-8401	210-05-137
THERESA M MADSEN	31000 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-153
THOMAS & ABBE NINO	4625 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9133	AZ	85140-9133	210-05-115
THOMAS & LISA VANCE	3448 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3361	AZ	85143-3361	210-77-345
THOMAS & SANDRA TAFRO	8 FAIRMOUNT TER	WEST ORANGE NJ 07052-5011	NJ	07052-5011	210-55-031
THOMAS A GIBLIN	3522 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-037
THOMAS C STABILE	7250 BETHANY PL	SOOKE	SOOKE		210-77-279

THOMAS D & BARBARA S NEWBERRY	190 BEHM RD	WEST FALLS NY 14170-9741	NY	14170-9741	210-77-255
THOMAS UNRUE	3458 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3356	AZ	85143-3356	210-77-490
TIFFANY R PELLETIER	3091 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-246
TIMMY GERALD JOHNSON	4276 E ASCOT DR	SAN TAN VALLEY AZ 85140-5449	AZ	85140-5449	210-55-113
TIMOTHY & MARTHA M MILOTA	3998 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-097
TREVOR & KATHLEEN KYTE	3185 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3296	AZ	85143-3296	210-77-282
TREVOR J & GEORGINA A LAUBMEIER	2942 E DENIM TRL	SAN TAN VALLEY AZ 85143-3325	AZ	85143-3325	210-77-257
TYLER A & PATRICK A TUTTLE	3092 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-222
USA DEPT OF THE INTERIOR	PO BOX 16450	PHOENIX	AZ	85011	210-01-013
VANESSA N OROPEZA	3293 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3350	AZ	85143-3350	210-77-195
VELIA LORENA SANCHEZ	5355 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-406
VENKHATESHWARLU THUBAATEEY	3221 JUNE ST NE	ALBUQUERQUE NM 87111-5026	NM	87111-5026	210-77-488
VERONICA A MCCABE	3384 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3364	AZ	85143-3364	210-77-409
VICTOR & FRANCISCA FLORES	3586 E DENIM TRL	SAN TAN VALLEY AZ 85143-3377	AZ	85143-3377	210-77-462
VICTORIA A DUNN	RR 4 BOX 1128	BRIGHTON CO 80601	CO	80601	210-03-499
VINCENT E & SHERRE L WALKER	30873 N KAREN AVE	QUEEN CREEK AZ 85143-3357	AZ	85143-3357	210-77-367
VIRGINIA A BALLOG	4001 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-103
W W & MARILYN ISBELL	5123 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-503
W W & MARILYN ISBELL	5141 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-504
W W & MARILYN ISBELL	5195 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-506
W W & MARILYN ISBELL	5241 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-508
W W & MARILYN W ISBELL	5217 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-507
WELLS FARGO BANK NA	701 CORPORATE CENTER DR #300	RALEIGH NC 27607-5238	NC	27607-5238	210-05-086
WELLS FARGO BK NA	1 HOME CAMPUS	DES MOINES	IA	50328	210-05-116
WESLEY STROBEL	3580 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-423
WILLIAM & LORNA ESTES	3162 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3303	AZ	85143-3303	210-77-168
WILLIAM A & SUZANA I BATTAGLIA	3511 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-387
WILLIAM C & LEWIS WEDDLE	5165 E PONY TRACK LN	QUEEN CREEK AZ 85140-7573	AZ	85140-7573	210-03-505
WILLIAM CONRAD	4962 E ASCOT DR	SAN TAN VALLEY AZ 85140-8292	AZ	85140-8292	210-05-068
WILLIAM G & CARLYN A EATON	3414 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-450
WILLIAM JAUREGUI	20834 E EXCELSIOR AVE	QUEEN CREEK AZ 85142-7014	AZ	85142-7014	210-77-170
WILLIAM N & CATHY JO COOPER	6520 COUNTY ROAD 258	DUBLIN TX 76446-4927	TX	76446-4927	210-77-383
WILLIAM S & CYNTHIA L WOLFREY	3871 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-059
WILLIAM ZIMMERMAN	1071 W GERMANN RD	QUEEN CREEK AZ 85142-9707	AZ	85142-9707	210-05-114
WOLFCOR LLC	3850 E BASELINE RD #123	MESA AZ 85206-4404	AZ	85206-4404	210-23-001F
WYMONT ARIZONA LLC	216 JACKSON ST	DENVER CO 80206-5525	CO	80206-5525	210-77-380
YURIANA E LARIOS	3185 E SILVERSMITH TRL	QUEEN CREEK AZ 85143-3304	AZ	85143-3304	210-77-316
ZUZELL ZAMORA	30758 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3337	AZ	85143-3337	210-77-214

BELLA VISTA FARMS PAD NEIGHBORHOOD MEETING SIGN-IN SHEET

MEETING DATE: OCTOBER 12, 2011, 5-7 PM, PLACE: CIRCLE CROSS RANCH K-8 SCHOOL

#	NAME	COMPANY (if applicable)	STREET ADDRESS	CITY	STATE	ZIP	
1	CARLYN EATON		3414 E. Denim Trl	STV	AZ	85143	
2	BILL EATON		"	"	"	"	
3	JOE HANISAK		2358 E Omega	STV	AZ	"	
4	DON McDOWELL		2467 E Omega	STV	AZ	"	
5	HOWARD DENITE		2888 E. Desert Rose Trail	STV	AZ	"	
6	HENRY ESTES		3372 E DENIM TRL	STV	AZ	85143	
7	DENICE JONES		3521 E. Denim Trl	STV	AZ	85143	
8	Jillian Klosowski		3530 E. Denim Trl	STV	AZ	8514	
9	Terry Pruitt		4496 E Skyline Dr	STV	AZ	85140	
10	TIM JOHNSON		4276 E. ASCOT DR	STV	AZ	85140	
11	Seth Keeler	W Holdings	1121 W. Warner Rd Ste 109	Tempe	AZ	85284	
12	Tim Bristin	Harwood Inv.	17700 N. Pacesetter Way	Scottsdale	AZ	85255	
13	KARL DERRAH	DLR GROUP	6225 N. 24th St. PHX, AZ	PHOENIX	AZ	85016	
14	Chris Cacheris	Harwood Inv.	17700 N. Pacesetter Way	Scottsdale	AZ	85255	
15	JASON HADLEY	HADLEY DESIGN	7400 E. McDONALD DR. #122	SCOTTSDALE	AZ	85250	
16	Chris Widka	CAC					
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19							
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MINUTES OF THE BELLA VISTA FARMS PAD AMENDMENT NEIGHBORHOOD MEETING
OCTOBER 12, 2011

The Bella Vista Farms PAD Amendment neighborhood meeting was held at the Circle Cross Ranch K-8 School Cafeteria on October 12, 2011 at 5:00 p.m. as noticed in the mailer attached as Exhibit "A". The mailer was sent to approximately 550 area residents. Thirteen people attended and the Sign-in Sheet is attached as Exhibit "B".

The Bella Vista Farms PAD was represented by Jason Hadley of Hadley Design Group, Tim Brislin and Chris Cacheris of Harvard Investments. The Central Arizona College (CAC), who acquired a 208 acre site in the Bella Vista Farms PAD, was represented by Chris Wodka with the CAC and Karl Derrah with the DLR Group. Jason Hadley gave a 20 minute presentation on the proposed Bella Vista Farms PAD Amendment and Chris Wodka followed with a discussion of the Central Arizona College's plans. The following observations about the proposed Bella Vista Farms Amendment were discussed:

- The original PAD from 1998 included two, non-contiguous sections to the east that are no longer part of this PAD. (The owner of the two sections amended the Bella Vista Farms PAD in 2004 such that the 2 sections are now included in their own, new PAD.)

- The proposed Bella Vista Farms PAD Amendment contemplates approximately 8,050 dwelling units on 2,300 acres. The maximum overall density is 3.5 dwelling units per acre.

- Open space for the amended PAD would increase from 11% in current PAD to 15%, with approximately 7% of the open space used as active residential open space.

- The amended PAD would not have a golf course.

- The amended PAD proposes to relocate the commercial uses adjacent to Bella Vista and Skyline Roads in order to serve not only the future residents of Bella Vista, but the surrounding community.

After the presentations the following questions were asked and answered:

1. What is the mix of commercial versus residential uses in the proposed amendment to the Bella Vista Farms PAD?
   Answer: Of the 2,302 total acres, 281 acres are designated for commercial uses (which include the Central Arizona College site) and 2,021 acres are for residential uses.

2. What is the signage from SRP on Skyline Road describing a future power transmission line?
   Answer: The signage describes an easement for a 69kV electrical transmission line along Skyline Road which is not a part of the Bella Vista development.

3. Where is the area of high density residential use located in the proposed BVF PAD amendment?
   Answer: 37 acres of high density residential use is planned in the amendment surrounding the commercial site at the northeast corner of Bella Vista and Schnepf Roads. The high density use will most likely be apartments.

4. What is the access to the development?

   Answer: The two primary access points to Bella Vista Farms are from Schnepf and Bella Vista Roads from the south, and Schnepf and Skyline Roads from the north. See the Pinal County Regional Transportation Plan for more information on the planned transportation infrastructure in the area.

5. Where is the location of the proposed North-South Freeway?

   Answer: There are several proposed locations of the North-South Freeway, the majority of which are east of BVF, including near Highway 79 and the CAP canal.

6. Further describe the apartment site (see question 3 above). Will it be dorm housing for the College?

   Answer: The 37 acre site will likely have a target density of 15 units per acre. The site surrounds the commercial site at the northeast corner of Bella Vista and Schnepf Roads. The high density site is not part of the campus acquired by the College and it is too soon to opine on the type of multi-family that may be developed.

7. Will the Bella Vista development affect the property taxes for the neighborhoods just north of the Bella Vista Farms PAD and Skyline Road?

   Answer: No.

8. What is the timing of the proposed developments?

   Answer: The College is planning to break ground for Phase I of the campus in the Fall of 2012, with a goal of being ready to enroll students for the Fall 2013 semester. Phase I will have 2-4 buildings totaling 60,000 square feet. At full build out, which may take 25 years, the Collage will have approximately 600,000 square feet of class rooms/buildings at this location. The single family residential development is likely 3+ years away and will be initiated when home building companies express a desire to build at Bella Vista Farms.

9. Where are the elementary school locations?

   Answer: Two or more K-8 elementary schools are planned at Bella Vista Farms. The Florence Unified School District is currently being consulted regarding school locations and a Donation Agreement.

10. Will there be a walled community within the community? Will people living outside of the community have access?

    Answer: Bella Vista Farms is not planned to be gated, and the streets are planned to be public. The recreational amenities at Bella Vista Farms will be owned and managed by the Bella Vista Homeowners' Association. The commercial parcels in the proposed PAD amendment were located on Skyline Road and Bella Vista Road to serve both the future residents of BVF as well the residents in the surrounding neighborhoods.

11. Will the College buildings be two story and obstruct the neighbor's views?

    Answer: The College buildings are planned to be one story however the design of the buildings is in process and unknown at this time.

12. What are the impact fees to be paid to the County by the College and by the residential development?

    Answer: Impact fees for the College are unknown. The current Pinal County impact fee for a new single family residential home is approximately $8,700 per dwelling unit.

13. How is the County paying for the widening of Bella Vista Road?

    Answer: The north half street of Bella Vista Road where adjacent to the Bella Vista Farms PAD will be paid for by the developer and/or the College.

14. Where does the land come from for the widening of Bella Vista Road?

    Answer: Portions of the right-of-way needed for the full widening of Bella Vista Road, whether for areas contiguous to the Bella Vista Farms PAD or offsite from BVF, pursuant to the Pinal County Regional Transportation Plan, have already been dedicated to Pinal County. Typically when a parcel adjacent to Bella Vista Road is platted, the County secures sufficient right-of-way (ie land) from the developer to widen the Road pursuant to the Transportation Plan.

15. How many students will attend the College?

    Answer: Phase I will have approximately 2,500 students and there will be approximately 20,000 students at ultimate build-out.

16. What will be the impact of the student traffic on Ironwood Road, Hunt Highway and at the traffic signal at Bella Vista and Gantzel Roads?

    Answer: The Pinal County Regional Transportation Plan addresses traffic volumes and growth in the San Tan Valley, area along with the required future improvements.

17. Flooding occurs on Bella Vista Road and the railroad tracks when it rains.

    Answer: Pinal County is aware of the flooding, it is a regional issue, and the County is studying it.

18. The original 1998 PAD for Bella Vista Farms had light industrial uses; are there any industrial uses in the new PAD?

    Answer: No

    Citizen Response: Good

19. Has the College studied crime rates in an area when a new campus is developed?

    Answer: See the Central Arizona College web site for crime statistics for its existing campuses. There is no significant increase in neighborhood crime from the development of a campus.

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: Please see attached.

2. Parcel Number(s): a portion of 210-15-0040 Total Acreage: 37.406

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: N/A Concept Review Number: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): Please see attached.

7. Discuss any recent changes in the area that would support your application. Please see attached.

8. Explain why the proposed amendment is needed and necessary at this time. Please see attached.

RECEIPT #: AMT: DATE: CASE:

Revised February 2012

Application for a Comprehensive Plan Amendment in an Unincorporated Area of Pinal County, Arizona

1. Legal description is attached as Exhibit A hereto.

6. This Comprehensive Plan Amendment is being requested because the Central Arizona College ("CAC") specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD. This multi-family housing could not be accommodated within the existing Bella Vista Farms PAD without the requested amendment.

7. The primary recent change in the area that supports this Application is the acquisition by the CAC of approximately 208 acres within the Bella Vista Farms PAD at the northwest corner of Bella Vista Road and Schnepf Road. The first phase of the CAC's new "San Tan Campus" is anticipated to open in the fall of 2013.

8. The owners of Bella Vista Farms have filed a request to amend the Bella Vista Farms PAD. The proposed amendment to the Comprehensive Plan is needed and necessary at this time because it would allow the proposed amendment to the Bella Vista Farms PAD to comprehensively and efficiently address the multi-family housing requested by the CAC. Among other things, the PAD amendment (1) accommodates the CAC's new campus; (2) updates the open space and community amenities by replacing the golf course and lake with parks and open space; (3) improves circulation and enhances a logical development phasing plan based on property ownership; and (4) updates the mix of residential housing and setback and lot coverage requirements within the CR-2 residential category.

EXHIBIT A PARCEL Z

A PORTION OF THE SOUTH SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°33'16" WEST, A DISTANCE OF 2,690.07 FEET;

THENCE SOUTH 89°33'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 798.10 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°33'16" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 565.21 FEET;

THENCE NORTH 00°26'44" WEST, A DISTANCE OF 832.64 FEET;

THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 1,353.84 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 02°17'42" WEST, ALONG SAID WEST LINE, A DISTANCE OF 596.03 FEET;

THENCE NORTH 89°27'04" EAST, A DISTANCE OF 1,938.27 FEET;

THENCE SOUTH 00°26'44" EAST, A DISTANCE OF 1,437.06 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1,629,396 SQUARE FEET OR 37.406 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pantano Development Bella Vista LLC &
PB Bella Vista LLC. 3408 North 60th Street
Name of Landowner (Applicant) Address Phoenix AZ 85018 Phone Number

June 29, 2012

V.P. SW Investment Inc & Pantano PB Bella Vista, Inc.
Signature of Landowner (Applicant) E-Mail Address

2575 E Camelback Rd
Dana Bellnap, Gallagher & Kennedy Phoenix, AZ 85016 602-530-8348
Name of Agent Address Phone Number

Signature of Agent dsb@gknet.com
E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

Revised February 2012

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

Pantano Development Bella Vista LLC and PB Bella Vista LLC, Arizona
[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of ~~approx~~ 575 ~~gross~~ acres located at Bella Vista Road
[Insert Address of Property]

and further identified as assessor parcel number 210-15-0040 (portion) 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 Dana Beltrap, Gallagher & Kennedy
[Insert Agent's Name. If the Agent is a Company, insert Company Name Only]

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

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

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

[Signature]
Dated: 29th June, 2022

[Signature]
Dated:

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____

Notary Public

Revised February 2012

EXHIBIT A PARCEL Z

A PORTION OF THE SOUTH SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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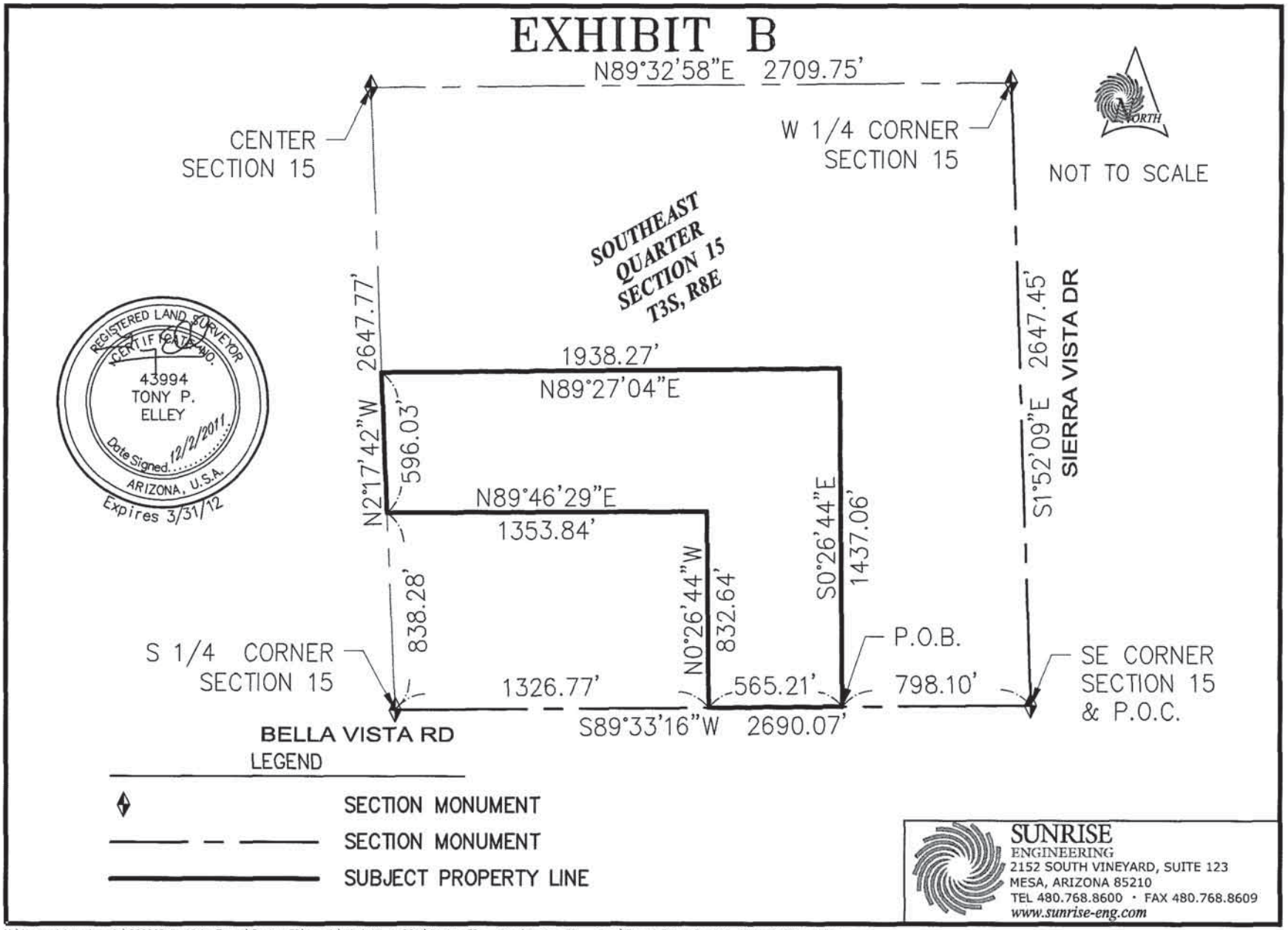
EXHIBIT B



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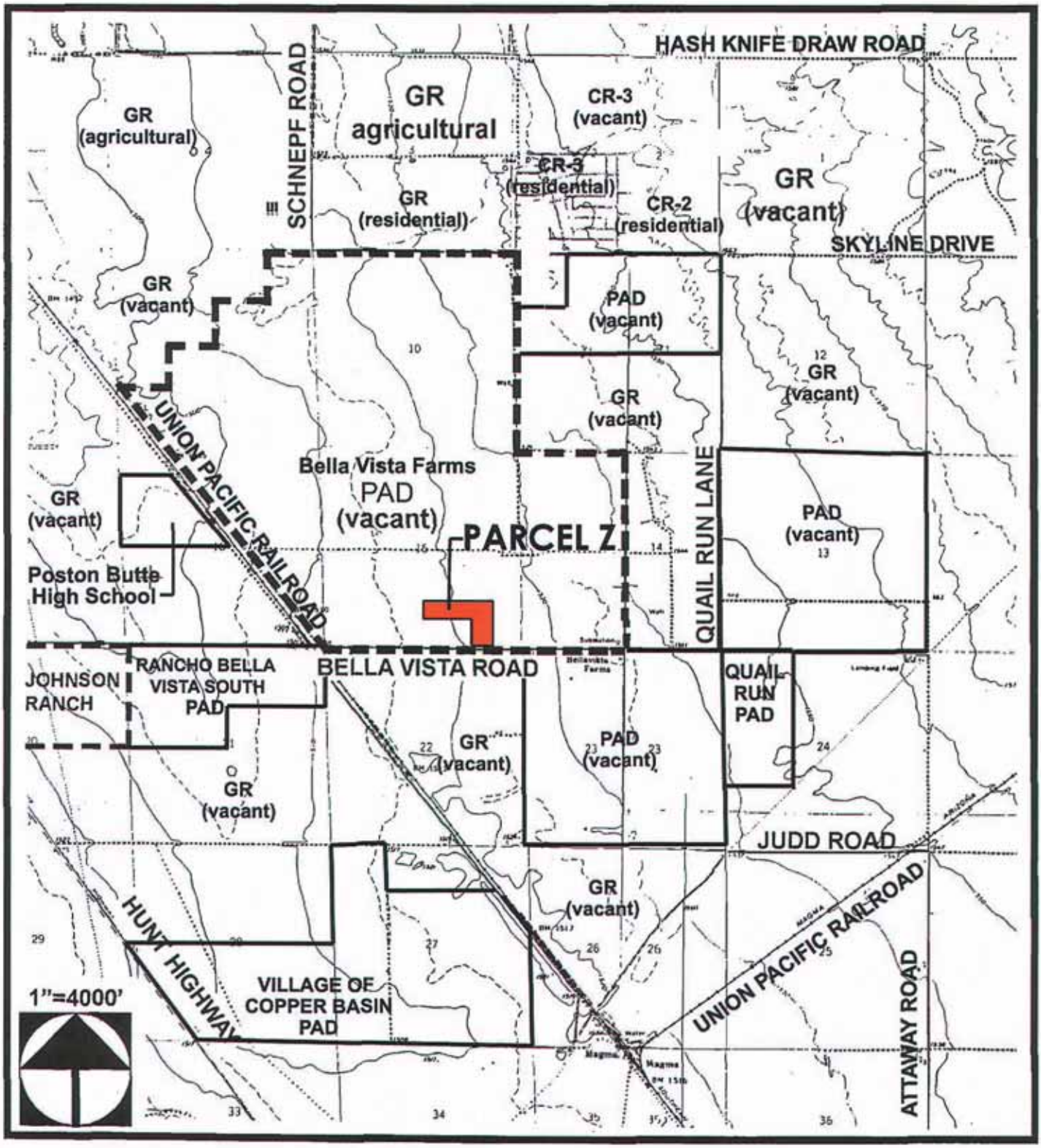
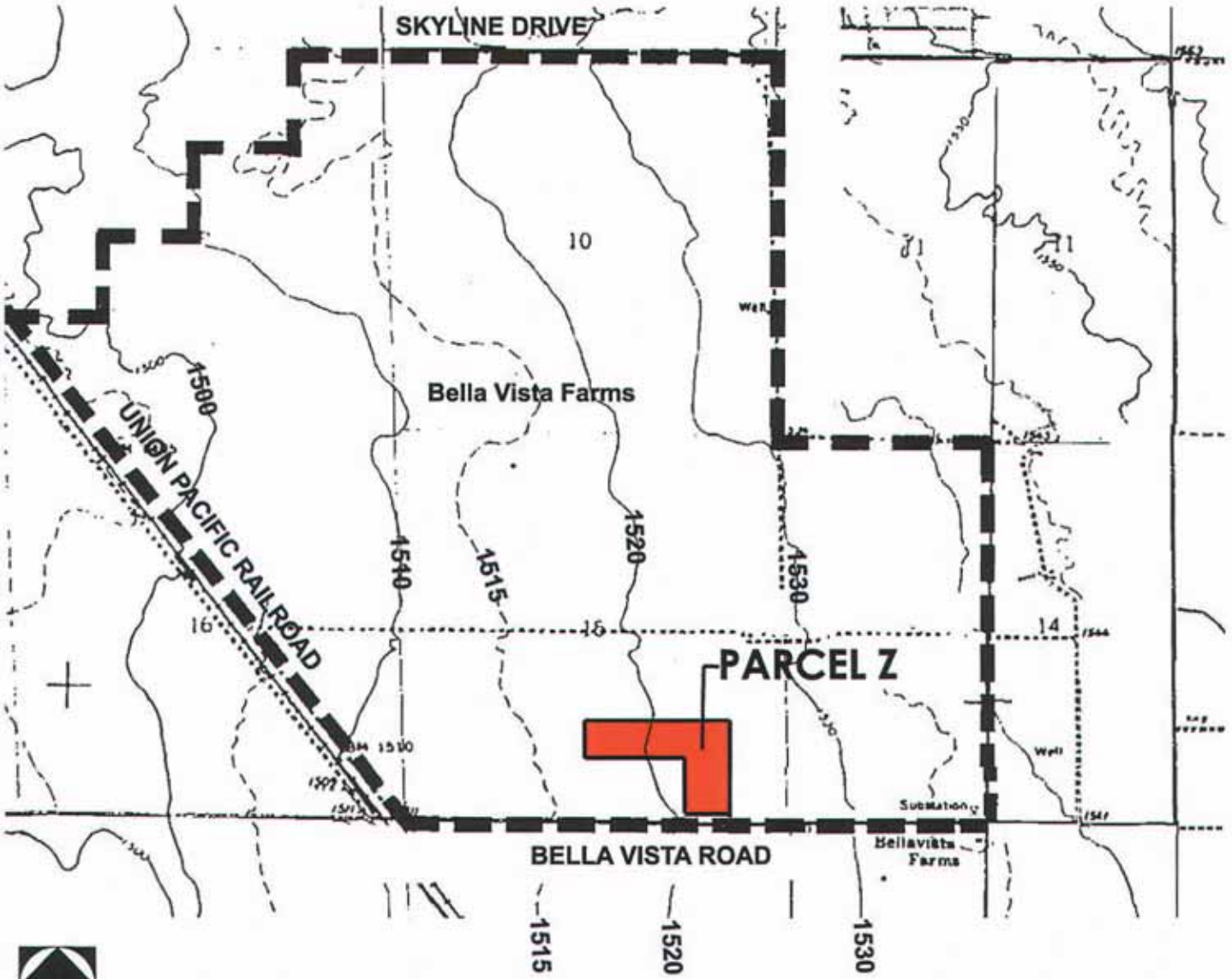


Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
LOCATION MAP

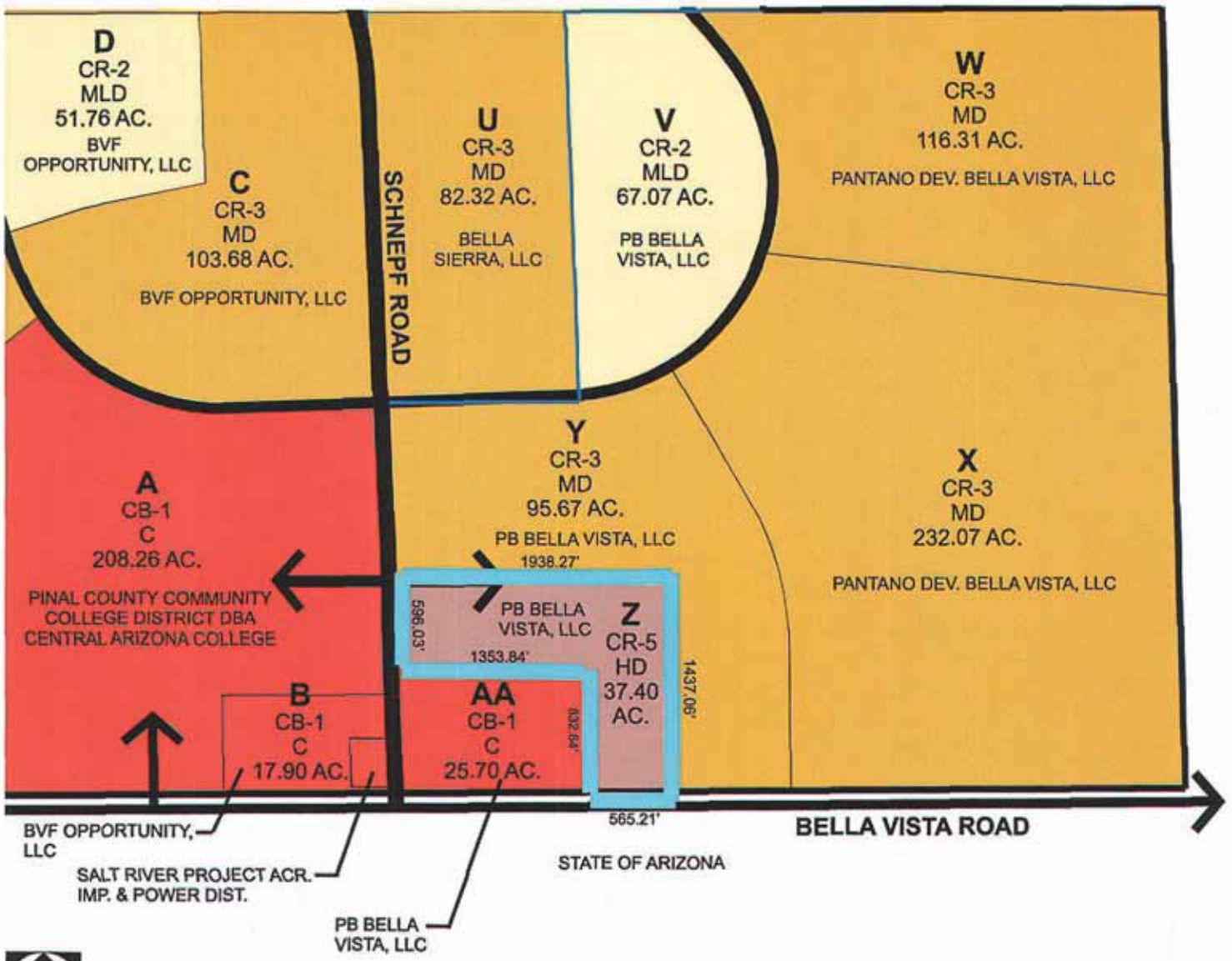
HADLEY DESIGN GROUP



N.T.S.

Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
TOPOGRAPHY MAP

HADLEY DESIGN GROUP



Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
SITE MAP

HADLEY DESIGN GROUP

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes

Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

√ Is consistent with the **Sense of Community** vision component

Please explain:

The property is located within the West Pinal Growth Area, and as such, is intended for development that is more urban in character. Development of the property as part of the Bella Vista Farms PAD will improve the County's livability by accommodating a wide range of housing in quality neighborhoods, educational and job training opportunities, and services for a multi-generational population. This high density land use adjacent to the Central Arizona College supports the goal of higher learning in the community.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

N/A Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The property itself does not impact transportation corridors or multimodal transportation options. However, access to the property will be provided by Bella Vista Road and Schnepf Road, which are both arterial roadways that will be improved to the County's standards in phases as part of development of Bella Vista Farms. The internal circulation for Bella Vista Farms will be provided by a series of arterial, collector and local streets. A comprehensive linear park network of pedestrian trails and pathways has been planned along the collector and arterial road systems as well as internally within neighborhoods. Students, faculty, and administration can live in proximity to the Central Arizona College and can bike and walk to the campus as an alternative to driving.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

√ Is consistent with the **Economic Sustainability** vision component

Please explain:

Development of the property as part of the Bella Vista Farms PAD enhances the ability of the Central Arizona College to attract employees, students, and incoming faculty, who may need short-term housing before committing to ownership or who prefer the proximity to the campus. The Central Arizona College specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

N/A Is consistent with the **Open Spaces and Places** vision component

Please explain:

The Open Spaces and Places vision component is not applicable to the proposal. The property has little topographic relief and no natural features deserving of conservation. The property currently is in agricultural production and has no significant value as wildlife habitat or corridors. Development of the property for high density residential will include internal open space and private amenities for residents. View corridors will be accommodated in the planning and positioning of buildings on the property to enhance the enjoyment of residents. Please see **System of Connected Trails and Preservation of Open Space**, below, for a brief explanation of the parks and trail system to be provided as part of the Bella Vista PAD.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

√ Is consistent with the **Environmental Stewardship** vision component

Please explain:

The Comprehensive Plan identifies categories of Sensitive Areas and Vegetation to be considered when developing property; the property contains no such Sensitive Areas or Vegetation. Development of the property will comply with all applicable regulations related to noise, dust control, preservation of dark skies. Water conservation and green building development will be encouraged.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

√ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The property's location within the Bella Vista Farms PAD provides the opportunity for residents of the property to walk or bike to recreation areas, commercial uses, and the Central Arizona College campus.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

N/A Is consistent with the **Quality Educational Opportunities** vision component

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

√ Are shown as indicated on the Land Use and Economic Development graphic

__ Are not shown as indicated on the Land Use and Economic Development graphic

While uses within the proposed High Density Land Use category are permitted in some instances within the Moderate Low Density Residential land use category (which is the property's current designation), high density residential use is not expressly indicated on the Land Use graphic. The High Density Land Use category is consistent with the Economic Development Plan graphic, which does not include the property in any specific designation.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

__ Meet the Mixed Use Activity Center requirements

√ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

Not applicable.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Not applicable.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

√ Are consistent with the applicable Planning Guidelines described in the Land Use element

The High Density Residential category is considered an urban use. The property's proposed use is consistent with the applicable Planning Guidelines for urban use:

- The property's proposed land uses are taken into account as part of the Bella Vista PAD and are compatible with the adjacent portions of Bella Vista Farms, which are designated by the PAD for commercial and medium density residential uses.
- The Bella Vista Farms PAD encourages a mix of densities, lot sizes, housing types, and home sizes that are well integrated and compatible with one another.
- The proposed urban residential neighborhood is designed around a "center" or focus, which is the Central Arizona College and adjacent commercial services.
- The property will be served by arterial and collector streets, and pedestrian orientation and connections will be provided as part of the Bella Vista Farms PAD amenities.
- Adequate water and wastewater infrastructure will be provided to the property (see infrastructure section, below).
- Development impact on roads, accessibility, transit, and non-

motorized options are planned for and coordinated as part of the Bella Vista Farms PAD.

- The property is accessible to schools and community facilities/services planned within the Bella Vista Farms PAD.
- The Bella Vista Farms PAD integrates open space, parks, trails, and recreational amenities that will support the development on the property.
- The property is accessible to employment opportunities, such as Central Arizona College, which will reduce vehicle miles traveled.
- The proposed urban residential use on the property is located in close proximity to neighborhood retail centers and professional services, as shown on the Bella Vista PAD.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

√ Is consistent with the Economic Development element

√ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The proposal is consistent with the Economic Development element of the Comprehensive Plan. The proposal will provide quality employment opportunities, initially through construction jobs, and ultimately by several full time positions related to leasing and maintenance. According

to the Comprehensive Plan, 40% of Pinal County residents commute outside of Pinal County for work, which not only represents lost time from family and community but also makes the area less attractive as a residential location and creates traffic congestion. The proposal enhances the ability of the Central Arizona College to attract employees, students, and incoming faculty, who may need short-term housing before committing to ownership or who prefer the proximity to the campus. The Central Arizona College specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

√ Clusters development to protect open space ~~and agriculture~~ **(see System of Connected Trails and Preservation of Open Space, below)**

√ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The Comprehensive Plan states that it "intends to support agriculture as a land use as long as it is economically feasible. Additionally, the amount of open space and trails identified for preservation will encourage the continuation and enhancement of the rural and equestrian lifestyles." The property is located within the West Pinal Growth Area, which is anticipated to become a sustainable, well planned Growth Area in the

heart of Pinal County. In the long-term, development of the West Pinal Growth Area is not compatible with agriculture, equestrian uses, and a rural lifestyle, and those uses gradually will be phased out as they become economically infeasible.

System of Connected Trails and Preservation of Open Space
Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

√ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
√ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The property addressed by the proposal is part of the Bella Vista Farms PAD, which provides that a minimum of 15% of the residential acreage will be devoted to developed open space. The Bella Vista Farms PAD calls for a series of community parks (10-20 acres in size) and focal parks (1/4-1 ½ acres in size), a linear park and open space trail connections. While open space features identified as key for preservation are not located on the property, the Bella Vista Farms PAD does meet the goals of the Comprehensive Plan related to the provision of adequate neighborhood park space connected by a path and trail system, all of which will be maintained by a property owners' association. Development of the property for high density residential will include internal open space and private amenities for residents.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

N/A Address environmentally sensitive areas it may impact.
N/A Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The property is currently actively farmed. There are no major washes passing through the property. The property is relatively flat, with no major topographical features. No environmentally-sensitive areas are on the property. Studies indicate that no cultural resources are present on the property.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

√ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

The property is part of the Bella Vista Farms PAD. Water service to the property will be provided by Johnson Utilities. The water system to be constructed will be phased, with the necessary wells, line extensions, storage reservoirs, and booster pumping stations provided to meet the proposed demands of each phase. Bell Vista Farms is within the Johnson Utilities certificated wastewater service area, and existing backbone wastewater infrastructure is located in the vicinity of Bella Vista Farms. All wastewater infrastructure will be sized to accommodate anticipated peak flows and construction phased as necessary. Bella Vista Road provides direct access to the property; access to the property that is internal to Bella Vista Farms will be constructed in phases as necessary.

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

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

1. Pinal County Staff Coordinator: Dedrick Denton

2. Date of Concept Review: 8/30/11 Concept Review Number: CR-057-11

3. The legal description of the property: Sections 10 and 15 and portions or Sections 9, 14, and 16, Township 3 South, Range 8 East, Gila & Salt River Meridean, Pinal County, AZ

4. Tax Assessor Parcel Number: see attached

5. Current Zoning: see attached Requested Zoning: see attached

6. Parcel size: 2302 acres (1,478 acres proposed for rezoning)

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

8. The exact use proposed under this request: see attached

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes.
    not applicable

13. Explain why the proposed development is needed and necessary at this time.
    see attached

RECEIPT #: AMT: DATE: CASE:

Revised November 2011

Bella Vista Farms

Application for Change of Zoning Classification in an Unincorporated Area of Pinal County, Arizona

4. Parcel Numbers

210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B,- 003A, -003B, -004
210-16-001A, 001B

5. Current Zoning

CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR (PAD PZ-PD-040-98)

Requested Zoning

CR-2, CR-3, CR-5, CB-1 (with amendment to PAD PZ-PD-040-98)

8. Exact Use Proposed Under this Request

Bella Vista Farms is planned for a variety of residential and commercial uses, including a range of medium-low, medium, and high density housing opportunities, open space and recreation areas, and neighborhood commercial uses. Central Arizona College intends to develop a regional campus on approximately 200 acres within Bella Vista Farms.

13. Why the Proposed Development is Needed and Necessary at this Time

The property owners seek to accomplish the following goals with an amendment to the zoning and PAD: (1) accommodate an approximately 200-acre Central Arizona College campus; (2) update the open space and community amenities; (3) improve circulation and enhance a logical development phasing based on property ownership; and (4) update the mix of residential housing.

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

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

1. Pinal Count Staff Coordinator: Dedrick Denton

2. Date of Concept Review: 8/30/11 Concept Review No.: CR-057-11

3. The Legal Description of the Property: Sections 10 & 15 and portions of Sections 9, 14 & 16, Township 3 South, Range 8 East, Gila & Salt River Meridian, Pinal County, Arizona (see attached for detailed decription)

4. Tax Assessor Parcel No.: see attached

5. Current Zoning: see attached
   Requested PAD Overlay District: see attached

6. Parcel Size: 2302 acres

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

8. The exact use proposed under this request: see attached

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. N/A

13. Explain why the proposed development is needed and necessary at this time. see attached

RECEIPT #: AMT: DATE: CASE:

Bella Vista Farms

Application for a Planned Area Development (PAD) Overlay District in an Unincorporated Area of Pinal County, Arizona

4. Parcel Numbers

210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B,- 003A, -003B, -004
210-16-001A, 001B

5. Current Zoning

CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR (PAD PZ-PD-040-98)

Requested Zoning

Amendment to PAD PZ-PD-040-98

8. Exact Use Proposed Under this Request

Bella Vista Farms is planned for a variety of residential and commercial uses, including a range of medium-low, medium, and high density housing opportunities, open space and recreation areas, and neighborhood commercial uses. Central Arizona College intends to develop a regional campus on approximately 200 acres within Bella Vista Farms.

13. Why the Proposed Development is Needed and Necessary at this Time

The property owners seek to accomplish the following goals with an amendment to the zoning and PAD: (1) accommodate an approximately 200-acre Central Arizona College campus; (2) update the open space and community amenities; (3) improve circulation and enhance a logical development phasing based on property ownership; and (4) update the mix of residential housing.

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

BVF Land, LLC	17700 N. Pacesetter Way Scottsdale, Az 85255	480-515-3255
Name of Landowner (Applicant)	Address	Phone Number
See Attached		tbrislin@harvardinvestments.com
Signature of Landowner (Applicant)		E-Mail Address

Dana Belknap, Gallagher + Kennedy PA	2575 E Camelback Rd, Phx, AZ 85016	
Name of Agent	Address	Phone Number
	602-530-8348	dsb@gknet.com
Signature of Agent		E-Mail Address

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

BVF Land, LLC Signature Page to the Bella Vista Farms PAD Amendment Application

LANDOWNER (APPLICANT):

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachiris

Title: V.P.

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

BVF Opportunity, LLC — 17700 N. Pacesetter Way Scottsdale, AZ 85255 — 480-515-3255
Name of Landowner (Applicant) — Address — Phone Number

See Attached — thrislip@harvardinvestments.com
Signature of Landowner (Applicant) — E-Mail Address

Dana Belknap, Gallagher + Kennedy PA — 2575 E Camelback Rd, Phx, AZ 85016
Name of Agent — Address — Phone Number

[signature] — 602-530-8348 — dsb@gknet.com
Signature of Agent — E-Mail Address

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

BVF Opportunity, LLC Signature Page to the Bella Vista Farms PAD Amendment Application

LANDOWNER (APPLICANT):

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

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

Bella Sierra, LLC 4159 W. Milky Way Chandler, AZ 85226 480 854-9800

Name of Landowner (Applicant) Address Phone Number

[signature] daryl@windmillcompanies.com

Signature of Landowner (Applicant) E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016

Name of Agent Address Phone Number

[signature] 602-530-8348 dsb@gknet.com

Signature of Agent E-Mail Address

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

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

BY PANTANO DEVELOPMENT LIMITED PARTNERSHIP, MEMBER
+ PB BELLA VISTA LLC, BY PBS HOLDINGS LIMITED PARTNERSHIP, MEMBER

Name of Landowner (Applicant)	Address 3408 NORTH 66TH STREET PHOENIX, AZ 85018	Phone Number
Signature of Landowner (Applicant)		E-Mail Address
Dana Belknap, Gallagher + Kennedy PA	2575 E Camelback Rd, Phx, AZ 85016	
Name of Agent	Address	Phone Number
Signature of Agent	602-530-8348	dsb@gknet.com
		E-Mail Address

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

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

Pinal County Community College District DBA Central Arizona College 8470 N. Overfield Rd., Coolidge, AZ 85128		(520) 494-5230
Name of Landowner (Applicant)	Address	Phone Number
	Chris Wodka	chris.wodka@centralaz.edu
Signature of Landowner (Applicant)		E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016		
Name of Agent	Address	Phone Number
	602-530-8348	dsb@gknet.com
Signature of Agent		E-Mail Address

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

Name of Project:
Bella Vista Farms

Planned Area Development

Amended Development Standards (change proposed to existing PAD)

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
CB-1 Parcel A only					Front: Side: Rear:	Front: Side: Rear:	35'	audi-torium only 45'/ 60' for 33% of build ing	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Bella Vista Farms

Planned Area Development

Amended Permitted Use List
(as changed by this PAD Amendment)

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
CB-1 for Parcel A	See attached list of uses not permitted within Parcel A

~~F.~~ **COMMERCIAL DEVELOPMENT STANDARDS**
CB-1 COMMERCIAL BUSINESS ZONE

~~The Commercial Business Zone, CB-1, is intended to serve the needs of the immediate residential community. The CB-1 zone corresponds to Planning Areas C, E, F, H, J, K, P, R, S, V, Z, AC, AI, AN, AO, AT, AW, BA, BC, and BH, shown on Exhibit H-1, Land Use Plan.~~

1. *Permitted Uses* In association with Student Activities

   a. The following uses, which in ~~any~~ CB-1 zone shall be conducted wholly within a completely enclosed building, unless otherwise specified, and operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

   - Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, ~~penny arcade~~, ~~skating rink~~, sports arena
   - Amusement or recreational enterprise (outdoor) including archery range, ~~miniature golf or practice driving or putting range~~, ~~games of skill or science~~, ~~pony riding ring without stables~~, swimming pool or ~~commercial beach or bathhouse~~, tennis court
   - ~~Antique store~~
   - Apparel store
   - ~~Art needlework or hand weaving establishment~~
   - Art gallery or store
   - ~~Auction, public (no animals)~~
   - Auditorium or assembly hall
   - ~~Automobile or trailer sales~~
   - Auto parking lot (within or without building)
   - Auto rental garage
   - Bakery
   - Bank, safe depository or trust company
   - ~~Bar, cocktail lounge, night club, tavern~~
   - Barber or beauty shop
   - Bicycle shop
   - Blueprinting, photostating
   - Book, newspaper, magazine, stationary, art or drawing supply store
   - ~~Burglar alarm service~~
   - Café, lunch room
   - Catering service

- Church, subject to standards contained in Section III.F.2.
- ~~Cigar manufacturing (custom hand rolled)~~
- ~~Cigar store~~
- ~~Cleaning, dyeing, laundry~~
- ~~Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable and non-explosive at temperatures below 138.5 degrees Fahrenheit~~
- Clinic
- Club or lodge
- Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
- Community service agency
- Computer store, hardware and software
- Confectionery store
- ~~Contractor's equipment or supplies sales~~
- ~~Custom dress making, millinery, hemstitching or pleating~~
- ~~Custom weaving or mending~~
- Day nursery or child-care center
- ~~Dealer in coins, stamps, or similar collector's items~~
- Delicatessen store
- Dental or medical laboratory
- ~~Department store, variety store~~
- Drug store
- ~~Drugs or medical, dental or veterinary supply sales~~
- ~~Dry goods or notions store~~
- ~~Electric appliance store~~
- ~~Electronics store~~
- ~~Engraving, photo-engraving, lithographing~~
- ~~Farm equipment or machinery sales~~
- ~~Feed store~~
- Florist shop
- ~~Frozen food locker~~
- ~~Furniture or house furnishing store~~
- ~~Garage equipment sales~~
- ~~Garage for public storage only~~
- ~~Gasoline service station (incidental repairing only)~~
- ~~Gift, curio, novelty, toy or hobby shop~~
- ~~Golf cart sales (repair if totally enclosed)~~
- ~~Governmental structure~~
- ~~Grocery, fruit or vegetable store~~
- ~~Hardware store~~

- ~~Hotel~~
- Ice cream store
- ~~Ice station for packaged sales only~~
- ~~Interior decorator~~
- ~~Jewelry store or jewelry and watch repair~~
- ~~Laundry and dry cleaning units provided the same occupy no more than 3,000 sq.ft. of gross floor area; steam or wet-wash~~
- ~~Leather goods store~~
- Library, rental or public
- ~~Liquor store for packaged sales only~~
- ~~Locksmith, tool or cutlery sharpening, fix it or handyman shop~~
- ~~Lumber yard, retail (provided no machinery is used other than~~ a rip saw and cut-off saw)
- Massage establishment, reducing salon or gymnasium
- ~~Meat, fish or dressed poultry market, provided no live poultry are kept on premises~~
- ~~Messenger service~~
- ~~Motel~~
- Museum
- ~~Music, phonograph or radio store~~
- Newspaper office
- ~~Nursery, flower, plant or tree (within a building or enclosure)~~
- Office: business, professional or semi-professional
- ~~Office: equipment, sales and rental~~
- ~~Orthopedic appliances (trusses, wheelc~~hairs, etc.), sales and rental
- ~~Oxygen equipment, rental or distribution~~
- ~~Painting equipment or supplies sales~~ (paint, varnish, etc.)
- ~~Pawn shop~~
- ~~Pet sales; no breeding or boarding~~
- ~~Pet supplies~~
- Photograph studio or photographic supply store
- ~~Plumbing, retail custom~~
- Postal stations
- ~~Pressing establishment~~
- Printing/copier or publishing
- Refreshment stand
- ~~Refrigeration installation or service~~
- School, barber or beauty culture
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- ~~Shoe store or shoe repair shop~~

- ~~Second-hand goods sales: personal, furniture, books, magazines,~~ automobiles, ~~but not second-hand auto parts~~
- ~~Sign painting shop~~
- ~~Sporting goods, golf, hunting and fishing equipment~~ store
- ~~Station, bus or stage~~
- ~~Storage building~~
- ~~Tailor shop~~
- ~~Taxicab stand~~
- ~~Taxidermist~~
- ~~Telecommunications facility~~
- ~~Telephone sales store, land line, digital or cellular~~
- Theater, except drive-in or outdoor theater
- ~~Trade show, industrial show or exhibition~~
- ~~Transfer or express service~~
- ~~Travel agent~~
- ~~Upholstery shop (furniture only, not including automobile upholstery)~~
- ~~Venetian blinds sales~~
- ~~Video store, rental and sales~~
- ~~Wallpaper sales~~
- ~~Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303 in the Pinal County Zoning Code~~
- ~~Window shades sales~~

b. Accessory building or use (not involving open storage), when located on the same building site.

c. ~~Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~

d. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each three persons regularly employed on

said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious fumes, odors, or unusual vibrations or noise.

e. ~~Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought~~.

Auditorium/Theater Buildings Only: 60' for 33% of building, 45' remainder:

f. One family dwelling in conjunction with an established, permitted use.

Site Development Standards

a. Maximum building height: Two stories or 35 feet (architectural elements such as clock towers are exempt but may not exceed 50 feet).

b. Minimum lot area: none.

c. Minimum lot width: none.

d. Minimum front yard: 30 feet, which may be used to meet off-street parking requirements or as part of off-street parking lot.

e. Minimum side yards: none; 10 feet when adjacent to residential uses.

f. Minimum rear yard: 25 feet which may be used to meet off-street parking requirements or as a part of off-street parking lot.

g. Minimum distance between main buildings: none.

h. Parking areas shall be visually screened from adjoining residentially zoned property.

i. Detached Accessory buildings:
- Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- Maximum height: 20 feet within the required rear yard: two stories or 30 feet within the buildable area.

- Minimum distance to main building: 10 feet.
- Minimum distance to front lot line: 20 feet.
- Minimum distance to side lot lines: none.
- Minimum distance to rear lot line: 10 feet.

j. Churches:

- Minimum lot size: None.
- Maximum building height: 2 stories or 35 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 50 percent.
- Minimum lot frontage: None.
- Minimum front yard: 30 feet.
- Minimum side yard: None; 10 feet when adjacent to residential uses..
- Minimum rear yard: 25 feet.
- Parking areas shall be setback a minimum of 10 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.

Name of Project: Bella Vista Farms

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that WILL BE permitted in this Planned Area Development
	no changes from existing PAD

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

Checklist

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

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

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

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

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

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

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

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

__✓__ E. Current preliminary Title Report **(within 60 days prior to application)**

__✓__ F. Development Plan.

Revised November 2011

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   not detailed yet — g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   in existing PAD k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   in existing PAD — l. Location and types of existing and proposed landscaping.
   in existing PAD — m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   in existing PAD — n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   in PAD Amendment Narrative a. Land Use Table to include:

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

in PAD Amendment narrative

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

in PAD Amendment narrative

c. Utility and services table indicating type and source:

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

in PAD Amendment narrative

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

✓

G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

in existing PAD

H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

✓ I. Non-refundable $1000.00 filing fee for a Planned Area Development.

✓ J. A signed PAD submittal Checklist.

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

Signature 12/21/11 Date

Revised November 2011

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 9, 10, 14, 15 AND 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 15 AND THE SOUTHEAST CORNER OF SAID SECTION 16, SAID POINT ALSO BEING A 3 INCH ALUMINUM CAP, THENCE SOUTH 89°26'20" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 159.14 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 39°00'38" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 8437.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°23'06" EAST ALONG SAID LINE, A DISTANCE OF 1127.93 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 02°44'30" WEST ALONG EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1325.98 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°34'21" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1360.95 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 02°38'11" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 9, A DISTANCE OF 1334.53 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°27'55" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1353.43 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 02°05'27" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1336.64 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°21'35" EAST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1366.07 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID SECTION 9 AND THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 89°39'55" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2730.83 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°40'05" EAST, A DISTANCE OF 2733.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 01°46'56" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 2648.85 FEET TO A POINT BEING THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°46'17" EAST, A DISTANCE OF 2649.07 FEET TO A POINT BEING THE COMMON CORNER FOR SAID SECTIONS 10, 14 AND 15;

THENCE NORTH 89°36'19" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2714.55 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 01°44'06" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2650.22 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 01°44'06" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2650.01 FEET TO A POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 89°42'16" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2687.07 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 14 AND THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE SOUTH 89°33'16" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2690.07 FEET TO A POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2690.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 100250711 SQUARE FEET OR 2301.440 ACRES, MORE OR LESS.

Note: The legal description provided on the previous pages describes the 2,302 acres of Bella Vista Farms. Legal descriptions for each precise acre of property that is proposed for rezoning are provided on the CD included with this application.

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

BVF Land, LLC — 480-515-3255
Name of Landowner (Applicant) — Phone Number

17700 N. Pacesetter Way Scottsdale, Az 85255
Address (City, State, Zip Code)

See attached — tbrislin@harvardinvestments.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] — Dana Belknap — dsb@gknet.com
Signature of Agent — Print Name — E-Mail Address

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

BVF Land, LLC Signature Page to the Bella Vista Farms Zone Change Application

LANDOWNER (APPLICANT):

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachers

Title: V.P.

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

BVF Opportunity, LLC — 480-515-3255
Name of Landowner (Applicant) — Phone Number

17700 N. Pacesetter Way Scottsdale, AZ 85255
Address (City, State, Zip Code)

See Attached — hbrislin@harvardinvestments.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] — Dana Belknap — ds6@gknet.com
Signature of Agent — Print Name — E-Mail Address

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

BVF Opportunity, LLC Signature Page to the Bella Vista Farms Zone Change Application

LANDOWNER (APPLICANT):

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachesis

Title: V.P.

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

Bella Sierra, LLC — 480 854-9800
Name of Landowner (Applicant) — Phone Number

4159 W. Milky Way Chandler, AZ 85226
Address (City, State, Zip Code)

Daryl A. Watswinkel — daryle.windmillcompanies.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

Dana Belknap — dsb@gknet.com
Signature of Agent — Print Name — E-Mail Address

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

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. PANTANO DEVELOPMENT BELLA VISTA LLC BY PANTANO DEVELOPMENT LIMITED PARTNERSHIP, MEMBER + PB BELLA VISTA LLC, BY PBS HOLDINGS LIMITED PARNERSHIP, MEMBER

Name of Landowner (Applicant) Phone Number

3408 NORTH 60TH STREET, PHOENIX, AZ 85018

Address (City, State, Zip Code)

Signature of Landowner (Applicant) Print Name E-Mail Address

Dana Belknap, Gallagher + Kennedy 602-530-8348

Name of Agent Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016

Address (City, State, Zip, Code)

Signature of Agent Dana Belknap dsb@gknet.com

Signature of Agent Print Name E-Mail Address

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

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

Pinal County Community College District DBA Central Arizona College	(520) 494-5230
Name of Landowner (Applicant)	Phone Number

8470 N. Overfield Rd., Coolidge, AZ 85128	
Address (City, State, Zip Code)	

Chris Wodka	chris.wodka@centralaz.edu
Signature of Landowner (Applicant) Print Name	E-Mail Address

Dana Belknap, Gallagher + Kennedy	602-530-8348
Name of Agent	Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016		
Address (City, State, Zip, Code)		

	Dana Belknap	dsb@gknet.com
Signature of Agent	Print Name	E-Mail Address

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 21st day of December 2011, at the office of First American Title, and is accurate and complete to the best of my knowledge.

Signature

12/22/11
Date

Acknowledged before me by Dana Belknap, on this 22nd day off December, 2011.

OFFICIAL SEAL
CYNTHIA A. GUERRERO
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Oct. 5, 2013

(S

Signature of Notary Public

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

Radius Search

Prepared For: Harvard Investments

Issued Date: December 21, 2011

Radius Search of 300 Feet.

Subject Parcel Number: 210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B, -003A, -003B, -004
210-16-001A, -001B

Thank you for the opportunity to be of service.

Prepared By:
Customer Service Department

Information provided is based upon the most recent data available to us at time of search. This information is provided without benefit of a complete title search.

County Assessor parcel numbers are shown on each label provided herein. Maps are also provided for areas included in our search. It is recommended that you review the notification area along with the enclosed labels to assure yourself that all affected parcels have been included, according to you requirements.

NO LIABILITY IS ASSUMED BY FIRST AMERICAN TITLE IN THE ISSUANCE OF THIS RADIUS SEARCH INFORMATION.

FIRST QUEEN CREEK INVESTORS
C/O SCHWARTZ EARL
7462 E CACTUS WREN RD
SCOTTSDALE, AZ 85250
PARCEL: 210-05-035M

WILLIAM CONRAD/JAYNE GUSSE
4962 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0680

WAYNE & JUDITH CARLTON
5072 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0710

BLANCHE REID
34424 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0910

THOMAS NINO
4625 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1150

JOSEPH LAFON
4678 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-119B

SHANNON DAHL
CMR 467 BOX 4554
APO AE 09095
PARCEL: 210-51-1380

SKYLINE & QUAIL LLC
8800 N GAINEY CENTER DR STE 255
SCOTTSDALE, AZ 85258
PARCEL: 210-11-001C

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-005A

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-005D

DONALD SMITH
5072 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0660

DOUGLAS SCOTT
4968 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0690

DAVID & AIMEE GOSSMAN
4759 E ASCOT DR
QUEEN CREEK, AZ 85242
PARCEL: 210-05-0890

KEITH STEINKE
34394 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0920

WELLS FARGO BANK NA
1 HOME CAMPUS
DES MOINES, IA 50328
PARCEL: 210-05-1160

NATHAN & ZELPHA GRAHAM
4602 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-119C

STANLEY & CAROLYN BREWER
PO BOX 2405
SHOW LOW, AZ 85902
PARCEL: 210-05-1390

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-002A

210-11-005B
INVALID NOW

STATE OF ARIZONA
1616 W ADAMS ST
PHOENIX, AZ 85007
PARCEL: 210-11-0060

ANN UHLIK/ANNE MARIE HOWE
5018 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0670

RICHARD HARE
5019 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0700

AFA INVESTMENTS LLC
360 E MELANIE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0900

WILLIAM & VICTORIA ZIMMERMAN
1071 W GERMANN RD
QUEEN CREEK, AZ 85142
PARCEL: 210-05-1140

JOSHUA CUMBERWORTH
34405 N JACKPOT RD
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1170

ANTON DOMBROWSKI
2031 WILLOW RD
ROSHOLT, WI 54473
PARCEL: 210-51-1370

FREDERICK HUNT
4345 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1400

BELLA SIERRA LLC
4159 W MILKY WAY
CHANDLER, AZ 85226
PARCEL: 210-11-0030

GRANT & CAROLYN BREWER
PO BOX 2405
SHOW LOW, AZ 85902
PARCEL: 210-11-005C

PINAL COUNTY COMMUNITY COLLEGE
8470 NORTH OVERFIELD RD
COOLIDGE, AZ 85128
PARCEL: 210-15-003A

PB BELLA VISTA LLC
3408 N 60TH ST
PHOENIX, AZ 85018
PARCEL: 210-15-0040

DENNIS WILEY
3528 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0490

DENNIS & LISA HEATH
3732 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0520

JAMES MARCELLUS
3516 E VISTA GRANDE
QUEEN CREEK, AZ 85242
PARCEL: 210-55-0550

ROY & SUSAN CRABTREE
3803 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0580

KENNETH BEATIE
4004 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1090

NANCY DOUGLAS
4208 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1120

NORMAN & REBECCA JOHNSON
4007 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1150

NEIL & BARBARA HARPER
3872 C HEMLOCK RD
LOON LAKE, WA 99148
PARCEL: 210-55-1180

CV PINAL LLC
3549 153RD AVE SE
CASSELTON, ND 58021
PARCEL: 210-23-001E & 001H

LEROY HASSE
3596 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0500

JOSEPH & THERESA VALDEZ
3800 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0530

SAMUEL RALLS
6730 CHARITY AVE NO 3
BAKERSFIELD, CA 93308
PARCEL: 210-55-0560

WILLIAM & CYNTHIA WOLFREY
3871 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0590

ANDY & DIANE ROBBINS
4072 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1100

GERALD JOHNSON/VIRGINA LUZIER
4276 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1130

MARIBEL GANDARA
4075 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1160

HARRY & NANCY LUGE
40937 N RATTLESNAKE RD
QUEEN CREEK, AZ 85142
PARCEL: 210-55-1190

WOLFCOR LLC
3850 E BASELINE RD STE 123
MESA, AZ 85206
PARCEL: 210-23-001F

JACK & DELIA MEAD
3664 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0510

FRED & DAWN KRAUSE
3868 E ASCOT DDR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0540

MONICO GARCIA /TERESA DIAZ
3735 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0570

SHAWN & SHELLY RICHARDSON
3936 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1080

GLYNIS GETMAN
4140 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1110

KIMBERLY SMITH
3939 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1140

MORTGAGE ELECTRONIC REG SYSTEMS
C/O CALIFORNIA RECONVEYANCE
9200 OAKDALE AVE MS CA2-4379
CHATSWORTH, CA 91311
PARCEL: 210-55-1170

RANCHO BELLA VISTA SOUTH
HOMEOWNERS ASSOCIATION
7740 N 16TH ST SUITE 300
PHOENIX, AZ 85020
PARCEL: 210-77-634A

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

BVF Land, LLC, a Delaware Limited Liability Company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 1,085 acres located at Northof NWC of UP Railroad & Bella Vista Rd, and
[Insert Address of Property]

further identified as assessor parcel number See Exhibit A 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 Dana Stagg Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

See Attached
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6th day of December, 2011, by Christopher J. Cacheris *[Insert Signor's Name]*, V.P. of Harvard Ventures, Inc., General Partner of HVIP, LLLP *[Insert Title]*, General Partner of Harvard LLLP, Sole Member of BVE Land, LLC *[Insert Name of Company or Trust]* an Delaware limited liability Company *[Insert State of Incorporation, if applicable]* and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Kimberley Korp
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

BVF Land, LLC Signature Page to the Bella Vista Farms Agency Authorization

PROPERTY OWNER:

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

Date: 12-6-11

EXHIBIT A

Assessor Parcel Numbers & Legal Descriptions for Parcels Owned by BVF Land, LLC

Pinal County Assessor Parcel Numbers:
210-09-001, 210-09-002, 210-09-004, 210-10-002D, 210-10-002E, 210-15-002B, 210-16-001B

NOTE: Parcel numbers contained in this exhibit are defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL WARRANTY DEED RECORDED DECEMBER 05, 2006 AS 2006-166491, OF OFFICIAL RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 2:

THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 3:

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 4:

ALL OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RIGHT-OF-WAY;

EXCEPT THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 6:

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 7:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 8:

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 9:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

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

BVF Opportunity, LLC a Delaware limited liability company
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 15 acres located at east of the NEC of UP Railroad & Bella Vista Rd., and
[Insert Address of Property]

further identified as assessor parcel number See Exhibit A 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 Dana Stagg Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

See Attached
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6th day of December 2011, by Christopher J. Cacheris, V.P. of Harvard Ventures, Inc., General Partner of HVFP, LLP, General Partner of Harvrock, LLP, Sole Member of BVF Opportunity, LLC, an Delaware limited liability company
[Insert Signor's Name] *[Insert Title]*
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Kimberley Korp
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
Notary Public

My commission expires: _____

BVF Opportunity, LLC Signature Page to the Bella Vista Farms Agency Authorization

PROPERTY OWNER:

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Caeheris

Title: V.P.

Date: 12-6-11

EXHIBIT A

Assessor Parcel Number & Legal Description for Land Owned by BVF Opportunity, LLC

Pinal County Assessor Parcel Number: A portion of 210-15-003A

NOTE: The parcel number contained in this exhibit is defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

PARCEL NO. 5:

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL WARRANTY DEED RECORDED OCTOBER 19, 2006 AS 2006-146184, OF OFFICIAL RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

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

Bella Sierra, LLC, an Arizona limited liability company
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 412.82 acres located at Southwest corner of Skyline Drive - Sierra Vista Drive, and
[Insert Address of Property]

further identified as assessor parcel number 210-10-002A, 210-10-001, 210-15-001B 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 Gallagher - Kennedy PA - Dana Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Bella Sierra, LLC
[Insert Company or Trustee's Name]

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

Its: Manager
[Insert Title]

Dated: November 22, 2011

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 22 day of November 2011, by

Daryl A. Wolfswinkel
[Insert Signor's Name]

Manager
[Insert Title]

Bella Sierra, LLC
[Insert Name of Company or Trust]

, an Arizona LLC
[Insert State of Incorporation, if applicable]

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

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Karrie Preston
My Commission Expires June 6, 2014
Commission Number [illegible]

[signature]
Notary Public

My commission expires: June 6, 2014

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

EXHIBIT A PARCEL P

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HANDHOLE, COMMONLY ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH AN IRON PIPE, COMMONLY ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 01°46'56" EAST, A DISTANCE OF 2,648.85 FEET;

THENCE SOUTH 01°46'56" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,705.55 FEET;

THENCE SOUTH 89°40'10" WEST, A DISTANCE OF 1,252.64 FEET;

THENCE SOUTH 55°42'07" WEST, A DISTANCE OF 660.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 41°06'01" AND A CHORD THAT BEARS NORTH 54°50'54" WEST, A DISTANCE OF 1,144.35 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,169.26 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 02°06'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,410.54 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°40'05" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,733.02 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 4,708,789 SQUARE FEET OR 108.099 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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EXHIBIT A PARCEL Q

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE, COMMONLY ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS SOUTH 01°46'17" EAST, A DISTANCE OF 2,649.07 FEET;

THENCE SOUTH 01°46'44" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,343.31 FEET;

THENCE SOUTH 88°18'25" WEST, A DISTANCE OF 1,510.14 FEET;

THENCE NORTH 10°54'59" WEST, A DISTANCE OF 405.24 FEET TO A CURVE, HAVING A RADIUS OF 1,630.00 FEET, BEING CONCAVE TO THE SOUTHWEST, WITH A CENTRAL ANGLE OF 23°22'54";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.18 FEET;

THENCE NORTH 55°42'07" EAST, A DISTANCE OF 660.73 FEET;

THENCE NORTH 89°40'10" EAST, A DISTANCE OF 1252.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 01°46'56" EAST, ALONG SAID EAST LINE, A DISTANCE OF 943.31 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,172,389 SQUARE FEET OR 49.871 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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EXHIBIT A PARCEL R

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP, COMMONLY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 02°06'31" WEST, A DISTANCE OF 5,300.82 FEET;

THENCE NORTH 02°06'31" WEST, ALONG THE NORTH–SOUTH MID–SECTION LINE, A DISTANCE OF 1,681.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02°06'31" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 1,253.27 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 64°28'56" AND A CHORD THAT BEARS SOUTH 43°09'27" EAST, 1739.16 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,834.45 FEET;

THENCE SOUTH 10°54'59" EAST, A DISTANCE OF 760.92 FEET TO A CURVE, HAVING A RADIUS OF 3,250.00 FEET, BEING CONCAVE TO THE EAST, WITH A CENTRAL ANGLE OF 03°16'13";

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 185.50 FEET;

THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 1,292.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,156,340 SQUARE FEET OR 49.503 ACRES, MORE OR LESS.

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2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
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EXHIBIT A PARCEL S

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 89°37'30" EAST, A DISTANCE OF 2,702.26 FEET;

THENCE NORTH 02°06'31" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,681.40 FEET;

THENCE NORTH 89°32'03" EAST, A DISTANCE OF 1292.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3,250.00 FEET, A CENTRAL ANGLE OF 25°22'12" AND A CHORD THAT BEARS SOUTH 26°52'18" EAST, 1,427.34 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1439.07 FEET;

THENCE SOUTH 39°33'24" EAST, A DISTANCE OF 522.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°37'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,209.02 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,787,320 SQUARE FEET OR 63.988 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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EXHIBIT A PARCEL T

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89°37'30" WEST, A DISTANCE OF 2,702.26 FEET;

THENCE SOUTH 89°37'30" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 493.23 FEET;

THENCE NORTH 39°33'24" WEST, A DISTANCE OF 522.83 FEET TO A CURVE, HAVING A RADIUS OF 3,250.00 FEET, BEING CONCAVE TO THE NORTHEAST, WITH A CENTRAL ANGLE OF 28°38'25";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,624.57 FEET;

THENCE NORTH 10°54'59" WEST, A DISTANCE OF 355.68 FEET;

THENCE NORTH 88°18'25" EAST, A DISTANCE OF 1,510.14 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 01°46'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,249.07 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,571,945 SQUARE FEET OR 59.044 ACRES, MORE OR LESS.

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2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
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EXHIBIT A PARCEL U

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 89°37'30" WEST, A DISTANCE OF 2,702.26 FEET;

THENCE NORTH 89°37'30" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,351.13 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 02°06'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,650.46 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°32'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1354.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 02°02'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2652.21 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 3,585,730 SQUARE FEET OR 82.317 ACRES, MORE OR LESS.

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ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
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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

Pantano Development Bella Vista LLC by
Pantano Development Limited Partnership, MEMBER
BY SH INVESTMENT, INC, GENERAL PARTNER
+ PB Bella Vista LLC, by PBS Holdings Limited Partnership, member
BY PBH INVESTMENTS INC, GENERAL PARTNER

[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of +/- 574 acres located at North of Bella Vista Road and the Sierra Vista Drive Alignment, and
[Insert Address of Property]
further identified as assessor parcel number 210-14-001A3, 210-14-001B3, and
[Insert Parcel Number]
described as follows: 210-14-00204, 210-15-001A0, 210-15-00409

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints
Dana Belknap, Gallagher & Kennedy PA, 2575 E Camelback Road, Phx, AZ 85016
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires_____ _____
Notary Public

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

SH INVESTMENT, INC.
PBM INVESTMENTS INC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: VICE PRESIDENT / PRESIDENT
[Insert Title]

Dated: 11/09/2011

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[I.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Legal Exhibit

Pantano Development Bella Vista, LLC Parcel

PARCEL NO. 1:
The Northwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 31 acres thereof; and

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 2:
The Southwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 3:
The South 31 acres of the Northwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PB Bella Vista, LLC Parcel

PARCEL NO. 1:
The East half of the Northeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 2:
The Southeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

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

Pinal County Community College District dba Central Arizona College
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 208 acres located at Bella Vista Road and Union Pacific Railroad, and
[Insert Address of Property]

further identified as assessor parcel number 210-15-0020 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
Dana Beiknap, Gallagher & Kennedy
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

PINAL COUNTY COMMUNITY COLLEGE DISTRICT
DBA CENTRAL ARIZONA COLLEGE
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: CHRIS WODKA
VICE PRESIDENT OF FINANCE & ADMINISTRATION
[Insert Title]

Dated: November 7, 2011

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

OFFICIAL SEAL
DEBRA E GALVAN
NOTARY PUBLIC - State of Arizona
PINAL COUNTY
My Comm. Expires April 15, 2012

The foregoing instrument was acknowledged before me, this 7th day of November, by

Chris Wodka
[Insert Signor's Name]
Vice President of Finance & Administration
[Insert Title]
Pinal County Community College District
DBA Central Arizona College
[Insert Name of Company or Trust]
, an political subdivision of State of Arizona
[Insert State of Incorporation, if applicable]
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: April 15, 2012

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[I.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

EXHIBIT A

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP IN HANDHOLE, COMMONLY ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 15, SAID ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 16, FROM WHICH AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°33'53" EAST, A DISTANCE OF 2,690.53 FEET;

THENCE THENCE SOUTH 89°29'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 159.26 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAIL ROAD;

THENCE NORTH 39°00'38" WEST ALONG SAID LINE, A DISTANCE OF 2,266.81 FEET;

THENCE DEPARTING SAID LINE NORTH 51°02'41" EAST, A DISTANCE OF 2,390.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.40 FEET, A CENTRAL ANGLE OF 57°15'18" AND A CHORD THAT BEARS SOUTH 63°38'59" EAST, A DISTANCE OF 1437.72 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,499.33 FEET;

THENCE NORTH 87°42'12" EAST, A DISTANCE OF 1,023.73 FEET TO A POINT AT THE INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE WITH EAST-WEST MID-SECTION LINE BEING THE CENTER QUARTER OF SAID SECTION 15 AND SAID POINT BEING A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED RLS 25070;

THENCE SOUTH 02°17'42" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1,978.53 FEET TO A POINT ON A LINE PARALLEL WITH AND 668.89 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,155.37 FEET;

THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 668.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1514.53 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 9071670 SQUARE FEET OR 208.257 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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P. O. Box 52025
Phoenix, AZ 85072-2025
(602) 236-5900
www.srpnet.com

February 6, 2012

Mr. Tim Brislin
Vice President, Harvard Investments
17700 N. Pacesetter Way
Scottsdale, AZ. 85255

RE: Bella Vista Farms PAD Zoning request

Tim:

Without waiver of SRP's rights with respect to future zoning petitions, SRP states that it has no objection to the proposed zoning request and, to the extent SRP's consent may be required by law, SRP hereby consents to the zoning of properties adjacent to SRP property or within the Bella Vista Farms PAD (PAD).

Within the boundaries of the Bella Vista Farms PAD, relative to property SRP currently owns and/or property SRP may own as a result of an exchange of properties with Harvard Investments, the following will apply:

SRP owned property will not be zoned or designated in any way, which limits the use of said property to "public or utility" uses. Several municipalities have sought to designate SRP Well and Substation sites as "Public Use" or "Public Facility". This designation takes value from the property and limits SRP's ability to market the site to buyers other than a public agency should SRP ever cease to use the property for operation and maintenance of its electrical power system.

SRP owned property will be exempt from any Covenants, Conditions and Restrictions (CC&R's) placed upon the PAD. SRP, as a result of its municipal status, is not subject to zoning ordinances and subsequently the CC&R's regulating property utility.

SRP property and SRP will not be subject to or included in the context of any development agreements between the developer and the governing municipality. SRP will not pay association or improvement district assessment fees or other charges which may be levied against properties within the PAD.

SRP will permit Dana Belknap of Gallagher and Kennedy to process the rezoning of its current property within the PAD subject to conditions stated herein. Neither Dana Belknap nor Gallagher and Kennedy are employed by SRP and will not receive compensation from SRP as a result of their efforts. SRP is participating in this effort in order to allow the process to continue and reach a final conclusion for the sake and benefit of the applicant.

Please let me know if you have any questions.

Cordially:

By: _____
Matt Streeper

Its: Manager, Land Rights Management

STATE OF Arizona)
) ss
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 8th day of February, 2012, by Matt Streeper as Manager, Land Rights Management, of Salt River Project Agricultural Improvement and Power District.

My Commission Expires:

_____
Notary Public

Notary Stamp/Seal

KIMBERLI D. CROSBY
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 4, 2015

PZ-PA-008-12
&
PZ/PZ-PD-012-11

PZ-PA-008-12
&
PZ/PZ-PD-012-11

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOs.: **PZ-PA-008-12 (Bella Vista Farms Non-major Comprehensive Plan amendment)**
PZ-012-11 & PZ-PD-012-11 (Bella Vista Farms PAD Amendment)

CASE COORDINATOR: Steve Abraham, AICP

LEGAL DESCRIPTION:

PZ-PA-008-12: a 37.4± acre parcel situated in a portion of the SE¼ of Section 15, T03S, R08E G&SRB&M

PZ(PD)-012-11: situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M,

TAX PARCEL: 210-15-004 (portion thereof) (legal on file) & Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file)

APPLICANT/LANDOWNER: Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al

AGENT: Dana Belknap, Gallagher & Kennedy

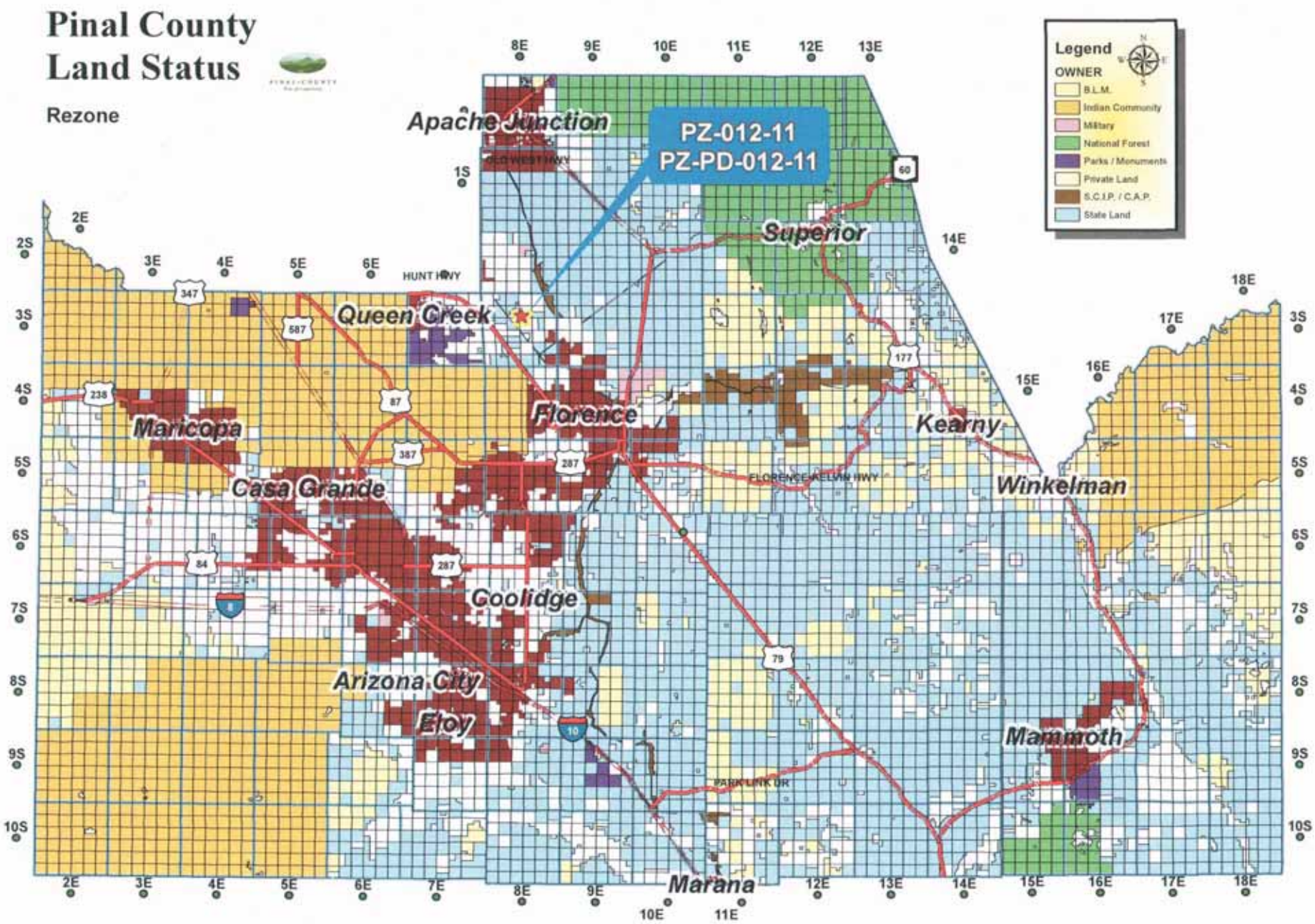
REQUESTED ACTION & PURPOSE:

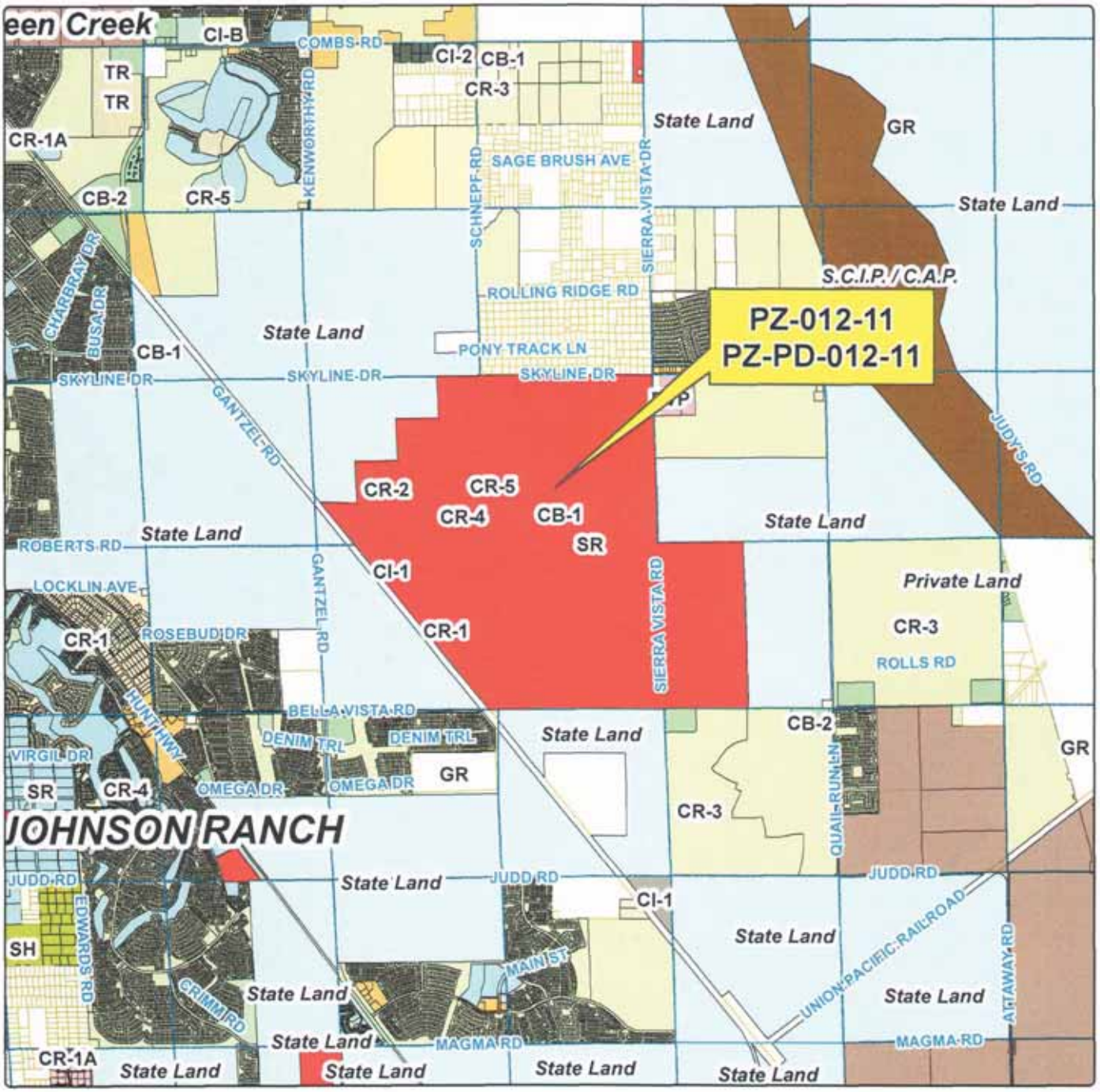
PZ-PA-008-12: A non-major Comprehensive Plan Amendment from **Moderate Low Density Residential (3.5 DU/AC)** to **High Density Residential (8 - 24 DU/AC)** (located approximately ½ mile east of the Schnepf Rd. alignment on Bella Vista Rd. on the north side)

PZ-(PD)-012-11: A zone change and PAD amendment request of a zone change of a total of 1478.1±acres **(PZ(PD-040-98)** from **CB-1 to CR-2,** 65.03± ac; **CB-1 to CR-3**, 57.6± ac; **CI-1 to CR-3**, 95.8± ac; **CR-1 to CB-1**, 69.4 ±ac; **CR-1 to CR-2**, 1.8± ac; **CR-1 to CR-3**, 127.5± ac; **CR-2 to CB-1**, 57.2± ac; **CR-2 to CR-3**, 303.8± ac; **CR-2 to CR-5**, 12.5± ac; **CR-3 to CB-1**, 57.33± ac; **CR-3 to CR-2**, 131.4± ac; **CR-3 to CR-5** 14.9± ac, **CR-4 to CR-2,** 26.6± ac; **CR-4 to CR-3**, 53.4± ac; **CR-5 to CR-2**, 2.3± ac. **CR-5 to CR-3**,14.9± ac.; **SR to CB-1**, 19.1± ac; **SR to CR-2,** 94.4± ac.; **SR to CR-3**, 262.5± ac; **SR to CR-5**, 9.97± ac; to plan and develop the **Bella Vista Farms PAD; and** to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units within the 2301.4± acre Bella Vista Farms PAD previously approved under case **(PZ-PD-040-98)**

LOCATION: located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.

SIZE: 37 acres for the non major comprehensive plan amendment, 1478 acres under the rezone request and 2301.4± under the PAD request


Pinal County
Land Status
Rezone
PZ-012-11
PZ-PD-012-11
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR



Rezone

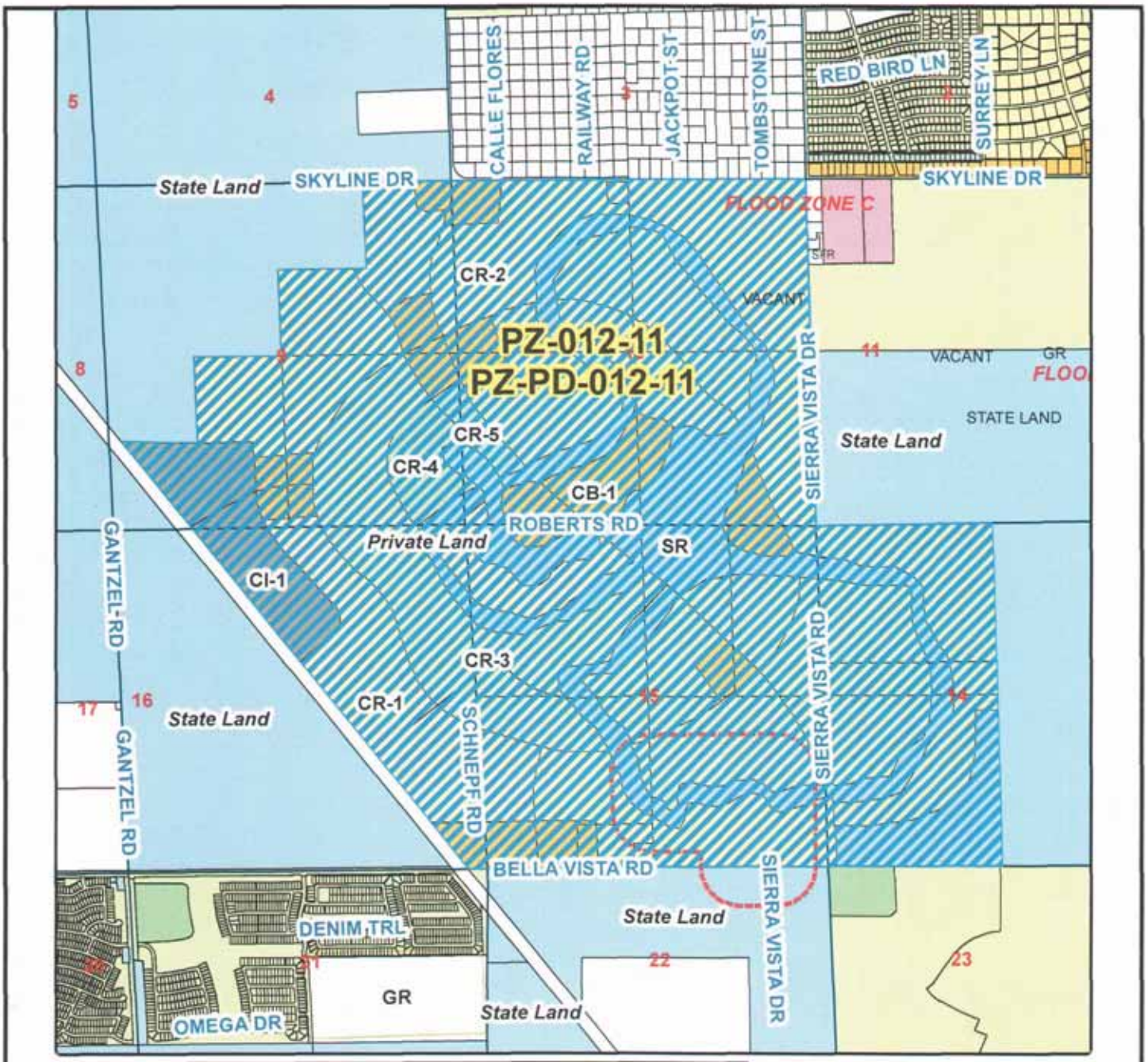
Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

Pantano Development Bella Vista LLC	**Legal Description:** Situated in a portion of the Sections 9,10,14,15,16, T03S,R08E, G&SRB&M. Parcels 210-09-001,002,004,210-10-001,002A,002D,002E,002F,210-14-001A,001B,002,210-15-001A,001B,002B,003A,003B,210-15-004,210-16-001A,001B. (legal on file) (Queen Creek area) T03S-R08E Secs 9,10,14,15,16	Sheet No. 1 of 1	Pantano Development Bella Vista LLC; Drawn By: [illegible]; Date: [illegible]; Sections: 9,10,14,15,16; Township: 03S; Range: 08E; Case Number: PZ-012-11 & PZ-PD-012-11



PZ-012-11 & PZ-PD-012-11- PUBLIC HEARING/ACTION: Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al. applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a zone change of a total of 1478.1±acres (PZ(PD-040-98) from CB-1 to CR-2, 65.03± ac; CB-1 to CR-3, 57.6± ac; CI-1 to CR-3, 95.8± ac; CR-1 to CB-1, 69.4 ±ac; CR-1 to CR-2, 1.8± ac; CR-1 to CR-3, 127.5± ac; CR-2 to CB-1, 57.2± ac; CR-2 to CR-3, 303.8± ac; CR-2 to CR-5, 12.5± ac; CR-3 to CB-1, 57.33± ac; CR-3 to CR-2, 131.4± ac; CR-3 to CR-5 14.9± ac, CR-4 to CR-2, 26.6± ac; CR-4 to CR-3, 53.4± ac; CR-5 to CR-2, 2.3± ac. CR-5 to CR-3,14.9± ac.; SR to CB-1, 19.1± ac; SR to CR-2, 94.4± ac.; SR to CR-3, 262.5± ac; SR to CR-5, 9.97± ac; to plan and develop the Bella Vista Farms PAD; pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case PZ-PD-012-11; situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M, Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file) (located north of the intersection of the Schnepf Rd. alignment on Bella Vista Rd.)

PINAL • COUNTY

NORTH

Current Zoning: SR, CB-1, CI-1, CR-1, CR-2, CR-4, CR-5
Request Zoning: Rezone
Current Land Use: MLDR

Rezone

Legal Description:

T03S-R08E Secs 9,10,14,15,16

Pantano Development Bella Vista LLC

Sheet No. 1 of 1

PZ-012-11 & PZ-PD-012-11

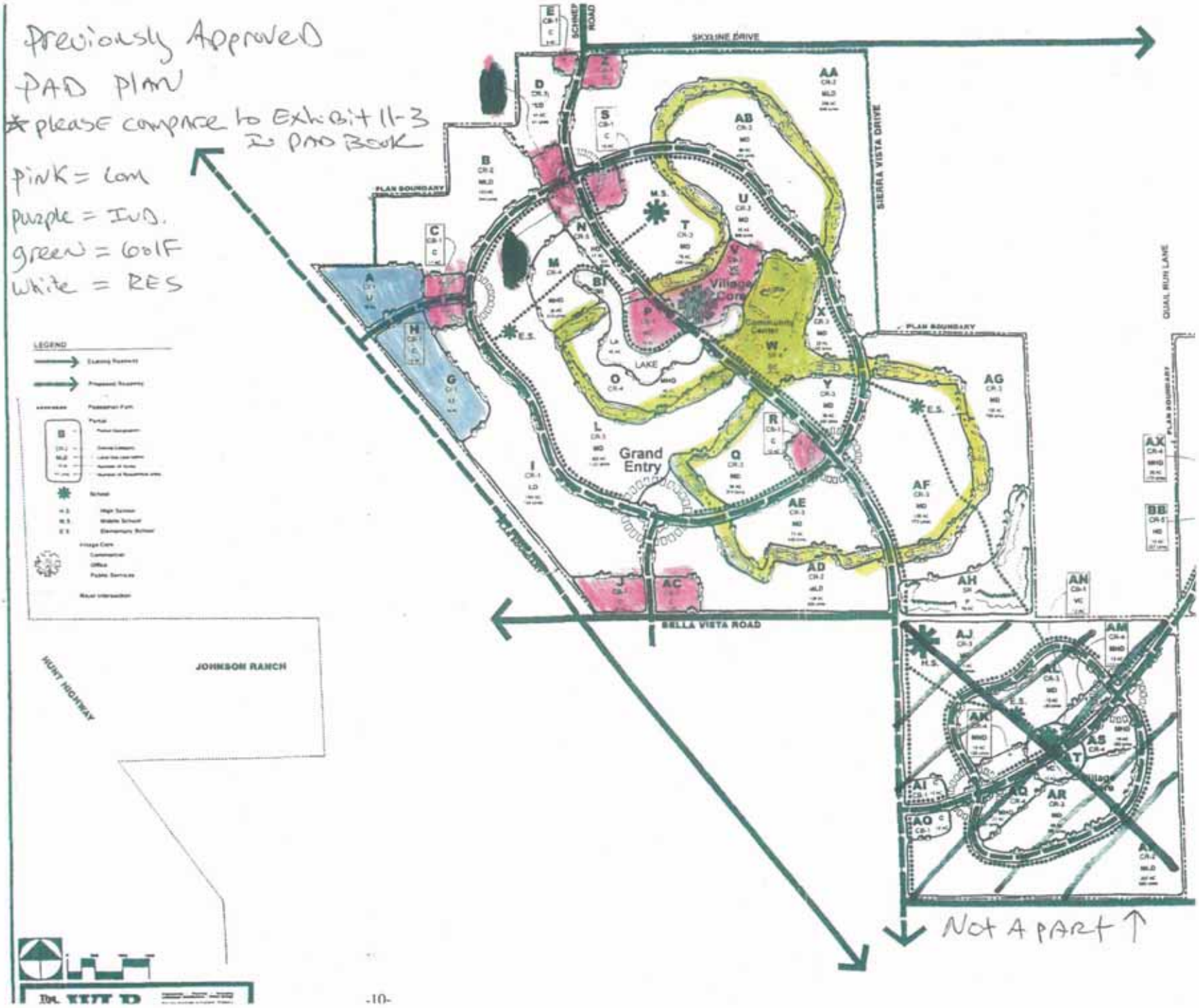
Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-012-11
PZ-PD-012-11

Previously Approved
PAD PLAN
* please compare to Exhibit II-3 in PAD Book
pink = com
purple = IND.
green = GOLF
white = RES



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

EXISTING ZONING AND LAND USE: The subject property currently has multiple zoning districted under the previously approved PAD. Although it is currently undeveloped the existing PAD commercial industrial and residential uses. The subject site could be developed with up to 7391 dwelling units under the existing plan.

SURROUNDING ZONING AND LAND USE:

North& East South & West:: (GR); vacant and single family residential north of Skyline Rd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: October 12, 2011
Neighborhood and agency mail out: week of July 16, 2012
News paper Advertising: July 26, 2012
Site posting: County July 24 2012, Applicant July 18, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water/Sewer: Diversified Water/Johnson utilities
Access: The property is accessible from Skyline Dr. and Bella Vista Rd.

HISTORY: This property was rezoned in from GR (General Rural) to CR-1, CR-2, CB-1 CI-1 in 1998 on 3000 acres allowing approximately 12,000 dwelling units, in 2004 approximately 1275 acres were removed from the plan. No platting or development has taken place since the original zoning. Central Arizona College has since purchased a portion of the development located in the southwestern corner of the plan. CAC has submitted for site plan review but the plans have not been approved.

ANALYSIS: The applicant is requesting approval of an a zone change and amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-004-98). Although technically an amendment the applicant proposal represents a complete re-imaging of the previously approved PAD. Highlights of the changes include: allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units from 7391 to 7505. The increase in dwelling units is pending the approval of the aforementioned non major comprehensive plan amendment.

Non-Major Comprehensive Plan Amendment Request

The applicant is requesting to re-designate 37 acres from MLDR (3.5/DU/AC) to HDR (8-22). If approved this would be the only HDR designation for several miles surround the proposal. Under the MLDR designation HDR is allowed provided that the overall density of the PAD does not exceed 3.5 dwelling units per acre. Meaning that allowed dwelling

units from other areas of the development could have been "transferred" to the high density residential area provided the "sending" area was at or below 3.5 DU/AC overall. The primary driver for the request is to create high density housing opportunities to support CAC. According to the development plan the high density residential will be located on to arterial streets and be in close proximity to CAC

Rezone and PAD Amendment Request

As mentioned previously there are multiple proposed changes from the previous PAD. Of particular note is the re-configuration of the open spaces within the development. Under the previouls plan there was a centralized "village core" concept featuring a golf course and a lake along with 70 acres of open space in the southeastern corner of the development. Under the new plan the golf course and lake and 70 acre open space have been removed and replaced with a battery of community parks and focal parks. Diagrams and descriptions of the parks are in the PAD document. It is important to note that this application was filed prior to the adoption of the new zoning ordinance, therefore a comprehensive OSRAP is not required however, staff has included stipulations that will require the development of open space is to be congruent with the diagrams and feature recreational amenities stated in the PAD. Also of note is the deletion of the 94 acres of industrial zoning along the railroad tracks. This has been replaced by residential development buffered from the tracks with a 100 foot linear park. Additionally a 208 acre educational campus is planned on the southwestern corner of the development.

Staff has asked the applicant to include in their PAD document parts of the previously approved document as reference as to what is being amended, parts of the old document that will no longer apply if approved are indicated with an "X" across the page.

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

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

The proposal is more than three miles from the Town of Queen Creek's planning area.

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

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

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

Fit within the neighborhood

There is a previously approved plan on the property. A key question in the evaluation of the proposal would be is this plan as good or better than the previously approved version. The Comprehensive plan would support the proposal, (if the non-major amendment is approved) and open spaces will meet the minimums required under the old ordinance.
At the public hearing, the Commission needs to be satisfied that the health, safety and

welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Case PZ-PD-012-11 and rezone case under PZ-012-11. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

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

STAFF RECOMMENDATION**(PZ-PA-008-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non major amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-008-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

(no recommended stipulations)

STAFF RECOMMENDATION**(PZ-012-11):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

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

STAFF RECOMMENDATION**(PZ-PD-012-11):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The stipulations under this case will supersede all stipulations previously approved under Cases PZ-040-98 and PZ-PD-040-98

2. 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 and Procedures;

3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area;

4. Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. 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 SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.

5. Bella Vista Rd. and Skyline Dr. have been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer;

6. 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;

7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;

8. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

9. 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.

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

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

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

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

11. The property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-012-11), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated May 25, 2012.

12. In the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District and the stipulations attached to case number PZ-PD-012-11, the stipulations shall govern.

13. The final plat shall contain a note that the adjacent Arizona State trust land can be developed for any use at a future date.

14. The PAD under case PZ-PD-012-11 is to be developed with a maximum of 7,505 total dwelling units.

15. Residential density within areas designated as MLDR shall not exceed 3.5 dwelling units per acre. Calculations for density shall use the residential zoned areas of the PAD , excluding the high density residential area as net acreage.

16. 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.

17. Prior to applying for a zoning clearance/building permit for commercial development, 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.

18. 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.

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

20. As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Development Unit"

21. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 40 including exhibits.

22. The transfer of dwelling units from the HDR (CR-5 zoned) area to other development units shall be prohibited

Date Prepared: 08/09/12 – sja
Revised:

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

Memorandum

Date: August 16, 2012

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

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

Subject: Planned Area Development Amendment for BELLA VISTA FARMS, Case No. PZ-PD-012-11

The Public Works Department has reviewed the Planned Area Development Amendment for BELLA VISTA FARMS, Case No. PZ-PD-012-11 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;
2) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area;
3) Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. 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 SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.

4) Bella Vista Rd. and Skyline Dr. have been indentified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer;

5) 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;
6) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;
7) Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

c: S. Abraham

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: August 7, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
8/16/12	PZ-006-12	Jupiter Realty Associates	Gold Canyon East Phase 9 – Zone Change	See comments 1 & 2
8/16/12	SUP-003-12	Verizon Wireless	Operate 150' Monopole	See comment 3
8/16/12	PZ-PA-008-12	PB Bella Vista, LLC	Comprehensive Plan Amendment	See comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.
3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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

NEIGHBORHOOD MEETING ANNOUNCEMENT

AMENDMENT TO THE BELLA VISTA FARMS PLANNED AREA DEVELOPMENT

MEETING DATE: Wednesday, October 12, 2011

MEETING TIME: 5pm – 7pm

MEETING PLACE: Circle Cross Ranch K-8 School
35900 North Charbray Drive
Queen Creek, AZ 85143

REQUEST: Amendment to the Bella Vista Farms Planned Area Development (PAD) and rezoning of certain areas within the PAD.

PROPOSAL: The property is currently zoned by the Bella Vista Farms PAD, approved in 1998. The PAD currently calls primarily for single family detached homes, neighborhood commercial uses, industrial uses, and a golf course. The property owners seek to accomplish the following goals with an amendment to the PAD: (1) accommodate an approximately 200 acre community college campus; (2) update the open space and community amenities; (3) improve circulation and enhance logical development phasing; and (4) update the mix of residential housing.

PROPERTY LOCATION: Northeast corner of Bella Vista Road & the Union Pacific Railroad.

SIZE: Approximately 2,296 acres

PROPERTY BOUNDARIES:

NORTH:	Skyline Road
SOUTH:	Bella Vista Road
WEST:	Union Pacific Railroad
EAST:	Sierra Vista Road alignment

CONTACT PERSON: **Tim Brislin,** Harvard Investments
17700 N. Pacesetter Way Scottsdale, AZ 85255
Phone: 480-348-1118
tbrislin@harvardinvestments.com

This is not a public hearing with the Pinal County Planning and Zoning Commission or the Board of Supervisors. However, you may receive such a notice at a future date if the PAD Amendment and rezoning application is filed with Pinal County and is scheduled for hearing.

Owner Name	Street Address	City	State	Zip Code	APN
3073 E DENIM TRAIL PROP TRUST	3440 S JOSHUA TREE LN	GILBERT AZ 85297-7856	AZ	85297-7856	210-77-247
3130 EAST DENIM TRAIL LLC	PO BOX 931	PAYSON AZ 85547-0931	AZ	85547-0931	210-77-267
AARON W STRICKLING	30776 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-400
ABCDW LLC	1121 W WARNER RD	TEMPE AZ 85284-2819	AZ	85284-2819	210-23-001H
AFA INVESTMENTS LLC	3046 E KILLARNEY ST	GILBERT AZ 85298-9060	AZ	85298-9060	210-05-090
AIMEE JESSEN	3577 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-432
ALAN W & ALICE Y FLETCHER	30818 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-403
ALBERTO A & BLANCA D MORENO	5170 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6584	AZ	85140-6584	210-03-197
ALEX R PONS	2652 BUENA VISTA AVE	WALNUT CREEK CA 94597-2502	CA	94597-2502	210-77-261
ALLAN LOUIE	88 DOVER CT	DALY CITY CA 94015-2623	CA	94015-2623	210-77-188
ALLYN L MOHAN	224 5300 48 ST	RED DEER AB CANADA	CANADA		210-77-283
ALMA CHACON	34626 N SANTA JUANITA LN	QUEEN CREEK AZ 85140-7075	AZ	85140-7075	210-03-491
ALMA LETICIA SANTELIZ	6311 CASA VERDE DR	CYPRESS CA 90630-4083	CA	90630-4083	210-03-493
ALMA ROSA DIAZ	PO BOX 9214	CHANDLER HEIGHTS AZ 85127-9214	AZ	85127-9214	210-03-440
AMADOR SANCHEZ CABALLERO	5568 E FOX HOLLOW LN	QUEEN CREEK AZ 85140-7637	AZ	85140-7637	210-03-501
AMANDA & DANIEL FRENCH	3590 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-038
AMIN VIJAN	6010 E SONORAN	SCOTTSDALE AZ 85262	AZ	85262	210-03-469
AMY R OTIS	3077 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-207
ANA & JOSE CORTEZ	5000 BELLE TER	BAKERSFIELD CA 93309-3749	CA	93309-3749	210-03-428
ANDREW E & ANTOINETTE R KUKOWSKI	3587 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7160	AZ	85140-7160	210-55-032
ANDY & DIANE ROBBINS	4072 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-110
ANGEL VARGAS	30858 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3338	AZ	85143-3338	210-77-256
ANIL KAPATKAR	PO BOX 2654	KENNESAW GA 30156-9111	GA	30156-9111	210-77-248
ANN UHLIK	5018 E ASCOT DR	SAN TAN VALLEY AZ 85140-8293	AZ	85140-8293	210-05-067
ANNMARIE BRYD	3000 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3301	AZ	85143-3301	210-77-159
ANTHONY & ELLEN F OWENS	4137 E PONY TRACK LN	QUEEN CREEK AZ 85140-6452	AZ	85140-6452	210-55-105
ANTHONY B RIX	2621 SAN MARTIN CT	LAS VEGAS NV 89121-3931	NV	89121-3931	210-77-428
ANTHONY C GARCIA	9231 N 99TH AVE #243	PEORIA AZ 85345-6946	AZ	85345-6946	210-77-178
ANTHONY D & KATHERINE FORTUNA	3023 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-291
ANTHONY F & LILLIAN A LOVAGLIO	5 FOUNTAINHEAD DR	HIGHLAND LAKES NJ 07422-1038	NJ	07422-1038	210-05-107
ANTONIO J & ORALIA C MORENO	PO BOX 118	QUEEN CREEK AZ 85142-1801	AZ	85142-1801	210-03-453
APOSTOLIC ASSEMBLY	PO BOX 1152	QUEEN CREEK AZ 85142-1824	AZ	85142-1824	210-03-423A
APPLE INVESTMENTS & MANAGEMENT	9221 E BASELINE RD #109-201	MESA AZ 85209-8376	AZ	85209-8376	210-77-266
ARMANDO C & FRANCISCA S CHAVEZ	5188 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-478
ARTURO PEREZ & ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-413
ARTURO PEREZ & ELIZABETH LUCIA	5165 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9130	AZ	85140-9130	210-03-414
ARUNEE RHOADES	35781 KOBUK ST	SOLDOTNA AK 99669-7012	AK	99669-7012	210-05-136
ARUNEE RHOADES	30879 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3342	AZ	85143-3342	210-77-185
ASHLEY ADAMS	3581 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-382
AURELIANO P RODRIGUEZ	PO BOX 583	QUEEN CREEK AZ 85142-1811	AZ	85142-1811	210-03-515
BAC HOME LOANS SERVICING	400 NATIONAL WAY	SIMI VALLEY CA 93065-6414	CA	93065-6414	210-05-138
BARBARA MUNGUIA	5346 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-9550	AZ	85140-9550	210-03-205
BARRY A & FRANCINE JOHNSON	3622 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-426
BARRY E URUM-OGBU	3535 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-435
BEC PREAKNESS LLC	14027 MEMORIAL DR #172	HOUSTON TX 77079-6826	TX	77079-6826	210-03-411
BEN SASSANI	2304 EAGLES WAY	PEARLAND TX 77581-5146	TX	77581-5146	210-77-392
BENEFICIAL MORTGAGE CO OF ARIZ	961 N WEIGEL AVE	ELMHURST IL 60126-1058	IL	60126-1058	210-55-051
BENJAMIN & MICHELLE KALTALER	2525 W TANNER RANCH RD	QUEEN CREEK AZ 85142-4661	AZ	85142-4661	210-77-166
BETTY MIRZA	3605 E DENIM TRL	SAN TAN VALLEY AZ 85143-3374	AZ	85143-3374	210-77-430
BILLY RAY & EVELYN STEPHENS	4888 E ASCOT DR	SAN TAN VALLEY AZ 85140-8880	AZ	85140-8880	210-05-087
BLAKE M MUSSER	30944 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-329
BLANCA I ROSALES	5122 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-481
BLANCA L OROZCO	3809 W FIVE MILE PEAK DR	SAN TAN VALLEY AZ 85142-3082	AZ	85142-3082	210-77-186
BLANCHE B REID	34424 N TOMBSTONE ST	AZ	AZ		210-05-091
BLAS GONZALEZ & MARIA REY	5401 E PREAKNESS DR	QUEEN CREEK AZ 85140-7199	AZ	85140-7199	210-03-404
BOB & JENNIFER FISCHER	31037 N KAREN AVE	QUEEN CREEK AZ 85143-3358	AZ	85143-3358	210-77-354

BRADLEY L & SARA J VAAGENE	1260 144TH AVE NE	HATTON ND 58240-9203	ND	58240-9203	210-77-465
BRANDON A & REBECCA L HAMLIN	3658 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5455	AZ	85140-5455	210-55-039
BRANDY UHL	5141 E PREAKNESS DR #1	SAN TAN VALLEY AZ 85140-6317	AZ	85140-6317	210-03-415
BRENT & LARISA MURDOCK	3566 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-422
BRETT A HUGHES	3110 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-223
BRETT L & TRACY A ELLIOTT	4646 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9133	AZ	85140-9133	210-05-113
BRIAN D AUCIELLO	3002 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3347	AZ	85143-3347	210-77-217
BRIAN E GISH	26205 N 56TH DR	PHOENIX AZ 85083-1252	AZ	85083-1252	210-77-219
BRIAN S & BRANDY MCDOWELL	3148 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-305
BRIAN WHITIS	3442 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-452
BRUCE L & DEBRA A OWEN	412 MEADOW DR	DIETERICH IL 62424	IL	62424	210-77-229
BT DIRT HOLDINGS II	17725 E SAN CARLOS WAY	GILBERT AZ 85298-8962	AZ	85298-8962	210-22-001
CALIFORNIA ASSN OF HIGHWAY PAT	2030 V ST	SACRAMENTO CA 95818-1730	CA	95818-1730	210-77-412
CAMERON HOPPE	3001 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-251
CARLTON R WAYNE	5072 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8418	AZ	85140-8418	210-05-071
CARMEN MORALES WILLIAMS	5850 S POWER RD #1018	GILBERT AZ 85295-8418	AZ	85295-8418	210-03-494
CAROL L & JOHN B MORGAN	3112 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-303
CARROLL F GRAHAM	1509 E BOYTON	SAN TAN VALLEY AZ 85143	AZ	85143	210-77-236
CASIE DEVLAEMINCK	34661 N SANTA JUANITA LN	QUEEN CREEK AZ 85140-7075	AZ	85140-7075	210-03-470
CELSO R & CRISTINA BONILLA	PO BOX 1663	QUEEN CREEK AZ 85142-1837	AZ	85142-1837	210-03-502
CHAD & CANDICE B CIRKS	4340 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4622	AZ	85140-4622	210-05-133
CHAD M MCLEAN	3456 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-453
CHAMBERRA & SROY NOU	22829 S 204TH ST	QUEEN CREEK AZ 85142-6275	AZ	85142-6275	210-03-472
CHARLES & BRIANA SHAFFER	30951 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3343	AZ	85143-3343	210-77-182
CHARLES & TINA L SCHMIDT	34705 N CALLE FLORES RD	SAN TAN VALLEY AZ 85140-7631	AZ	85140-7631	210-55-034
CHARLES JOHNSON	3516 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-457
CHARLES R MOLNAR	1320 COURTLAND AVE	NORMAL IL 61761-1944	IL	61761-1944	210-77-296
CHERAL GRESHAM	31041 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3344	AZ	85143-3344	210-77-177
CHERIE DE LA CRUZ	5123 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-482
CHRISTIAN & TAMMIE ALBRIGHT	3292 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-276
CHRISTIAN BRODBECK	3005 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-292
CHRISTOPHER BELL	270 E HUNT HWY #16	QUEEN CREEK AZ 85143-4964	AZ	85143-4964	210-77-152
CHRISTOPHER KLOSOWSKI	3530 E DENIM TRL	QUEEN CREEK AZ 85143-3377	AZ	85143-3377	210-77-458
CHRISTOPHER ROBERT SHANLEY	30783 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-374
CLAY H & ALMA J PEDEN	34474 N JACKPOT RD	SAN TAN VALLEY AZ 85140-8231	AZ	85140-8231	210-05-135
CLAYTON J & PATRICIA DAISS	12890 JACKSON CIR	THORNTON CO 80241-2881	CO	80241-2881	210-77-484
CLEWETT FAMILY TRUST	8701 W ROCKWOOD DR	PEORIA AZ 85382-8513	AZ	85382-8513	210-03-204
CLINT ARNDT	PO BOX 2303	FLORENCE AZ 85132-3043	AZ	85132-3043	210-03-412
CONNIE B NEWBERN	PO BOX 473	QUEEN CREEK AZ 85142-1808	AZ	85142-1808	210-03-495
COPA CONSULTING LLC	21001 N TATUM BLVD #1630233	PHOENIX AZ 85050-5253	AZ	85050-5253	210-77-193
CORY D & SARAH A NICOLL	1511 E HALIFAX ST	MESA AZ 85203-3826	AZ	85203-3826	210-77-413
CRUZ MOLINA MONTOYA	34561 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8298	AZ	85140-8298	210-05-064B
CURTIS S & NOLA A HILLNER	153 W PINTO CT	QUEEN CREEK AZ 85143-6110	AZ	85143-6110	210-77-306
CV PINAL LLC	3549 153RD AVE SE	CASSELTON ND 58012-9700	ND	58012-9700	210-23-001E
D AMATO MICHAEL	30916 N BRAMWELL AVE	QUEEN CREEK AZ 85143-3379	AZ	85143-3379	210-77-327
DALE R & COLLEEN M REID	12940 119 AVE NW	EDMONTON AB CANADA	CANADA		210-77-212
DANIEL & REBECCA BOLIN	3167 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-317
DANIEL & TERRI L FRANTZ	3267 E MINERAL PARK RD	QUEEN CREEK AZ 85143-4521	AZ	85143-4521	210-77-321
DANIEL M & KARYN HARDISON	3234 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-172
DANIEL M & MISTI R PAOLINO	3794 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5385	AZ	85140-5385	210-55-041
DANIEL M HARDISON	PO BOX 386	BUCKEYE	AZ	85326	210-77-169
DANNY W & BARBARA G APPLING	3059 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-289
DAVID & AIMEE GOSSMAN	4759 E ASCOT DR	SAN TAN VALLEY	AZ	85140	210-05-089
DAVID & LINDA CUMMINS	PO BOX 2828	CHANDLER AZ 85244-2828	AZ	85244-2828	210-77-445
DAVID & MARILYN MARTIN	4417 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8289	AZ	85140-8289	210-05-134B
DAVID A & ALLISON I CARPENTER	3385 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-396
DAVID A & KENDA R JEROME	4692 E SHADOW LN	SAN TAN VALLEY AZ 85140-8528	AZ	85140-8528	210-05-108

DAVID A MCDONALD	3005 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3348	AZ	85143-3348	210-77-211
DAVID A SALTER	3022 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-298
DAVID O CANFIELD	3186 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-227
DAVID W & OKSU PHILLIPS	7270 NE VINCENT RD	BAINBRIDGE ISLAND WA 98110-1630	WA	98110-1630	210-77-240
DAVID W & OKSU PHILLIPS	7270 NE VINCENT RD	BAINBRIDGE ISLAND WA 98110-1630	WA	98110-1630	210-77-300
DEMETRA BOUDREAUX	3469 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3368	AZ	85143-3368	210-77-390
DENICE JONES	3521 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-436
DENNIS L & LISA D HEATH	3732 E ASCOT DR	SAN TAN VALLEY AZ 85140-5284	AZ	85140-5284	210-55-052
DENNIS WILEY	3528 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-049
DIANA GRUZYNSKI	4202 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-100
DOLORES C TONA	PO BOX 735	QUEEN CREEK AZ 85142-1814	AZ	85142-1814	210-03-461
DOLORES C TONA	PO BOX 735	QUEEN CREEK AZ 85142-1814	AZ	85142-1814	210-03-462
DONALD & YULIA CROWLEY	PO BOX 44995	PHOENIX AZ 85064-4995	AZ	85064-4995	210-77-391
DONALD L SMITH	5072 E ASCOT DR	SAN TAN VALLEY AZ 85140-8293	AZ	85140-8293	210-05-066
DONALD R LIVINGSTON	PO BOX 61490	DUBAI UNITED ARAB EMIRATES	EMIRATES		210-77-288
DONNA & STEWARD HOFFMAN	34705 N CALLE FLORES RD	SAN TAN VALLEY AZ 85140-7631	AZ	85140-7631	210-55-042
DONNA FARIA	3484 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-455
DUANE & BECKY KERR	6407 76TH ST SE	SNOHOMISH WA 98290-6015	WA	98290-6015	210-77-334
DWIGHT L & JANICE E CRESAP	6317 W BUSHWOOD CT	FLORENCE AZ 85132-6414	AZ	85132-6414	210-77-353
EDGAR RAMON CARAVEO	PO BOX 912	QUEEN CREEK AZ 85142-1818	AZ	85142-1818	210-03-196
EDUARDO PACHECO & MARTHA CASTRO	PO BOX 805	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-419
EDUARDO PACHECO & MARTHA CASTRO	PO BOX 805	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-420
EDWARD & CECELIA KAUBLE	3275 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-196
EDWARD & CONNIE KERSHAW	2987 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-293
ELIZABETH C SANCHEZ	5165 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-484
ELIZABETH L VANLEW	419 N 60TH PL	MESA AZ 85205-7501	AZ	85205-7501	210-77-187
ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-510
ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-517
ELIZABETH M MEADOWS	3168 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-226
ELIZABETH O HWAKINS TAYLOR	2605 S ACANTHUS	MESA AZ 85209-6143	AZ	85209-6143	210-77-184
ELIZABETH REAM	2951 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-295
ELLYSSA EIRING	3413 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-394
EMMA T R SMITH	3483 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-389
EMMANUEL & NORMA LOPEZ	5342 E PONY TRACK LN	QUEEN CREEK AZ 85140-7299	AZ	85140-7299	210-03-492
ERIC C & SHARON I GUMBS	3041 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-324
ERICK & APRIL WOMACK	3239 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-198
ERNEST G & MARY M HENNINGFIELD	21721 SE 222ND PL	MAPLE VALLEY WA 98038-6438	WA	98038-6438	210-77-280
ERVA & ROMAN LUPYPCIW	3050 E DENIM TRL	SAN TAN VALLEY AZ 85143-3326	AZ	85143-3326	210-77-263
EVAN D & LINDA A IUND	1263 BRIDALWOOD LOOP	LEHI UT 84043-4908	UT	84043-4908	210-77-407
EVAN L & MELISSA M LOPEZ	3220 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-272
FEDERAL HOME LOAN MTG CORP	8200 JONES BRANCH DR	MCLEAN VA 22102-3107	VA	22102-3107	210-77-330
FEDERAL NATIONAL MORTGAGE ASSO	3476 STATEVIEW BOULEVARD MAC X7801-014	FORT MILL SC 29715	SC	29715	210-77-258
FEDERAL NATL MTG ASSN FNMA	3900 WISCONSIN AVE NW	WASHINGTON DC 20016-2806	DC	20016-2806	210-77-446
FELISHA CELIS	410 E KELSI AVE	QUEEN CREEK AZ 85140-4125	AZ	85140-4125	210-77-243
FERNANDO RAMIREZ	242 BROOKDALE AVE	SAN FRANCISCO CA 94134-3018	CA	94134-3018	210-77-399
FLASH & THE BOYS LLC DEFINED B	3333 E CAMELBACK RD #185	PHOENIX AZ 85018-2396	AZ	85018-2396	210-05-127J
FLORANTE & JOSEFINA YUMANG	1127 WILLIAMS	HERCULES CA 94547-3733	CA	94547-3733	210-77-254
FRANCISCO CURIEL	3240 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-230
FRANCISCO OCHOA	PO BOX 291	QUEEN CREEK AZ 85142-1805	AZ	85142-1805	210-03-500
FRANCISCO R HERRERA	4063 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7298	AZ	85140-7298	210-55-092
FRANCISCO SALAZAR URIBE	9614 E QUATERLINE RD	MESA AZ 85207	AZ	85207	210-03-465
FRANK ANTHONY BERMIER	3356 E COWBOY COVE TRL	QUEEN CREEK AZ 85143-3345	AZ	85143-3345	210-77-482
FRANKIE LOMELI	3056 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-220
FRED & DAWN KRAUSE	3868 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-054
FREDRICK L & DIANA B HUNT	4345 E ASCOT DR	SAN TAN VALLEY AZ 85140-8291	AZ	85140-8291	210-05-140
GABRIEL S GRADING LLC	5319 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-9550	AZ	85140-9550	210-03-449
GABRIELA J HEMSTREET	30807 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3342	AZ	85143-3342	210-77-189

GARY & HAE MAXWELL	3755 W 18TH ST	YUMA AZ 85364-4947	AZ	85364-4947	210-77-364
GARY D & JOLENE NELSON	30972 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-331
GARY L & LYNETTE COLVIN	3059 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-323
GARY O KITZMANN	5230 60TH AVE SW	ROCHESTER MN 55902-2406	MN	55902-2406	210-77-290
GEOFFREY M & KRISTIN M POLITSCH	3256 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-311
GEORGE A & CHERYL A SPANFELNER	3729 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5385	AZ	85140-5385	210-55-046
GEORGE H & MARY ELLEN CAMPEAU	2980 MIRAMAR CT	OXNARD	CA	93035	210-77-265
GEORGE H & VICKI T SCHAFER	3593 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-044
GEORGE HORRILLO	4695 E SHADOW LN	QUEEN CREEK AZ 85140-8528	AZ	85140-8528	210-05-109
GEORGE L & DIANE A MORRIS	31408 N GECKO TRL	QUEEN CREEK AZ 85143-4156	AZ	85143-4156	210-77-415
GERALD A BOYTOR	31017 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-356
GERALD A CLARK	4884 E PONY TRACK LN	QUEEN CREEK AZ 85140-8290	AZ	85140-8290	210-05-082
GERALD L STUART	700 W MONMOUTH ST	ABINGDON IL 61410-1045	IL	61410-1045	210-03-429
GIOVANNI & CARMEN C MIONI	3132 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-224
GLEN R & JANET R ROGERS	30933 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3343	AZ	85143-3343	210-77-183
GLORIA ACEVEDO	3203 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-200
GLYNIS GETMAN	4140 E ASCOT DR	SAN TAN VALLEY AZ 85140-5931	AZ	85140-5931	210-55-111
GORDON & DIANA BALFOUR	3274 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-275
GREGORY & JOY HARDY	3572 E DENIM TRL	SAN TAN VALLEY AZ 85143-3377	AZ	85143-3377	210-77-461
GUADALUPE MARIA & ROGELIO YEPEZ	PO BOX 953	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-444
GUSTAVO T & GLORIA ESPINOZA	3019 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-250
GUY R WALKER	16005 S 42ND ST	PHOENIX AZ 85048-7484	AZ	85048-7484	210-77-241
HAL M & CHERYL L RUTHERFORD	1455 S 80TH ST	MESA AZ 85209-9115	AZ	85209-9115	210-55-040
HARMONY K REDBURN	3479 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-439
HARRY D & NANCY K LUGE	40937 N RATTLESNAKE RD	QUEEN CREEK AZ 85140-9668	AZ	85140-9668	210-55-119
HEDDA HERMAN	433 S MELISSA DR	GILBERT AZ 85296-2313	AZ	85296-2313	210-77-388
HENRY P ESTES	3372 E DENIM TRL	QUEEN CREEK AZ 85143-3370	AZ	85143-3370	210-77-447
HOWARD & KATHY SVEBACK	2974 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3346	AZ	85143-3346	210-77-216
HYE JWA O NEAL	3090 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3301	AZ	85143-3301	210-77-164
IONA R PRIMMER	6565 E SANTA AURELIA	TUCSON AZ 85715-3127	AZ	85715-3127	210-03-468
IRA P & PATTY A SNOW	4992 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-9188	AZ	85140-9188	210-05-064A
ISAURO ARREGUIN	PO BOX 491	QUEEN CREEK AZ 85142-1809	AZ	85142-1809	210-03-188
J ANDREW & AMY D BECK	3032 E DENIM TRL	SAN TAN VALLEY AZ 85143-3326	AZ	85143-3326	210-77-262
JACALYN L GREENAKER	19 MARIGOLD ST	ROCHESTER NY 14615-3430	NY	14615-3430	210-77-487
JACINDA LYNN JONES	24 HERITAGE BAY	DE WINTON	WINTON		210-77-192
JAIME BAUTISTA	14509 W LAUREL AVE	GILBERT AZ 85233	AZ	85233	210-03-198
JAIME GARAY	5195 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-485
JAMES & ALICE HILL	4267 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6483	AZ	85140-6483	210-55-095
JAMES L & DONNA J SHIELDS	3220 E COWBOY COVE TRAIL	SAN TAN VALLEY	AZ	85143	210-77-309
JAMES M & CHRISTOPHER M CUTSHAW	409 AVENIDA DE DIAMANTE	ARROYO GRANDE CA 93420-1936	CA	93420-1936	210-77-385
JAMES SYMONDS	4205 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-106
JAMES W & LAURA A COLEMAN	537 S CARTER SCHOOL RD	STRAWBERRY PLAINS TN 37871-4415	TN	37871-4415	210-05-060
JAMES W HEIMER	4813 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8898	AZ	85140-8898	210-05-085
JAMES ZIMMERMAN	33575 N NORTH BUTTE DR	SAN TAN VALLEY AZ 85142-6388	AZ	85142-6388	210-03-520
JAMEY L & JENNIFER N STEVENS	3077 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-322
JANICE GANNON	13 WILLOW LN	STONY PLAIN	PLAIN		210-77-160
JANICE K & RODNEY L PAYNE	4270 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-101
JANICE L WILLIAMS	16339 E SEGUNDO DR	FOUNTAIN HILLS AZ 85268-4832	AZ	85268-4832	210-77-406
JARED L & SHANON B SCOTT	3454 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3364	AZ	85143-3364	210-77-414
JARVIS & JOSEPHINE CARTER	4273 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-107
JASON FARRELL	20158 E CAMINA BUENA VIS	QUEEN CREEK AZ 85142-5114	AZ	85142-5114	210-03-480
JASON FARRELL	5217 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-486
JAY M MCCALLUM	4821 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-8385	AZ	85140-8385	210-05-081
JEFFERY GREG GRIZZLE	3595 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-381
JEFFERY L & HOPE R PARR	3559 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-055
JEFFREY D & DIANA L GIBBS	34614 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8216	AZ	85140-8216	210-05-084
JEFFREY MOLEA	3001 N PAPILLON CIR	MESA AZ 85215-1555	AZ	85215-1555	210-77-418

JENNIFER & ADAM HAGENSTON	917 HAVERSHAM DR	SAINT CHARLES MO 63304-1622	MO	63304-1622	210-77-460
JEREMEY HILLIKER	3184 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-307
JERRY C ELLIOTT	41011 N PINON LN	SAN TAN VALLEY AZ 85140-3194	AZ	85140-3194	210-05-111
JERRY L & SHARON R HENRIKSON	4657 47TH AVE	FARGO ND 58104	ND	58104	210-77-201
JERRY W LITTLETON	3238 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-273
JESS P & DENNIS J DAVIS	4893 E VISTA GRANDE	QUEEN CREEK AZ 85140-8385	AZ	85140-8385	210-05-080B
JESUS ALARCON-MOTA	5309 E SHADOW LN	QUEEN CREEK AZ 85140-5844	AZ	85140-5844	210-03-490
JESUS MEDINA REYES	5320 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-516
JOANIE D & JONATHAN E SNOWDEN	3933 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-102
JOAQUIN BERNDT	4210 VIA ARBOLADA #308	LOS ANGELES CA 90042-5124	CA	90042-5124	210-77-361
JOAQUIN R & MARIA DE JESUS BUSTAMANTE	PO BOX 374	QUEEN CREEK AZ 85142-1807	AZ	85142-1807	210-05-080C
JODIE & BRIAN DEAN	3525 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-043
JOHN G & CONNIE L HATCH	3023 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-325
JOHN M DIGIOVANNI	3797 E PONY TRACK LN	QUEEN CREEK AZ 85140-5385	AZ	85140-5385	210-55-047
JOHN R & MARCIA A WESTMORELAND	3131 E DENIM TRL	SAN TAN VALLEY AZ 85143-3329	AZ	85143-3329	210-77-244
JOHN R HAMILTON	9653 E BALTIMORE ST	MESA AZ 85207-8037	AZ	85207-8037	210-77-174
JOHN W & KATHRYN L WILLIAMS	4069 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-104
JON E & PAMELA K MACK	3655 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7162	AZ	85140-7162	210-55-033
JONATHAN & KIMBERLY MLEYNEK	8701 ANZIO ST #B	FORT IRWIN CA 92310-2456	CA	92310-2456	210-77-359
JONATHAN A & YANA V COMTOIS	3427 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-393
JORGE A & MARTA A AREVALO	3257 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-197
JORGE LI PRENTICE	11135 E RUTLEDGE AVE	MESA AZ 85212-5110	AZ	85212-5110	210-05-061
JOSE A & LEAL FRANCISCA RANGEL	PO BOX 9199	CHANDLER HEIGHTS AZ 85127-9199	AZ	85127-9199	210-03-401
JOSE C RAMIREZ	3637 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3369	AZ	85143-3369	210-77-378
JOSE J & MARIA R REYES	4798 E ASCOT DR	SAN TAN VALLEY AZ 85140-8479	AZ	85140-8479	210-05-088
JOSE M VALENZUELA	5263 E PONY TRACK LN	QUEEN CREEK AZ 85140-7500	AZ	85140-7500	210-03-509
JOSE R & MARIA L JUAREZ	PO BOX 823	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-192A
JOSEPH & DONNA CONSTANTINE	14 BOULDER PL	YONKERS NY 10705-2517	NY	10705-2517	210-77-443
JOSEPH B & AMY M HAYDEN	3400 CAPTIVA CT	LEXINGTON KY 40509-2087	KY	40509-2087	210-77-203
JOSEPH I & SINDA K LAFON	4678 E SKYLINE DR	SAN TAN VALLEY AZ 85140-7698	AZ	85140-7698	210-05-119B
JOSEPH M & THERESA M VALDEZ	3800 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-053
JOSEPH M PETHE	5235 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6571	AZ	85140-6571	210-03-445
JOSEPH MCCONKIE	3965 E WATEKA CT	GILBERT AZ 85297-9410	AZ	85297-9410	210-03-497
JOSHUA P CARTER	5309 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-8107	AZ	85140-8107	210-03-408
JOSHUA SIPES	3258 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-231
JOSHUA WOLFF	3600 E DENIM TRL	QUEEN CREEK AZ 85143-3375	AZ	85143-3375	210-77-463
JUAN & SARA PINEDO	5210 E PREAKNESS DR	QUEEN CREEK AZ 85140-6237	AZ	85140-6237	210-03-521
JUAN C YEPEZ	PO BOX 703	HIGLEY AZ 85236-0703	AZ	85236-0703	210-03-442
JUAN CARLOS ESCOTO	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-441
JUAN PINEDO	5122 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-525
JUANA LAUREL DE GARCIA	PO BOX 9512	CHANDLER HTS AZ 85127-9512	AZ	85127-9512	210-03-405
JUANA PALMA	PO BOX 906	QUEEN CREEK AZ 85142-1818	AZ	85142-1818	210-03-200
JUDE & ROSE BERNARD	3256 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-274
JULIE L & LEROY HAASE	3596 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-050
JUSTIN & CHERITH MOCK	3074 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-221
JUSTO F VASQUEZ	8595 E ARIZONA FARMS RD	QUEEN CREEK AZ 85143-8408	AZ	85143-8408	210-03-466
KAREN L LENSKI	30953 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-362
KARL MICHAEL KRUMMEL	3552 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-421
KATHERINE MILTON	3369 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-397
KATHERINE MORNINGSTAR	2978 E DENIM TRL	SAN TAN VALLEY AZ 85143-3325	AZ	85143-3325	210-77-259
KEITH F STEINKE	34394 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8297	AZ	85140-8297	210-05-092
KEITH G KESSLER	3238 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-310
KELLY DECKER	3020 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3347	AZ	85143-3347	210-77-218
KELLY P O DONNELL	3150 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-225
KENNETH A & MELISSA M MEYERS	3204 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-228
KENNETH N & ARLENE L CHAPMAN	2915 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-297
KENNETH ROBERT & RITA A BEATIE	4004 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-109

KEVIN & BRENDA TRUEMAN	PO BOX 29 SITE 219 RR2	CARVEL	CARVEL		210-77-269
KEVIN L & BELINDA S STEPHENS	34591 N SANTA JUANITA LN	SAN TAN VALLEY AZ 85140-7503	AZ	85140-7503	210-03-467
KIMBERLY A SMITH	4799 E MEADOW LAND DR	SAN TAN VALLEY AZ 85140-5210	AZ	85140-5210	210-55-114
KIRK A & ERICA Y SWEETNAM	3184 E DENIM TRL	SAN TAN VALLEY AZ 85143-3328	AZ	85143-3328	210-77-270
KRISTEN & COLLIN REEVES	3493 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-438
KURT C & MANDY J CASTANEDA	3203 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3306	AZ	85143-3306	210-77-315
LARRY D & CHERYL L ESTRADA	31005 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-357
LARRY W & LUCY V BARSCH	6646 W 900 S	ROSEDALE IN 47874-7112	IN	47874-7112	210-77-371
LAURA M CLEGG	3412 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3364	AZ	85143-3364	210-77-411
LAWRENCE E & JULIA A EWER	3409 E DENIM TRL	QUEEN CREEK AZ 85143-3371	AZ	85143-3371	210-77-444
LEAH M ALISA	3113 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-205
LEANDRO L & LEON GRISELDA MENDOZA	5123 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-416
LEIF & KASSANDRA NORDLINDER	30857 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-368
LEONARD ROBOSKI	3525 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-386
LESLIE E LOGAN SMITH	530 E HUNT HWY #103-245	SAN TAN VALLEY AZ 85143-5228	AZ	85143-5228	210-03-427
LETICIA MENDOZA	PO BOX 922	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-512
LINDA KUBLER	5263 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-6237	AZ	85140-6237	210-03-410
LINDA PERRY	3113 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-320
LISA M & JOHN P TAYLOR	3227 E 4TH AVE	DURANGO CO 81301-6001	CO	81301-6001	210-77-454
LISA M HUNT	3444 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3345	AZ	85143-3345	210-77-489
LOELLA HEMMING	30771 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3341	AZ	85143-3341	210-77-191
LOGAN J MCGHAN	4359 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4622	AZ	85140-4622	210-05-134A
LORRAINE & OSCAR FAJARDO	1244 MONARCH REACH	CHESAPEAKE VA 23320-6478	VA	23320-6478	210-77-425
LORRAINE L M & DUSTIN MILLARD	3386 E DENIM TRL	SAN TAN VALLEY AZ 85143-3370	AZ	85143-3370	210-77-448
LOUIS J HULSEY	826 CYPRESS ST	MANTECA CA 95336-2704	CA	95336-2704	210-05-132
LOU-SON F & ROBIN GUTIERREZ	3524 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-419
LUKEYB42 LLC	8102 N 74TH PL	SCOTTSDALE AZ 85258-2700	AZ	85258-2700	210-77-483
MANUEL G REYES	PO BOX 925	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-451
MANUEL R LUNA	31027 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-355
MARCELINO REYES	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-447
MARCUS J BERKSHIRE	3123 E BUENA VISTA DR	CHANDLER	AZ	85249	210-77-271
MARGERY J & STUART V KLARICH	4131 E VISTA GRANDE	SAN TAN VALLEY	AZ	85140	210-55-093
MARIA ESTRADA	PO BOX 275	QUEEN CREEK AZ 85142-1805	AZ	85142-1805	210-03-458
MARIA G MOTA	10603 E PLATA AVE	MESA AZ 85212-1836	AZ	85212-1836	210-03-474
MARIA LUNA	3239 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-238
MARIA Y MAS	4832 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8290	AZ	85140-8290	210-05-083
MARIBEL GANDARA	4075 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-116
MARIE GILBERT	30767 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-375
MARIO C MALDONADO	PO BOX 183	VALLEY FARMS AZ 85191-0003	AZ	85191-0003	210-03-186
MARISELA BRANDFOS	349 E MULE TRAIN TRL	QUEEN CREEK AZ 85143-5612	AZ	85143-5612	210-03-421
MARISSA SEAY	30846 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-405
MARK A & BRIDGET R REYES	3167 E DENIM TRL	SAN TAN VALLEY AZ 85143-3329	AZ	85143-3329	210-77-242
MARK B & PATRICIA A WEAVER	RR 8 BOX 8200F	STROUDSBURG PA 18360-9218	PA	18360-9218	210-77-376
MARK R & BRENDA A KENT	3212 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143	AZ	85143	210-77-234
MARK S VAUGHN	3544 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-459
MARTHA DAVIS	5141 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-483
MARVIN H SLY	3221 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-199
MARY F MATHENY	30831 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-370
MARY LYNNE HOOPES	3434 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3360	AZ	85143-3360	210-77-344
MARY M WEILER	21721 SE 222ND PL	MAPLE VALLEY WA 98038-6438	WA	98038-6438	210-77-208
MATHEW J COOK	10152 S 84TH TER #310	PALOS HILLS IL 60465-1321	IL	60465-1321	210-77-209
MATTHEW A & ERIKA L THOMPSON	30789 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3341	AZ	85143-3341	210-77-190
MATTHEW FEDOR	30790 N BRAMWELL AVE	QUEEN CREEK AZ 85143-3378	AZ	85143-3378	210-77-401
MAURILIO L YEPEZ	PO BOX 432	QUEEN CREEK AZ 85142-1808	AZ	85142-1808	210-03-443
MEGAN E HARDY	3389 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-479
METRO PHOENIX LLLP	7735 N SHADOW MOUNTAIN RD	PARADISE VALLEY AZ 85253-3357	AZ	85253-3357	210-77-156
MICHAEL A & JUDITH M PALMISANO	57 W PASTUER CANYON DR	QUEEN CREEK AZ 85140	AZ	85140	210-03-473

MICHAEL A HURTADO	30795 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-373
MICHAEL B & H MELVA RICHARDSON	3472 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3356	AZ	85143-3356	210-77-491
MICHAEL B SMITH	10919 E ELMWOOD	MESA AZ 85207-1602	AZ	85207-1602	210-03-496
MICHAEL E DAVIDSON	1950 E DUNBAR DR	TEMPE AZ 85282-7372	AZ	85282-7372	210-55-036
MICHAEL J LAMACCHIA	8523 TERHUNE AVE	SUN VALLEY CA 91352-3456	CA	91352-3456	210-77-417
MICHAEL MATTHEWS	21370 E VIA DEL RANCHO	QUEEN CREEK AZ 85142-5262	AZ	85142-5262	210-77-451
MICHAEL MCCRAY	20 EDINBURGH PL	CLAYTON NC 27527-7513	NC	27527-7513	210-77-264
MICHAEL RUEDA	PO BOX 1203	QUEEN CREEK AZ 85142-1826	AZ	85142-1826	210-77-410
MIGUEL PESQUEIRA	PO BOX 9184	CHANDLER HEIGHTS AZ 85127-9184	AZ	85127-9184	210-03-403
MIGUEL R GAVINO	7262 W HUNT HWY	QUEEN CREEK AZ 85142-9549	AZ	85142-9549	210-03-187
MIGUEL ZENDEJAS SANCHEZ	22213 S ELLSWORTH RD	QUEEN CREEK AZ 85142-9501	AZ	85142-9501	210-03-471
MIKE KATSIRIS	900 CENTRAL AVE	SASKATOON SK CANADA	CANADA		210-77-278
MIRELLE A ALAYZA	30888 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-408
MOANISS ZITOUNI	136 S COBBLESTONE DR	GILBERT AZ 85296-1350	AZ	85296-1350	210-77-277
MONICA GARCIA LAUREL	5307 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7377	AZ	85140-7377	210-03-185
MONICO GARCIA & TERESA DIAZ	3735 E ASCOT DR	SAN TAN VALLEY AZ 85140-5284	AZ	85140-5284	210-55-057
MORTGAGE ELECTRONIC REGISTRATI	9200 OAKDALE AVE	CHATSWORTH CA 91311-6500	CA	91311-6500	210-55-117
MPAZ HOMES PHASE II LLC	1136 W BASELINE RD	MESA AZ 85210-5971	AZ	85210-5971	210-77-260
MUSLEM K MUSTAFA	3094 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-302
NALINE C AVILA	3257 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3306	AZ	85143-3306	210-77-312
NANCY BLUE	1911 E EL FREDA RD	TEMPE AZ 85284-8012	AZ	85284-8012	210-77-167
NANCY J DOUGLAS	4208 E ASCOT DR	SAN TAN VALLEY AZ 85140-5449	AZ	85140-5449	210-55-112
NATHAN & ZELPHA D GRAHAM	4602 E SKYLINE DR	SAN TAN VALLEY AZ 85140-7698	AZ	85140-7698	210-05-119C
NEAL & LAVONNE REYNOLDS	34624 N JACKPOT RD	QUEEN CREEK AZ 85140-8212	AZ	85140-8212	210-05-131
NEIL R & BARBARA G HARPER	3872 HEMLOCK RD #C	LOON LAKE WA 99148-9782	WA	99148-9782	210-55-118
NIAMAT ALSALEH	3094 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-286
NICHOLAS R LITVIAK	31059 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3344	AZ	85143-3344	210-77-176
NICOLAS HANSEN	3465 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-440
NINA FRANCIONE	5263 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-488
NITA BENAVIDEZ	30807 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-372
NOELL K BALL	3149 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-318
NOMA ENTERPRISES LLC	12907 E SAHUARO DR	SCOTTSDALE AZ 85259-4449	AZ	85259-4449	210-03-460
NORMAN DUDLEY	3636 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-427
NORMAN E & REBECCA A JOHNSON	4007 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-115
NORTH BORDER INC	47 2ND ST NE	ALTONA AB R0H 0B0 CANADA	CANADA		210-77-180
OLIVER & KNOTWANAEYA MWAMBA	3216 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-171
OLIVER CHAVEZ	5368 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-514
OLIVER MONZON	5210 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-7500	AZ	85140-7500	210-03-498
ONEL BROCARD	30804 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-402
OPHELIA MARK	2969 E COWBOY COVE TRL	QUEEN CREEK AZ 85143-3295	AZ	85143-3295	210-77-294
ORIE R & ELIZABETH J ELLIS	122 HILLSIDE DR	BELLEVUE NE 68005-3619	NE	68005-3619	210-03-195
OSCAR C DELOSANGELES	5080 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-062
PATRICIA A & EDWARD M PANKOWIAK	31032 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-155
PATRICIA J VANALSTYNE	28395 N WELTON PL	SAN TAN VALLEY AZ 85143-5891	AZ	85143-5891	210-77-313
PATRICK & PING-RONG PEARSON	3095 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-287
PATRICK J & GAILENE BURROW	4066 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-098
PAUL J & SHIRLEY J EARP	2500 E BUSINESS HIGHWAY 83 #236	MISSION TX 78572-8864	TX	78572-8864	210-03-519
PAUL J SPINELLI	105 S PRATER AVE	NORTHLAKE	IL	60164	210-77-239
PAUL M & JOYCE E BROCK	3203 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3298	AZ	85143-3298	210-77-281
PAYOY & PONCE MANITHIP	3040 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-299
PEDRO MURILLO	5211 E RED BIRD LN	QUEEN CREEK AZ 85140-7272	AZ	85140-7272	210-03-190
PEDRO P LOPEZ	3276 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-232
PERFECTO REYES	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-448
PETE & OLIVIA MARTINEZ	3311 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-194
PETER & KELLY PHINNEY	PO BOX 468	LINCOLN ME 04457-0468	ME	04457-0468	210-77-398
PHILIP T & MARIA M STRYON	3623 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-379
PONY TRACK PROPERTIES LLC	3593 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-045

PQL PROPERTIES LLC	1231 W NORTHERN LIGHTS BLVD #550	ANCHORAGE AK 99503-2337	AK	99503-2337	210-03-409
PRISCILIANO & MARIA V PINEDO	5164 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-511
QUILVIO TAVERAS	2983 E DENIM TRL	SAN TAN VALLEY AZ 85143-3324	AZ	85143-3324	210-77-252
R JOSE T & LEONOR GALVAN	PO BOX 925	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-452
RALPH CRAIG HINES	PO BOX 7003	PHOENIX AZ 85011-7003	AZ	85011-7003	210-77-352
RAMIRO MARISCAL	3108 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3303	AZ	85143-3303	210-77-165
RAMON & VERONICA ARVIZU	3377 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-480
RANDY D THOMPSON	3294 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-233
RAY & ESTHER DENIGHT	9919 DENALI RD NE	ALBUQUERQUE NM 87111-1224	NM	87111-1224	210-03-184
RAY DENIGHT	9919 DENALI RD NE	ALBUQUERQUE NM 87111-1224	NM	87111-1224	210-03-183
REBECCA A LANGFORD	3549 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-434
REBECCA F MORGAN	34682 N CAMINO LARGO	QUEEN CREEK AZ 85140-8885	AZ	85140-8885	210-03-454
REBECCA RAMIREZ	3131 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-204
REGINALD TORRENCE	3614 E DENIM TRL	QUEEN CREEK AZ 85143-3375	AZ	85143-3375	210-77-464
REID STEWART	2500 W NEW RIVER RD	PHOENIX AZ 85087-8234	AZ	85087-8234	210-03-489
RENE A BRIZUELA	3462 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3361	AZ	85143-3361	210-77-346
RENEE E SANCHEZ	2672 E SHERRI DR	GILBERT AZ 85296-8637	AZ	85296-8637	210-03-475
RENO R & MELISSA A BONNER	3930 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-096
REYNALDO A & ANGELICA M MIRANDA	29869 N BLACKFOOT DAISY DR	QUEEN CREEK AZ 85143-3928	AZ	85143-3928	210-03-189
RICARDO HERRERA	3437 E DENIM TRL	SAN TAN VALLEY AZ 85143-3371	AZ	85143-3371	210-77-442
RICHARD A & AMPARO M OSORNO	2965 E DENIM TRL	SAN TAN VALLEY AZ 85143-3324	AZ	85143-3324	210-77-253
RICHARD E MACTAVISH	2982 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3300	AZ	85143-3300	210-77-158
RICHARD L & BARBARA L STOBIE	1601 HAIDA WAY	NANOOSE BAY BC CANADA	CANADA		210-77-449
RICHARD L HARE	5019 E ASCOT DR	SAN TAN VALLEY AZ 85140-8206	AZ	85140-8206	210-05-070
RICHARD L HENDERSON	3865 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4950	AZ	85140-4950	210-55-048
RICHARD MCCORMICK	3399 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-395
RICHARD S CUMMINGS	30776 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3337	AZ	85143-3337	210-77-215
ROBERT & JUDY LOWERY	30973 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-360
ROBERT & KATHLEEN GILBERT	3399 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-478
ROBERT A & MARGO K FULLER	3095 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-206
ROBERT B CORNISH	RR 1 BOX 6 SITE 14	AIRDRIE AB CANADA	CANADA		210-77-245
ROBERT C & LATASHA D SCOTT-WHITAKER	3148 E DENIM TRL	SAN TAN VALLEY AZ 85143-3328	AZ	85143-3328	210-77-268
ROBERT C & LAURA M LYONS	3927 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6482	AZ	85140-6482	210-55-090
ROBERT H & ROBERTA J SCHENAMSGRUBER	4635 E SHADOW LN	QUEEN CREEK AZ 85140-8528	AZ	85140-8528	210-05-110
ROBERT H ORRELL	3402 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3345	AZ	85143-3345	210-77-486
ROBERT L KOEHLER	31016 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-154
ROBERT R & PRISCILLA F MEDINA	2969 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-213
ROBERT W & RACHEL D PRECHT	3995 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6482	AZ	85140-6482	210-55-091
ROBIN LEWIS	30941 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-363
ROD & SOPHIA BEEMAN	11011 E PALM WAY	GOLD CANYON AZ 85118-3301	AZ	85118-3301	210-77-404
RODOLFO & BERTHA SALAS	PO BOX 83	QUEEN CREEK AZ 85142-1801	AZ	85142-1801	210-55-099
ROGER & CLAUDIA YOUNG	3288 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-175
ROGER A & BARBARA J DURHAM	204 E 14TH ST	KEARNEY MO 64060-8723	MO	64060-8723	210-03-459
ROJELIO C YEPEZ	PO BOX 953	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-446
ROMUALDO CALZADIAS VEGA	5331 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-407
RON & KAREN CARON	30843 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-369
RONALD C & SHERRY L MORRISON	1241 AUTUMN LN	ANCHORAGE AK 99504-2221	AK	99504-2221	210-77-319
RONALD L & GEORGIA G PORCELLA	1172 3RD ST	CLOVIS CA 93612-1347	CA	93612-1347	210-03-518
RONALD L & TINA C ARRIOLA	5031 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-065
RONALD R & JOHANNA RICHARDS	3106 N WOODBURNE DR	CHANDLER AZ 85224-1059	AZ	85224-1059	210-77-377
ROSA E RUBIO	3167 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-202
ROSARIO L ANDRADE	804 W SHANNONS WAY	COOLIDGE AZ 85128-3511	AZ	85128-3511	210-03-450
ROSE ANN ORTIZ	34656 N CAMINO LARGO	QUEEN CREEK AZ 85140-8885	AZ	85140-8885	210-03-455A
ROSE V MCKINNEY	30995 N KAREN AVE	QUEEN CREEK AZ 85143-3358	AZ	85143-3358	210-77-358
ROY D & SUSAN L CRABTREE	3803 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-058
ROY E DENTON	2012 E CALLE MADERAS	MESA AZ 85213-2910	AZ	85213-2910	210-05-134C
RUSSELL & CYNTHIA MISIEWICZ	30911 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-365

RUSSELL A KERGER	3293 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-235
RUSSELL K & ANNE L PECK	31028 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-335
RWF ADVENTURES LLC	3850 E BASELINE RD	MESA AZ 85206-4402	AZ	85206-4402	210-05-117
S GRANT & CAROLYN M BREWER	PO BOX 2405	SHOW LOW AZ 85902-2405	AZ	85902-2405	210-11-005C
SABINA EVE HEINZELMAN	4564 E PREAKNESS DR	QUEEN CREEK AZ 85140-8294	AZ	85140-8294	210-05-112
SAIGE C RAIO	3591 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-431
SALT RIVER PROJECT AG IMP & PO	PO BOX 52025	PHOENIX AZ 85072-2025	AZ	85072-2025	210-10-002F
SALT RIVER PROJECT AG IMP & PO	PO BOX 52025	PHOENIX AZ 85072-2025	AZ	85072-2025	210-15-003B
SAMUEL D & ROBBIE FLORES	30930 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-328
SAMUEL RALLS	6730 CHARITY AVE #3	BAKERSFIELD CA 93308-5944	CA	93308-5944	210-55-056
SAMUEL W CARROLL	5036 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-063
SANDRA A IRVIN	3482 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-416
SARA B CALDERON	5164 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-479
SAUL HERNANDEZ	2642 E GARNET AVE	MESA AZ 85204-6206	AZ	85204-6206	210-03-417
SAUL HERNANDEZ	5742 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-8428	AZ	85140-8428	210-03-418
SCOTT & CARROLL MICHELLE HANSEN	3202 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-308
SCOTT GREAVES	1445 RIVERTON RD	BLACKFOOT ID 83221-2408	ID	83221-2408	210-03-477
SCOTT HARTMAN	3131 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3296	AZ	85143-3296	210-77-285
SCOTT LUCAS	3502 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-456
SCOTT R DOUGLAS	4968 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8407	AZ	85140-8407	210-05-069
SERGIO CONTRERAS	5123 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7300	AZ	85140-7300	210-03-194
SHANNON MURPHY	3451 E DENIM TRL	QUEEN CREEK AZ 85143-3373	AZ	85143-3373	210-77-441
SHARON MCKELVEY	30969 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3343	AZ	85143-3343	210-77-181
SHARRI REGALADO	3130 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-304
SHAWN A & SHELLY RICHARDSON	3936 E ASCOT DR	SAN TAN VALLEY AZ 85140-5930	AZ	85140-5930	210-55-108
SHAWN L TAYLOR	4564 E SHADOW LN	SAN TAN VALLEY AZ 85140-8536	AZ	85140-8536	210-05-106
SHEILA M HANCOCK	PO BOX 503	SNOWFLAKE AZ 85937-0503	AZ	85937-0503	210-77-284
SHERRY A EDWARDS	5241 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-487
SHIRLEY & LUIS DIAZ	4263 E MINE SHAFT RD	SAN TAN VALLEY AZ 85143-6044	AZ	85143-6044	210-03-524
SHIRLEY FILICE	3553 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-384
SKYLINE & QUAIL LLC	8800 N GAINEY CENTER DR #255	SCOTTSDALE AZ 85258-2164	AZ	85258-2164	210-11-001C
SKYLINE MHRV LLC	7548 E BUTEO DR	SCOTTSDALE AZ 85255-4631	AZ	85255-4631	210-11-005D
SKYLINE PROPERTY INVESTMENTS L	4700 E THOMAS RD #203	PHOENIX AZ 85018-7703	AZ	85018-7703	210-03-422
SONIA ESTRADA	PO BOX 798	QUEEN CREEK AZ 85142-1815	AZ	85142-1815	210-03-402
SONIA L GARCIA	3538 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-420
STACEY K HOLGUIN	5141 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7300	AZ	85140-7300	210-03-193
STANLEY GRANT & CAROLYN M BREWER	PO BOX 2405	SHOW LOW AZ 85902-2405	AZ	85902-2405	210-05-139
STANLEY N & TRACY D SORENSON	123 LINDA LN	SOLDOTNA AK 99669-7707	AK	99669-7707	210-55-035
STATE OF ARIZONA	1616 W ADAMS STREET	PHOENIX	AZ	85007	210-17-001B
STEPHEN & MARY K MAKSIMIK	3076 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-301
STEPHEN GILBERTI	3023 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-210
STERLING TRUST COMPANY	7325 E CHOLLA LN	SCOTTSDALE AZ 85250-6427	AZ	85250-6427	210-03-206
STEVE R & ROBBIN S MANLEY	2406 4TH ST NE	JAMESTOWN ND 58401-6726	ND	58401-6726	210-77-437
STEVEN & MARIA FERRELLI	3257 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-237
STEVEN R & DARLA S MITCHELL	1782 MEADOWRIDGE RD	PRESCOTT AZ 86305-5251	AZ	86305-5251	210-77-433
STEVEN S MATTHEWS	1109 W GLENMERE DR	CHANDLER AZ 85224-7583	AZ	85224-7583	210-77-314
SUZAN C MYERS NELSON	788 24 1/2 RD	GRAND JUNCTION CO 81505-8603	CO	81505-8603	210-03-464
TAMMY L RIPLEY	3594 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3366	AZ	85143-3366	210-77-424
TERI R SCHURKENS	4199 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7197	AZ	85140-7197	210-55-094
TERRY A & LYNN MCLARTY	3619 E DENIM TRL	SAN TAN VALLEY AZ 85143-3374	AZ	85143-3374	210-77-429
TERRY L & BARBARA C PRUITT	4496 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8401	AZ	85140-8401	210-05-137
THERESA M MADSEN	31000 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-153
THOMAS & ABBE NINO	4625 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9133	AZ	85140-9133	210-05-115
THOMAS & LISA VANCE	3448 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3361	AZ	85143-3361	210-77-345
THOMAS & SANDRA TAFRO	8 FAIRMOUNT TER	WEST ORANGE NJ 07052-5011	NJ	07052-5011	210-55-031
THOMAS A GIBLIN	3522 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-037
THOMAS C STABILE	7250 BETHANY PL	SOOKE	SOOKE		210-77-279

THOMAS D & BARBARA S NEWBERRY	190 BEHM RD	WEST FALLS NY 14170-9741	NY	14170-9741	210-77-255
THOMAS UNRUE	3458 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3356	AZ	85143-3356	210-77-490
TIFFANY R PELLETIER	3091 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-246
TIMMY GERALD JOHNSON	4276 E ASCOT DR	SAN TAN VALLEY AZ 85140-5449	AZ	85140-5449	210-55-113
TIMOTHY & MARTHA M MILOTA	3998 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-097
TREVOR & KATHLEEN KYTE	3185 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3296	AZ	85143-3296	210-77-282
TREVOR J & GEORGINA A LAUBMEIER	2942 E DENIM TRL	SAN TAN VALLEY AZ 85143-3325	AZ	85143-3325	210-77-257
TYLER A & PATRICK A TUTTLE	3092 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-222
USA DEPT OF THE INTERIOR	PO BOX 16450	PHOENIX	AZ	85011	210-01-013
VANESSA N OROPEZA	3293 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3350	AZ	85143-3350	210-77-195
VELIA LORENA SANCHEZ	5355 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-406
VENKHATESHWARLU THUBAATEEY	3221 JUNE ST NE	ALBUQUERQUE NM 87111-5026	NM	87111-5026	210-77-488
VERONICA A MCCABE	3384 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3364	AZ	85143-3364	210-77-409
VICTOR & FRANCISCA FLORES	3586 E DENIM TRL	SAN TAN VALLEY AZ 85143-3377	AZ	85143-3377	210-77-462
VICTORIA A DUNN	RR 4 BOX 1128	BRIGHTON CO 80601	CO	80601	210-03-499
VINCENT E & SHERRE L WALKER	30873 N KAREN AVE	QUEEN CREEK AZ 85143-3357	AZ	85143-3357	210-77-367
VIRGINIA A BALLOG	4001 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-103
W W & MARILYN ISBELL	5123 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-503
W W & MARILYN ISBELL	5141 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-504
W W & MARILYN ISBELL	5195 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-506
W W & MARILYN ISBELL	5241 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-508
W W & MARILYN W ISBELL	5217 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-507
WELLS FARGO BANK NA	701 CORPORATE CENTER DR #300	RALEIGH NC 27607-5238	NC	27607-5238	210-05-086
WELLS FARGO BK NA	1 HOME CAMPUS	DES MOINES	IA	50328	210-05-116
WESLEY STROBEL	3580 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-423
WILLIAM & LORNA ESTES	3162 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3303	AZ	85143-3303	210-77-168
WILLIAM A & SUZANA I BATTAGLIA	3511 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-387
WILLIAM C & LEWIS WEDDLE	5165 E PONY TRACK LN	QUEEN CREEK AZ 85140-7573	AZ	85140-7573	210-03-505
WILLIAM CONRAD	4962 E ASCOT DR	SAN TAN VALLEY AZ 85140-8292	AZ	85140-8292	210-05-068
WILLIAM G & CARLYN A EATON	3414 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-450
WILLIAM JAUREGUI	20834 E EXCELSIOR AVE	QUEEN CREEK AZ 85142-7014	AZ	85142-7014	210-77-170
WILLIAM N & CATHY JO COOPER	6520 COUNTY ROAD 258	DUBLIN TX 76446-4927	TX	76446-4927	210-77-383
WILLIAM S & CYNTHIA L WOLFREY	3871 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-059
WILLIAM ZIMMERMAN	1071 W GERMANN RD	QUEEN CREEK AZ 85142-9707	AZ	85142-9707	210-05-114
WOLFCOR LLC	3850 E BASELINE RD #123	MESA AZ 85206-4404	AZ	85206-4404	210-23-001F
WYMONT ARIZONA LLC	216 JACKSON ST	DENVER CO 80206-5525	CO	80206-5525	210-77-380
YURIANA E LARIOS	3185 E SILVERSMITH TRL	QUEEN CREEK AZ 85143-3304	AZ	85143-3304	210-77-316
ZUZELL ZAMORA	30758 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3337	AZ	85143-3337	210-77-214

BELLA VISTA FARMS PAD NEIGHBORHOOD MEETING SIGN-IN SHEET

MEETING DATE: OCTOBER 12, 2011, 5-7 PM, PLACE: CIRCLE CROSS RANCH K-8 SCHOOL

#	NAME	COMPANY (if applicable)	STREET ADDRESS	CITY	STATE	ZIP	CONTACT INFORMATION
1	CARLYN EATON		3414 E. Denim Trl	STV	AZ	85143	[redacted]
2	BILL EATON		"	"	"	"	
3	JOE HANISAK		2358 E Omega	STV	AZ	"	
4	DON McDOWELL		2467 E Omega	STV	AZ	"	
5	HOWARD DENITE		2888 E. Desert Rose Trail	STV	AZ	"	
6	HENRY ESTES		3372 E DENIM TRL	STV	AZ	85143	
7	DENICE JONES		3521 E. Denim Trl	STV	AZ	85143	
8	Jillian Klosowski		3530 E. Denim Trl	STV	AZ	8514	
9	Terry Pruitt		4496 E Skyline Dr	STV	AZ	85140	
10	TIM JOHNSON		4276 E. ASCOT DR	STV	AZ	85140	
11	Seth Keeler	W Holdings	1121 W. Warner Rd Ste 109	Tempe	AZ	85284	
12	Tim Bristin	Harvard Inv.	17700 N. Pacesetter Way	Scottsdale	AZ	85255	
13	KARL DERRAH	DLR GROUP	6225 N. 24th St. PHX, AZ	PHOENIX	AZ	85016	
14	Chris Cacheris	Harvard Inv.	17700 N. Pacesetter Way	Scottsdale	AZ	85255	
15	JASON HADLEY	HADLEY DESIGN	7400 E. McDONALD DR. #122	SCOTTSDALE	AZ	85250	
16	Chris Widtka	CAC					
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MINUTES OF THE BELLA VISTA FARMS PAD AMENDMENT NEIGHBORHOOD MEETING
OCTOBER 12, 2011

The Bella Vista Farms PAD Amendment neighborhood meeting was held at the Circle Cross Ranch K-8 School Cafeteria on October 12, 2011 at 5:00 p.m. as noticed in the mailer attached as Exhibit "A". The mailer was sent to approximately 550 area residents. Thirteen people attended and the Sign-in Sheet is attached as Exhibit "B".

The Bella Vista Farms PAD was represented by Jason Hadley of Hadley Design Group, Tim Brislin and Chris Cacheris of Harvard Investments. The Central Arizona College (CAC), who acquired a 208 acre site in the Bella Vista Farms PAD, was represented by Chris Wodka with the CAC and Karl Derrah with the DLR Group. Jason Hadley gave a 20 minute presentation on the proposed Bella Vista Farms PAD Amendment and Chris Wodka followed with a discussion of the Central Arizona College's plans. The following observations about the proposed Bella Vista Farms Amendment were discussed:

- The original PAD from 1998 included two, non-contiguous sections to the east that are no longer part of this PAD. (The owner of the two sections amended the Bella Vista Farms PAD in 2004 such that the 2 sections are now included in their own, new PAD.)

- The proposed Bella Vista Farms PAD Amendment contemplates approximately 8,050 dwelling units on 2,300 acres. The maximum overall density is 3.5 dwelling units per acre.

- Open space for the amended PAD would increase from 11% in current PAD to 15%, with approximately 7% of the open space used as active residential open space.

- The amended PAD would not have a golf course.

- The amended PAD proposes to relocate the commercial uses adjacent to Bella Vista and Skyline Roads in order to serve not only the future residents of Bella Vista, but the surrounding community.

After the presentations the following questions were asked and answered:

1. What is the mix of commercial versus residential uses in the proposed amendment to the Bella Vista Farms PAD?
   Answer: Of the 2,302 total acres, 281 acres are designated for commercial uses (which include the Central Arizona College site) and 2,021 acres are for residential uses.

2. What is the signage from SRP on Skyline Road describing a future power transmission line?
   Answer: The signage describes an easement for a 69kV electrical transmission line along Skyline Road which is not a part of the Bella Vista development.

3. Where is the area of high density residential use located in the proposed BVF PAD amendment?
   Answer: 37 acres of high density residential use is planned in the amendment surrounding the commercial site at the northeast corner of Bella Vista and Schnepf Roads. The high density use will most likely be apartments.

4. What is the access to the development?

   Answer: The two primary access points to Bella Vista Farms are from Schnepf and Bella Vista Roads from the south, and Schnepf and Skyline Roads from the north. See the Pinal County Regional Transportation Plan for more information on the planned transportation infrastructure in the area.

5. Where is the location of the proposed North-South Freeway?

   Answer: There are several proposed locations of the North-South Freeway, the majority of which are east of BVF, including near Highway 79 and the CAP canal.

6. Further describe the apartment site (see question 3 above). Will it be dorm housing for the College?

   Answer: The 37 acre site will likely have a target density of 15 units per acre. The site surrounds the commercial site at the northeast corner of Bella Vista and Schnepf Roads. The high density site is not part of the campus acquired by the College and it is too soon to opine on the type of multi-family that may be developed.

7. Will the Bella Vista development affect the property taxes for the neighborhoods just north of the Bella Vista Farms PAD and Skyline Road?

   Answer: No.

8. What is the timing of the proposed developments?

   Answer: The College is planning to break ground for Phase I of the campus in the Fall of 2012, with a goal of being ready to enroll students for the Fall 2013 semester. Phase I will have 2-4 buildings totaling 60,000 square feet. At full build out, which may take 25 years, the Collage will have approximately 600,000 square feet of class rooms/buildings at this location. The single family residential development is likely 3+ years away and will be initiated when home building companies express a desire to build at Bella Vista Farms.

9. Where are the elementary school locations?

   Answer: Two or more K-8 elementary schools are planned at Bella Vista Farms. The Florence Unified School District is currently being consulted regarding school locations and a Donation Agreement.

10. Will there be a walled community within the community? Will people living outside of the community have access?

    Answer: Bella Vista Farms is not planned to be gated, and the streets are planned to be public. The recreational amenities at Bella Vista Farms will be owned and managed by the Bella Vista Homeowners' Association. The commercial parcels in the proposed PAD amendment were located on Skyline Road and Bella Vista Road to serve both the future residents of BVF as well the residents in the surrounding neighborhoods.

11. Will the College buildings be two story and obstruct the neighbor's views?

    Answer: The College buildings are planned to be one story however the design of the buildings is in process and unknown at this time.

12. What are the impact fees to be paid to the County by the College and by the residential development?

    Answer: Impact fees for the College are unknown. The current Pinal County impact fee for a new single family residential home is approximately $8,700 per dwelling unit.

13. How is the County paying for the widening of Bella Vista Road?

    Answer: The north half street of Bella Vista Road where adjacent to the Bella Vista Farms PAD will be paid for by the developer and/or the College.

14. Where does the land come from for the widening of Bella Vista Road?

    Answer: Portions of the right-of-way needed for the full widening of Bella Vista Road, whether for areas contiguous to the Bella Vista Farms PAD or offsite from BVF, pursuant to the Pinal County Regional Transportation Plan, have already been dedicated to Pinal County. Typically when a parcel adjacent to Bella Vista Road is platted, the County secures sufficient right-of-way (ie land) from the developer to widen the Road pursuant to the Transportation Plan.

15. How many students will attend the College?

    Answer: Phase I will have approximately 2,500 students and there will be approximately 20,000 students at ultimate build-out.

16. What will be the impact of the student traffic on Ironwood Road, Hunt Highway and at the traffic signal at Bella Vista and Gantzel Roads?

    Answer: The Pinal County Regional Transportation Plan addresses traffic volumes and growth in the San Tan Valley, area along with the required future improvements.

17. Flooding occurs on Bella Vista Road and the railroad tracks when it rains.

    Answer: Pinal County is aware of the flooding, it is a regional issue, and the County is studying it.

18. The original 1998 PAD for Bella Vista Farms had light industrial uses; are there any industrial uses in the new PAD?

    Answer: No

    Citizen Response: Good

19. Has the College studied crime rates in an area when a new campus is developed?

    Answer: See the Central Arizona College web site for crime statistics for its existing campuses. There is no significant increase in neighborhood crime from the development of a campus.

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: Please see attached.

2. Parcel Number(s): a portion of 210-15-0040 Total Acreage: 37.406

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: N/A Concept Review Number: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): Please see attached.

7. Discuss any recent changes in the area that would support your application. Please see attached.

8. Explain why the proposed amendment is needed and necessary at this time. Please see attached.

RECEIPT #: AMT: DATE: CASE:

Revised February 2012

Application for a Comprehensive Plan Amendment in an Unincorporated Area of Pinal County, Arizona

1. Legal description is attached as Exhibit A hereto.

6. This Comprehensive Plan Amendment is being requested because the Central Arizona College ("CAC") specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD. This multi-family housing could not be accommodated within the existing Bella Vista Farms PAD without the requested amendment.

7. The primary recent change in the area that supports this Application is the acquisition by the CAC of approximately 208 acres within the Bella Vista Farms PAD at the northwest corner of Bella Vista Road and Schnepf Road. The first phase of the CAC's new "San Tan Campus" is anticipated to open in the fall of 2013.

8. The owners of Bella Vista Farms have filed a request to amend the Bella Vista Farms PAD. The proposed amendment to the Comprehensive Plan is needed and necessary at this time because it would allow the proposed amendment to the Bella Vista Farms PAD to comprehensively and efficiently address the multi-family housing requested by the CAC. Among other things, the PAD amendment (1) accommodates the CAC's new campus; (2) updates the open space and community amenities by replacing the golf course and lake with parks and open space; (3) improves circulation and enhances a logical development phasing plan based on property ownership; and (4) updates the mix of residential housing and setback and lot coverage requirements within the CR-2 residential category.

EXHIBIT A PARCEL Z

A PORTION OF THE SOUTH SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°33'16" WEST, A DISTANCE OF 2,690.07 FEET;

THENCE SOUTH 89°33'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 798.10 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°33'16" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 565.21 FEET;

THENCE NORTH 00°26'44" WEST, A DISTANCE OF 832.64 FEET;

THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 1,353.84 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 02°17'42" WEST, ALONG SAID WEST LINE, A DISTANCE OF 596.03 FEET;

THENCE NORTH 89°27'04" EAST, A DISTANCE OF 1,938.27 FEET;

THENCE SOUTH 00°26'44" EAST, A DISTANCE OF 1,437.06 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1,629,396 SQUARE FEET OR 37.406 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
43994
TONY P.
ELLEY
Date Signed 12/2/2011
ARIZONA, U.S.A.
Expires 3/31/12

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pantano Development Bella Vista LLC &
PB Bella Vista LLC. 3408 North 60th Street
Name of Landowner (Applicant) Address Phoenix AZ 85018 Phone Number

June 29, 2012

V.P. SW Investment Inc & Pantano PB Bella Vista, Inc.
Signature of Landowner (Applicant) E-Mail Address

Dana Bellnap, Gallagher & Kennedy 2575 E Camelback Rd Phoenix, AZ 85016 602-530-8348
Name of Agent Address Phone Number

Signature of Agent dsb@gknet.com
E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

Revised February 2012

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

Pantano Development Bella Vista LLC and PB Bella Vista LLC, Arizona
[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of ~~approx~~ 575 ~~acres~~ acres located at Bella Vista Road
[Insert Address of Property]

and further identified as assessor parcel number 210-15-0040 (portion) and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints

Dana Beltrap, Gallagher & Kennedy
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

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

[Signature]
Dated: 29th June, 2022

[Signature]
Dated:

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____

Notary Public

Revised February 2012

EXHIBIT A PARCEL Z

A PORTION OF THE SOUTH SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 89°33'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 798.10 FEET TO THE POINT OF BEGINNING;

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AN AREA CONTAINING 1,629,396 SQUARE FEET OR 37.406 ACRES, MORE OR LESS.

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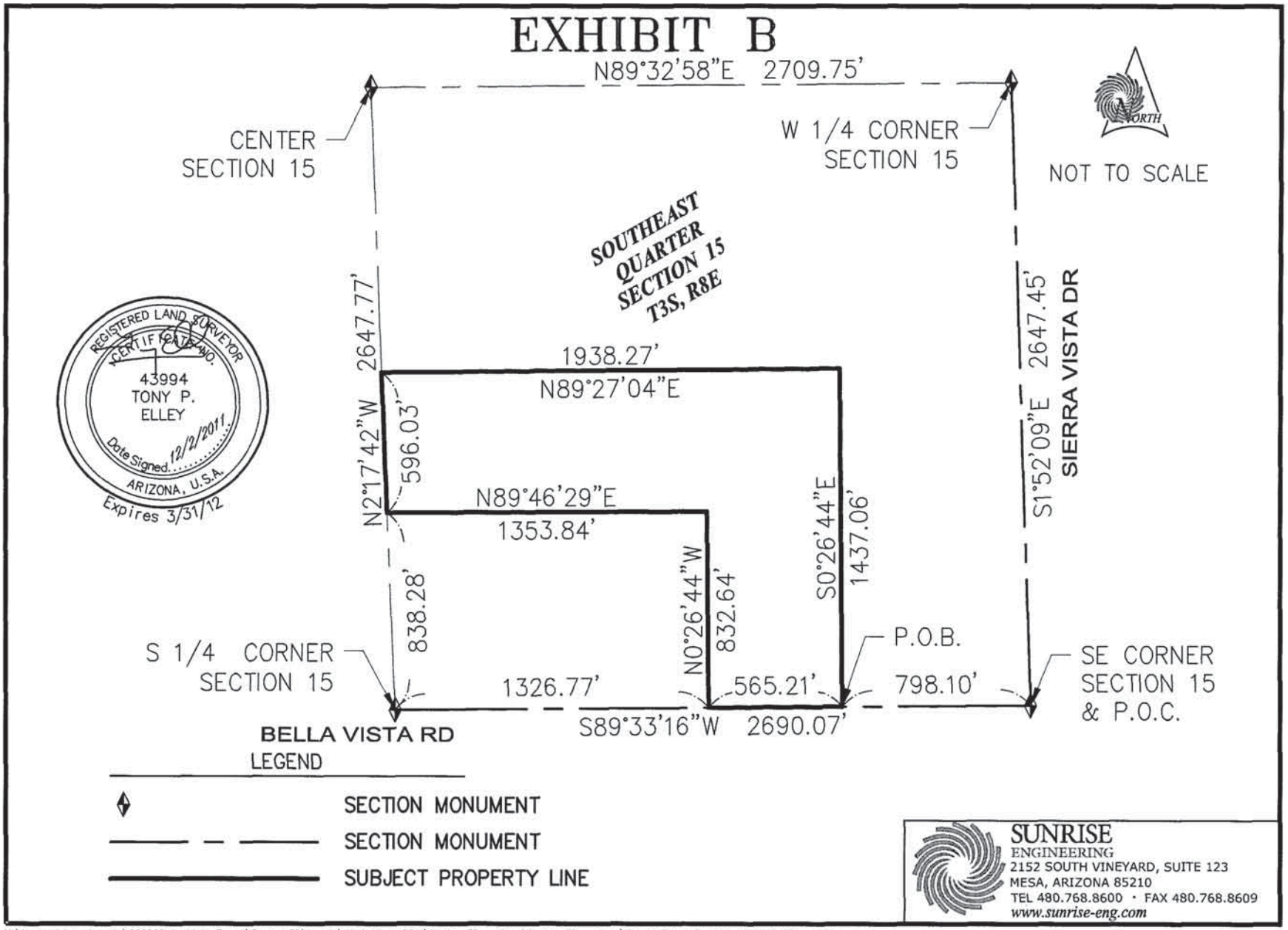
EXHIBIT B



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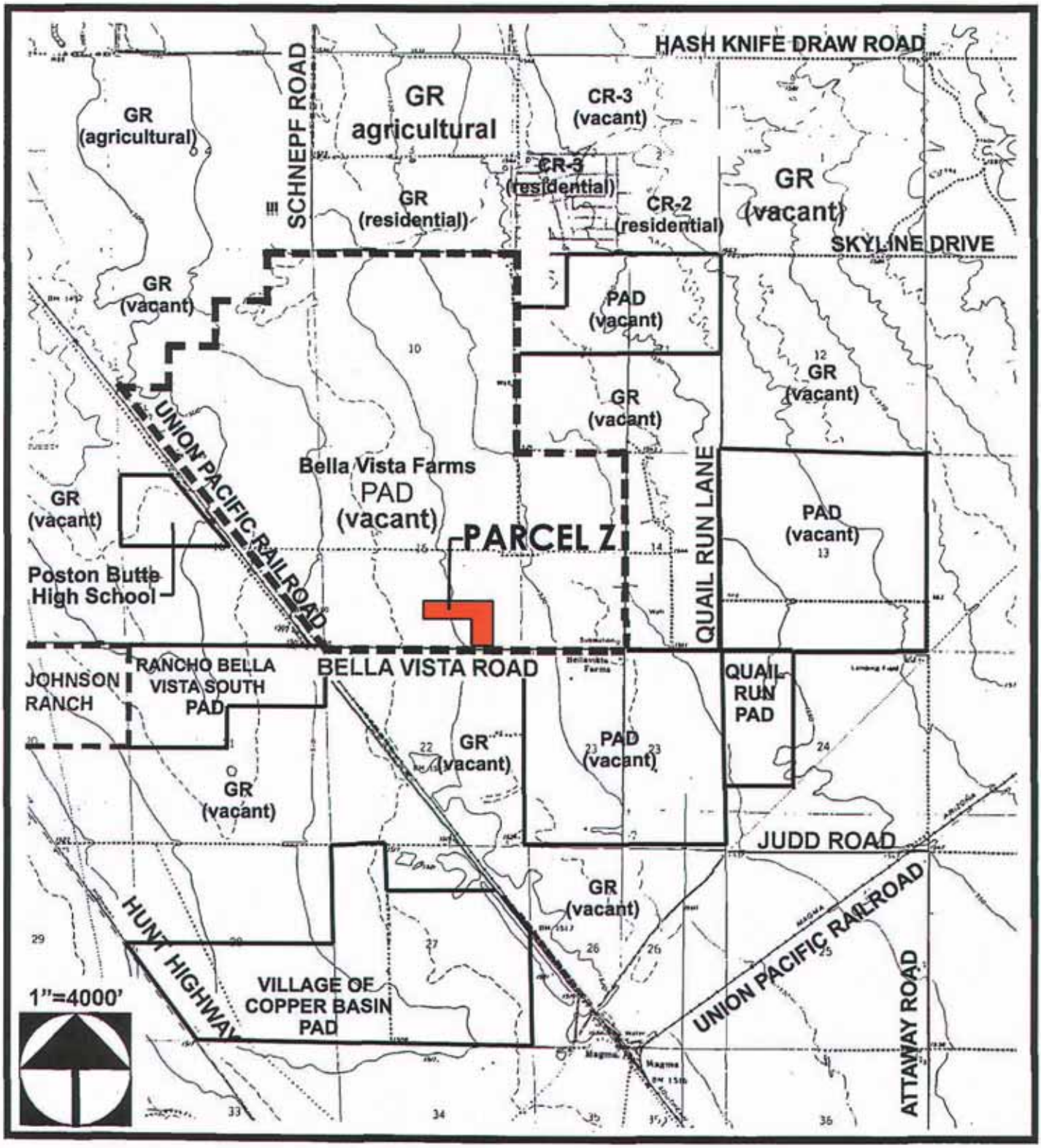
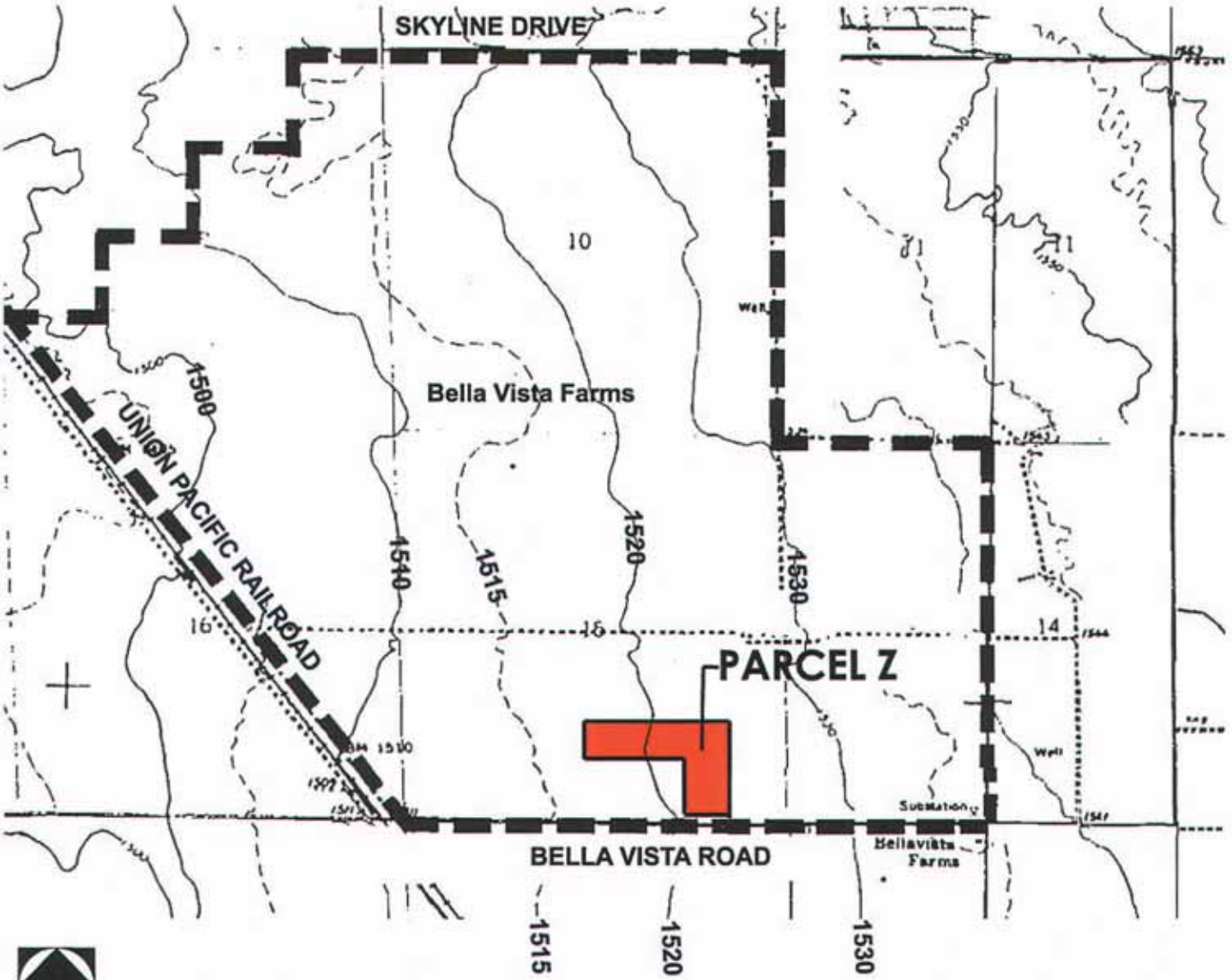


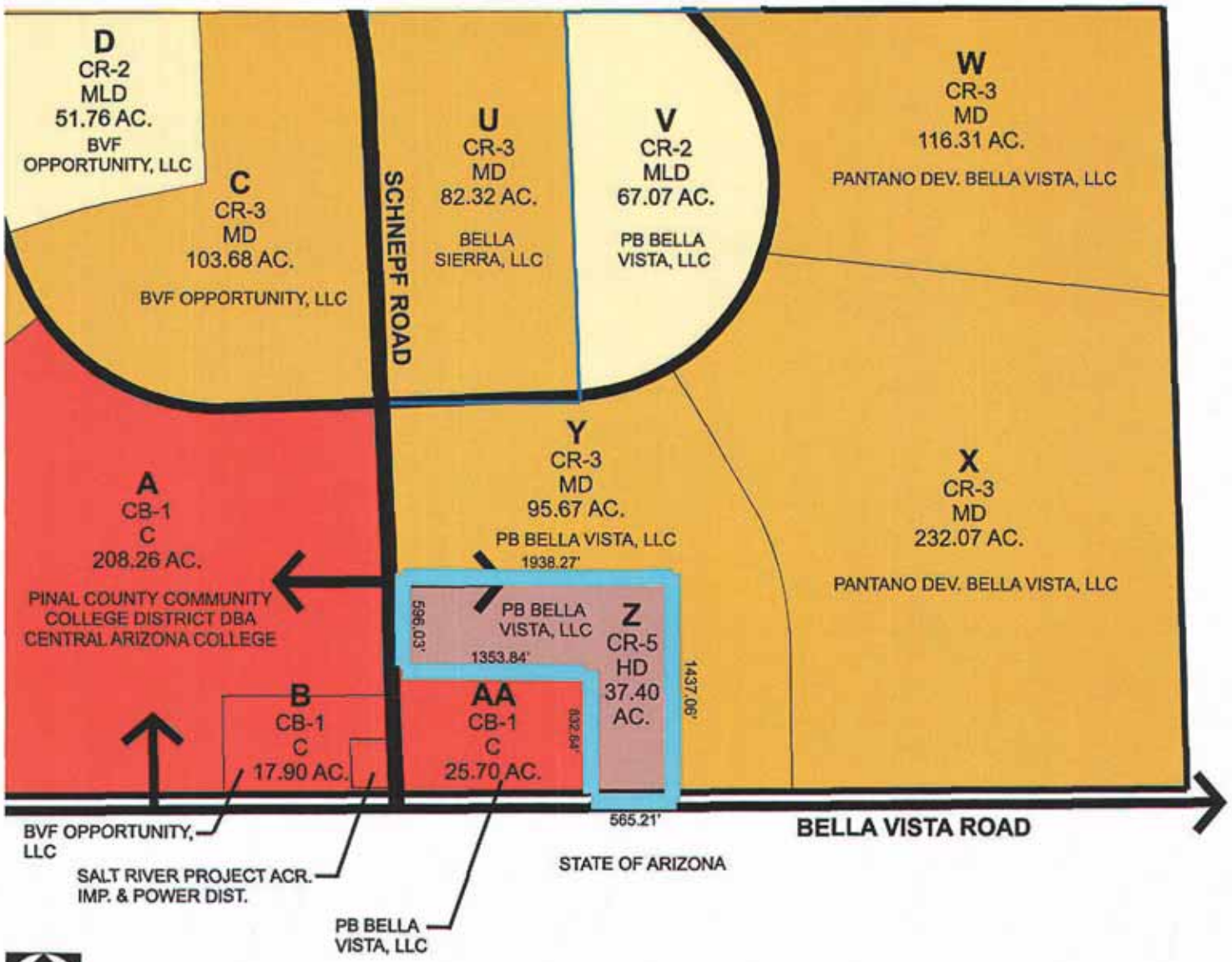
Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
LOCATION MAP

HADLEY DESIGN GROUP



Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
TOPOGRAPHY MAP

HADLEY DESIGN GROUP



Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
SITE MAP

HADLEY DESIGN GROUP

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes

Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

√ Is consistent with the **Sense of Community** vision component

Please explain:

The property is located within the West Pinal Growth Area, and as such, is intended for development that is more urban in character. Development of the property as part of the Bella Vista Farms PAD will improve the County's livability by accommodating a wide range of housing in quality neighborhoods, educational and job training opportunities, and services for a multi-generational population. This high density land use adjacent to the Central Arizona College supports the goal of higher learning in the community.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

N/A Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The property itself does not impact transportation corridors or multimodal transportation options. However, access to the property will be provided by Bella Vista Road and Schnepf Road, which are both arterial roadways that will be improved to the County's standards in phases as part of development of Bella Vista Farms. The internal circulation for Bella Vista Farms will be provided by a series of arterial, collector and local streets. A comprehensive linear park network of pedestrian trails and pathways has been planned along the collector and arterial road systems as well as internally within neighborhoods. Students, faculty, and administration can live in proximity to the Central Arizona College and can bike and walk to the campus as an alternative to driving.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

√ Is consistent with the **Economic Sustainability** vision component

Please explain:

Development of the property as part of the Bella Vista Farms PAD enhances the ability of the Central Arizona College to attract employees, students, and incoming faculty, who may need short-term housing before committing to ownership or who prefer the proximity to the campus. The Central Arizona College specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

N/A Is consistent with the **Open Spaces and Places** vision component

Please explain:

The Open Spaces and Places vision component is not applicable to the proposal. The property has little topographic relief and no natural features deserving of conservation. The property currently is in agricultural production and has no significant value as wildlife habitat or corridors. Development of the property for high density residential will include internal open space and private amenities for residents. View corridors will be accommodated in the planning and positioning of buildings on the property to enhance the enjoyment of residents. Please see **System of Connected Trails and Preservation of Open Space**, below, for a brief explanation of the parks and trail system to be provided as part of the Bella Vista PAD.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

√ Is consistent with the **Environmental Stewardship** vision component

Please explain:

The Comprehensive Plan identifies categories of Sensitive Areas and Vegetation to be considered when developing property; the property contains no such Sensitive Areas or Vegetation. Development of the property will comply with all applicable regulations related to noise, dust control, preservation of dark skies. Water conservation and green building development will be encouraged.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

√ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The property's location within the Bella Vista Farms PAD provides the opportunity for residents of the property to walk or bike to recreation areas, commercial uses, and the Central Arizona College campus.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

N/A Is consistent with the **Quality Educational Opportunities** vision component

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

√ Are shown as indicated on the Land Use and Economic Development graphic

__ Are not shown as indicated on the Land Use and Economic Development graphic

While uses within the proposed High Density Land Use category are permitted in some instances within the Moderate Low Density Residential land use category (which is the property's current designation), high density residential use is not expressly indicated on the Land Use graphic. The High Density Land Use category is consistent with the Economic Development Plan graphic, which does not include the property in any specific designation.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

__ Meet the Mixed Use Activity Center requirements

√ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

Not applicable.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Not applicable.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

√ Are consistent with the applicable Planning Guidelines described in the Land Use element

The High Density Residential category is considered an urban use. The property's proposed use is consistent with the applicable Planning Guidelines for urban use:

- The property's proposed land uses are taken into account as part of the Bella Vista PAD and are compatible with the adjacent portions of Bella Vista Farms, which are designated by the PAD for commercial and medium density residential uses.
- The Bella Vista Farms PAD encourages a mix of densities, lot sizes, housing types, and home sizes that are well integrated and compatible with one another.
- The proposed urban residential neighborhood is designed around a "center" or focus, which is the Central Arizona College and adjacent commercial services.
- The property will be served by arterial and collector streets, and pedestrian orientation and connections will be provided as part of the Bella Vista Farms PAD amenities.
- Adequate water and wastewater infrastructure will be provided to the property (see infrastructure section, below).
- Development impact on roads, accessibility, transit, and non-

motorized options are planned for and coordinated as part of the Bella Vista Farms PAD.

- The property is accessible to schools and community facilities/services planned within the Bella Vista Farms PAD.
- The Bella Vista Farms PAD integrates open space, parks, trails, and recreational amenities that will support the development on the property.
- The property is accessible to employment opportunities, such as Central Arizona College, which will reduce vehicle miles traveled.
- The proposed urban residential use on the property is located in close proximity to neighborhood retail centers and professional services, as shown on the Bella Vista PAD.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

√ Is consistent with the Economic Development element

√ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The proposal is consistent with the Economic Development element of the Comprehensive Plan. The proposal will provide quality employment opportunities, initially through construction jobs, and ultimately by several full time positions related to leasing and maintenance. According

to the Comprehensive Plan, 40% of Pinal County residents commute outside of Pinal County for work, which not only represents lost time from family and community but also makes the area less attractive as a residential location and creates traffic congestion. The proposal enhances the ability of the Central Arizona College to attract employees, students, and incoming faculty, who may need short-term housing before committing to ownership or who prefer the proximity to the campus. The Central Arizona College specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

√ Clusters development to protect open space ~~and agriculture~~ **(see System of Connected Trails and Preservation of Open Space, below)**

√ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The Comprehensive Plan states that it "intends to support agriculture as a land use as long as it is economically feasible. Additionally, the amount of open space and trails identified for preservation will encourage the continuation and enhancement of the rural and equestrian lifestyles." The property is located within the West Pinal Growth Area, which is anticipated to become a sustainable, well planned Growth Area in the

heart of Pinal County. In the long-term, development of the West Pinal Growth Area is not compatible with agriculture, equestrian uses, and a rural lifestyle, and those uses gradually will be phased out as they become economically infeasible.

System of Connected Trails and Preservation of Open Space
Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

√ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
√ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The property addressed by the proposal is part of the Bella Vista Farms PAD, which provides that a minimum of 15% of the residential acreage will be devoted to developed open space. The Bella Vista Farms PAD calls for a series of community parks (10-20 acres in size) and focal parks (1/4-1 ½ acres in size), a linear park and open space trail connections. While open space features identified as key for preservation are not located on the property, the Bella Vista Farms PAD does meet the goals of the Comprehensive Plan related to the provision of adequate neighborhood park space connected by a path and trail system, all of which will be maintained by a property owners' association. Development of the property for high density residential will include internal open space and private amenities for residents.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

N/A Address environmentally sensitive areas it may impact.
N/A Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The property is currently actively farmed. There are no major washes passing through the property. The property is relatively flat, with no major topographical features. No environmentally-sensitive areas are on the property. Studies indicate that no cultural resources are present on the property.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

√ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

The property is part of the Bella Vista Farms PAD. Water service to the property will be provided by Johnson Utilities. The water system to be constructed will be phased, with the necessary wells, line extensions, storage reservoirs, and booster pumping stations provided to meet the proposed demands of each phase. Bell Vista Farms is within the Johnson Utilities certificated wastewater service area, and existing backbone wastewater infrastructure is located in the vicinity of Bella Vista Farms. All wastewater infrastructure will be sized to accommodate anticipated peak flows and construction phased as necessary. Bella Vista Road provides direct access to the property; access to the property that is internal to Bella Vista Farms will be constructed in phases as necessary.

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

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

1. Pinal County Staff Coordinator: Dedrick Denton

2. Date of Concept Review: 8/30/11 Concept Review Number: CR-057-11

3. The legal description of the property: Sections 10 and 15 and portions or Sections 9, 14, and 16, Township 3 South, Range 8 East, Gila & Salt River Meridean, Pinal County, AZ

4. Tax Assessor Parcel Number: see attached

5. Current Zoning: see attached Requested Zoning: see attached

6. Parcel size: 2302 acres (1,478 acres proposed for rezoning)

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

8. The exact use proposed under this request: see attached

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes.
    not applicable

13. Explain why the proposed development is needed and necessary at this time.
    see attached

RECEIPT #: AMT: DATE: CASE:

Revised November 2011

Bella Vista Farms

Application for Change of Zoning Classification in an Unincorporated Area of Pinal County, Arizona

4. Parcel Numbers

210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B,- 003A, -003B, -004
210-16-001A, 001B

5. Current Zoning

CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR (PAD PZ-PD-040-98)

Requested Zoning

CR-2, CR-3, CR-5, CB-1 (with amendment to PAD PZ-PD-040-98)

8. Exact Use Proposed Under this Request

Bella Vista Farms is planned for a variety of residential and commercial uses, including a range of medium-low, medium, and high density housing opportunities, open space and recreation areas, and neighborhood commercial uses. Central Arizona College intends to develop a regional campus on approximately 200 acres within Bella Vista Farms.

13. Why the Proposed Development is Needed and Necessary at this Time

The property owners seek to accomplish the following goals with an amendment to the zoning and PAD: (1) accommodate an approximately 200-acre Central Arizona College campus; (2) update the open space and community amenities; (3) improve circulation and enhance a logical development phasing based on property ownership; and (4) update the mix of residential housing.

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

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

1. Pinal Count Staff Coordinator: Dedrick Denton

2. Date of Concept Review: 8/30/11 Concept Review No.: CR-057-11

3. The Legal Description of the Property: Sections 10 & 15 and portions of Sections 9, 14 & 16, Township 3 South, Range 8 East, Gila & Salt River Meridian, Pinal County, Arizona (see attached for detailed decription)

4. Tax Assessor Parcel No.: see attached

5. Current Zoning: see attached
   Requested PAD Overlay District: see attached

6. Parcel Size: 2302 acres

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

8. The exact use proposed under this request: see attached

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. N/A

13. Explain why the proposed development is needed and necessary at this time. see attached

RECEIPT #: AMT: DATE: CASE:

Bella Vista Farms

Application for a Planned Area Development (PAD) Overlay District in an Unincorporated Area of Pinal County, Arizona

4. Parcel Numbers

210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B,- 003A, -003B, -004
210-16-001A, 001B

5. Current Zoning

CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR (PAD PZ-PD-040-98)

Requested Zoning

Amendment to PAD PZ-PD-040-98

8. Exact Use Proposed Under this Request

Bella Vista Farms is planned for a variety of residential and commercial uses, including a range of medium-low, medium, and high density housing opportunities, open space and recreation areas, and neighborhood commercial uses. Central Arizona College intends to develop a regional campus on approximately 200 acres within Bella Vista Farms.

13. Why the Proposed Development is Needed and Necessary at this Time

The property owners seek to accomplish the following goals with an amendment to the zoning and PAD: (1) accommodate an approximately 200-acre Central Arizona College campus; (2) update the open space and community amenities; (3) improve circulation and enhance a logical development phasing based on property ownership; and (4) update the mix of residential housing.

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

BVF Land, LLC	17700 N. Pacesetter Way Scottsdale, Az 85255	480-515-3255
Name of Landowner (Applicant)	Address	Phone Number
See Attached		tbrislin@harvardinvestments.com
Signature of Landowner (Applicant)		E-Mail Address

Dana Belknap, Gallagher + Kennedy PA	2575 E Camelback Rd, Phx, AZ 85016	
Name of Agent	Address	Phone Number
	602-530-8348	dsb@gknet.com
Signature of Agent		E-Mail Address

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

BVF Land, LLC Signature Page to the Bella Vista Farms PAD Amendment Application

LANDOWNER (APPLICANT):

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachero

Title: V.P.

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

BVF Opportunity, LLC 17700 N. Pacesetter Way Scottsdale, AZ 85255 480-515-3255
Name of Landowner (Applicant) Address Phone Number

See Attached tbrislin@harvardinvestments.com
Signature of Landowner (Applicant) E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016
Name of Agent Address Phone Number

602-530-8348 dsb@gknet.com
Signature of Agent E-Mail Address

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

BVF Opportunity, LLC Signature Page to the Bella Vista Farms PAD Amendment Application

LANDOWNER (APPLICANT):

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

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

Bella Sierra, LLC 4159 W. Milky Way Chandler, AZ 85226 480 854-9800

Name of Landowner (Applicant) Address Phone Number

[signature] daryl@windmillcompanies.com

Signature of Landowner (Applicant) E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016

Name of Agent Address Phone Number

[signature] 602-530-8348 dsb@gknet.com

Signature of Agent E-Mail Address

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

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

BY PANTANO DEVELOPMENT BELLA VISTA LLC
PANTANO DEVELOPMENT LIMITED PARTNERSHIP, MEMBER
+ PB BELLA VISTA LLC, BY PBS HOLDINGS LIMITED PARTNERSHIP, MEMBER

Name of Landowner (Applicant)	Address 3408 NORTH 66TH STREET PHOENIX, AZ 85018	Phone Number
Signature of Landowner (Applicant)		E-Mail Address
Dana Belknap, Gallagher + Kennedy PA	2575 E Camelback Rd, Phx, AZ 85016	
Name of Agent	Address	Phone Number
Signature of Agent	602-530-8348	dsb@gknet.com
		E-Mail Address

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

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

Pinal County Community College District DBA Central Arizona College 8470 N. Overfield Rd., Coolidge, AZ 85128		(520) 494-5230
Name of Landowner (Applicant)	Address	Phone Number
Signature of Landowner (Applicant)	Chris Wodka	chris.wodka@centralaz.edu E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016		
Name of Agent	Address	Phone Number
Signature of Agent	602-530-8348	dsb@gknet.com E-Mail Address

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

Name of Project: Bella Vista Farms

Planned Area Development

Amended Development Standards (change proposed to existing PAD)

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
CB-1 Parcel A only					Front: Side: Rear:	Front: Side: Rear:	35'	audi-torium only 45'/ 60' for 33% of build ing	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Bella Vista Farms

Planned Area Development

Amended Permitted Use List
(as changed by this PAD Amendment)

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
CB-1 for Parcel A	See attached list of uses not permitted within Parcel A

~~F.~~ **COMMERCIAL DEVELOPMENT STANDARDS**
CB-1 COMMERCIAL BUSINESS ZONE

~~The Commercial Business Zone, CB-1, is intended to serve the needs of the immediate residential community. The CB-1 zone corresponds to Planning Areas C, E, F, H, J, K, P, R, S, V, Z, AC, AI, AN, AO, AT, AW, BA, BC, and BH, shown on Exhibit H-1, Land Use Plan.~~

1. *Permitted Uses* In association with Student Activities

   a. The following uses, which in ~~any~~ CB-1 zone shall be conducted wholly within a completely enclosed building, unless otherwise specified, and operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

   - Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, ~~penny arcade~~, ~~skating rink~~, sports arena
   - Amusement or recreational enterprise (outdoor) including archery range, ~~miniature golf or practice driving or putting range~~, ~~games of skill or science~~, ~~pony riding ring without stables~~, swimming pool or ~~commercial beach or bathhouse~~, tennis court
   - ~~Antique store~~
   - Apparel store
   - ~~Art needlework or hand weaving establishment~~
   - Art gallery or store
   - ~~Auction, public (no animals)~~
   - Auditorium or assembly hall
   - ~~Automobile or trailer sales~~
   - Auto parking lot (within or without building)
   - Auto rental garage
   - Bakery
   - Bank, safe depository or trust company
   - ~~Bar, cocktail lounge, night club, tavern~~
   - Barber or beauty shop
   - Bicycle shop
   - Blueprinting, photostating
   - Book, newspaper, magazine, stationary, art or drawing supply store
   - ~~Burglar alarm service~~
   - Café, lunch room
   - Catering service

- Church, subject to standards contained in Section III.F.2.
- ~~Cigar manufacturing (custom hand rolled)~~
- ~~Cigar store~~
- ~~Cleaning, dyeing, laundry~~
- ~~Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable and non-explosive at temperatures below 138.5 degrees Fahrenheit~~
- Clinic
- Club or lodge
- Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
- Community service agency
- Computer store, hardware and software
- Confectionery store
- ~~Contractor's equipment or supplies sales~~
- ~~Custom dress making, millinery, hemstitching or pleating~~
- ~~Custom weaving or mending~~
- Day nursery or child-care center
- ~~Dealer in coins, stamps, or similar collector's items~~
- Delicatessen store
- Dental or medical laboratory
- ~~Department store, variety store~~
- Drug store
- ~~Drugs or medical, dental or veterinary supply sales~~
- ~~Dry goods or notions store~~
- ~~Electric appliance store~~
- ~~Electronics store~~
- ~~Engraving, photo-engraving, lithographing~~
- ~~Farm equipment or machinery sales~~
- ~~Feed store~~
- Florist shop
- ~~Frozen food locker~~
- ~~Furniture or house furnishing store~~
- ~~Garage equipment sales~~
- ~~Garage for public storage only~~
- ~~Gasoline service station (incidental repairing only)~~
- ~~Gift, curio, novelty, toy or hobby shop~~
- ~~Golf cart sales (repair if totally enclosed)~~
- ~~Governmental structure~~
- ~~Grocery, fruit or vegetable store~~
- ~~Hardware store~~

- ~~Hotel~~
- Ice cream store
- ~~Ice station for packaged sales only~~
- ~~Interior decorator~~
- ~~Jewelry store or jewelry and watch repair~~
- ~~Laundry and dry cleaning units provided the same occupy no more than 3,000 sq.ft. of gross floor area; steam or wet-wash~~
- ~~Leather goods store~~
- Library, rental or public
- ~~Liquor store for packaged sales only~~
- ~~Locksmith, tool or cutlery sharpening, fix it or handyman shop~~
- ~~Lumber yard, retail (provided no machinery is used other than~~ a rip saw and cut-off saw)
- Massage establishment, reducing salon or gymnasium
- ~~Meat, fish or dressed poultry market, provided no live poultry are kept on premises~~
- ~~Messenger service~~
- ~~Motel~~
- Museum
- ~~Music, phonograph or radio store~~
- Newspaper office
- ~~Nursery, flower, plant or tree (within a building or enclosure)~~
- Office: business, professional or semi-professional
- ~~Office: equipment, sales and rental~~
- ~~Orthopedic appliances (trusses, wheelch~~airs, etc.), sales and rental
- ~~Oxygen equipment, rental or distribution~~
- ~~Painting equipment or supplies sales~~ (paint, varnish, etc.)
- ~~Pawn shop~~
- ~~Pet sales; no breeding or boarding~~
- ~~Pet supplies~~
- Photograph studio or photographic supply store
- ~~Plumbing, retail custom~~
- Postal stations
- ~~Pressing establishment~~
- Printing/copier or publishing
- Refreshment stand
- ~~Refrigeration installation or service~~
- School, barber or beauty culture
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- ~~Shoe store or shoe repair shop~~

- ~~Second-hand goods sales: personal, furniture, books, magazines,~~ automobiles, ~~but not second-hand auto parts~~
- ~~Sign painting shop~~
- ~~Sporting goods, golf, hunting and fishing equipment~~ store
- ~~Station, bus or stage~~
- ~~Storage building~~
- ~~Tailor shop~~
- ~~Taxicab stand~~
- ~~Taxidermist~~
- ~~Telecommunications facility~~
- ~~Telephone sales store, land line, digital or cellular~~
- Theater, except drive-in or outdoor theater
- ~~Trade show, industrial show or exhibition~~
- ~~Transfer or express service~~
- ~~Travel agent~~
- ~~Upholstery shop (furniture only, not including automobile upholstery)~~
- ~~Venetian blinds sales~~
- ~~Video store, rental and sales~~
- ~~Wallpaper sales~~
- ~~Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303 in the Pinal County Zoning Code~~
- ~~Window shades sales~~

b. Accessory building or use (not involving open storage), when located on the same building site.

c. ~~Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~

d. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each three persons regularly employed on

said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious fumes, odors, or unusual vibrations or noise.

e. ~~Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought~~.

f. One family dwelling in conjunction with an established, permitted use.

Auditorium/Theater Buildings Only: 60' for 33% of building, 45' remainder:

Site Development Standards

a. Maximum building height: Two stories or 35 feet (architectural elements such as clock towers are exempt but may not exceed 50 feet).

b. Minimum lot area: none.

c. Minimum lot width: none.

d. Minimum front yard: 30 feet, which may be used to meet off-street parking requirements or as part of off-street parking lot.

e. Minimum side yards: none; 10 feet when adjacent to residential uses.

f. Minimum rear yard: 25 feet which may be used to meet off-street parking requirements or as a part of off-street parking lot.

g. Minimum distance between main buildings: none.

h. Parking areas shall be visually screened from adjoining residentially zoned property.

i. Detached Accessory buildings:
- Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- Maximum height: 20 feet within the required rear yard: two stories or 30 feet within the buildable area.

- Minimum distance to main building: 10 feet.
- Minimum distance to front lot line: 20 feet.
- Minimum distance to side lot lines: none.
- Minimum distance to rear lot line: 10 feet.

j. Churches:

- Minimum lot size: None.
- Maximum building height: 2 stories or 35 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 50 percent.
- Minimum lot frontage: None.
- Minimum front yard: 30 feet.
- Minimum side yard: None; 10 feet when adjacent to residential uses..
- Minimum rear yard: 25 feet.
- Parking areas shall be setback a minimum of 10 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.

Name of Project: Bella Vista Farms

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that WILL BE permitted in this Planned Area Development
	no changes from existing PAD

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

Checklist

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

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

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

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

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

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

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

__N/A__ D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

__✓__ E. Current preliminary Title Report **(within 60 days prior to application)**

__✓__ F. Development Plan.

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   not detailed yet — g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   in existing PAD k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   in existing PAD — l. Location and types of existing and proposed landscaping.
   in existing PAD — m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   in existing PAD — n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   in PAD Amendment Narrative a. Land Use Table to include:

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

in PAD Amendment narrative

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

in PAD Amendment narrative

c. Utility and services table indicating type and source:

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

in PAD Amendment narrative

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

✓

G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

in existing PAD

H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

✓ I. Non-refundable $1000.00 filing fee for a Planned Area Development.

✓ J. A signed PAD submittal Checklist.

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

N Bell 12/21/11

Signature Date

Revised November 2011

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 9, 10, 14, 15 AND 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 15 AND THE SOUTHEAST CORNER OF SAID SECTION 16, SAID POINT ALSO BEING A 3 INCH ALUMINUM CAP, THENCE SOUTH 89°26'20" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 159.14 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 39°00'38" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 8437.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°23'06" EAST ALONG SAID LINE, A DISTANCE OF 1127.93 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 02°44'30" WEST ALONG EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1325.98 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°34'21" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1360.95 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 02°38'11" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 9, A DISTANCE OF 1334.53 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°27'55" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1353.43 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 02°05'27" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1336.64 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°21'35" EAST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1366.07 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID SECTION 9 AND THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 89°39'55" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2730.83 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°40'05" EAST, A DISTANCE OF 2733.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 01°46'56" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 2648.85 FEET TO A POINT BEING THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°46'17" EAST, A DISTANCE OF 2649.07 FEET TO A POINT BEING THE COMMON CORNER FOR SAID SECTIONS 10, 14 AND 15;

THENCE NORTH 89°36'19" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2714.55 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 01°44'06" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2650.22 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 01°44'06" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2650.01 FEET TO A POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 89°42'16" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2687.07 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 14 AND THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE SOUTH 89°33'16" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2690.07 FEET TO A POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2690.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 100250711 SQUARE FEET OR 2301.440 ACRES, MORE OR LESS.

Note: The legal description provided on the previous pages describes the 2,302 acres of Bella Vista Farms. Legal descriptions for each precise acre of property that is proposed for rezoning are provided on the CD included with this application.

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

BVF Land, LLC — 480-515-3255
Name of Landowner (Applicant) — Phone Number

17700 N. Pacesetter Way Scottsdale, Az 85255
Address (City, State, Zip Code)

See attached — tbrislin@harvardinvestments.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] — Dana Belknap — ds b@qknet.com
Signature of Agent — Print Name — E-Mail Address

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

BVF Land, LLC Signature Page to the Bella Vista Farms Zone Change Application

LANDOWNER (APPLICANT):

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachers

Title: V.P.

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

BVF Opportunity, LLC — 480-515-3255
Name of Landowner (Applicant) — Phone Number

17700 N. Pacesetter Way Scottsdale, AZ 85255
Address (City, State, Zip Code)

See Attached — hbrislin@harvardinvestments.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] — Dana Belknap — ds6@gknet.com
Signature of Agent — Print Name — E-Mail Address

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

BVF Opportunity, LLC Signature Page to the Bella Vista Farms Zone Change Application

LANDOWNER (APPLICANT):

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachesis

Title: V.P.

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

Bella Sierra, LLC — 480 854-9800
Name of Landowner (Applicant) — Phone Number

4159 W. Milky Way Chandler, AZ 85226
Address (City, State, Zip Code)

Daryl A. Watswinkel — daryle.windmillcompanies.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

Dana Belknap — dsb@gknet.com
Signature of Agent — Print Name — E-Mail Address

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

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. PANTANO DEVELOPMENT BELLA VISTA LLC BY PANTANO DEVELOPMENT LIMITED PARTNERSHIP, MEMBER + PB BELLA VISTA LLC, BY PBS HOLDINGS LIMITED PARNERSHIP, MEMBER

Name of Landowner (Applicant) Phone Number

3408 NORTH 60TH STREET, PHOENIX, AZ 85018

Address (City, State, Zip Code)

Signature of Landowner (Applicant) Print Name E-Mail Address

Dana Belknap, Gallagher + Kennedy 602-530-8348

Name of Agent Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016

Address (City, State, Zip, Code)

Signature of Agent Dana Belknap dsb@gknet.com

Signature of Agent Print Name E-Mail Address

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

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

Pinal County Community College District DBA Central Arizona College	(520) 494-5230
Name of Landowner (Applicant)	Phone Number

8470 N. Overfield Rd., Coolidge, AZ 85128	
Address (City, State, Zip Code)	

Chris Wodka	chris.wodka@centralaz.edu
Signature of Landowner (Applicant) Print Name	E-Mail Address

Dana Belknap, Gallagher + Kennedy	602-530-8348
Name of Agent	Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016		
Address (City, State, Zip, Code)		

	Dana Belknap	dsb@gknet.com
Signature of Agent	Print Name	E-Mail Address

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 21st day of December 2011, at the office of First American Title, and is accurate and complete to the best of my knowledge.

Signature _____ Date 12/22/11

Acknowledged before me by Dana Belknap, on this 22nd day off December, 2011.

OFFICIAL SEAL
CYNTHIA A. GUERRERO
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Oct. 5, 2013

(S

_____
Signature of Notary Public

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

Radius Search

Prepared For: Harvard Investments

Issued Date: December 21, 2011

Radius Search of 300 Feet.

Subject Parcel Number: 210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B, -003A, -003B, -004
210-16-001A, -001B

Thank you for the opportunity to be of service.

Prepared By:
Customer Service Department

Information provided is based upon the most recent data available to us at time of search. This information is provided without benefit of a complete title search.

County Assessor parcel numbers are shown on each label provided herein. Maps are also provided for areas included in our search. It is recommended that you review the notification area along with the enclosed labels to assure yourself that all affected parcels have been included, according to you requirements.

NO LIABILITY IS ASSUMED BY FIRST AMERICAN TITLE IN THE ISSUANCE OF THIS RADIUS SEARCH INFORMATION.

FIRST QUEEN CREEK INVESTORS
C/O SCHWARTZ EARL
7462 E CACTUS WREN RD
SCOTTSDALE, AZ 85250
PARCEL: 210-05-035M

WILLIAM CONRAD/JAYNE GUSSE
4962 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0680

WAYNE & JUDITH CARLTON
5072 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0710

BLANCHE REID
34424 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0910

THOMAS NINO
4625 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1150

JOSEPH LAFON
4678 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-119B

SHANNON DAHL
CMR 467 BOX 4554
APO AE 09095
PARCEL: 210-51-1380

SKYLINE & QUAIL LLC
8800 N GAINEY CENTER DR STE 255
SCOTTSDALE, AZ 85258
PARCEL: 210-11-001C

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-005A

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-005D

DONALD SMITH
5072 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0660

DOUGLAS SCOTT
4968 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0690

DAVID & AIMEE GOSSMAN
4759 E ASCOT DR
QUEEN CREEK, AZ 85242
PARCEL: 210-05-0890

KEITH STEINKE
34394 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0920

WELLS FARGO BANK NA
1 HOME CAMPUS
DES MOINES, IA 50328
PARCEL: 210-05-1160

NATHAN & ZELPHA GRAHAM
4602 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-119C

STANLEY & CAROLYN BREWER
PO BOX 2405
SHOW LOW, AZ 85902
PARCEL: 210-05-1390

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-002A

210-11-005B
INVALID NOW

STATE OF ARIZONA
1616 W ADAMS ST
PHOENIX, AZ 85007
PARCEL: 210-11-0060

ANN UHLIK/ANNE MARIE HOWE
5018 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0670

RICHARD HARE
5019 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0700

AFA INVESTMENTS LLC
360 E MELANIE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0900

WILLIAM & VICTORIA ZIMMERMAN
1071 W GERMANN RD
QUEEN CREEK, AZ 85142
PARCEL: 210-05-1140

JOSHUA CUMBERWORTH
34405 N JACKPOT RD
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1170

ANTON DOMBROWSKI
2031 WILLOW RD
ROSHOLT, WI 54473
PARCEL: 210-51-1370

FREDERICK HUNT
4345 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1400

BELLA SIERRA LLC
4159 W MILKY WAY
CHANDLER, AZ 85226
PARCEL: 210-11-0030

GRANT & CAROLYN BREWER
PO BOX 2405
SHOW LOW, AZ 85902
PARCEL: 210-11-005C

PINAL COUNTY COMMUNITY COLLEGE
8470 NORTH OVERFIELD RD
COOLIDGE, AZ 85128
PARCEL: 210-15-003A

PB BELLA VISTA LLC
3408 N 60TH ST
PHOENIX, AZ 85018
PARCEL: 210-15-0040

DENNIS WILEY
3528 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0490

DENNIS & LISA HEATH
3732 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0520

JAMES MARCELLUS
3516 E VISTA GRANDE
QUEEN CREEK, AZ 85242
PARCEL: 210-55-0550

ROY & SUSAN CRABTREE
3803 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0580

KENNETH BEATIE
4004 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1090

NANCY DOUGLAS
4208 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1120

NORMAN & REBECCA JOHNSON
4007 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1150

NEIL & BARBARA HARPER
3872 C HEMLOCK RD
LOON LAKE, WA 99148
PARCEL: 210-55-1180

CV PINAL LLC
3549 153RD AVE SE
CASSELTON, ND 58021
PARCEL: 210-23-001E & 001H

LEROY HASSE
3596 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0500

JOSEPH & THERESA VALDEZ
3800 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0530

SAMUEL RALLS
6730 CHARITY AVE NO 3
BAKERSFIELD, CA 93308
PARCEL: 210-55-0560

WILLIAM & CYNTHIA WOLFREY
3871 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0590

ANDY & DIANE ROBBINS
4072 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1100

GERALD JOHNSON/VIRGINA LUZIER
4276 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1130

MARIBEL GANDARA
4075 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1160

HARRY & NANCY LUGE
40937 N RATTLESNAKE RD
QUEEN CREEK, AZ 85142
PARCEL: 210-55-1190

WOLFCOR LLC
3850 E BASELINE RD STE 123
MESA, AZ 85206
PARCEL: 210-23-001F

JACK & DELIA MEAD
3664 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0510

FRED & DAWN KRAUSE
3868 E ASCOT DDR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0540

MONICO GARCIA /TERESA DIAZ
3735 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0570

SHAWN & SHELLY RICHARDSON
3936 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1080

GLYNIS GETMAN
4140 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1110

KIMBERLY SMITH
3939 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1140

MORTGAGE ELECTRONIC REG SYSTEMS
C/O CALIFORNIA RECONVEYANCE
9200 OAKDALE AVE MS CA2-4379
CHATSWORTH, CA 91311
PARCEL: 210-55-1170

RANCHO BELLA VISTA SOUTH
HOMEOWNERS ASSOCIATION
7740 N 16TH ST SUITE 300
PHOENIX, AZ 85020
PARCEL: 210-77-634A

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

BVF Land, LLC, a Delaware Limited Liability Company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 1,085 acres located at Northof NWC of UP Railroad & Bella Vista Rd, and
[Insert Address of Property]

further identified as assessor parcel number See Exhibit A 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 Dana Stags Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

See Attached
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6th day of December, 2011, by Christopher J. Cacheris, V.P. of Harvard Ventures, Inc., General Partner of HVIP, LLLP, *[Insert Signor's Name]* *[Insert Title]*
of Harbrook, LLLP, Sole Member of BVE Land, LLC an Delaware limited liability Company
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Kimberley Korp
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

BVF Land, LLC Signature Page to the Bella Vista Farms Agency Authorization

PROPERTY OWNER:

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

Date: 12-6-11

EXHIBIT A

Assessor Parcel Numbers & Legal Descriptions for Parcels Owned by BVF Land, LLC

Pinal County Assessor Parcel Numbers:
210-09-001, 210-09-002, 210-09-004, 210-10-002D, 210-10-002E, 210-15-002B, 210-16-001B

NOTE: Parcel numbers contained in this exhibit are defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL WARRANTY DEED RECORDED DECEMBER 05, 2006 AS 2006-166491, OF OFFICIAL RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 2:

THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 3:

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 4:

ALL OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RIGHT-OF-WAY;

EXCEPT THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 6:

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 7:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 8:

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 9:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

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

BVF Opportunity, LLC a Delaware limited liability company
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 15 acres located at east of the NEC of UP Railroad & Bella Vista Rd., and
[Insert Address of Property]

further identified as assessor parcel number See Exhibit A 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 Dana Stagg Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires_____ _____
Notary Public

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

See Attached
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6th day of December 2011, by Christopher J. Cacheris, V.P. of Harvard Ventures, Inc., General Partner of HVFP, LLP, General Partner of Harvrock, LLP, Sole Member of BVF Opportunity, LLC, an Delaware limited liability company
[Insert Signor's Name] *[Insert Title]*
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Kimberley Korp
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
Notary Public

My commission expires: _____

BVF Opportunity, LLC Signature Page to the Bella Vista Farms Agency Authorization

PROPERTY OWNER:

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Caeheris

Title: V.P.

Date: 12-6-11

EXHIBIT A

Assessor Parcel Number & Legal Description for Land Owned by BVF Opportunity, LLC

Pinal County Assessor Parcel Number: A portion of 210-15-003A

NOTE: The parcel number contained in this exhibit is defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

PARCEL NO. 5:

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL WARRANTY DEED RECORDED OCTOBER 19, 2006 AS 2006-146184, OF OFFICIAL RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

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

Bella Sierra, LLC, an Arizona limited liability company
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 412.82 acres located at Southwest corner of Skyline Drive - Sierra Vista Drive, and
[Insert Address of Property]

further identified as assessor parcel number 210-10-002A, 210-10-001, 210-15-001B 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 Gallagher - Kennedy PA - Dana Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Bella Sierra, LLC
[Insert Company or Trustee's Name]

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

Its: Manager
[Insert Title]

Dated: November 22, 2011

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 22 day of November 2011, by

Daryl A. Wolfswinkel *[Insert Signor's Name]* Manager *[Insert Title]*

Bella Sierra, LLC *[Insert Name of Company or Trust]*, an Arizona LLC *[Insert State of Incorporation, if applicable]*

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

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Karrie Preston
My Commission Expires June 6, 2014
Commission Number [illegible]

[signature]
Notary Public

My commission expires: June 6, 2014

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

EXHIBIT A PARCEL P

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HANDHOLE, COMMONLY ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH AN IRON PIPE, COMMONLY ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 01°46'56" EAST, A DISTANCE OF 2,648.85 FEET;

THENCE SOUTH 01°46'56" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,705.55 FEET;

THENCE SOUTH 89°40'10" WEST, A DISTANCE OF 1,252.64 FEET;

THENCE SOUTH 55°42'07" WEST, A DISTANCE OF 660.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 41°06'01" AND A CHORD THAT BEARS NORTH 54°50'54" WEST, A DISTANCE OF 1,144.35 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,169.26 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 02°06'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,410.54 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°40'05" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,733.02 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 4,708,789 SQUARE FEET OR 108.099 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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EXHIBIT A PARCEL Q

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE, COMMONLY ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS SOUTH 01°46'17" EAST, A DISTANCE OF 2,649.07 FEET;

THENCE SOUTH 01°46'44" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,343.31 FEET;

THENCE SOUTH 88°18'25" WEST, A DISTANCE OF 1,510.14 FEET;

THENCE NORTH 10°54'59" WEST, A DISTANCE OF 405.24 FEET TO A CURVE, HAVING A RADIUS OF 1,630.00 FEET, BEING CONCAVE TO THE SOUTHWEST, WITH A CENTRAL ANGLE OF 23°22'54";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.18 FEET;

THENCE NORTH 55°42'07" EAST, A DISTANCE OF 660.73 FEET;

THENCE NORTH 89°40'10" EAST, A DISTANCE OF 1252.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 01°46'56" EAST, ALONG SAID EAST LINE, A DISTANCE OF 943.31 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,172,389 SQUARE FEET OR 49.871 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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EXHIBIT A PARCEL R

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP, COMMONLY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 02°06'31" WEST, A DISTANCE OF 5,300.82 FEET;

THENCE NORTH 02°06'31" WEST, ALONG THE NORTH–SOUTH MID–SECTION LINE, A DISTANCE OF 1,681.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02°06'31" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 1,253.27 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 64°28'56" AND A CHORD THAT BEARS SOUTH 43°09'27" EAST, 1739.16 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,834.45 FEET;

THENCE SOUTH 10°54'59" EAST, A DISTANCE OF 760.92 FEET TO A CURVE, HAVING A RADIUS OF 3,250.00 FEET, BEING CONCAVE TO THE EAST, WITH A CENTRAL ANGLE OF 03°16'13";

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 185.50 FEET;

THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 1,292.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,156,340 SQUARE FEET OR 49.503 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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EXHIBIT A PARCEL S

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 89°37'30" EAST, A DISTANCE OF 2,702.26 FEET;

THENCE NORTH 02°06'31" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,681.40 FEET;

THENCE NORTH 89°32'03" EAST, A DISTANCE OF 1292.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3,250.00 FEET, A CENTRAL ANGLE OF 25°22'12" AND A CHORD THAT BEARS SOUTH 26°52'18" EAST, 1,427.34 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1439.07 FEET;

THENCE SOUTH 39°33'24" EAST, A DISTANCE OF 522.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°37'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,209.02 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,787,320 SQUARE FEET OR 63.988 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
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EXHIBIT A PARCEL T

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89°37'30" WEST, A DISTANCE OF 2,702.26 FEET;

THENCE SOUTH 89°37'30" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 493.23 FEET;

THENCE NORTH 39°33'24" WEST, A DISTANCE OF 522.83 FEET TO A CURVE, HAVING A RADIUS OF 3,250.00 FEET, BEING CONCAVE TO THE NORTHEAST, WITH A CENTRAL ANGLE OF 28°38'25";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,624.57 FEET;

THENCE NORTH 10°54'59" WEST, A DISTANCE OF 355.68 FEET;

THENCE NORTH 88°18'25" EAST, A DISTANCE OF 1,510.14 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 01°46'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,249.07 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,571,945 SQUARE FEET OR 59.044 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
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EXHIBIT A PARCEL U

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 89°37'30" WEST, A DISTANCE OF 2,702.26 FEET;

THENCE NORTH 89°37'30" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,351.13 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 02°06'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,650.46 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°32'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1354.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 02°02'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2652.21 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 3,585,730 SQUARE FEET OR 82.317 ACRES, MORE OR LESS.

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ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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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

Pantano Development Bella Vista LLC by
BY Pantano Development Limited Partnership, MEMBER
BY SH INVESTMENT, INC, GENERAL PARTNER
+ PB Bella Vista LLC, by PBS Holdings Limited Partnership, member
BY PBH INVESTMENTS INC, GENERAL PARTNER

[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of +/- 574 acres located at North of Bella Vista Road and the Sierra Vista Drive Alignment, and
[Insert Address of Property]
further identified as assessor parcel number 210-14-001A3, 210-14-001B3, and
[Insert Parcel Number]
described as follows: 210-14-00204, 210-15-001A0, 210-15-00409

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints
Dana Belknap, Gallagher & Kennedy PA, 2575 E Camelback Road, Phx, AZ 85016
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires_____ _____
Notary Public

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

SH INVESTMENT, INC.
PBM INVESTMENTS INC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: VICE PRESIDENT / PRESIDENT
[Insert Title]

Dated: 11/09/2011

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[I.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Legal Exhibit

Pantano Development Bella Vista, LLC Parcel

PARCEL NO. 1:
The Northwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 31 acres thereof; and

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 2:
The Southwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 3:
The South 31 acres of the Northwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PB Bella Vista, LLC Parcel

PARCEL NO. 1:
The East half of the Northeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 2:
The Southeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

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

Pinal County Community College District dba Central Arizona College
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 208 acres located at Bella Vista Road and Union Pacific Railroad, and
[Insert Address of Property]

further identified as assessor parcel number 210-15-0020 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
Dana Beiknap, Gallagher & Kennedy
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

PINAL COUNTY COMMUNITY COLLEGE DISTRICT
DBA CENTRAL ARIZONA COLLEGE
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: CHRIS WODKA
VICE PRESIDENT OF FINANCE & ADMINISTRATION
[Insert Title]

Dated: November 7, 2011

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

OFFICIAL SEAL
DEBRA E GALVAN
NOTARY PUBLIC - State of Arizona
PINAL COUNTY
My Comm. Expires April 15, 2012

The foregoing instrument was acknowledged before me, this 7th day of November, by

Chris Wodka
[Insert Signor's Name]
Vice President of Finance & Administration
[Insert Title]
Pinal County Community College District
DBA Central Arizona College
[Insert Name of Company or Trust]
, an political subdivision of State of Arizona
[Insert State of Incorporation, if applicable]
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: April 15, 2012

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[I.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

EXHIBIT A

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP IN HANDHOLE, COMMONLY ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 15, SAID ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 16, FROM WHICH AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°33'53" EAST, A DISTANCE OF 2,690.53 FEET;

THENCE THENCE SOUTH 89°29'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 159.26 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAIL ROAD;

THENCE NORTH 39°00'38" WEST ALONG SAID LINE, A DISTANCE OF 2,266.81 FEET;

THENCE DEPARTING SAID LINE NORTH 51°02'41" EAST, A DISTANCE OF 2,390.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.40 FEET, A CENTRAL ANGLE OF 57°15'18" AND A CHORD THAT BEARS SOUTH 63°38'59" EAST, A DISTANCE OF 1437.72 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,499.33 FEET;

THENCE NORTH 87°42'12" EAST, A DISTANCE OF 1,023.73 FEET TO A POINT AT THE INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE WITH EAST-WEST MID-SECTION LINE BEING THE CENTER QUARTER OF SAID SECTION 15 AND SAID POINT BEING A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED RLS 25070;

THENCE SOUTH 02°17'42" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1,978.53 FEET TO A POINT ON A LINE PARALLEL WITH AND 668.89 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,155.37 FEET;

THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 668.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1514.53 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 9071670 SQUARE FEET OR 208.257 ACRES, MORE OR LESS.

SUNRISE
ENGINEERING
2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

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P. O. Box 52025
Phoenix, AZ 85072-2025
(602) 236-5900
www.srpnet.com

February 6, 2012

Mr. Tim Brislin
Vice President, Harvard Investments
17700 N. Pacesetter Way
Scottsdale, AZ. 85255

RE: Bella Vista Farms PAD Zoning request

Tim:

Without waiver of SRP's rights with respect to future zoning petitions, SRP states that it has no objection to the proposed zoning request and, to the extent SRP's consent may be required by law, SRP hereby consents to the zoning of properties adjacent to SRP property or within the Bella Vista Farms PAD (PAD).

Within the boundaries of the Bella Vista Farms PAD, relative to property SRP currently owns and/or property SRP may own as a result of an exchange of properties with Harvard Investments, the following will apply:

SRP owned property will not be zoned or designated in any way, which limits the use of said property to "public or utility" uses. Several municipalities have sought to designate SRP Well and Substation sites as "Public Use" or "Public Facility". This designation takes value from the property and limits SRP's ability to market the site to buyers other than a public agency should SRP ever cease to use the property for operation and maintenance of its electrical power system.

SRP owned property will be exempt from any Covenants, Conditions and Restrictions (CC&R's) placed upon the PAD. SRP, as a result of its municipal status, is not subject to zoning ordinances and subsequently the CC&R's regulating property utility.

SRP property and SRP will not be subject to or included in the context of any development agreements between the developer and the governing municipality. SRP will not pay association or improvement district assessment fees or other charges which may be levied against properties within the PAD.

SRP will permit Dana Belknap of Gallagher and Kennedy to process the rezoning of its current property within the PAD subject to conditions stated herein. Neither Dana Belknap nor Gallagher and Kennedy are employed by SRP and will not receive compensation from SRP as a result of their efforts. SRP is participating in this effort in order to allow the process to continue and reach a final conclusion for the sake and benefit of the applicant.

Please let me know if you have any questions.

Cordially:

By: _____
Matt Streeper

Its: Manager, Land Rights Management

STATE OF Arizona)
) ss
COUNTY OF Maricopa)

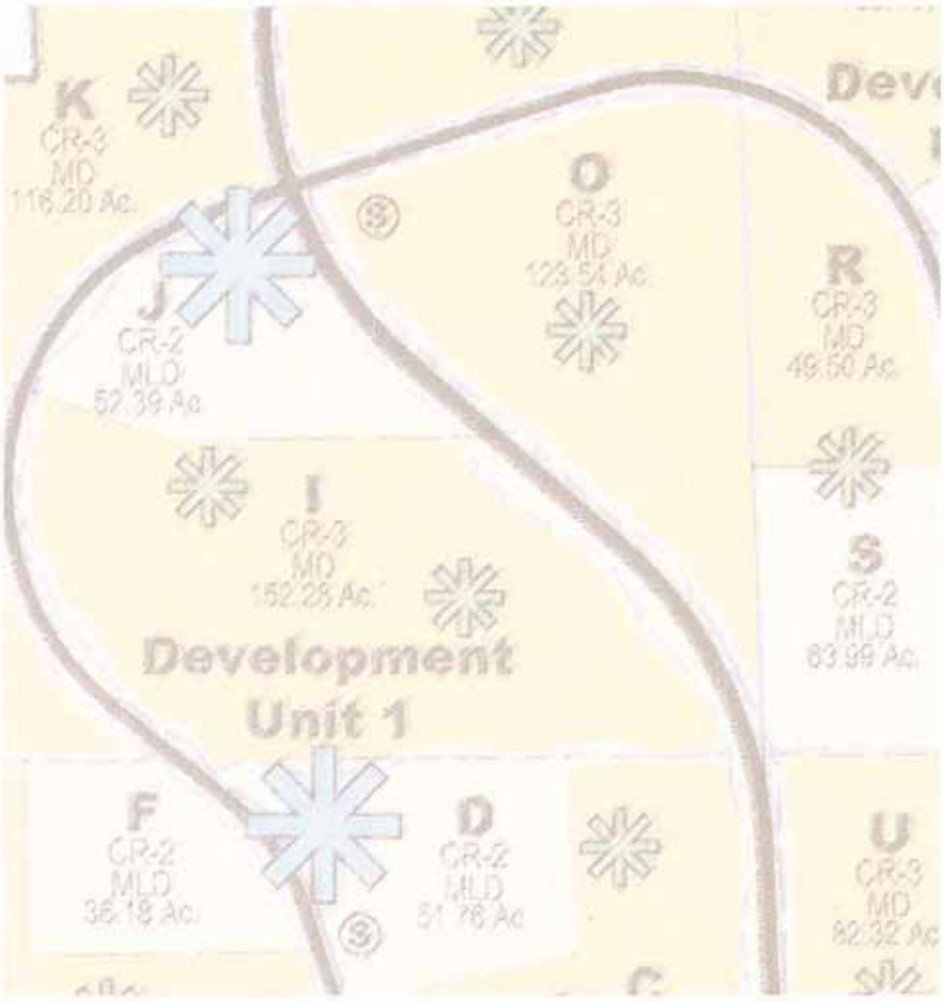
The foregoing instrument was acknowledged before me this 8th day of February, 2012, by Matt Streeper as Manager, Land Rights Management, of Salt River Project Agricultural Improvement and Power District.

My Commission Expires:

_____
Notary Public

Notary Stamp/Seal

KIMBERLI D. CROSBY
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 4, 2015



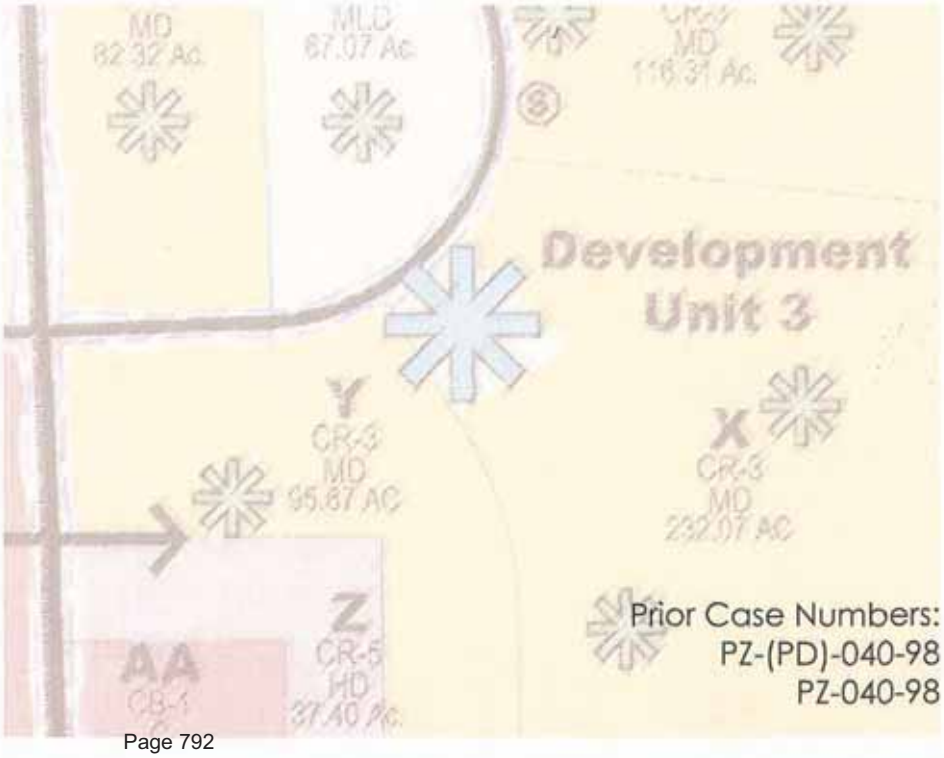
BELLA VISTA FARMS

Planned Area Development (Amended)

Case PZ-(PD)-012-11

December 7, 2011

Revised: May 25, 2012



Prior Case Numbers:
PZ-(PD)-040-98
PZ-040-98

Project Team

Applicant
Gallagher & Kennedy, P.A.
2575 E. Camelback Road, Suite 1100
Phoenix, Arizona 85016
Tel: 602.530.8000

Planning & Entitlement
Hadley Design Group, Inc.
7400 E. McDonald Drive, Suite 122
Scottsdale, Arizona 85250
Tel: 480.478.0096

Landowners / Developers
BVF Land, LLC
BVF Opportunity, LLC
c/o Harvard Investments
17700 N. Pacesetter Way
Scottsdale, Arizona 85255
Tel: 480.348.1118

Bella Sierra, LLC
Daryl Wolfswinkel
4159 W. Milky Way
Chandler, Arizona 85226
Tel: 480.854.9800

Pantano Development Bella Vista, LLC
PB Bella Vista LLC
Petra Schadeberg
3408 N. 60th Street
Phoenix, Arizona 85018
Tel: 480.831.2000

Central Arizona College
District Office
8470 N. Overfield Road
Coolidge, Arizona 85128

PAD AMENDMENT SUMMARY

We are requesting changes to the current PAD. Upon approval, these changes will alter and supersede the previously approved PAD. The requests within this PAD Amendment are as follows:

1. The creation of a regional center for higher learning and employment at Bella Vista Farms with the new San Tan Campus of Central Arizona College. The campus will be located on approximately 208 acres of CB-1 land at the northwest corner of Bella Vista Road and Schnepf Road. The development standards for the CB-1 land owned by Central Arizona College in the PAD have been modified to delete commercial uses not appropriate for student activities and to permit the College's auditorium to have a maximum height of 45 feet (with a portion of the building permitted to be a height of 60 feet to accommodate stage activities).

2. A linear park programmed with a series of active and passive recreation areas, and with multiple access points throughout the community is to be located along Bella Vista Farm's western boundary with the railroad (where the Light Industrial designation was formerly planned). The park will have a minimum width of 150 feet and is just over a mile long. The goal of the park is to create an identifying community feature with unique gathering places from an existing property condition.

3. The golf course, lake, and park acreage is replaced with passive and active open spaces such as community parks, focal parks, and miles of trails that all residents can enjoy and contribute to the wellbeing of the community residents.

4. The total acreage within the PAD is increased by 4.4 acres due to improved survey data.

5. The revised land use plan has been crafted to be more efficient, sustainable, and market relevant in its design. The substitution of active and passive community amenities for the golf course and the realigning of infrastructure roadways allowed for a more efficient layout, resulting in an increase of approximately 80 acres to the total residential acreage. Additionally, the community will incorporate a college campus, maintain appropriately sized and located commercial areas, and reduce its common area water usage.

6. The right to utilize manufactured or modular housing for up to 15% of the total dwelling units has been deleted.

7. The CR-2 setbacks are adjusted to reflect current home building trends while preserving the distinction of the lower density zoning class relative to CR-3. The Amendment proposes the following:

- Minimum side yard: 5 feet and 10 feet (currently 10 feet/10 feet)
- Minimum distance between buildings: 15 feet (currently 20 feet)
- Minimum rear yard: 20 feet (currently 25 feet)
- Minimum front yard: 20 feet to face of garage (currently 25 feet), 15 feet to an enclosed livable area, porch, or side loaded garage. Front yard setback distances are measured from the back of the sidewalk.
- Maximum lot coverage: 50 percent (currently 40 percent)

The approved lot size (8,000 square feet) and the minimum lot width (60 feet) have not changed.

8. The road standards have been updated to reflect Pinal County's current standards and long term planning.

9. The overall density for the PAD is 3.5 dwelling units per acre based on the overall gross residential acreage within the Moderate Low Density Residential category of the Pinal County Comprehensive Plan, and 15.1 dwelling units per acre based on the gross residential acreage within the High Density Residential category of the Pinal County Comprehensive Plan, and the proposed land use summary is as follows:

Bella Vista Farms Land Use Summary

Land Use Category	Zoning	Approved Gross Acreage	Proposed Gross Acreage	Approved Allowable Dwelling Units	Proposed Allowable Dwelling Units*
Residential					
Low	CR-1	195	0	195	0
Medium Low	CR-2	460	356.33	1,288	1,033
Medium	CR-3	883	1,626.70	4,945	6,344
Medium High	CR-4	82	0	705	0
High	CR-5	17	37.40	257	565
Commercial					
Local Business	CB-1	186	281.01	0	0
Industrial					
Light Industrial	CI-1	94	0	0	0
Open Space**		380	303.06	0	0
Gross Density	**3.5/15.1***	**2,297**	**2301.44**	**7,390**	**7,505***

* Note that the maximum allowable density for the Bella Vista Farms PAD is capped at 7,505 units calculated as follows: 1,983 gross residential acres located within the Moderate Low Density Residential category (MLDR) of the Pinal County Comprehensive Plan multiplied by 3.5 dwelling units per acre yields 6,940 units; plus 37.4 gross residential acres located within the High Density Residential category (HDR) of the Pinal County Comprehensive Plan multiplied by 15.1 dwelling units per acre yields 565 units. A Development Unit and Planning Area may exceed 3.5 dwelling unit per acre, however the overall MLDR portion of BVF will not exceed an average density of 3.5 DUA and 6,940 single family residential units, and the HDR portion of BVF will not exceed 15.1 DUA and 565 multi-family units, for a total Bella Vista Farms PAD unit cap of 7,505 dwelling units.

** A minimum of 15% of the residential acreage within each Development Unit shall be developed as open space. Of the 15%, 8% (161.63 acres) will be developed open space and 7% (141.43 acres) will be recreational open space.

10. The first two Sections of the PAD (Introduction and Development Plan) have been replaced with amended text, and the table of contents has been updated. Changes necessitated by the revised Development Plan have been made to the remainder of the PAD (such as deleting the golf course development standards).

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Narrative

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Appendix

1 – PAD Conforming Changes
2 – Commercial Development Standards for DU1-Parcel A: Central Arizona College Campus
3 – Development Requirements – CR-2 Single-Family, Medium Low Density Residence Zone
4 – Approved Bella Vista Farms PAD Dated October 19, 1998

BELLA VISTA FARMS

Planned Area Development
(Amended)

I. INTRODUCTION

A. SUMMARY

In November 1998, the Board of Supervisors of Pinal County, Arizona ("Board") approved a rezoning of the property known as Bella Vista Farms. The Board concurrently approved a Planned Area Development Overlay District ("PAD") for Bella Vista Farms. At the time, Bella Vista Farms consisted of 3,576 acres, and planning efforts were directed toward designing a self-contained community centered around a championship golf course.

In November 2004, approximately 1,275 acres of Bella Vista Farms were removed from the PAD. This Amendment to the PAD changes the Development Plan for the remaining 2,301 acres of Bella Vista Farms in two primary ways.

First, this Amendment to the PAD takes a positive step toward accomplishing Pinal County's vision for quality educational opportunities by accommodating an approximately 200-acre Central Arizona College campus. As stated in Pinal County's Comprehensive Plan, "to attract quality employers and retain talented newcomers, the region must improve K-12 education, expand its community college system, increase options for training, and offer more higher education choices." (Pinal County Comprehensive Plan (November 18, 2009), page 311.) The Comprehensive Plan also points out that "educational opportunities were mentioned consistently as an important desired asset for Pinal County." Central Arizona College anticipates that the first phase of its new San Tan Campus will open in Bella Vista Farms in time for the Fall semester of 2013. The San Tan Campus is anticipated to provide a jump start to development within the San Tan Valley and the remainder of Bella Vista Farms.

Second, this Amendment to the PAD (1) updates the open space and community amenities by replacing the golf course and lake with parks and open space; (2) improves circulation and enhances a logical development phasing plan based on property ownership; and (3) updates the mix of residential housing and setback and lot coverage requirements within the CR-2 residential category.

This Amendment also addresses the County's desire to protect the long-term water supply for Pinal County by deleting the golf course and 40-acre lake, thereby providing the opportunity for the water that would have been used on the golf course and lake to be made available to the water provider(s) for reuse, recharge, or other purpose.

This Amendment to the PAD replaces pages 1 through 28.1 of the PAD with these new pages 1 through 46 (Section I, Introduction, and Section II,

Development Plan), and makes conforming changes in the remainder of the PAD as set forth in Appendices 1,2, and 3.

This comprehensive PAD will provide detailed provisions for each section of the PAD, which include:

1. The Development Plan. This includes the proposed land uses, intensities, and phasing. It includes provisions for hillside preservation, riparian stream preservation, and information regarding service and infrastructure.

2. The Development Requirements. This section specifically defines the different residential, recreational and commercial development standards. Zoning standards are also established in this section.

3. The Design Guidelines. This section establishes the general desired character of future development within the PAD. They include landscape, signage and design guidelines.

4. Implementation. This section outlines the procedures for the administration of this PAD including phasing, permit processing and amendments.

B. PROJECT LOCATION AND DESCRIPTION

Bella Vista Farms is located in the San Tan Valley area of central Pinal County approximately seven miles southeast of the Mesa/Gilbert area and approximately eight miles northwest of Florence (see Exhibit I-1).

The general property boundary description for the Bella Vista Farms PAD is as follows (see Exhibit I-2):

Sections 10 & 15, and portions of Sections 9, 14 and 16, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona.

1. Site History

The site has historically been used as crop lands, with some desert scrub areas. There are no major drainage courses passing through the site, and the property has been designated in Zone X by the Federal Emergency Management Agency (FEMA) mapping for flood hazards. The Union Pacific Railroad forms the western boundary of the site.

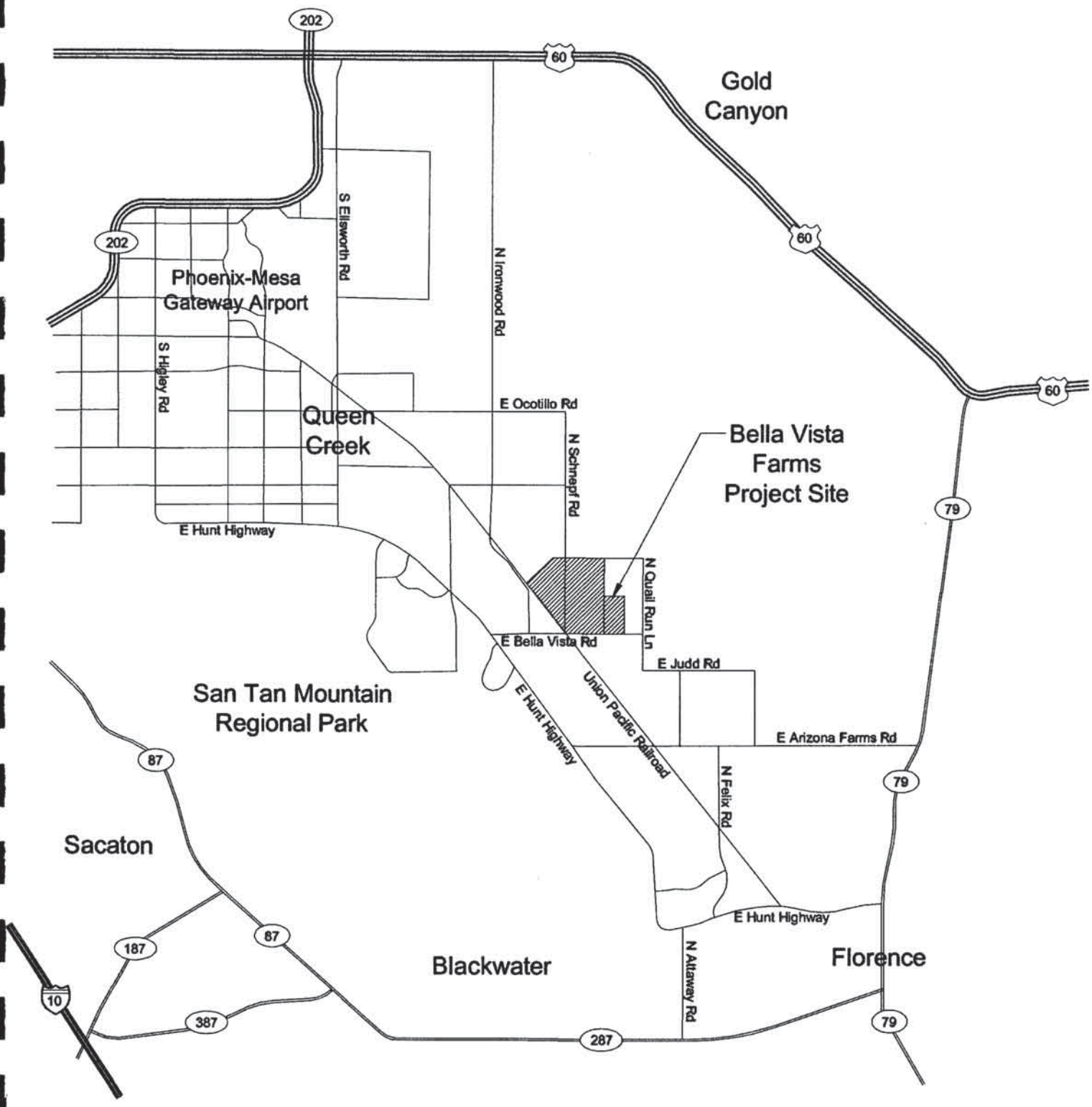
2. Existing Uses / Zoning

Bella Vista Farms is currently being farmed. The Pinal County Board of Supervisors approved the Bella Vista Farms PAD in 1998. The PAD was amended in November 2004 removing sections 13 and 23, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona. The remaining approximately 2,301 acres are zoned consistent with the existing PAD Land Use Plan and include CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR.

3. Surrounding Uses / Destinations / Accessibility

The Bella Vista Farms site was chosen for its location and accessibility from the Phoenix and Tucson metropolitan regions. Other favorable factors of the site include its relatively flat topography and nearness to San Tan Mountain Regional Park. Bella Vista Road, Skyline Road, and Schnepf Road provide direct access to the site. Bella Vista Road provides a direct link to Hunt Highway two miles to the west and to Ironwood Road one mile to the west. Hunt Highway provides regional access to the north and southeast. Hunt Highway is a 4-lane, undivided major collector which is maintained by Pinal County. Hunt Highway provides regional access to the Phoenix area via Ellsworth Road and US 60 to the north. Hunt Highway extends in a southeasterly direction, approximately 12.5 miles to SR 79 and Florence. Ironwood Road is a 4-lane limited access Pinal County Highway providing access from Bella Vista Road north to US 60. Arizona Farms Road, Judd Road, and Quail Run Lane also provide secondary access to Bella Vista Farms.

Exhibit I-3 details the existing land uses and zoning on and around the site. The surrounding land is generally vacant, state owned land or has agricultural uses. There is some existing residential development immediately north and southwest of Bella Vista Farms.



north
NTS

Exhibit I-1

BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Vicinity Map 4

HADLEY DESIGN GROUP

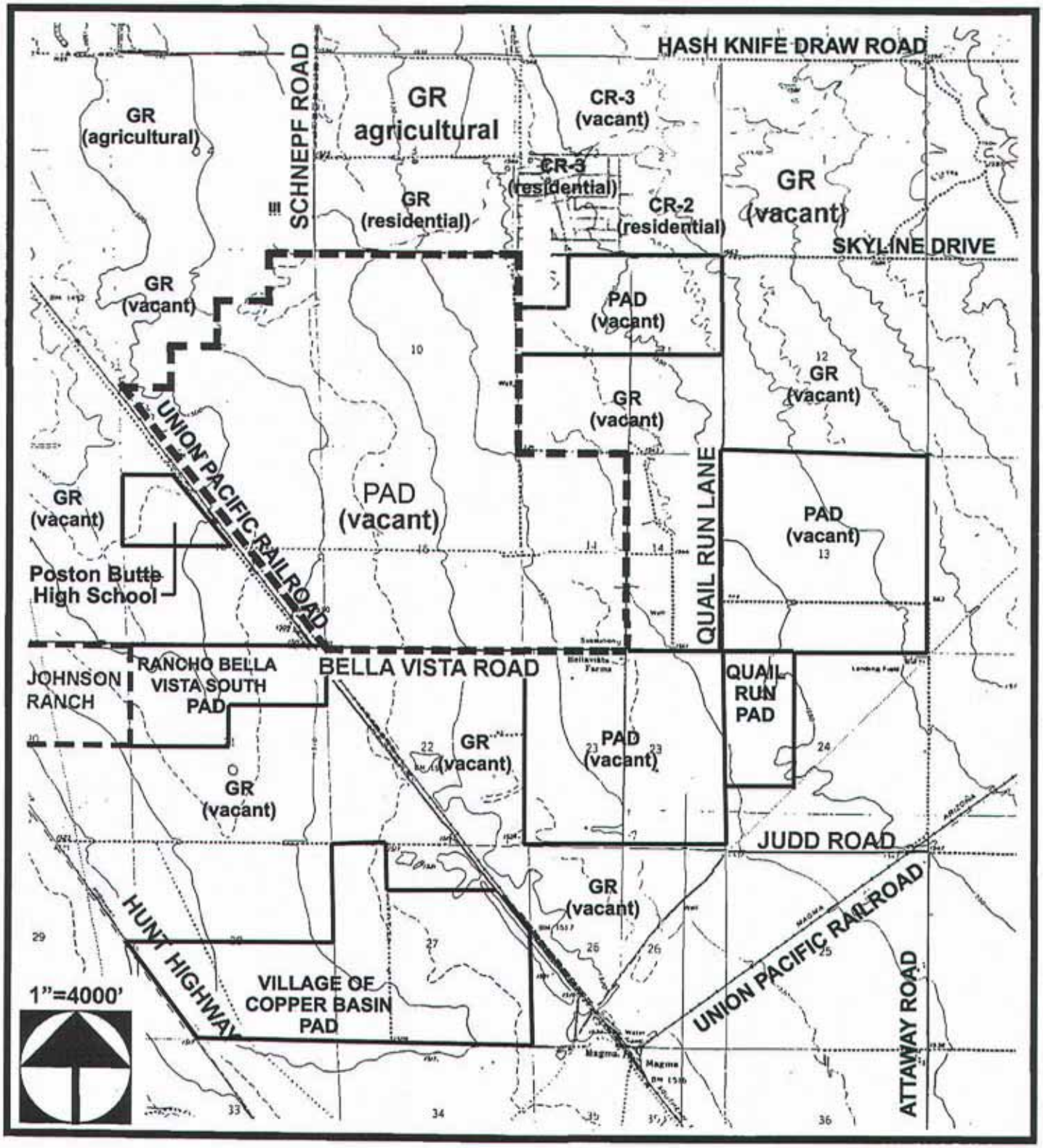
Sections 10, 15 and parts of Sections 9, 14 and 16
of T. 3 South, R. 8 East of the Gila and Salt River Meridian,
Pinal County, Arizona.

north
NTS

Exhibit I-2

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Property Boundary Description 5

HADLEY
DESIGN GROUP



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Existing Zoning/Land Uses

Exhibit I-3

HADLEY DESIGN GROUP

II. DEVELOPMENT PLAN

A. LAND USE PLAN

1. Proposed Uses and Intensities

Bella Vista Farms consists of approximately 2,301 acres, planned for a variety of residential and commercial uses, and arranged in three Development Units (each, a "Development Unit" or "DU"). The DUs together feature a range of medium-low, medium and high density housing opportunities, open space and recreation areas, neighborhood commercial uses, and a substantial commercial area intended for a Central Arizona College campus. The Development Units are shown on Exhibit II-1. An extensive pedestrian trail system is one of the main components of the open space system within Bella Vista Farms. Land set aside as Recreational or other Developed Open Space (as such terms are defined in Section II(C)(8) herein) accounts for a minimum of 15 percent of the total residential land area of Bella Vista Farms.

Planning Areas within each DU have been designated to accommodate the envisioned development of Bella Vista Farms. Each Planning Area may be subdivided or platted into smaller development parcels, based on future market and demographic studies that will be utilized to determine the appropriate lot size or commercial use types for each Planning Area within a DU. A breakdown of proposed land uses by Planning Area is provided in Table II-1, with the gross acres and planned number of residential units per Planning Area and DU identified. The densities projected for each Planning Area are based on the target dwelling units for the land use designation. Each Planning Area may exceed the target dwelling units allocated in Table II-1 through density transfers as authorized herein, provided it does not exceed the "high" range of the land use designation, also outlined in Table II-1. The underlying zoning for each Planning Area is shown in the Zoning Plan, Exhibit II-2. The proposed land uses and conceptual open space elements established by the PAD are shown in the Conceptual Land Use and Open Space Plan, Exhibit II-3.

Table II-2, the Land Use Summary Table, totals the number of dwelling units and gross acreage by proposed zoning and land use categories. Appendix 3 modifies the development standards for the CR-2 zoning category.

Table II-3, the Quantitative Development Table, summarizes the percentage of open space required, acres of single family and multi-family housing provided, and the target number of dwelling units for the PAD. The portion of the PAD located in the Moderate Low Density Residential

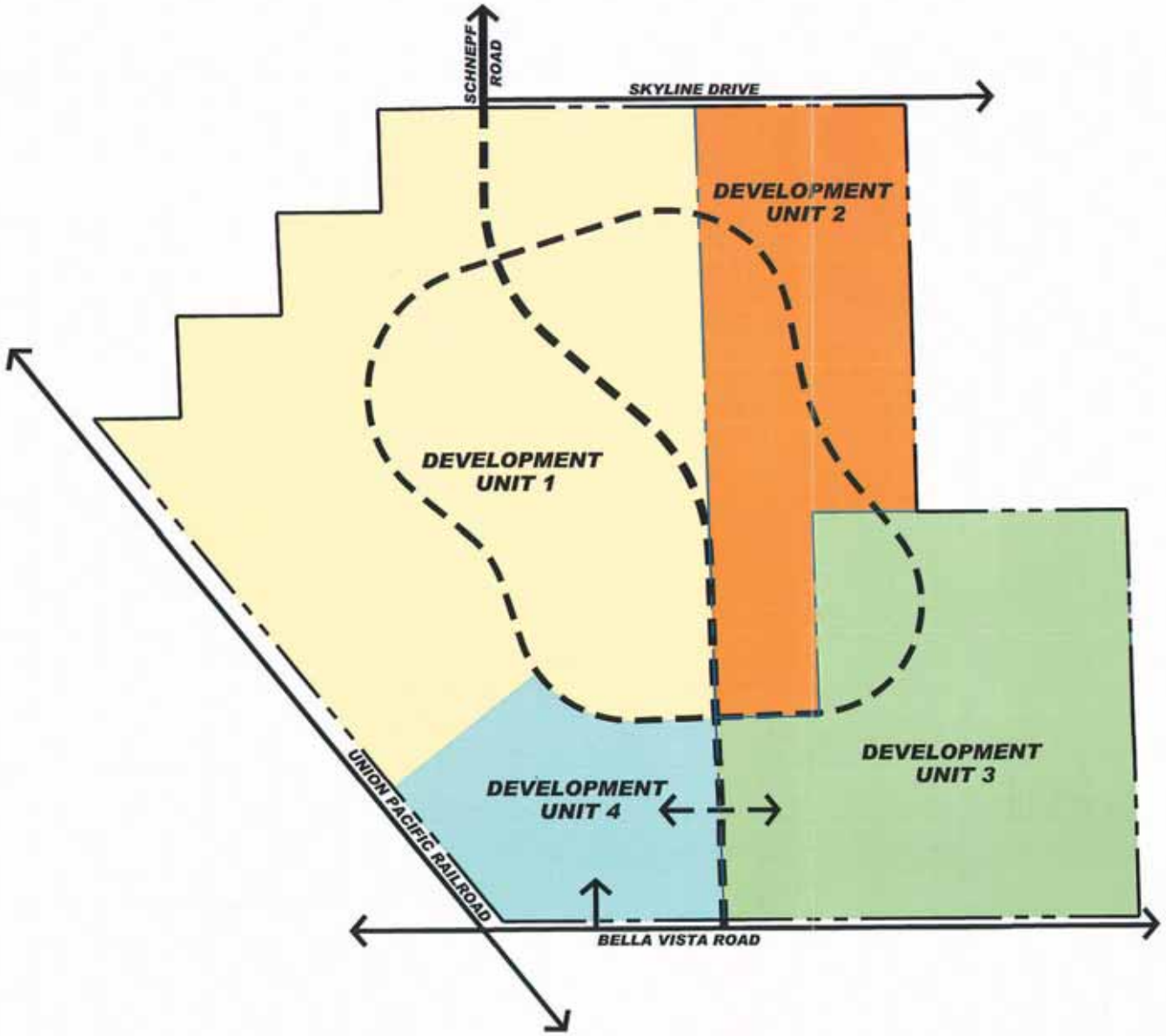
category (MLDR) of the Pinal County Comprehensive Plan will have a maximum allowable density of 3.5 dwelling units per acre based on the gross residential acreage within the MLDR portion of the PAD. The density of a DU and/or Planning Area may develop at a density under or over the 3.5 dwelling units per residential acre average, so long as the maximum residential density of the MLDR portion of the PAD is 3.5 dwelling units per residential acre.

The portion of the PAD located in the proposed High Density Residential category (HDR) of the Pinal County's Comprehensive Plan will have a maximum allowable density of 15.1 dwelling units per acre based on the gross residential acreage within the proposed HDR portion of the PAD.

The land use concept of the PAD presents a balanced master planned community. All of the land use elements are integrated for circulation, infrastructure, aesthetic and visual setting, development standards and guidelines.

Bella Vista Farms

DEVELOPMENT UNIT PLAN
EXHIBIT II-1



LEGEND

- DEVELOPMENT UNIT 1
- DEVELOPMENT UNIT 2
- DEVELOPMENT UNIT 3
- DEVELOPMENT UNIT 4

0' 1400' 2800'

Date: 20-MARCH-2012

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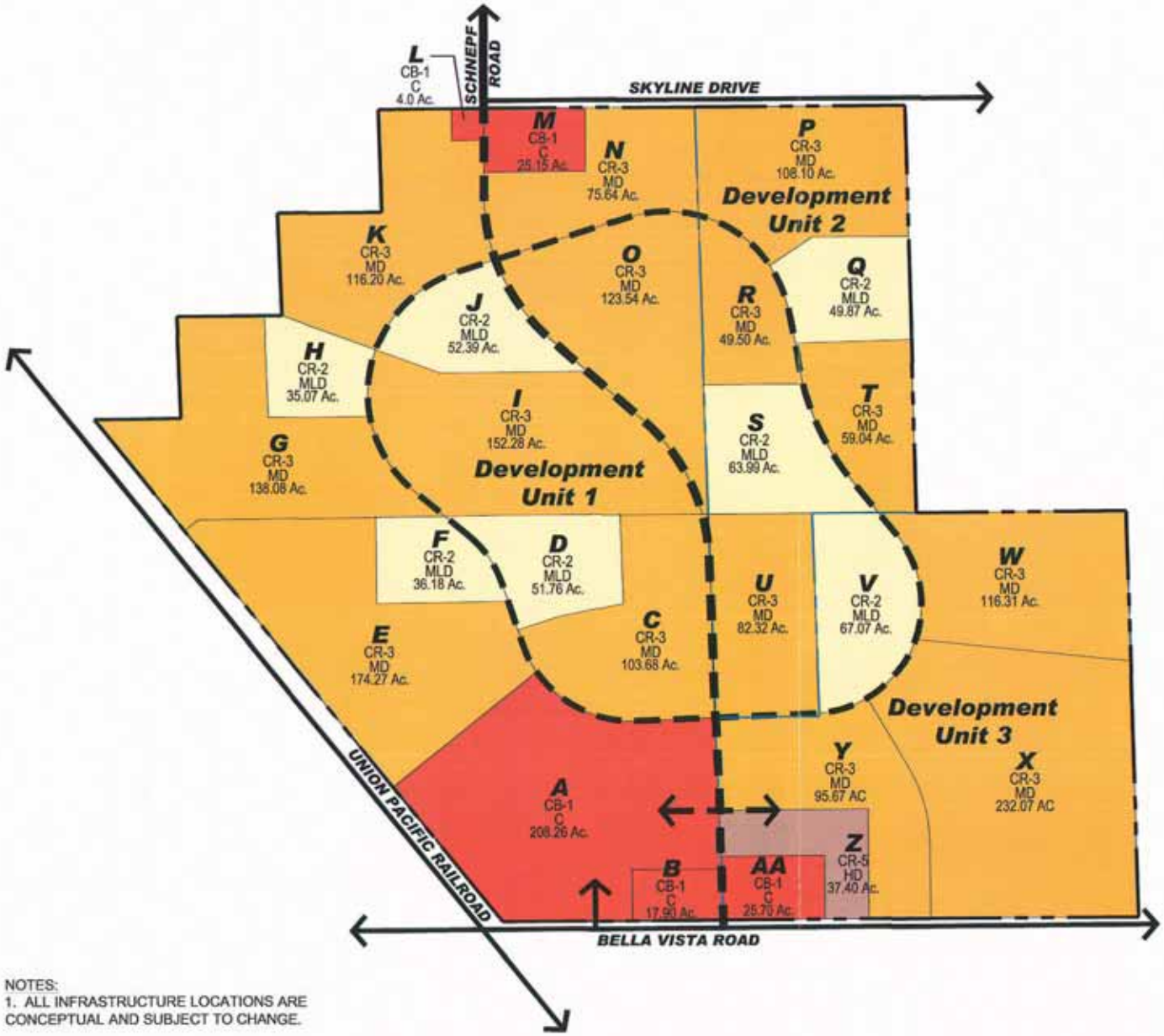
Bella Vista Farms

ZONING PLAN
EXHIBIT II-2



LEGEND

- EXISTING ROADWAY
- PROPOSED ROADWAY
- PARCEL
  - PARCEL DESIGNATION
  - ZONING CATEGORY
  - LAND USE
  - NUMBER OF ACRES

G
CR-3
MD
12 Ac.

- CR-2 - MEDIUM LOW DENSITY RESIDENTIAL (1.6 - 4.0 DU/AC., 2.9 DU/AC. TARGET)
- CR-3 - MEDIUM DENSITY RESIDENTIAL (3.1 - 5.6 DU/AC., 3.9 DU/AC. TARGET)
- CR-5 - HIGH DENSITY RESIDENTIAL (10.1 - 20.0 DU/AC., 15.1 DU/AC. TARGET)
- CB-1 - COMMUNITY COMMERCIAL

Note:
* The total units allowed within the Bella Vista Farms PAD is capped at 7,505 Units.

NOTES:
1. ALL INFRASTRUCTURE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

0' 1400' 2800'

Date: 25-MAY-2012

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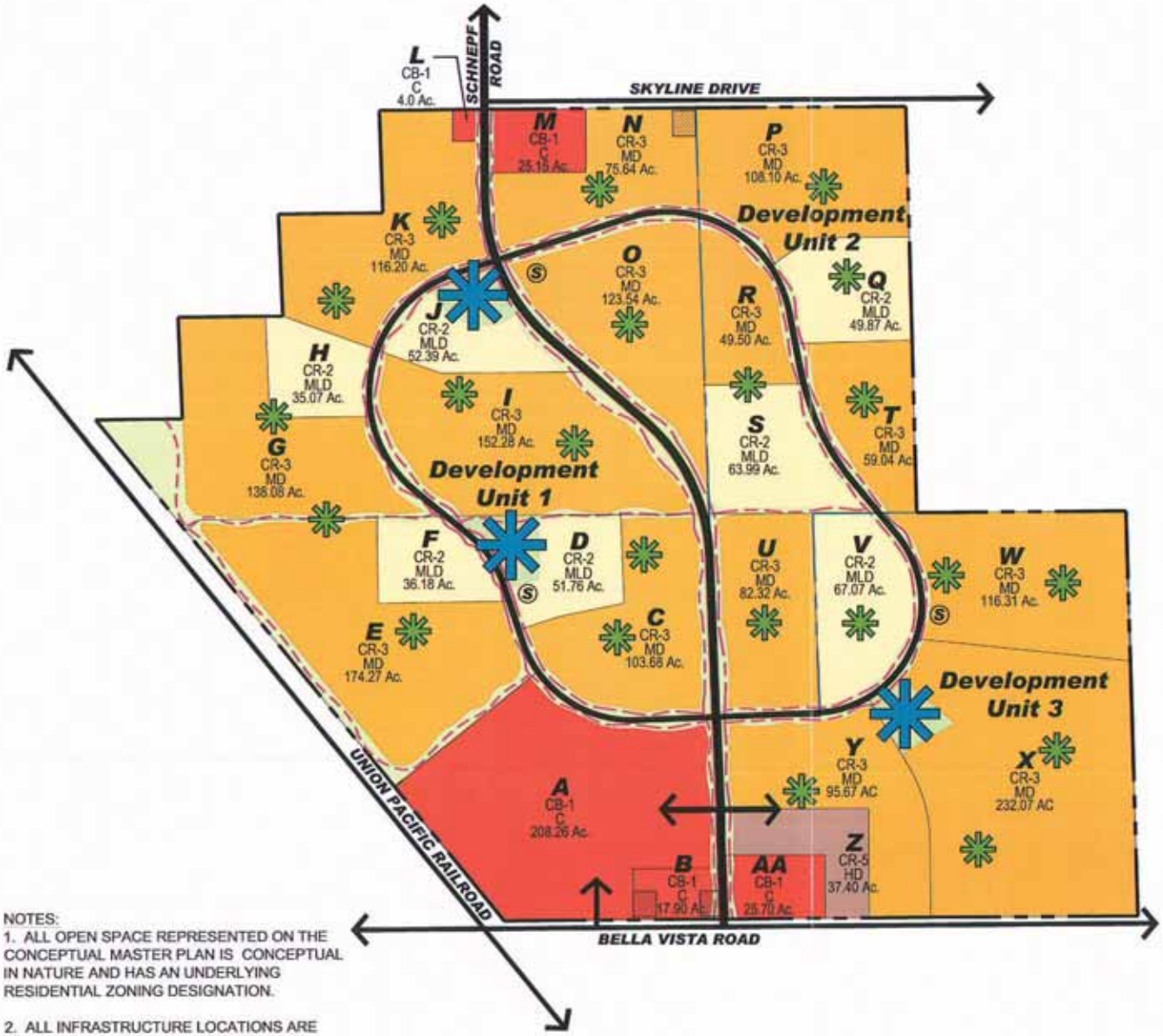
Bella Vista Farms

CONCEPTUAL LAND USE & OPEN SPACE PLAN
EXHIBIT II-3



LEGEND

- PEDESTRIAN PATH OR TRAIL
- PARCEL
  - PARCEL DESIGNATION
  - ZONING CATEGORY
  - LAND USE
  - NUMBER OF ACRES
- COMMUNITY PARK (10-20 ACRES)
- FOCAL PARK ($\frac{1}{4}$ ACRE - 1 $\frac{1}{2}$ ACRES)
- LINEAR PARK / OPEN SPACE
- CR-2 - MEDIUM LOW DENSITY RESIDENTIAL (1.6 - 4.0 DU/AC., 2.9 DU/AC. TARGET)
- CR-3 - MEDIUM DENSITY RESIDENTIAL (3.1 - 5.6 DU/AC., 3.9 DU/AC. TARGET)
- CR-5 - HIGH DENSITY RESIDENTIAL (10.1 - 20.0 DU/AC., 15.1 DU/AC. TARGET)
- CB-1 - COMMUNITY COMMERCIAL
- POTENTIAL K-8 SCHOOL LOCATION
- POTENTIAL SRP SUBSTATION LOCATION

Note:
* The total units allowed within the Bella Vista Farms PAD is capped at 7,505 Units.

NOTES:
1. ALL OPEN SPACE REPRESENTED ON THE CONCEPTUAL MASTER PLAN IS CONCEPTUAL IN NATURE AND HAS AN UNDERLYING RESIDENTIAL ZONING DESIGNATION.

2. ALL INFRASTRUCTURE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

0' 1400' 2800'

Date: 25-MAY-2012

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LAND USE - Table II-1

Planning Area	Proposed Zoning	Land Use	Parcel Acreage	Low (DU)	Target (DU)**	High (DU)	Target Dwelling Units*
A	CB-1	C	208.26				0
B	CB-1	C	17.90				0
C	CR-3	MD	103.68	3.1	3.9	5.6	404
D	CR-2	MLD	51.76	1.6	2.9	4.0	150
E	CR-3	MD	174.27	3.1	3.9	5.6	680
F	CR-2	MLD	36.18	1.6	2.9	4.0	105
G	CR-3	MD	138.08	3.1	3.9	5.6	539
H	CR-2	MLD	35.07	1.6	2.9	4.0	102
I	CR-3	MD	152.28	3.1	3.9	5.6	594
J	CR-2	MLD	52.39	1.6	2.9	4.0	152
K	CR-3	MD	116.20	3.1	3.9	5.6	453
L	CB-1	C	4.00				0
M	CB-1	C	25.15				0
N	CR-3	MD	75.64	3.1	3.9	5.6	295
O	CR-3	MD	123.54	3.1	3.9	5.6	482
P	CR-3	MD	108.10	3.1	3.9	5.6	422
Q	CR-2	MLD	49.87	1.6	2.9	4.0	145
R	CR-3	MD	49.50	3.1	3.9	5.6	193
S	CR-2	MLD	63.99	1.6	2.9	4.0	186
T	CR-3	MD	59.04	3.1	3.9	5.6	230
U	CR-3	MD	82.32	3.1	3.9	5.6	321
V	CR-2	MLD	67.07	1.6	2.9	4.0	195
W	CR-3	MD	116.31	3.1	3.9	5.6	454
X	CR-3	MD	232.07	3.1	3.9	5.6	905
Y	CR-3	MD	95.67	3.1	3.9	5.6	373
Z	CR-5	HD	37.40	10.1	15.1	20.0	565
AA	CB-1	C	25.70				0
			2,301.44		**3.5/15.1****		**7,505***

* Note that the maximum allowable density for the Bella Vista Farms PAD is capped at 7,505 units calculated as follows: 1,983 gross residential acres located within the Moderate Low Density Residential category (MLDR) of the Pinal County Comprehensive Plan multiplied by 3.5 dwelling units per acre yields 6,940 units; plus 37.4 gross residential acres located within the High Density Residential category (HDR) of the Pinal County Comprehensive Plan multiplied by 15.1 dwelling units per acre yields 565 units. A Development Unit and Planning Area may exceed 3.5 dwelling unit per acre, however the overall MLDR portion of BVF will not exceed an average density of 3.5 DUA and 6,940 single family residential units, and the HDR portion of BVF will not exceed 15.1 DUA and 565 multi-family units, for a total Bella Vista Farms PAD unit cap of 7,505 dwelling units.

** Target Density is calculated as the number dwelling units divided by the gross residential acres only.

LAND USE SUMMARY - Table II-2							
Land Use Category	**Proposed Zoning**	**Gross Acres**	**Percent of Acres**	**Low (DU)**	**Target (DU)****	**High (DU)**	**Allowable Dwelling Units***
Residential							
Medium Low	CR-2	356.33	15.48%	1.6	2.9	4.0	1,033
Medium	CR-3	1,626.70	70.68%	3.1	3.9	5.6	6,344
High	CR-5	37.40	1.63%	10.1	15.1	20.0	565
Commercial							
Local Business	CB-1	281.01	12.21%				0
Open Space***		303.06	15.00%				0
Gross Density	**3.5/15.1***	**2,301.44**	**100.00%**				**7,505***

* Note that the maximum allowable density for the Bella Vista Farms PAD is capped at 7,505 units calculated as follows: 1,983 gross residential acres located within the Moderate Low Density Residential category (MLDR) of the Pinal County Comprehensive Plan multiplied by 3.5 dwelling units per acre yields 6,940 units; plus 37.4 gross residential acres located within the High Density Residential category (HDR) of the Pinal County Comprehensive Plan multiplied by 15.1 dwelling units per acre yields 565 units. A Development Unit and Planning Area may exceed 3.5 dwelling unit per acre, however the overall MLDR portion of BVF will not exceed an average density of 3.5 DUA and 6,940 single family residential units, and the HDR portion of BVF will not exceed 15.1 DUA and 565 multi-family units, for a total Bella Vista Farms PAD unit cap of 7,505 dwelling units.

** Target Density is calculated as the number dwelling units divided by the gross residential acres only.

*** A minimum 15% of the residential acres within each Development Unit shall be developed as open space. Of the 15%, 8% (161.63 acres) will be developed open space and 7% (141.43 acres) will be recreational open space.

QUANTITATIVE DEVELOPMENT TABLE – Table II-3	
TOTAL GROSS AREA	2,301 AC
MINIMUM PERCENTAGE OF DEVELOPED OPEN SPACE*	8%
MINIMUM ACREAGE OF DEVELOPED OPEN SPACE*	162 AC
MINIMUM PERCENTAGE OF RECREATIONAL OPEN SPACE*	7%
MINIMUM ACREAGE OF RECREATIONAL OPEN SPACE*	141 AC
TOTAL MINIMUM PERCENTAGE OF OPEN SPACE*	15%
TOTAL MINIMUM ACREAGE OF OPEN SPACE*	303 AC
AREA OF SINGLE FAMILY HOUSING (CR-2 AND CR-3)	1,983 AC
AREA OF MULTI-FAMILY HOUSING (CR-5)	37 AC
TOTAL AREA OF RESIDENTIAL DEVELOPMENT	2,020 AC
TOTAL NUMBER OF DWELLING UNITS (MAXIMUM)	7,505 DU**
MAXIMUM NUMBER OF DWELLING UNITS IN DU 1	3,930 DU
MAXIMUM NUMBER OF DWELLING UNITS IN DU 2	1,219 DU
MAXIMUM NUMBER OF DWELLING UNITS IN DU 3	2,356 DU
AREA OF NON-RESIDENTIAL DEVELOPMENT (CB-1)	281 AC
MAXIMUM RESIDENTIAL DENSITY	**3.5/15.1 DU/Gross Residential Acre****

* All open space is calculated based of the residential acres of the project.

** Note that the maximum allowable density for the Bella Vista Farms PAD is capped at 7,505 units calculated as follows: 1,983 gross residential acres located within the Moderate Low Density Residential category (MLDR) of the Pinal County Comprehensive Plan multiplied by 3.5 dwelling units per acre yields 6,940 units; plus 37.4 gross residential acres located within the High Density Residential category (HDR) of the Pinal County Comprehensive Plan multiplied by 15.1 dwelling units per acre yields 565 units. A Development Unit and Planning Area may exceed 3.5 dwelling unit per acre, however the overall MLDR portion of BVF will not exceed an average density of 3.5 DUA and 6,940 single family residential units, and the HDR portion of BVF will not exceed 15.1 DUA and 565 multi-family units, for a total Bella Vista Farms PAD unit cap of 7,505 dwelling units.

2. Central Arizona College

Founded in 1961 as the Pinal County Junior College District, Central Arizona College launched its initial class of students seven years later to become the first - and still the only - college in Pinal County. Central Arizona College is a dynamic and multifaceted institution of higher education featuring nine campuses and centers strategically located throughout Pinal County for the purpose of educating the diverse population of the region. Today, Central Arizona College is formally known as the Pinal County Community College District (the "District"), receiving a large portion of its funding from the taxpayers of Pinal County.

From students of Hispanic and Native American descent to participants in the District's Lifelong Learners program, the institution's diverse college community values the power of innovation, continuous quality improvement and the contribution of the individual. The District's mission is to provide a vibrant environment centered on learning and learner success for students ranging from teenagers to those 55 and better. The average age of the District's student population is in the mid-30's.

The District is developing a master plan for its new "San Tan Campus," which will be located within Development Unit 1, Parcel A of Bella Vista Farms. The anticipated opening of the first phase is the Fall term of 2013. The District will submit its own drainage report, traffic impact analysis, site plan, and other reports required by the County separate and apart from the remainder of DU 1. Parcel A is zoned CB-1. However, notwithstanding anything to the contrary in the PAD, the uses permitted within Parcel A are further restricted, as set forth in the attached Appendix 2. Finally, the Site Development Standards as contained in the PAD are amended as follows: the District may construct an auditorium building, the height of which may be a maximum of 60 feet for 33% of the auditorium building (to accommodate the vertical movement of back-drops, curtains, scenery, stage effect, and actors), with the remainder of the auditorium building not exceeding a building height of 45 feet.

3. Phasing Program

Bella Vista Farms will be developed in a number of phases. Each DU may be developed independently from one another, but may also be developed concurrently based on infrastructure and market conditions. Likewise, each DU will also have multiple phases that may also be developed concurrently or in sequence. A summary of the proposed phasing sequencing by DU is provided on Table II-4.

A commitment to long range land use planning is needed for Bella Vista Farms to be both successful and sustainable as a master planned community. It is anticipated that Bella Vista Farms will have an approximate build out of twenty-five (25) years. Due to the time frame for build out of the community, all development and related infrastructure will be built in phases. Development is anticipated to begin on the south portion of DU 1 and move north and then east. Within DU 1, Phase 1 will be Planning Areas A and B north of Bella Vista Road and west of the new Schnepf Road alignment. Phase 2 will commence immediately north of Phase 1 and include Planning Areas C through F. The open space elements within the master plan will be developed concurrently with the residential land uses. Within Phase 2 there are three Focal Parks (as defined in Section II(C)(8)) planned for development as well as a 15-acre Community Park (as defined in Section II(C)(8)). Phase 2 will likely take five to seven years to develop. Phase 3 of DU 1 will be Planning Areas G through J, and includes four Focal Parks and a 15-acre Community Park. Phase 3 is envisioned to take three to five years. Phase 4 is the final phase in DU 1. It may develop concurrently with Phase 3 in a three to five year time frame. Phase 4 will encompass the remaining land in DU 1, east of the Schnepf Road alignment and includes four Focal Parks. The sequencing of phases within Development Unit 1 is illustrated on Exhibit II-4.

Development Unit 2 is envisioned to develop in two phases with each phase projected to be developed within five to seven years. Phase 1 of DU 2 is envisioned to include Planning Areas R, S and U. Three Focal Parks have been included in Phase 1. Phase 2 of DU 2 includes Planning Areas P, Q and T, with each Planning Area including one Focal Park. The sequencing of phases within Development Unit 2 is illustrated on Exhibit II-5.

Development Unit 3 has a three phase development projection with each phase taking two to three years to develop. Phase 1 of DU 3 includes Planning Areas X and Y, including three Focal Parks, with Planning Area X also containing a 10-acre Community Park. Phase 2 of DU 3 includes Planning Areas V and W, with Planning Area V including one Focal Park and Planning Area W including two Focal Parks. The third and final phase of DU 3 includes Planning Areas Z and AA, developing multi-family units and community commercial to serve the residents of DU 3, the Central Arizona College campus, and all of Bella Vista Farms. The sequencing of phases within Development Unit 3 is illustrated on Exhibit II-6.

Ultimately, the schedule of phasing will be dependent upon the market, economic conditions, absorption rates and construction logistics and, as such, all or parts of any DUs may be developed concurrently provided that the infrastructure phasing and/or construction plans are revised to accommodate the concurrent development. The Focal Parks and

Community Parks will be constructed concurrently with development of the first parcel adjacent to such Focal Parks or Community Parks.

A more detailed phasing plan for development of each DU, including infrastructure, will be submitted and/or updated for administrative approval by staff as tentative plats are submitted for development within such DU. Amendments to an approved phasing plan may be approved administratively by staff.

DEVELOPMENT UNIT & PHASING LAND USE SUMMARY - Table II-4

DEVELOPMENT UNIT 1					
Planning Area	Proposed Zoning	Land Use	Parcel Acreage	Target Density**	Target Dwelling Units*
DU-1-Phase One					
A	CB-1	C	208.26		0
B	CB-1	C	17.90		0
			226.16		**0**
DU-2-Phase Two					
C	CR-3	MD	103.68	3.9	404
D	CR-2	MLD	51.76	2.9	150
E	CR-3	MD	174.27	3.9	680
F	CR-2	MLD	36.18	2.9	105
			365.89	**3.7**	**1,339**
DU-1-Phase Three					
G	CR-3	MD	138.08	3.9	539
H	CR-2	MLD	35.07	2.9	102
I	CR-3	MD	152.28	3.9	594
J	CR-2	MLD	52.39	2.9	152
			377.82	**3.7**	**1,386**
DU-1-Phase Four					
K	CR-3	MD	116.20	3.9	453
L	CB-1	C	4.00		0
M	CB-1	C	25.15		0
N	CR-3	MD	75.64	3.9	295
O	CR-3	MD	123.54	3.9	482
			344.53	**3.9**	**1,230**
DEVELOPMENT UNIT 1 TOTAL			**1,314.40**	**3.7**	**3,930***

DEVELOPMENT UNIT 2					
Planning Area	Proposed Zoning	Land Use	Parcel Acreage	Target Density**	Target Dwelling Units*
DU-2-Phase Two					
P	CR-3	MD	108.10	3.9	422
Q	CR-2	MLD	49.87	2.9	145
T	CR-3	MD	59.04	3.9	230
			217.01	**3.6**	**796**
DU-2-Phase One					
R	CR-3	MD	49.50	3.64	193
S	CR-2	MLD	63.99	2.86	186
U	CR-3	MD	82.32	3.64	321
			195.81	**3.6**	**700**
DEVELOPMENT UNIT 2 TOTAL			**412.82**	**3.0**	**1,219***

DEVELOPMENT UNIT & PHASING LAND USE SUMMARY - Table II-4 (Continued)

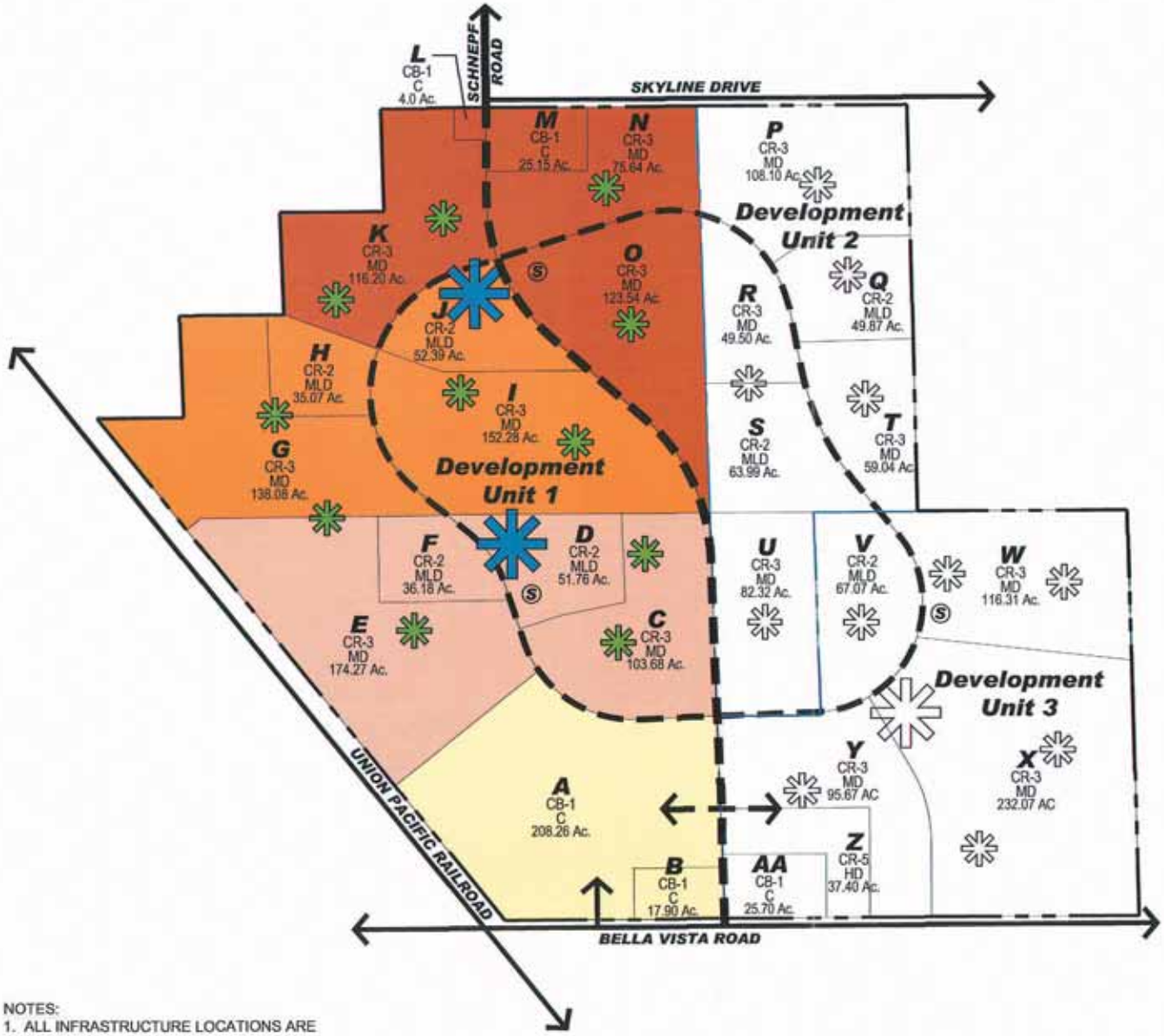
DEVELOPMENT UNIT 3					
Planning Area	Proposed Zoning	Land Use	Parcel Acreage	Target Density**	Target Dwelling Units*
DU-3-Phase Two					
V	CR-2	MLD	67.07	2.9	195
W	CR-3	MD	116.31	3.9	454
			183.38	**3.5**	**648**
DU-3-Phase One					
X	CR-3	MD	232.07	3.9	905
Y	CR-3	MD	95.67	3.9	373
			327.74	**3.9**	**1,278**
DU-3-Phase Three					
Z	CR-5	HD	37.40	15.1	565
AA	CB-1	C	25.70	0	0
			63.10	**8.9**	**565**
DEVELOPMENT UNIT 3 TOTAL			**574.22**	**4.3**	**2,356***
PROJECT TOTAL			**2,301.44**	**3.5/15.1***	**7,505***

* Note that the maximum allowable density for the Bella Vista Farms PAD is capped at 7,505 units calculated as follows: 1,983 gross residential acres located within the Moderate Low Density Residential category (MLDR) of the Pinal County Comprehensive Plan multiplied by 3.5 dwelling units per acre yields 6,940 units; plus 37.4 gross residential acres located within the High Density Residential category (HDR) of the Pinal County Comprehensive Plan multiplied by 15.1 dwelling units per acre yields 565 units. A Development Unit and Planning Area may exceed 3.5 dwelling unit per acre, however the overall MLDR portion of BVF will not exceed an average density of 3.5 DUA and 6,940 single family residential units, and the HDR portion of BVF will not exceed 15.1 DUA and 565 multi-family units, for a total Bella Vista Farms PAD unit cap of 7,505 dwelling units.

**Target Density is calculated as the number dwelling units divided by the gross residential acres only.

Bella Vista Farms

PHASING PLAN
DEVELOPMENT UNIT - 1
EXHIBIT II-4



LEGEND

- G / CR-3 / MD / 12 Ac. — PARCEL; PARCEL DESIGNATION; ZONING CATEGORY; LAND USE; NUMBER OF ACRES
- COMMUNITY PARK (10-20 ACRES)
- FOCAL PARK ($\frac{1}{4}$ ACRE - 1 $\frac{1}{2}$ ACRES)
- PHASE ONE
- PHASE TWO
- PHASE THREE
- PHASE FOUR
- (S) POTENTIAL K-8 SCHOOL LOCATION

NOTES:
1. ALL INFRASTRUCTURE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

0' 1400' 2800'

Date: 25-MAY-2012

HADLEY DESIGN GROUP
7400 E. McDonald Dr. Suite 123
Scottsdale, Arizona 85250
Tel. 480.478.0094 Fax. 480.478.0097
www.hadleydesigngroup.com

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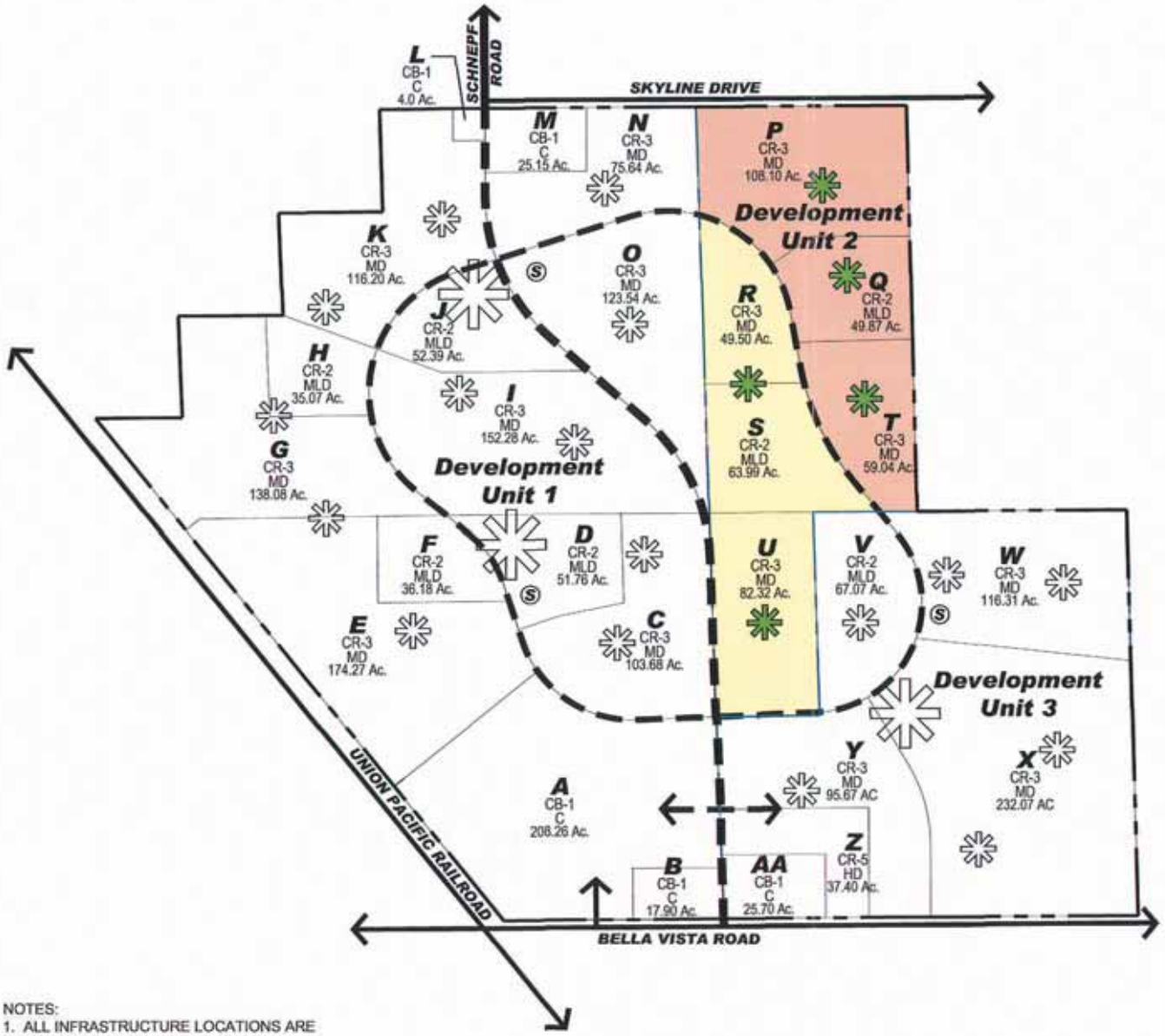
Bella Vista Farms

PHASING PLAN
DEVELOPMENT UNIT - 2
EXHIBIT II-5



LEGEND

- G / CR-3 / MD / 12 Ac. — PARCEL; PARCEL DESIGNATION; ZONING CATEGORY; LAND USE; NUMBER OF ACRES
- COMMUNITY PARK (10-20 ACRES)
- FOCAL PARK ($\frac{1}{4}$ ACRE - 1 $\frac{1}{2}$ ACRES)
- PHASE ONE
- PHASE TWO
- (S) POTENTIAL K-8 SCHOOL LOCATION

NOTES:
1. ALL INFRASTRUCTURE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

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Bella Vista Farms

PHASING PLAN
DEVELOPMENT UNIT - 3
EXHIBIT II-6

LEGEND

- G / CR-3 / MD / 12 Ac. — PARCEL; PARCEL DESIGNATION; ZONING CATEGORY; LAND USE; NUMBER OF ACRES
- COMMUNITY PARK (10-20 ACRES)
- FOCAL PARK ($\frac{1}{4}$ ACRE - 1 $\frac{1}{2}$ ACRES)
- PHASE ONE
- PHASE TWO
- PHASE THREE
- (S) POTENTIAL K-8 SCHOOL LOCATION

NOTES:
1. ALL INFRASTRUCTURE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

0' 1400' 2800'

Date: 25-MAY-2012

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4. **Land Use Plan Implementation**

a. Land Use Plan Provisions – Land use designations have been assigned to each Planning Area identified within the PAD (see the Conceptual Land Use and Open Space Plan Exhibit II-3).

Land use provisions for the areas designated for development include parcel number, land use designation, proposed development type area in gross acres. As designed for this project, gross acres means gross developable acres which include some slope banks and interior residential streets but excludes major highways and secondary highways.

To ensure the orderly growth of the community, designated Planning Areas within each DU and the overall PAD shall be developed at densities consistent with or less than the "target" dwelling units per acre allowed for each land use designation as shown on Table II-1. Notwithstanding the foregoing, density transfers from one Planning Area to another Planning Area within the same DU are permitted, provided that the receiving Planning Area does not exceed the "high" dwelling units per acre as shown on Table II-1. Minor modifications in the boundaries and acreage of Planning Areas or adjustments because of final road alignments or grading/hydrology hazards specified by the County will occur during technical refinements in the tentative map process and shall not require an amendment to the PAD. Minor in this case is defined as a Planning Area changing 10% or less of the total number of dwelling units within such Planning Area. Target dwelling units per cumulative Development Unit counts will not thereby be affected. The PAD residential dwelling unit maximum shall be 7,505 dwelling units. The residential dwelling unit maximum for DU 1 shall be 3,930 dwelling units; the residential dwelling unit maximum for DU 2 shall be 1,219 dwelling units; and the residential dwelling unit maximum for DU 3 shall be 2,356 dwelling units.

A transfer of residential dwelling units from one residential Planning Area to another residential Planning Area within the same DU may be permitted in the PAD area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

(i) Exceeding the overall plan maximum of 7,505 dwelling units;

(ii) A transfer of dwelling units from one DU to another;

(iii) Exceeding the DU maximum number of dwelling units;

(iv) Exceeding the prescribed Planning Area maximum established by the "high" number of dwelling units per acre as defined for that land use designation;

(v) Exceeding the capacity of the circulation system or other public infrastructure systems as established for the DU.

At the time of approval of the respective tentative plats by the Planning and Zoning Commission, Development Unit Summary shall be submitted for all transfers of dwelling units. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this PAD and the standards set forth herein.

b. Each DU shall provide a minimum of 15 percent Recreational or other Developed Open Space at final build out. Open space for each DU will be tracked as tentative plats are submitted for each Planning Area within such DU. Each DU will keep a cumulative table illustrating the amount of open space developed to date within the DU and the open space required within the DU on a moving forward basis.

c. Property Owners Association (POA) – The owner of each DU within Bella Vista Farms will form its own respective Property Owners' Association (POA) that will control that DU through Covenants, Conditions and Restrictions. Each POA will establish an architectural review committee. The owners desire to have a cohesive theme for Bella Vista Farms, and the owners and/or POAs will coordinate to create a common theme and design for all collector and arterial streetscapes, hardscape and landscape as well as theme walls, monumentation, lighting and signage. A comprehensive Theme Package will be presented to the County for review and approval at the time of the first tentative plat submittal.

All proposed land uses requiring a Special Use Permit shall be subject to review and approval by the respective Development Unit's POA architectural review committee. The purpose of each of the committees shall be to ensure the conformance to the PAD Development Standards, Design Guidelines and General Objectives.

5. Benefits and Advantages for Pinal County

The Bella Vista Farms PAD will further the vision encompassed in the Pinal County Comprehensive Plan through its provision of a balanced community with significant open space and a community college campus. Bella Vista Farms has been designed to promote a sense of community both within its boundaries and for residents of the surrounding area with places to live, gather, learn and recreate.

In particular, the benefits of Bella Vista Farms for Pinal County include the following:

a. Bella Vista Farms will provide housing, recreation, educational and employment opportunities for the residents of Pinal County.

b. The development will increase the tax base without creating large infrastructure costs for the County.

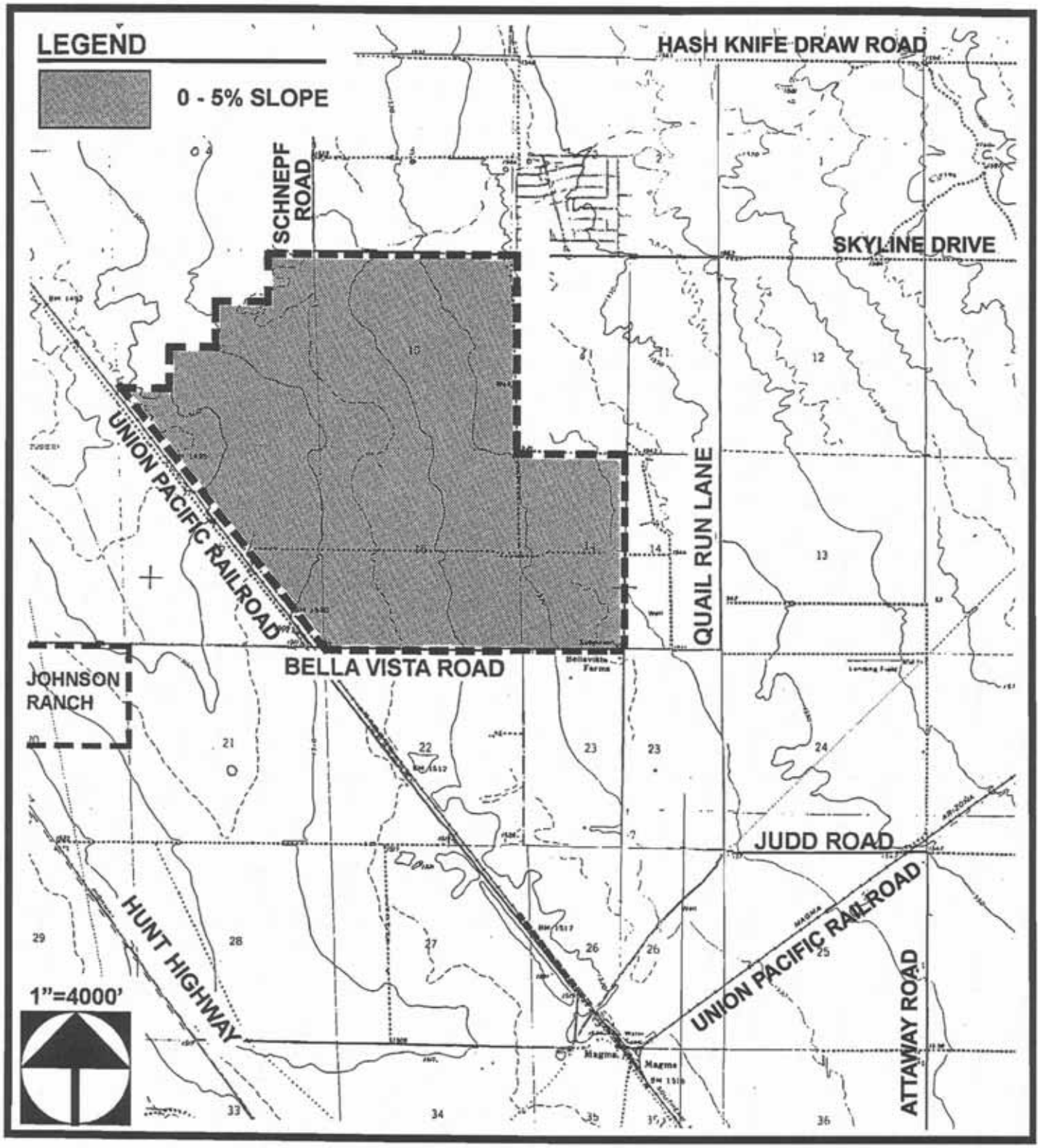
c. Bella Vista Farms will contain a variety of connected open spaces both interior to the project and on its perimeter, which will contribute to the quality of life for its residents and support wildlife corridors. This system will also support the vision of healthy and happy Pinal County residents.

d. Bella Vista Farms is located near a major transportation corridor. This will allow for the efficient use of the existing transportation infrastructure.

e. The Central Arizona College campus proposed for Bella Vista Farms will provide post-secondary educational opportunities for the County, in addition to the K-8 facilities to be built in the community.

B. HILLSIDE PRESERVATION

There are no significant slopes on the Bella Vista Farms site. The topography of the property is shown in Exhibit II-7.



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Existing Topography and Slope Analysis

Exhibit I-7

HADLEY DESIGN GROUP

C. SERVICES / INFRASTRUCTURE

1. Water

A Certificate of Convenience and Necessity (CC&N) has been issued to the Diversified Water Company (DWC) for the area of Bella Vista Farms located within a portion of Section 9 and all of Section 10, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona. This area, approximately 1,020 acres, will receive water services from DWC.

The remaining 1,240 acres of the Bella Vista Farms PAD, which is located in portions of Sections 14 and 16, and all of Section 15, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, will be within the CC&N of Johnson Utilities (JU). Each Development Unit has obtained an Analysis of Assured Water Supply from the Arizona Department of Water Resources.

Water demands for the various land uses identified in the land use plan will be calculated using the appropriate unit demand factors for average day, maximum day, and peak hour scenarios as required by DWC and/or JU. The water system infrastructure will be sized to accommodate peak water use. Waterlines and booster pumping capacities will be generated from maximum day demands plus fire flow. Water production and storage requirements will be determined from maximum day demands and water provider criteria.

The water system to be constructed will be phased, with the necessary wells, line extensions, storage reservoirs, and booster pumping stations provided to meet the proposed demands of each phase.

2. Wastewater

Bella Vista Farms is within the JU 208 Water Quality Planning Area. The area of Bella Vista Farms located in portions of Sections 14 and 16, and all of Section 15, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona is currently within JU's certificated area. The area of Bella Vista Farms located within a portion of Section 9 and all of Section 10, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona is currently outside the JU CC&N limits. It is planned that JU will coordinate with the owners of Bella Vista Farms and the Arizona Corporation Commission to expand JU's certificated area to include all of the Bella Vista Farms PAD.

JU has existing backbone wastewater infrastructure in the vicinity of Bella Vista Farms. Provisions will be made to improve and expand the JU

system as dictated by the phased construction of the development. All improvements to the JU system will be performed in accordance with the JU master plan requirements and in conformance with the 208 Water Quality Plan.

Wastewater discharges will be computed using appropriate unit flow factors for average and peak day scenarios as required by JU design criteria. Gravity service to each parcel will be provided where possible with regional lift stations and force main connections to sewer interceptors where required. The wastewater system infrastructure will be sized to accommodate anticipated peak flows and phased as required by the proposed development plan for Bella Vista Farms. All collected sewage will be treated at a wastewater treatment plant (WWTP) to be provided by JU. JU currently contemplates flows being transported to the existing JU Section 11 WWTP.

Reclaimed water may be utilized at Bella Vista Farms for the irrigation of open space, ROW landscaping and park areas if there is feasible access to treated effluent. If reclaimed water is used, it will be treated to the appropriate water quality standards.

3. **Other Utilities and Services**

The various public utilities and their respective provider are listed below:

Electric ..... Salt River Project
Gas ..... Mesa Gas Corporation
Telephone ..... Century Link
Cable Television ..... Cox Communications
Police Protection ..... Pinal County Sheriff's Department
Fire Protection/Ambulance Service ..... Rural Metro
Solid Waste Handling ..... Waste Management

Most of the above listed providers maintain existing facilities in the area of Bella Vista Farms. Additional utility infrastructure required to serve Bella Vista Farms will be constructed as part of development of Bella Vista Farms.

Salt River Project ("SRP") currently owns two (2) approximately 2.27 acre sites within Bella Vista Farms, as shown on Exhibit II-3. SRP may utilize one or both of these sites for the location of electric substations. The SRP site shown adjacent to Bella Vista Road may be relocated, with the approval of SRP and the owner of DU 1, to the alternative site shown on Exhibit II-3.

4. **Drainage**

Bella Vista Farms is currently irrigated farmland and desert rangeland and has a contributing offsite watershed of ±40 square miles. The entire area drains east to west with a natural ground slope of approximately 0.6 to 1 percent. However, the Central Arizona Project ("CAP") canal lies just east of Bella Vista Farms which is protected from flood flows by an earthen dam, therefore isolating Bella Vista Farms from upstream storm flows. Off-site flows that do affect the site are those areas west of the CAP canal and north and south of Bella Vista Road. The total contributing off-site area within these limits is approximately 5.2 square miles. The Union Pacific Railroad ("UPRR") along the western border is elevated for the entire length and storm water runoff concentrates along the eastern edge of the UPRR tracks. Currently there are corrugated metal pipes under the tracks that convey the runoff to the west and "bleed off" accumulated storm water runoff.

There are several areas where off-site flows concentrate and flow through the site. Off-site storm water will be routed through the project without retention/detention facilities unless it is determined that the downstream areas will be impacted by a peak discharge that is higher than existing conditions.

As required by the Pinal County Drainage Ordinance, all developments will retain/detain runoff from the 100-year/2-hour storm. Bella Vista Farms will primarily use the open space and parks as its detention areas. Drainage structures will conform to the Pinal County Drainage Ordinance.

A Master Drainage Report for each DU within Bella Vista Farms will be submitted to the County Engineer concurrently with the submittal of the first tentative plat within such DU. Notwithstanding the foregoing, the Central Arizona College will submit a separate and stand-alone Master Drainage Report for DU 1, Parcel A.

The property lies within the Flood Insurance Rate Map in Pinal County, panel 475 of 2575. The entire property lies within Zone X, which is not designated as a 100-year floodplain.

5. **Traffic**

Bella Vista Road, Skyline Road, and Schnepf Road provide direct access to the site. Bella Vista Road provides a direct link to Hunt Highway two miles to the west and to Ironwood Road one mile to the west. Hunt Highway provides regional access to the north and southeast. Hunt Highway is a four lane, undivided major collector which is maintained by Pinal County. Hunt Highway provides regional access to the Phoenix area via Ellsworth Road and US 60 to the north. Hunt Highway extends in a

southeasterly direction, approximately 12.5 miles to SR 79 and Florence. Ironwood Road is a four lane limited access Pinal County Highway providing access from Bella Vista Road north to US 60. Arizona Farms Road, Judd Road, and Quail Run Lane also provide secondary access to Bella Vista Farms.

At complete build out conditions, Bella Vista Farms is expected to have a total of 7,505 residential dwelling units, approximately three K-8 schools, a Central Arizona College Campus, and several commercial nodes. The residential units are anticipated to consist of low and medium density single family homes and a limited number of high density units.

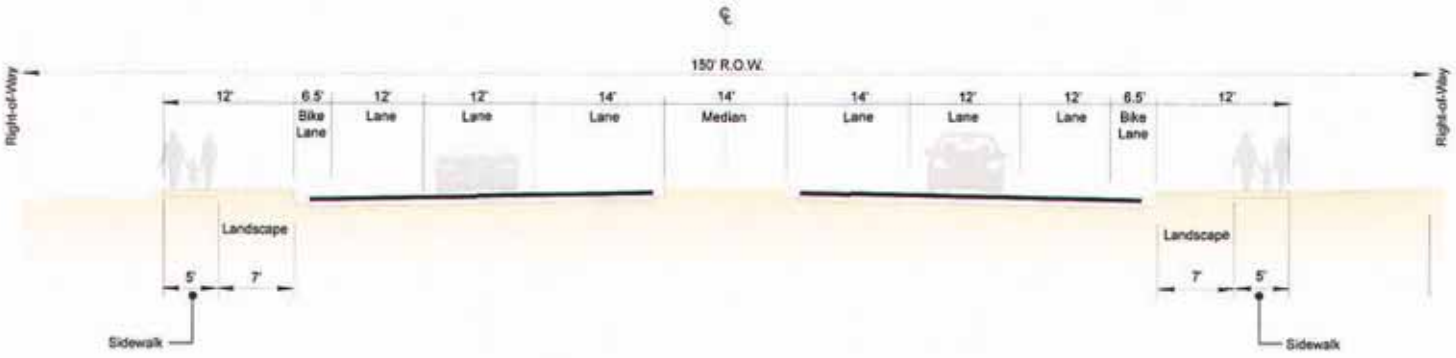
Bella Vista Farms is anticipated to generate approximately 76,000 external vehicle trips per day at build out. If the market called for an age-restricted component in Bella Vista Farms, then the Bella Vista Farms traffic could decrease, generating only approximately 60,000 external vehicle trips per day. The vast majority of these trips will be internal to the site. Year 2030 combined site traffic and background traffic on Bella Vista Road is anticipated to be approximately 36,000 vehicles per day. Bella Vista Road is currently improved to a two lane paved configuration. Phased capacity improvements, including turn lanes and additional through lanes, will be constructed as development progresses and additional capacity is needed. The intersection of Hunt Highway and Bella Vista Farms has been fully improved and signalized with two approach lanes in each direction of travel and all associated turn lanes. The intersection of Ironwood and Bella Vista Road is signalized with one through lane in each direction and turning lanes.

Internal circulation for Bella Vista Farms is to be provided by a series of arterial, collector and local streets as detailed on Exhibit II-8 and Table II-5. Both Bella Vista Farms Road and Skyline Drive are considered RSR Principal Arterials. The proposed RSR principal arterial section contains a 150-foot right-of-way (75 foot half street for each RSR, Bella Vista Road and Skyline Road, is located within the Bella Vista Farms PAD). Schnepf Road will be constructed as a minor arterial roadway within a 110-foot right-of-way. The Bella Vista Farms Loop Road is proposed as a minor collector and is to be constructed within a 60-foot right-of-way. The 50-foot right-of-way, local street section, will provide for two through lanes in each direction providing direct access to residential driveways.

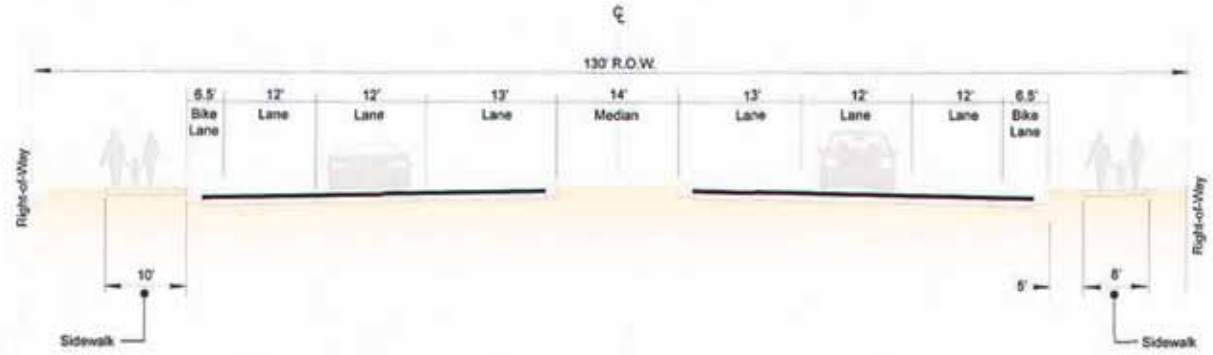
A traffic impact analysis ("TIA") for each DU will be prepared and submitted concurrently with the submittal of the first tentative plat or commercial site plan for such DU. Notwithstanding the foregoing, the Central Arizona College may submit a TIA that addresses only the development contemplated by its site plan for Parcel A, with the TIA for the remainder of DU 1 submitted concurrently with the submittal of the first tentative plat or commercial site plan for the remainder of DU 1. The

traffic improvements deemed warranted by the TIA for each DU may be phased to coincide with the development of such DU. If requested by the County, the TIA for a DU will be updated with subsequent tentative plat submittals for development within such DU. The road designations (i.e. major arterial, minor arterial, minor collector, etc.) shown for the Bella Vista Farms PAD are conceptual and based on a preliminary traffic impact analysis contained herein. The final road designations of the roadways in a DU will be based on the TIA(s) submitted for that DU and approved by the County engineer. The road sections and standards for the Bella Vista Farms PAD will conform with the Pinal County Subdivision & Infrastructure Design Manual in effect as of the approval of the PAD. If the TIA demonstrates the need for a dedicated right turn lane at a given intersection, then the roadway section design for that roadway will be amended to accommodate the additional right turn lane (only to the extent necessary to accommodate the turn lane with the balance of the roadway section design remaining unchanged).

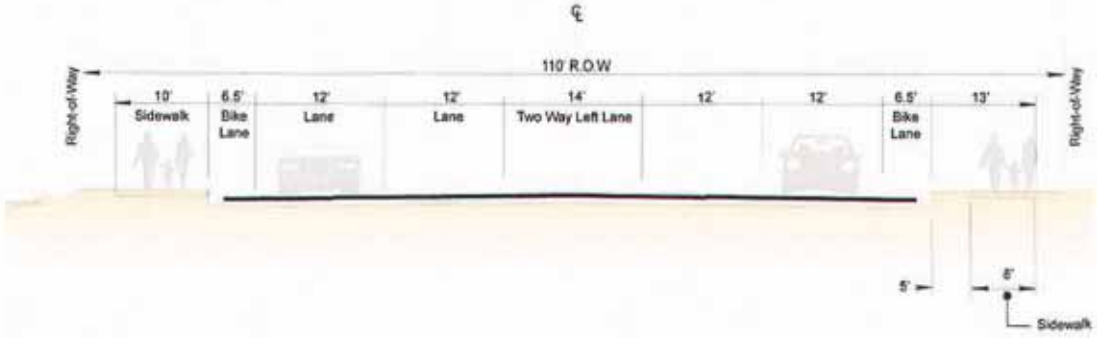
Principal Arterial/Regionally Significant Route (RSR)



Major Arterial Roadway



Minor Arterial Roadway



Major Collector Roadway

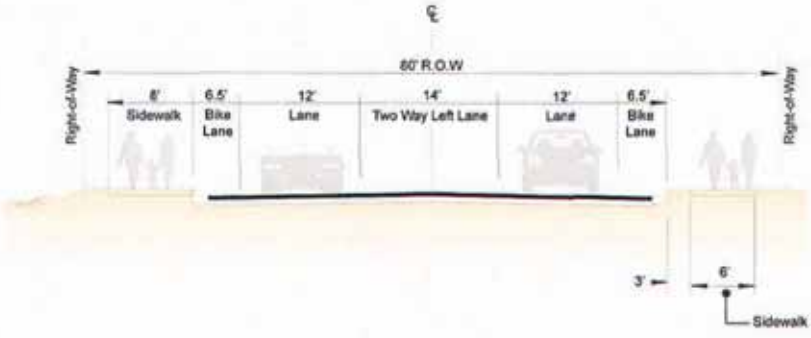
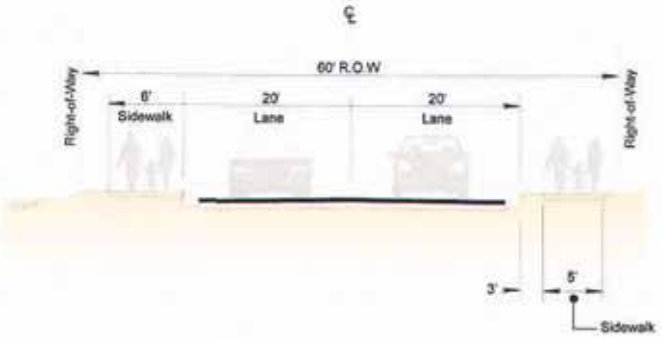
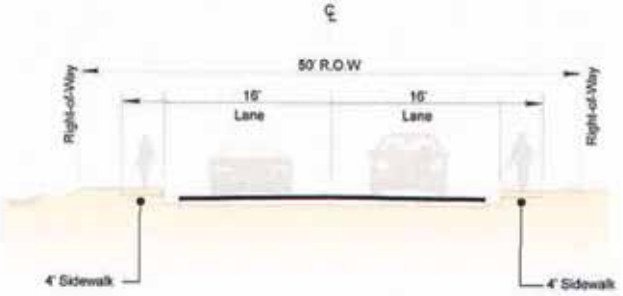


Exhibit II-8A: Pinal County Typical Cross Sections

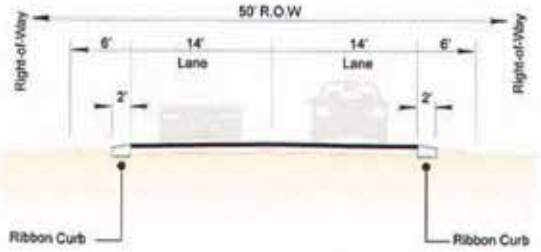
Minor Collector Roadway



Local Street



Low Density Local Street



Paved All-Weather Public Access Road

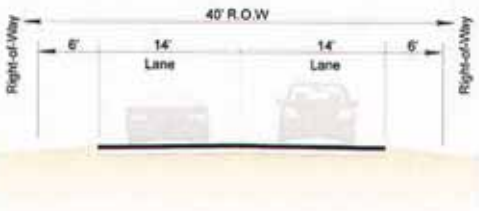


Exhibit II-8B: Pinal County Typical Cross Sections

STREET TYPE – Table II-5

Street Name	Street Type*	Number of Lanes	Proposed Right-of-Way Width	Proposed Pavement Width
Skyline Drive	RSR Principal Arterial	6 lanes – 3 each direction	150' (75' half street within Bella Vista Farms property)	89' plus 14' median
Bella Vista Road	RSR Principal Arterial	6 lanes – 3 each direction	150' (75' half street within Bella Vista Farms property)	89' plus 14' median
Schnepf Road	Minor Arterial	5 lanes – 2 each direction & 1 two way left lane	110'	75'
Bella Vista Farms Drive	Minor Collector	2 lanes – 1 each direction	60'	40'
Local Roadways	Local Roadway	2 lanes – 1 each direction	50'	32'

*Street types are conceptual only. Road designations will be finalized based on TIAs approved by the County engineer as provided in this PAD.

6. **Maintenance of Streets and Common Areas**

The streets within Bella Vista Farms will be public and constructed in accordance with Pinal County minimum standards. Upon acceptance by Pinal County, Pinal County will be responsible for maintenance of the public streets; the POAs established for each of the three DUs will be responsible for maintenance of the landscape areas within the public rights-of-way. Parks within Bella Vista Farm PAD shall be built and maintained by the respective POAs for the use and enjoyment of the residents of Bella Vista Farms.

7. **Schools / Libraries**

The owner of each DU must enter into an agreement with the Florence Unified School District ("FUSD") prior to the submittal of the first tentative plat within such DU that provides for the conveyance of school sites or other form of donation to FUSD, if necessary, and the terms and conditions thereof. Based on the student yield projections provided by FUSD, FUSD believes that it is likely that Bella Vista Farms will require approximately three K-8 school sites, the locations of which are shown conceptually on Exhibit II-3. If portions of Bella Vista Farms develop as an age-restricted community, fewer school sites may be necessary. FUSD has indicated that each K-8 school site must be a minimum of 16 acres in size, which may be reduced if a park is co-located adjacent to a school site.

Existing municipal libraries within Pinal County, near Bella Vista Farms include libraries in Florence, Apache Junction, Eloy, Superior and Coolidge. Five unincorporated communities have also formed libraries within the County. Libraries within the County receive part of their book acquisition funds from the Pinal County Library System. Operating expenses, including salaries, are largely funded through private donations, with libraries staffed by volunteers.

8. **Parks / Open Space**

Bella Vista Farm is a large master planned community and as such is envisioned to accommodate a broad range of residential users including individuals and couples buying for the first time, first time family buyers and family "move-up" buyers as well as, multi-generational households and active adult residents. Due to the diverse group of residents envisioned at Bella Vista Farms, the open space and recreation components of Bella Vista Farms are conceptually designed to provide a broad and diverse range of uses in order to meet those needs. The open space and parks within Bella Vista Farms are planned to enhance the community character and quality of life by providing recreational

opportunities and connectivity for residents of all ages throughout the project.

a. **Definitions.**

i. Community Park-- Community Parks are the largest of the Developed Open Space at approximately 10-20 acres in size with most of the parks falling in to the Recreational Open Space category. Community Parks are intended to serve as a draw for the entirety of Bella Vista Farms, while also acting as major gathering places and active recreation areas for each of the DUs. Each Community Park will be designed to meet the needs of the community and thus will have similar as well as unique recreational programming. The Community Parks will provide multiple "recreational" amenities such as recreation complexes, tennis and basketball courts, baseball, soccer and/or softball fields, sand volleyball courts, multiple shade ramadas, restroom facilities and barbeque-grilling facilities. The Community Parks are strategically located to provide access through the linear open space and trail systems along the collector and arterial streets, as well as internal open space paseos to provide connectivity for all residents. Two Conceptual Community Park designs are illustrated in Exhibits II-9 and II-10. The exact programming of each Community Park will be determined as the DUs are further defined; however, each Community Park will include a minimum of five (5) program elements from the "Bella Vista Farms Recreational Amenities List," below.

ii. Developed Open Space—Developed Open Space includes:

a. Recreational Open Space

b. Linear Parks (multi-use paths and trails)

c. Retention/detention areas

d. Entryways and streetscapes; and

e. Lakes.

iii. Focal Park-- Focal Parks are neighborhood recreation areas designed and programmed to meet the recreational needs of both neighborhoods and DUs. Focal Parks will serve as neighborhood cores in some instances and in other

instances serve as the unifying recreational and gathering element to bring multiple neighborhoods together as part of the greater DU. Focal Parks will range from one-quarter acre in size to more than an acre in size, with the smaller parks being sized for a single neighborhood and the larger parks being sized to serve multiple neighborhoods within the DU. Two Conceptual Focal Parks of various sizes are illustrated in Exhibits II-11 and II-12. The exact programming of each Focal Park will be determined as the DUs are further defined; however, each Focal Park will include a minimum of three (3) program elements from the "Bella Vista Farms Recreational Amenities List," below.

iv. Linear Park-- A comprehensive Linear Park network of pedestrian trails and pathways has been planned along the collector and arterial road systems as well as internally to the DUs. The Linear Parks vary in width from 30' to 150'. Along the western boundary of Bella Vista Farms, an additional Linear Park system with a minimum width of 150' has been conceptually programmed. The paths and trails within the Linear Park systems will serve as links to both internal recreational uses as well as to regional trails that may connect through adjacent developments. The Linear Park areas will have various "trail-heads" as well as respite areas with seating and shade areas. The systems will provide alternative transportation opportunities by connecting residents to one another, commercial centers, parks and educational facilities. A Conceptual Linear Open Space is illustrated in Exhibit II-13 as well as in the street (paths and trails) sections.

v. Recreational Open Space—consists of the Focal Parks, Community Parks, and those portions of the Linear Parks for which at least three (3) program elements from the "Bella Vista Farms Recreational Amenities List," below, are included.

b. **Implementation.**

As shown on the Conceptual Land Use and Open Space Plan (Exhibit II-3), Bella Vista Farms will provide residents with a quality living environment as well as a broad range of recreational activities. Each of the three DUs will adhere to the percentages and the open space requirements and standards that follow. A minimum of 15% of the residential acreage within each of the DUs will be devoted to Developed Open Space. In order to ensure the development of truly active and programmed open space, 7% of the total residential acreage within each

DU will be dedicated to Recreational Open Space and the remaining 8% of the open space will be other Developed Open Space (for a total of 15% of residential acres). Recreational Open Space and other Developed Open Space within each DU will be developed in phases and no singular Planning Area or portion thereof within a particular DU is required to have 15% open space, rather, each DU as a whole is required to have 15% Developed Open Space. However, as each phase of development occurs, Recreational Open Space and other Developed Open Space will be developed in conjunction the land uses developed within each DU. Specifically, the Focal Parks and Community Parks will be constructed concurrently with development of the first development parcel adjacent to such Focal Parks or Community Parks in a Planning Area. The Linear Parks will be constructed concurrently with adjacent roadway construction. Other Developed Open Space will be constructed concurrently with development of the area in which such other Developed Open Space is located.

c. Standards

i. Community Parks will be located centrally throughout the community and remaining open space areas will be distributed throughout Bella Vista Farms via Focal Parks, Linear Parks, and other Developed Open Space.

ii. Convenient, frequent and multiple pedestrian and bicycle access points will be provided to the developed "recreational" open space areas throughout the project for all residents to utilize.

iii. Developed Open Space, with the exception of Linear Parks, will be a minimum of 45 feet in width and 45 feet in depth, and one-quarter (1/4) acre in area at a minimum. Multi-use paths and trails located outside the designated Linear Parks may count as Developed Open Space.

iv. Conservation open space is not expected to occur within Bella Vista Farms. However, if any of the following areas are identified, such areas will be set aside as conservation open space:

a. Conservation/preservation areas;

b. natural undisturbed landscapes;

c. natural washes and floodplains;

d. Native vegetative areas that are undisturbed and in a relatively pristine state that provide optimal wildlife cover, food, and water availability; and/or serve as wildlife movement corridors or migratory routes;

e. geologically hazardous areas;

f. archeological sites;

g. historical sites;

h. cultural sites;

i. buffers between existing or planned regional or community open space areas; and

j. river corridor and/or perennial stream;

v. The following activities and land uses may not be counted as a part of any required open space category within Bella Vista Farms:

a. Streets, alleys, and other public or private rights-of-way; vehicular drives; parking, loading, and storage areas;

b. required setback areas;

c. the un-built portions of a lot;

d. areas reserved for the exclusive use or benefit of an individual owner or tenant;

e. small remnant parcels;

f. landscape tracts at the end of blocks unless they are more that 20' in width;

g. channelized or altered drainage ways that are rip-rap or other surface with no active elements and;

h. indoor facilities not part of Recreational Open Space.

vi. Minimum requirements for Recreational Open Space:

a. Programming for any Recreational or Developed Open Space located within or immediately adjacent to a development parcel within a Planning Area shall be submitted for approval by County staff concurrently with the submittal of the tentative plat for such development parcel.

b. Recreational Open Space shall be located and designed as community amenities. They shall be centrally located within

the area they serve, internalized to the DU and/or neighborhood, with access provided on a minimum of two sides with at least 45 feet of local street frontage for each side and one-quarter (1/4) acres in area.

c. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 1,000 square feet of surface area provided. A minimum of 25 percent of the required trees shall be 24- inch box tree.

d. A minimum of 25% of each recreation area shall be dry and not used as retention/detention.

vii. Minimum requirements for storm water retention and detention basins:

a. The maximum side slopes for retention/detention basins within an open space area is 4:1. At least one access point between the top and bottom of the basin will have a maximum slope of 20:1 to meet Americans with Disabilities Act ("ADA") requirements.

b. All plant material utilized in the development of storm water retention/detention basins shall be native **and/or** drought tolerant, with the exception of turf areas or unless being used in recreation areas.

c. A minimum of 30 percent of all retention/detention basin surface area shall be covered with live vegetative plant material.

d. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 1,000 square feet of surface area provided. A minimum of 25 percent of the required trees shall be 24-inch box tree.

viii. Minimum requirements for streetscapes and entryways:

a. All plant material utilized in the development of storm water retention/detention basins within streetscapes shall be native and/or drought tolerant.

b. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 1,000 square feet of surface area provided. A minimum of 25 percent of the required trees shall be 24-inch box tree.

Bella Vista Farms

CONCEPTUAL COMMUNITY PARK - NORTH PARK EXHIBIT II-9

0' 100' 200'

Date: 25-MAY-2012

HADLEY DESIGN GROUP
7400 E. McDonald Dr. Suite 122
Scottsdale, Arizona 85250
Tel. 480.478.0098 Fax 480.478.0097
www.hadleydesigngroup.com

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Bella Vista Farms

CONCEPTUAL COMMUNITY PARK - SOUTH PARK

EXHIBIT II-10

0' 100' 200'

Date: 25-MAY-2012

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Scottsdale, Arizona 85250
tel. 480.478.0096 Fax 480.478.0097
www.hadleydesigngroup.com

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Bella Vista Farms

CONCEPTUAL FOCAL PARK
OPTION A
EXHIBIT II-11

0' 50' 100'

Date: 25-MAY-2012

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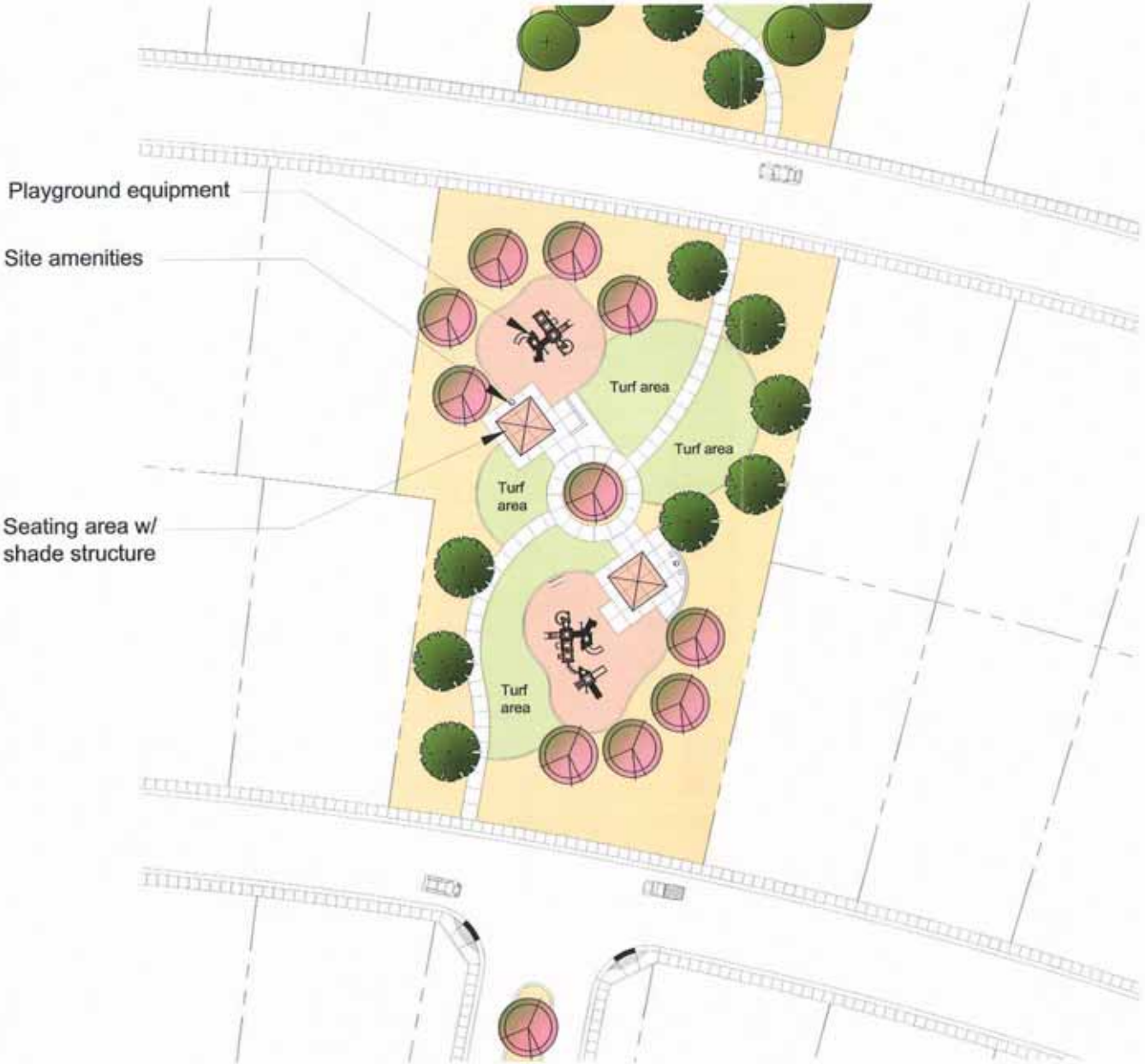
Bella Vista Farms

CONCEPTUAL FOCAL PARK
OPTION B
EXHIBIT II-12



0' 40' 80'

Date: 25-MAY-2012

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Bella Vista Farms

CONCEPTUAL OPEN SPACE
LINEAR PARK PLAN
EXHIBIT II-13

0' 100' 200'

Date: 25-MAY-2012

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PAGE-45

BELLA VISTA FARMS RECREATIONAL AMENITIES LIST

Each Community Park within Bella Vista Farms will have five (5) amenities from the list below developed within the park.

Each Focal Park within Bella Vista Farms shall have three (3) amenities from the list below developed within the park.

- Shaded Play Structures for 2-5 year olds
- Shaded Play Structures for 5-12 year olds
- Active Turf Area
    - Soccer Field(s)
    - Football Field(s)
- Passive Turf Area (min. 10,000 s.f.)
- Baseball/Softball Field(s)
- Barbeques/Grills
- Group Picnic Area
- Shade Ramada/Tensile Structure/Gazebo
- (4) or more benches
- Play Structure with Swings, Slides, and imaginative play
- Shade Structure Covered Play Structure with Swings, Slides, and imaginative play
- Half-court Basketball
- Full Court Basketball
- Sand Volleyball
- Tennis Court(s)
- Aquatic Center
- Swimming Pool Facility
- Restroom Facility
- Climbing Wall
- Recreation Center
- Interactive Water Play (splash pads and/or water jets)
- Interactive/Interpretive Garden
- Amphitheater
- Bocce ball courts
- Skate park
- Par course
- Path and trail head gathering areas

Appendix 1

PAD Conforming Changes

PAD Conforming Changes

1. Page 30. Section 3 is amended to read in its entirety as follows:

This PAD may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include only those sections or portions of the PAD that are affected by the change. A proposed amendment that is internal to one or more phases within a Development Unit and that does not change the circulation system to the detriment of another phase and/or Development Unit shall not require the consent of the owners of any other phase or Development Unit. In addition, with respect to DU 1, a proposed amendment to any parcel other than Parcel A that does not change the circulation system to the detriment of Parcel A shall not require the consent of the owner(s) of Parcel A.

2. Pages 31-32. Sections 8 through 14 are hereby deleted, as the subject matter of these sections is addressed in Section II(A)(4) of the Amendment.

3. Pages 75-77. Section 5, entitled "Golf Course Design Standards," and Exhibit III-7 (Golf Cart Crossing) are hereby deleted, as golf courses no longer are permitted uses within Bella Vista Farms.

4. Pages 85-89. Section C, Circulation System, is amended to delete the second full paragraph. Exhibits IV-1, IV-2, and IV-3 also are deleted, as the subject matter of these exhibits is addressed in Section II(C)(5) of the Amendment.

5. Any references to a maximum number of dwelling units in Sections III (Development Requirements), IV (Design Guidelines), or V (Implementation) shall be revised by this Amendment to mean a maximum of 7,505 dwelling units, and not the 12,818 dwelling units permitted by the original Bella Vista Farms PAD.

Appendix 2

Commercial Development Standards for

DU 1 – Parcel A: Central Arizona College Campus

~~F.~~ **COMMERCIAL DEVELOPMENT STANDARDS**
CB-1 COMMERCIAL BUSINESS ZONE

~~The Commercial Business Zone, CB-1, is intended to serve the needs of the immediate residential community. The CB-1 zone corresponds to Planning Areas C, E, F, H, J, K, P, R, S, V, Z, AC, AI, AN, AO, AT, AW, BA, BC, and BH, shown on Exhibit II-1, Land Use Plan.~~

1. *Permitted Uses* In association with ~~Student Activities~~ Student / College Activities

   a. The following uses, which in ~~any~~ CB-1 zone shall be conducted wholly within a completely enclosed building, unless otherwise specified, and operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

   - Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, ~~penny arcade~~, ~~skating rink~~, sports arena
   - Amusement or recreational enterprise (outdoor) including archery range, ~~miniature golf or practice driving or putting range~~, ~~games of skill or science~~, ~~pony riding ring without stables~~, swimming pool or ~~commercial beach or bathhouse~~, tennis court
   - ~~Antique store~~
   - Apparel store
   - ~~Art needlework or hand weaving establishment~~
   - Art gallery or store
   - ~~Auction, public (no animals)~~
   - Auditorium or assembly hall
   - ~~Automobile or trailer sales~~
   - Auto parking lot (within or without building)
   - Auto rental garage
   - Bakery
   - Bank, safe depository or trust company
   - ~~Bar, cocktail lounge, night club, tavern~~
   - Barber or beauty shop
   - Bicycle shop
   - Blueprinting, photostating
   - Book, newspaper, magazine, stationary, art or drawing supply store
   - ~~Burglar alarm service~~
   - Café, lunch room
   - Catering service

- Church, subject to standards contained in Section III.F.2.
- ~~Cigar manufacturing (custom hand-rolled)~~
- ~~Cigar store~~
- ~~Cleaning, dyeing, laundry~~
- ~~Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable and non-explosive at temperatures below 138.5 degrees Fahrenheit~~
- Clinic
- Club or lodge
- Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
- Community service agency
- Computer store, hardware and software
- Confectionery store
- ~~Contractor's equipment or supplies sales~~
- ~~Custom dress making, millinery, hemstitching or pleating~~
- ~~Custom weaving or mending~~
- Day nursery or child-care center
- ~~Dealer in coins, stamps, or similar collector's items~~
- Delicatessen store
- Dental or medical laboratory
- ~~Department store, variety store~~
- Drug store
- ~~Drugs or medical, dental or veterinary supply sales~~
- ~~Dry goods or notions store~~
- ~~Electric appliance store~~
- ~~Electronics store~~
- ~~Engraving, photo-engraving, lithographing~~
- ~~Farm equipment or machinery sales~~
- ~~Feed store~~
- Florist shop
- ~~Frozen food locker~~
- ~~Furniture or house furnishing store~~
- ~~Garage equipment sales~~
- ~~Garage for public storage only~~
- ~~Gasoline service station (incidental repairing only)~~
- ~~Gift, curio, novelty, toy or hobby shop~~
- ~~Golf cart sales (repair if totally enclosed)~~
- ~~Governmental structure~~
- ~~Grocery, fruit or vegetable store~~
- ~~Hardware store~~

- ~~Hotel~~
- Ice cream store
- ~~Ice station for packaged sales only~~
- ~~Interior decorator~~
- ~~Jewelry store or jewelry and watch repair~~
- ~~Laundry and dry cleaning units provided the same occupy no more than 3,000 sq.ft. of gross floor area; steam or wet-wash~~
- ~~Leather goods store~~
- Library, rental or public
- ~~Liquor store for packaged sales only~~
- ~~Locksmith, tool or cutlery sharpening, fix-it or handyman shop~~
- ~~Lumber yard, retail (provided no machinery is used other than~~ a rip saw and cut-off saw)
- Massage establishment, reducing salon or gymnasium
- ~~Meat, fish or dressed poultry market, provided no live poultry are kept on premises~~
- ~~Messenger service~~
- ~~Motel~~
- Museum
- ~~Music, phonograph or radio store~~
- Newspaper office
- ~~Nursery, flower, plant or tree (within a building or enclosure)~~
- Office: business, professional or semi-professional
- ~~Office: equipment, sales and rental~~
- ~~Orthopedic appliances (trusses, wheelchairs,~~ etc.), sales and rental
- ~~Oxygen equipment, rental or distribution~~
- ~~Painting equipment or supplies sales~~ (paint, varnish, etc.)
- ~~Pawn shop~~
- ~~Pet sales; no breeding or boarding~~
- ~~Pet supplies~~
- Photograph studio or photographic supply store
- ~~Plumbing, retail custom~~
- Postal stations
- ~~Pressing establishment~~
- Printing/copier or publishing
- Refreshment stand
- ~~Refrigeration installation or service~~
- School, barber or beauty culture
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- ~~Shoe store or shoe repair shop~~

- ~~Second-hand goods sales: personal, furniture, books, magazines, automobiles, but not second-hand auto parts~~
- ~~Sign painting shop~~
- ~~Sporting goods, golf, hunting and fishing equipment store~~
- ~~Station, bus or stage~~
- ~~Storage building~~
- ~~Tailor shop~~
- ~~Taxicab stand~~
- ~~Taxidermist~~
- ~~Telecommunications facility~~
- ~~Telephone sales store, land line, digital or cellular~~
- Theater, except drive-in or outdoor theater
- ~~Trade show, industrial show or exhibition~~
- ~~Transfer or express service~~
- ~~Travel agent~~
- ~~Upholstery shop (furniture only, not including automobile upholstery)~~
- ~~Venetian blinds sales~~
- ~~Video store, rental and sales~~
- ~~Wallpaper sales~~
- ~~Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303 in the Pinal County Zoning Code~~
- ~~Window shades sales~~

b. Accessory building or use (not involving open storage), when located on the same building site.

c. ~~Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~

d. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each three persons regularly employed on

said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious fumes, odors, or unusual vibrations or noise.

e. ~~Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.~~

f. One family dwelling in conjunction with an established, permitted use.

Auditorium/Theater Buildings Only: 60' for 33% of building, 45' remainder:

Site Development Standards

a. Maximum building height: Two stories or 35 feet (architectural elements such as clock towers are exempt but may not exceed 50 feet).

b. Minimum lot area: none.

c. Minimum lot width: none.

d. Minimum front yard: 30 feet, which may be used to meet off-street parking requirements or as part of off-street parking lot.

e. Minimum side yards: none; 10 feet when adjacent to residential uses.

f. Minimum rear yard: 25 feet which may be used to meet off-street parking requirements or as a part of off-street parking lot.

g. Minimum distance between main buildings: none.

h. Parking areas shall be visually screened from adjoining residentially zoned property.

i. Detached Accessory buildings:
- Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- Maximum height: 20 feet within the required rear yard: two stories or 30 feet within the buildable area.

- Minimum distance to main building: 10 feet.
- Minimum distance to front lot line: 20 feet.
- Minimum distance to side lot lines: none.
- Minimum distance to rear lot line: 10 feet.

j. Churches:

- Minimum lot size: None.
- Maximum building height: 2 stories or 35 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 50 percent.
- Minimum lot frontage: None.
- Minimum front yard: 30 feet.
- Minimum side yard: None; 10 feet when adjacent to residential uses..
- Minimum rear yard: 25 feet.
- Parking areas shall be setback a minimum of 10 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.

Appendix 3

Development Requirements – CR-2 Single-Family,
Medium Low Density Residence Zone

CR-2. Single-Family, Medium Low Density Residence Zone

1. *Permitted Uses*

Any use permitted in the Low CR-1 zone, ~~but~~ except agricultural ~~and horticultural~~ uses ~~including~~ which include the keeping of horses, cattle, sheep, swine or goats ~~shall not be allowed~~.

~~a. One-family dwelling.~~

a. Public park, public or parochial school.

b. Church, subject to the specific development standards listed in Section CR-2.2.j., provided minimum off-street parking requirements are met.

c. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales.

d. Home occupation.

e. Accessory building or use.

2. *Development Standards for Medium Low Density Residential:*

a. Maximum building height: two stories or 30 feet.

b. Minimum lot area: 8,000 square feet.

c. Minimum lot area per dwelling unit: 8,000 square feet, maximum lot coverage: ~~40 percent.~~ 50 percent

d. Minimum lot width: 60 feet.

e. Minimum front yard: ~~25 feet.~~ 20 feet to face of garage, 15 feet to an enclosed livable area, porch of side-loaded garage, measured from back of side walk.

f. Minimum side yards: ~~10 feet each, except corner side yards shall be a minimum of 15 feet.~~ 5'/10'

g. Minimum rear yard: ~~25 feet~~.20 feet.

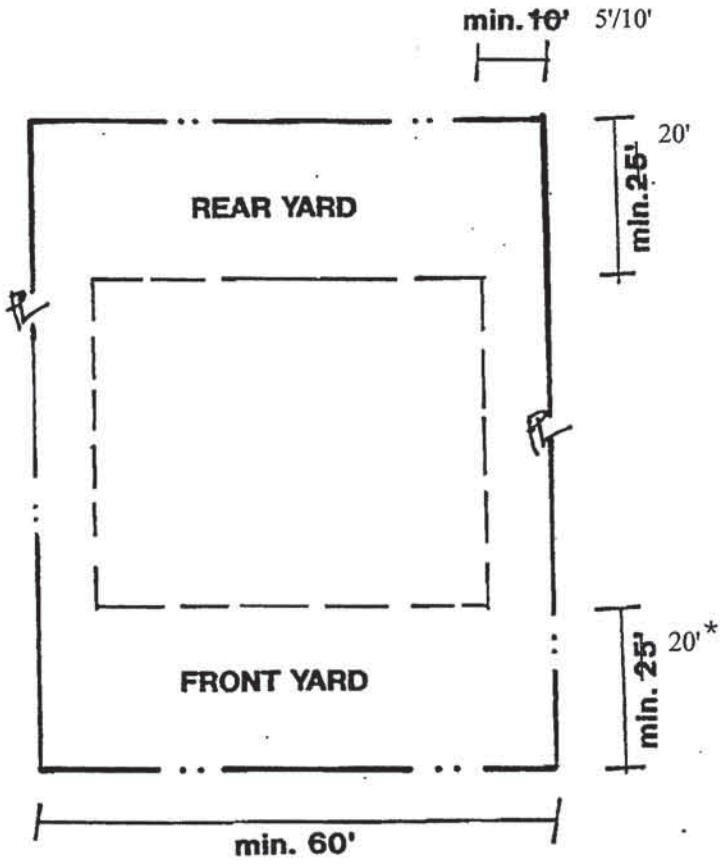
h. Minimum distance between main buildings: ~~20~~ feet. 15 feet.

i. Detached accessory buildings:

- Permitted coverage: one-third of the total area of the required rear and side yards.
- Maximum height: 20 feet.
- Minimum distance to main buildings: 7 feet.
- Minimum distance to front lot line: 60 feet.
- Minimum distance to side and rear lot lines: 5 feet.

j. Churches:

- Minimum lot size: 2 acres.
- Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 30 percent.
- Minimum lot frontage: 150 feet.
- Minimum front yard: 40 feet.
- Minimum side yard: 50 feet.
- Minimum rear yard: 50 feet.
- Parking areas shall be setback a minimum of 25 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.



Minimum Lot Size: 8,000'

*Minimum front yard setback is 20 feet measured from back of sidewalk to face of garage door.

BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Single Family CR-2 Minimum Setbacks

Exhibit III-2

Appendix 4

Approved Bella Vista Farms PAD

Dated October 19, 1998

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT

Prepared for:

RV PARTNERS, LLC.
5861 South Kyrene Road, Suites 1, 2 & 3
Tempe, Arizona 85283
(602) 831-2000

July 6, 1998
Revised September 4, 1998
Revised October 19, 1998

PZ-040-98
PZ-PD-040-98

Prepared by:
THE WLB GROUP, INC.
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WLB No. 198028-A-001-0100

The WLB Group WLB

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Rev. 9/4/98

I. INTRODUCTION

BELLA VISTA FARMS
Planned Area Development

I. INTRODUCTION

A. SUMMARY

In the Spring of 1998, planning for the area now called Bella Vista Farms began. Planning efforts were directed toward designing a self contained community centered around a championship golf course.

Planned Area Developments provide one of the best structures for producing a unified and physically cohesive community. The PAD produces a general master plan with built-in flexibility. Flexibility is essential for the development to grow and mature according to changing demographic and market trends over the entire life of the project. It also simplifies the County's administration of the PAD.

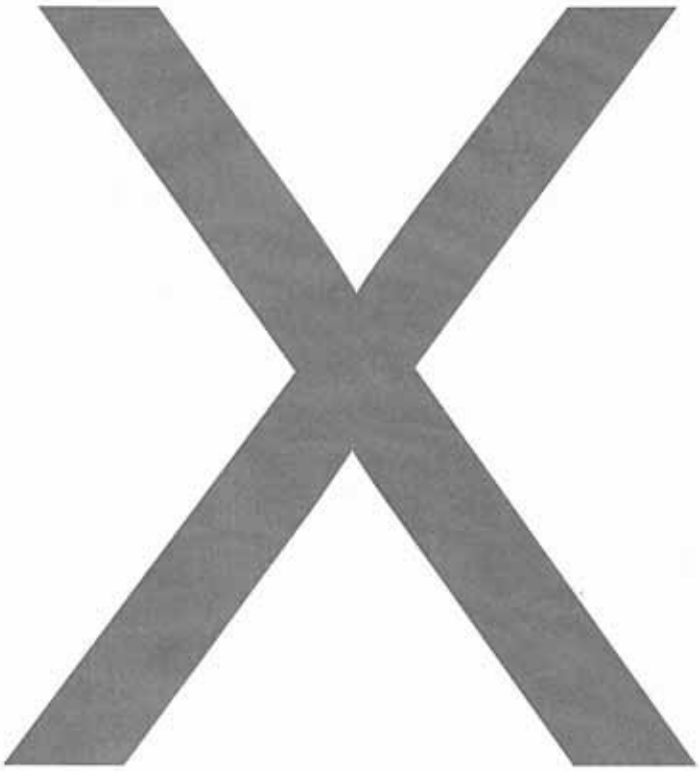
This comprehensive document will provide detailed provisions for each section of the PAD, which include:

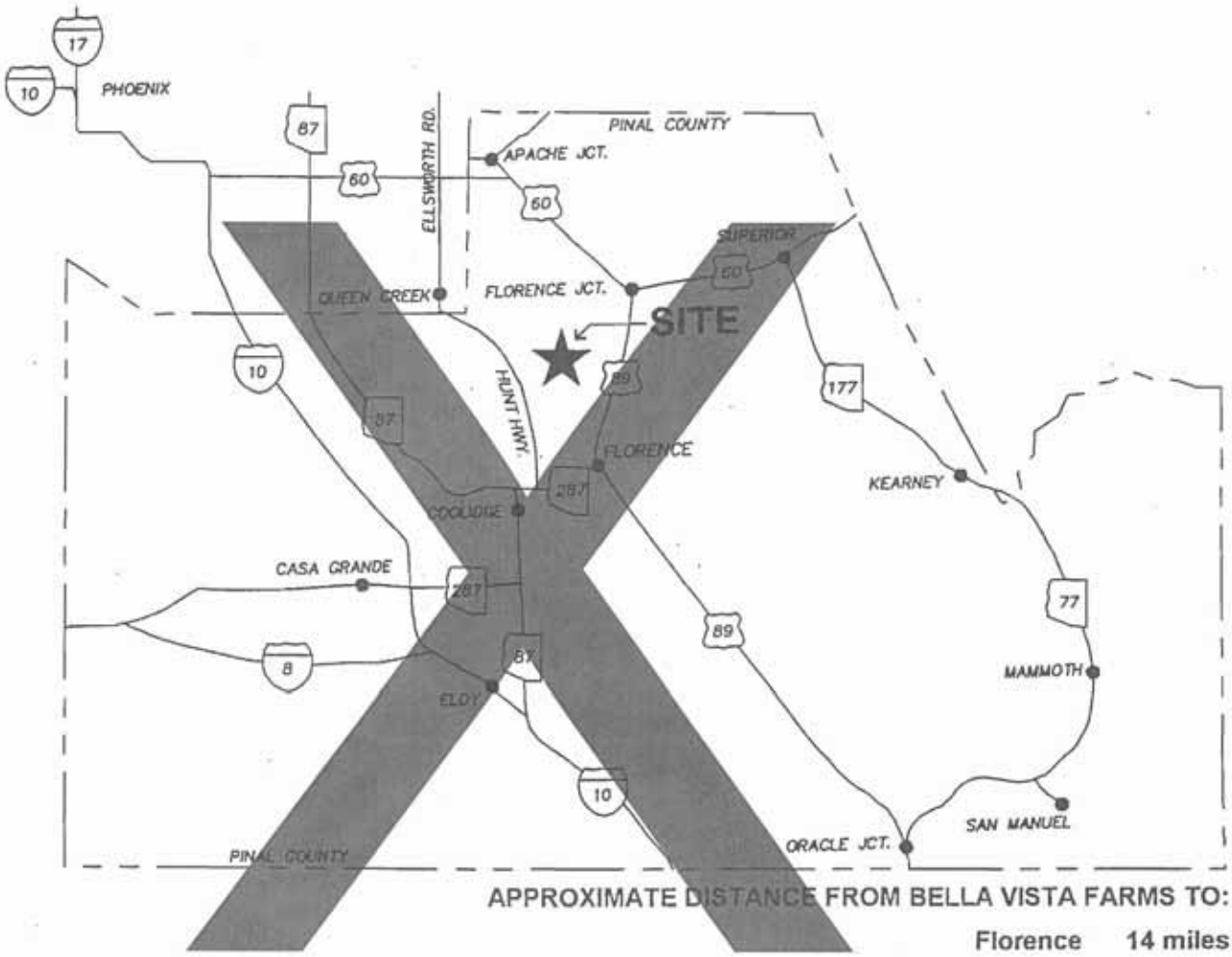
1. The Development Plan. This includes the proposed land uses, intensities, and phasing. It includes provisions for hillside preservation, riparian stream preservation, and information regarding service and infrastructure.

2. The Development Requirements. This section specifically defines the different residential, recreational and commercial development standards. Zoning standards are also established in this section.

3. The Design Guidelines. This section establishes the general desired character of future development within the PAD. They include landscape, signage and design guidelines.

4. Implementation. This section outlines the procedures for the administration of this PAD including phasing, permit processing and amendments.





APPROXIMATE DISTANCE FROM BELLA VISTA FARMS TO:

Florence	14 miles
Apache Junction	17 miles
Queen Creek	10 miles

NTS

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Regional Location Map

Exhibit I-1

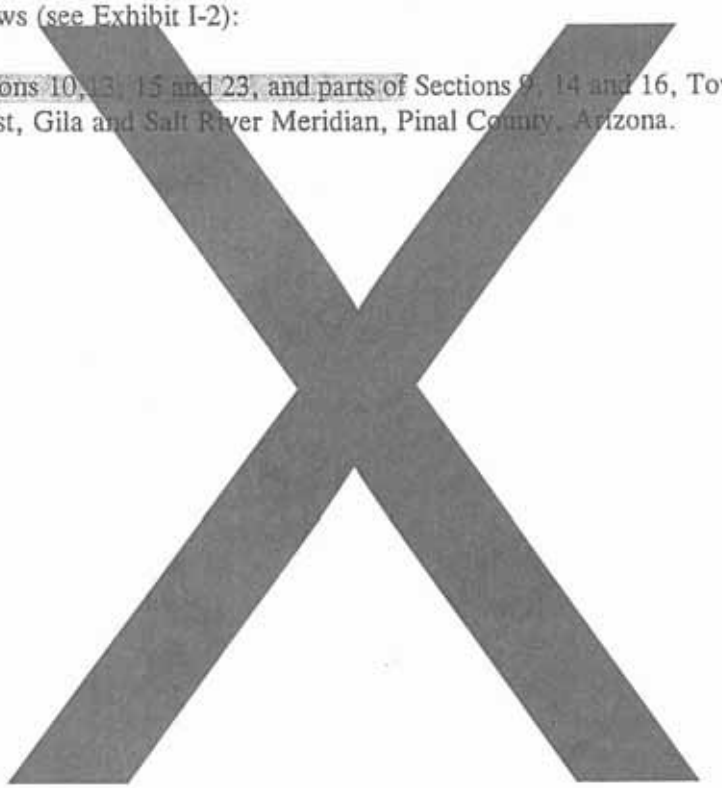
The WLB Group WLB

B. PROJECT LOCATION AND DESCRIPTION

Bella Vista Farms is located in the Superstition Valley area of central Pinal County near Magma Railroad Junction, approximately eight miles northwest of Florence.

The general property boundary description for the Bella Vista Farms Plan Area is as follows (see Exhibit I-2):

Sections 10, 13, 15 and 23, and parts of Sections 9, 14 and 16, Township 3 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona.



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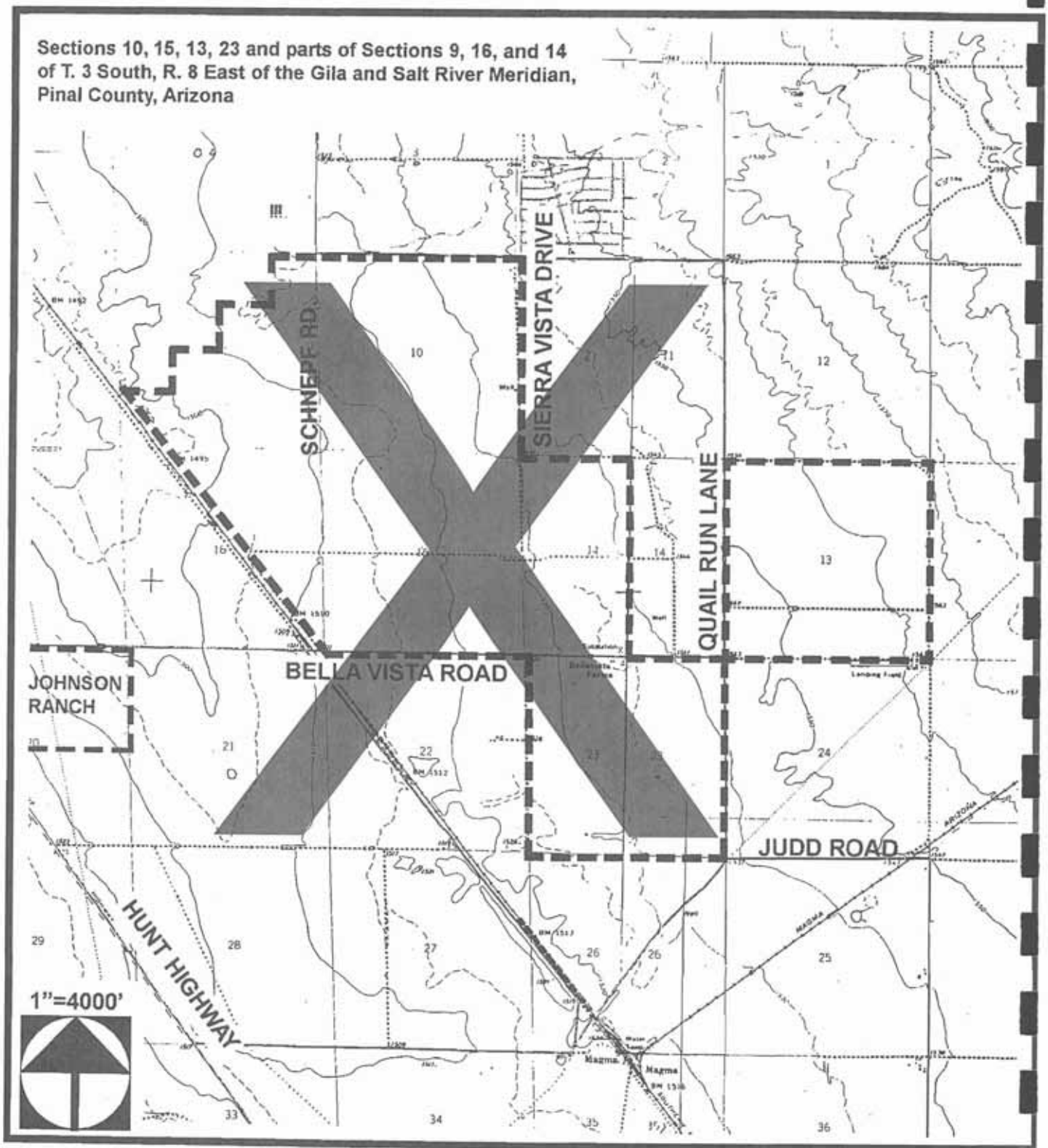
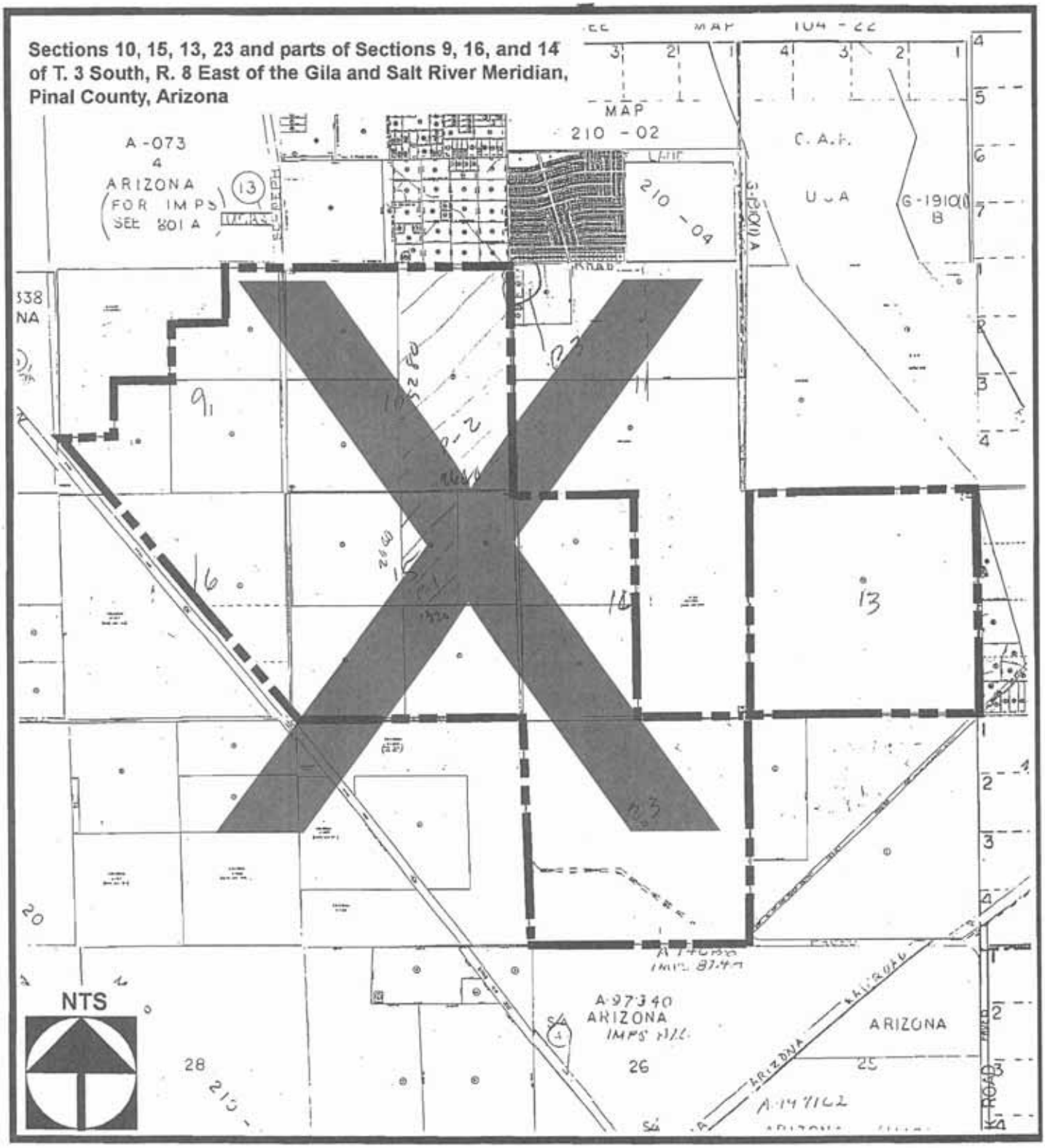


BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Property Boundary Description

Exhibit I-2

The WLB Group WLB



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

County Assessor's Parcel Map

Exhibit I-3

The WLB Group WLB

1. Site History

The site is located on primarily desert scrub lands and crop lands. There are no major drainage courses passing through the site nor has there been any detailed Federal Emergency Management Agency (FEMA) mapping for flood hazards on the site. The Union Pacific Railroad forms the western boundary of the site.

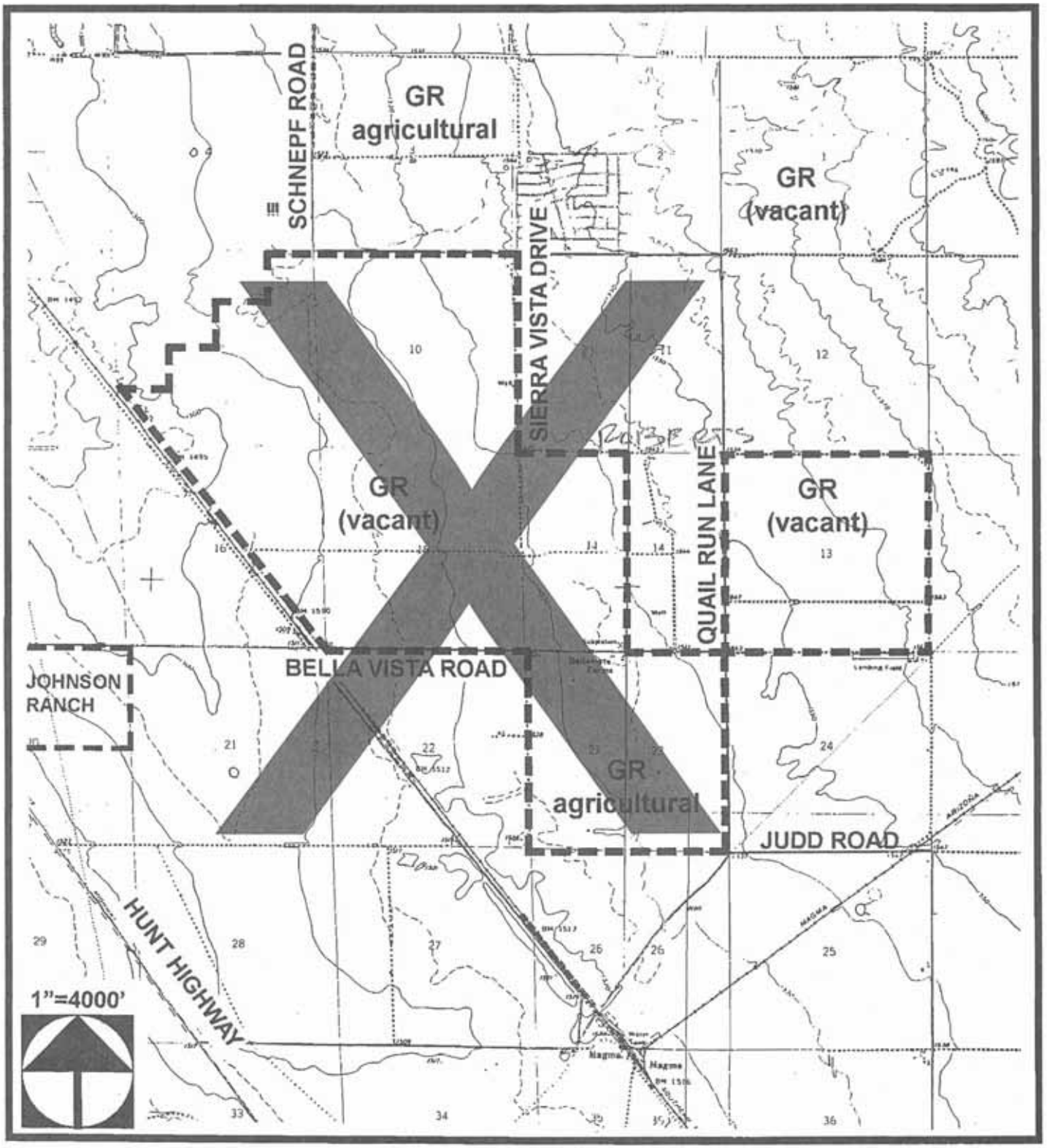
2. Existing Uses/Zoning

The Bella Vista site is currently being actively farmed. The Pinal County Comprehensive Plan for Area 1 has been approved by the Board of Supervisors. This property is designated as Transitional Urban and Transitional to Industrial in that Plan. Current zoning is General Rural (GR).

3. Surrounding Uses/Destinations

The Bella Vista Farms Development site was chosen for its location and accessibility from the Phoenix and Tucson metropolitan regions. Other favorable factors of the site include its relatively flat topography and nearness to SanTan Mountain Regional Park. The site is located approximately two miles east of Hunt Highway and two miles north of Arizona Farms Road. Hunt Highway is currently undergoing major improvements. Hunt Highway and Attaway Road will provide the necessary access to Florence and Coolidge with both Hunt Highway and Schnepf Road providing access to Queen Creek and Apache Junction.

Exhibit I-4 details the existing land uses and zoning on and around the site. The surrounding land is generally vacant, state owned land or has agricultural uses.



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Existing Zoning/Land Uses

Exhibit I-4

The WLB Group WLB

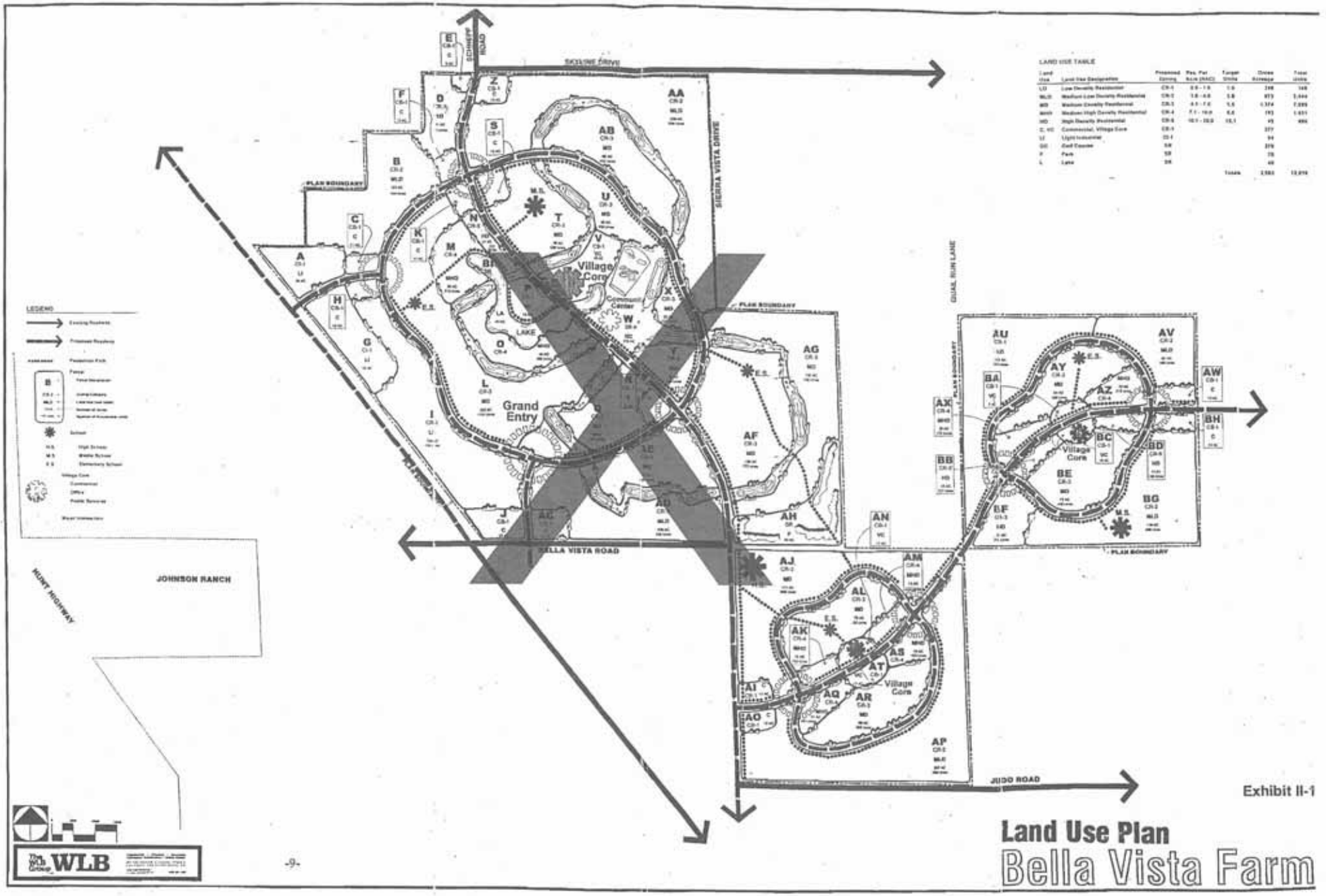
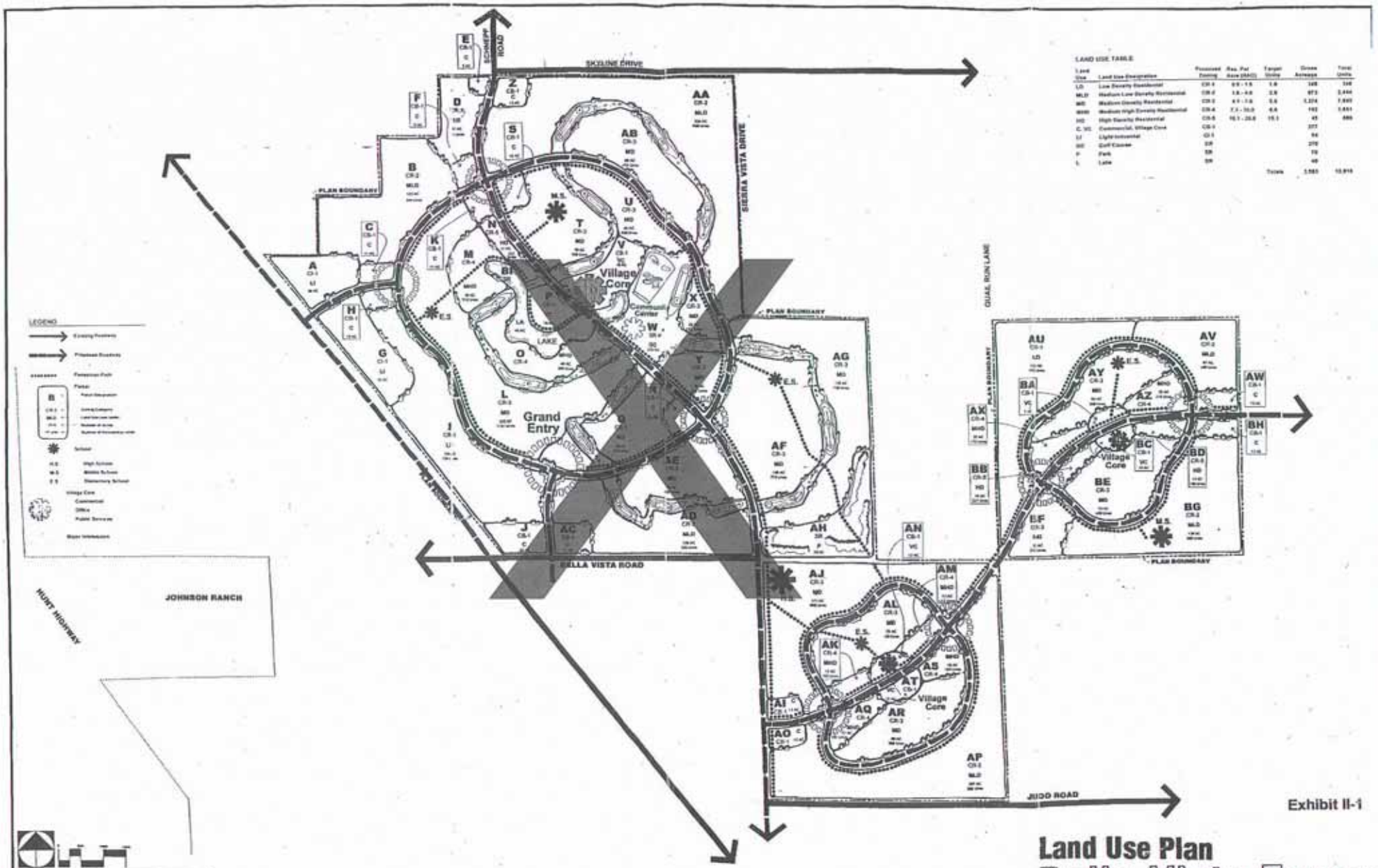


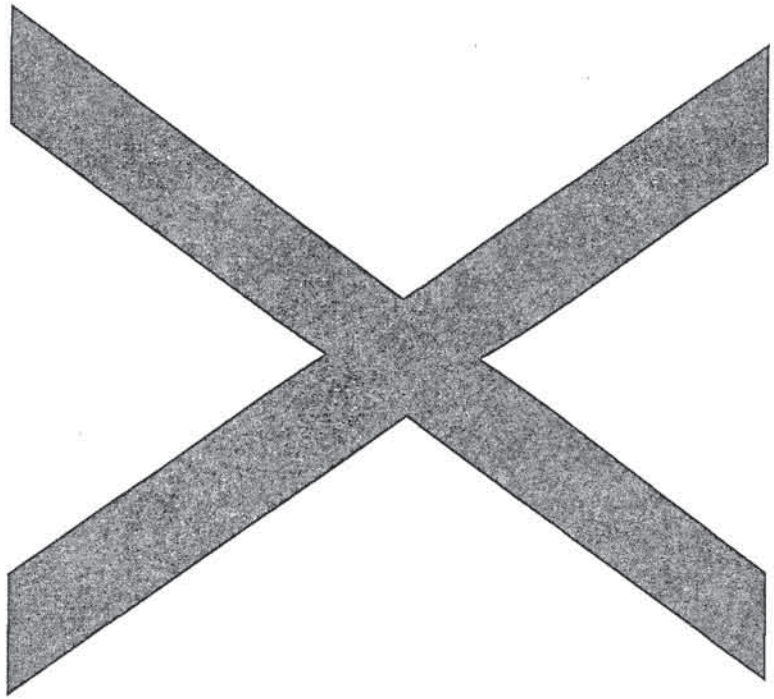
Exhibit II-1

Land Use Plan

Bella Vista Farm

WLB


SKYLINE DRIVE
SCHNEPP ROAD
SIERRA VISTA DRIVE
QUAIL RUN LANE
PLAN BOUNDARY
BELLA VISTA ROAD
HUNT HIGHWAY
JOHNSON RANCH
JUDD ROAD
Grand Entry
Village Core
LAKE
E.S.
M.S.
LEGEND
LAND USE TABLE
Exhibit II-1
Land Use Plan
Bella Vista Farms
-9-
Page 874



II. DEVELOPMENT PLAN

II. DEVELOPMENT PLAN

A. LAND USE PLAN

1. Proposed Uses and Intensities

Bella Vista Farms consists of approximately 3,583 acres, of mixed use development arranged in three village components featuring a range of low to high density housing, an 18-hole golf course with driving range and clubhouse, and several areas reserved for neighborhood commercial uses. An extensive pedestrian trail system and a recreational lake are the main components of the open space system within Bella Vista Farms. Land set aside as developed or undeveloped open space accounts for over 11 percent of the total land area of Bella Vista Farms. Future marketing studies shall determine the targeted demographic population for Bella Vista Farms.

Sixty-one planning areas have been designated to accommodate the envisioned development of the Bella Vista Farms Planned Area Development site. A breakdown of proposed land uses by planning area is provided in Table II-1 along with gross acres and planned number of residential units per planning area. The land uses proposed under the Bella Vista Farms PAD are shown in the Land Use Plan, Exhibit II-1.

Table II-2 the Land Use Summary Table, totals the number of dwelling units and gross acreage by proposed zoning and land use categories.

Table II-3, the Quantitative Development Table, summarizes the percentage of open space, acres of single family housing, and the average lot size within the PAD. Maximum overall density of the PAD is 3.5 dwelling units per gross acre.

The land use concept of the Planned Area Development presents a balanced urban community. All of the land use elements are integrated for circulation, infrastructure, aesthetic and visual setting, development standards and guidelines.

LAND USE TABLE							
Parcel Designation	Proposed Zoning	Land Use	Dwelling Units Per Acre			Gross Acreage	Allowable Dwelling Units
			LOW	TARGET	HIGH		
W	SR	GC	--	--	--	270	0
X	CR-3	MD	4.1	5.6	7.0	22	123
Y	CR-3	MD	4.1	5.6	7.0	36	202
Z	CB-1	C	--	--	--	13	0
AA	CR-2	MLD	1.6	2.8	4.0	228	638
AB	CR-3	MD	4.1	5.6	7.0	88	493
AC	CB-1	C	--	--	--	17	0
AD	CR-2	MLD	1.6	2.8	4.0	109	305
AE	CR-3	MD	4.1	5.6	7.0	75	420
AF	CR-3	MD	4.1	5.6	7.0	138	773
AG	CR-3	MD	4.1	5.6	7.0	135	756
AH	SR	P	--	--	--	70	0
AI	CB-1	C	--	--	--	12	0
AJ	CR-3	MD	4.1	5.6	7.0	171	958
AK	CR-4	MHD	7.1	8.6	10.0	12	103
AL	CR-3	MD	4.1	5.6	7.0	75	420
AM	CR-4	MHD	7.1	8.6	10.0	13	112
AN	CB-1	VC	--	--	--	12	0
AO	CB-1	C	--	--	--	12	0
AP	CR-2	MLD	1.6	2.8	4.0	207	580
AQ	CR-4	MHD	7.1	8.6	10.0	21	180
AR	CR-3	MD	4.1	5.6	7.0	69	386
AS	CR-4	MHD	7.1	8.6	10.0	19	163

TABLE II-1

LAND USE TABLE

Parcel Designation	Proposed Zoning	Land Use	Dwelling Units Per Acre			Gross Acreage	Allowable Dwelling Units
			LOW	TARGET	HIGH		
A	CI-1	LI	--	--	--	39	0
B	CR-2	MLD	1.6	2.8	4.0	123	344
C	CB-1	C	--	--	--	11	0
D	CR-1	LD	0.5	1.0	1.5	41	41
E	CB-1	C	--	--	--	5	0
F	CB-1	C	--	--	--	10	0
G	CI-1	LI	--	--	--	55	0
H	CB-1	C	--	--	--	10	0
I	CR-1	LD	0.5	1.0	1.5	154	154
J	CB-1	C	--	--	--	23	0
K	CB-1	C	--	--	--	11	0
L	CR-3	MD	4.1	5.6	7.0	202	1,131
M	CR-4	MHD	7.1	8.6	10.0	36	310
N	CR-5	HD	10.1	15.1	20.0	17	257
O	CR-4	MHD	7.1	8.6	10.0	46	396
P	CB-1	VC	--	--	--	19	0
Q	CR-3	MD	4.1	5.6	7.0	56	314
R	CB-1	C	--	--	--	12	0
S	CB-1	C	--	--	--	15	0
T	CR-3	MD	4.1	5.6	7.0	76	426
U	CR-3	MD	4.1	5.6	7.0	55	308
V	CB-1	VC	--	--	--	40	0

LAND USE TABLE							
Parcel Designation	Proposed Zoning	Land Use	Dwelling Units Per Acre			Gross Acreage	Allowable Dwelling Units
			LOW	TARGET	HIGH		
AT	CB-1	VC	--	--	--	12	0
AU	CR-1	LD				153	153
AV	CR-2	MLD	1.6	2.8	4.0	67	188
AW	CB-1	C	--	--	--	13	0
AX	CR-4	MHD	7.1	8.6	10.0	20	172
AY	CR-3	MD	4.1	5.6	7.0	64	358
AZ	CR-4	MHD	7.1	8.6	10.0	25	215
BA	CB-1	VC	--	--	--	7	0
BB	CR-5	HD	10.1	15.1	20.0	15	227
BC	CB-1	VC	--	--	--	10	0
BD	CR-5	HD	10.1	15.1	20.0	13	196
BE	CR-3	MD	4.1	5.6	7.0	73	409
BF	CR-3	MD	4.1	5.6	7.0	39	218
BG	CR-2	MLD	1.6	2.8	4.0	139	389
BH	CB-1	C	--	--	--	13	0
BI	SR	LA	--	--	--	40	0
						3,583	**12,818**

TABLE II-2

LAND USE SUMMARY TABLE

Proposed Zoning	Land Use Code	Land Use	Dwelling Units Per Acre			Gross Acreage	Allowable Dwelling Units
			LOW	TARGET	HIGH		
CR-1	LD	Low Density	0.5	1.0	1.5	348	348
CR-2	MLD	Med. Low	1.6	2.8	4.0	873	2,444
CR-3	MD	Med. Density	4.1	5.6	7.0	1,374	7,695
CR-4	MHD	Med. High	7.1	8.6	10.0	192	1,651
CR-5	HD	High Density	10.1	15.1	20.0	45	680
CB-1	C and VC	Commercial, Village Core	--	--	--	277	0
CI-1	LI		--	--	--	94	0
SR	GC	Golf Course	--	--	--	270	0
SR	P	Park	--	--	--	70	0
SR	LA	Lake	--	--	--	40	0
						3,583	**12,818**

TABLE II-3

BELLA VISTA FARMS PLANNED AREA DEVELOPMENT QUANTITATIVE DEVELOPMENT TABLE	
TOTAL GROSS AREA	3,583 AC
AREA OF PUBLIC OPEN SPACE *	110 AC
AREA OF CONTROLLED OPEN SPACE (GOLF COURSE)	270 AC
PERCENT OPEN SPACE (PUBLIC & CONTROLLED)	11%
AREA OF SINGLE FAMILY HOUSING (CR-1 through CR-4)	2,787 AC
TOTAL AREA OF RESIDENTIAL DEVELOPMENT	2,832 AC
TOTAL NUMBER DWELLING UNITS PROPOSED	(ALLOWABLE) 12,818
AREA OF NON-RESIDENTIAL DEVELOPMENT	751 AC
MAXIMUM OVERALL DENSITY	**3.6 DU/Gross AC**

* See Exhibit II-4 for delineation of open space.

2. Phasing Program

The Bella Vista Farms Planned Area Development will be developed in a number of phases. A summary of the proposed phasing sequence by planning area is provided on Table II-4 and shown on Exhibit II-2, Phasing Plan.

TABLE II-4

PHASING PLAN

Phasing Area	Land Use	Gross Acres	Planned Units	Total Planned Units
1	SR (Golf Course, Community Center, Clubhouse	270		2,409
	SR (Lake)	40	0	
	CB-1	52	0	
	CR-2	109	305	
	CR-3	345 305	1,708	
	CR-4	46	396	
2	CB-1	82	0	3,291
	CR-3	448	2,509	
	CR-4	61	525	
	CR-5	7	257	
3	CB-1	87	0	2,275
	CR-1	195	195	
	CR-2	330	924	
	CR-3	145	812	
	CR-4	40	344	
4	SR (Park)	70	0	2,318
	CB-1	13	0	
	CI-1	94	0	
	CR-2	228	638	
	CR-3	300	1,680	
5	CB-1	13	0	1,086
	CR-1	153	153	
	CR-2	67	188	
	CR-3	64	358	
	CR-4	45	387	
6	CB-1	30	0	1,439
	CR-2	139	389	
	CR-3	112	627	
	CR-5	28	423	
TOTALS		3,583		12,818

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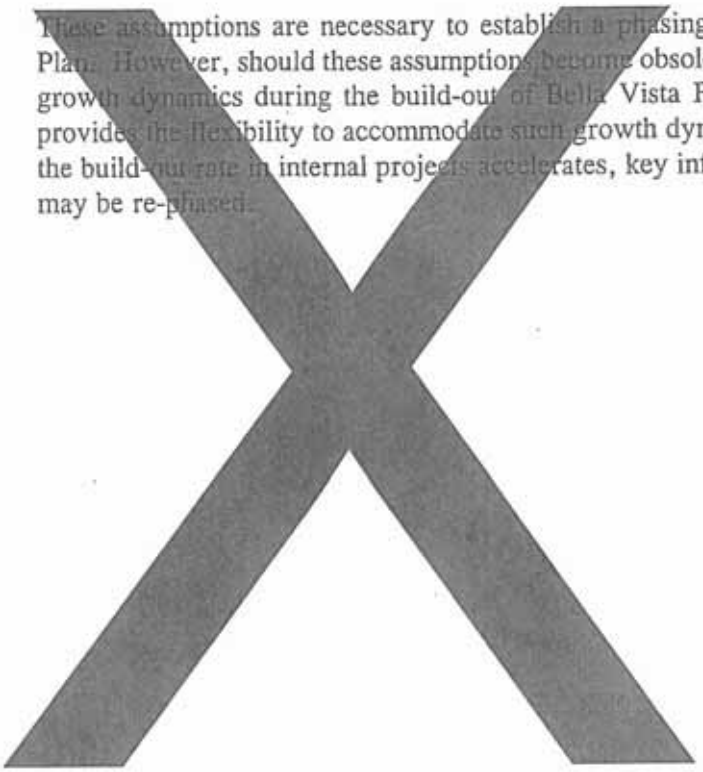
In preparing the phasing plan, certain assumptions have been made. These include: 1) the rate of growth for the project will remain constant and as calculated; 2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services will remain constant and as calculated; and 3) the market demand for proposed residential product type and mix will remain constant throughout the phasing intervals.

These assumptions are necessary to establish a phasing plan for the Land Use Plan. However, should these assumptions become obsolete or invalid due to area growth dynamics during the build-out of Bella Vista Farms, the Phasing Plan provides the flexibility to accommodate such growth dynamics. If, for example, the build-out rate in internal projects accelerates, key infrastructural components may be re-phased.



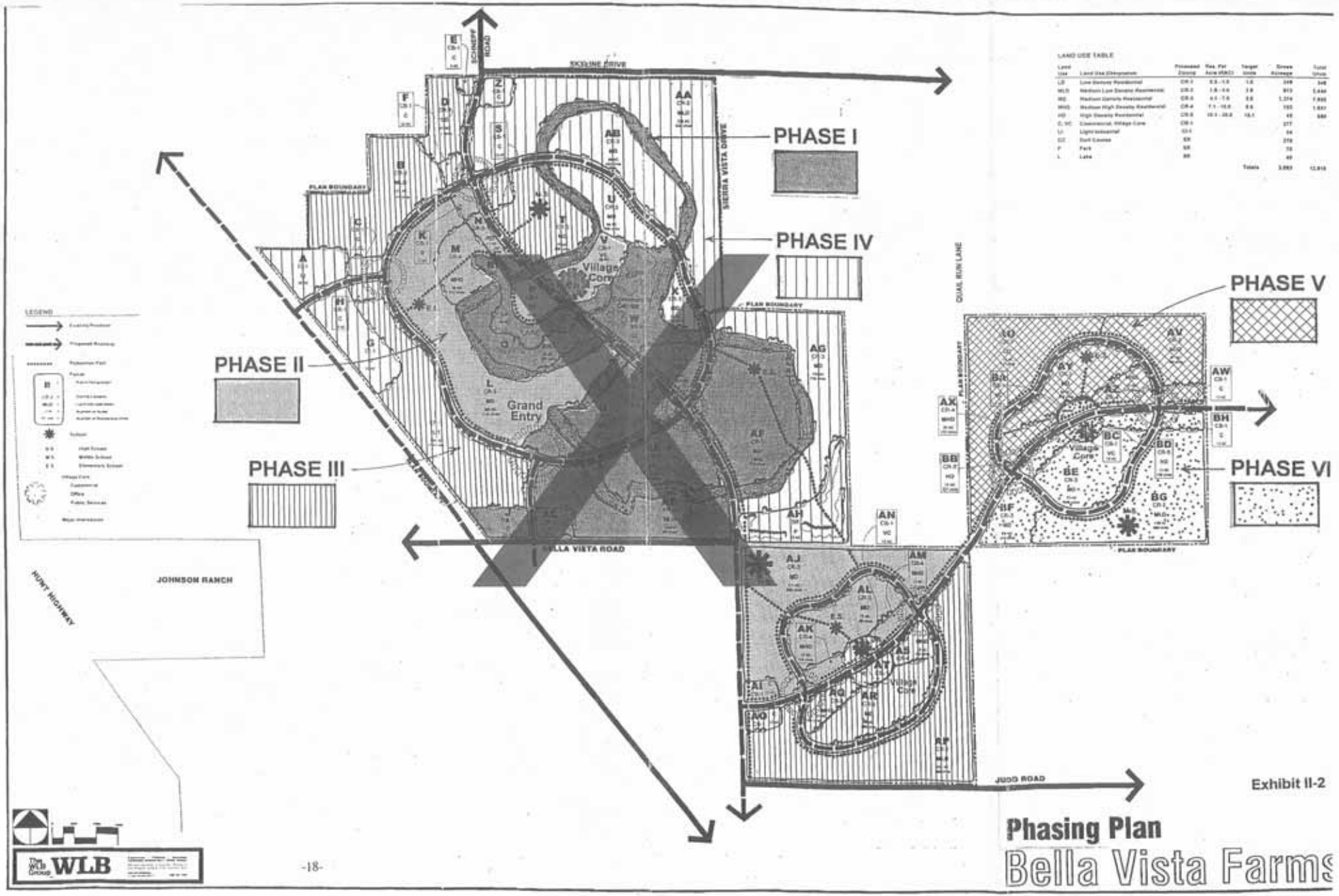
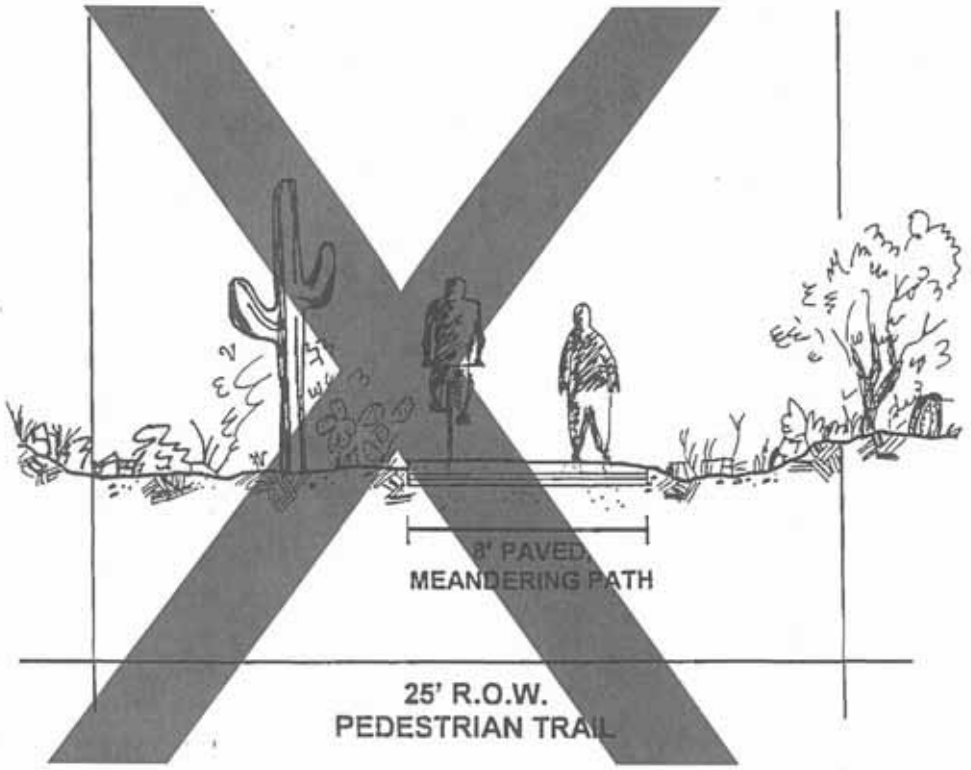


Exhibit II-2

Phasing Plan

Bella Vista Farms

WLB



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Pedestrian Trail Section

EXHIBIT II-5

The WLB Group WLB

3. Benefits and Advantages for Pinal County

The Bella Vista Farms Planned Area Development will meet the need for new housing within Pinal County as the County's population continues to grow. The population projection estimates for residents within Census Tract Two of Pinal County will increase from 8,495 to 20,164 from 1995 to 2010 (Pinal County Comprehensive Plan, Area 1, 1991). By the year 2010, 11,226 projected new housing units are required to meet future housing needs within the Census Tract Two area of Pinal County (Pinal County Comprehensive Plan, Area 1, 1991). These numbers were estimated using historic rural patterns of growth within Pinal County. These figures do not reflect the nearby Johnson Ranch and other large developments in the area. Growth and development tends to beget more development. The growth within the Phoenix metropolitan area and Maricopa County shall continue to impact Pinal County.

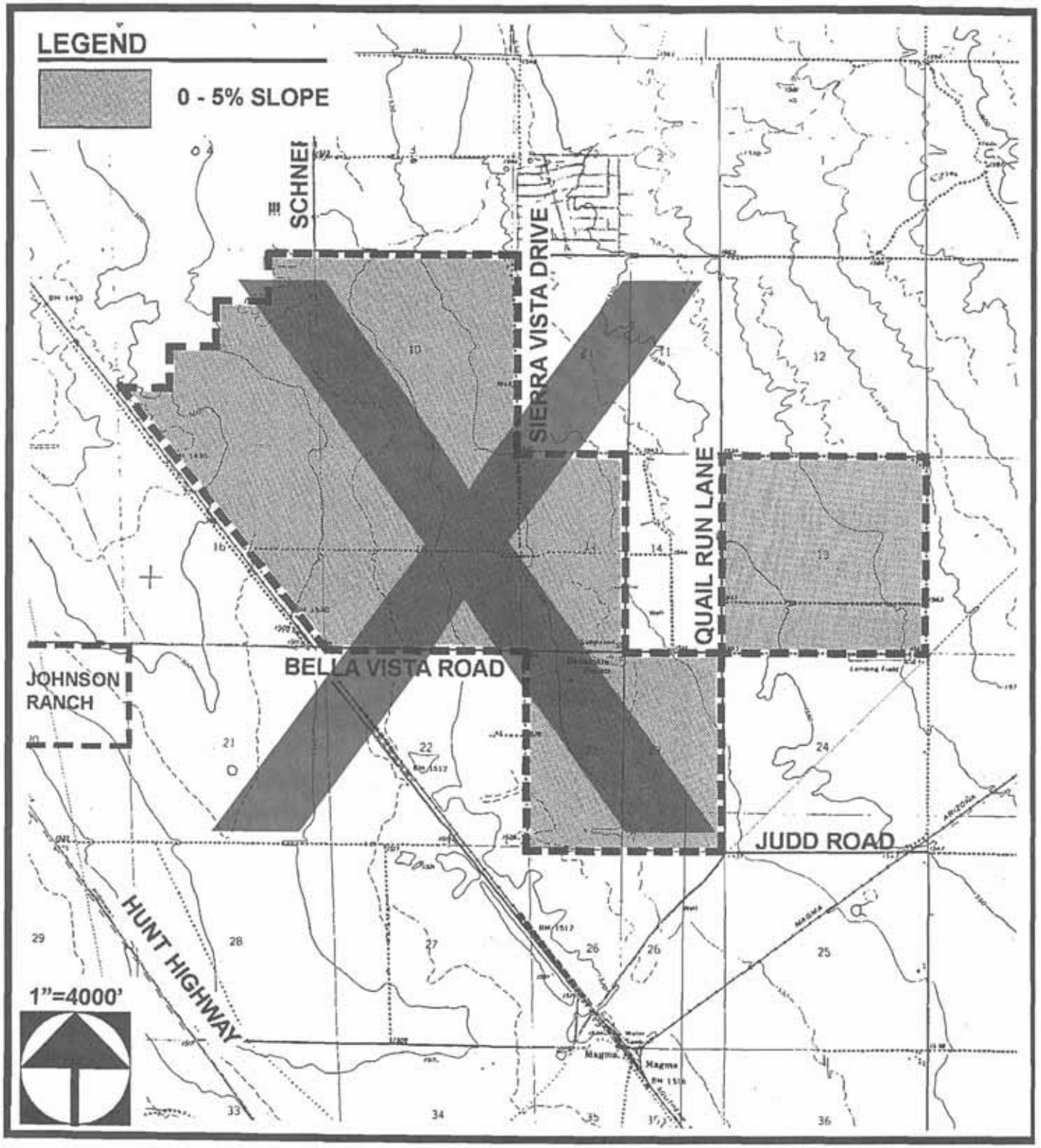
To summarize, the benefits to Pinal County include four broad provisions:

a. Bella Vista Farms will provide housing, recreation and employment opportunities for the residents of Pinal County.

b. The development will increase the tax base without creating large infrastructure costs for the County.

c. Bella Vista Farms will provide a master planned development with a variety of residential and commercial opportunities. This will allow the County to continue to grow in a manner compatible with the County's Comprehensive Plan.

d. Bella Vista Farms is located near a major transportation corridor. This will allow for the efficient use of the existing transportation infrastructure.



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Existing Topography and Slope Analysis

Exhibit II-3

The WLB Group WLB

B. HILLSIDE PRESERVATION

There are no significant slopes on the Bella Vista Farms site.

C. SERVICES/INFRASTRUCTURE

1. Water

Water Provider

To date, a water provider has not been identified. Johnson Utilities Company, a utility company registered with the Arizona Corporation Commission (ACC), may provide water service to the Bella Vista Farms development as it is currently the only registered water company in the area.

Other options include forming a new water company specifically for Bella Vista Farms and the new Magma Irrigation District is considering forming a public water utility for the area.

Water Demand

Demand estimates for family residential and commercial facilities were derived based upon historic flows near this area. The water system infrastructure will be sized to accommodate peak water use. Initially, golf course irrigation water will be provided by existing irrigation wells.

Water System Infrastructure

One pressure zone is planned for the water system. It is expected that static pressure will range from 35 to 85 psi with some minor variances. The water system will consist of wells, ground storage reservoirs, a booster station and distribution piping. The actual timing and sizing of the water system infrastructure will depend on phased construction of the project.

2. Wastewater

Wastewater Service Provider

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At this time, it is not known what entity will provide wastewater service to Bella Vista Farms. Johnson Utilities is a potential service provider. Alternately, a new wastewater service provider could be established through the 208 Wastewater Plan Amendment process.

Wastewater Generation

Wastewater generation estimates for family and adult residential and commercial uses were derived based upon historic flows near this area. The wastewater system infrastructure will be sized to accommodate projected wastewater flows.

Wastewater Collection

Bella Vista Farms will be primarily served by gravity sewer mains where possible and a force main where needed. The actual timing and sizing of the wastewater collection system will depend on phased construction of the project.

Reclaimed Wastewater

The wastewater will be treated to "open access" reuse standards. The treated effluent will be pumped by a reclaimed pump station to the golf course for turf irrigation.

3. **Other Utilities and Services** – The various public utilities and their respective provider are listed below:

Electric	South River Project
Gas	Mesa Gas Corporation
Telephone	U.S. West Communications
Cable Television	Johnson Ranch
Police Protection	Pinal County Sheriff's Department
Fire Protection/Ambulance Service	Rural Metro
Solid Waste Handling	Browning Ferris Industries

Most of the above mentioned providers already maintain existing facilities in this area. Additional utility infrastructure required to serve Bella Vista Farms will be constructed as part of the Bella Vista Farms Project.

4. **Drainage** – Bella Vista Farms is currently irrigated farmland and desert rangeland and has a contributing offsite watershed of ±40 square miles. The entire area drains east to west with a natural ground slope of approximately 0.6 to 1 percent. However, the Central Arizona Project (CAP) canal lies just east of Bella Vista Farms which is protected from flood flows by an earthen dam, therefore isolating Bella Vista Farms from upstream storm flows. Offsite flows that do affect the site are those areas west of the CAP canal and north and south of Bella Vista Road. The total contributing offsite area within these limits is approximately 5.2 square miles. The Union Pacific Railroad (UPRR) along the western border is elevated

for the entire length and stormwater runoff concentrates along the eastern edge of the UPRR tracks. Currently there are corrugated metal pipes under the tracks that convey the runoff to the west and "bleed off" accumulated stormwater runoff.

A preliminary hydrologic analysis has been performed for the offsite watershed. There are several areas where offsite flows concentrate and flow through the site. Offsite stormwater will be routed through the project without retention/detention facilities unless it is determined that the downstream areas will be impacted by a peak discharge that is higher than existing conditions.

As required by the Pinal County Drainage Ordinance, all developments will retain/ detain runoff from the 100-year/ 1 hour storm. Bella Vista Farms will primarily use the golf course corridor for its detention areas. Offsite runoff that does not drain into the golf course corridor will use designated facilities for detention. Drainage structures will conform to the Pinal County Drainage Ordinance.

A detailed Federal Emergency Management Agency flood map has not been made for this area. However, the Maricopa County Flood Control District has delineated the watershed that contributes runoff to the Upper East Maricopa Floodway (UEMF) a large portion of the watershed that lies within Pinal County. Bella Vista Farms is part of this watershed; therefore, the UEMF will be used to confirm the offsite drainage boundaries and the effect of development to downstream areas.

A Master Drainage Report for Bella Vista Farms will be submitted to the County Engineer prior to the PAD final approval.

Portions of the wash may be considered 404 Jurisdictional and will be subject to the U.S. Army Corps of Engineers' Nationwide Permitting for road and utility crossings, bank protection and the maximum allowable area of disturbance. If more than three acres of jurisdictional wash are to be disturbed, an individual permit will be required. Permitting requirements are subject to change.

5. **Traffic** - Bella Vista Road and Schnepf Road provide access to the site. Bella Vista Road provides a direct link to Hunt Highway two miles to the west. Hunt Highway provides regional access to the north and southeast. Hunt Highway is a two-lane, undivided major collector which is maintained by Pinal County. Hunt Highway has recently been extended south to Arizona Farms Road. Hunt Highway also provides access to Ellsworth Road north to U.S. 60 (Superstition Freeway), and regional access to the Phoenix area. Hunt Highway extends in a southeasterly direction, approximately 12.5 miles to S.R. 79 and Florence. Hunt

Highway and Arizona Farms Road provide access to S.R. 79 and Florence. Bella Vista Road presently has a posted speed limit of 45 miles per hour. Judd Road and Quail Run Lane also provide secondary access to Bella Vista Farms.

Bella Vista Farms, a 3,583 acre mixed use development, is located along Bella Vista Road and the Union Pacific Railroad.

At complete build-out conditions, Bella Vista Farms is expected to have a total of 12,818 residential dwelling units, several schools, a golf course with club house, several commercial nodes, and a light industrial area. The residential units are anticipated to consist of low and medium density single family homes, attached single family homes, and a limited number of apartments. The first houses within this development are anticipated to be sold in 2001. Construction is anticipated to be sequential with a complete build-out of the site in the year 2020.

At build-out, Bella Vista Farms is anticipated to generate approximately 96,000 vehicle trips per day. With a 50 percent retiree population, Bella Vista Farms could generate significantly less traffic; approximately 54,000 vehicle trips per day. The vast majority of these trips will be internal to the site. Year 2025 combined site traffic and background traffic on Bella Vista Road is anticipated to be approximately 36,000 vehicles per day. Bella Vista Road will initially be improved to a two-lane paved configuration. Phased capacity improvements, including turn lanes and additional through lanes, will be constructed as development progresses and additional capacity is needed. Currently proposed improvements to Hunt Highway will provide a capacity of about 16,000 vehicles per day. As part of Pinal County's proposed improvements to Hunt Highway, left-turn lanes and right-turn deceleration lanes will be provided at key intersections within the Bella Vista Road area. Further, a paved road is expected to be established along the west side of, and parallel to, the UPRR. This facility will provide additional access and capacity to Bella Vista Farms traffic.

Internal circulation for Bella Vista Farms is to be provided by a series of arterial, collector and local streets. The proposed arterial section is with a 90 foot right-of-way, and will provide two through lanes in each direction along with a 12 foot median. Pedestrian access will be provided outside of the curb on one side of this facility. The major collector is proposed within a 60 foot right-of-way, and will provide a three-lane section at key intersections to provide for left-turn movements in addition to through movements. The 50 foot right-of-way, local street section, would provide for two through lanes in each direction providing direct access to residential driveways.

A traffic impact analysis (TIA) will be prepared for each subdivision plat or development plan. A sub-regional traffic study is underway to examine the Hunt Highway corridor and projected traffic in the Superstition Valley area.

The location of Bella Vista Farms presents an opportunity to locate a future rail station on the Union Pacific Railroad line. The possibility of a commuter rail service for all of the Superstition Valley developments is very good. Bella Vista Farms is the most logical location for a passenger station serving commuters to the greater Phoenix area.

6. **Maintenance of Streets and Common Areas** - The streets within the Bella Vista Farms development will be both public and private. Public streets will be constructed in accordance with Pinal County minimum standards within right-of-way dedicated to the public. Upon acceptance by Pinal County, Pinal County will be responsible for maintenance of the public streets. Private streets will be constructed in accordance with design standards established by Pinal County and this PAD, and will be maintained by the Bella Vista Farms Master Homeowners Association (HOA). The equestrian trails are private common areas to be maintained by the Bella Vista Farms HOA. Public parks within the PAD shall be built and maintained by the Bella Vista Farms Master HOA due to the lack of County resources available for their maintenance.

7. **Schools/Libraries** – The Florence Unified School District consists of Florence Elementary School, with enrollment of 620 students. Florence Middle School and Florence High School have 310 and 378 students, respectively, enrolled in the fall semester of 1997. ~~In addition, the existing schools can absorb another ±1,750 total students.~~ According to the District Superintendent, no additional capacity exists in the district.

Elementary, middle and high school sites shall contain a minimum of 10, 20 and 40 useable acres, respectively. Based on the student generation projections in Table II-5, 9,614 students are expected. Four elementary, two middle, and one high school site are shown on the Land Use Plan, representing 120 acres to be dedicated to the district, if needed. ~~If an additional~~ When school site(s) ~~is~~ are needed within the district, a site or sites will be donated to the district at the request of the district for use as a school site, to be developed at the discretion of the school district authorities as a condition of subdivision plat approval. If student generation exceeds these projections, and the district makes a request, additional sites will be dedicated as a condition of subsequent plat approval. In all cases, school site dedications or other considerations shall be reasonably related to impacts on the district from the development of Bella Vista Farms.

The following table delineates the estimated number of students to be generated per phase of development at Bella Vista Farms Planned Area Development. School District staff suggests 1.5 students per new household as a generation factor to predict future enrollment within the district.

Table II-5

PROJECT SCHOOL PROJECTED STUDENT GENERATION
FLORENCE UNIFIED SCHOOL DISTRICT

Project Phase	Years	Single-Family Units	Students Generated[a]
1	2001 - 2005	2,409	1,807
2	2006 - 2010	3,291	2,468
3	2011 - 2014	2,275	1,706
4	2015 - 2018	2,318	1,739
5	2019 - 2022	1,086	815
6	2023 - 2025	1,439	1,079
		Total	**9,614**

[a] Portions of Bella Vista Farms may be developed as an Active Adult-Only Community. If this is the case, no new students shall be generated. However, a valid approach might be that which was used for Johnson Ranch. That is, if we use 50 percent of the households as contributing to the school age population, the generation factor is calculated to be 1.5 units times 0.5.

Existing municipal libraries within Pinal County, near to Bella Vista Farms, include libraries in Florence, Apache Junction, Eloy, Superior and Coolidge. Five unincorporated communities have also formed libraries within the County. Libraries within the County receive part of their book acquisition funds from the Pinal County Library System. Operating expenses, including salaries, are largely funded through private donations, with libraries staffed by volunteers.

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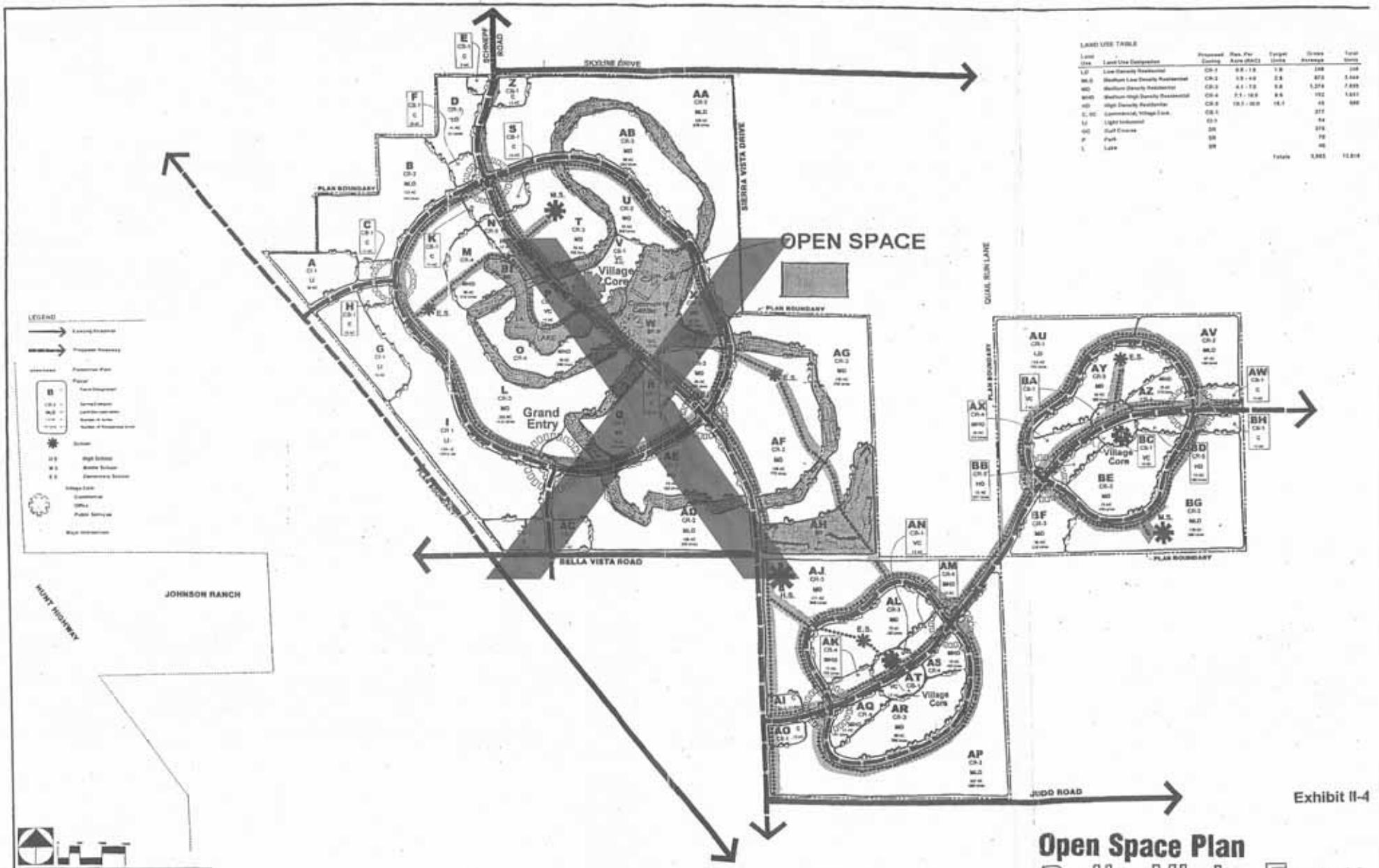
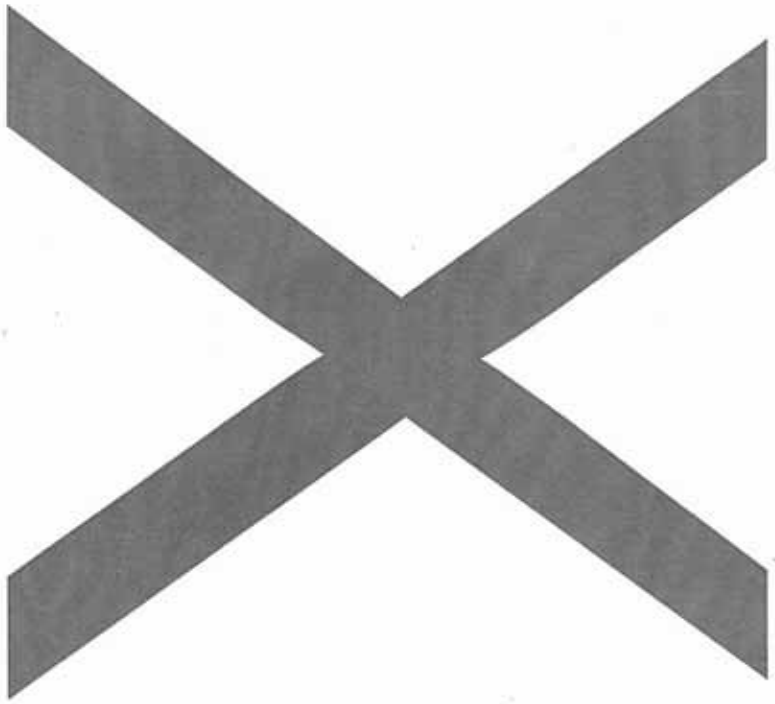
8. **Parks/Open Space** – The Bella Vista Farms project will provide residents with a quality environment as well as a range of self-contained recreational activities. The intent of the Parks/Open Space Plan is to provide future residents with a variety of recreational opportunities. A variety of active recreational facilities will be developed, ranging from small neighborhood pocket parks to larger local or regional parks. If needed, school playgrounds and athletic fields, when not servicing education needs, will be available to community residents for passive or

organized use. In all cases, each residential development shall provide 10 percent open space at the time of subdivision or plan approval. Open space may include landscape area, parks, recreation areas, trails and similar manmade and natural features. The golf course will be open to the public as well as local residents. Recreation areas will provide linkages between communities, school/parks and commercial areas through pedestrian and bicycle corridors. The recreation and open space areas, besides providing areas of human interaction, will provide physical separation, buffer zones and transition between areas of urbanization. Pedestrian trails will be constructed which will allow the residents of Bella Vista Farms the opportunity to enjoy first hand the native wildlife of central Arizona. Exhibit II-4, Open Space Plan, illustrates some of the planned recreational opportunities on the Bella Vista Farms site.


OPEN SPACE
SKYLINE Drive
SCHNEPF ROAD
SIERRA VISTA DRIVE
QUAIL RUN LANE
PLAN BOUNDARY
BELLA VISTA ROAD
JUDD ROAD
HUNT HIGHWAY
JOHNSON RANCH
Grand Entry
Village Core
LEGEND
LAND USE TABLE
Exhibit II-4
Open Space Plan
Bella Vista Farm
WLB



III. DEVELOPMENT REQUIREMENTS

III. DEVELOPMENT REQUIREMENTS

A. PURPOSE AND INTENT

The development regulations serve as the primary mechanism for implementation of the land uses for the Bella Vista Farms PAD. The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. For the purpose of this PAD, the following types of land uses are hereby established:

Residential:

• Low –	CR-1	Single Family Residence
• Medium Low –	CR-2	Single Family Residence
• Medium –	CR-3	Single Family Residence
• Medium High –	CR-4	Multiple Residence Zone

Commercial:

• CB-1	Local Business Zone

Industrial:

• CI-1	Light Industrial

Open Space:

• SR	Golf Course School/Parks/Community Centers and Utilities Open Space

B. GENERAL PROVISIONS

1. All construction and development within the PAD area shall comply with applicable provisions of the Pinal County Building Code and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivision codes as currently adopted by Pinal County and the State of Arizona.

2. If specific development standards are not established or if an issue, condition or situation arises or occurs that is not clearly understandable in the PAD, then those regulations and standards of the Pinal County Zoning Code that are applicable for the most similar issue, condition, or situation shall apply as determined by the Planning Director.

See Appendix 1 of the Bella Vista Farms PAD Amendment

3. ~~This PAD may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include only those sections or portions of the PAD that are affected by the change.~~

4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Pinal County Zoning Code pertaining to zoning misdemeanors.

5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the PAD, it shall be the duty of the Planning Director to determine if said use is: 1) consistent with the intent of the zone; and 2) compatible with other listed permitted uses. Any person aggrieved by the determination may appeal that decision to the Board of Supervisors.

6. Exceptions to height limitations contained in the development apply only to antennas, chimneys or other architectural appurtenances required for the screening of rooftop equipment.

7. Automotive vehicles or trailers of any kind or type that have been abandoned shall not be parked or stored on any property within the PAD unless it is in a completely enclosed building.

8. Non-Conforming Uses of Land – Where, at the time of passage of this PAD, lawful use of land exists which would not be permitted by the regulations imposed by this PAD, such use may be continued so long as it remains otherwise lawful provided:

See Appendix 1 of the Bella Vista Farms PAD Amendment

a. No such non-conforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this PAD.

b. No such non-conforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this PAD.

c. If any such non-conforming use of land ceases for any reason for a period of more than 180 days, any subsequent use of such land shall conform to the regulations specified by this PAD for the district in which such land is located.

d. No additional structure not conforming to the requirements of this PAD shall be erected in connection with such con-conforming use of land.

9. Non-Conforming Structures – Where a lawful structure exists at the effective date of adoption or amendment of this PAD that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

   a. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.

   b. Should such non-conforming structure or non-conforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this PAD.

   c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

10. At the time of site plan review, all developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details which must be in conformance with the PAD design guidelines for residential and commercial structures.

11. Land Use Plan Provisions – Land use designations have been assigned to each area identified on the PAD (see Exhibit II-1). Land use provisions for the areas designated for development include planning area number, land use designation, proposed product type, area in gross acres, dwelling units or square footage and density per gross acre.

    As designed for this project, gross acres means gross developable acres which include some slope banks and interior residential streets but excludes major highways and secondary highways.

    To ensure the orderly growth of the community, designated planning areas within the PAD shall be developed at densities consistent with or less than the maximum dwelling count allowed for each land use designation except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or grading/hydrology hazards specified by the County will occur during technical refinements in the

tentative map process and shall not require an amendment to the PAD. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The PAD residential dwelling unit maximum shall be 12,818 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the PAD area in accordance with the following provisions:

In no case shall transfers of dwelling units result in:

a. Exceeding the overall plan capacity of 12,818 dwelling units;

b. Allocation of excess units outside of the planning areas;

c. A change in the density classification, except for a reduction;

d. Exceeding prescribed planning area target density by more than 10 percent;

e. Exceeding the capacity of the circulation system or other public infrastructure systems as established for the PAD area.

At the time of approval of the respective tentative plats by the Planning and Zoning Commission, a revised PAD Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 10 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this PAD.

12. Each residential development shall provide 10 percent open space at the time of subdivision or plan approval. Open space may include landscaped area, parks, recreation areas, trails and similar manmade and natural features.

13. A maximum of 15 percent of the total allowable dwelling units (12,818) shall be manufactured or modular housing units. The maximum number of manufactured or modular dwelling units shall be 1,923.

14. Bella Vista Farms Architectural Control Committee (BVFACC) – The developer will establish the BVFACC to be implemented through the project's Covenants, Conditions and Restrictions (CC&R).

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All proposed land uses requiring a Special Use Permit shall be subject to review and approval by the BVFACC. The Committee's purpose shall be to ensure conformance to the PAD Development Standards, Design Guidelines and General Objectives.

15. Drill-sites – Drilling, mining or exploration for any minerals, oil, gas or other hydrocarbon substances shall be prohibited in the PAD area. Drilling/drill-sites for groundwater is allowed within the PAD area.

16. Agricultural uses shall be permitted on the property until such time that a specific parcel is platted, the plat is recorded and improvements are constructed on a portion of the development land, that real estate and all parcels without improvements thereon shall be and remain as an agricultural use.

C. DEFINITIONS

For the purpose of this PAD, certain words and terms used herein are defined according to Pinal County Zoning Ordinance.

When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural and words in the plural number include the singular, the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. "Supervisors" shall mean the Board of Supervisors of Pinal County, Arizona; "Commission" shall mean the County Planning and Zoning Commission of Pinal County; "Board" shall mean one of the Boards of Adjustment appointed under the authority of this Ordinance, and "County" shall mean Pinal County, Arizona.

Accessory Building: A subordinate building or portion of the main building on the same lot or building site, the use of which is incidental to that of the main building and which is used exclusively by the occupants of the main buildings or their non-paying guests or employees.

Accessory Use: A use customarily incidental and subordinate to the principal use of a lot or building located upon the same lot or building site.

Agriculture: The tilling of the soil, the raising of crops, horticulture, animal husbandry and uses of customarily incidental thereto, but not including commercial slaughter houses, stockyards, meat packing plants, fertilizer yards, or plants for the reduction of animal matter.

Apartment House: (See Dwelling, Multiple.)

Buildable Area: The net portion of the lot remaining after deducting all required yards from the gross area of a lot or building site.

Building: A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.

Building Height: The vertical distance measured from the average level of the highest and lowest points of the portion of the lot covered by the building to the ceiling of the upper-most story.

Building Site: The ground area of a building or buildings together with all open spaces adjacent thereto as required by this ordinance.

Church: A building or group of buildings used primarily as a place of communion or worship; includes convents, religious education buildings and parish houses, but not parochial schools.

Commercial Acre: 36,000 square feet of land, exclusive of streets and alleys.

Community Service Agency: An organization such as an orphanage, home for the aged, Y.M.C.A., Y.W.C.A., Boy Scouts or Girl Scouts, C.Y.O., Y.M.H.A., Campfire girls, or any similar agency organized as a non-profit corporation or supported in whole or in part by public subscription and primarily established to serve the social or welfare needs of the community or any part thereof, and not organized for the personal profit of any individual, group of individuals, or corporation.

Conventional Construction: A building constructed on a permanent site, using individual structural components. (Amended 11-24-86.)

Club or Lodge: A regularly constituted association of persons who are some common social purpose and which derives not more than one-half of its revenue or income from the sale of goods and service to its members or others.

Dwelling, Duplex: A building containing only two dwelling units.

Dwelling, Multiple: A building or portion thereof containing three or more dwelling units.

Dwelling, One-Family: A building containing only a single dwelling unit.

Dwelling Group: A group of two or more detached or semi-detached one-family, duplex or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, including house court and apartment court, but not including tourist court.

Dwelling Unit: A room or suite of two or more rooms that is designed for, or is occupied by one family doing its own cooking therein and having only one kitchen. (Amended 5-13-68.)

Factory-built Building (Modular):

a. A structure fabricated in a factory which meets minimum UBC standards and delivered to the building site in one or more sections.

b. The structure shall be designed only for installation on a site-built permanent foundation and not designed to be moved once installed on the foundation. The unit shall include all the plumbing, heating, cooling and electrical systems of the building and shall bear the Arizona Insignia of Approval pursuant to A.R.S. Section 32-1188.

c. A factory-built building shall be considered the same as a building and a dwelling unit.

Family: Any number of individuals related by blood or marriage or not more than five unrelated persons customarily living together as a single housekeeping unit, and using common cooking facilities, as distinguished from a group occupying a hotel or club. A family shall be deemed to include domestic servants.

Garage, Private: An accessory building or portion of the main building designed or used for the shelter or storage of self-propelled vehicles owned or operated by the occupants of the main building.

Garage, Public: Premises, except those herein defined as a private or storage garage, used for the storage or care of self-propelled vehicles or where such vehicles are equipped for operation, or repaired, or kept for hire or sale.

Garage, Storage: Premises, except those herein defined as a private or public garage, used exclusively for the storage of self-propelled vehicles, and for no other purpose whatever.

Grazing: The feeding of domestic livestock on an open range or fenced pasture for commercial purposes and uses customarily incidental thereto, but not including commercial slaughter houses, stockyards, fertilizer yards, bone yards or plants for the reduction of animal matter.

Guest Ranch: A resort hotel and/or group of buildings containing sleeping units, having a building site of not less than four commercial acres.

Home Occupation: An activity carried on by the occupant of a dwelling as a secondary use, including professional and semi-professional offices, when conducted and entered from within the dwelling, in connection with which there is not public display of stock-in-trade upon the premises, not more than one non-resident of the premises is employed and not more than one-fourth of the floor area of one story of the main building or a detached home workshop of not more than 200 square feet in area is used for such home occupation; and provided that the residential character of the dwelling is not changed by said use and that such occupation does not cause any sustained or unpleasant or unusual

noises or vibrations, or noxious fumes or odors, or cause any parking or traffic congestion in the immediate neighborhood.

Hospital: A building or group of buildings arranged, intended, designed or used for the housing, care, observation and treatment of sick human beings.

Hotel: A building containing six or more guest rooms, in which lodging is provided and offered to the public for compensation and which is open to transient guests, together with accessory commercial uses operated primarily for the convenience of the guests thereof.

Hotel, Resort: An American-plan hotel, the buildings of which occupy not more than 30 percent of the building site.

Lot: An area or parcel of land under one ownership abutting upon at least one street at the time of adoption of the Ordinance, or area or parcel of land as shown with a separate and distinct number on a subdivision tract map or split-lot map recorded with the County Recorder of Pinal County, Arizona.

Lot, Corner: A lot located at the junction of two or more intersecting streets, having an interior angle of less than 135 degrees, with a boundary line thereof bordering on two of the streets. The point of intersection of the street lot lines is the corner.

Lot, Interior: A lot which is not a corner lot.

Lot, Key: A lot abutting along the entire length of at least one of its side lot lines, either directly or across an alley; the real lot line of any other lot; or a lot situated between two such key lots.

Lot, Through: An interior lot having frontage on two parallel or approximately parallel streets.

Lot Depth: The horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

Lot Line: A property line bounding a lot.

Lot Line, Front: In the case of a lot abutting only one street, the line separating such lot form the street. In the case of a corner or through lot, the owner may elect any street lot line as the front lot line, provided such choice in the opinion of the Zoning Inspector will not be injurious to the existing or desirable future development of the adjacent properties.

Lot Line, Rear: The lot line which is opposite and most distant from the front lot line. The rear lot line of an irregular, triangular or gore lot shall, for the purpose of the Ordinance, be a line entirely within the lot at least 10 feet long and parallel to and most distant from the front lot line.

Lot Line, Side: Any lot line not a front lot line or a rear lot line, a side lot line separating a lot from a street is a street side lot line. A side lot line separating from another is an interior side lot line.

Lot Line, Street or Alley: A lot line separating a lot from a street or alley.

Lot Width: The mean horizontal width of the lot measured at right angles to the depth.

Manufactured Home, Multisectional:

a. A multisectional dwelling unit, manufactured after June 15, 1976, built to HUD standards with a HUD seal affixed, that when joined measures twenty by forty feet or larger, does not exceed two stories in height, and is installed on a permanent foundation, provided that:
   1) If a perimeter foundation wall is not installed, all sides of the home shall extend to meet the ground, or a facade with the appearance of a foundation wall shall be used on all sides of the home; and
   2) Each side of the home shall have roofing and siding materials similar in appearance and kind to conventional homes and shall have the following: pitched roof with eaves that overhang sixteen inches or more.

Mining: Includes the land necessary or incidental to the digging, excavating or otherwise procuring minerals and ores found in their natural state, but does not include permanent residential housing or the operating of a rock crusher.

Mobile Home: A factory built, site delivered dwelling, single or multiple section, manufactured prior to June 15, 1976.

Nursery: A place where young trees or other plants are raised for transplanting or for sale, does not include commercial fertilizer yard or processing plant.

Professional: Includes accountants, architects, chiropodists, chiropractors, dentists, engineers, lawyers, naturopaths, osteopaths, physicians, surgeons, surveyors, veterinarians.

Sanatorium (Includes "Sanitarium" and "Rest Home"): A building or group of buildings, arranged, intended, designed or used for the housing, care or treatment of sick

people or convalescents other than those mentally ill or afflicted with infectious, contagious or communicable diseases.

Semi-Professional: Includes insurance brokers, photographic studios, public stenographers, real estate brokers, stock brokers, and other persons who operate or conduct offices which do not require the stocking of goods for sale at wholesale or retail; does not include barbers, beauty operators, cosmetologists, embalmers, or morticians.

Setback Lines: 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 or any part thereof may be erected or projected except as otherwise provided in this Ordinance.

Stable, Commercial: A stable for horses which are let, hired, used or boarded on a commercial basis for compensation.

Stable, Private: A stable for horses which are used by the owners of the property and their guests without compensation.

Story: The space in a building between the surface of any floor and the finished ceiling next above it, or the finished under surface of the roof directory above that particular floor.

Street: A way dedicated to the public which affords the principal means of access to abutting property.

Structure: Anything constructed or erected the use of which required location on the ground or attachment to something having a location on the ground; but not including walls and fences less than 4-1/2 feet in height when located in front yards, or less than 6 feet in height when located in side or rear yards.

Structural Alterations: Any change in the supporting members of a building, such as bearing walls, columns, beams, girders, floor joists, or which expands the height, bulk or area thereof.

Subdivision: Land subdivided or proposed to be subdivided for the purpose of sale or lease, whether immediate or future, into four or more lots or parcels. (Adopted 3-25-91)

Yard: An open and unoccupied space on a building site and, except as otherwise provided in this Ordinance, open and unobstructed from ground to sky.

Yard, Front: A yard extending the full width of the building site between the front lot line and the nearest line of the main building or the nearest line of any enclosed or covered porch.

Yard, Rear: A yard extending across the full width of the building site between the rear lot line and the nearest rear line of the main building or the nearest line of any enclosed or covered porch. Where a rear yard abuts a street, it shall meet the front yard requirements.

Yard, Side: A yard extending from the front yard to the rear yard between the side lot line and nearest line of the main building.

Yard, Street Side: A yard extending from the front yard to the rear yard between the street lot line and the nearest line of the main building. (Amended 2-25-85)

D. RESIDENTIAL DEVELOPMENT STANDARDS

CR-1 Low Density, Single Family

Property designated in the PAD as Low Density shall be subject to the following standards:

1. Permitted Uses

a. One-family dwelling, conventional or modular construction, as defined in the Pinal County Zoning Ordinance, Section 2330.

b. Manufactured home, as defined herein, only within a manufactured home subdivision or park. Such subdivision or park shall adhere to the development standards for conventional dwellings as described herein.

c. Public park, public or parochial school.

d. Church, subject to the specific development standards listed in Section ~~D.4.k.~~ CR-1.4.k, provided minimum off-street parking requirements are met.

e. Agriculture or horticulture used only for the purposes of propagation and culture and not for retail sales, including any number of poultry, rabbits and similar small animals, and not more than two head of cattle, horses, sheep or goats more than six months of age per platted single lot of 36,000 square feet.

f. Home occupation.

g. Accessory building or use.

h. Residences, single-family, subject to the standards provided herein.

i. Adult residential facilities, limited to six or fewer persons (facility which provides 24-hour-per-day nonmedical care and supervision to adults).

j. Foster family homes (residential facility providing 24-hour-per-day care for six or fewer foster children).

k. Communication equipment buildings.

l. Earth stations.

m. Model homes, erected on the same premises and used in conjunction with a new subdivision tract offered for sale for the first time for the duration of subdivision sales provided:

- That such models are on an approved lot in a tentative map that has been approved by the Planning and Zoning Commission.
- That such models may be used in conjunction with an approved temporary tract office but not a general real estate business; and
- That any structure used for such purpose at the end of subdivision sales shall either be removed or restored for a use permitted in the zone where located, except that the Bella Vista Farms Architectural Control Committee may, upon a showing of need by the owner of the property, extend the permitted time beyond the close of subdivision sales.

n. Real estate tract offices, information center, temporary, for the purpose of conducting the sale of lots within the total project area upon which such tract office is located for a period not to exceed the duration of subdivision sales.

o. Parks and playgrounds with all appurtenant facilities customarily found in conjunction therewith.

p. Recreation facilities, planned neighborhood areas, not accessory to a principal use, including pool, jacuzzi and comfort stations.

q. Temporary activities sponsored by a non-profit organization or charitable use.

r. Multi-use bike/pedestrian ways.

s. Equestrian trails.

2. *Accessory Uses*

Property may be used for the following accessory uses:

a. Accessory buildings and structures customarily used in conjunction with residences. Location and design of residential accessory buildings shall be subject to review and approval by the Bella Vista Farms Architectural Control Committee.

b. Storage of building materials used in the construction of a residence or residences, during construction and 90 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project or on property adjoining the construction site. Contractor shall be responsible for properly securing and screening storage area.

To enforce this provision, Pinal County authorities may withhold future building permits or Certification of Occupancy Permits until such time that the infraction is corrected by the responsible party or contractor.

3. *Uses Subject to Permits*

Property may be used for the following uses, provided a special use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

a. Grading projects, offsite transport;

b. Group homes, children (facility which provides 24-hour-per-day non-medical care and supervision to children in a structured environment);

c. Adult day care facility (provides nonmedical care and supervision to adults on a less than 24-hour-per-day basis);

d. Small family homes, children (facility in licensee's family residence providing 24-hour-per-day care for six or fewer mentally or physically disabled children);

e Publicly-owned uses necessary to the maintenance of the public health, convenience or general welfare such as fire stations and libraries in addition to those specifically listed in this section;

f. Temporary storage of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses to be fenced and screened for a period not to exceed one year.

4. *Development Standards*

Development in the Low Density CR-1 zone shall be in conformance with the development standards set forth in the PAD. Exhibits III-1 through III-3 illustrate minimum lot sizes and setbacks for single family housing in CR-1, CR-2 and CR-3 zones. A conceptual layout of land use in a typical single family zone is depicted in Exhibit III-5. Additional standards are as follows:

a. Maximum building height: two stories or 30 feet.

b Minimum lot area: 15,000 square feet.

c. Minimum lot area per dwelling unit: 15,000 square feet, maximum lot coverage: 40 percent.

d. Minimum lot width: 80 feet.

e. Minimum front yard: 25 feet.

f. Minimum side yards: 10 feet each, except corner side yards shall be a minimum of 15 feet.

g. Minimum rear yard: 25 feet.

h. Minimum distance between main buildings: 20 feet.

i. Minimum parking required: Two-car garage or carport per dwelling unit.

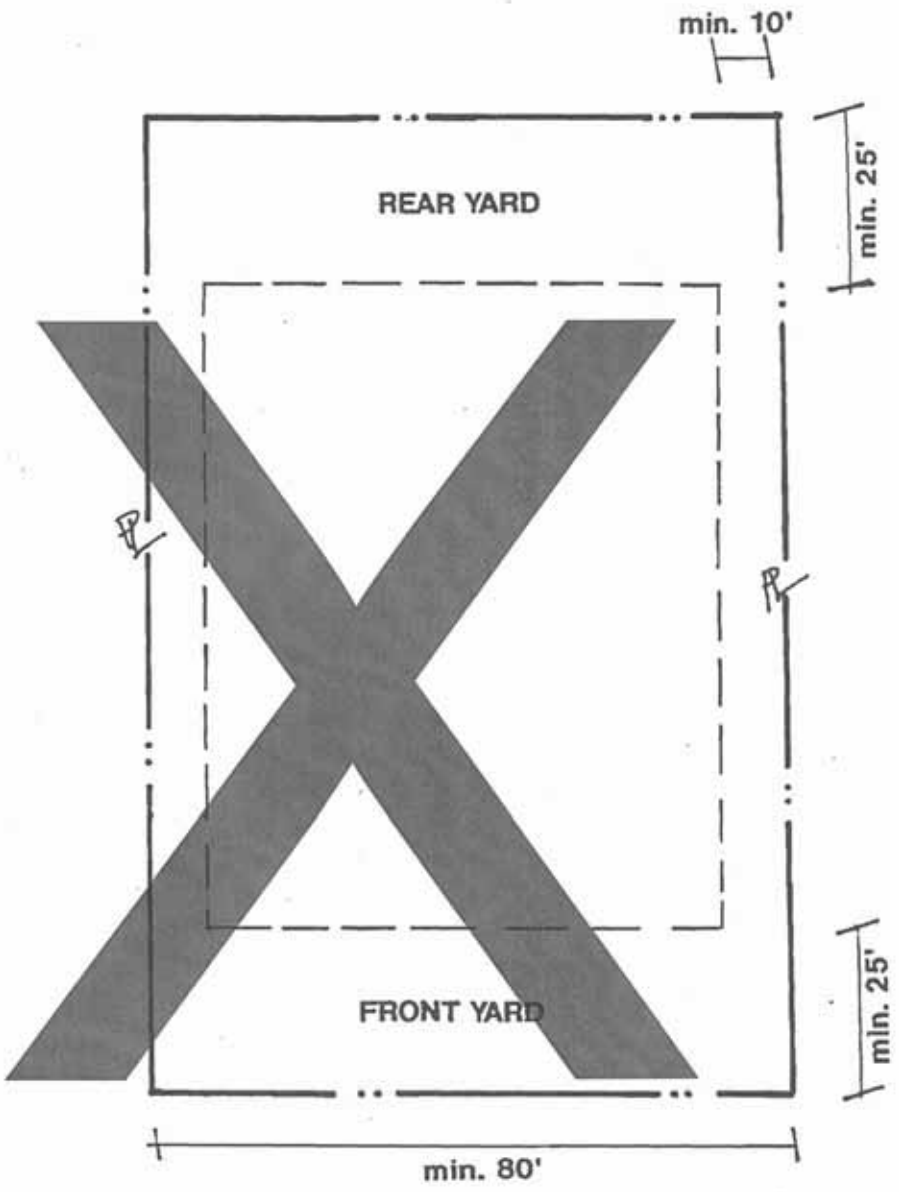
j. Detached accessory buildings:

- Permitted coverage: one-third of the total area of the required rear and side yards.
- Maximum height: 20 feet.
- Minimum distance to main buildings: 10 feet; 50 feet if the building is used for animals.
- Minimum distance to front lot line: 60 feet.
- Minimum distance to side lot line: 10 feet; 50 feet if the building is used for animals.

- Minimum distance to rear lot lines: 15 feet; 50 feet if the building is used for animals.

k. Churches:

- Minimum lot size: 2 acres.
- Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 30 percent.
- Minimum lot frontage: 150 feet.
- Minimum front yard: 40 feet.
- Minimum side yard: 50 feet.
- Minimum rear yard: 50 feet.
- Parking areas shall be setback a minimum of 25 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.



Minimum Lot Size: 15,000'

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Single Family CR–1 Minimum Setbacks

Exhibit III–1

The WLB Group WLB

See Appendix 3 of the Bella Vista Farms PAD Amendment

CR-2. Single-Family, Medium Low Density Residence Zone

1. *Permitted Uses*

Any use permitted in the Low CR-1 zone, ~~but~~ except agricultural ~~and horticultural~~ uses ~~including~~ which include the keeping of horses, cattle, sheep, swine or goats ~~shall not be allowed~~.

~~a. One family dwelling.~~

a. Public park, public or parochial school.

b. Church, subject to the specific development standards listed in Section CR-2.2.j., provided minimum off-street parking requirements are met.

c. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales.

d. Home occupation.

e. Accessory building or use.

2. *Development Standards for Medium Low Density Residential:*

a. Maximum building height: two stories or 30 feet.

b. Minimum lot area: 8,000 square feet.

c. Minimum lot area per dwelling unit: 8,000 square feet, maximum lot coverage: 40 percent.

d. Minimum lot width: 60 feet.

e. Minimum front yard: 25 feet.

f. Minimum side yards: 10 feet each, except corner side yards shall be a minimum of 15 feet.

g. Minimum rear yard: 25 feet.

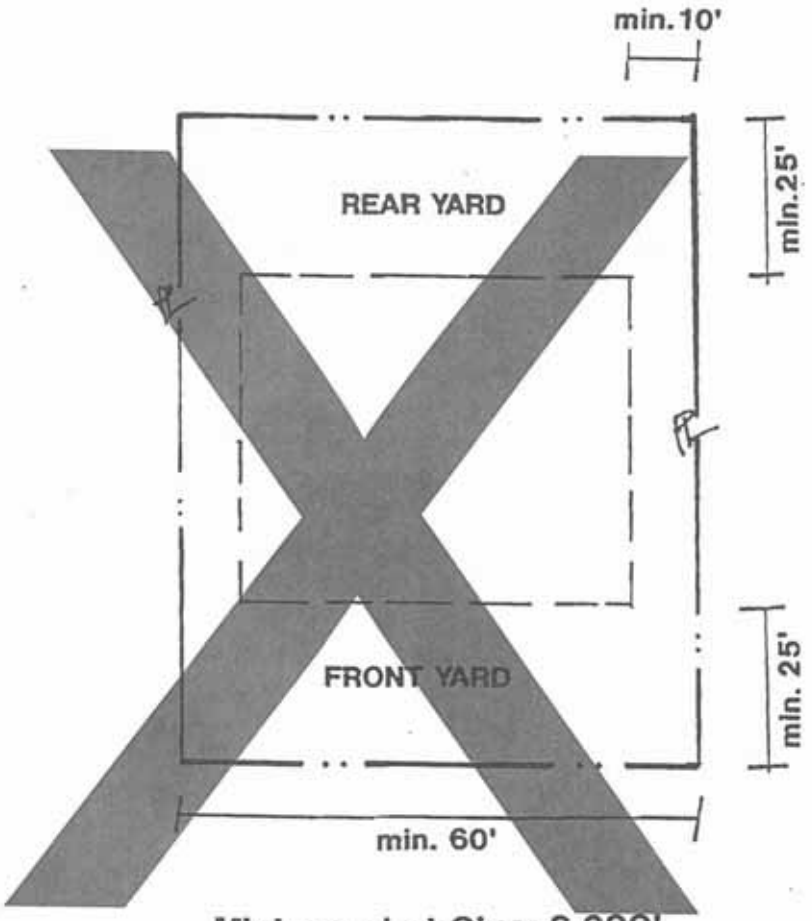
h. Minimum distance between main buildings: 20 feet.

i. Detached accessory buildings:

- Permitted coverage: one-third of the total area of the required rear and side yards.
- Maximum height: 20 feet.
- Minimum distance to main buildings: 7 feet.
- Minimum distance to front lot line: 60 feet.
- Minimum distance to side and rear lot lines: 5 feet.

j. Churches:

- Minimum lot size: 2 acres.
- Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 30 percent.
- Minimum lot frontage: 150 feet.
- Minimum front yard: 40 feet.
- Minimum side yard: 50 feet.
- Minimum rear yard: 50 feet.
- Parking areas shall be setback a minimum of 25 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.



Minimum Lot Size: 8,000'

BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Single Family CR–2 Minimum Setbacks

Exhibit III–2

The WLB Group WLB

CR-3. Medium, Single-Family Residence Zone

1. *Permitted Uses*

Any use permitted in the Medium Low CR-2 zone including:

a. One-family dwelling

~~b. Recreational Vehicle Park or Subdivision subject to the conditions set forth in this section. The R.V. lot or parcel shall not be less than ten (10) acres inclusive of rights-of-way, easements or dedications. See Development Standards for Recreational Vehicle-built Housing.~~

b. Public park, public or parochial school.

c Church, subject to the specific development standards listed in Section ~~D.4.k. CR-3, 2.j.~~, provided minimum off-street parking requirements are met.

d. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales.

e. Home occupation.

f. Accessory building or use.

2. *Development Standards for Medium Single Family Residential:*

a. Maximum building height: two stories or 30 feet.

b. Minimum Lot area: 4,950 square feet.

c. Minimum lot area per dwelling unit: 4,950 square feet, maximum lot coverage: 60 percent.

d. Minimum lot width: 45 feet.

e. Minimum front yard: 10 feet.

f. Minimum side yards: 5 feet (measured to the stem wall or foundation).

g. Minimum rear yard: 20 feet.

h. Minimum distance between main buildings: 7 feet (measured from eave to eave).

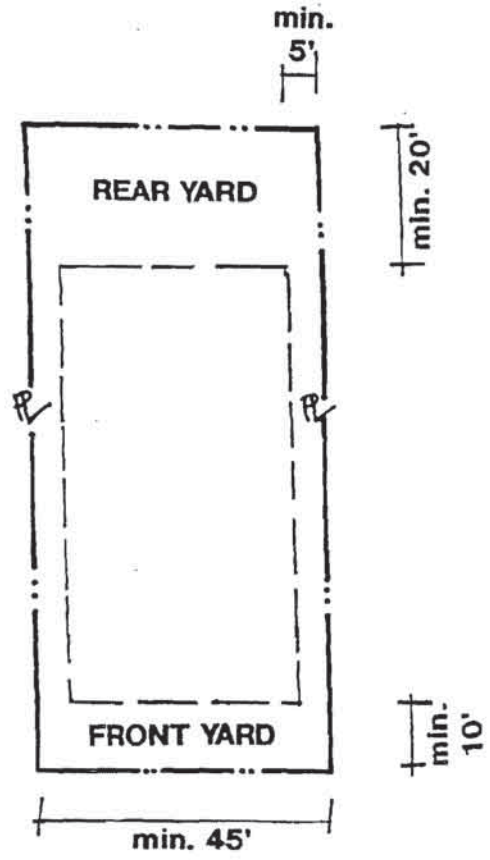
i. Detached accessory buildings:

- Permitted coverage: one-third of the total area of the required rear and side yards.
- Maximum height: 20 feet.
- Minimum distance to main buildings: 7 feet.
- Minimum distance to front lot line: 60 feet.
- Minimum distance to side and rear lot line: 5 feet.
- Accessory buildings shall be detached from the main building except that they may be attached by means of an unenclosed structure.

j. Churches:

- Minimum lot size: 2 acres.
- Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 30 percent.
- Minimum lot frontage: 150 feet.
- Minimum front yard: 40 feet.
- Minimum side yard: 50 feet.
- Minimum rear yard: 50 feet.
- Parking areas shall be setback a minimum of 25 feet from residentially zoned property.

- Parking areas shall be visually screened from adjoining residentially zoned property.



Minimum Lot Size: 4,950'

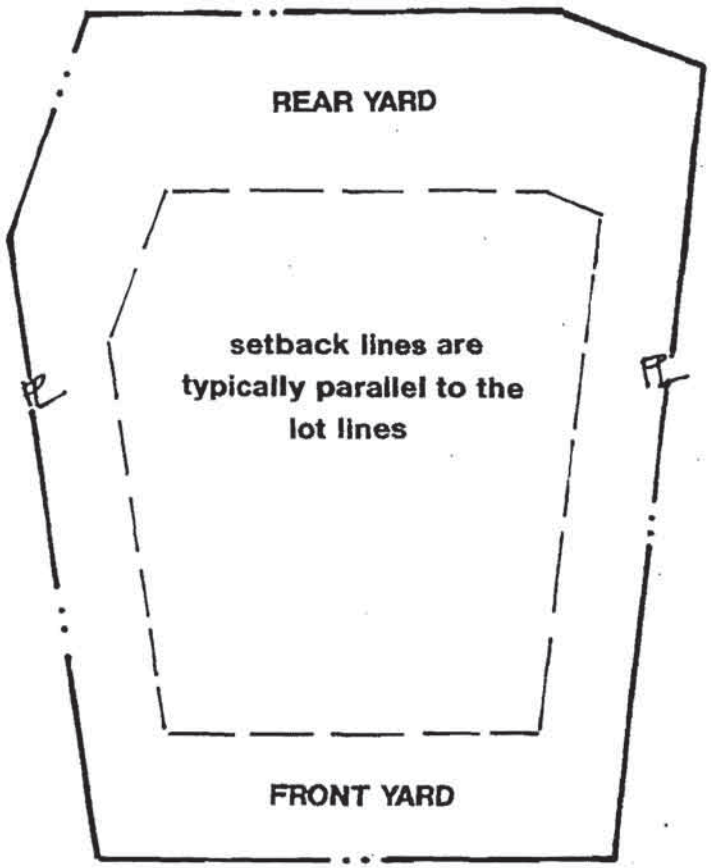
BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Single Family CR-3 Minimum Setbacks

Exhibit III-3

The WLB Group **WLB**

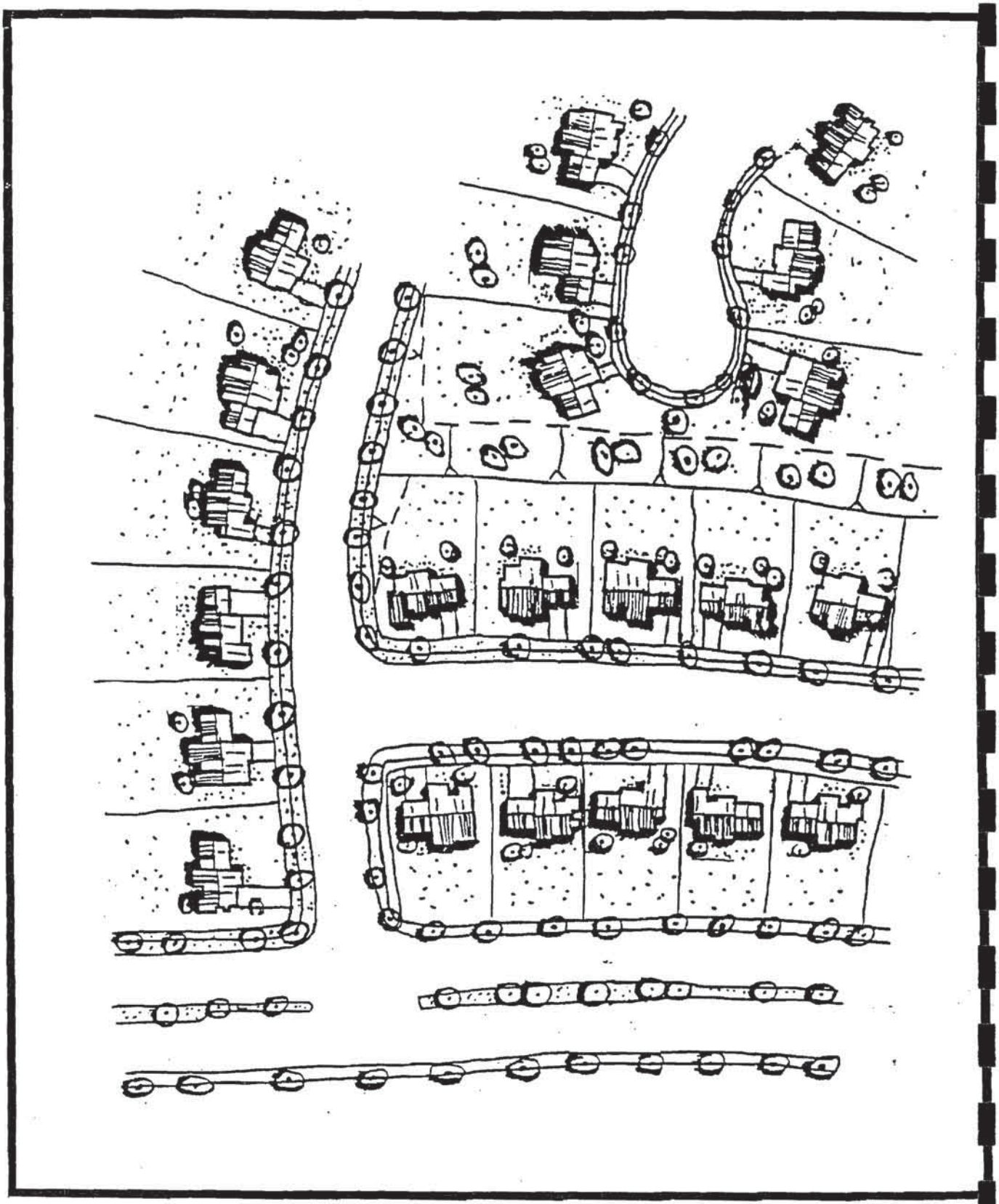


IRREGULAR SHAPED LOTS

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Irregular Shaped Lot Measurement Guidelines

Exhibit III–4

The WLB Group WLB



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Typical Single Family Residential Illustrative

Exhibit III–5

The WLB Group WLB

CR-4. Medium High, Single-Family Multiple Residence Zone

1. *Permitted Uses*

   a. Any use permitted in the Medium CR-3 zone ~~including~~ except for Manufactured Home as defined herein.

   b. Duplex dwelling.

   c. Multiple dwelling for not more than four families.

   d. Recreational Vehicle Park or Subdivision subject to the conditions set forth in this section. The R.V. lot or parcel shall not be less than ten (10) acres inclusive of rights-of-way, easements or dedications. See Development Standards for Manufactured/Factory-built Housing (H.U.D. Standards).

   e. Dwelling group consisting of permitted dwelling types in this zone.

2. *Development Standards for Medium High Single Family Residential:*

   a. Maximum building height: two stories or 30 feet.

   b. Minimum lot area: 2,500 square feet.

   c. Minimum lot area per dwelling unit: 2,500 square feet, maximum lot coverage: 55 percent.

   d. Minimum lot width: 35 feet.

   e. Minimum front yard: 10 feet.

   f. Minimum side yards: 3.5 feet (measured to the stem wall or foundation).

   g. Minimum rear yard: 12 feet.

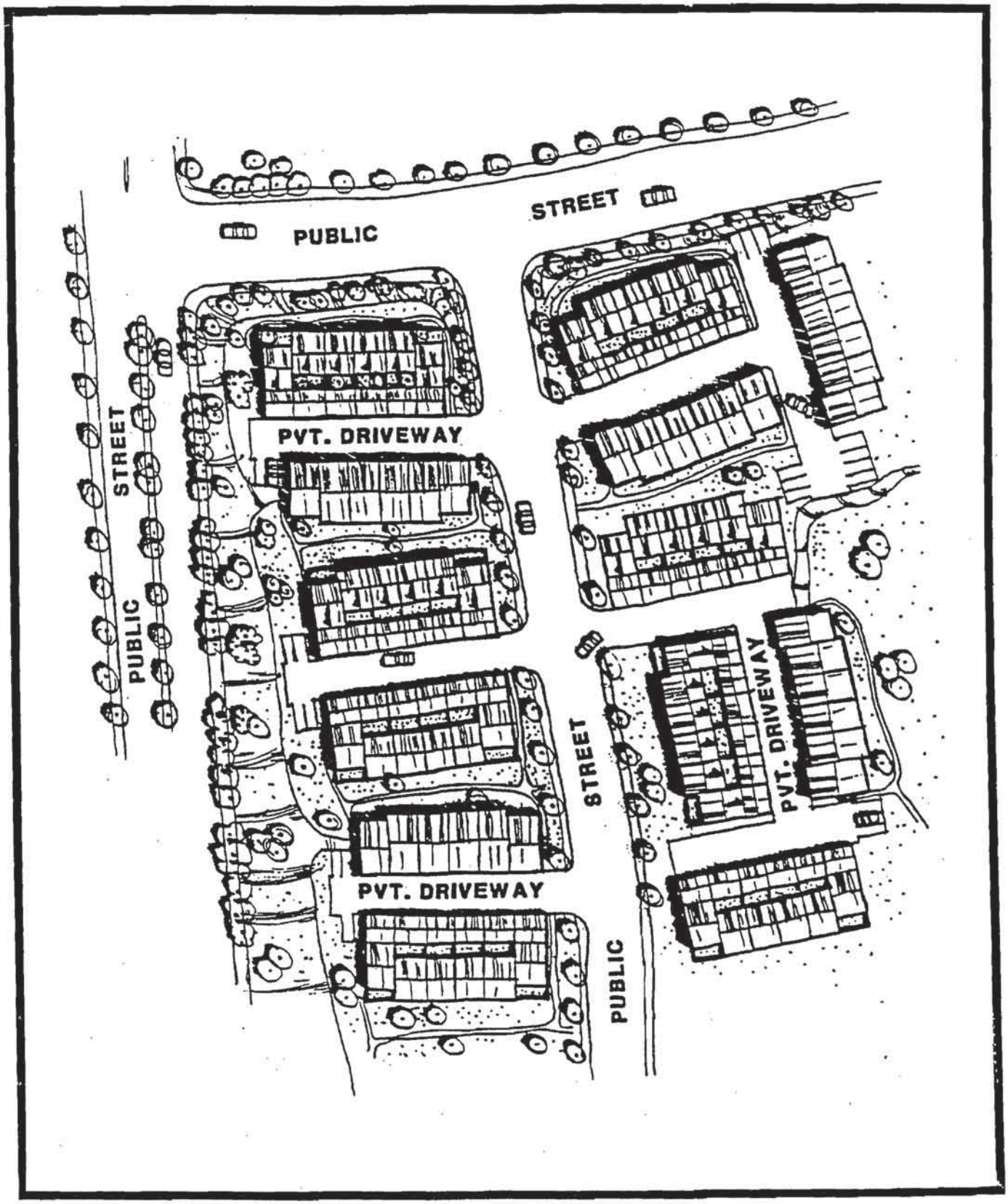
   h. Minimum distance between main buildings: 7 feet (measured from eave to eave).

   i. Detached accessory buildings:

- Permitted coverage: one-third of the total area of the required rear and side yards.
- Maximum height: 20 feet.
- Minimum distance to main buildings: 7 feet.
- Minimum distance to front lot line: 60 feet.
- Minimum distance to side and rear lot line: 5 feet.

j. Churches:

- Minimum lot size: 2 acres.
- Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 30 percent.
- Minimum lot frontage: 150 feet.
- Minimum front yard: 40 feet.
- Minimum side yard: 50 feet.
- Minimum rear yard: 50 feet.
- Parking areas shall be setback a minimum of 25 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Casitas Illustrative

Exhibit III–6

The WLB Group WLB

CR-5. High Density, Multiple Residence Zone

1. *Permitted Uses*

   a. Any use permitted in the Medium High CR-4 zone ~~including:~~, except Recreational Vehicle parks or subdivisions.

   b. Multiple dwelling for any number of families.

   c. Building or rooming house for any number of guests, but not primarily for transients.

2. *Development Standards for High Density Residential*

   a. Maximum building height: two stories or ~~40~~ 30 feet.

   b. Minimum ~~lot~~ site area: 10,000 square feet.

   c. Minimum ~~lot~~ area per dwelling unit: 1,500 square feet, maximum lot coverage: 55 percent.

   d. Minimum lot width: 35 feet.

   e. Minimum front yard: 10 feet.

   f. Minimum side yards: 7 feet.

   g. Minimum rear yard: 25 feet.

   h. Minimum distance between main buildings: 15 feet.

   i. Detached accessory buildings:

      - Permitted coverage: 35 percent of the minimum rear yard area plus 50 percent of any additional space to the rear of the principal building.
      - Maximum height: 20 feet.
      - Minimum distance to main buildings: 7 feet.
      - Minimum distance to front lot line: 60 feet.
      - Minimum distance to side and rear lot line: 5 feet.

Rev. 9/4/98 & 10/19/98

E. Development Standards for Recreational Vehicle Housing

Recreational Vehicle Park/Subdivision allowed in CR-4 and CR-5 residential zones within the Bella Vista Farms PAD. However, the development of an R.V. parcel is subject to the following provisions:

1. *Permitted Uses*

   a. Accessory uses appurtenant to recreational vehicle parks include community recreation buildings, facilities, and areas, laundry facilities, manager's office and apartment, child care facilities, and similar accessory uses for the exclusive benefit of the park or subdivision residents.

   b. Accessory uses appurtenant to individual recreational vehicles include carports, ramada, cabana, covered patio, storage room and similar uses. Accessory buildings shall not be used for regular occupancy or for sleeping.

2. ~~*Conditional*~~ *Special Uses*

   The following special uses may be allowed in R.V. Parks or subdivisions with a Special Use Permit:

   a. A boat, auto, R.V., or trailer storage area, provided they are in a completely enclosed area surrounded by not less than a 6 foot fence or wall, completely screened from view from all sides.

   b. Recreational uses intended primarily for the occupants of the park or subdivision, including golf courses and related facilities.

   c. Model sales area, provided not more than ten (10) spaces are devoted to this use.

   d. Convenience market.

   e. Restaurant.

   f. Vehicle wash.

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   g. Mini-storage area, not to exceed one storage unit per 20 recreational vehicle spaces or lots.

h. Any use not appearing in this section which may be permitted by the Planning Director, and which shall be primarily for the residents of the park or subdivision.

3. *Site Development Standards*

a. Minimum Project Size: ~~5~~ 10 acres.

b. Minimum Project Setback: 20 feet from all street frontages measured from the right-of-way line. This setback shall be fully landscaped and screened. The landscape and screening plan shall be approved by the Planning ~~Administrator~~ Director.

c. Parks or subdivisions:

- Minimum lot or space size per rental unit: ~~1,500~~ 1,800 square feet; minimum lot or space size per park model R.V.: 2,000 square feet.
- Minimum common recreation area per unit: 150 sq. ft.
- Minimum width per space: 30 feet.
- Minimum depth per space: 50 feet.
- Minimum distance between units (exterior of all structures, drives and accessory structures): 7 feet.
- Minimum front yard: 7 feet.
- Minimum rear yard: 5 feet.
- Detached storage buildings not exceeding one hundred twenty (120) square feet in area are permitted on each recreational vehicle space.
- ~~Certain~~ Accessory structures, which are complimentary to individual recreational vehicles and park models (i.e., covered carports, patio awnings, ramadas, storage buildings, and room additions) which are made an integral part of and are architecturally compatible with the recreational vehicle or park model itself may be permitted by the Planning ~~Administrator~~ Director. Accessory structures shall observe the minimum yards described above.
- Six foot solid wall when adjacent to other residential, commercial, business park or an arterial.

d. Common Recreation Area shall be provided both in recreational vehicle parks and subdivisions.

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e. Access to all lots or spaces shall be from the interior of the park or subdivision.

f. Private streets shall be a minimum paved width of twenty-four (24) feet inclusive of the required 12 inch ribbon curbs (to back of curb) when flush with the surface of the paving. One-way private streets shall be sixteen (16) feet inclusive of the required 12 inch ribbon curbs.

g. At least one (1) parking space per rental unit space. In addition, at least one (1) additional guest space shall be provided for each ten (10) rental spaces or lots.

h. The maximum height of any habitable structure shall not exceed twenty (20) feet. All other structures shall not exceed fifteen (15) feet in height.

i. All structures that are located on non-manufactured home spaces or lots shall not exceed thirty-five (35) feet in height from grade to the highest point on the roof.

j. All Recreational Vehicle housing will provide a minimum 20 foot landscaped bufferyard which includes a 6 foot minimum solid masonry wall.

TABLE III-1

DEVELOPMENT REQUIREMENTS and ZONING COMPARISONS

PROPOSED ZONING	LAND USE	MIN. LOT AREA (S.F.)		MIN. LOT WIDTH		YARD REQUIRE. (FRONT/SIDE/ REAR)		MAX. BLDG. HEIGHT		DET. ACC. BLDG. (FRONT/SIDE/ REAR SETBACK)	
		PAD	COUNTY	PAD	COUNTY	PAD	COUNTY	PAD	COUNTY	PAD	COUNTY
CR-1	Low Density Residential	15,000	**20,000**	80'	Same	25'/10'/25'	Same	30' (2 Story)	Same	60'/10'/15'	60/4'/4'
CR-2	Med. Low Density	8,000	**12,000**	60'	Same	25'/10'/25'	Same			60'/5'/5'	
CR-3	Medium Density Res.	4,950	**7,000**	45'	**60'**	10'/5'/20'	**20'/8'/25'**				
CR-4	Med. High Density	2,500	**7,000**	35'	**60'**	10'/3.5'/12'	**25'/8'/25'**				
CR-5 ①	High Density Res.	1,500 ②	**1,000**	35'	**60'**	10'/7'/25'	**20'/7'/25'**	35' (2 Story)	**30' (2 Story)**		
CB-1	Commercial/Public	—	3,500 (res)	—	—	30'/10'/25'	**20'/na/25'**	35' (2 Story)	**30' (2 Story)**	—	**10'/na/4'**
SR	Golf Course	—	144,000	—	—	—	50'/10'/50'	30' (2 Story)	Same	100'/4'/4'	—
	Schools/Parks/Utilities										
	Natural Open Space										
	Equestrian Center										

Bold Lettering indicates variances between PAD and County Zoning Codes.

① PAD CR-5 is compared to County TR (Transitional) Zone.

② Minimum area per dwelling.

See Appendix 2 of the Bella Vista Farms PAD Amendment

F. COMMERCIAL DEVELOPMENT STANDARDS
CB-1 COMMERCIAL BUSINESS ZONE

The Commercial Business Zone, CB-1, is intended to serve the needs of the immediate residential community. The CB-1 zone corresponds to Planning Areas C, E, F, H, J, K, P, R, S, V, Z, AC, AI, AN, AO, AT, AW, BA, BC, and BH, shown on Exhibit II-1, Land Use Plan.

1. *Permitted Uses*

a. The following uses, which in any CB-1 zone shall be conducted wholly within a completely enclosed building, unless otherwise specified, and operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

- Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, penny arcade, skating rink, sports arena
- Amusement or recreational enterprise (outdoor) including archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis court
- Antique store
- Apparel store
- Art needlework or hand-weaving establishment
- Art gallery or store
- Auction, public (no animals)
- Auditorium or assembly hall
- Automobile or trailer sales
- Auto parking lot (within or without building)
- Auto rental garage
- Bakery
- Bank, safe depository or trust company
- Bar, cocktail lounge, night club, tavern
- Barber or beauty shop
- Bicycle shop
- Blueprinting, photostating
- Book, newspaper, magazine, stationary, art or drawing supply store
- Burglar alarm service
- Café, lunch room
- Catering service

- Church, subject to standards contained in Section III.F.2.j
- Cigar manufacturing (custom hand-rolled)
- Cigar store
- Cleaning, dyeing, laundry
- Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable and non-explosive at temperatures below 138.5 degrees Fahrenheit
- Clinic
- Club or lodge
- Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
- Community service agency
- Computer store, hardware and software
- Confectionery store
- Contractor's equipment or supplies sales
- Custom dress making, millinery, hemstitching or pleating
- Custom weaving or mending
- Day nursery or child-care center
- Dealer in coins, stamps, or similar collector's items
- Delicatessen store
- Dental or medical laboratory
- Department store, variety store
- Drug store
- Drugs or medical, dental or veterinary supply sales
- Dry goods or notions store
- Electric appliance store
- Electronics store
- Engraving, photo-engraving, lithographing
- Farm equipment or machinery sales
- Feed store
- Florist shop
- Frozen food locker
- Furniture or house furnishing store
- Garage equipment sales
- Garage for public storage only
- Gasoline service station (incidental repairing only)
- Gift, curio, novelty, toy or hobby shop
- Golf cart sales (repair if totally enclosed)
- Governmental structure
- Grocery, fruit or vegetable store
- Hardware store

- Hotel
- Ice cream store
- Ice station for packaged sales only
- Interior decorator
- Jewelry store or jewelry and watch repair
- Laundry and dry cleaning units provided the same occupy no more than 3,000 sq.ft. of gross floor area; steam or wet-wash
- Leather goods store
- Library, rental or public
- Liquor store for packaged sales only
- Locksmith, tool or cutlery sharpening, fix-it or handyman shop
- Lumber yard, retail (provided no machinery is used other than a rip saw and cut-off saw)
- Massage establishment, reducing salon or gymnasium
- Meat, fish or dressed poultry market, provided no live poultry are kept on premises
- Messenger service
- Motel
- Museum
- Music, phonograph or radio store
- Newspaper office
- Nursery, flower, plant or tree (within a building or enclosure)
- Office: business, professional or semi-professional
- Office: equipment, sales and rental
- Orthopedic appliances (trusses, wheelchairs, etc.), sales and rental
- Oxygen equipment, rental or distribution
- Painting equipment or supplies sales (paint, varnish, etc.)
- Pawn shop
- Pet sales; no breeding or boarding
- Pet supplies
- Photograph studio or photographic supply store
- Plumbing, retail custom
- Postal stations
- Pressing establishment
- Printing/copier or publishing
- Refreshment stand
- Refrigeration installation or service
- School, barber or beauty culture
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- Shoe store or shoe repair shop

- Second-hand goods sales: personal, furniture, books, magazines, automobiles, but not second-hand auto parts
- Sign painting shop
- Sporting goods, golf, hunting and fishing equipment store
- Station, bus or stage
- Storage building
- Tailor shop
- Taxicab stand
- Taxidermist
- Telecommunications facility
- Telephone sales store, land line, digital or cellular
- Theater, except drive-in or outdoor theater
- Trade show, industrial show or exhibition
- Transfer or express service
- Travel agent
- Upholstery shop (furniture only, not including automobile upholstery)
- Venetian blinds sales
- Video store, rental and sales
- Wallpaper sales
- Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303 in the Pinal County Zoning Code
- Window shades sales

b. Accessory building or use (not involving open storage), when located on the same building site.

c. Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.

d. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each three persons regularly employed on

said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious fumes, odors, or unusual vibrations or noise.

e. Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.

f. One family dwelling in conjunction with an established, permitted use.

2. *Site Development Standards*

a. Maximum building height: Two stories or 35 feet (architectural elements such as clock towers are exempt but may not exceed 50 feet).

b. Minimum lot area: none.

c. Minimum lot width: none.

d. Minimum front yard: 30 feet, which may be used to meet off-street parking requirements or as part of off-street parking lot.

e. Minimum side yards: none; 10 feet when adjacent to residential uses.

f. Minimum rear yard: 25 feet which may be used to meet off-street parking requirements or as a part of off-street parking lot.

g. Minimum distance between main buildings: none.

h. Parking areas shall be visually screened from adjoining residentially zoned property.

i. Detached Accessory buildings:
- Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- Maximum height: 20 feet within the required rear yard: two stories or 30 feet within the buildable area.

- Minimum distance to main building: 10 feet.
- Minimum distance to front lot line: 20 feet.
- Minimum distance to side lot lines: none.
- Minimum distance to rear lot line: 10 feet.

j. Churches:

- Minimum lot size: None.
- Maximum building height: 2 stories or 35 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 50 percent.
- Minimum lot frontage: None.
- Minimum front yard: 30 feet.
- Minimum side yard: None; 10 feet when adjacent to residential uses.
- Minimum rear yard: 25 feet.
- Parking areas shall be setback a minimum of 10 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.

G. SR, SUBURBAN RANCH ZONE

SR zoning covers those areas set aside as either natural open space or developed open space and include areas designated as Golf Course, School/Park/Community Centers and Utilities Areas within the PAD.

1. *Permitted Uses*

   a. Single-family dwelling unit on a 36,000 square foot lot. Any dwelling unit within the SR Zone shall be subject to the conditions of CR-1 zoning.

   b. Commercial agricultural uses:

      - Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries and apiaries.

      -- The raising and marketing of poultry, rabbits and small animals, but no slaughtering of other than such raised on the premises.

      -- The grazing and raising of livestock, except that not more than one hog, weighing more than 50 pounds, may be kept per commercial acre.

   c. Guest ranch, in accordance with Article 19, Guest Ranch Regulations (Pinal County Zoning Ordinance).

   d. Church, providing the minimum off-street parking requirements, as set forth in Article 21 of the Pinal County Zoning Ordinance, are met.

   e. Professional or semi-professional office or studio, home occupation, and the employment of persons not residing on the premises.

   f. Accessory buildings, structures or uses.

   g. A stand not more than 200 square feet in area for the sale of farm products grown or produced on the premises provided said stand is not closer than 10 feet to any street lot line and not closer than 20 feet to any other lot line.

   h. Refreshment stand.

   i. Club: private, social, or recreational.

j. Auction, public.

k. Feed, tack and apparel store.

l. College, community service agency, governmental structure, library, museum, playground or athletic field, public or private school, provided that said use shall be located on a site of not less than 10 acres, that the improvements shall occupy not more than 30 percent of said site, that no playground or athletic field be located closer than 100 feet to any property line, and that all roads and parking areas be surfaced with a material which will minimize the creation of dust.

m. Commercial riding stable, riding school, or equine boarding facility, provided that said use shall be located on a site of not less than 10 acres, and provided that all stables, barns, animal sheds, or shelters shall be not less than 100 feet from any property line, and there shall be no feeding or disposal of garbage, rubbish or offal. ~~(It is intended that the parcel labeled as Equestrian Center (SR) shall be used as communal stable and riding facilities for any residential units located within the SR district.)~~

n. Hospital, clinic, dispensary or sanatorium, provided that the building site is not less than four commercial acres, that any buildings occupy not more than 30 percent of the building site, and are located at least 50 feet from any boundary line of the site, and that the applicant for the permit shall provide the Zoning Inspector with the written consent of 75 percent of the owners, by number and areas, of property within 300 feet of the building site.

o. Resort hotel, provided the site contains not less than 10 acres, that the buildings occupy not more than 30 percent of the area of the building site, and, provided further, that the applicant for the permit shall provide the Zoning Inspector with the written consent of 51 percent of the owners, by number and area, of property within 300 feet of the building site for which permit is sought.

p. Veterinary hospital or kennels, provided the site is not less than 5 acres in area, that no building or structure be within 100 feet of any boundary of said site abutting property in a rural or residential zone; and, provided further, that the applicant for the permit shall provide the Zoning Inspector with the written consent of at least 75 percent of the owners, by number and area, of property within 300 feet of the building site for which the permit is sought.

q. Utility Infrastructure Yards.

r. Golf course, other than miniature, in private ownership, but open to the public, provided that the use be located on a site of not less than 15 acres, that no building be located nearer than 10 feet to any boundary of the site; that the course shall have not less than 9 holes. Golf courses include customary clubhouse and appurtenant facilities (temporary and permanent).

s. Earth stations.

t. Fire stations.

u. Gas metering and control stations, public utility.

v. Golf driving ranges.

w. Gymnasiums.

x. Parks, playgrounds and play-fields with all appurtenant facilities customarily found in conjunction therewith.

y. Recreation clubs, commercial, including tennis, polo, swimming and similar outdoor recreational activities together with appurtenant clubhouses.

z. Riding trails, bikeways and hiking trails, excluding trails for motor vehicles.

aa. Swimming pools.

bb. Tennis, volleyball, badminton, croquet, lawn bowling and similar courts

cc. Roadways, both public and private, may cross through the connecting corridor between the green and tee areas in a golf course.

dd. Parks, playgrounds and multi-use fields with all appurtenant facilities customarily found in conjunction therewith.

ee. Accredited schools, kindergarten through grade 6 including appurtenant facilities which offer instruction required to be taught in the public schools.

ff. Temporary activities sponsored by a non-profit organization or charitable use and approved by school authorities.

2. *Accessory Uses*

a. Debris basins.

b. Easements for utility lines, public or private.

c. Grading projects, offsite transport.

d. Signs, as provided in Section IV-F of the Design Guidelines, herein.

e. Maintenance and storage areas necessary for permitted use.

f. Building materials, storage of, used in the construction of a building or building project.

g. Easements for utility lines, public or private.

h. Offsite grading.

i. Parking lots.

j. Storage, temporary, of materials and construction equipment used in construction or maintenance of streets and highways, sewers, storm drains, underground conduits, flood control works, pipelines and similar uses for a period not to exceed one year.

3. *Uses Subject to Use Permits*

The following uses, provided a special use permit has first been obtained and while such permit is in full force and effect in conformity with the conditions of such permit for:

a. Archery ranges.

b. Health clubs or centers.

c. Publicly owned uses necessary to the maintenance of the public health, convenience or general welfare in addition to those specifically listed in this section.

d. Sewage treatment plants, pumping stations, tanks and any use normal and appurtenant to the collection, treatment and disposal of sewage.

e. Water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water.

f. Amphitheaters.

g. Amusement rides and devices, including merry-go-rounds, ferris wheels, swings slides, rebound-tumbling and similar equipment for longer than seven days in any six month period.

h. First aid stations.

i. Menageries, zoos, animal exhibitions or other facilities for the keeping or maintaining of wild animals.

j. Park and ride lots.

k. Skating rinks, ice or roller.

l. Stations, bus and taxi.

4. *Site Development Standards*

a. Maximum Building Height: 2 stories or 30 feet.

b. Minimum Lot Area: None.

c. Minimum Lot Width: None.

d. Minimum Area per Dwelling Unit: 36,000 square feet

e. Minimum Front Yard: 50 feet.

f. Minimum Side Yards: 10 feet each.

g. Minimum Rear Yard: 50 feet.

h. Detached Accessory Buildings:

- Permitted coverage: One-third of the total area of the rear and side yards
- Maximum height: 20 feet
- Minimum distance to main building: 7 feet
- Minimum distance to front lot line: 100 feet
- Minimum distance to side and rear lot lines: 4 feet if building is not used for poultry or animals; 100 feet if building is used for poultry or animals

5. *Golf Course Design Standards*

The following standards shall act to control the design, maintenance and operation of golf courses in Bella Vista Farms.

a. Fringe and/or transition areas shall be provided to assure minimum setbacks from adjacent existing and future residential property lines. Golf hole "envelopes" or boundaries and driving range boundaries shall be created and clearly indicated on the development plan. Envelopes shall observe the following distances to adjoining existing and future residential properties:

- Adjacent to landing areas (150 - 250 yards from the tee boxes) and all turning points 150 feet from the centerline of the fairway.
- Adjacent to tees: 50 feet minimum from the center tee box of the tee area.
- Adjacent to greens: 150 feet minimum from the center of green. When the center tee box of the tee area is 150 yards or less from the green, setbacks from center of green will be 100 feet.

b. Berms, linear hazards, trees and tall shrubs shall be utilized to assist in defending adjacent property from errant golf balls.

c. Preservation in place and salvage of native vegetation, including trees, shrubs and cacti, is strongly encouraged. Salvage and removal of vegetation may be field adjusted to meet the needs of the line-of-sight and golf playability.

d. Natural drainageways shall be retained to the maximum extent.

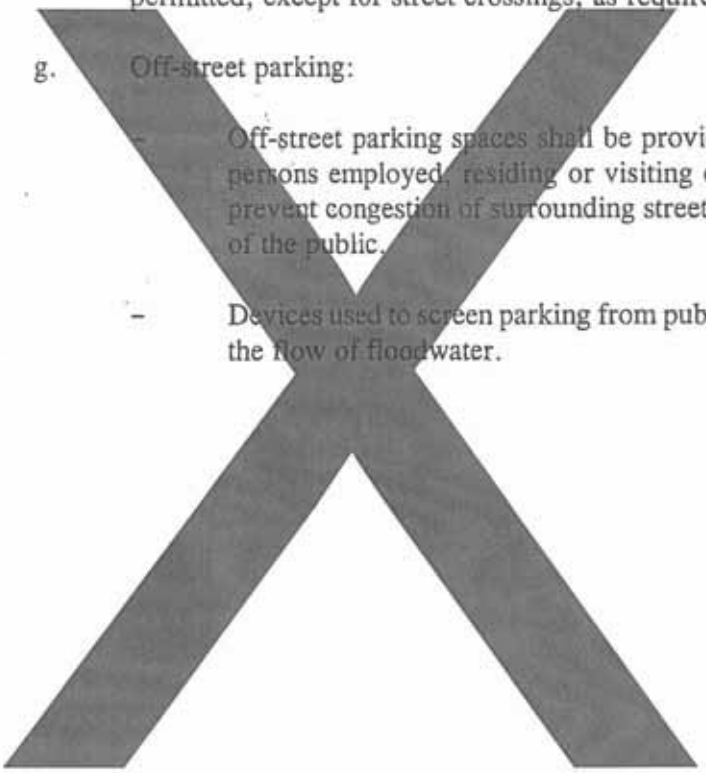
e. All maintenance buildings or yards, storage or refuse areas shall be shown on the development plans and shall be appropriately screened, as determined by the Bella Vista Farms Architectural Control Committee at the time of golf course development plan review.

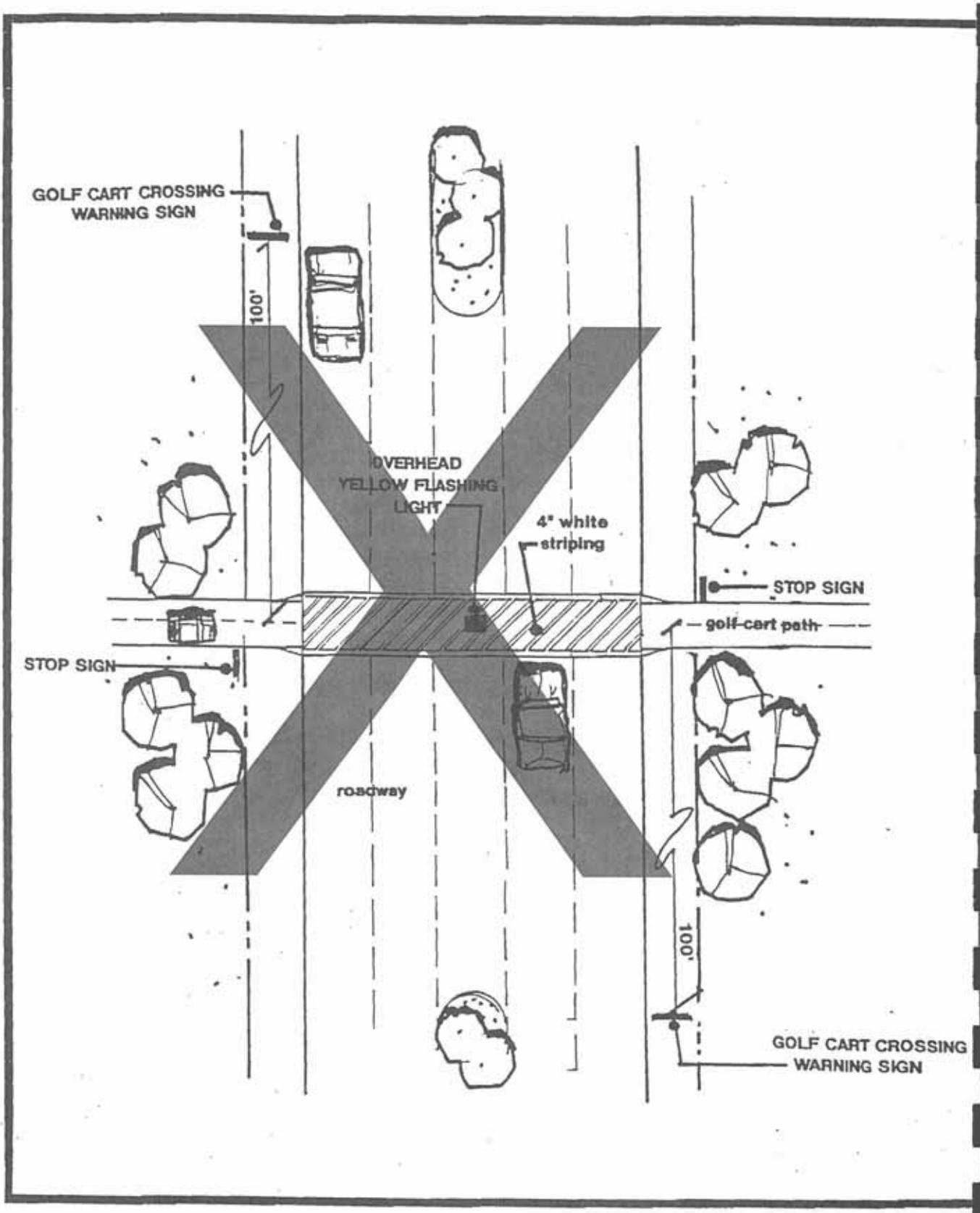
f. Golf cart path design dependent upon access to public streets shall not be permitted, except for street crossings, as required for golf course play.

g. Off-street parking:

- Off-street parking spaces shall be provided in numbers to serve persons employed, residing or visiting on the premises so as to prevent congestion of surrounding streets and promote the safety of the public.

- Devices used to screen parking from public view shall not impede the flow of floodwater.





BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Golf Cart Crossing

Exhibit III–7

The WLB Group WLB

6. *School/Park/Community Centers and Utilities Development Standards*

If a school site is needed and Bella Vista Farms is not developed as an active adult community, the developer, working in conjunction with the Florence Unified School District, the State of Arizona Department of Education, and, if applicable, Pinal County, will develop appropriate standards to determine a final layout and site plan for the school site. Architectural and landscape themes appropriate to the PAD development will be addressed in this preliminary site plan review process. Other issues to be addressed include parking requirements, landscaped transition areas, height limitations and residential and circulation setback requirements. The design of the school/park site and community center structures shall be consistent with the design guidelines as developed by the BVFACC.

Exhibit II-4, the Open Space Plan, graphically locates several school/park areas within the PAD. The location of these zones may change in relation to the amount of students generated within Bella Vista Farms. Relocation, expansion or removal of the School/Park/Community Centers and Utilities Zones shall be accomplished through direct negotiations between the development and the Florence Unified School District and/or Pinal County, whichever is applicable. If the relocation of a school/park site is deemed necessary, it should be located within an established residential zone. The previously designated location shall revert to a residential zone with all accompanying uses and restrictions. Relocation, expansion or removal of a School/Park/Community Center and Utilities Zone shall be allowed within this PAD and shall not require a PAD amendment.

H. INDUSTRIAL DEVELOPMENT STANDARD CI-1, LIGHT INDUSTRIAL

1. *Permitted Uses*

a. The following uses, which in any CI-1, Light Industrial, shall be conducted wholly within a completely enclosed building, unless otherwise specified

- Office buildings.
- Scientific or research laboratories.
- Wholesale, and ancillary retailing activities and warehousing.
- Assembly of products from previously prepared materials.
- Commercial trade schools and business colleges.
- Light manufacturing in enclosed buildings only.
- Church.
- One mobile home or unisectional manufactured home as watchman or caretaker's quarters in conjunction with an established, permitted use.
- Any of the following if conducted wholly within a completely enclosed building:

  - Manufacture, compounding, processing, packaging or treatment of: Bakery goods, candy, cosmetics, dairy products, drugs and pharmaceutical products, soap (cold process only), and food products, except fish or meat products, sauerkraut, vinegar, yeast and the rendering or refining of fats and oils.

  - Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, broom corn,, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair or bristles, horn, leather, paper, plastics or plastic

products, precious or semi-precious metals or stones, shell textiles, tobacco, wax (paraffin, tallow, etc.), wood (excluding sawmill or planing mill), yarns, paint (not employing a boiling process).

- Manufacture of: Glass, pottery or other similar ceramic products (using only previously prepared sand or pulverized clay and kilns fired only by electricity or gas), musical instruments, toys, novelties, rubber or metal stamps.

- Manufacture and maintenance of: Electric and neon signs, billboards, commercial advertising structures and displays, light sheet metal products, including heating or cooling and ventilating ducts and equipment, cornices, eaves and the like.

- 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.

- 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 non-ferrous metals not causing noxious fumes or odors.

- Laundry, cleaning or dyeing works, carpet and rug cleaning.

- Distribution plant, ice and cold storage plant, beverage bottling plant.

- Wholesale business, storage building or warehouse.

- Assembly of electrical appliances: Radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.

- Laboratory: Experimental, photo or motion picture film or testing.
- Veterinary or cat or dog hospital or kennels.
- Poultry or rabbit killing incidental to a retail business on the same premises.

Any of the following if conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall, compact evergreen hedge or uniformly painted board fence, not less than 6 feet in height:

- Building material sales yard, contractors equipment sales yard (only) or rental of equipment commonly used by contractors.
- Retail lumber yard, including only incidental mill work, feed yard.
- Draying, freighting or truck yard or terminal.
- Motion picture studio.
- Automotive or automotive body and fender shop.
- Public utility service yard.

2. *Site Development Standards*

a. Maximum building height: 35 feet.

b. Minimum lot area: 10,000 square feet.

c. Minimum lot width: none.

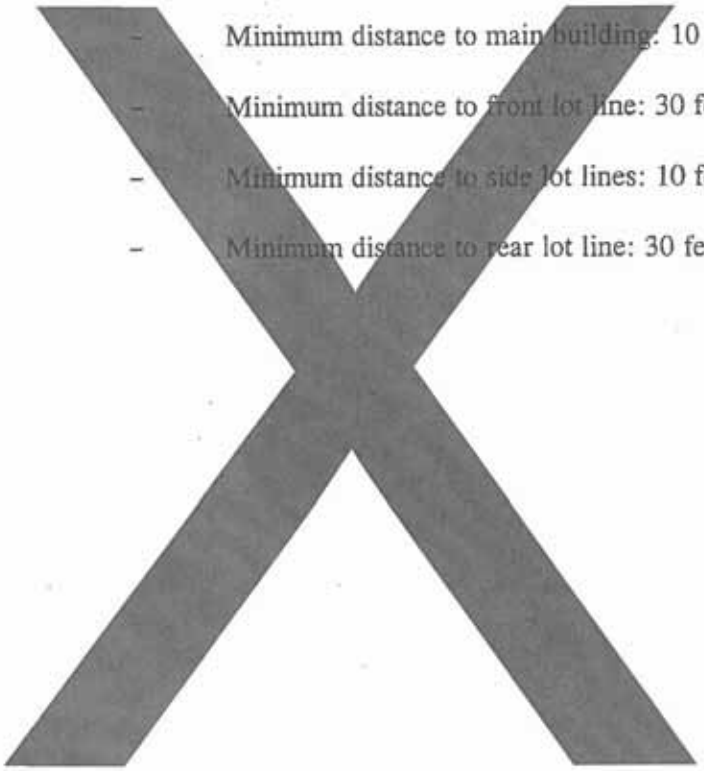
d. Minimum front yard: 30 feet.

e. Minimum side yards: 10 feet, 50 feet when adjacent to residential.

f. Minimum rear yard: 30 feet, 50 feet when adjacent to residential.

g. Detached accessory buildings:

- Permitted coverage: 40% of the minimum rear yard and any additional space within the buildable area.
- Maximum height: 35 feet.
- Minimum distance to main building: 10 feet.
- Minimum distance to front lot line: 30 feet.
- Minimum distance to side lot lines: 10 feet.
- Minimum distance to rear lot line: 30 feet.



IV. DESIGN GUIDELINES

IV. DESIGN GUIDELINES

A. PURPOSE

The Bella Vista Farms Planned Area Development design guidelines are statements expressing the desired character of future development within the project area. The guidelines are the design criteria to be used to plan each development proposal within the PAD. The criteria apply to four main topical issues: circulation, landscape, architecture and signage. The developer and designers of each planning area and land use designation will draw from and expand upon these concepts to maximize the success of the development. The development will be designed to be consistent with market needs, aesthetic satisfaction and community goals.

The design guidelines are intended to be implemented at two levels. First, establish general design statements and guidelines which are applied project-wide to achieve consistent quality development. Included in this level are design standards for community features, streetscapes, appropriate building mass and scale, and parameters for architectural design of residential and commercial structures. Second, differences exist between Planning Areas as a result of land use, access and location. The project Design Guidelines are to be used to analyze individual planning areas within the PAD, focusing on the special design considerations of each area. The final selection of project types and materials will be determined at PAD Site Plan Review based on the parameters set forth in the PAD.

The purposes of the Design Guidelines are as follows:

- To provide Pinal County with the necessary assurance that the PAD area will develop in accordance with the quality and character proposed herein;
- To provide guidance to County staff, Planning and Zoning Commission and the Board of Supervisors in the review of future development projects in the PAD area; and
- To include cost considerations and marketability effects to design guideline applications.

Under the authority of the CC&R's established for the Bella Vista Farms development, the Bella Vista Farms Architectural Control Committee (BVFACC) will be empowered to develop the Design Guidelines and to ensure that all future site development complies with the adopted guidelines. The Bella Vista Farms Design Guidelines will be formulated prior to the approval of any specific land development application on the Bella Vista Farms site. The Design Guidelines will be reviewed by Pinal County and approved by

the County Planning and Zoning Commission. As appropriate, the PAD will be amended to incorporate the Design Guidelines at the time they are adopted by the County.

The guidelines contained in this document reflect the design concepts currently envisioned for the Bella Vista Farms site. These design concepts are general in nature and are provided as an outline of what is envisioned for the Design Guidelines to be formulated by the BVFACC.

- **Areas Affected by Highway Corridors**

  Treatment for the planning areas along the major access roads will be different than the treatment within residential planning areas. To achieve an aesthetically acceptable view of circulation corridors, adjacent areas will be uniformly treated with regard to plant materials, earth berming and fencing treatments. Parking within these corridors shall be, when feasible, located on the side or rear of the structures closest to the circulation corridors.

  Commercial areas and parking zones will be screened by the use of walls, fencing and landscaping as required in the Commercial Development Standards. The commercial structures, in accordance with the PAD commercial regulations, will have varied height limits and building envelopes in order to provide visual relief from otherwise unbroken facades and roof lines. The heights of the residential structures adjacent to the major circulation corridors are varied to create offsets in height by permitting a maximum of 70 percent of the structures in this zone to be the maximum allowable height. Those structures within this zone also have setbacks, as measured from the road right-of-way.

- **Areas Affected by Project Entries**

  Entrances to the project site and communities will be designed with accent plant material, groupings of plants and enhanced paving treatments to create major entry statements. To maintain the design integrity of the major entry zones, the placement of structures at these key community entrances should be carefully designed. This can be achieved by creative use of landscaping, walls and fences to screen parking and service areas from street view. Landscaping compatible with entry statement plant materials is encouraged. Illustrative concepts for the main entry, secondary entry and community entry are provided in Exhibits IV-4 through IV-6, respectively.

B. LANDSCAPE CONCEPT PLAN

A formal landscape plan will be included in the Design Guidelines. The purpose of the landscape concept plan will be to provide planning criteria and guidelines to insure the establishment of a safe and aesthetically appealing environment. The landscape concept strengthens the overall community theme and provides for a controlled transition between planned and indigenous open space areas.

The landscape guidelines are to be used by Pinal County and developers as a means of achieving the following project goals:

- Ensure that landscape design considerations include reclaimed water consumption and erosion control measures.
- Re-establish natural conditions where terrain is modified for circulation and development when possible.
- Enhance site improvement within view corridors on and offsite.
- Define specific plant materials in varying combinations to achieve a community identity.
- Utilize plant materials to visually identify and separate development areas while blending them into the overall visual environment.

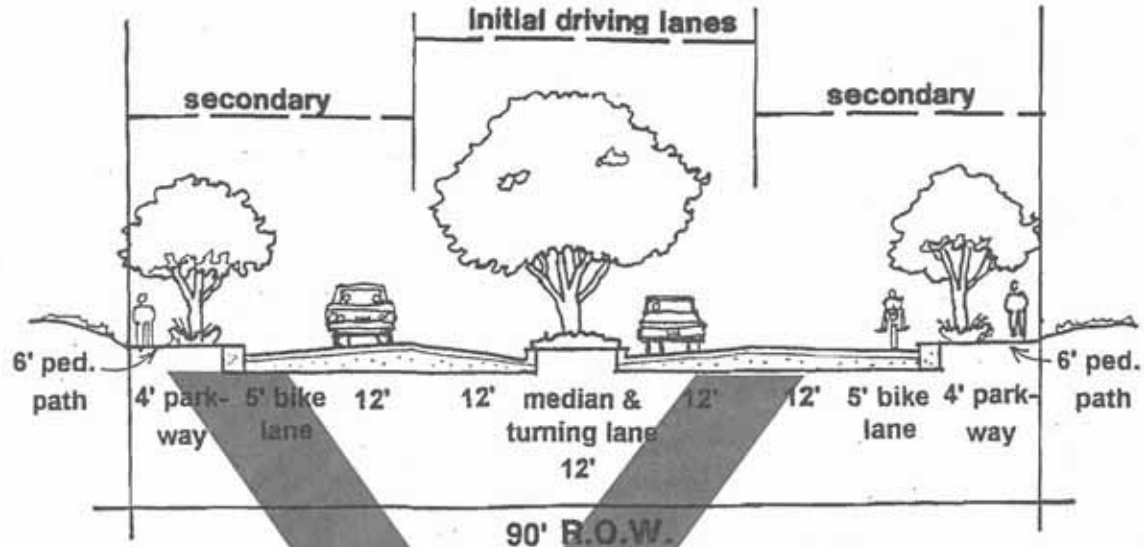
The landscape concept elements include circulation elements, open space/recreation and design guidelines to residential and commercial landscape applications and implementation.

C. CIRCULATION SYSTEM

The layout of traffic corridors within the PAD is specifically designed to unite residential, recreational and commercial areas into a coherent system. This system is planned to enhance visual continuity while allowing for aesthetic diversity.

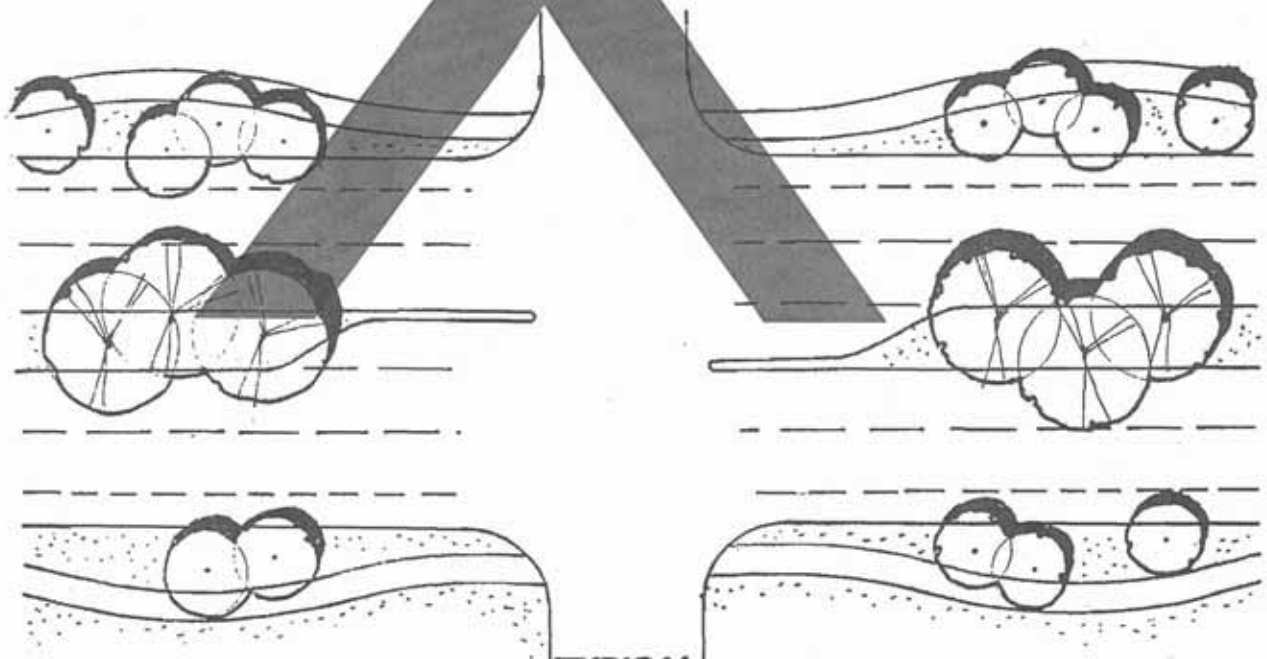
~~The roadway at the main entrance of Bella Vista Farms, by the Village Center, is the most visually important area. The context and stature of the Bella Vista Farms development evolves from the drive within this entry segment.~~

Approach and entry need to be effectively designed to announce the transition into the project residential zones. Points of entry need to break the linear disparity of streetscape planting announcing to the homeowner and visitor alike the beginning of a familiar or new



90' R.O.W.
MAJOR ARTERIAL

*AS DEVELOPMENT DENSITIES INCREASE THE SECONDARY DRIVING LANES WILL BE ADDED AS NEEDED.

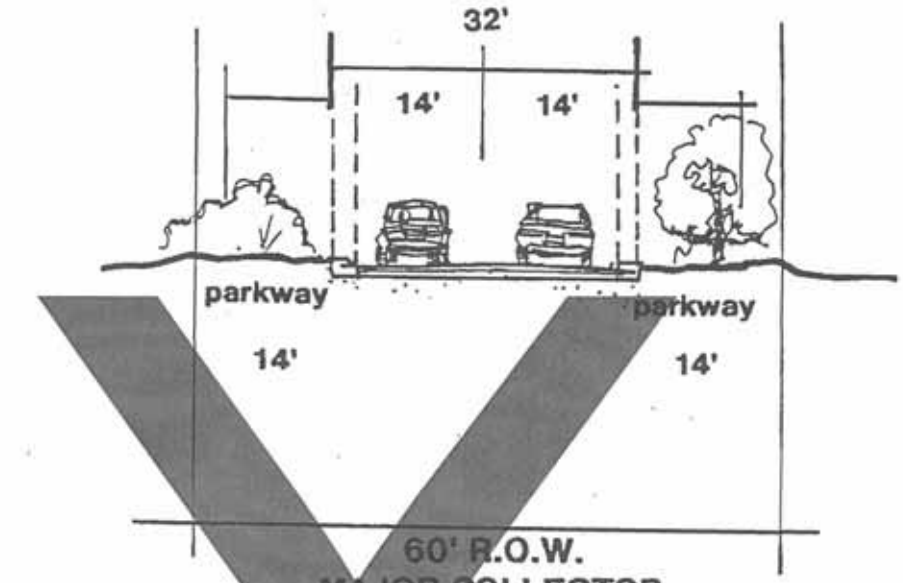


TYPICAL
INTERSECTION

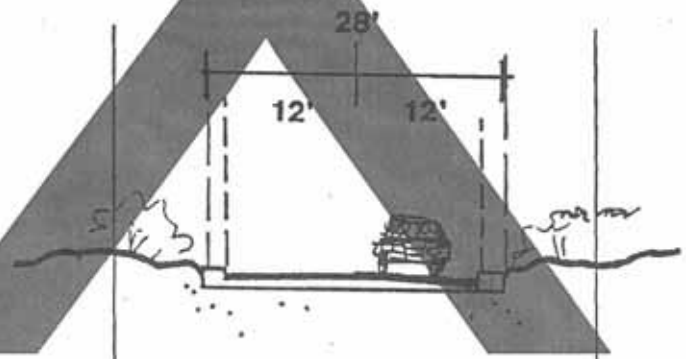
BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Major Arterial Section

Exhibit IV–1

The WLB Group WLB



60' R.O.W.
MAJOR COLLECTOR



50' R.O.W.
LOCAL STREET

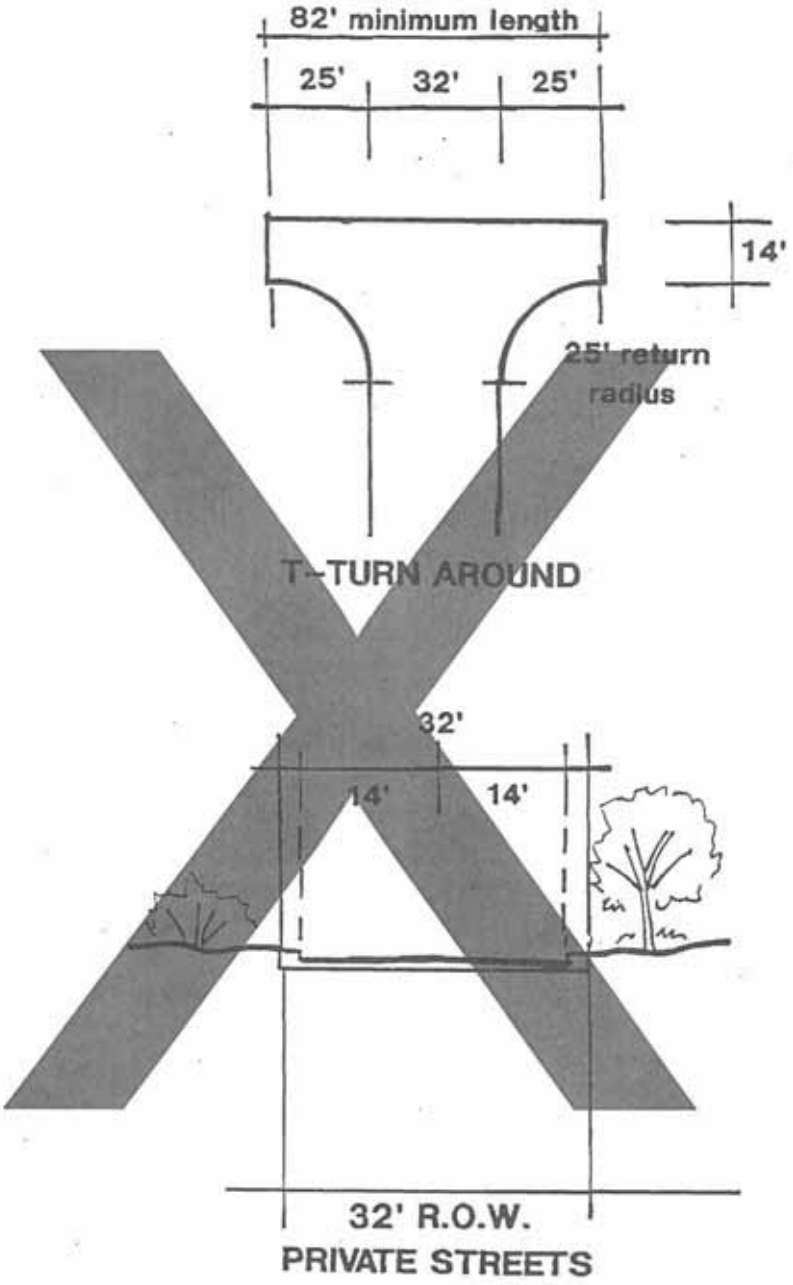
BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Major Collector and Local Streets Section

Exhibit IV–2

The WLB Group WLB



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Private Street Section

Exhibit IV-3

The WLB Group WLB

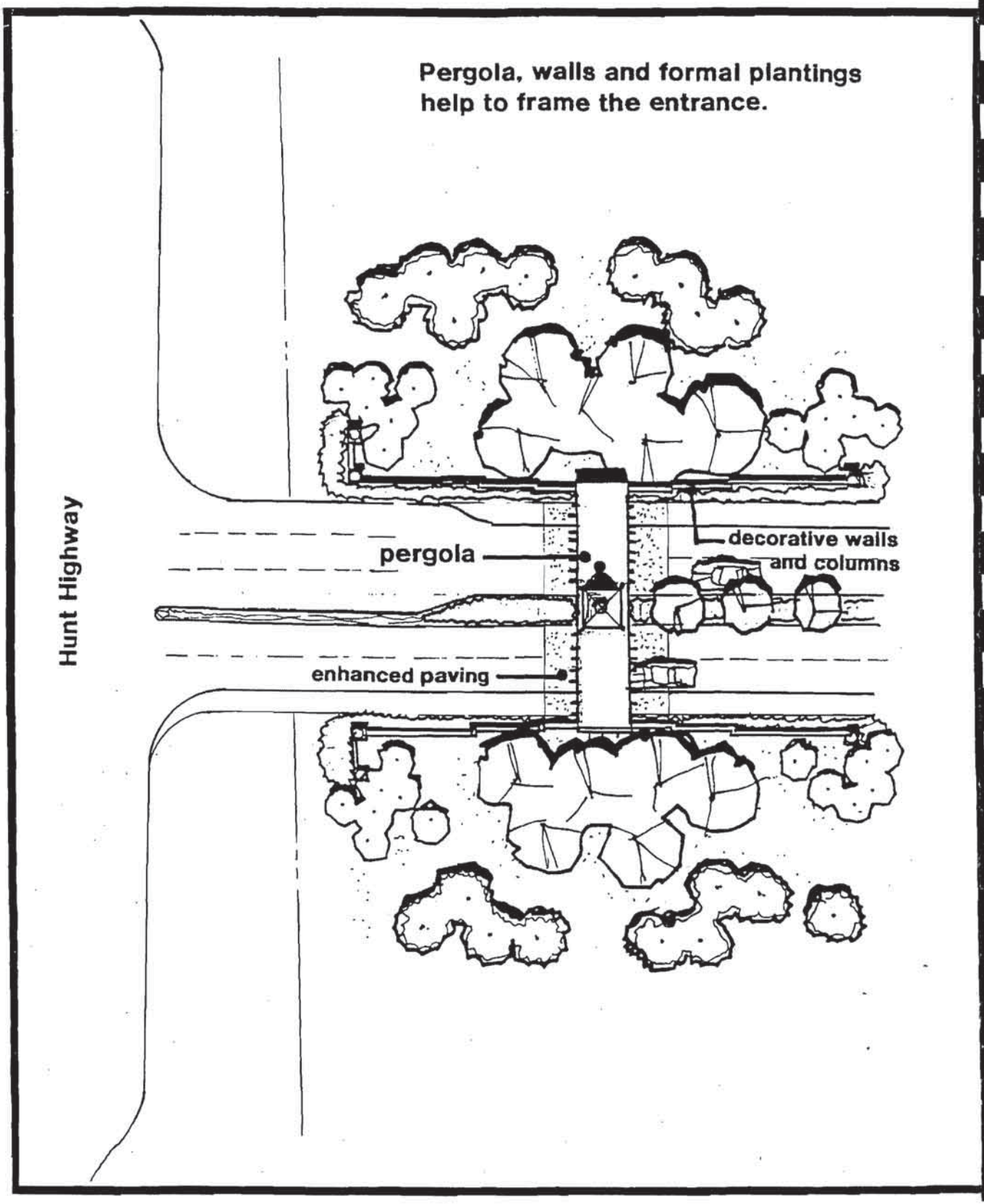
experience. By using a variety of materials, accent plantings and accent masonry, and by combining placement and scale, a fresh entry expression is projected.

The major arterial corridors within the project area are reinforced by the incorporation of a variety of plant palettes, offering a balanced sense of continuity while maintaining a clear diversity. The specified plant palettes for the PAD project area are separated by circulation routes and entry points, and by level of importance within the project.

Entry Statements

Main Project Entry (see Exhibit IV-4, Main Entry Landscape Plan)

- Entry monuments and walls combined with accent trees and shrubs create a clear arrival point.
- Textured paving and concrete banding highlight driving surface.



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Main Entry Landscape Plan

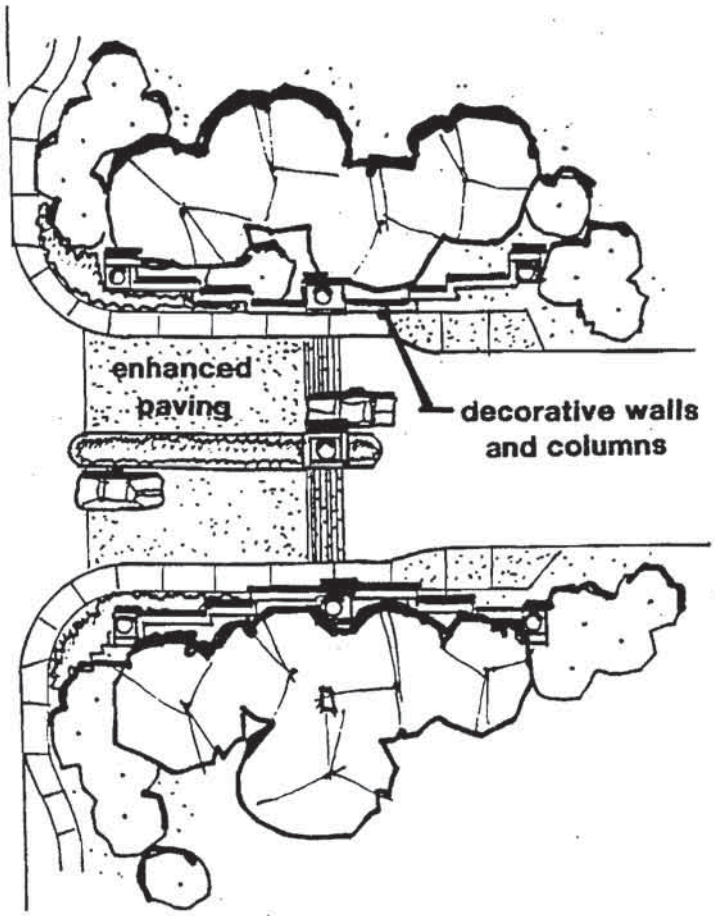
Exhibit IV–4

The WLB Group WLB

Secondary Entry (see Exhibit IV-5, Community Entry Landscape Plan)

- Decorative walls and pilasters identify these major intersections
- Medians carry flowering shrubs and ground cover
- Textured paving materials

Entry has formal structure,
but has a loose planting arrangement.



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Community Entry Landscape Plan

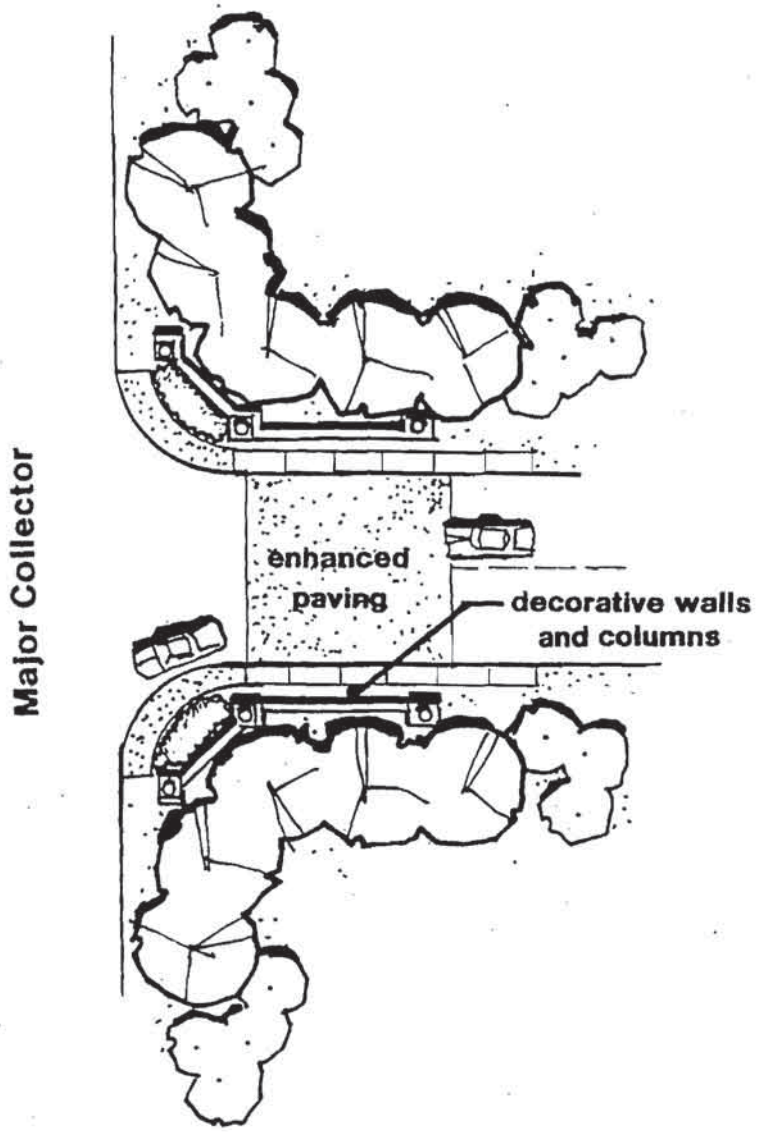
Exhibit IV–5

The WLB Group WLB

Community Entry (see Exhibit IV-6, Small Community Entry Landscape Plan)

- Low walls and signage
- Native trees and shrubs create backdrop for the signage

Plan is informal and has pedestrian–scaled elements.



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Small Community Entry Landscape Plan

Exhibit IV–6

The WLB Group WLB

D. LANDSCAPE DEVELOPMENT GUIDELINES

To achieve a distinctive quality within the project environment, landscape concept plans for each planning area shall be required for the site plan review process. Single-family residential landscape concepts shall be aesthetically compatible with the PAD landscape concept in design and materials.

Landscape designs for street frontage areas shall be compatible with PAD streetscape improvements, indigenous growth conditions and offering opportunities for informal landscape treatments.

Landscape designs should recognize the importance of pedestrian and bicycle use areas and incorporate treatments to enhance these particular experiences. Higher density zones, residential and commercial, acknowledging a greater user intensity, require landscape concepts structured for durability and maintenance but should retain aesthetic appeal.

Designs for common residential situations need to address the problems of public gathering areas and recreation facilities. Pedestrian circulation systems should be laid out in such a manner as to permit free and safe access for all residents to amenities within the PAD areas. To insure a well-designed, high-quality project, the developer and homeowner should adhere to the following guidelines for selecting and installing essential landscape elements: plant materials, walls/fences, hardscape surfaces, irrigation equipment, lighting systems and outdoor furniture.

1. Plant Materials

To maintain a consistent PAD theme, the following plant materials list of trees, shrubs and ground covers should be adhered to by homeowners, school/park developers, multi-family parcel developers and commercial property developers.

This plant materials list is professionally selected for performance under the climatic conditions existing within the PAD area. This list provides ample opportunities for landscaping parcels within those limits.

Recommended Plant List:

Trees

Acacia abyssinica	Abyssinian Acacia
Acacia aneuria	Mulga
Acacia cavenia	Cavenia Acacia
Acacia constricta	Whitethorn Acacia

Acacia coriacea	
Acacia eburnia	Needle Acacia
Acacia erioloba	Camel Thorn
Acacia farnesiana	Sweet Acacia
Acacia greggii	Catclaw Acacia
Acacia millefolia	Santa Rita Acacia
Acacia occidentalis	Teso Acacia
Acacia pennatula	Pennatula Acacia
Acacia salicina	Weeping Wattle
Acacia schaffneri	Schaffner Acacia
Acacia smallii	Sweet Acacia
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	Palo Blanco
Agonis flexuosa	West Australia Peppermint
Bauhinia congesta	Anacacho Orchid Tree
Brachychiton populneus	Bottle Tree
Brahea armata	Mexican Blue Palm
Brahea edulis	Guadalupe Palm
Bursera hindsiana	Copal
Bursera microphylla	Elephant Tree
Butia capitata	Jelly Palm
Caesalpinia cacalaco	Cascalote
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia platyloba	Bird of Paradise
Callistemon viminalis	Weeping Bottlebrush
Canotia holacantha	Crucifixion Thorn
Casuarina cunninghamiana	River She Oak
Casuarina equisetifolia	Horsetail Tree
Casuarina stricta	Coast Beefwood
Catalpa tashkentensis	Chiltapa
Celtis pallida	Desert Hackberry
Celtis reticulata	Netleaf (Western) Hackberry
Ceratonia siliqua	St. Johns Bread Tree, Carob Tree
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little Leaf Palo Verde
Cercidium praecox	Palo Brea
Cercidium sonorae	Sonoran Palo Verde
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Citrus aurantifolia	Lime
Citrus lemoni	Lemon

Citrus paradisi	Grapefruit
Citrus reticalata	Tangerine
Citrus sinensis	Sweet Orange
Cupressus arizonica	Arizona Cypress
Cupressus sempervirens	Italian Cypress
Dalbergia sissoo	Sissoo Tree
Eucalyptus erythrocorys	Red Cap Gum
Eucalyptus formanii	Forman's Eucalyptus
Eucalyptus leucoxylon	White Ironbark
Eucalyptus microtheca	Coolibah
Eucalyptus papuana	Ghost Gum
Eucalyptus populnea	Poplar-leaf Eucalyptus
Eucalyptus spathulata	Narrow-leaf Gimlet
Eucalyptus torquata	Coral Gum
Forchameria watsonii	
Geijera parviflora	Australia Willow
Gleditsia triacanthos	Honey Locust
Holacantha emoryi (Castela emoryi)	Crucifixion Thorn
Leucaena retusa	Golden Ball Lead Tree
Lysiloma candida	Palo Blanco
Lysiloma microphyllum var. thornberii	Fern of the Desert
Olea europaea	Olive (Swan Hill and "Fruitless" only)
Olneya tesota	Ironwood
Parkinsonia aculeata	Mexican Palo Verde, Jerusalem Thorn
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afgan Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pinus roxburghii	Chir Pine
Pistacia atlantica	Mt. Atlas Pistache
Pistacia chinensis	Chinese Pistache
Pithecellobium brevefolium	Ape's Earring
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Palo Chino
Pithecellobium pallens	Ape's Earring
Pittosporum phylliraeoides	Willow Pittosporum
Prosopis alba	White Mesquite
Prosopis chilensis	Chilean Mesquite

Prosopis glandulosa	Texas Honey Mesquite
Prosopis pubescens	Fremont Screwbean
Prosopis velutina (juliflora)	Honey Mesquite
Quercus suber	Cork Oak
Quercus virginiana	Southern live Oak
Rhus lancea	African Sumac
Rhus lanceolata	Prairie Flameleaf Sumac
Schinus molle	California Pepper Tree
Schinus terebinthifolius	Brazilian Pepper Tree
Sophora secundiflora	Texas Mountain Laurel, Mescal Bean
Tamarix aphylla	Athel Tree
Tipuana tipu	Tipu Tree
Ulmus parvifolia cv. "Sempervirens"	Evergreen Elm
Ungnadia speciosa	Mexican Buckeye
Vitex agnus-castus	Chaste Tree
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm
Xylosma congestum	Xylosma
Zizyphus jujuba	Chinese Jujube

Shrubs:

Abutilon palmeri	Superstition Mallow
Acacia angustissima	Fern Acacia
Acacia berlandieri	Guajillo
Acacia constricta	White Thorn Acacia
Acacia craspedocarpa	Leatherleaf Acacia
Acacia millefolia	Santa Rita Acacia
Acacia notabilis rigens	Needle Acacia
Acacia redolens	Prostrate Acacia
Acacia rigidula	Blackbrush Acacia
Aloysia gratissima	Bee Brush
Aloysia lycioides	White Brush, Bee Brush
Aloysia macrostachya	Sweet-stem
Aloysia wrightii	Oreganillo
Agave americana	Century Plant
Agave colorata	Mescal Ceniza
Agave huachucensis	Huachuca Agave
Agave vilmariniana	Octopus Agave
Ambrosia ambrosioides	Canyon Ragweed
Ambrosia deltoidea	Triangleleaf Bursage

Ambrosia dumosa	White Bursage
Anisacanthus andersonii	Anderson's Honeysuckle
Anisacanthus quadrifidus	Flame Honeysuckle
Anisacanthus thurberi	Desert Honeysuckle
Artemisia ludoviciana	White Sage
Asclepias linaria	Pine-leaf Milkweed
Asclepias subulata	Desert Milkweed
Atriplex canescens	Four Wing Salt Bush
Atriplex hymenelttra	Desert Holly
Atriplex lentiformis	Quail Bush
Baccaris hybrid	Desert Broom "Centennial"
Bauhinia congesta (lunarioides)	Anacacho
Bauhinia ramossisima	Orchid Tree
Bauhinia macaranthera	Orchid Tree
Berberis haematocarpa	Red Barberry
Buddleia marrubifolia	Wooley Butterfly Bush
Bursera microphylla	Elephant Tree
Caesalpinia gilliessii	Desert Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Caesalpinia pumila	Copper Bird of Paradise
Calliandra californica	Fairy Duster
Calliandra eriophylla	False Mesquite
Calliandra peninsularis	Baja Red Fairy Duster
Callistemon citrinus	Lemon Bottlebush
Callistemon phoeniceus	Salt Resistant Bottlebrush
Callistemon viminalis (cv. Capt. Cook)	Dwarf Bottlebrush
Calothamnus quadrifidus	
Calothamnus villosus	Wooley Netbrush
Cassia artemesioides	Feathery Cassia
Cassia biflora	Texas Cassia, Twin Flower Cassia
Cassia emoryi	Crucifixion Thorn
Cassia goldmannii	
Cassia nemophylla	Green Feathery Cassia
Cassis phyllodinea	Silver-Leaf Cassia
Cassia wislizenii	Shrubby Cassia
Celtis pallida	Desert Hackberry
Cercocarpus montanus	Mountain Mahogany
Chrysothamnus nauseosus	Rabbit Brush
Cistus incanus (villosus)	Rockrose
Condalia lyciodes	Grey Thorn

Condalia globosa	Bitter Condalia
Convolvulus cneorum	Bush Morning Glory, Silverbush
Cordia boissieri	Anacahuita
Cordia parvifolia	Little Leaf Cordia
Dalea bicolor var. argyraea	Silver Dalea, Indigo Bush
Dalea formosa	Feather Dalea
Dalea frutescens	Black Dalea
Dalea pulchra	Indigo Bush
Dalea spinosa	Smoke Tree
Dalea versicolor var. sessilis	Wislizenus Dalea
Dalea wislizenii	Indigo Bush
Dasylirion acrotriche	Green Desert Spoon
Dasylirion wheeleri	Sotol, Desert Spoon
Dodonaea viscosa	Hopbush
Encelia farinosa	Brittlebush
Ephedra nevadensis var. aspera	Boundary Ephedra
Ephedra triburoa	Mormon Tea
Eremaea beaufortioides	Eremea
Eremaea pauciflora	Snow Gum
Eremaea violaces	Violet Eremea
Eremophila glabra	Emu Bush
Ericameria laricifolia	Turpentine Bush
Ericameria linearifolia	Turpentine Bush
Eriogonum fasciculatum	California Buckwheat
Eriogonum farinosa	California Buckwheat
Erythrina flabelliformis	Southwest Coralbean
Euphorbia antisyphilitica	Wax Plant, Candelilla
Euphorbia rigida	Euphorbia
Fallugia paradoxa	Apache Plume
Forestiera neomexicana	Desert Olive
Fouquieria splendens	Ocotillo
Genista hispanica	Spanish Broom
Grevillea rosmarinifolia	Rosemary Grevillea
Gutierrezia microcephala	Snakeweed
Hakea spp.	
Hamelia patens	Fire Bush
Haplopappus laricifolius	Turpentine Bush
Hesperaloe funifera	
Hesperaloe parviflora	Red/Coral Aloe
Hyptis emoryi	Desert Lavender
Jasminum mesnyi	Primrose Jasmine
Jatropha cardiophylla	Limberbush

Jatropha cinerea	Lomboy
Jatropha dioica	Leatherstem
Juniperus chinensis var.	Juniper
Justicia candicans	Firecracker Bush
Justicia californica	California Beloperone, Chuparosa
Justicia spicigera	Desert Honeysuckle
Justicia sonorae	Palm Desert Justicia
Krameria parvifolia	Ratany
Lantana camara	Bush Lantana
Larrea tridentata	Creosote Bush
Leucophyllum candidum	Silver Sage (cv. Silver Cloud, White Cloud, Compacta)
Leucophyllum fructescens	Texas Sage, Texas Ranger
Leucophyllum laevigatem	Chihuahuan Sage
Leucophyllum langmanniae	Sierra Madre Sage
Leucophyllum pruinosum	Fragrant Sage
Leucophyllum zygophyllum	Blue Ranger
Lippia aloysia	Mexican Oregano
Lotus rigidus	Rock Pea
Lycium andersonii	Anderson Thornbush
Lycium brevipes	Frutilla
lycium fremontii	Wolfberry
Maytenus phyllanthoides	Mangle Dulce
Melaleuca spp.	Australian Myrtle
Mimosa biumcifera	Catclaw, Wait-a-Minute Bush
Mimosa dysocarpa	Velvet Pod Mimosa
Myrtus communis	True Myrtle, Roman Myrtle
Myrtus communis cv. "Boetica"	Twisted Myrtle
Myrtus communis cv. "Compacta"	Dwarf Myrtle
Nandina domestica	Heavenly Bamboo
Nerium oleander varieties	Oleander
Nolina bigelouii	Bigelow Nolina
Nolina microcarpa	Bear Grass, Sacahuista
Penstemon species	Beard Tongue
Perovskia atriplieifolia cv. "Heavenly Blue"	Russian Sage
Plumbago scandens	Plumbago
Punica granatum varieties	Pomegranate
Pyracantha coccinea	Firethorn
Quercus turbinella	Oak
Rhamnus californica	Coffee Berry

Rhamnus crocea	Redberry
Rhus choriophylla	Mearns Sumac
Rhus microphylla	Little Leaf Desert Sumac
Rhus ovata	Sugar Bush
Rhus trilobata	Skunk Bush
Rhus virens	Evergreen Sumac
Rosa banksiae	Lady Bank's Rose
Rosmarinus officinalis	Rosemary
Rosmarinus o. "Prostratus"	Trailing Rosemary, Dwarf Rosemary
Ruellia californica	Ruellia
Ruellia peninsularis	*Ruellia*
Salvia chamyorioides	Blue Sage
Salvia clevelandii	Chapparal Sage
Salvia dorrii	Desert Sage
Salvia farinacea	Mealy-Cup Sage
Salvia greggii	Texas Red Salvia, Autumn Sage
Salvia leucantha	Mexican Bush Sage
Salvia leucophylla	Purple Sage
Salvia splendens	Scarlet Sage
Simmondsia chinensis	Jojoba
Solanum xanti	Solanum
Sophora arizonica	Arizona Sophora
Sophora formosa	Sophora
Sophora secundifolia	Texas Mountain Laurel
Tamarix parvifolia	Flowering Salt Cedar
Tecoma stans	Arizona Yellow Bells
Tecomaria capensis	Cape Honeysuckle
Teucrium fruticans	Bush Germander
Tetracoccus hallii	Spurge
Thamnosma montana	Turpentine Broom
Thevetia peruviana	Yellow Olender
Trixis california	Trixis
Vauquelina californica	Arizona Rosewood
Vauquelina corymbosa	Narrow-leaf Rosewood
Viguiera deltoidea	Golden Eye
Viguiera tomentosa	Golden Eye
Westringia romarinaformis	Westringia
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca brevifolia	Joshua Tree
Yucca elata	Soaptree Yucca

Zauschneria latifolia	Hummingbird Flower
Zizyphus obtusifolia	White Crucillo, Greythorn
Zizyphus jujuba	Chinese Jujube

Ground Covers and Vines:

Acacia redolens	Prostrate Acacia, Trailing Acacia
Antigonon leptopus	Coral Vine, Queens Wreath
Asparagus densiflorus cv. "Sprengeri"	Sprenger Asparagus
Atriplex semibaccata	Australian Saltbush
Baccharis cv. "Centennial"	Centennial Baccharis, Desert Broom
Baileya multiradiata	Desert Marigold
Bougainvillea spectabilis	Bougainvillea
Callaeum macropter	Yellow Orchard Vine
Campsis radicans	Common Trumpet Creeper
Carpobrotus edulis	Ice Plant, Hottentot-fig
Cephalophyllum cv "Red Spike"	Red Spike Ice Plant
Cissus trifoliata	Grape Ivy
Clematis drummondii	Virgin's Bower
Clianthus formosus	Sturt's Desert Pea
Convolvulus mauritanicus	Ground Morning Glory
Dalea greggii	Trailing Indigo Bush
Dimorphotheca sinuata	African Daisy, Cape Marigold
Drosanthemum speciosum	Ice Plant, Dewflower
Dyssodia pentachaeta	Golden Fleece
Gazania rigens	Treasure Flower, Trailing Gazania
Hardenbergia comptoniana	Wild Wisteria
Kennedia nigricans	Black Yellow Vine
Lantana montevidensis	Trailing Lantana
Macfadyena unguis-cati	Cat's Claw
Malephora crocea	Ice Plant
Mascagnia lilacina	Purple Mascagnia
Maurandya antirrhiniflora	Snapdragon Vine
Maurandya wislizeni	Snapdragon Vine
Melampodium leucanthum	Blackfoot Daisy
Merremia aurea	Yellow Morning Glory Vine
Mesembryanthemum spp.	Common Ice Plant
Oenothera berlandieri	Mexican Evening Primrose
Oenothera stubbei	Saltillo Primrose

Osteospermum fruiticosum	Trailing African Daisy
Pentzia incana	Karoo Bush
Phyla nodiflora	Lippia
Podranea risasoliana	Pink Trumpet Vine
Rhynchosia texana	Rosary Bead Vine
Rosa banksiae	Lady Bank's Rose
Rosmarinum o. "prostratus"	Trailing Rosemary
Salvia chamaedryoides	Blue Sage
Salvia farinacea	Mealy Cup Sage
Santolina chamaecyparissus	Lavender Cotton
Santolina virens	Green Santolina
Senicio cineraria	Dusty Miller
Sesuvium verrucosum	Sea Purslane
Solanum jasminoides	Potato Vine
Teucrium chamaedrys cv. "Prostrata"	Germander
Verbena bipinnatifida	Verbena
Verbena peruviana	Peruvian Verbena
Verbena tenera	Moss Verbena
Verbena rigida	Sandpaper Verbena
Wedelia trilobata	Yellow Dot

Succulents

Agave americana	Century Plant
Agave colorata	Mescal Ceniza
Agave murpheyi	Murphy's Agave
Agave parryi	Parry's Agave
Agave victorae - reginae	Royal Agave
Agave vilmoriniana	Octopus Agave
Aizozae spp.	Ice Plant Family
Aloe barbadensis (vera)	Medicinal Aloe
Aloe ferox	Tree Aloe
Aloe saponaria	Tiger Aloe
Aloe marlothii striata	Coral Aloe
Carnegiea gigantea	Saguaro
Cereus hildmannianus	Hildmann's Cereus
Dasylirion acrotriche	Green Desert Spoon
Dasylirion wheeleri	Sotol, Desert Spoon
Echinocactus grusonii	Golden Barrel
Echinocereus engelmannii	Engelmann's Hedgehog
Ferocactus acanthodes	Compass Barrel
Ferocactus wislizenii	Fish Hook Barrel

Fouquieria macdougallii	Chunari
Fouquieria splendens	Ocotillo
Hesperaloe funifera	Red Hesparaloe
Hesperaloe parviflora	Red Yucca
Lophocereus schottii	Senita
Manfreda maculosa	Mandreda
Nolina matapensis	Tree Bear Grass
Nolina microcarpa	Bear Grass
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia bigelovil	Teddy Bear Cholla
Opuntia ficus-indica	Indian Fig
Opuntia violacea	Purple Prickly Pear
Pachycereus marginatus	Mexican Organ Pipe
Pedilanthus macrocarpus	Lady Slipper
Stenocereus thurberi	Arizona Organ Pipe
Trichocereus candicans	Argentine Tricocereus
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca brevifolia	Joshua Tree
Yucca elata	Soaptree Yucca
Yucca rigida	Blue Yucca
Yucca rostrata	Beaked Yucca

Annual Wildflowers

Abronia villosa	Sand Verbena
Argemone pleiacantha	Prickly Poppy
Camissonia brevipes	Yellow Cups
Camissonia cardiophylla	Heart-leaved Primrose
Catharanthus roseus	Madagascar Periwinkle
Centaurea rothrockii	Basket Flower
Cirsium neomexicanum	Thistle
Clarkia amoena	Farewell-to-Spring
Collinsia heterophylla	Chinese Houses
Coreopsis bigelovii	Desert Coreopsis
Cosmos bippinatus parviflorus sulphureus	Yellow Cosmos
Dimorphotheca sinnuata	African Daisy
Eriastrum diffusum	Prickly Stars
Eriophyllum lanosum	Wooly Daisy
Eriophyllum wallacel	Wooly Daisy

Eschscholzia californica	California Poppy
Euphorbia heterophylla	Painted Spurge
Gaillardia pulchella	Fire Wheel, Blanket Flower
Geraea canescens	Desert sunflower
Gilia leptantha	Showy Blue Gilia
Gomphrena globosa	Globe Amaranth
Helianthus annuus	Wild Sunflower
Helichrysum bracteatum	Everlasting Daisy
Helipterum roseum	Pink Everlasting
Ipomoea leptotoma	Morning Glory
Kallistroemia grandiflora	Arizona Poppy
Lasthenia chrysostoma (Baeria chrysostoma)	Goldfield
Layia platyglossa	Tidy Tips
Lesquerella gordonii	Yellow Blanket
Linaria texana	Toadflax
Linaria pinnifolia	Toadflax
Linaria maroccans	Toadflax
Linum grandiflorum cv. "Rubrum"	Red Flax
Lupinus arizonicus	Arizona Lupine
Lupinus densiflorus	Lupine
Lupinus sparsiflorus	Desert Lupine
Lupinus succulentus	Arroyo Lupine
Machaeranthera canescens (Aster bigelovii)	Blue Aster
Machaeranthera tanacetifolia	Purple Aster, Tahoka Daisy
Matricaria grandiflora	Pineapple Weed
Matthiola longipetala cv. "Bicornis"	Evening Scented Stock
Mentzelia involucrata	Morning Stars
Mentzelia lindleyi	Blazing Stars
Mimulus bigelovii	Bigelow's Monkey Flower
Mohaves confertiflora	Ghost Flower
Monarda austromontana	Bee Balm
Monoptilon bellioides	Belly Flower
Nama demissum	Purple Mat
Nama hispidum	Purple Mat
Nemophila maculata	Five Spot
Nemophila menziesii	Baby Blue Eyes
Oenothera deltoides	Birdcage Evening Primrose
Orthocarpus purpurascens	Owl's Clover
Papaver rhoeas	Shirley Poppy
Pectis papposa	Chick Weed

Perityle emoryi	Rock Daisy
Phacelia campanularia	California Bluebell
Phacelia tanacetifolia	Scorpion Weed
Plantago insularis	Indian Wheat
Platystemon californicus	Cream Cups
Proboscidea parviflora	Devil's Claw
Rafinesquia neomexicana	Desert chicory
Salvia columbariae	Chia
Sisymbrium ambiguum	Purple Rocket
Solanum xanti	Solanum
Tithonia rotundifolia	Mexican Sunflower
Ursinia calenduliflora	Ursinia
Ursinia chrysanthemoides speciosa	
Verbesina encelioides	Golden Crown Beard
Viguiera annua	Golden Eye

Perennial Wildflowers

Allionia incarnata	Trailing Windmills
Amsonia palmeri	Amsonia
Anigozanthos flavidus	Kangaroo Paw
Anigosanthos manglesii	Kangaroo Paw
Anigozanthos viridis	Kangaroo Paw
Anisondtea hypomandrum	African Mallow
Arctotis acaulis	African Daisy
Argemone platyceras	Prickly Poppy
Bahia absinthifolia	Bahia
Baileya multiradiata	Desert Marigold
Berlandiera lyrata	Chocolate Flower
Castilleja chromosa	Indian Paintbrush
Castilleja lanata	Indian Paintbrush
Datura inoxia	Sacred Datura, Jimsonweed
Delphinium amabile	Larkspur
Delphinium scaposum	Barestem Larkspur
Dichelostemma pulchellum	Bluedicks
Dyssodia acerosa	Dyssodia
Dyssodia pentachaeta	Dyssodia
Erigeron divergens	Spreading Fleabane
Evolvulus arizonicus	Arizona Blue Eyes
Guara lindheimeri	Desert Orchid
Hesperocallis undulagta	Ajo Lily
Hymenoxys acaulis	Angelita Daisy

Ipomopsis longiflora	Pale Blue Trumpets
Justicia sonorae	Sonoran Justicia
Linum lewisii	Blue Flax
Lotus rigidus	Desert Rock Pea
Machaeranthera tortifolia	Mohave Aster
Melampodium leucanthum	Blackfoot Daisy
Mirabilis multiflora	Desert Four O'Clock
Oenothera caespitosa	Tufted Evening Primrose
Penstemon baccarifolius	Rock Penstemon
Penstemon barbatus	Scarlet Penstemon
Penstemon palmeri	Palmer's Penstemon
Penstemon parryi	Parry's Penstemon
Penstemon pseudospectablis	Canyon Penstemon
Penstemon spectabilis	Royal Penstemon
Penstemon superbus	Superb Penstemon
Portulacaria afra	Elephants Food
Proboscidea altheaefolia	Devil's Claw
Psilostrophe cooperi	Paperflower
Ratibida columnaris	Mexican Hat, Coneflower
Romneya coulteri	Matilija Poppy
Senna covesii (Cassia covesii)	Desert Senna
Sphaeralcea ambigue	Globe Mallow
Stachys coccinea	Red Mint, Betony
Tagetes palmeri (lemmoni)	Mount Lemmon Marigold
Tagetes lucida	Mexican Mint Marigold
Verbena gooddingii	Goodding Verbena
Zephryanthes spp.	Rain Lily
Zinnia acerosa	Desert Zinnia
Zinnia grandiflora	Rocky Mountain Zinnia

Grasses

Aristida purpurea	Purple Three-awn
Bouteloua aristodoides	Six Weeks Grama
Bouteloua curipendula	Side Oats Grama
Bouteloua gracillis	Blue Grama
Erioneuron pulchellum	Fluffgrass
Hilaria rigida	Big Galleta
Muhlenbergia capillaris	Gulf Muhly
Muhlenbergia dumosa	Giant Muhly
Muhlenbergia emersleyi	Bull Grass
Muhlenbergia lindheimer	Lindheimer Muhly

Muhlenbergia porteri	Bush Muhly
Muhlenbergia rigida	Deer Grass
Muhlenbergia rigens	Deer Grass
Pennisetum setaceum cv. "Cupreum"	Purple Fountain Grass
Schismus barbatus	Mediterranean Grass
Setaria macrostachya	Plains Bristlegrass
Sporobolus cryptandrus	Sand Dropseed
Trichachne californica	Cotton-top

2. *Wall/Fences*

Walls and fences within the PAD area shall be consistent with the architectural theme of the planned area and reflected in materials and design. The following are wall and fence height limits set for the project site:

- Within residential areas - six feet maximum (not within street setback requirements).
- Commercial and industrial areas - six feet minimum.
- Walls along the highway and within Bella Vista Farms property shall have straight segments not to exceed 100 feet in length without a right angle transition (may be radiused) of not less than 6 feet in length and parallel segment of not more than 16 feet in length. These requirements shall be used where screen walls become visible from travel lanes. In specific areas, fences may be used with the approval of the Architectural Review Committee and the Planning Director.
- Walls constructed at major community entry points and along community streets shall be consistent with the PAD theme area in materials and design.
- Project fencing within the separate planning areas shall reflect the architectural theme through consistent materials and design.
- Screen walls fronting on a street shall be designed using similar materials to appear as an integral part of the screened building. Said screen wall shall return back away from the street for a distance of not less than three feet at intersections.
- Screen walls or fences of sheet or corrugated iron, steel, aluminum, asbestos or security chain-link fencing are specifically prohibited.

3. *Hardscape (Paving)*

The hardscape materials available for the paving of special activity areas, vehicular and pedestrian, are numerous in their choice of colors, patterns and textures. The use of interlocking brick pavers or textured concrete surfaces is encouraged. The appropriate selection of materials shall be based on the established architectural theme of the PAD area. Final approval regarding materials and consistency of these elements in accordance with the PAD shall be decided within the site plan review process.

4. *Irrigation Equipment*

The Bella Vista Farms project will progressively develop the potential of reclaimed water for landscape irrigation. Irrigation of parks, playgrounds, schoolyards, golf course, streetscapes and manufactured slopes with reclaimed wastewater reduces the overall demand on potable water supplies.

A supply system separate from the domestic supply system will transport reclaimed water through most the PAD area. Reclaimed water will be available for landscaped open areas, recreation sites and public facilities from valve connections at sidewalk.

- Irrigation elements, when adjacent to areas accessible and visible by pedestrians, and/or vehicular traffic, shall be of a self-sealing, at-grade canister design.
  - Irrigation elements shall be of a non-reflective hardened plastic material.
  - Irrigation elements shall be dark brown, black or green in color to decrease visibility.
- Irrigation elements for transitional and manufactured slope areas shall be assembled to maintain the designed use.
- Temporary irrigation for the maintenance of natural and manufactured slopes shall be specified as "brownline" construction for durability against severe ultraviolet degradation and to encourage visual blending of colors with slope vegetation.

5. *Lighting*

Street lighting will be used to unify the Bella Vista Farms development. The goal of the Lighting Design Guidelines is to respond to the requirements of a variety of land uses and environmental conditions created by this development. Street, parking lot and structural lighting fixtures shall provide adequate illumination for the safety and comfort of vehicular and pedestrian traffic (see Exhibit IV-7, Lighting Design Guideline).

All lighting in the PAD shall comply with the Pinal County Light Pollution Code (A.R.S. Section 11-251).

The type of lighting elements may vary from one zone to the next, but levels of illumination should remain consistent in quality and clarity. The use of special lighting elements (i.e., accent and uplighting) is encouraged.

- Architectural lighting should be used to articulate structural design elements (i.e., uplighting, wall washing, etc.) and emphasize community focal points such as the club house.
- Pedestrian lighting should be used along walks, neighborhood parks and golf course when independent of streets.
- The design of light fixtures should remain constant throughout the Bella Vista Farms area and link the golf course and open space areas with the development zone.

The following applications of lighting elements are permitted:

- Onsite street/parking lot light standards
- Pedestrian sidewalks/transition zones (bollard/walkway lights)
- Landscape accent, spot or flood lights (concealed to reduce glare)
- Lighting for signage and monumentation (concealed to reduce glare – commercial zones)
- Architectural facade accent, spot or flood lights (concealed to reduce glare – commercial zones)

The following are standard requirements established to help resolve issues of safety and aesthetic lighting implementation:

- Height maximums for PAD light standards:
  - Parking lot fixtures, 24 feet
  - Walkway lighting, 12 feet
- Lights shall not be placed or directed in a manner causing glare or excessive light to fall on adjacent sites.
- Bollards in pedestrian walkways shall be a minimum of 18 inches and a maximum of 3 feet 4 inches in height.
- A uniform light color, preferably high pressure sodium, for security and energy savings, shall be used within PAD areas.
  - Levels of illumination should remain consistent throughout the PAD area.
  - Incandescent lighting is permitted for residential applications only.
  - the use of color lenses is prohibited (i.e., blue, green).
- The design of free-standing light standards and their accompanying structural supports shall be architecturally compatible with surrounding structures.
- Security lighting:
  - Security lighting fixtures shall not project above the fascia and/or roof line of the attached structure.
  - Fixtures will have shields that are painted and designed to be compatible with attached structure.
- All parking lot and driveway lights shall provide uniform illumination.
- Electrical connections or junction boxes shall be concealed either within the structure of the light or in a below-grade structure.

- Accent illumination is recommended to be located at key positions within each PAD area such as entrances, exits, drives and loading zones.

  - Accent lights shall be positioned to be hidden from pedestrian view using plant material and a dark color scheme (dark brown or black).

  - The position of light thrown by accent lights shall be adjusted at regularly maintained intervals to reduce glare thrown on adjacent traffic.

6. *Furniture (Outdoor)*

Street furniture can include trash receptacles, benches, bus shelters, planters, bicycle racks, bollards and information displays.

- The security, safety, comfort and convenience of the user, including the handicapped, should be considered.

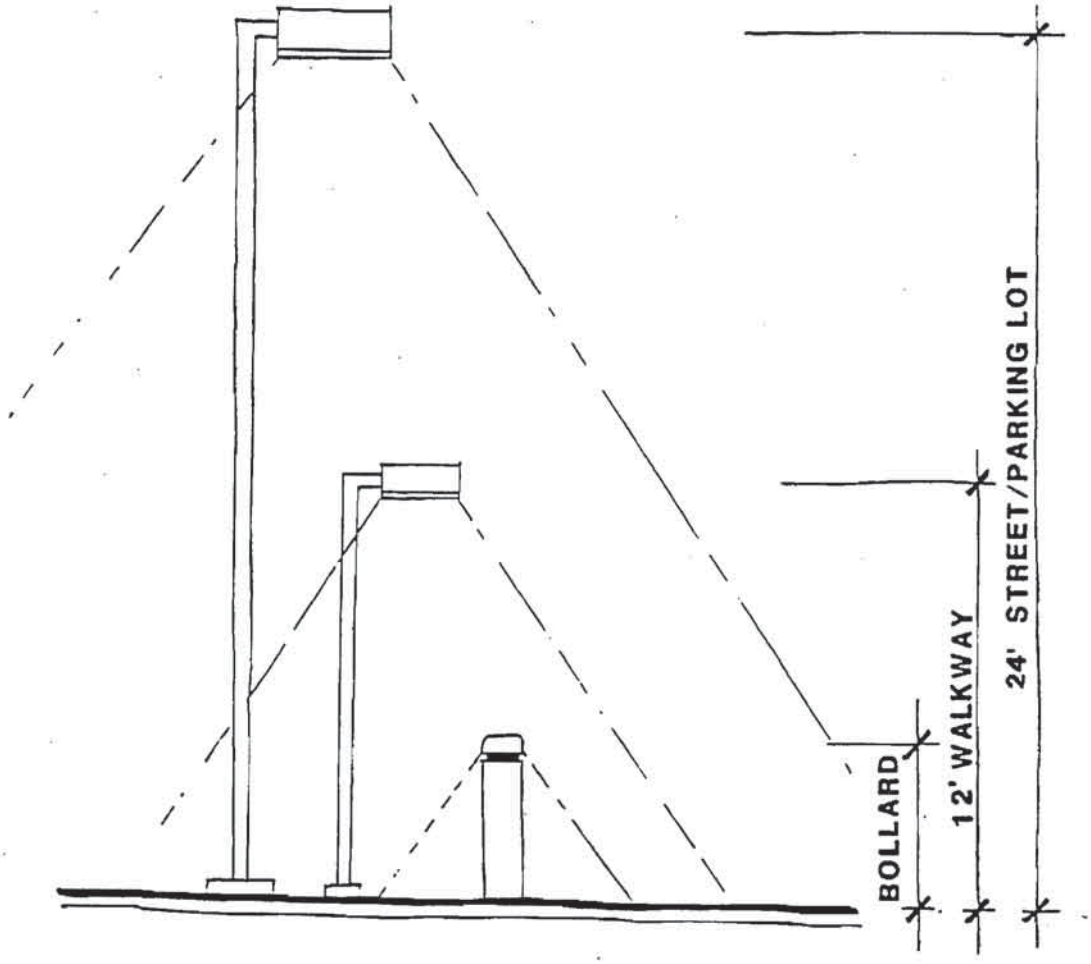
- Street furniture should be conservative in use of sidewalk space and where possible locate to the edge of or off the sidewalk to maintain a clear width adequate to accommodate pedestrian flows.

- To the greatest extent possible, street furniture should be incorporated in park areas or landscape spaces and off-street areas.

- Street furniture should be constructed of long-wearing, vandal resistant materials.

- It should be cost efficient in terms of initial cost, expected lifetime and maintenance requirements.

- It should be simple in function and the design should reflect the character of the PAD area.



BOLLARD:

MAX. 3'4"
MIN. 1'4"

LIGHTING FOR PATHWAYS SHALL BE ADEQUATE FOR THE SAFETY AND COMFORT OF PEDESTRIAN.

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Lighting Design Guidelines

Exhibit IV–7

The WLB Group WLB

- Single-family mailboxes shall be clustered in a wall or pilaster in accordance with USPS regulations. Exposed mailboxes are discouraged. Multi-family developments shall have group mailboxes. In such cases, common mailbox structures shall be located near major entry or recreation areas. The structure should be of a design similar to the planning area in which it exists. Mailboxes and their standards shall be uniform in design, shape, size, color and address identification.

- Trash receptacles in attached housing areas shall be screened by an approved enclosure or landscaping and concealed from view of adjoining lots. Receptacles shall not be placed along street rights-of-way except for collection day.

- Above-ground trash receptacles in attached housing project areas must be fully enclosed with masonry and stucco walls with wood doors on metal frames with landscape on at least two sides.

- The purpose of bollards is to physically separate pedestrian and vehicular/traffic conflict areas. Their use should be limited to public gathering areas or commercial areas to safeguard children and adults as well as to protect street furnishings or other elements within the streetscape.

- Any bollards for use adjacent to public streets should meet placement and design conventions of regulatory agencies.

- The design of the bollards must be consistent within each planning area or in two or more areas if there is a connection of bollard use. Along major streets, one bollard style is recommended.

- Proportions should be heavy or massive and suitable for the material used rather than tall and thin. Height should be adjusted to a level always visible to automobile drivers at the closest distance they will approach the bollards. In all cases, 18 inches is a minimum height, and 3 feet 4 inches is the maximum height) see Lighting Plan).

The final selection of street furniture shall be based on appropriate materials and design and their consistency with adjacent architectural features. Approval regarding materials and consistency of these elements, in accordance with the PAD, shall be deferred to the Site Plan review process.

E. ARCHITECTURAL DESIGN GUIDELINES

The purpose of establishing Architectural Design Guidelines is to provide a reference for the planning and designing of residential, commercial, industrial, recreational, and facility structures within the PAD area. The intent of these guidelines is to guide the development of a specified architectural context and to help in the selection of materials and colors. More correctly, the guidelines are to be used to achieve project continuity and a standard of quality throughout the planned project and establish a greater visual identity. These guidelines are divided into residential and commercial criteria for the planned project area.

1. Residential Design Guidelines

Layout

- The PAD area affords numerous viewshed opportunities. Long-term development should capitalize on viewshed corridors where possible, orienting development towards areas of natural scenic beauty and project landscape improvements.
- A clear distinction shall be maintained between private, residential, commercial properties, schools and recreational areas.
- An emphasis should be given to creating units with a strong indoor/outdoor relationship.
- All mechanical equipment shall be screened from view of major streets and pedestrian areas using walls similar in design to the project architecture or a planting space adequate in size for proper screening height and depth.
- Chimneys shall be compatible in materials to the accompanying structure.
- All antennas within residential areas shall be restricted to the attic or interior of the residence. Large satellite "dish" antennas are specifically prohibited in all lots except lots over 15,000 square feet.
- All trash containers shall be screened from street view.
- Wherever possible within the PAD area, utilities will be located underground rather than overhead.

Design

- Each residential project area should convey its own blend of building forms.

- A particular style should not dominate the entire PAD area, but rather a cultivated theme should result in integrating building designs and project areas, each with their own character.

- The architectural character of each planning area should be visually perceived from the street. The aim of the guidelines is to create interest through constancy in the use of architectural elements such as windows, doors, balconies and roofs.

- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, outdoor gathering places, recreation facilities and pedestrian access features.

- Building mass is probably the most prominent design feature of a project. The design of a multi-family residential unit should avoid long, unbroken building faces without the use of offsets as an integral part of the facade design (see Residential Setback Plan, Exhibit IV-8, and Residential Setback Illustration, Exhibit IV-9).

- Interesting building massing can be achieved without superficial design elements through use of the following features: two-story structures can be combined with one-story structures with the use of projecting balconies, recessed porches, entries and enclosures.

- The pitch and form of roofs are a very visible community feature. A range of roof forms and roof pitch adds an appealing visual context to the community/streetscape. An all-flat roof is unacceptable.

- Enclosed roof overhangs are encouraged as a response to climatic conditions, especially when used in combination with porch enclosures, balconies and recesses to decrease summer sun angles and reduce interior temperature fluctuations.

- All parking structures/decks, either free-standing or attached, shall incorporate the same design elements as the accompanying structure or dwelling.

Materials

- The roofing materials used for all residential structures shall be of a fire-retardant material.

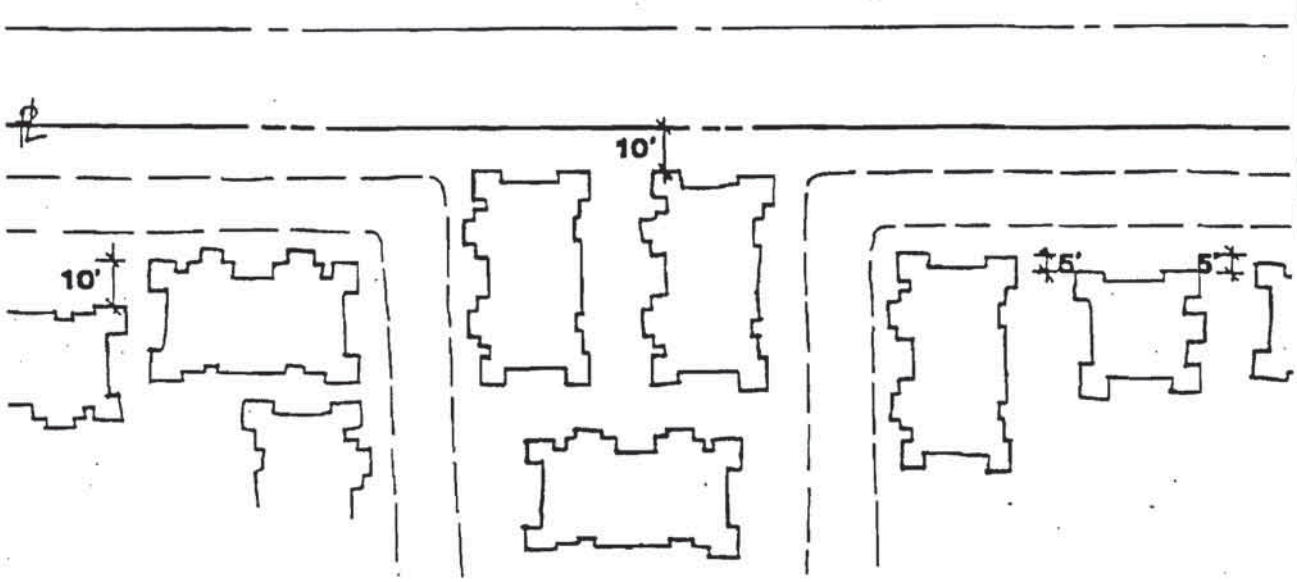
- Every single-family residence shall have a roof constructed of tile, concrete tile, or an asphalt composition in compliance with the Fire Safety Section of the Uniform Building Code.

BUILDINGS SHALL BE SETBACK FROM PROPERTY LINE A MINIMUM OF 10'.

NO MORE THAN 2 BUILDINGS THAT ARE SETBACK THE SAME DISTANCE SHALL BE ADJACENT TO ONE ANOTHER.

SETBACKS FROM ADJACENT BUILDINGS SHALL BE A MINIMUM OF 5' OR MORE.

CONCEPTUAL LAYOUT ONLY.

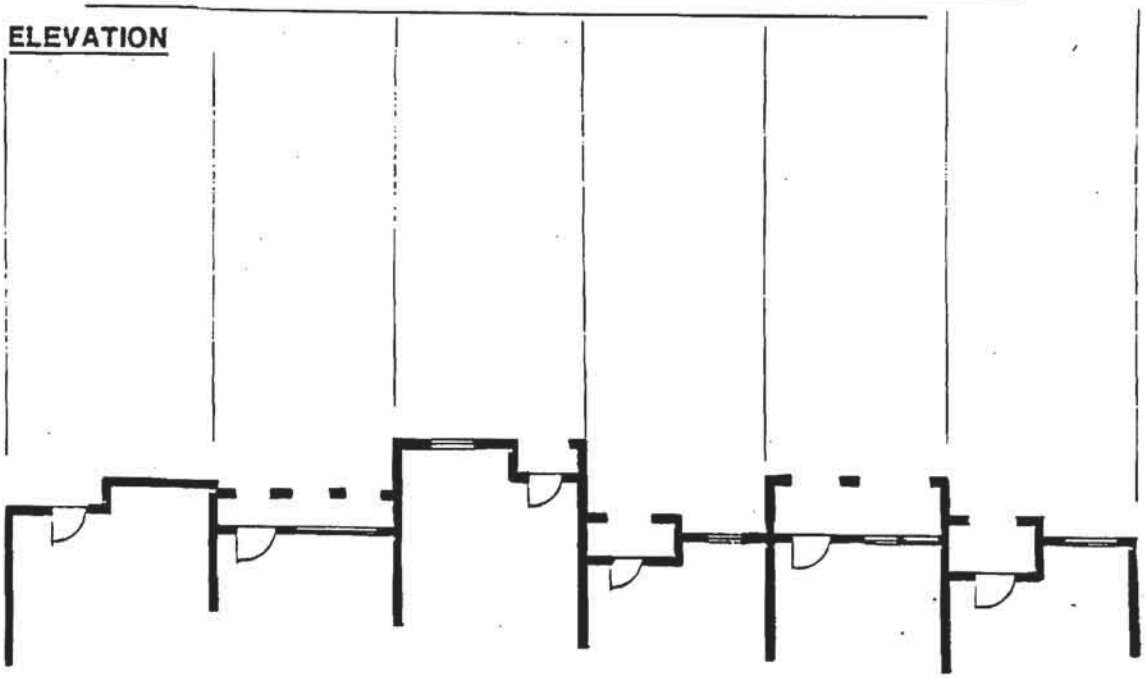


BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Multi–Family Residential Setback Plan

Exhibit IV–8

The WLB Group WLB

ELEVATION



PLAN

RESIDENTIAL UNITS SHOULD INCORPORATE
A VARIETY OF SETBACKS TO
AVOID LONG EXPANSES OF
SHEER , BLANK WALL.

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Multi–Family Residential Setback Illustration

Exhibit IV–9

The WLB Group WLB

2. Commercial Design Guidelines

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the PAD area. Recurring elements combine to create a visual and spatial expression that identify the area and give it a special character. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be of a contemporary style and materials, employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the Site Plan review procedures, as set forth in Section V, herein.

After study of different architectural elements, the features selected for the PAD area are judged to provide the highest probability of economic success, aesthetic satisfaction and flexibility in design for the life of build-out. The qualities and design elements for commercial buildings that are most actively encouraged are:

- Richness of surface and texture
- Play of light (shapes, shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Conventional (contemporary) commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low-profile, simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety. The major varietal elements to be addressed when designing structures are:

- Wall surfaces (textures, patterns)
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

There is an overwhelming diversity of architectural products available for use by the project designer. The most desirable applications for the PAD area are:

Building Materials

- Masonry (concrete, glass or brick)
- Stucco
- Textured or exposed aggregate

- Pre-cast or tilt-up concrete

Stone

- Openings
- Recessed or projected entries
- Windows
- Landscape planters
- Arcades

Color

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directional/location
- Company names/logo

The following design elements should be consulted when reviewing commercial architecture for the PAD area:

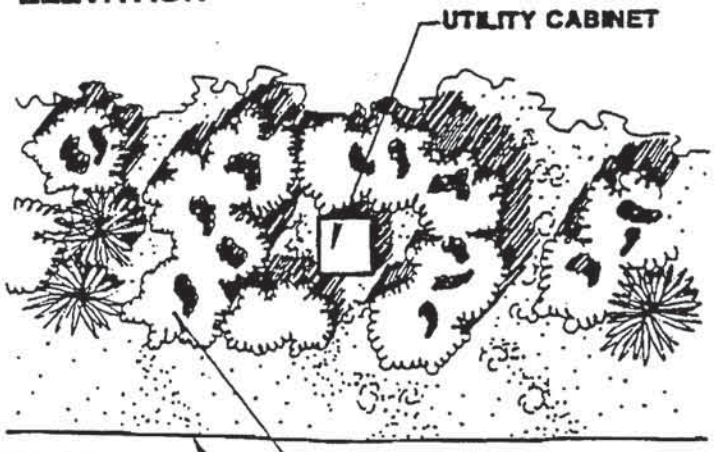
Layout

- Exterior components of plumbing, processing, heating, cooling and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet, as illustrated on Exhibit IV-10.

- Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view, as shown on Exhibit IV-10 Commercial Utilities Screening Illustration.

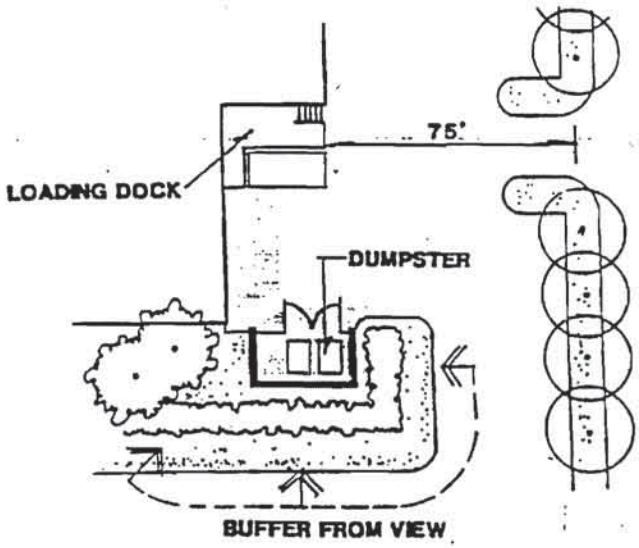
- Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim.

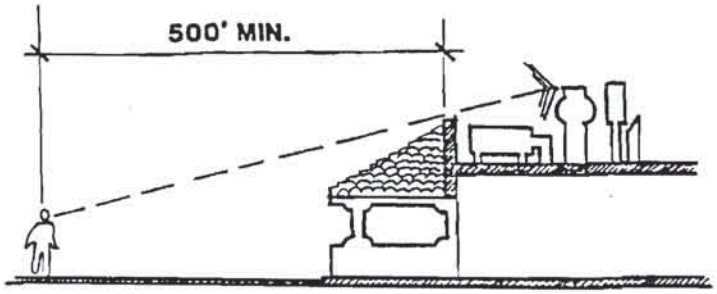
ELEVATION



PLAN

SCREEN MECHANICAL EQUIPMENT TO REDUCE VISUAL DISRUPTION OF LANDSCAPE THEME.



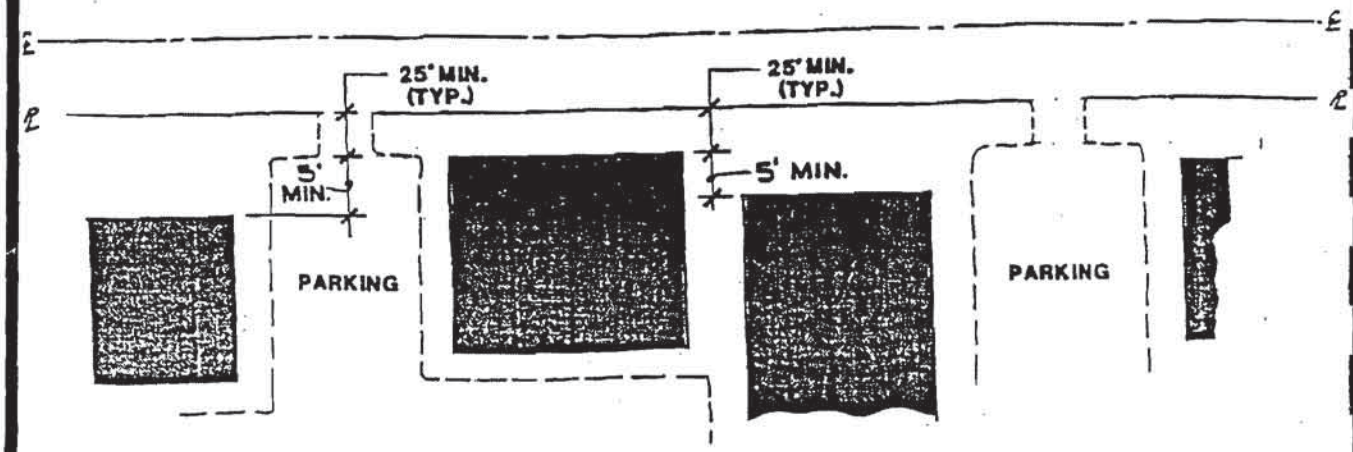


SCREEN ALL ROOFTOP SERVICE EQUIPMENT TO A MINIMUM 500' FROM ENTRY LEVEL.

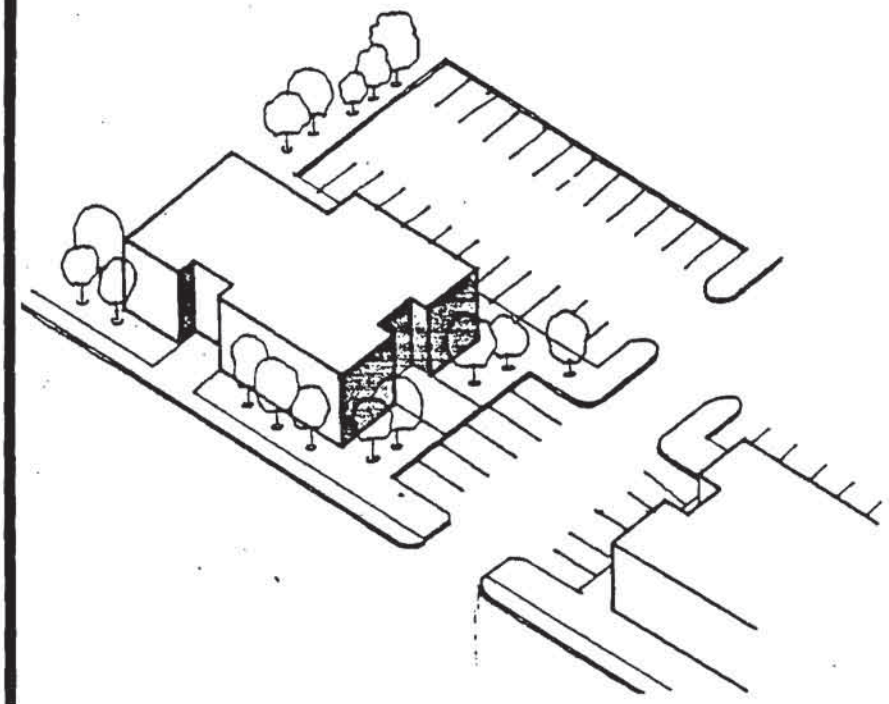
BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Commercial Utilities Screening Illustration

Exhibit IV–10

The WLB Group WLB



VARIED SETBACKS WITH PARKING LOCATED TO THE SIDE AND REAR OF THE COMMERCIAL STRUCTURES.



LOCATE PARKING TO SIDE AND REAR OF STRUCTURE TO PROVIDE A LANDSCAPED BUFFER FROM STREET.

- Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the site. Walls and/or landscaping are encouraged to screen parking areas from street side views (see Exhibit IV-11, Commercial Design Guidelines).• Buildings should be sited in a manner that will complement the adjacent buildings and landscape. Look to the existing development around the subject site to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

Design

- Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.

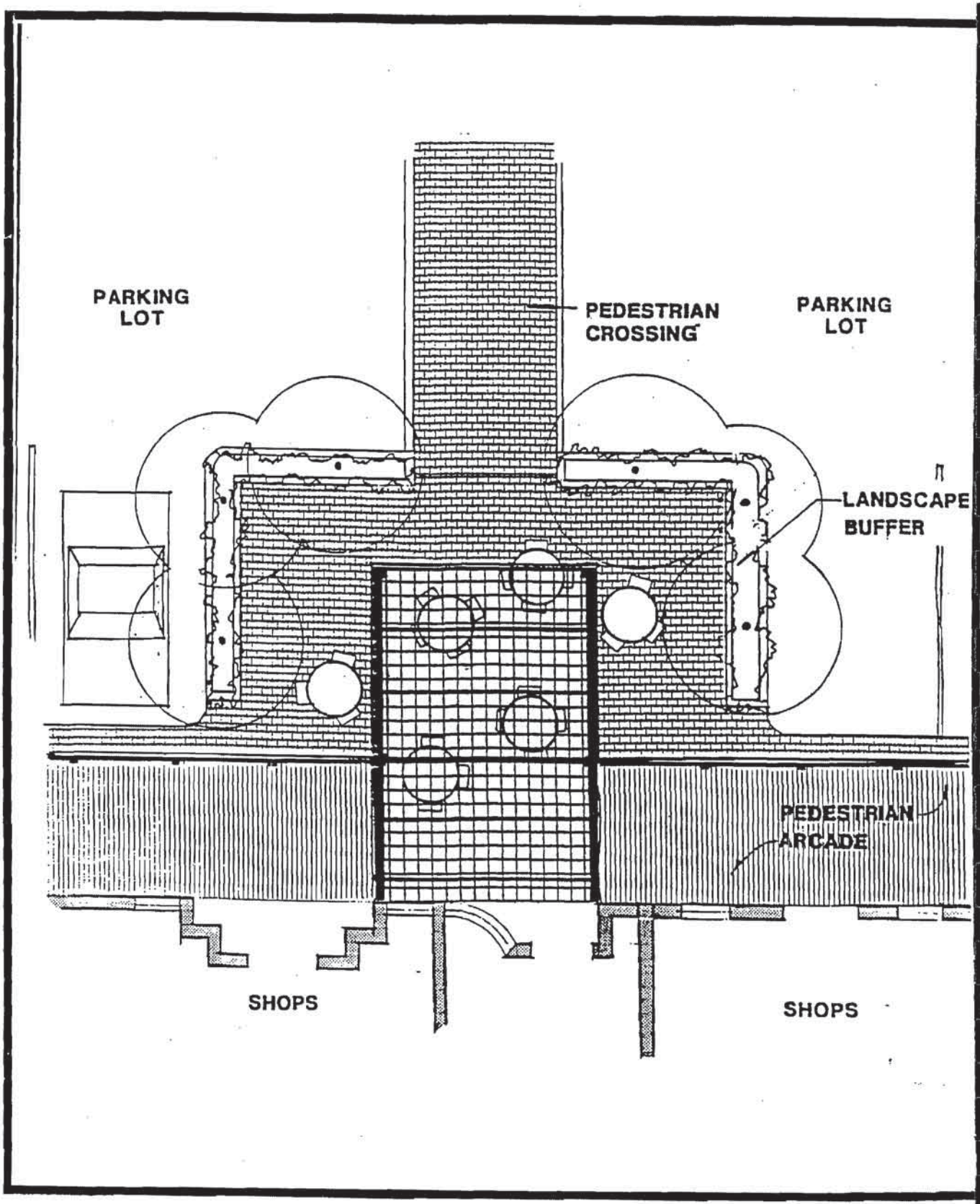
- Commercial developments should incorporate street furniture and pedestrian spaces where appropriate (see Exhibit IV-12, Commercial Design Concept). Pedestrian amenities incorporate the overall commercial design scheme and are compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional, and be placed so as not to obstruct entrances, exits or pedestrian paths.

Materials

- The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

- Service utilities will be located underground within the PAD area, except for major power sources and connections with possible future substation facilities.

- Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.



BELLA VISTA FARMS

PLANNED AREA DEVELOPMENT

Commercial Design Concept

Exhibit IV–12

The WLB Group WLB

F. SIGNAGE

1. Purpose and Intent

Signage is an essential design element within the structure of a planned community and provides a sense of identity and visual orientation. Signage reflects an image of cohesive quality while providing graphic communication for residents and visitors. Signs should inform and direct but, in addition, should be designed to remain consistent in both scale and style within the project area.

Each development proposal within the PAD area represents a small portion of a greater planned community contributing significantly to the visual image of the overall community project. The signage guidelines and regulations contained herein shall apply to all developments within the PAD area. It is intended that the uniform application of these provisions provide the basis for an integrated visual character and continuity through all PAD phases. These signage guidelines are in addition to those issued by Pinal County Zoning Ordinance, Article 22.

Within the PAD, there are several different land use categories, each requiring different signage controls. These categories can be identified as residential, commercial, model home complex/subdivision sales, and other signage such as directional, etc.

Regulations

The provisions contained in this PAD regulating signage shall not apply to the following signs:

- Official notices issued by any court, public body or public officer.
- Notices posted by any public officer in performance of a public duty or for any person in giving legal notice.
- Traffic, directional, warning or information signs required or authorized by the public authority having jurisdiction.
- Mounts and stands made compatible with project signage with the approval of the Planning Director.
- Official signs used for emergency purposes only.

- Permanent memorial historical signs, plaques or markers, provided that materials are compatible with similar structures in the area.

- Public utility signs, provided such signs do not exceed three square feet in area.

- Political signs on private property, provided however, that such signs shall be erected no more than 90 days prior to, and removed within 15 calendar days following the date of the election to which they refer, and that the total sign area permitted on any lot or parcel shall not exceed thirty-two (32) square feet on residentially zoned property and sixty-four (64) square feet on commercially zoned property.

General Regulations

The following sign regulations will effectively regulate the placement, erection and maintenance of signage within the PAD. These regulations are intended to provide equitable standards for the protection of property values, visual aesthetics and the public health, safety and general welfare.

The following general regulations shall apply to all signage in any zone:

- All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises to not cause glare or reflection that may constitute a traffic hazard or nuisance.

- Any sign located on vacant or unoccupied property that was erected for a business which no longer exists or any sign which pertains to a time, event or purpose which no longer exists shall be removed within 90 days after the use has been abandoned.

- All signage shall be designed free of bracing, angle-iron, guy wires, cables or similar devices.

- The exposed backs of all signs visible to the public shall be suitably covered, finished and properly maintained.

- All signs shall be maintained in good repair including display surfaces, which shall be kept neatly painted or posted.

- Any sign which does not conform to the provisions contained herein shall be made to conform or shall be removed.

- The height of all signs shall be measured from the highest point of the sign, exclusive of any part of the sign not included in the area calculations.

Prohibited Signage

The following signs shall be prohibited in all zones within the PAD area:

- Inflatable signs, balloons, symbols of animals.

- Rooftop signs.

- Portable signs.

- Signs on trailers or painted on the sides of disabled or parked vehicles.

- Rotating, revolving or flashing signs.

- Signs advertising or displaying any unlawful act, business or purpose.

- Any signage, notice or advertisement affixed to any street right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, telephone pole, lighting system, upon any fixture of the fire or police alarm system of Pinal County.

- Any strings or pennants, banners or streamers, clusters of flags, strings of twirlers or propellers, flares, balloons and similar attention-getting devices, including noise-emitting devices, with the exception of the following:

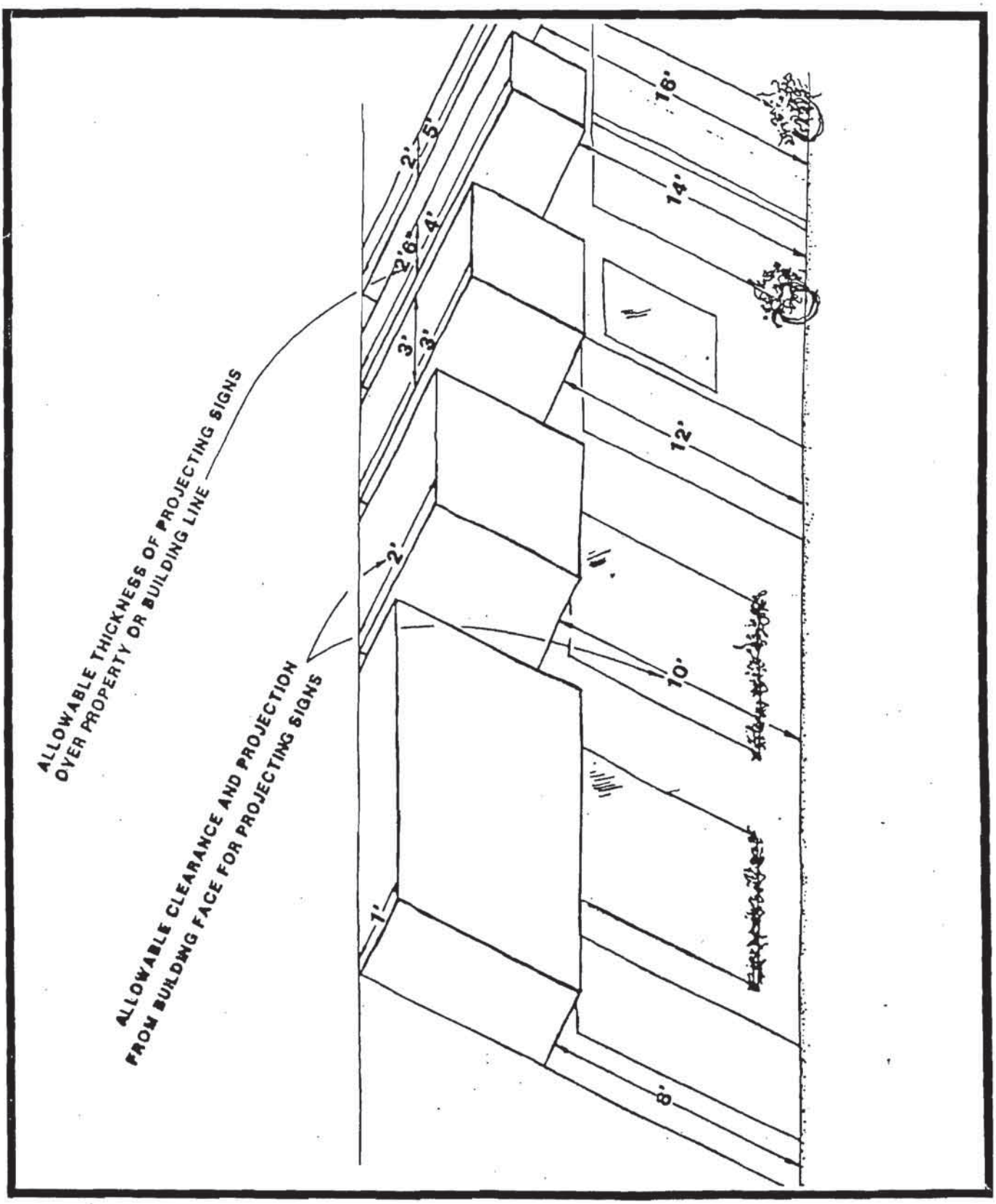
  - Pennants, banners or flags used in conjunction with subdivision sales offices and tract entry points.

  - National, state, local governmental, institutional or corporate flags properly displayed.

  - Holiday decoration, in season, used for an aggregate period of 60 days in any one calendar year.

2. Design Guidelines

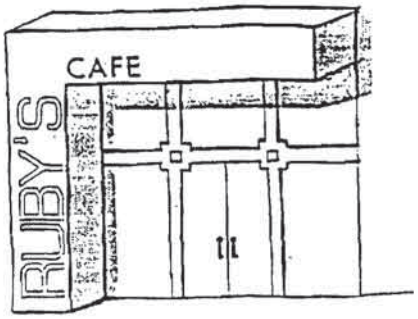
The overall goal for the PAD sign program is to achieve compatibility throughout the community. The sign regulations establish maximum type and location in permitted area. The signage guidelines are designed specifically for this project to establish standard criteria to contribute to a well-integrated, high-quality project character. These standards provide a basis for the developer and the jurisdiction to design, pattern and regulate a consistent signage program.



BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Design Guidelines: Business Signage

Exhibit IV–13

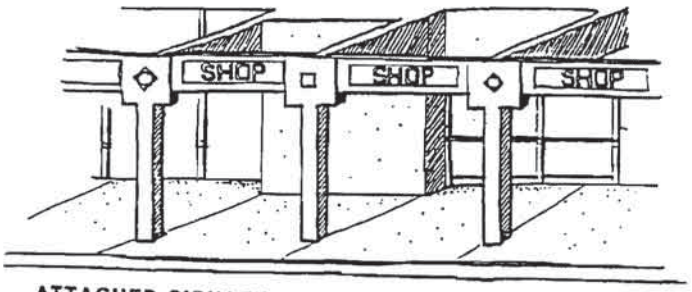
The WLB Group WLB



WALL SIGNAGE
EXAMPLE

AWNING SIGNAGE
EXAMPLE

PROJECTING SIGNAGE
EXAMPLE



ATTACHED SIGNAGE
EXAMPLE

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Design Guidelines: Business Signage

Exhibit IV–14

The WLB Group WLB

Business Signage Within Commercial Zone

- Function - Signs for current places of business for the purpose of advertising and identification.

- Description - Individual business signage may be either freestanding, monument, wall signs, ground signs, projecting signs, awnings, attached signs or a combination of the above. Typography may include a commercial theme or style and should be consistent with the general vicinity.

- Attached Signs - Fascia signs may be used in addition to other types of signage. When several businesses are located within one building or when a certain theme is established for multi-tenants, the framing, lighting and positioning should be the same. Grouping such signs into a directory is encouraged.

- Projecting Signs - Projecting signs should be used when there is limited visibility or to add interest to a building. The support structure for such signage should complement the architectural style of the building.

- Awnings - Creative applications of awnings can be used as signage. All such awnings should complement the architectural theme and be of a consistent color and style for each building.

- Wall Signs - Wall signs may be used to complement a building or where other types of signage are not appropriate. Wall signs have the opportunity of adding visual interest to an expanse of wall. Wall signage utilizing individual letters mounted to a wall is encouraged. Support structures for attaching other wall signs should be made inconspicuous. Wall signs typically require more maintenance than other types of signage, so an effort should be made to keep their appearance clean and attractive.

- Monument Signs - Monument signs typically display messages at or below eye level and have a direct relationship to pedestrians and vehicles; therefore, the placement of monument signs are crucial. Monument signage projects a feeling of permanency and may be made from a variety of materials that are consistent with the structures they are identifying.

Exhibits IV-13 and IV-14 illustrate typical examples of appropriate signage for the PAD business zones.

Directional Signage

- Function – This type of signage identifies and directs vehicular and pedestrian traffic to various onsite destinations. They may be used on community trails or to display a destination, direction or location.

- Description:

  - Typically small scale signs, freestanding, consistent with community facility or amenity signs.

  - Sign materials and design should remain consistent with major community signage.

- Location – Located typically at entrances, exits and strategic locations along pedestrian and vehicular routes.

Project Monumentation

- Function – Signage that creates a major statement and informs the viewer through written and symbolic graphics that the planned community or project is being entered.

- Description – entry signs should be large-scale, monument-type signs creating a sense of arrival. Materials used should be compatible with landscape treatment and street furniture. Entry signage should be illuminated. Signage may include community theme or project design theme (including logo, logotype and color scheme), and should be the same throughout the project.

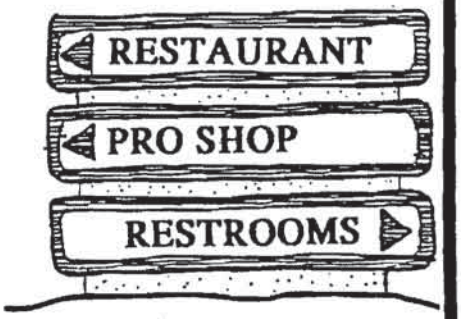
- Location – Major community entry points or project planning area entry points.

Sample Design Guidelines for Monument Signage are shown on Exhibit IV-15.

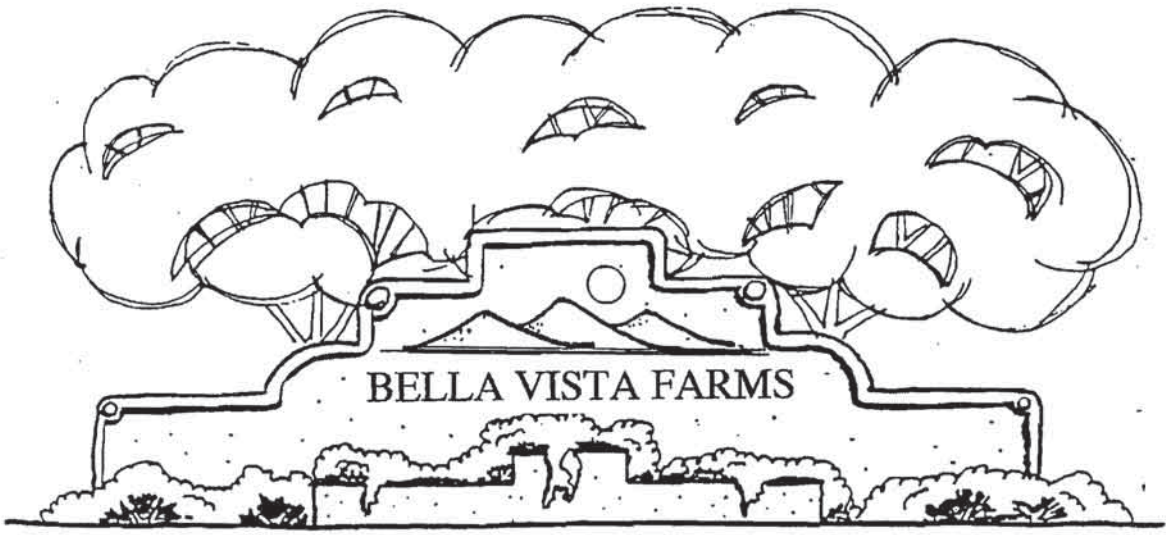
Community Facility Signage

- Function – A sign that informs the viewer through written and symbolic graphics of community facilities and amenities.

MONUMENT SIGNAGE
EXAMPLE



DIRECTIONAL SIGNAGE EXAMPLE

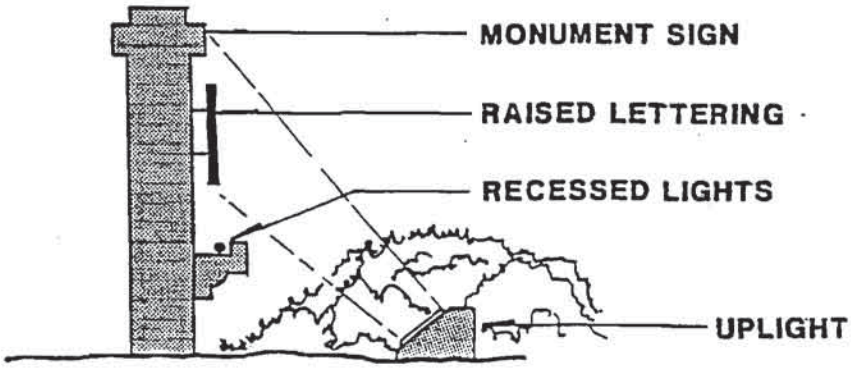


PROJECT MONUMENTATION
SIGNAGE EXAMPLE

BELLA VISTA FARMS
PLANNED AREA DEVELOPMENT
Design Guidelines: Monument Signage

Exhibit IV–15
The WLB Group **WLB**

COMMUNITY FACILITY
SIGNAGE EXAMPLE



SIGNAGE LIGHTING
EXAMPLE

- Description:
  - These types of signs should be consistent within planning areas incorporating an area theme, logo, color or style in conjunction with the facility identification.
  - Either freestanding or monument-type signage, single- or double-faced. Materials should be consistent with the thematic treatment for the major community signage.
- Location – Signage should be installed on the site of the facility or amenity and oriented toward the street.

Examples of Community Facilities Signage is provided on Exhibit IV-16.

Temporary Signage

- Function – Signage that identifies uses or activities temporary in nature. Typically includes real estate sales signs, subdivision sales signs, notification and other special feature signs.
- Description – Temporary signage should be located in close proximity to the use or uses identified. The design and theme of temporary signage should be consistent in scale and color with signs in the general vicinity.
- Location – Temporary signage should be located in proximity to use or as permitted in the sign regulations contained herein.

Materials/Color Scheme

- An effort should be made to achieve consistency between building style and sign design. In all cases, signage generally should be compatible with the exterior treatment of the building or location identified. The message a sign conveys is affected by the materials and colors used in combination. Selecting signage material should be based on strength and durability with consideration toward safety and prolonged maintenance.
- Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of project identity.

Lighting

- The quality of signage lighting should relate to the character that is intended for the area. No sign illumination should cause a glare or illuminate adjacent sites. Signage may be illuminated by continuous and uniform internal lighting or external ground lighting sources. Signage that is either internally or externally illuminated shall follow these guidelines:

- Externally Lighted Signs

  - All external light sources should be adequately shielded to guide or direct the light toward the sign face and prevent glare or illumination of adjacent properties or structures

  - Light fixtures should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.

- Internally Lighted Signs

  - Creative uses of internal lighting are encouraged when the color and intensity of light is well blended into the sign design.

  - Artistic applications of neon lighting in signs are acceptable when used for uses conducted after dark, such as restaurants.

V. IMPLEMENTATION

V. IMPLEMENTATION

A. PURPOSE AND INTENT

Development of Bella Vista Farms will be implemented in conformance with the regulations and guidance contained within the PAD. This section outlines the procedures for administration of the provisions contained herein and the phasing plan for the development of the proposed planning area. Other information covered in this chapter pertain to general administration, subdivision, administration procedures and the linkage between these elements. In addition to the PAD site plan review, the Bella Vista Farms Planned Area Development shall be implemented through the subdivision process. Concurrent with site plan processing will be submittal of tentative plats where properties are to be separately financed, sold, leased or otherwise conveyed. The subdivision process will allow for the creation of lots as tentative parcel or tentative plats which will allow for implementation of the project phasing.

B. PHASING PROGRAM

The primary intention of the phasing program is to relate infrastructure requirements to site development. A detailed discussion of the Bella Vista Farms phasing program is detailed by infrastructure type in Section II. While a project development/phasing program sequence is implied, there is nothing in the plan to preclude a different order of development or even a different combination of sub-phases, so long as the related infrastructure is adequately in place.

The PAD allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including site plan modifications due to final engineering or changes in the economic market.

C. GENERAL ADMINISTRATION, PERMIT PROCESSING AND AMENDMENTS

The PAD shall be administered and enforced by Pinal County Planning and Development Services Department, in accordance with the provisions of the Pinal County Zoning Code.

Certain changes to explicit provisions in the PAD may be made administratively by the Planning Director, subject to appeal to the Planning and Zoning Commission and, subsequently, the Board of Supervisors.

- The addition of new information to the PAD maps or text that does not change the effect of any regulations or guidelines.

- Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD area nor change the concepts of the plan.

- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

In addition to the above items, a public hearing shall be held on all site plan (tentative plat) applications in accordance with the provisions of Section V of the PAD. The Planning and Zoning Commission may approve, conditionally approve, modify or deny said application.

The PAD shall be implemented through a method of site plan review by Planning and Engineering staff. A site plan review shall be required for all development within the PAD area requiring a building permit. Tentative parcel and plats may be processed independent of the site plan review procedures, in accordance with the Pinal County Zoning Code. Site plan review will not be required for interior alterations where there is not significant square footage increase or significant use intensification. Site plan review would apply to commercial, industrial and multi-family attached.

All proposed projects within the PAD area shall be required to have an approved site plan prior to issuance of building permits or concurrent with subdivision, special use permits or any other permit for property. The site plan review procedure is necessary for the following reasons:

- To ensure consistency with the PAD, the County Comprehensive Plan, and all implementing ordinances.

- To promote the highest contemporary standards of site design.

- To adapt to specific or special development conditions that occur from time to time while continuing to implement the PAD and conform development to the County Comprehensive Plan and implementing ordinances.

- To facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

- To adapt to changes that may occur with respect to the circumstances under which the project is undertaken.

- Site plan review would apply to commercial, industrial and multi-family attached.

Exemptions

Following is a list of activities which are exempt from the site plan review process. This list is not all-inclusive. The Planning Director may exempt other special activities not covered by the example listing.

- All interior changes, alterations, construction.
- Repainting
- Re-glazing, new mullions
- Re-landscaping of existing structure.
- Re-roofing with similar-style roofing materials.
- Minor exterior repairs.
- Demolition.
- Exterior mechanical (heating, air conditioning, water heater, etc.)

Procedures

Site plans which contain plans, drawings, illustrations, designs, reports and other detailed information, as required herein, shall be submitted to the County for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a site plan. Comment from other County departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized PAD site plan.

Applicants should ensure that they have obtained a copy of the design guidelines accompanying the PAD. This will assist the developer in achieving consistency with the PAD and generally facilitate a quality project.

Upon determination by the Planning Director that the PAD site plan complies with the provisions of the PAD and the review factors described in the design guidelines, the County staff shall prepare a staff report which shall be submitted, along with the PAD site plan, to the Planning and Zoning Commission as an information item.

This plan may be amended as necessary in the same manner it was adopted; by ordinance. Said amendment or amendments shall not require a concurrent County Comprehensive Plan amendment unless it is determined by County staff that the proposed amendment would substantially affect the Comprehensive Plan goals, objectives, policies or programs.

The WLB Group WLB

VI. BIBLIOGRAPHY

VI. BIBLIOGRAPHY

Arizona Department of Water Resources, Phoenix Active Management Area; Low Water Using Plant List. February, 1997

Johnson Ranch; Planned Area Development, October, 1997

Pinal County Comprehensive Plan, ~~Area 3, March, 1998 [not adopted - draft only]~~ Area 1

Pinal County Zoning Plan, Department of Planning and Development Services, September, 1994

Rev. 9/4/98

PZ-PA-008-12
&
PZ/PZ-PD-012-11

PZ-PA-008-12
&
PZ/PZ-PD-012-11

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOs.: **PZ-PA-008-12 (Bella Vista Farms Non-major Comprehensive Plan amendment)**
PZ-012-11 & PZ-PD-012-11 (Bella Vista Farms PAD Amendment)

CASE COORDINATOR: Steve Abraham, AICP

LEGAL DESCRIPTION:

PZ-PA-008-12: a 37.4± acre parcel situated in a portion of the SE¼ of Section 15, T03S, R08E G&SRB&M

PZ(PD)-012-11: situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M,

TAX PARCEL: 210-15-004 (portion thereof) (legal on file) & Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file)

APPLICANT/LANDOWNER: Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al

AGENT: Dana Belknap, Gallagher & Kennedy

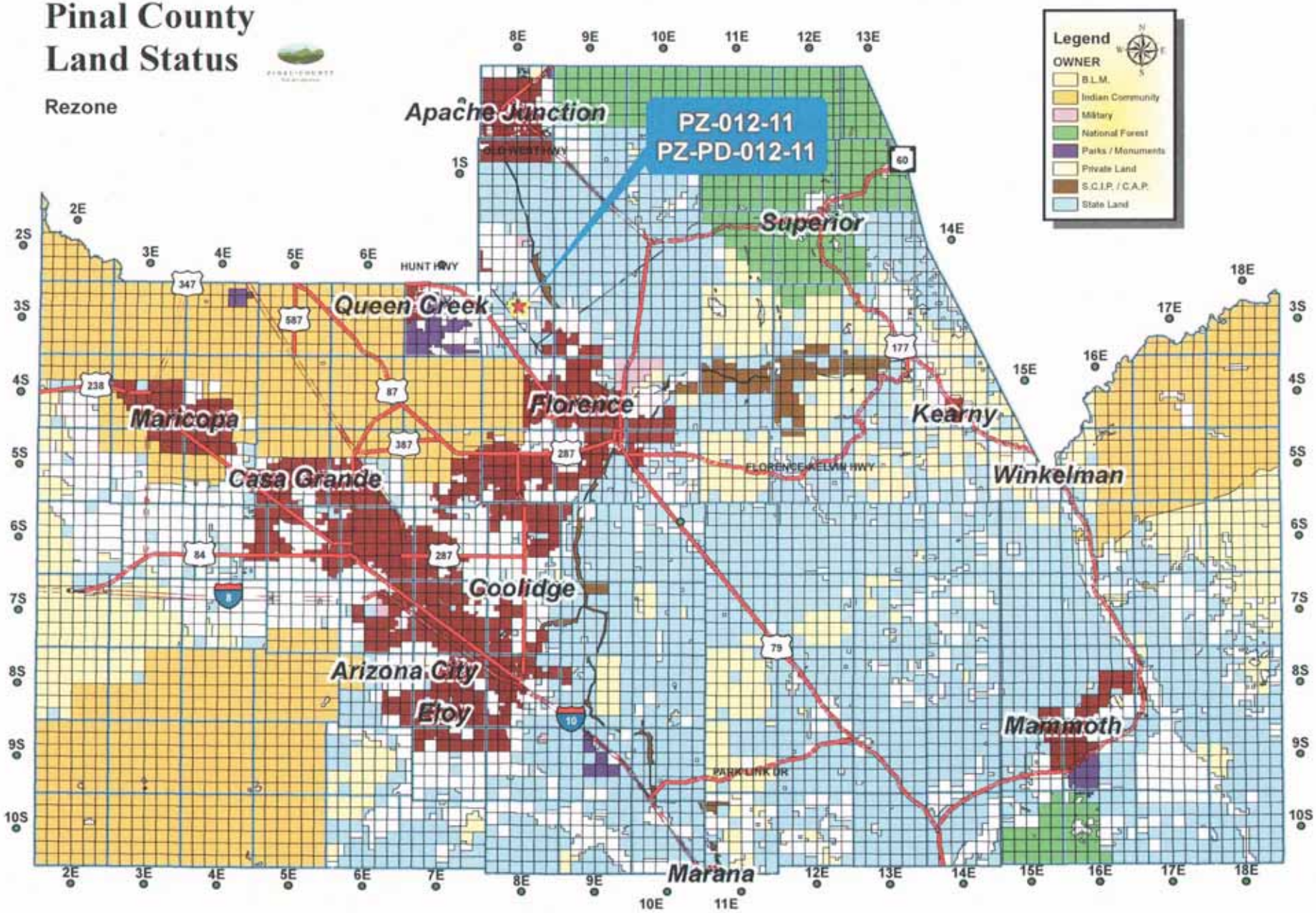
REQUESTED ACTION & PURPOSE:

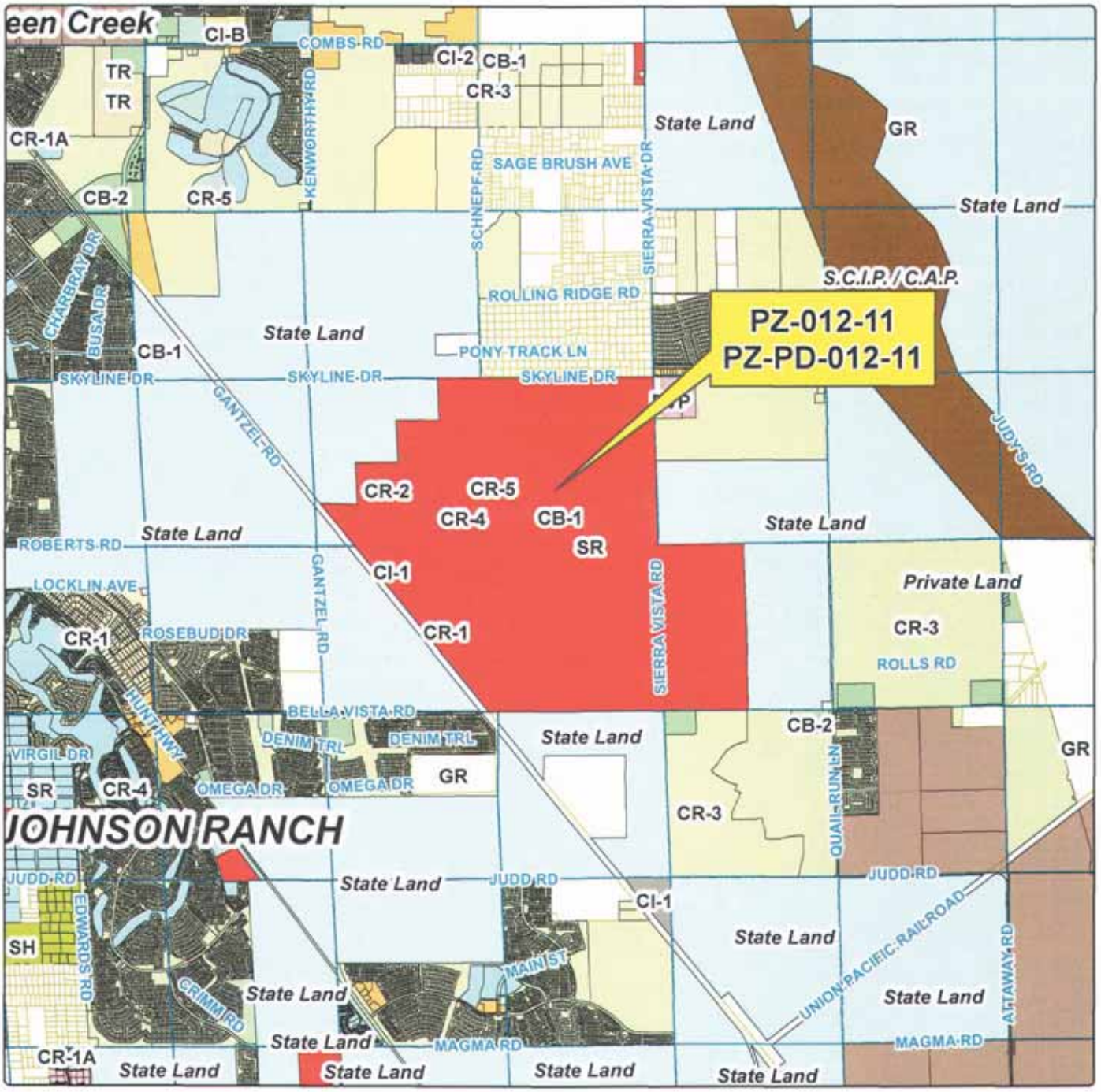
PZ-PA-008-12: A non-major Comprehensive Plan Amendment from **Moderate Low Density Residential (3.5 DU/AC)** to **High Density Residential (8 - 24 DU/AC)** (located approximately ½ mile east of the Schnepf Rd. alignment on Bella Vista Rd. on the north side)

PZ-(PD)-012-11: A zone change and PAD amendment request of a zone change of a total of 1478.1±acres **(PZ(PD-040-98)** from **CB-1 to CR-2,** 65.03± ac; **CB-1 to CR-3**, 57.6± ac; **CI-1 to CR-3**, 95.8± ac; **CR-1 to CB-1**, 69.4 ±ac; **CR-1 to CR-2**, 1.8± ac; **CR-1 to CR-3**, 127.5± ac; **CR-2 to CB-1**, 57.2± ac; **CR-2 to CR-3**, 303.8± ac; **CR-2 to CR-5**, 12.5± ac; **CR-3 to CB-1**, 57.33± ac; **CR-3 to CR-2**, 131.4± ac; **CR-3 to CR-5** 14.9± ac, **CR-4 to CR-2,** 26.6± ac; **CR-4 to CR-3**, 53.4± ac; **CR-5 to CR-2**, 2.3± ac. **CR-5 to CR-3**,14.9± ac.; **SR to CB-1**, 19.1± ac; **SR to CR-2,** 94.4± ac.; **SR to CR-3**, 262.5± ac; **SR to CR-5**, 9.97± ac; to plan and develop the **Bella Vista Farms PAD; and** to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units within the 2301.4± acre Bella Vista Farms PAD previously approved under case **(PZ-PD-040-98)**

LOCATION: located north of the intersection of the Schnepf Rd. alignment and Bella Vista Rd.

SIZE: 37 acres for the non major comprehensive plan amendment, 1478 acres under the rezone request and 2301.4± under the PAD request


Pinal County
Land Status
Rezone
PZ-012-11
PZ-PD-012-11
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR



Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

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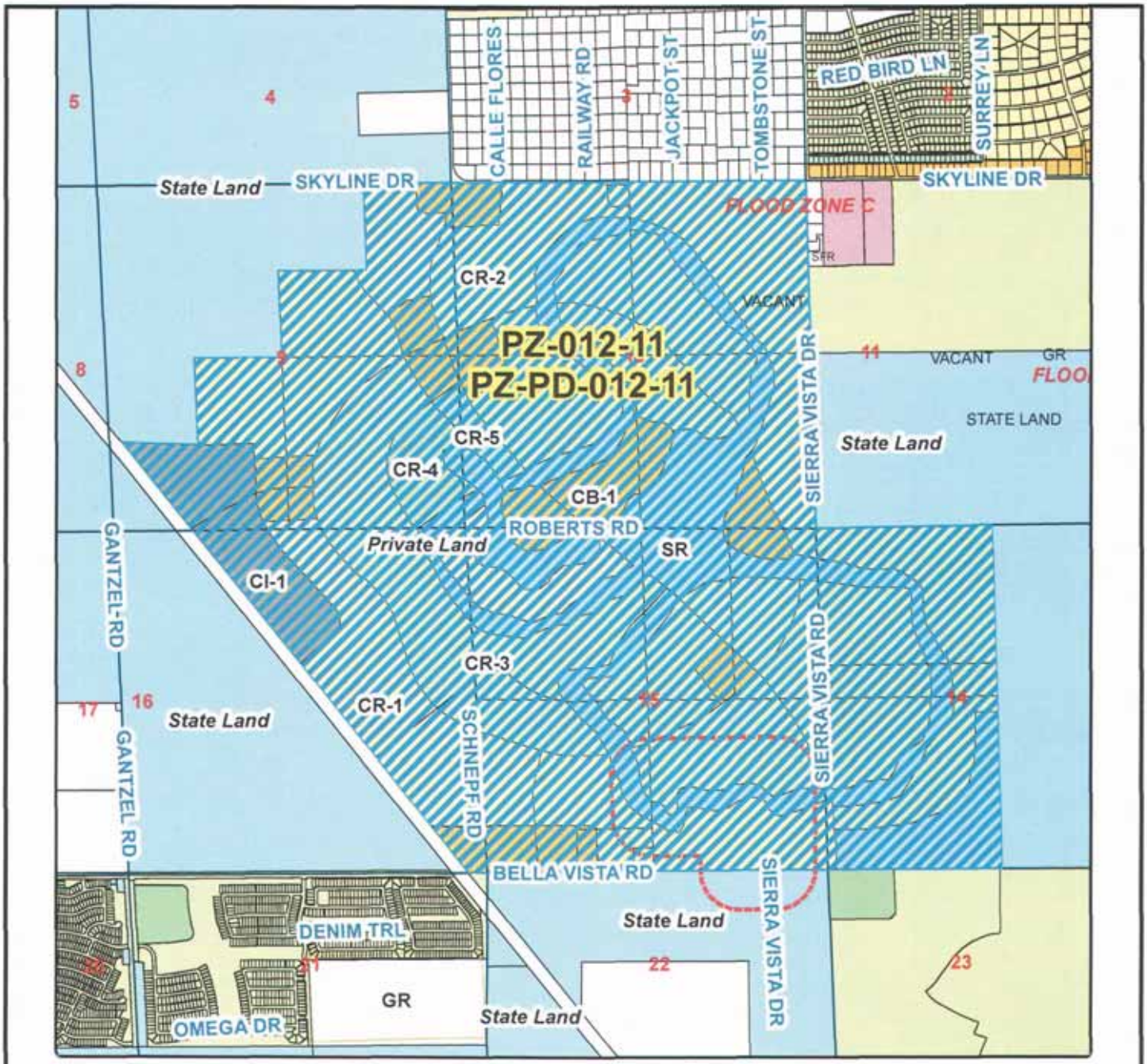
Pantano Development Bella Vista LLC	**Legal Description:** Situated in a portion of the Sections 9,10,14,15,16, T03S,R08E, G&SRB&M. Parcels 210-08-001,002,004,210-10-001,002A,002D,002E,002F,210-14-001A,001B,002,210-15-001A,001B,002B,003A,003E,210-15-004,210-16-001A,001B. (legal on file) (Queen Creek area) T03S-R08E Secs 9,10,14,15,16	Sheet No: 1 of 1	Pantano Development Bella Vista LLC Township: 03S Range: 08E Case Number: PZ-012-11 & PZ-PD-012-11



PZ-012-11 & PZ-PD-012-11- PUBLIC HEARING/ACTION: Pantano Development Bella Vista LLC & PB Bella Vista LLC et. al. applicant, Dana Belknap Gallagher & Kennedy, agent requesting approval of a zone change of a total of 1478.1±acres (PZ(PD-040-98) from CB-1 to CR-2, 65.03± ac; CB-1 to CR-3, 57.6± ac; CI-1 to CR-3, 95.8± ac; CR-1 to CB-1, 69.4 ±ac; CR-1 to CR-2, 1.8± ac; CR-1 to CR-3, 127.5± ac; CR-2 to CB-1, 57.2± ac; CR-2 to CR-3, 303.8± ac; CR-2 to CR-5, 12.5± ac; CR-3 to CB-1, 57.33± ac; CR-3 to CR-2, 131.4± ac; CR-3 to CR-5 14.9± ac, CR-4 to CR-2, 26.6± ac; CR-4 to CR-3, 53.4± ac, CR-5 to CR-2, 2.3± ac. CR-5 to CR-3,14.9± ac.; SR to CB-1, 19.1± ac; SR to CR-2, 94.4± ac.; SR to CR-3, 262.5± ac; SR to CR-5, 9.97± ac; to plan and develop the Bella Vista Farms PAD; pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case PZ-PD-012-11; situated in a portion of Section 9, Section 10, the E ½ of Section 14, Section 15, and Section 16, T03S, R08E G&SRB&M, Tax parcels (multiple maps) 210-09, 210-10, 210-14, 210-15, 210-16 (portions thereof, parcel list on file)(legal on file) (located north of the intersection of the Schnepf Rd. alignment on Bella Vista Rd.)

PINAL • COUNTY

NORTH

Current Zoning: SR, CB-1, CI-1, CR-1, CR-2, CR-4, CR-5
Request Zoning: Rezone
Current Land Use: MLDR

Rezone

Legal Description:

T03S-R08E Secs 9,10,14,15,16

1 of 1

Pantano Development Bella Vista LLC

PZ-012-11 & PZ-PD-012-11

Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-012-11
PZ-PD-012-11

Previously Approved

PAD Plan

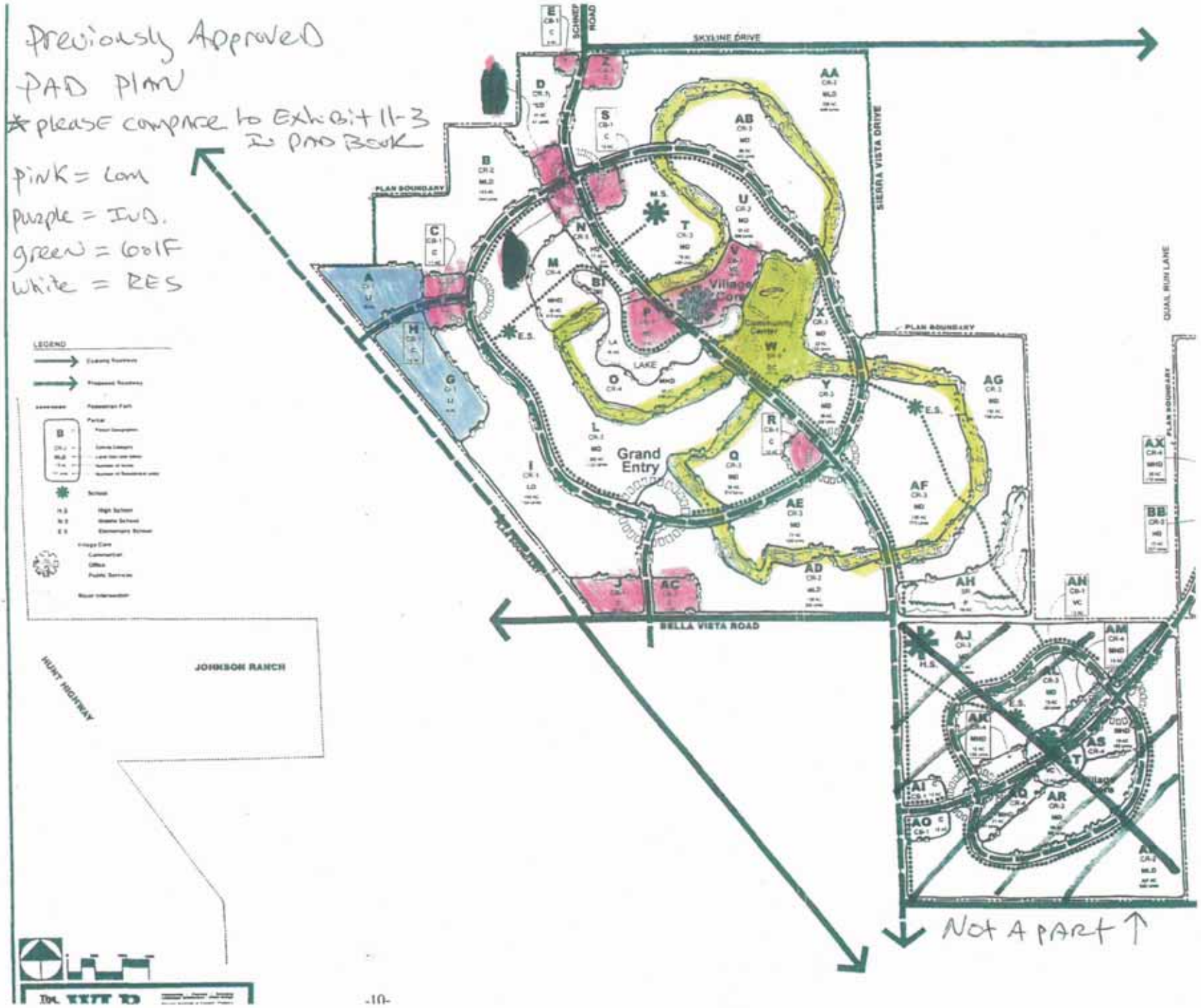
* please compare to Exhibit II-3 in PAD Book

pink = com

purple = IND.

green = GOLF

white = RES



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

EXISTING ZONING AND LAND USE: The subject property currently has multiple zoning districted under the previously approved PAD. Although it is currently undeveloped the existing PAD commercial industrial and residential uses. The subject site could be developed with up to 7391 dwelling units under the existing plan.

SURROUNDING ZONING AND LAND USE:

North& East South & West:: (GR); vacant and single family residential north of Skyline Rd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: October 12, 2011
Neighborhood and agency mail out: week of July 16, 2012
News paper Advertising: July 26, 2012
Site posting: County July 24 2012, Applicant July 18, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water/Sewer: Diversified Water/Johnson utilities
Access: The property is accessible from Skyline Dr. and Bella Vista Rd.

HISTORY: This property was rezoned in from GR (General Rural) to CR-1, CR-2, CB-1 CI-1 in 1998 on 3000 acres allowing approximately 12,000 dwelling units, in 2004 approximately 1275 acres were removed from the plan. No platting or development has taken place since the original zoning. Central Arizona College has since purchased a portion of the development located in the southwestern corner of the plan. CAC has submitted for site plan review but the plans have not been approved.

ANALYSIS: The applicant is requesting approval of an a zone change and amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-004-98). Although technically an amendment the applicant proposal represents a complete re-imaging of the previously approved PAD. Highlights of the changes include: allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to muti-family residential, amend development standards, create a 200 acre educational campus and increase the total number of allowed dwelling units from 7391 to 7505. The increase in dwelling units is pending the approval of the aforementioned non major comprehensive plan amendment.

Non-Major Comprehensive Plan Amendment Request

The applicant is requesting to re-designate 37 acres from MLDR (3.5/DU/AC) to HDR (8-22). If approved this would be the only HDR designation for several miles surround the proposal. Under the MLDR designation HDR is allowed provided that the overall density of the PAD does not exceed 3.5 dwelling units per acre. Meaning that allowed dwelling

units from other areas of the development could have been "transferred" to the high density residential area provided the "sending" area was at or below 3.5 DU/AC overall. The primary driver for the request is to create high density housing opportunities to support CAC. According to the development plan the high density residential will be located on to arterial streets and be in close proximity to CAC

Rezone and PAD Amendment Request

As mentioned previously there are multiple proposed changes from the previous PAD. Of particular note is the re-configuration of the open spaces within the development. Under the previouls plan there was a centralized "village core" concept featuring a golf course and a lake along with 70 acres of open space in the southeastern corner of the development. Under the new plan the golf course and lake and 70 acre open space have been removed and replaced with a battery of community parks and focal parks. Diagrams and descriptions of the parks are in the PAD document. It is important to note that this application was filed prior to the adoption of the new zoning ordinance, therefore a comprehensive OSRAP is not required however, staff has included stipulations that will require the development of open space is to be congruent with the diagrams and feature recreational amenities stated in the PAD. Also of note is the deletion of the 94 acres of industrial zoning along the railroad tracks. This has been replaced by residential development buffered from the tracks with a 100 foot linear park. Additionally a 208 acre educational campus is planned on the southwestern corner of the development.

Staff has asked the applicant to include in their PAD document parts of the previously approved document as reference as to what is being amended, parts of the old document that will no longer apply if approved are indicated with an "X" across the page.

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

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

The proposal is more than three miles from the Town of Queen Creek's planning area.

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

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

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

Fit within the neighborhood

There is a previously approved plan on the property. A key question in the evaluation of the proposal would be is this plan as good or better than the previously approved version. The Comprehensive plan would support the proposal, (if the non-major amendment is approved) and open spaces will meet the minimums required under the old ordinance.
At the public hearing, the Commission needs to be satisfied that the health, safety and

welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Case PZ-PD-012-11 and rezone case under PZ-012-11. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

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

STAFF RECOMMENDATION**(PZ-PA-008-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non major amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-008-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

(no recommended stipulations)

STAFF RECOMMENDATION**(PZ-012-11):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

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

STAFF RECOMMENDATION**(PZ-PD-012-11):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-012-11** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The stipulations under this case will supersede all stipulations previously approved under Cases PZ-040-98 and PZ-PD-040-98

2. 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 and Procedures;

3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area;

4. Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. 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 SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.

5. Bella Vista Rd. and Skyline Dr. have been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer;

6. 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;

7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;

8. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

9. 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.

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

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

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

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

11. The property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-012-11), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated May 25, 2012.

12. In the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District and the stipulations attached to case number PZ-PD-012-11, the stipulations shall govern.

13. The final plat shall contain a note that the adjacent Arizona State trust land can be developed for any use at a future date.

14. The PAD under case PZ-PD-012-11 is to be developed with a maximum of 7,505 total dwelling units.

15. Residential density within areas designated as MLDR shall not exceed 3.5 dwelling units per acre. Calculations for density shall use the residential zoned areas of the PAD , excluding the high density residential area as net acreage.

16. 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.

17. Prior to applying for a zoning clearance/building permit for commercial development, 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.

18. 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.

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

20. As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Development Unit"

21. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 40 including exhibits.

22. The transfer of dwelling units from the HDR (CR-5 zoned) area to other development units shall be prohibited

Date Prepared: 08/09/12 – sja
Revised:

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

Memorandum

Date: August 16, 2012

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

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

Subject: Planned Area Development Amendment for BELLA VISTA FARMS, Case No. PZ-PD-012-11

The Public Works Department has reviewed the Planned Area Development Amendment for BELLA VISTA FARMS, Case No. PZ-PD-012-11 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;
2) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area;
3) Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. 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 SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.

4) Bella Vista Rd. and Skyline Dr. have been indentified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer;

5) 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;
6) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;
7) Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

c: S. Abraham

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: August 7, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
8/16/12	PZ-006-12	Jupiter Realty Associates	Gold Canyon East Phase 9 – Zone Change	See comments 1 & 2
8/16/12	SUP-003-12	Verizon Wireless	Operate 150' Monopole	See comment 3
8/16/12	PZ-PA-008-12	PB Bella Vista, LLC	Comprehensive Plan Amendment	See comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.
3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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

NEIGHBORHOOD MEETING ANNOUNCEMENT

AMENDMENT TO THE BELLA VISTA FARMS PLANNED AREA DEVELOPMENT

MEETING DATE: Wednesday, October 12, 2011

MEETING TIME: 5pm – 7pm

MEETING PLACE: Circle Cross Ranch K-8 School
35900 North Charbray Drive
Queen Creek, AZ 85143

REQUEST: Amendment to the Bella Vista Farms Planned Area Development (PAD) and rezoning of certain areas within the PAD.

PROPOSAL: The property is currently zoned by the Bella Vista Farms PAD, approved in 1998. The PAD currently calls primarily for single family detached homes, neighborhood commercial uses, industrial uses, and a golf course. The property owners seek to accomplish the following goals with an amendment to the PAD: (1) accommodate an approximately 200 acre community college campus; (2) update the open space and community amenities; (3) improve circulation and enhance logical development phasing; and (4) update the mix of residential housing.

PROPERTY LOCATION: Northeast corner of Bella Vista Road & the Union Pacific Railroad.

SIZE: Approximately 2,296 acres

PROPERTY BOUNDARIES:

NORTH:	Skyline Road
SOUTH:	Bella Vista Road
WEST:	Union Pacific Railroad
EAST:	Sierra Vista Road alignment

CONTACT PERSON: **Tim Brislin,** Harvard Investments
17700 N. Pacesetter Way Scottsdale, AZ 85255
Phone: 480-348-1118
tbrislin@harvardinvestments.com

This is not a public hearing with the Pinal County Planning and Zoning Commission or the Board of Supervisors. However, you may receive such a notice at a future date if the PAD Amendment and rezoning application is filed with Pinal County and is scheduled for hearing.

Owner Name	Street Address	City	State	Zip Code	APN
3073 E DENIM TRAIL PROP TRUST	3440 S JOSHUA TREE LN	GILBERT AZ 85297-7856	AZ	85297-7856	210-77-247
3130 EAST DENIM TRAIL LLC	PO BOX 931	PAYSON AZ 85547-0931	AZ	85547-0931	210-77-267
AARON W STRICKLING	30776 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-400
ABCDW LLC	1121 W WARNER RD	TEMPE AZ 85284-2819	AZ	85284-2819	210-23-001H
AFA INVESTMENTS LLC	3046 E KILLARNEY ST	GILBERT AZ 85298-9060	AZ	85298-9060	210-05-090
AIMEE JESSEN	3577 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-432
ALAN W & ALICE Y FLETCHER	30818 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-403
ALBERTO A & BLANCA D MORENO	5170 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6584	AZ	85140-6584	210-03-197
ALEX R PONS	2652 BUENA VISTA AVE	WALNUT CREEK CA 94597-2502	CA	94597-2502	210-77-261
ALLAN LOUIE	88 DOVER CT	DALY CITY CA 94015-2623	CA	94015-2623	210-77-188
ALLYN L MOHAN	224 5300 48 ST	RED DEER AB CANADA	CANADA		210-77-283
ALMA CHACON	34626 N SANTA JUANITA LN	QUEEN CREEK AZ 85140-7075	AZ	85140-7075	210-03-491
ALMA LETICIA SANTELIZ	6311 CASA VERDE DR	CYPRESS CA 90630-4083	CA	90630-4083	210-03-493
ALMA ROSA DIAZ	PO BOX 9214	CHANDLER HEIGHTS AZ 85127-9214	AZ	85127-9214	210-03-440
AMADOR SANCHEZ CABALLERO	5568 E FOX HOLLOW LN	QUEEN CREEK AZ 85140-7637	AZ	85140-7637	210-03-501
AMANDA & DANIEL FRENCH	3590 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-038
AMIN VIJAN	6010 E SONORAN	SCOTTSDALE AZ 85262	AZ	85262	210-03-469
AMY R OTIS	3077 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-207
ANA & JOSE CORTEZ	5000 BELLE TER	BAKERSFIELD CA 93309-3749	CA	93309-3749	210-03-428
ANDREW E & ANTOINETTE R KUKOWSKI	3587 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7160	AZ	85140-7160	210-55-032
ANDY & DIANE ROBBINS	4072 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-110
ANGEL VARGAS	30858 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3338	AZ	85143-3338	210-77-256
ANIL KAPATKAR	PO BOX 2654	KENNESAW GA 30156-9111	GA	30156-9111	210-77-248
ANN UHLIK	5018 E ASCOT DR	SAN TAN VALLEY AZ 85140-8293	AZ	85140-8293	210-05-067
ANNMARIE BRYD	3000 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3301	AZ	85143-3301	210-77-159
ANTHONY & ELLEN F OWENS	4137 E PONY TRACK LN	QUEEN CREEK AZ 85140-6452	AZ	85140-6452	210-55-105
ANTHONY B RIX	2621 SAN MARTIN CT	LAS VEGAS NV 89121-3931	NV	89121-3931	210-77-428
ANTHONY C GARCIA	9231 N 99TH AVE #243	PEORIA AZ 85345-6946	AZ	85345-6946	210-77-178
ANTHONY D & KATHERINE FORTUNA	3023 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-291
ANTHONY F & LILLIAN A LOVAGLIO	5 FOUNTAINHEAD DR	HIGHLAND LAKES NJ 07422-1038	NJ	07422-1038	210-05-107
ANTONIO J & ORALIA C MORENO	PO BOX 118	QUEEN CREEK AZ 85142-1801	AZ	85142-1801	210-03-453
APOSTOLIC ASSEMBLY	PO BOX 1152	QUEEN CREEK AZ 85142-1824	AZ	85142-1824	210-03-423A
APPLE INVESTMENTS & MANAGEMENT	9221 E BASELINE RD #109-201	MESA AZ 85209-8376	AZ	85209-8376	210-77-266
ARMANDO C & FRANCISCA S CHAVEZ	5188 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-478
ARTURO PEREZ & ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-413
ARTURO PEREZ & ELIZABETH LUCIA	5165 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9130	AZ	85140-9130	210-03-414
ARUNEE RHOADES	35781 KOBUK ST	SOLDOTNA AK 99669-7012	AK	99669-7012	210-05-136
ARUNEE RHOADES	30879 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3342	AZ	85143-3342	210-77-185
ASHLEY ADAMS	3581 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-382
AURELIANO P RODRIGUEZ	PO BOX 583	QUEEN CREEK AZ 85142-1811	AZ	85142-1811	210-03-515
BAC HOME LOANS SERVICING	400 NATIONAL WAY	SIMI VALLEY CA 93065-6414	CA	93065-6414	210-05-138
BARBARA MUNGUIA	5346 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-9550	AZ	85140-9550	210-03-205
BARRY A & FRANCINE JOHNSON	3622 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-426
BARRY E URUM-OGBU	3535 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-435
BEC PREAKNESS LLC	14027 MEMORIAL DR #172	HOUSTON TX 77079-6826	TX	77079-6826	210-03-411
BEN SASSANI	2304 EAGLES WAY	PEARLAND TX 77581-5146	TX	77581-5146	210-77-392
BENEFICIAL MORTGAGE CO OF ARIZ	961 N WEIGEL AVE	ELMHURST IL 60126-1058	IL	60126-1058	210-55-051
BENJAMIN & MICHELLE KALTALER	2525 W TANNER RANCH RD	QUEEN CREEK AZ 85142-4661	AZ	85142-4661	210-77-166
BETTY MIRZA	3605 E DENIM TRL	SAN TAN VALLEY AZ 85143-3374	AZ	85143-3374	210-77-430
BILLY RAY & EVELYN STEPHENS	4888 E ASCOT DR	SAN TAN VALLEY AZ 85140-8880	AZ	85140-8880	210-05-087
BLAKE M MUSSER	30944 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-329
BLANCA I ROSALES	5122 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-481
BLANCA L OROZCO	3809 W FIVE MILE PEAK DR	SAN TAN VALLEY AZ 85142-3082	AZ	85142-3082	210-77-186
BLANCHE B REID	34424 N TOMBSTONE ST	AZ	AZ		210-05-091
BLAS GONZALEZ & MARIA REY	5401 E PREAKNESS DR	QUEEN CREEK AZ 85140-7199	AZ	85140-7199	210-03-404
BOB & JENNIFER FISCHER	31037 N KAREN AVE	QUEEN CREEK AZ 85143-3358	AZ	85143-3358	210-77-354

BRADLEY L & SARA J VAAGENE	1260 144TH AVE NE	HATTON ND 58240-9203	ND	58240-9203	210-77-465
BRANDON A & REBECCA L HAMLIN	3658 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5455	AZ	85140-5455	210-55-039
BRANDY UHL	5141 E PREAKNESS DR #1	SAN TAN VALLEY AZ 85140-6317	AZ	85140-6317	210-03-415
BRENT & LARISA MURDOCK	3566 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-422
BRETT A HUGHES	3110 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-223
BRETT L & TRACY A ELLIOTT	4646 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9133	AZ	85140-9133	210-05-113
BRIAN D AUCIELLO	3002 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3347	AZ	85143-3347	210-77-217
BRIAN E GISH	26205 N 56TH DR	PHOENIX AZ 85083-1252	AZ	85083-1252	210-77-219
BRIAN S & BRANDY MCDOWELL	3148 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-305
BRIAN WHITIS	3442 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-452
BRUCE L & DEBRA A OWEN	412 MEADOW DR	DIETERICH IL 62424	IL	62424	210-77-229
BT DIRT HOLDINGS II	17725 E SAN CARLOS WAY	GILBERT AZ 85298-8962	AZ	85298-8962	210-22-001
CALIFORNIA ASSN OF HIGHWAY PAT	2030 V ST	SACRAMENTO CA 95818-1730	CA	95818-1730	210-77-412
CAMERON HOPPE	3001 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-251
CARLTON R WAYNE	5072 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8418	AZ	85140-8418	210-05-071
CARMEN MORALES WILLIAMS	5850 S POWER RD #1018	GILBERT AZ 85295-8418	AZ	85295-8418	210-03-494
CAROL L & JOHN B MORGAN	3112 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-303
CARROLL F GRAHAM	1509 E BOYTON	SAN TAN VALLEY AZ 85143	AZ	85143	210-77-236
CASIE DEVLAEMINCK	34661 N SANTA JUANITA LN	QUEEN CREEK AZ 85140-7075	AZ	85140-7075	210-03-470
CELSO R & CRISTINA BONILLA	PO BOX 1663	QUEEN CREEK AZ 85142-1837	AZ	85142-1837	210-03-502
CHAD & CANDICE B CIRKS	4340 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4622	AZ	85140-4622	210-05-133
CHAD M MCLEAN	3456 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-453
CHAMBERRA & SROY NOU	22829 S 204TH ST	QUEEN CREEK AZ 85142-6275	AZ	85142-6275	210-03-472
CHARLES & BRIANA SHAFFER	30951 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3343	AZ	85143-3343	210-77-182
CHARLES & TINA L SCHMIDT	34705 N CALLE FLORES RD	SAN TAN VALLEY AZ 85140-7631	AZ	85140-7631	210-55-034
CHARLES JOHNSON	3516 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-457
CHARLES R MOLNAR	1320 COURTLAND AVE	NORMAL IL 61761-1944	IL	61761-1944	210-77-296
CHERAL GRESHAM	31041 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3344	AZ	85143-3344	210-77-177
CHERIE DE LA CRUZ	5123 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-482
CHRISTIAN & TAMMIE ALBRIGHT	3292 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-276
CHRISTIAN BRODBECK	3005 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-292
CHRISTOPHER BELL	270 E HUNT HWY #16	QUEEN CREEK AZ 85143-4964	AZ	85143-4964	210-77-152
CHRISTOPHER KLOSOWSKI	3530 E DENIM TRL	QUEEN CREEK AZ 85143-3377	AZ	85143-3377	210-77-458
CHRISTOPHER ROBERT SHANLEY	30783 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-374
CLAY H & ALMA J PEDEN	34474 N JACKPOT RD	SAN TAN VALLEY AZ 85140-8231	AZ	85140-8231	210-05-135
CLAYTON J & PATRICIA DAISS	12890 JACKSON CIR	THORNTON CO 80241-2881	CO	80241-2881	210-77-484
CLEWETT FAMILY TRUST	8701 W ROCKWOOD DR	PEORIA AZ 85382-8513	AZ	85382-8513	210-03-204
CLINT ARNDT	PO BOX 2303	FLORENCE AZ 85132-3043	AZ	85132-3043	210-03-412
CONNIE B NEWBERN	PO BOX 473	QUEEN CREEK AZ 85142-1808	AZ	85142-1808	210-03-495
COPA CONSULTING LLC	21001 N TATUM BLVD #1630233	PHOENIX AZ 85050-5253	AZ	85050-5253	210-77-193
CORY D & SARAH A NICOLL	1511 E HALIFAX ST	MESA AZ 85203-3826	AZ	85203-3826	210-77-413
CRUZ MOLINA MONTOYA	34561 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8298	AZ	85140-8298	210-05-064B
CURTIS S & NOLA A HILLNER	153 W PINTO CT	QUEEN CREEK AZ 85143-6110	AZ	85143-6110	210-77-306
CV PINAL LLC	3549 153RD AVE SE	CASSELTON ND 58012-9700	ND	58012-9700	210-23-001E
D AMATO MICHAEL	30916 N BRAMWELL AVE	QUEEN CREEK AZ 85143-3379	AZ	85143-3379	210-77-327
DALE R & COLLEEN M REID	12940 119 AVE NW	EDMONTON AB CANADA	CANADA		210-77-212
DANIEL & REBECCA BOLIN	3167 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-317
DANIEL & TERRI L FRANTZ	3267 E MINERAL PARK RD	QUEEN CREEK AZ 85143-4521	AZ	85143-4521	210-77-321
DANIEL M & KARYN HARDISON	3234 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-172
DANIEL M & MISTI R PAOLINO	3794 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5385	AZ	85140-5385	210-55-041
DANIEL M HARDISON	PO BOX 386	BUCKEYE	AZ	85326	210-77-169
DANNY W & BARBARA G APPLING	3059 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-289
DAVID & AIMEE GOSSMAN	4759 E ASCOT DR	SAN TAN VALLEY	AZ	85140	210-05-089
DAVID & LINDA CUMMINS	PO BOX 2828	CHANDLER AZ 85244-2828	AZ	85244-2828	210-77-445
DAVID & MARILYN MARTIN	4417 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8289	AZ	85140-8289	210-05-134B
DAVID A & ALLISON I CARPENTER	3385 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-396
DAVID A & KENDA R JEROME	4692 E SHADOW LN	SAN TAN VALLEY AZ 85140-8528	AZ	85140-8528	210-05-108

DAVID A MCDONALD	3005 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3348	AZ	85143-3348	210-77-211
DAVID A SALTER	3022 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-298
DAVID O CANFIELD	3186 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-227
DAVID W & OKSU PHILLIPS	7270 NE VINCENT RD	BAINBRIDGE ISLAND WA 98110-1630	WA	98110-1630	210-77-240
DAVID W & OKSU PHILLIPS	7270 NE VINCENT RD	BAINBRIDGE ISLAND WA 98110-1630	WA	98110-1630	210-77-300
DEMETRA BOUDREAUX	3469 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3368	AZ	85143-3368	210-77-390
DENICE JONES	3521 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-436
DENNIS L & LISA D HEATH	3732 E ASCOT DR	SAN TAN VALLEY AZ 85140-5284	AZ	85140-5284	210-55-052
DENNIS WILEY	3528 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-049
DIANA GRUZYNSKI	4202 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-100
DOLORES C TONA	PO BOX 735	QUEEN CREEK AZ 85142-1814	AZ	85142-1814	210-03-461
DOLORES C TONA	PO BOX 735	QUEEN CREEK AZ 85142-1814	AZ	85142-1814	210-03-462
DONALD & YULIA CROWLEY	PO BOX 44995	PHOENIX AZ 85064-4995	AZ	85064-4995	210-77-391
DONALD L SMITH	5072 E ASCOT DR	SAN TAN VALLEY AZ 85140-8293	AZ	85140-8293	210-05-066
DONALD R LIVINGSTON	PO BOX 61490	DUBAI UNITED ARAB EMIRATES	EMIRATES		210-77-288
DONNA & STEWARD HOFFMAN	34705 N CALLE FLORES RD	SAN TAN VALLEY AZ 85140-7631	AZ	85140-7631	210-55-042
DONNA FARIA	3484 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-455
DUANE & BECKY KERR	6407 76TH ST SE	SNOHOMISH WA 98290-6015	WA	98290-6015	210-77-334
DWIGHT L & JANICE E CRESAP	6317 W BUSHWOOD CT	FLORENCE AZ 85132-6414	AZ	85132-6414	210-77-353
EDGAR RAMON CARAVEO	PO BOX 912	QUEEN CREEK AZ 85142-1818	AZ	85142-1818	210-03-196
EDUARDO PACHECO & MARTHA CASTRO	PO BOX 805	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-419
EDUARDO PACHECO & MARTHA CASTRO	PO BOX 805	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-420
EDWARD & CECELIA KAUBLE	3275 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-196
EDWARD & CONNIE KERSHAW	2987 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-293
ELIZABETH C SANCHEZ	5165 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-484
ELIZABETH L VANLEW	419 N 60TH PL	MESA AZ 85205-7501	AZ	85205-7501	210-77-187
ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-510
ELIZABETH LUCIA	5195 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-517
ELIZABETH M MEADOWS	3168 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-226
ELIZABETH O HWAKINS TAYLOR	2605 S ACANTHUS	MESA AZ 85209-6143	AZ	85209-6143	210-77-184
ELIZABETH REAM	2951 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-295
ELLYSSA EIRING	3413 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-394
EMMA T R SMITH	3483 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-389
EMMANUEL & NORMA LOPEZ	5342 E PONY TRACK LN	QUEEN CREEK AZ 85140-7299	AZ	85140-7299	210-03-492
ERIC C & SHARON I GUMBS	3041 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-324
ERICK & APRIL WOMACK	3239 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-198
ERNEST G & MARY M HENNINGFIELD	21721 SE 222ND PL	MAPLE VALLEY WA 98038-6438	WA	98038-6438	210-77-280
ERVA & ROMAN LUPYPCIW	3050 E DENIM TRL	SAN TAN VALLEY AZ 85143-3326	AZ	85143-3326	210-77-263
EVAN D & LINDA A IUND	1263 BRIDALWOOD LOOP	LEHI UT 84043-4908	UT	84043-4908	210-77-407
EVAN L & MELISSA M LOPEZ	3220 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-272
FEDERAL HOME LOAN MTG CORP	8200 JONES BRANCH DR	MCLEAN VA 22102-3107	VA	22102-3107	210-77-330
FEDERAL NATIONAL MORTGAGE ASSO	3476 STATEVIEW BOULEVARD MAC X7801-014	FORT MILL SC 29715	SC	29715	210-77-258
FEDERAL NATL MTG ASSN FNMA	3900 WISCONSIN AVE NW	WASHINGTON DC 20016-2806	DC	20016-2806	210-77-446
FELISHA CELIS	410 E KELSI AVE	QUEEN CREEK AZ 85140-4125	AZ	85140-4125	210-77-243
FERNANDO RAMIREZ	242 BROOKDALE AVE	SAN FRANCISCO CA 94134-3018	CA	94134-3018	210-77-399
FLASH & THE BOYS LLC DEFINED B	3333 E CAMELBACK RD #185	PHOENIX AZ 85018-2396	AZ	85018-2396	210-05-127J
FLORANTE & JOSEFINA YUMANG	1127 WILLIAMS	HERCULES CA 94547-3733	CA	94547-3733	210-77-254
FRANCISCO CURIEL	3240 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-230
FRANCISCO OCHOA	PO BOX 291	QUEEN CREEK AZ 85142-1805	AZ	85142-1805	210-03-500
FRANCISCO R HERRERA	4063 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7298	AZ	85140-7298	210-55-092
FRANCISCO SALAZAR URIBE	9614 E QUATERLINE RD	MESA AZ 85207	AZ	85207	210-03-465
FRANK ANTHONY BERMIER	3356 E COWBOY COVE TRL	QUEEN CREEK AZ 85143-3345	AZ	85143-3345	210-77-482
FRANKIE LOMELI	3056 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-220
FRED & DAWN KRAUSE	3868 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-054
FREDRICK L & DIANA B HUNT	4345 E ASCOT DR	SAN TAN VALLEY AZ 85140-8291	AZ	85140-8291	210-05-140
GABRIEL S GRADING LLC	5319 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-9550	AZ	85140-9550	210-03-449
GABRIELA J HEMSTREET	30807 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3342	AZ	85143-3342	210-77-189

GARY & HAE MAXWELL	3755 W 18TH ST	YUMA AZ 85364-4947	AZ	85364-4947	210-77-364
GARY D & JOLENE NELSON	30972 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-331
GARY L & LYNETTE COLVIN	3059 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-323
GARY O KITZMANN	5230 60TH AVE SW	ROCHESTER MN 55902-2406	MN	55902-2406	210-77-290
GEOFFREY M & KRISTIN M POLITSCH	3256 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-311
GEORGE A & CHERYL A SPANFELNER	3729 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5385	AZ	85140-5385	210-55-046
GEORGE H & MARY ELLEN CAMPEAU	2980 MIRAMAR CT	OXNARD	CA	93035	210-77-265
GEORGE H & VICKI T SCHAFER	3593 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-044
GEORGE HORRILLO	4695 E SHADOW LN	QUEEN CREEK AZ 85140-8528	AZ	85140-8528	210-05-109
GEORGE L & DIANE A MORRIS	31408 N GECKO TRL	QUEEN CREEK AZ 85143-4156	AZ	85143-4156	210-77-415
GERALD A BOYTOR	31017 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-356
GERALD A CLARK	4884 E PONY TRACK LN	QUEEN CREEK AZ 85140-8290	AZ	85140-8290	210-05-082
GERALD L STUART	700 W MONMOUTH ST	ABINGDON IL 61410-1045	IL	61410-1045	210-03-429
GIOVANNI & CARMEN C MIONI	3132 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-224
GLEN R & JANET R ROGERS	30933 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3343	AZ	85143-3343	210-77-183
GLORIA ACEVEDO	3203 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-200
GLYNIS GETMAN	4140 E ASCOT DR	SAN TAN VALLEY AZ 85140-5931	AZ	85140-5931	210-55-111
GORDON & DIANA BALFOUR	3274 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-275
GREGORY & JOY HARDY	3572 E DENIM TRL	SAN TAN VALLEY AZ 85143-3377	AZ	85143-3377	210-77-461
GUADALUPE MARIA & ROGELIO YEPEZ	PO BOX 953	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-444
GUSTAVO T & GLORIA ESPINOZA	3019 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-250
GUY R WALKER	16005 S 42ND ST	PHOENIX AZ 85048-7484	AZ	85048-7484	210-77-241
HAL M & CHERYL L RUTHERFORD	1455 S 80TH ST	MESA AZ 85209-9115	AZ	85209-9115	210-55-040
HARMONY K REDBURN	3479 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-439
HARRY D & NANCY K LUGE	40937 N RATTLESNAKE RD	QUEEN CREEK AZ 85140-9668	AZ	85140-9668	210-55-119
HEDDA HERMAN	433 S MELISSA DR	GILBERT AZ 85296-2313	AZ	85296-2313	210-77-388
HENRY P ESTES	3372 E DENIM TRL	QUEEN CREEK AZ 85143-3370	AZ	85143-3370	210-77-447
HOWARD & KATHY SVEBACK	2974 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3346	AZ	85143-3346	210-77-216
HYE JWA O NEAL	3090 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3301	AZ	85143-3301	210-77-164
IONA R PRIMMER	6565 E SANTA AURELIA	TUCSON AZ 85715-3127	AZ	85715-3127	210-03-468
IRA P & PATTY A SNOW	4992 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-9188	AZ	85140-9188	210-05-064A
ISAURO ARREGUIN	PO BOX 491	QUEEN CREEK AZ 85142-1809	AZ	85142-1809	210-03-188
J ANDREW & AMY D BECK	3032 E DENIM TRL	SAN TAN VALLEY AZ 85143-3326	AZ	85143-3326	210-77-262
JACALYN L GREENAKER	19 MARIGOLD ST	ROCHESTER NY 14615-3430	NY	14615-3430	210-77-487
JACINDA LYNN JONES	24 HERITAGE BAY	DE WINTON	WINTON		210-77-192
JAIME BAUTISTA	14509 W LAUREL AVE	GILBERT AZ 85233	AZ	85233	210-03-198
JAIME GARAY	5195 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-485
JAMES & ALICE HILL	4267 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6483	AZ	85140-6483	210-55-095
JAMES L & DONNA J SHIELDS	3220 E COWBOY COVE TRAIL	SAN TAN VALLEY	AZ	85143	210-77-309
JAMES M & CHRISTOPHER M CUTSHAW	409 AVENIDA DE DIAMANTE	ARROYO GRANDE CA 93420-1936	CA	93420-1936	210-77-385
JAMES SYMONDS	4205 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-106
JAMES W & LAURA A COLEMAN	537 S CARTER SCHOOL RD	STRAWBERRY PLAINS TN 37871-4415	TN	37871-4415	210-05-060
JAMES W HEIMER	4813 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8898	AZ	85140-8898	210-05-085
JAMES ZIMMERMAN	33575 N NORTH BUTTE DR	SAN TAN VALLEY AZ 85142-6388	AZ	85142-6388	210-03-520
JAMEY L & JENNIFER N STEVENS	3077 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-322
JANICE GANNON	13 WILLOW LN	STONY PLAIN	PLAIN		210-77-160
JANICE K & RODNEY L PAYNE	4270 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-101
JANICE L WILLIAMS	16339 E SEGUNDO DR	FOUNTAIN HILLS AZ 85268-4832	AZ	85268-4832	210-77-406
JARED L & SHANON B SCOTT	3454 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3364	AZ	85143-3364	210-77-414
JARVIS & JOSEPHINE CARTER	4273 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4927	AZ	85140-4927	210-55-107
JASON FARRELL	20158 E CAMINA BUENA VIS	QUEEN CREEK AZ 85142-5114	AZ	85142-5114	210-03-480
JASON FARRELL	5217 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-486
JAY M MCCALLUM	4821 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-8385	AZ	85140-8385	210-05-081
JEFFERY GREG GRIZZLE	3595 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-381
JEFFERY L & HOPE R PARR	3559 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-055
JEFFREY D & DIANA L GIBBS	34614 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8216	AZ	85140-8216	210-05-084
JEFFREY MOLEA	3001 N PAPILLON CIR	MESA AZ 85215-1555	AZ	85215-1555	210-77-418

JENNIFER & ADAM HAGENSTON	917 HAVERSHAM DR	SAINT CHARLES MO 63304-1622	MO	63304-1622	210-77-460
JEREMEY HILLIKER	3184 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-307
JERRY C ELLIOTT	41011 N PINON LN	SAN TAN VALLEY AZ 85140-3194	AZ	85140-3194	210-05-111
JERRY L & SHARON R HENRIKSON	4657 47TH AVE	FARGO ND 58104	ND	58104	210-77-201
JERRY W LITTLETON	3238 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-273
JESS P & DENNIS J DAVIS	4893 E VISTA GRANDE	QUEEN CREEK AZ 85140-8385	AZ	85140-8385	210-05-080B
JESUS ALARCON-MOTA	5309 E SHADOW LN	QUEEN CREEK AZ 85140-5844	AZ	85140-5844	210-03-490
JESUS MEDINA REYES	5320 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-516
JOANIE D & JONATHAN E SNOWDEN	3933 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-102
JOAQUIN BERNDT	4210 VIA ARBOLADA #308	LOS ANGELES CA 90042-5124	CA	90042-5124	210-77-361
JOAQUIN R & MARIA DE JESUS BUSTAMANTE	PO BOX 374	QUEEN CREEK AZ 85142-1807	AZ	85142-1807	210-05-080C
JODIE & BRIAN DEAN	3525 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-043
JOHN G & CONNIE L HATCH	3023 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3302	AZ	85143-3302	210-77-325
JOHN M DIGIOVANNI	3797 E PONY TRACK LN	QUEEN CREEK AZ 85140-5385	AZ	85140-5385	210-55-047
JOHN R & MARCIA A WESTMORELAND	3131 E DENIM TRL	SAN TAN VALLEY AZ 85143-3329	AZ	85143-3329	210-77-244
JOHN R HAMILTON	9653 E BALTIMORE ST	MESA AZ 85207-8037	AZ	85207-8037	210-77-174
JOHN W & KATHRYN L WILLIAMS	4069 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-104
JON E & PAMELA K MACK	3655 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7162	AZ	85140-7162	210-55-033
JONATHAN & KIMBERLY MLEYNEK	8701 ANZIO ST #B	FORT IRWIN CA 92310-2456	CA	92310-2456	210-77-359
JONATHAN A & YANA V COMTOIS	3427 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-393
JORGE A & MARTA A AREVALO	3257 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-197
JORGE LI PRENTICE	11135 E RUTLEDGE AVE	MESA AZ 85212-5110	AZ	85212-5110	210-05-061
JOSE A & LEAL FRANCISCA RANGEL	PO BOX 9199	CHANDLER HEIGHTS AZ 85127-9199	AZ	85127-9199	210-03-401
JOSE C RAMIREZ	3637 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3369	AZ	85143-3369	210-77-378
JOSE J & MARIA R REYES	4798 E ASCOT DR	SAN TAN VALLEY AZ 85140-8479	AZ	85140-8479	210-05-088
JOSE M VALENZUELA	5263 E PONY TRACK LN	QUEEN CREEK AZ 85140-7500	AZ	85140-7500	210-03-509
JOSE R & MARIA L JUAREZ	PO BOX 823	QUEEN CREEK AZ 85142-1816	AZ	85142-1816	210-03-192A
JOSEPH & DONNA CONSTANTINE	14 BOULDER PL	YONKERS NY 10705-2517	NY	10705-2517	210-77-443
JOSEPH B & AMY M HAYDEN	3400 CAPTIVA CT	LEXINGTON KY 40509-2087	KY	40509-2087	210-77-203
JOSEPH I & SINDA K LAFON	4678 E SKYLINE DR	SAN TAN VALLEY AZ 85140-7698	AZ	85140-7698	210-05-119B
JOSEPH M & THERESA M VALDEZ	3800 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-053
JOSEPH M PETHE	5235 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6571	AZ	85140-6571	210-03-445
JOSEPH MCCONKIE	3965 E WATEKA CT	GILBERT AZ 85297-9410	AZ	85297-9410	210-03-497
JOSHUA P CARTER	5309 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-8107	AZ	85140-8107	210-03-408
JOSHUA SIPES	3258 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-231
JOSHUA WOLFF	3600 E DENIM TRL	QUEEN CREEK AZ 85143-3375	AZ	85143-3375	210-77-463
JUAN & SARA PINEDO	5210 E PREAKNESS DR	QUEEN CREEK AZ 85140-6237	AZ	85140-6237	210-03-521
JUAN C YEPEZ	PO BOX 703	HIGLEY AZ 85236-0703	AZ	85236-0703	210-03-442
JUAN CARLOS ESCOTO	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-441
JUAN PINEDO	5122 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-525
JUANA LAUREL DE GARCIA	PO BOX 9512	CHANDLER HTS AZ 85127-9512	AZ	85127-9512	210-03-405
JUANA PALMA	PO BOX 906	QUEEN CREEK AZ 85142-1818	AZ	85142-1818	210-03-200
JUDE & ROSE BERNARD	3256 E DENIM TRL	SAN TAN VALLEY AZ 85143-3330	AZ	85143-3330	210-77-274
JULIE L & LEROY HAASE	3596 E ASCOT DR	SAN TAN VALLEY AZ 85140-5235	AZ	85140-5235	210-55-050
JUSTIN & CHERITH MOCK	3074 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-221
JUSTO F VASQUEZ	8595 E ARIZONA FARMS RD	QUEEN CREEK AZ 85143-8408	AZ	85143-8408	210-03-466
KAREN L LENSKI	30953 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-362
KARL MICHAEL KRUMMEL	3552 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-421
KATHERINE MILTON	3369 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-397
KATHERINE MORNINGSTAR	2978 E DENIM TRL	SAN TAN VALLEY AZ 85143-3325	AZ	85143-3325	210-77-259
KEITH F STEINKE	34394 N TOMBSTONE ST	SAN TAN VALLEY AZ 85140-8297	AZ	85140-8297	210-05-092
KEITH G KESSLER	3238 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-310
KELLY DECKER	3020 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3347	AZ	85143-3347	210-77-218
KELLY P O DONNELL	3150 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3351	AZ	85143-3351	210-77-225
KENNETH A & MELISSA M MEYERS	3204 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-228
KENNETH N & ARLENE L CHAPMAN	2915 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-297
KENNETH ROBERT & RITA A BEATIE	4004 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-109

KEVIN & BRENDA TRUEMAN	PO BOX 29 SITE 219 RR2	CARVEL	CARVEL		210-77-269
KEVIN L & BELINDA S STEPHENS	34591 N SANTA JUANITA LN	SAN TAN VALLEY AZ 85140-7503	AZ	85140-7503	210-03-467
KIMBERLY A SMITH	4799 E MEADOW LAND DR	SAN TAN VALLEY AZ 85140-5210	AZ	85140-5210	210-55-114
KIRK A & ERICA Y SWEETNAM	3184 E DENIM TRL	SAN TAN VALLEY AZ 85143-3328	AZ	85143-3328	210-77-270
KRISTEN & COLLIN REEVES	3493 E DENIM TRL	SAN TAN VALLEY AZ 85143-3373	AZ	85143-3373	210-77-438
KURT C & MANDY J CASTANEDA	3203 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3306	AZ	85143-3306	210-77-315
LARRY D & CHERYL L ESTRADA	31005 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-357
LARRY W & LUCY V BARSCH	6646 W 900 S	ROSEDALE IN 47874-7112	IN	47874-7112	210-77-371
LAURA M CLEGG	3412 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3364	AZ	85143-3364	210-77-411
LAWRENCE E & JULIA A EWER	3409 E DENIM TRL	QUEEN CREEK AZ 85143-3371	AZ	85143-3371	210-77-444
LEAH M ALISA	3113 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-205
LEANDRO L & LEON GRISELDA MENDOZA	5123 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-416
LEIF & KASSANDRA NORDLINDER	30857 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-368
LEONARD ROBOSKI	3525 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-386
LESLIE E LOGAN SMITH	530 E HUNT HWY #103-245	SAN TAN VALLEY AZ 85143-5228	AZ	85143-5228	210-03-427
LETICIA MENDOZA	PO BOX 922	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-512
LINDA KUBLER	5263 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-6237	AZ	85140-6237	210-03-410
LINDA PERRY	3113 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-320
LISA M & JOHN P TAYLOR	3227 E 4TH AVE	DURANGO CO 81301-6001	CO	81301-6001	210-77-454
LISA M HUNT	3444 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3345	AZ	85143-3345	210-77-489
LOELLA HEMMING	30771 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3341	AZ	85143-3341	210-77-191
LOGAN J MCGHAN	4359 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4622	AZ	85140-4622	210-05-134A
LORRAINE & OSCAR FAJARDO	1244 MONARCH REACH	CHESAPEAKE VA 23320-6478	VA	23320-6478	210-77-425
LORRAINE L M & DUSTIN MILLARD	3386 E DENIM TRL	SAN TAN VALLEY AZ 85143-3370	AZ	85143-3370	210-77-448
LOUIS J HULSEY	826 CYPRESS ST	MANTECA CA 95336-2704	CA	95336-2704	210-05-132
LOU-SON F & ROBIN GUTIERREZ	3524 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-419
LUKEYB42 LLC	8102 N 74TH PL	SCOTTSDALE AZ 85258-2700	AZ	85258-2700	210-77-483
MANUEL G REYES	PO BOX 925	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-451
MANUEL R LUNA	31027 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-355
MARCELINO REYES	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-447
MARCUS J BERKSHIRE	3123 E BUENA VISTA DR	CHANDLER	AZ	85249	210-77-271
MARGERY J & STUART V KLARICH	4131 E VISTA GRANDE	SAN TAN VALLEY	AZ	85140	210-55-093
MARIA ESTRADA	PO BOX 275	QUEEN CREEK AZ 85142-1805	AZ	85142-1805	210-03-458
MARIA G MOTA	10603 E PLATA AVE	MESA AZ 85212-1836	AZ	85212-1836	210-03-474
MARIA LUNA	3239 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-238
MARIA Y MAS	4832 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8290	AZ	85140-8290	210-05-083
MARIBEL GANDARA	4075 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-116
MARIE GILBERT	30767 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-375
MARIO C MALDONADO	PO BOX 183	VALLEY FARMS AZ 85191-0003	AZ	85191-0003	210-03-186
MARISELA BRANDFOS	349 E MULE TRAIN TRL	QUEEN CREEK AZ 85143-5612	AZ	85143-5612	210-03-421
MARISSA SEAY	30846 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-405
MARK A & BRIDGET R REYES	3167 E DENIM TRL	SAN TAN VALLEY AZ 85143-3329	AZ	85143-3329	210-77-242
MARK B & PATRICIA A WEAVER	RR 8 BOX 8200F	STROUDSBURG PA 18360-9218	PA	18360-9218	210-77-376
MARK R & BRENDA A KENT	3212 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143	AZ	85143	210-77-234
MARK S VAUGHN	3544 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-459
MARTHA DAVIS	5141 E SHADOW LN	QUEEN CREEK AZ 85140-7699	AZ	85140-7699	210-03-483
MARVIN H SLY	3221 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-199
MARY F MATHENY	30831 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-370
MARY LYNNE HOOPES	3434 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3360	AZ	85143-3360	210-77-344
MARY M WEILER	21721 SE 222ND PL	MAPLE VALLEY WA 98038-6438	WA	98038-6438	210-77-208
MATHEW J COOK	10152 S 84TH TER #310	PALOS HILLS IL 60465-1321	IL	60465-1321	210-77-209
MATTHEW A & ERIKA L THOMPSON	30789 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3341	AZ	85143-3341	210-77-190
MATTHEW FEDOR	30790 N BRAMWELL AVE	QUEEN CREEK AZ 85143-3378	AZ	85143-3378	210-77-401
MAURILIO L YEPEZ	PO BOX 432	QUEEN CREEK AZ 85142-1808	AZ	85142-1808	210-03-443
MEGAN E HARDY	3389 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-479
METRO PHOENIX LLLP	7735 N SHADOW MOUNTAIN RD	PARADISE VALLEY AZ 85253-3357	AZ	85253-3357	210-77-156
MICHAEL A & JUDITH M PALMISANO	57 W PASTUER CANYON DR	QUEEN CREEK AZ 85140	AZ	85140	210-03-473

MICHAEL A HURTADO	30795 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-373
MICHAEL B & H MELVA RICHARDSON	3472 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3356	AZ	85143-3356	210-77-491
MICHAEL B SMITH	10919 E ELMWOOD	MESA AZ 85207-1602	AZ	85207-1602	210-03-496
MICHAEL E DAVIDSON	1950 E DUNBAR DR	TEMPE AZ 85282-7372	AZ	85282-7372	210-55-036
MICHAEL J LAMACCHIA	8523 TERHUNE AVE	SUN VALLEY CA 91352-3456	CA	91352-3456	210-77-417
MICHAEL MATTHEWS	21370 E VIA DEL RANCHO	QUEEN CREEK AZ 85142-5262	AZ	85142-5262	210-77-451
MICHAEL MCCRAY	20 EDINBURGH PL	CLAYTON NC 27527-7513	NC	27527-7513	210-77-264
MICHAEL RUEDA	PO BOX 1203	QUEEN CREEK AZ 85142-1826	AZ	85142-1826	210-77-410
MIGUEL PESQUEIRA	PO BOX 9184	CHANDLER HEIGHTS AZ 85127-9184	AZ	85127-9184	210-03-403
MIGUEL R GAVINO	7262 W HUNT HWY	QUEEN CREEK AZ 85142-9549	AZ	85142-9549	210-03-187
MIGUEL ZENDEJAS SANCHEZ	22213 S ELLSWORTH RD	QUEEN CREEK AZ 85142-9501	AZ	85142-9501	210-03-471
MIKE KATSIRIS	900 CENTRAL AVE	SASKATOON SK CANADA	CANADA		210-77-278
MIRELLE A ALAYZA	30888 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-408
MOANISS ZITOUNI	136 S COBBLESTONE DR	GILBERT AZ 85296-1350	AZ	85296-1350	210-77-277
MONICA GARCIA LAUREL	5307 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7377	AZ	85140-7377	210-03-185
MONICO GARCIA & TERESA DIAZ	3735 E ASCOT DR	SAN TAN VALLEY AZ 85140-5284	AZ	85140-5284	210-55-057
MORTGAGE ELECTRONIC REGISTRATI	9200 OAKDALE AVE	CHATSWORTH CA 91311-6500	CA	91311-6500	210-55-117
MPAZ HOMES PHASE II LLC	1136 W BASELINE RD	MESA AZ 85210-5971	AZ	85210-5971	210-77-260
MUSLEM K MUSTAFA	3094 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-302
NALINE C AVILA	3257 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3306	AZ	85143-3306	210-77-312
NANCY BLUE	1911 E EL FREDA RD	TEMPE AZ 85284-8012	AZ	85284-8012	210-77-167
NANCY J DOUGLAS	4208 E ASCOT DR	SAN TAN VALLEY AZ 85140-5449	AZ	85140-5449	210-55-112
NATHAN & ZELPHA D GRAHAM	4602 E SKYLINE DR	SAN TAN VALLEY AZ 85140-7698	AZ	85140-7698	210-05-119C
NEAL & LAVONNE REYNOLDS	34624 N JACKPOT RD	QUEEN CREEK AZ 85140-8212	AZ	85140-8212	210-05-131
NEIL R & BARBARA G HARPER	3872 HEMLOCK RD #C	LOON LAKE WA 99148-9782	WA	99148-9782	210-55-118
NIAMAT ALSALEH	3094 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-286
NICHOLAS R LITVIAK	31059 N MUSCOVITE DR	QUEEN CREEK AZ 85143-3344	AZ	85143-3344	210-77-176
NICOLAS HANSEN	3465 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-440
NINA FRANCIONE	5263 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-488
NITA BENAVIDEZ	30807 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-372
NOELL K BALL	3149 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3304	AZ	85143-3304	210-77-318
NOMA ENTERPRISES LLC	12907 E SAHUARO DR	SCOTTSDALE AZ 85259-4449	AZ	85259-4449	210-03-460
NORMAN DUDLEY	3636 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-427
NORMAN E & REBECCA A JOHNSON	4007 E ASCOT DR	SAN TAN VALLEY AZ 85140-5654	AZ	85140-5654	210-55-115
NORTH BORDER INC	47 2ND ST NE	ALTONA AB R0H 0B0 CANADA	CANADA		210-77-180
OLIVER & KNOTWANAEYA MWAMBA	3216 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-171
OLIVER CHAVEZ	5368 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-514
OLIVER MONZON	5210 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-7500	AZ	85140-7500	210-03-498
ONEL BROCARD	30804 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3378	AZ	85143-3378	210-77-402
OPHELIA MARK	2969 E COWBOY COVE TRL	QUEEN CREEK AZ 85143-3295	AZ	85143-3295	210-77-294
ORIE R & ELIZABETH J ELLIS	122 HILLSIDE DR	BELLEVUE NE 68005-3619	NE	68005-3619	210-03-195
OSCAR C DELOSANGELES	5080 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-062
PATRICIA A & EDWARD M PANKOWIAK	31032 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-155
PATRICIA J VANALSTYNE	28395 N WELTON PL	SAN TAN VALLEY AZ 85143-5891	AZ	85143-5891	210-77-313
PATRICK & PING-RONG PEARSON	3095 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3295	AZ	85143-3295	210-77-287
PATRICK J & GAILENE BURROW	4066 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-098
PAUL J & SHIRLEY J EARP	2500 E BUSINESS HIGHWAY 83 #236	MISSION TX 78572-8864	TX	78572-8864	210-03-519
PAUL J SPINELLI	105 S PRATER AVE	NORTHLAKE	IL	60164	210-77-239
PAUL M & JOYCE E BROCK	3203 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3298	AZ	85143-3298	210-77-281
PAYOY & PONCE MANITHIP	3040 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-299
PEDRO MURILLO	5211 E RED BIRD LN	QUEEN CREEK AZ 85140-7272	AZ	85140-7272	210-03-190
PEDRO P LOPEZ	3276 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-232
PERFECTO REYES	5301 E VISTA GRANDE	QUEEN CREEK AZ 85140-9550	AZ	85140-9550	210-03-448
PETE & OLIVIA MARTINEZ	3311 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3350	AZ	85143-3350	210-77-194
PETER & KELLY PHINNEY	PO BOX 468	LINCOLN ME 04457-0468	ME	04457-0468	210-77-398
PHILIP T & MARIA M STRYON	3623 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-379
PONY TRACK PROPERTIES LLC	3593 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-045

PQL PROPERTIES LLC	1231 W NORTHERN LIGHTS BLVD #550	ANCHORAGE AK 99503-2337	AK	99503-2337	210-03-409
PRISCILIANO & MARIA V PINEDO	5164 E PREAKNESS DR	QUEEN CREEK AZ 85140-9130	AZ	85140-9130	210-03-511
QUILVIO TAVERAS	2983 E DENIM TRL	SAN TAN VALLEY AZ 85143-3324	AZ	85143-3324	210-77-252
R JOSE T & LEONOR GALVAN	PO BOX 925	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-452
RALPH CRAIG HINES	PO BOX 7003	PHOENIX AZ 85011-7003	AZ	85011-7003	210-77-352
RAMIRO MARISCAL	3108 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3303	AZ	85143-3303	210-77-165
RAMON & VERONICA ARVIZU	3377 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-480
RANDY D THOMPSON	3294 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3352	AZ	85143-3352	210-77-233
RAY & ESTHER DENIGHT	9919 DENALI RD NE	ALBUQUERQUE NM 87111-1224	NM	87111-1224	210-03-184
RAY DENIGHT	9919 DENALI RD NE	ALBUQUERQUE NM 87111-1224	NM	87111-1224	210-03-183
REBECCA A LANGFORD	3549 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-434
REBECCA F MORGAN	34682 N CAMINO LARGO	QUEEN CREEK AZ 85140-8885	AZ	85140-8885	210-03-454
REBECCA RAMIREZ	3131 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-204
REGINALD TORRENCE	3614 E DENIM TRL	QUEEN CREEK AZ 85143-3375	AZ	85143-3375	210-77-464
REID STEWART	2500 W NEW RIVER RD	PHOENIX AZ 85087-8234	AZ	85087-8234	210-03-489
RENE A BRIZUELA	3462 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3361	AZ	85143-3361	210-77-346
RENEE E SANCHEZ	2672 E SHERRI DR	GILBERT AZ 85296-8637	AZ	85296-8637	210-03-475
RENO R & MELISSA A BONNER	3930 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-096
REYNALDO A & ANGELICA M MIRANDA	29869 N BLACKFOOT DAISY DR	QUEEN CREEK AZ 85143-3928	AZ	85143-3928	210-03-189
RICARDO HERRERA	3437 E DENIM TRL	SAN TAN VALLEY AZ 85143-3371	AZ	85143-3371	210-77-442
RICHARD A & AMPARO M OSORNO	2965 E DENIM TRL	SAN TAN VALLEY AZ 85143-3324	AZ	85143-3324	210-77-253
RICHARD E MACTAVISH	2982 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3300	AZ	85143-3300	210-77-158
RICHARD L & BARBARA L STOBIE	1601 HAIDA WAY	NANOOSE BAY BC CANADA	CANADA		210-77-449
RICHARD L HARE	5019 E ASCOT DR	SAN TAN VALLEY AZ 85140-8206	AZ	85140-8206	210-05-070
RICHARD L HENDERSON	3865 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-4950	AZ	85140-4950	210-55-048
RICHARD MCCORMICK	3399 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3367	AZ	85143-3367	210-77-395
RICHARD S CUMMINGS	30776 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3337	AZ	85143-3337	210-77-215
ROBERT & JUDY LOWERY	30973 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-360
ROBERT & KATHLEEN GILBERT	3399 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3354	AZ	85143-3354	210-77-478
ROBERT A & MARGO K FULLER	3095 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-206
ROBERT B CORNISH	RR 1 BOX 6 SITE 14	AIRDRIE AB CANADA	CANADA		210-77-245
ROBERT C & LATASHA D SCOTT-WHITAKER	3148 E DENIM TRL	SAN TAN VALLEY AZ 85143-3328	AZ	85143-3328	210-77-268
ROBERT C & LAURA M LYONS	3927 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6482	AZ	85140-6482	210-55-090
ROBERT H & ROBERTA J SCHENAMSGRUBER	4635 E SHADOW LN	QUEEN CREEK AZ 85140-8528	AZ	85140-8528	210-05-110
ROBERT H ORRELL	3402 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3345	AZ	85143-3345	210-77-486
ROBERT L KOEHLER	31016 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-154
ROBERT R & PRISCILLA F MEDINA	2969 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-213
ROBERT W & RACHEL D PRECHT	3995 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-6482	AZ	85140-6482	210-55-091
ROBIN LEWIS	30941 N KAREN AVE	SAN TAN VALLEY AZ 85143-3358	AZ	85143-3358	210-77-363
ROD & SOPHIA BEEMAN	11011 E PALM WAY	GOLD CANYON AZ 85118-3301	AZ	85118-3301	210-77-404
RODOLFO & BERTHA SALAS	PO BOX 83	QUEEN CREEK AZ 85142-1801	AZ	85142-1801	210-55-099
ROGER & CLAUDIA YOUNG	3288 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3305	AZ	85143-3305	210-77-175
ROGER A & BARBARA J DURHAM	204 E 14TH ST	KEARNEY MO 64060-8723	MO	64060-8723	210-03-459
ROJELIO C YEPEZ	PO BOX 953	QUEEN CREEK AZ 85142-1819	AZ	85142-1819	210-03-446
ROMUALDO CALZADIAS VEGA	5331 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-407
RON & KAREN CARON	30843 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-369
RONALD C & SHERRY L MORRISON	1241 AUTUMN LN	ANCHORAGE AK 99504-2221	AK	99504-2221	210-77-319
RONALD L & GEORGIA G PORCELLA	1172 3RD ST	CLOVIS CA 93612-1347	CA	93612-1347	210-03-518
RONALD L & TINA C ARRIOLA	5031 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-065
RONALD R & JOHANNA RICHARDS	3106 N WOODBURNE DR	CHANDLER AZ 85224-1059	AZ	85224-1059	210-77-377
ROSA E RUBIO	3167 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3349	AZ	85143-3349	210-77-202
ROSARIO L ANDRADE	804 W SHANNONS WAY	COOLIDGE AZ 85128-3511	AZ	85128-3511	210-03-450
ROSE ANN ORTIZ	34656 N CAMINO LARGO	QUEEN CREEK AZ 85140-8885	AZ	85140-8885	210-03-455A
ROSE V MCKINNEY	30995 N KAREN AVE	QUEEN CREEK AZ 85143-3358	AZ	85143-3358	210-77-358
ROY D & SUSAN L CRABTREE	3803 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-058
ROY E DENTON	2012 E CALLE MADERAS	MESA AZ 85213-2910	AZ	85213-2910	210-05-134C
RUSSELL & CYNTHIA MISIEWICZ	30911 N KAREN AVE	SAN TAN VALLEY AZ 85143-3357	AZ	85143-3357	210-77-365

RUSSELL A KERGER	3293 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-235
RUSSELL K & ANNE L PECK	31028 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-335
RWF ADVENTURES LLC	3850 E BASELINE RD	MESA AZ 85206-4402	AZ	85206-4402	210-05-117
S GRANT & CAROLYN M BREWER	PO BOX 2405	SHOW LOW AZ 85902-2405	AZ	85902-2405	210-11-005C
SABINA EVE HEINZELMAN	4564 E PREAKNESS DR	QUEEN CREEK AZ 85140-8294	AZ	85140-8294	210-05-112
SAIGE C RAIO	3591 E DENIM TRL	SAN TAN VALLEY AZ 85143-3376	AZ	85143-3376	210-77-431
SALT RIVER PROJECT AG IMP & PO	PO BOX 52025	PHOENIX AZ 85072-2025	AZ	85072-2025	210-10-002F
SALT RIVER PROJECT AG IMP & PO	PO BOX 52025	PHOENIX AZ 85072-2025	AZ	85072-2025	210-15-003B
SAMUEL D & ROBBIE FLORES	30930 N BRAMWELL AVE	SAN TAN VALLEY AZ 85143-3379	AZ	85143-3379	210-77-328
SAMUEL RALLS	6730 CHARITY AVE #3	BAKERSFIELD CA 93308-5944	CA	93308-5944	210-55-056
SAMUEL W CARROLL	5036 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-8229	AZ	85140-8229	210-05-063
SANDRA A IRVIN	3482 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-416
SARA B CALDERON	5164 E SHADOW LN	QUEEN CREEK AZ 85140-7929	AZ	85140-7929	210-03-479
SAUL HERNANDEZ	2642 E GARNET AVE	MESA AZ 85204-6206	AZ	85204-6206	210-03-417
SAUL HERNANDEZ	5742 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-8428	AZ	85140-8428	210-03-418
SCOTT & CARROLL MICHELLE HANSEN	3202 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3299	AZ	85143-3299	210-77-308
SCOTT GREAVES	1445 RIVERTON RD	BLACKFOOT ID 83221-2408	ID	83221-2408	210-03-477
SCOTT HARTMAN	3131 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3296	AZ	85143-3296	210-77-285
SCOTT LUCAS	3502 E DENIM TRL	SAN TAN VALLEY AZ 85143-3372	AZ	85143-3372	210-77-456
SCOTT R DOUGLAS	4968 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8407	AZ	85140-8407	210-05-069
SERGIO CONTRERAS	5123 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7300	AZ	85140-7300	210-03-194
SHANNON MURPHY	3451 E DENIM TRL	QUEEN CREEK AZ 85143-3373	AZ	85143-3373	210-77-441
SHARON MCKELVEY	30969 N MUSCOVITE DR	SAN TAN VALLEY AZ 85143-3343	AZ	85143-3343	210-77-181
SHARRI REGALADO	3130 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3297	AZ	85143-3297	210-77-304
SHAWN A & SHELLY RICHARDSON	3936 E ASCOT DR	SAN TAN VALLEY AZ 85140-5930	AZ	85140-5930	210-55-108
SHAWN L TAYLOR	4564 E SHADOW LN	SAN TAN VALLEY AZ 85140-8536	AZ	85140-8536	210-05-106
SHEILA M HANCOCK	PO BOX 503	SNOWFLAKE AZ 85937-0503	AZ	85937-0503	210-77-284
SHERRY A EDWARDS	5241 E SHADOW LN	QUEEN CREEK AZ 85140-5456	AZ	85140-5456	210-03-487
SHIRLEY & LUIS DIAZ	4263 E MINE SHAFT RD	SAN TAN VALLEY AZ 85143-6044	AZ	85143-6044	210-03-524
SHIRLEY FILICE	3553 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3369	AZ	85143-3369	210-77-384
SKYLINE & QUAIL LLC	8800 N GAINEY CENTER DR #255	SCOTTSDALE AZ 85258-2164	AZ	85258-2164	210-11-001C
SKYLINE MHRV LLC	7548 E BUTEO DR	SCOTTSDALE AZ 85255-4631	AZ	85255-4631	210-11-005D
SKYLINE PROPERTY INVESTMENTS L	4700 E THOMAS RD #203	PHOENIX AZ 85018-7703	AZ	85018-7703	210-03-422
SONIA ESTRADA	PO BOX 798	QUEEN CREEK AZ 85142-1815	AZ	85142-1815	210-03-402
SONIA L GARCIA	3538 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3365	AZ	85143-3365	210-77-420
STACEY K HOLGUIN	5141 E RED BIRD LN	SAN TAN VALLEY AZ 85140-7300	AZ	85140-7300	210-03-193
STANLEY GRANT & CAROLYN M BREWER	PO BOX 2405	SHOW LOW AZ 85902-2405	AZ	85902-2405	210-05-139
STANLEY N & TRACY D SORENSON	123 LINDA LN	SOLDOTNA AK 99669-7707	AK	99669-7707	210-55-035
STATE OF ARIZONA	1616 W ADAMS STREET	PHOENIX	AZ	85007	210-17-001B
STEPHEN & MARY K MAKSIMIK	3076 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3294	AZ	85143-3294	210-77-301
STEPHEN GILBERTI	3023 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3348	AZ	85143-3348	210-77-210
STERLING TRUST COMPANY	7325 E CHOLLA LN	SCOTTSDALE AZ 85250-6427	AZ	85250-6427	210-03-206
STEVE R & ROBBIN S MANLEY	2406 4TH ST NE	JAMESTOWN ND 58401-6726	ND	58401-6726	210-77-437
STEVEN & MARIA FERRELLI	3257 E DENIM TRL	SAN TAN VALLEY AZ 85143-3331	AZ	85143-3331	210-77-237
STEVEN R & DARLA S MITCHELL	1782 MEADOWRIDGE RD	PRESCOTT AZ 86305-5251	AZ	86305-5251	210-77-433
STEVEN S MATTHEWS	1109 W GLENMERE DR	CHANDLER AZ 85224-7583	AZ	85224-7583	210-77-314
SUZAN C MYERS NELSON	788 24 1/2 RD	GRAND JUNCTION CO 81505-8603	CO	81505-8603	210-03-464
TAMMY L RIPLEY	3594 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3366	AZ	85143-3366	210-77-424
TERI R SCHURKENS	4199 E VISTA GRANDE	SAN TAN VALLEY AZ 85140-7197	AZ	85140-7197	210-55-094
TERRY A & LYNN MCLARTY	3619 E DENIM TRL	SAN TAN VALLEY AZ 85143-3374	AZ	85143-3374	210-77-429
TERRY L & BARBARA C PRUITT	4496 E SKYLINE DR	SAN TAN VALLEY AZ 85140-8401	AZ	85140-8401	210-05-137
THERESA M MADSEN	31000 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3340	AZ	85143-3340	210-77-153
THOMAS & ABBE NINO	4625 E PREAKNESS DR	SAN TAN VALLEY AZ 85140-9133	AZ	85140-9133	210-05-115
THOMAS & LISA VANCE	3448 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3361	AZ	85143-3361	210-77-345
THOMAS & SANDRA TAFRO	8 FAIRMOUNT TER	WEST ORANGE NJ 07052-5011	NJ	07052-5011	210-55-031
THOMAS A GIBLIN	3522 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-5448	AZ	85140-5448	210-55-037
THOMAS C STABILE	7250 BETHANY PL	SOOKE	SOOKE		210-77-279

THOMAS D & BARBARA S NEWBERRY	190 BEHM RD	WEST FALLS NY 14170-9741	NY	14170-9741	210-77-255
THOMAS UNRUE	3458 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3356	AZ	85143-3356	210-77-490
TIFFANY R PELLETIER	3091 E DENIM TRL	SAN TAN VALLEY AZ 85143-3327	AZ	85143-3327	210-77-246
TIMMY GERALD JOHNSON	4276 E ASCOT DR	SAN TAN VALLEY AZ 85140-5449	AZ	85140-5449	210-55-113
TIMOTHY & MARTHA M MILOTA	3998 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6481	AZ	85140-6481	210-55-097
TREVOR & KATHLEEN KYTE	3185 E COWBOY COVE TRL	SAN TAN VALLEY AZ 85143-3296	AZ	85143-3296	210-77-282
TREVOR J & GEORGINA A LAUBMEIER	2942 E DENIM TRL	SAN TAN VALLEY AZ 85143-3325	AZ	85143-3325	210-77-257
TYLER A & PATRICK A TUTTLE	3092 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3347	AZ	85143-3347	210-77-222
USA DEPT OF THE INTERIOR	PO BOX 16450	PHOENIX	AZ	85011	210-01-013
VANESSA N OROPEZA	3293 E DESERT MOON TRL	QUEEN CREEK AZ 85143-3350	AZ	85143-3350	210-77-195
VELIA LORENA SANCHEZ	5355 E PREAKNESS DR	QUEEN CREEK AZ 85140-8107	AZ	85140-8107	210-03-406
VENKHATESHWARLU THUBAATEEY	3221 JUNE ST NE	ALBUQUERQUE NM 87111-5026	NM	87111-5026	210-77-488
VERONICA A MCCABE	3384 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3364	AZ	85143-3364	210-77-409
VICTOR & FRANCISCA FLORES	3586 E DENIM TRL	SAN TAN VALLEY AZ 85143-3377	AZ	85143-3377	210-77-462
VICTORIA A DUNN	RR 4 BOX 1128	BRIGHTON CO 80601	CO	80601	210-03-499
VINCENT E & SHERRE L WALKER	30873 N KAREN AVE	QUEEN CREEK AZ 85143-3357	AZ	85143-3357	210-77-367
VIRGINIA A BALLOG	4001 E PONY TRACK LN	SAN TAN VALLEY AZ 85140-6451	AZ	85140-6451	210-55-103
W W & MARILYN ISBELL	5123 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-503
W W & MARILYN ISBELL	5141 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-504
W W & MARILYN ISBELL	5195 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-506
W W & MARILYN ISBELL	5241 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-508
W W & MARILYN W ISBELL	5217 E PONY TRACK LN	SAN TAN VALLEY AZ 85140	AZ	85140	210-03-507
WELLS FARGO BANK NA	701 CORPORATE CENTER DR #300	RALEIGH NC 27607-5238	NC	27607-5238	210-05-086
WELLS FARGO BK NA	1 HOME CAMPUS	DES MOINES	IA	50328	210-05-116
WESLEY STROBEL	3580 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3366	AZ	85143-3366	210-77-423
WILLIAM & LORNA ESTES	3162 E SILVERSMITH TRL	SAN TAN VALLEY AZ 85143-3303	AZ	85143-3303	210-77-168
WILLIAM A & SUZANA I BATTAGLIA	3511 E DESERT MOON TRL	SAN TAN VALLEY AZ 85143-3368	AZ	85143-3368	210-77-387
WILLIAM C & LEWIS WEDDLE	5165 E PONY TRACK LN	QUEEN CREEK AZ 85140-7573	AZ	85140-7573	210-03-505
WILLIAM CONRAD	4962 E ASCOT DR	SAN TAN VALLEY AZ 85140-8292	AZ	85140-8292	210-05-068
WILLIAM G & CARLYN A EATON	3414 E DENIM TRAIL	SAN TAN VALLEY	AZ	85143	210-77-450
WILLIAM JAUREGUI	20834 E EXCELSIOR AVE	QUEEN CREEK AZ 85142-7014	AZ	85142-7014	210-77-170
WILLIAM N & CATHY JO COOPER	6520 COUNTY ROAD 258	DUBLIN TX 76446-4927	TX	76446-4927	210-77-383
WILLIAM S & CYNTHIA L WOLFREY	3871 E ASCOT DR	SAN TAN VALLEY AZ 85140-8755	AZ	85140-8755	210-55-059
WILLIAM ZIMMERMAN	1071 W GERMANN RD	QUEEN CREEK AZ 85142-9707	AZ	85142-9707	210-05-114
WOLFCOR LLC	3850 E BASELINE RD #123	MESA AZ 85206-4404	AZ	85206-4404	210-23-001F
WYMONT ARIZONA LLC	216 JACKSON ST	DENVER CO 80206-5525	CO	80206-5525	210-77-380
YURIANA E LARIOS	3185 E SILVERSMITH TRL	QUEEN CREEK AZ 85143-3304	AZ	85143-3304	210-77-316
ZUZELL ZAMORA	30758 N OBSIDIAN DR	SAN TAN VALLEY AZ 85143-3337	AZ	85143-3337	210-77-214

BELLA VISTA FARMS PAD NEIGHBORHOOD MEETING SIGN-IN SHEET

MEETING DATE: OCTOBER 12, 2011, 5-7 PM, PLACE: CIRCLE CROSS RANCH K-8 SCHOOL

#	NAME	COMPANY (if applicable)	STREET ADDRESS	CITY	STATE	ZIP	CONTACT INFORMATION
1	Carlyn Eaton		3414 E. Denim Trl	STV	AZ	85143	[redacted]
2	Bill Eaton		"	"	"	"	
3	Joe Hanisak		2358 E Omega	STV	AZ	"	
4	Don McDowell		2467 E Omega	STV	AZ	"	
5	Howard Denite		2388 E. Desert Rose Trail	STV	AZ	"	
6	Henry Estes		3372 E Denim Trl	STV	AZ	85143	
7	Denice Jones		3521 E. Denim Trl	STV	AZ	85143	
8	Jillian Klosowski		3530 E. Denim Trl	STV	AZ	85143	
9	Terry Pruitt		4496 E Skyline Dr	STV	AZ	85140	
10	Tim Johnson		4276 E. Ascot Dr	STV	AZ	85140	
11	Seth Keeler	W Holdings	1121 W. Warner Rd Ste 109	Tempe	AZ	85284	
12	Tim Bristin	Harvard Inv.	17700 N. Pacesetter Way	Scottsdale	AZ	85255	
13	KARL DERRAH	DLR GROUP	6225 N. 24th St. PHX, AZ	PHOENIX	AZ	85016	
14	Chris Cacheris	Harvard Inv.	17700 N. Pacesetter Way	Scottsdale	AZ	85255	
15	JASON HADLEY	HADLEY DESIGN	7400 E. McDONALD DR. #122	SCOTTSDALE	AZ	85250	
16	Chris Widtka	CAC					
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MINUTES OF THE BELLA VISTA FARMS PAD AMENDMENT NEIGHBORHOOD MEETING
OCTOBER 12, 2011

The Bella Vista Farms PAD Amendment neighborhood meeting was held at the Circle Cross Ranch K-8 School Cafeteria on October 12, 2011 at 5:00 p.m. as noticed in the mailer attached as Exhibit "A". The mailer was sent to approximately 550 area residents. Thirteen people attended and the Sign-in Sheet is attached as Exhibit "B".

The Bella Vista Farms PAD was represented by Jason Hadley of Hadley Design Group, Tim Brislin and Chris Cacheris of Harvard Investments. The Central Arizona College (CAC), who acquired a 208 acre site in the Bella Vista Farms PAD, was represented by Chris Wodka with the CAC and Karl Derrah with the DLR Group. Jason Hadley gave a 20 minute presentation on the proposed Bella Vista Farms PAD Amendment and Chris Wodka followed with a discussion of the Central Arizona College's plans. The following observations about the proposed Bella Vista Farms Amendment were discussed:

- The original PAD from 1998 included two, non-contiguous sections to the east that are no longer part of this PAD. (The owner of the two sections amended the Bella Vista Farms PAD in 2004 such that the 2 sections are now included in their own, new PAD.)

- The proposed Bella Vista Farms PAD Amendment contemplates approximately 8,050 dwelling units on 2,300 acres. The maximum overall density is 3.5 dwelling units per acre.

- Open space for the amended PAD would increase from 11% in current PAD to 15%, with approximately 7% of the open space used as active residential open space.

- The amended PAD would not have a golf course.

- The amended PAD proposes to relocate the commercial uses adjacent to Bella Vista and Skyline Roads in order to serve not only the future residents of Bella Vista, but the surrounding community.

After the presentations the following questions were asked and answered:

1. What is the mix of commercial versus residential uses in the proposed amendment to the Bella Vista Farms PAD?
   Answer: Of the 2,302 total acres, 281 acres are designated for commercial uses (which include the Central Arizona College site) and 2,021 acres are for residential uses.

2. What is the signage from SRP on Skyline Road describing a future power transmission line?
   Answer: The signage describes an easement for a 69kV electrical transmission line along Skyline Road which is not a part of the Bella Vista development.

3. Where is the area of high density residential use located in the proposed BVF PAD amendment?
   Answer: 37 acres of high density residential use is planned in the amendment surrounding the commercial site at the northeast corner of Bella Vista and Schnepf Roads. The high density use will most likely be apartments.

4. What is the access to the development?

   Answer: The two primary access points to Bella Vista Farms are from Schnepf and Bella Vista Roads from the south, and Schnepf and Skyline Roads from the north. See the Pinal County Regional Transportation Plan for more information on the planned transportation infrastructure in the area.

5. Where is the location of the proposed North-South Freeway?

   Answer: There are several proposed locations of the North-South Freeway, the majority of which are east of BVF, including near Highway 79 and the CAP canal.

6. Further describe the apartment site (see question 3 above). Will it be dorm housing for the College?

   Answer: The 37 acre site will likely have a target density of 15 units per acre. The site surrounds the commercial site at the northeast corner of Bella Vista and Schnepf Roads. The high density site is not part of the campus acquired by the College and it is too soon to opine on the type of multi-family that may be developed.

7. Will the Bella Vista development affect the property taxes for the neighborhoods just north of the Bella Vista Farms PAD and Skyline Road?

   Answer: No.

8. What is the timing of the proposed developments?

   Answer: The College is planning to break ground for Phase I of the campus in the Fall of 2012, with a goal of being ready to enroll students for the Fall 2013 semester. Phase I will have 2-4 buildings totaling 60,000 square feet. At full build out, which may take 25 years, the Collage will have approximately 600,000 square feet of class rooms/buildings at this location. The single family residential development is likely 3+ years away and will be initiated when home building companies express a desire to build at Bella Vista Farms.

9. Where are the elementary school locations?

   Answer: Two or more K-8 elementary schools are planned at Bella Vista Farms. The Florence Unified School District is currently being consulted regarding school locations and a Donation Agreement.

10. Will there be a walled community within the community? Will people living outside of the community have access?

    Answer: Bella Vista Farms is not planned to be gated, and the streets are planned to be public. The recreational amenities at Bella Vista Farms will be owned and managed by the Bella Vista Homeowners' Association. The commercial parcels in the proposed PAD amendment were located on Skyline Road and Bella Vista Road to serve both the future residents of BVF as well the residents in the surrounding neighborhoods.

11. Will the College buildings be two story and obstruct the neighbor's views?

    Answer: The College buildings are planned to be one story however the design of the buildings is in process and unknown at this time.

12. What are the impact fees to be paid to the County by the College and by the residential development?

    Answer: Impact fees for the College are unknown. The current Pinal County impact fee for a new single family residential home is approximately $8,700 per dwelling unit.

13. How is the County paying for the widening of Bella Vista Road?

    Answer: The north half street of Bella Vista Road where adjacent to the Bella Vista Farms PAD will be paid for by the developer and/or the College.

14. Where does the land come from for the widening of Bella Vista Road?

    Answer: Portions of the right-of-way needed for the full widening of Bella Vista Road, whether for areas contiguous to the Bella Vista Farms PAD or offsite from BVF, pursuant to the Pinal County Regional Transportation Plan, have already been dedicated to Pinal County. Typically when a parcel adjacent to Bella Vista Road is platted, the County secures sufficient right-of-way (ie land) from the developer to widen the Road pursuant to the Transportation Plan.

15. How many students will attend the College?

    Answer: Phase I will have approximately 2,500 students and there will be approximately 20,000 students at ultimate build-out.

16. What will be the impact of the student traffic on Ironwood Road, Hunt Highway and at the traffic signal at Bella Vista and Gantzel Roads?

    Answer: The Pinal County Regional Transportation Plan addresses traffic volumes and growth in the San Tan Valley, area along with the required future improvements.

17. Flooding occurs on Bella Vista Road and the railroad tracks when it rains.

    Answer: Pinal County is aware of the flooding, it is a regional issue, and the County is studying it.

18. The original 1998 PAD for Bella Vista Farms had light industrial uses; are there any industrial uses in the new PAD?

    Answer: No

    Citizen Response: Good

19. Has the College studied crime rates in an area when a new campus is developed?

    Answer: See the Central Arizona College web site for crime statistics for its existing campuses. There is no significant increase in neighborhood crime from the development of a campus.

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: Please see attached.

2. Parcel Number(s): a portion of 210-15-0040 Total Acreage: 37.406

3. Current Land Use Designation: Moderate Low Density Residential

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: N/A Concept Review Number: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): Please see attached.

7. Discuss any recent changes in the area that would support your application. Please see attached.

8. Explain why the proposed amendment is needed and necessary at this time. Please see attached.

RECEIPT #: AMT: DATE: CASE:

Revised February 2012

Application for a Comprehensive Plan Amendment in an Unincorporated Area of Pinal County, Arizona

1. Legal description is attached as Exhibit A hereto.

6. This Comprehensive Plan Amendment is being requested because the Central Arizona College ("CAC") specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD. This multi-family housing could not be accommodated within the existing Bella Vista Farms PAD without the requested amendment.

7. The primary recent change in the area that supports this Application is the acquisition by the CAC of approximately 208 acres within the Bella Vista Farms PAD at the northwest corner of Bella Vista Road and Schnepf Road. The first phase of the CAC's new "San Tan Campus" is anticipated to open in the fall of 2013.

8. The owners of Bella Vista Farms have filed a request to amend the Bella Vista Farms PAD. The proposed amendment to the Comprehensive Plan is needed and necessary at this time because it would allow the proposed amendment to the Bella Vista Farms PAD to comprehensively and efficiently address the multi-family housing requested by the CAC. Among other things, the PAD amendment (1) accommodates the CAC's new campus; (2) updates the open space and community amenities by replacing the golf course and lake with parks and open space; (3) improves circulation and enhances a logical development phasing plan based on property ownership; and (4) updates the mix of residential housing and setback and lot coverage requirements within the CR-2 residential category.

EXHIBIT A PARCEL Z

A PORTION OF THE SOUTH SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 15, FROM WHICH AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°33'16" WEST, A DISTANCE OF 2,690.07 FEET;

THENCE SOUTH 89°33'16" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 798.10 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°33'16" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 565.21 FEET;

THENCE NORTH 00°26'44" WEST, A DISTANCE OF 832.64 FEET;

THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 1,353.84 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 02°17'42" WEST, ALONG SAID WEST LINE, A DISTANCE OF 596.03 FEET;

THENCE NORTH 89°27'04" EAST, A DISTANCE OF 1,938.27 FEET;

THENCE SOUTH 00°26'44" EAST, A DISTANCE OF 1,437.06 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 1,629,396 SQUARE FEET OR 37.406 ACRES, MORE OR LESS.

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www.sunrise-eng.com

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IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pantano Development Bella Vista LLC &
PB Bella Vista LLC. 3408 North 60th Street
Name of Landowner (Applicant) Address Phoenix AZ 85018 Phone Number

June 29, 2012

V.P. SW Investment Inc & Pantano PB Bella Vista, Inc.
Signature of Landowner (Applicant) E-Mail Address

2575 E Camelback Rd
Dana Bellnap, Gallagher & Kennedy Phoenix, AZ 85016 602-530-8348
Name of Agent Address Phone Number

Signature of Agent dsb@gknet.com
E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

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

Pantano Development Bella Vista LLC and PB Bella Vista LLC, Arizona
[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of ~~approx~~ 575 ~~gross~~ acres located at Bella Vista Road
[Insert Address of Property]
and further identified as assessor parcel number 210-15-0040 (portion) and legally
[Insert Parcel Number]
described as follows:

Legal Description is attached hereto as Exhibit A

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

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

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

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

[Signature]
Dated: 29th June, 2022

[Signature]
Dated:

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____

Notary Public

Revised February 2012

EXHIBIT A PARCEL Z

A PORTION OF THE SOUTH SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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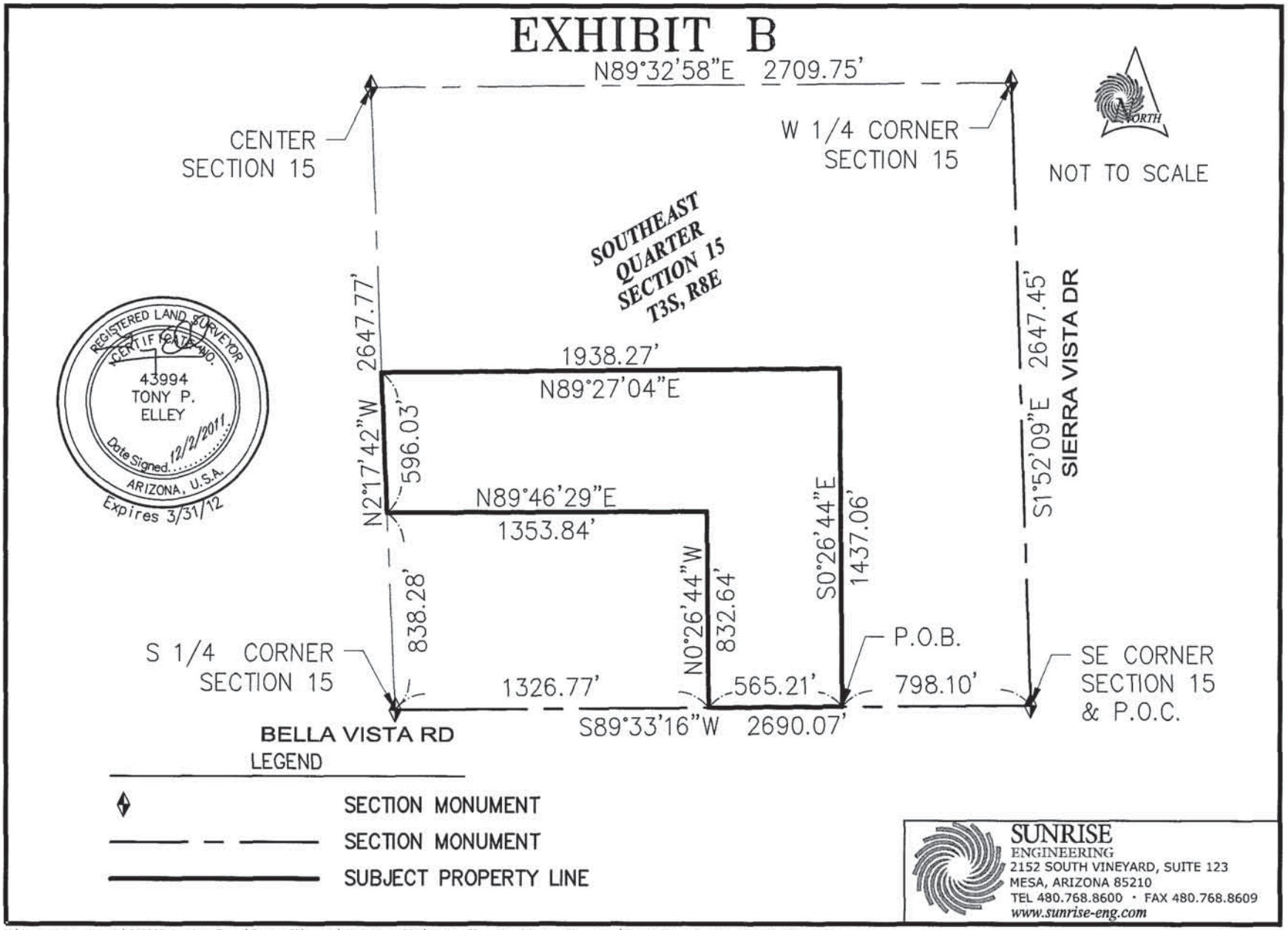
EXHIBIT B



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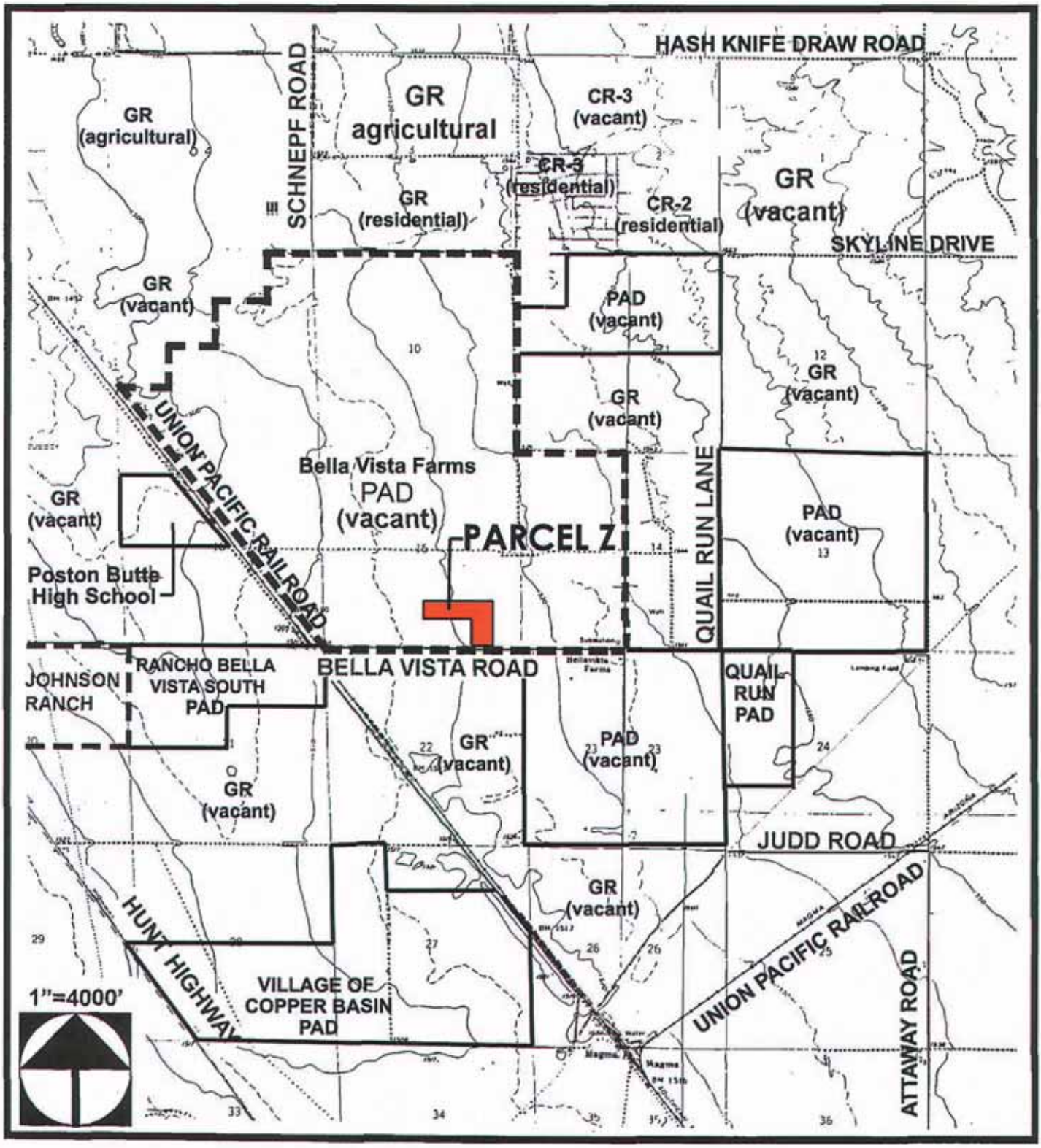
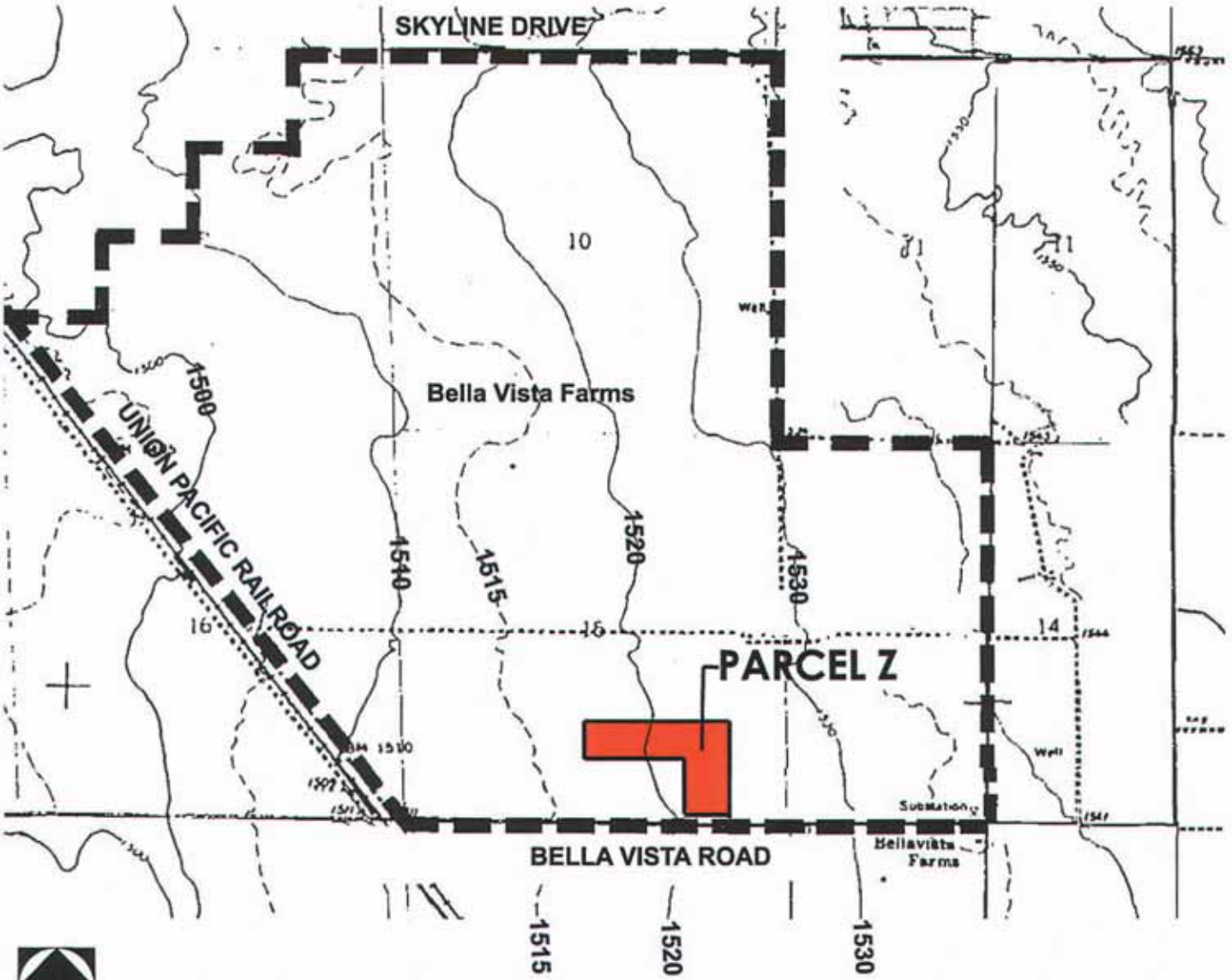


Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
LOCATION MAP

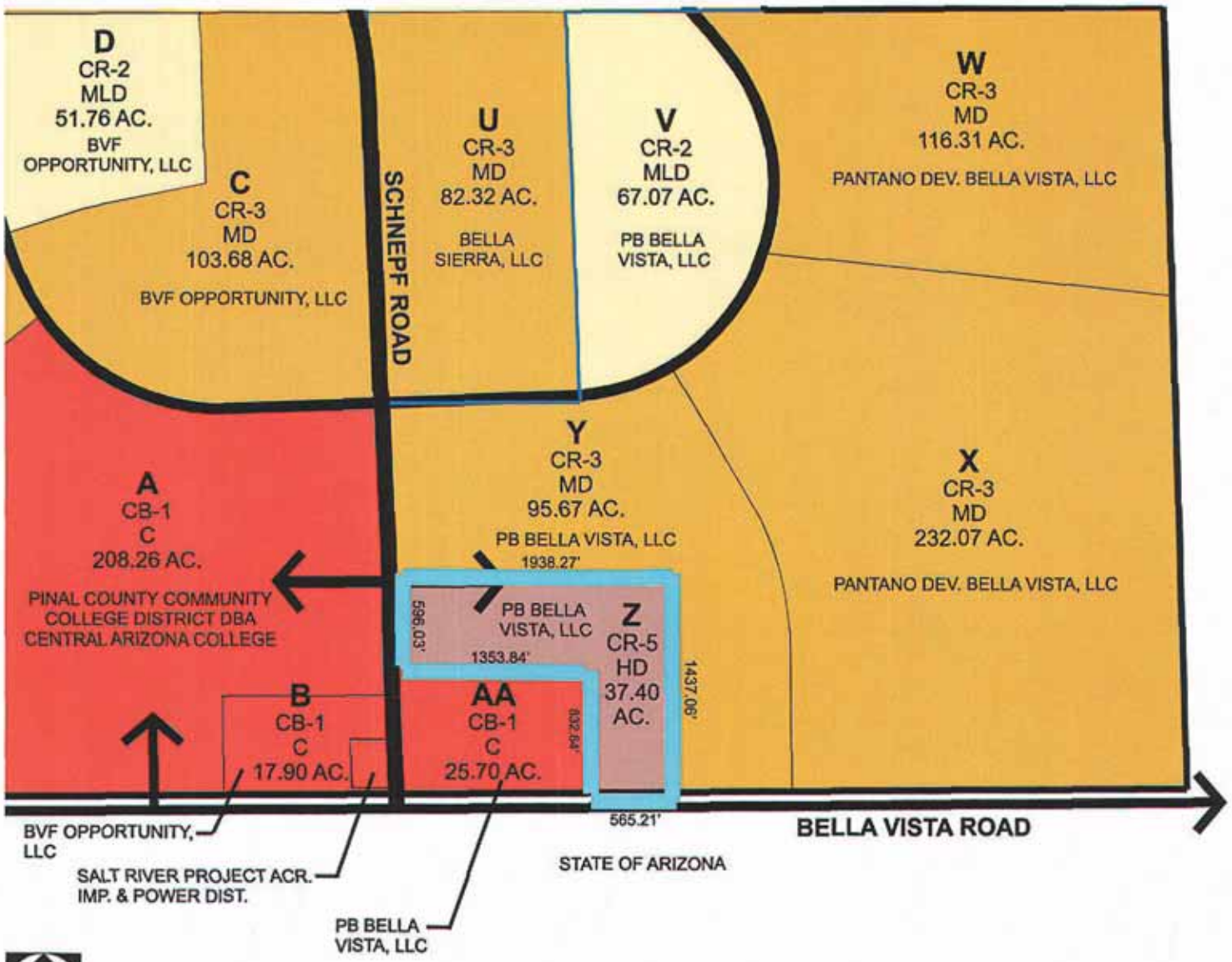
HADLEY DESIGN GROUP



N.T.S.

Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
TOPOGRAPHY MAP

HADLEY DESIGN GROUP



Bella Vista Farms - Parcel Z
Non-Major Comprehensive Plan Amendment
SITE MAP

HADLEY DESIGN GROUP

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes

Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

√ Is consistent with the **Sense of Community** vision component

Please explain:

The property is located within the West Pinal Growth Area, and as such, is intended for development that is more urban in character. Development of the property as part of the Bella Vista Farms PAD will improve the County's livability by accommodating a wide range of housing in quality neighborhoods, educational and job training opportunities, and services for a multi-generational population. This high density land use adjacent to the Central Arizona College supports the goal of higher learning in the community.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

N/A Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The property itself does not impact transportation corridors or multimodal transportation options. However, access to the property will be provided by Bella Vista Road and Schnepf Road, which are both arterial roadways that will be improved to the County's standards in phases as part of development of Bella Vista Farms. The internal circulation for Bella Vista Farms will be provided by a series of arterial, collector and local streets. A comprehensive linear park network of pedestrian trails and pathways has been planned along the collector and arterial road systems as well as internally within neighborhoods. Students, faculty, and administration can live in proximity to the Central Arizona College and can bike and walk to the campus as an alternative to driving.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

√ Is consistent with the **Economic Sustainability** vision component

Please explain:

Development of the property as part of the Bella Vista Farms PAD enhances the ability of the Central Arizona College to attract employees, students, and incoming faculty, who may need short-term housing before committing to ownership or who prefer the proximity to the campus. The Central Arizona College specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

N/A Is consistent with the **Open Spaces and Places** vision component

Please explain:

The Open Spaces and Places vision component is not applicable to the proposal. The property has little topographic relief and no natural features deserving of conservation. The property currently is in agricultural production and has no significant value as wildlife habitat or corridors. Development of the property for high density residential will include internal open space and private amenities for residents. View corridors will be accommodated in the planning and positioning of buildings on the property to enhance the enjoyment of residents. Please see **System of Connected Trails and Preservation of Open Space**, below, for a brief explanation of the parks and trail system to be provided as part of the Bella Vista PAD.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

√ Is consistent with the **Environmental Stewardship** vision component

Please explain:

The Comprehensive Plan identifies categories of Sensitive Areas and Vegetation to be considered when developing property; the property contains no such Sensitive Areas or Vegetation. Development of the property will comply with all applicable regulations related to noise, dust control, preservation of dark skies. Water conservation and green building development will be encouraged.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

√ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The property's location within the Bella Vista Farms PAD provides the opportunity for residents of the property to walk or bike to recreation areas, commercial uses, and the Central Arizona College campus.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

N/A Is consistent with the **Quality Educational Opportunities** vision component

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

√ Are shown as indicated on the Land Use and Economic Development graphic

__ Are not shown as indicated on the Land Use and Economic Development graphic

While uses within the proposed High Density Land Use category are permitted in some instances within the Moderate Low Density Residential land use category (which is the property's current designation), high density residential use is not expressly indicated on the Land Use graphic. The High Density Land Use category is consistent with the Economic Development Plan graphic, which does not include the property in any specific designation.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

__ Meet the Mixed Use Activity Center requirements

√ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

Not applicable.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Not applicable.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

√ Are consistent with the applicable Planning Guidelines described in the Land Use element

The High Density Residential category is considered an urban use. The property's proposed use is consistent with the applicable Planning Guidelines for urban use:

- The property's proposed land uses are taken into account as part of the Bella Vista PAD and are compatible with the adjacent portions of Bella Vista Farms, which are designated by the PAD for commercial and medium density residential uses.
- The Bella Vista Farms PAD encourages a mix of densities, lot sizes, housing types, and home sizes that are well integrated and compatible with one another.
- The proposed urban residential neighborhood is designed around a "center" or focus, which is the Central Arizona College and adjacent commercial services.
- The property will be served by arterial and collector streets, and pedestrian orientation and connections will be provided as part of the Bella Vista Farms PAD amenities.
- Adequate water and wastewater infrastructure will be provided to the property (see infrastructure section, below).
- Development impact on roads, accessibility, transit, and non-

motorized options are planned for and coordinated as part of the Bella Vista Farms PAD.

- The property is accessible to schools and community facilities/services planned within the Bella Vista Farms PAD.
- The Bella Vista Farms PAD integrates open space, parks, trails, and recreational amenities that will support the development on the property.
- The property is accessible to employment opportunities, such as Central Arizona College, which will reduce vehicle miles traveled.
- The proposed urban residential use on the property is located in close proximity to neighborhood retail centers and professional services, as shown on the Bella Vista PAD.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

√ Is consistent with the Economic Development element

√ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The proposal is consistent with the Economic Development element of the Comprehensive Plan. The proposal will provide quality employment opportunities, initially through construction jobs, and ultimately by several full time positions related to leasing and maintenance. According

to the Comprehensive Plan, 40% of Pinal County residents commute outside of Pinal County for work, which not only represents lost time from family and community but also makes the area less attractive as a residential location and creates traffic congestion. The proposal enhances the ability of the Central Arizona College to attract employees, students, and incoming faculty, who may need short-term housing before committing to ownership or who prefer the proximity to the campus. The Central Arizona College specifically has requested the addition of multi-family housing within walking distance of the new campus to be located within the Bella Vista Farms PAD.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

√ Clusters development to protect open space ~~and agriculture~~ **(see System of Connected Trails and Preservation of Open Space, below)**

√ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The Comprehensive Plan states that it "intends to support agriculture as a land use as long as it is economically feasible. Additionally, the amount of open space and trails identified for preservation will encourage the continuation and enhancement of the rural and equestrian lifestyles." The property is located within the West Pinal Growth Area, which is anticipated to become a sustainable, well planned Growth Area in the

heart of Pinal County. In the long-term, development of the West Pinal Growth Area is not compatible with agriculture, equestrian uses, and a rural lifestyle, and those uses gradually will be phased out as they become economically infeasible.

System of Connected Trails and Preservation of Open Space
Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

√ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
√ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The property addressed by the proposal is part of the Bella Vista Farms PAD, which provides that a minimum of 15% of the residential acreage will be devoted to developed open space. The Bella Vista Farms PAD calls for a series of community parks (10-20 acres in size) and focal parks (1/4-1 ½ acres in size), a linear park and open space trail connections. While open space features identified as key for preservation are not located on the property, the Bella Vista Farms PAD does meet the goals of the Comprehensive Plan related to the provision of adequate neighborhood park space connected by a path and trail system, all of which will be maintained by a property owners' association. Development of the property for high density residential will include internal open space and private amenities for residents.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

N/A Address environmentally sensitive areas it may impact.
N/A Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The property is currently actively farmed. There are no major washes passing through the property. The property is relatively flat, with no major topographical features. No environmentally-sensitive areas are on the property. Studies indicate that no cultural resources are present on the property.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

√ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

The property is part of the Bella Vista Farms PAD. Water service to the property will be provided by Johnson Utilities. The water system to be constructed will be phased, with the necessary wells, line extensions, storage reservoirs, and booster pumping stations provided to meet the proposed demands of each phase. Bell Vista Farms is within the Johnson Utilities certificated wastewater service area, and existing backbone wastewater infrastructure is located in the vicinity of Bella Vista Farms. All wastewater infrastructure will be sized to accommodate anticipated peak flows and construction phased as necessary. Bella Vista Road provides direct access to the property; access to the property that is internal to Bella Vista Farms will be constructed in phases as necessary.

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

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

1. Pinal County Staff Coordinator: Dedrick Denton

2. Date of Concept Review: 8/30/11 Concept Review Number: CR-057-11

3. The legal description of the property: Sections 10 and 15 and portions or Sections 9, 14, and 16, Township 3 South, Range 8 East, Gila & Salt River Meridean, Pinal County, AZ

4. Tax Assessor Parcel Number: see attached

5. Current Zoning: see attached Requested Zoning: see attached

6. Parcel size: 2302 acres (1,478 acres proposed for rezoning)

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

8. The exact use proposed under this request: see attached

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes.
    not applicable

13. Explain why the proposed development is needed and necessary at this time.
    see attached

RECEIPT #: AMT: DATE: CASE:

Revised November 2011

Bella Vista Farms

Application for Change of Zoning Classification in an Unincorporated Area of Pinal County, Arizona

4. Parcel Numbers

210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B,- 003A, -003B, -004
210-16-001A, 001B

5. Current Zoning

CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR (PAD PZ-PD-040-98)

Requested Zoning

CR-2, CR-3, CR-5, CB-1 (with amendment to PAD PZ-PD-040-98)

8. Exact Use Proposed Under this Request

Bella Vista Farms is planned for a variety of residential and commercial uses, including a range of medium-low, medium, and high density housing opportunities, open space and recreation areas, and neighborhood commercial uses. Central Arizona College intends to develop a regional campus on approximately 200 acres within Bella Vista Farms.

13. Why the Proposed Development is Needed and Necessary at this Time

The property owners seek to accomplish the following goals with an amendment to the zoning and PAD: (1) accommodate an approximately 200-acre Central Arizona College campus; (2) update the open space and community amenities; (3) improve circulation and enhance a logical development phasing based on property ownership; and (4) update the mix of residential housing.

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

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

1. Pinal Count Staff Coordinator: Dedrick Denton

2. Date of Concept Review: 8/30/11 Concept Review No.: CR-057-11

3. The Legal Description of the Property: Sections 10 & 15 and portions of Sections 9, 14 & 16, Township 3 South, Range 8 East, Gila & Salt River Meridian, Pinal County, Arizona (see attached for detailed decription)

4. Tax Assessor Parcel No.: see attached

5. Current Zoning: see attached
   Requested PAD Overlay District: see attached

6. Parcel Size: 2302 acres

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

8. The exact use proposed under this request: see attached

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. N/A

13. Explain why the proposed development is needed and necessary at this time. see attached

RECEIPT #: AMT: DATE: CASE:

Bella Vista Farms

Application for a Planned Area Development (PAD) Overlay District in an Unincorporated Area of Pinal County, Arizona

4. Parcel Numbers

210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B,- 003A, -003B, -004
210-16-001A, 001B

5. Current Zoning

CR-1, CR-2, CR-3, CR-4, CR-5, CB-1, CI-1, and SR (PAD PZ-PD-040-98)

Requested Zoning

Amendment to PAD PZ-PD-040-98

8. Exact Use Proposed Under this Request

Bella Vista Farms is planned for a variety of residential and commercial uses, including a range of medium-low, medium, and high density housing opportunities, open space and recreation areas, and neighborhood commercial uses. Central Arizona College intends to develop a regional campus on approximately 200 acres within Bella Vista Farms.

13. Why the Proposed Development is Needed and Necessary at this Time

The property owners seek to accomplish the following goals with an amendment to the zoning and PAD: (1) accommodate an approximately 200-acre Central Arizona College campus; (2) update the open space and community amenities; (3) improve circulation and enhance a logical development phasing based on property ownership; and (4) update the mix of residential housing.

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

BVF Land, LLC	17700 N. Pacesetter Way Scottsdale, Az 85255	480-515-3255
Name of Landowner (Applicant)	Address	Phone Number
See Attached		tbrislin@harvardinvestments.com
Signature of Landowner (Applicant)		E-Mail Address

Dana Belknap, Gallagher + Kennedy PA	2575 E Camelback Rd, Phx, AZ 85016	
Name of Agent	Address	Phone Number
	602-530-8348	dsb@gknet.com
Signature of Agent		E-Mail Address

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

BVF Land, LLC Signature Page to the Bella Vista Farms PAD Amendment Application

LANDOWNER (APPLICANT):

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachiris

Title: V.P.

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

BVF Opportunity, LLC — 17700 N. Pacesetter Way Scottsdale, AZ 85255 — 480-515-3255
Name of Landowner (Applicant) — Address — Phone Number

See Attached — tbrislin@harvardinvestments.com
Signature of Landowner (Applicant) — E-Mail Address

Dana Belknap, Gallagher + Kennedy PA — 2575 E Camelback Rd, Phx, AZ 85016
Name of Agent — Address — Phone Number

[signature] — 602-530-8348 — dsb@gknet.com
Signature of Agent — E-Mail Address

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

BVF Opportunity, LLC Signature Page to the Bella Vista Farms PAD Amendment Application

LANDOWNER (APPLICANT):

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

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

Bella Sierra, LLC 4159 W. Milky Way Chandler, AZ 85226 480 854-9800

Name of Landowner (Applicant) Address Phone Number

[signature] daryl@windmillcompanies.com

Signature of Landowner (Applicant) E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016

Name of Agent Address Phone Number

[signature] 602-530-8348 dsb@gknet.com

Signature of Agent E-Mail Address

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

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

PANTANO DEVELOPMENT BELLA VISTA LLC
BY PANTANO DEVELOPMENT LIMITED PARTNERSHIP, MEMBER
+ PB BELLA VISTA LLC, BY PBS HOLDINGS LIMITED PARTNERSHIP, MEMBER

Name of Landowner (Applicant)	Address 3408 NORTH 66TH STREET PHOENIX, AZ 85018	Phone Number
Signature of Landowner (Applicant)		E-Mail Address
Dana Belknap, Gallagher + Kennedy PA	2575 E Camelback Rd, Phx, AZ 85016	
Name of Agent	Address	Phone Number
Signature of Agent	602-530-8348	dsb@gknet.com
		E-Mail Address

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

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

Pinal County Community College District DBA Central Arizona College 8470 N. Overfield Rd., Coolidge, AZ 85128		(520) 494-5230
Name of Landowner (Applicant)	Address	Phone Number
Signature of Landowner (Applicant)	Chris Wodka	chris.wodka@centralaz.edu E-Mail Address

Dana Belknap, Gallagher + Kennedy PA 2575 E Camelback Rd, Phx, AZ 85016		
Name of Agent	Address	Phone Number
Signature of Agent	602-530-8348	dsb@gknet.com E-Mail Address

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

Name of Project: Bella Vista Farms

Planned Area Development

Amended Development Standards (change proposed to existing PAD)

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
CB-1 Parcel A only					Front: Side: Rear:	Front: Side: Rear:	35'	audi-torium only 45'/ 60' for 33% of build ing	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Bella Vista Farms

Planned Area Development

Amended Permitted Use List
(as changed by this PAD Amendment)

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
CB-1 for Parcel A	See attached list of uses not permitted within Parcel A

~~F.~~ **COMMERCIAL DEVELOPMENT STANDARDS**
CB-1 COMMERCIAL BUSINESS ZONE

~~The Commercial Business Zone, CB-1, is intended to serve the needs of the immediate residential community. The CB-1 zone corresponds to Planning Areas C, E, F, H, J, K, P, R, S, V, Z, AC, AI, AN, AO, AT, AW, BA, BC, and BH, shown on Exhibit H-1, Land Use Plan.~~

1. *Permitted Uses* In association with Student Activities

   a. The following uses, which in ~~any~~ CB-1 zone shall be conducted wholly within a completely enclosed building, unless otherwise specified, and operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.

   - Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, ~~penny arcade~~, ~~skating rink~~, sports arena
   - Amusement or recreational enterprise (outdoor) including archery range, ~~miniature golf or practice driving or putting range~~, ~~games of skill or science~~, ~~pony riding ring without stables~~, swimming pool or ~~commercial beach or bathhouse~~, tennis court
   - ~~Antique store~~
   - Apparel store
   - ~~Art needlework or hand weaving establishment~~
   - Art gallery or store
   - ~~Auction, public (no animals)~~
   - Auditorium or assembly hall
   - ~~Automobile or trailer sales~~
   - Auto parking lot (within or without building)
   - Auto rental garage
   - Bakery
   - Bank, safe depository or trust company
   - ~~Bar, cocktail lounge, night club, tavern~~
   - Barber or beauty shop
   - Bicycle shop
   - Blueprinting, photostating
   - Book, newspaper, magazine, stationary, art or drawing supply store
   - ~~Burglar alarm service~~
   - Café, lunch room
   - Catering service

- Church, subject to standards contained in Section III.F.2.
- ~~Cigar manufacturing (custom hand rolled)~~
- ~~Cigar store~~
- ~~Cleaning, dyeing, laundry~~
- ~~Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable and non-explosive at temperatures below 138.5 degrees Fahrenheit~~
- Clinic
- Club or lodge
- Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
- Community service agency
- Computer store, hardware and software
- Confectionery store
- ~~Contractor's equipment or supplies sales~~
- ~~Custom dress making, millinery, hemstitching or pleating~~
- ~~Custom weaving or mending~~
- Day nursery or child-care center
- ~~Dealer in coins, stamps, or similar collector's items~~
- Delicatessen store
- Dental or medical laboratory
- ~~Department store, variety store~~
- Drug store
- ~~Drugs or medical, dental or veterinary supply sales~~
- ~~Dry goods or notions store~~
- ~~Electric appliance store~~
- ~~Electronics store~~
- ~~Engraving, photo-engraving, lithographing~~
- ~~Farm equipment or machinery sales~~
- ~~Feed store~~
- Florist shop
- ~~Frozen food locker~~
- ~~Furniture or house furnishing store~~
- ~~Garage equipment sales~~
- ~~Garage for public storage only~~
- ~~Gasoline service station (incidental repairing only)~~
- ~~Gift, curio, novelty, toy or hobby shop~~
- ~~Golf cart sales (repair if totally enclosed)~~
- ~~Governmental structure~~
- ~~Grocery, fruit or vegetable store~~
- ~~Hardware store~~

- ~~Hotel~~
- Ice cream store
- ~~Ice station for packaged sales only~~
- ~~Interior decorator~~
- ~~Jewelry store or jewelry and watch repair~~
- ~~Laundry and dry cleaning units provided the same occupy no more than 3,000 sq.ft. of gross floor area; steam or wet-wash~~
- ~~Leather goods store~~
- Library, rental or public
- ~~Liquor store for packaged sales only~~
- ~~Locksmith, tool or cutlery sharpening, fix it or handyman shop~~
- ~~Lumber yard, retail (provided no machinery is used other than~~ a rip saw and cut-off saw)
- Massage establishment, reducing salon or gymnasium
- ~~Meat, fish or dressed poultry market, provided no live poultry are kept on premises~~
- ~~Messenger service~~
- ~~Motel~~
- Museum
- ~~Music, phonograph or radio store~~
- Newspaper office
- ~~Nursery, flower, plant or tree (within a building or enclosure)~~
- Office: business, professional or semi-professional
- ~~Office: equipment, sales and rental~~
- ~~Orthopedic appliances (trusses, wheelch~~airs, etc.), sales and rental
- ~~Oxygen equipment, rental or distribution~~
- ~~Painting equipment or supplies sales~~ (paint, varnish, etc.)
- ~~Pawn shop~~
- ~~Pet sales; no breeding or boarding~~
- ~~Pet supplies~~
- Photograph studio or photographic supply store
- ~~Plumbing, retail custom~~
- Postal stations
- ~~Pressing establishment~~
- Printing/copier or publishing
- Refreshment stand
- ~~Refrigeration installation or service~~
- School, barber or beauty culture
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- ~~Shoe store or shoe repair shop~~

- ~~Second-hand goods sales: personal, furniture, books, magazines,~~ automobiles, ~~but not second-hand auto parts~~
- ~~Sign painting shop~~
- ~~Sporting goods, golf, hunting and fishing equipment~~ store
- ~~Station, bus or stage~~
- ~~Storage building~~
- ~~Tailor shop~~
- ~~Taxicab stand~~
- ~~Taxidermist~~
- ~~Telecommunications facility~~
- ~~Telephone sales store, land line, digital or cellular~~
- Theater, except drive-in or outdoor theater
- ~~Trade show, industrial show or exhibition~~
- ~~Transfer or express service~~
- ~~Travel agent~~
- ~~Upholstery shop (furniture only, not including automobile upholstery)~~
- ~~Venetian blinds sales~~
- ~~Video store, rental and sales~~
- ~~Wallpaper sales~~
- ~~Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303 in the Pinal County Zoning Code~~
- ~~Window shades sales~~

b. Accessory building or use (not involving open storage), when located on the same building site.

c. ~~Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~

d. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each three persons regularly employed on

said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious fumes, odors, or unusual vibrations or noise.

e. ~~Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought~~.

f. One family dwelling in conjunction with an established, permitted use.

Auditorium/Theater Buildings Only: 60' for 33% of building, 45' remainder:

Site Development Standards

a. Maximum building height: Two stories or 35 feet (architectural elements such as clock towers are exempt but may not exceed 50 feet).

b. Minimum lot area: none.

c. Minimum lot width: none.

d. Minimum front yard: 30 feet, which may be used to meet off-street parking requirements or as part of off-street parking lot.

e. Minimum side yards: none; 10 feet when adjacent to residential uses.

f. Minimum rear yard: 25 feet which may be used to meet off-street parking requirements or as a part of off-street parking lot.

g. Minimum distance between main buildings: none.

h. Parking areas shall be visually screened from adjoining residentially zoned property.

i. Detached Accessory buildings:
- Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- Maximum height: 20 feet within the required rear yard: two stories or 30 feet within the buildable area.

- Minimum distance to main building: 10 feet.
- Minimum distance to front lot line: 20 feet.
- Minimum distance to side lot lines: none.
- Minimum distance to rear lot line: 10 feet.

j. Churches:

- Minimum lot size: None.
- Maximum building height: 2 stories or 35 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 50 percent.
- Minimum lot frontage: None.
- Minimum front yard: 30 feet.
- Minimum side yard: None; 10 feet when adjacent to residential uses..
- Minimum rear yard: 25 feet.
- Parking areas shall be setback a minimum of 10 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.

Name of Project: Bella Vista Farms

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that WILL BE permitted in this Planned Area Development
	no changes from existing PAD

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

Checklist

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

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

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

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

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

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

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

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

__✓__ E. Current preliminary Title Report **(within 60 days prior to application)**

__✓__ F. Development Plan.

Revised November 2011

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   not detailed yet — g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   in existing PAD k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   in existing PAD — l. Location and types of existing and proposed landscaping.
   in existing PAD — m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   in existing PAD — n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   in PAD Amendment Narrative a. Land Use Table to include:

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

in PAD Amendment narrative

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

in PAD Amendment narrative

c. Utility and services table indicating type and source:

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

in PAD Amendment narrative

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

✓

G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

in existing PAD

H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

✓ I. Non-refundable $1000.00 filing fee for a Planned Area Development.

✓ J. A signed PAD submittal Checklist.

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

N Bell 12/21/11

Signature Date

Revised November 2011

LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 9, 10, 14, 15 AND 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 15 AND THE SOUTHEAST CORNER OF SAID SECTION 16, SAID POINT ALSO BEING A 3 INCH ALUMINUM CAP, THENCE SOUTH 89°26'20" WEST, ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 159.14 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAILROAD;

THENCE NORTH 39°00'38" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 8437.23 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°23'06" EAST ALONG SAID LINE, A DISTANCE OF 1127.93 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 02°44'30" WEST ALONG EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1325.98 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°34'21" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1360.95 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 02°38'11" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 9, A DISTANCE OF 1334.53 FEET TO A POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°27'55" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1353.43 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 02°05'27" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1336.64 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE NORTH 89°21'35" EAST ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1366.07 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID SECTION 9 AND THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 89°39'55" EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2730.83 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°40'05" EAST, A DISTANCE OF 2733.02 FEET TO THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 01°46'56" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 2648.85 FEET TO A POINT BEING THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°46'17" EAST, A DISTANCE OF 2649.07 FEET TO A POINT BEING THE COMMON CORNER FOR SAID SECTIONS 10, 14 AND 15;

THENCE NORTH 89°36'19" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2714.55 FEET TO A POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 01°44'06" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2650.22 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 01°44'06" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2650.01 FEET TO A POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE SOUTH 89°42'16" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 2687.07 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 14 AND THE SOUTHEAST CORNER OF SAID SECTION 15;

THENCE SOUTH 89°33'16" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 2690.07 FEET TO A POINT BEING THE SOUTH QUARTER CORNER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2690.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 100250711 SQUARE FEET OR 2301.440 ACRES, MORE OR LESS.

Note: The legal description provided on the previous pages describes the 2,302 acres of Bella Vista Farms. Legal descriptions for each precise acre of property that is proposed for rezoning are provided on the CD included with this application.

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

BVF Land, LLC — 480-515-3255
Name of Landowner (Applicant) — Phone Number

17700 N. Pacesetter Way Scottsdale, Az 85255
Address (City, State, Zip Code)

See attached — tbrislin@harvardinvestments.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] — Dana Belknap — ds b@qknet.com
Signature of Agent — Print Name — E-Mail Address

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

BVF Land, LLC Signature Page to the Bella Vista Farms Zone Change Application

LANDOWNER (APPLICANT):

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachers

Title: V.P.

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

BVF Opportunity, LLC — 480-515-3255
Name of Landowner (Applicant) — Phone Number

17700 N. Pacesetter Way Scottsdale, AZ 85255
Address (City, State, Zip Code)

See Attached — hbrislin@harvardinvestments.com
Signature of Landowner (Applicant) Print Name — E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] — Dana Belknap — dsb@gknet.com
Signature of Agent — Print Name — E-Mail Address

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

BVF Opportunity, LLC Signature Page to the Bella Vista Farms Zone Change Application

LANDOWNER (APPLICANT):

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cachesis

Title: V.P.

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

Bella Sierra, LLC — 480 854-9800
Name of Landowner (Applicant) — Phone Number

4159 W. Milky Way Chandler, AZ 85226
Address (City, State, Zip Code)

[signature] Daryl A. Watswinkel daryle.windmillcompanies.com
Signature of Landowner (Applicant) Print Name E-Mail Address

Dana Belknap, Gallagher + Kennedy — 602-530-8348
Name of Agent — Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016
Address (City, State, Zip, Code)

[signature] Dana Belknap dsb@gknet.com
Signature of Agent Print Name E-Mail Address

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

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. PANTANO DEVELOPMENT BELLA VISTA LLC BY PANTANO DEVELOPMENT LIMITED PARTNERSHIP, MEMBER + PB BELLA VISTA LLC, BY PBS HOLDINGS LIMITED PARNERSHIP, MEMBER

Name of Landowner (Applicant) Phone Number

3408 NORTH 60TH STREET, PHOENIX, AZ 85018

Address (City, State, Zip Code)

Signature of Landowner (Applicant) Print Name E-Mail Address

Dana Belknap, Gallagher + Kennedy 602-530-8348

Name of Agent Phone Number

2575 E. Camelback Rd, Phoenix, AZ 85016

Address (City, State, Zip, Code)

Signature of Agent Dana Belknap dsb@gknet.com

Signature of Agent Print Name E-Mail Address

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

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

Pinal County Community College District DBA Central Arizona College (520) 494-5230

Name of Landowner (Applicant) Phone Number

8470 N. Overfield Rd., Coolidge, AZ 85128

Address (City, State, Zip Code)

Chris Wodka chris.wodka@centralaz.edu

Signature of Landowner (Applicant) Print Name E-Mail Address

Dana Belknap, Gallagher + Kennedy 602-530-8348

Name of Agent Phone Number

2575 E Camelback Rd, Phoenix, AZ 85016

Address (City, State, Zip, Code)

Dana Belknap dsb@gknet.com

Signature of Agent Print Name E-Mail Address

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 21st day of December 2011, at the office of First American Title, and is accurate and complete to the best of my knowledge.

_____ 12/22/11
Signature Date

Acknowledged before me by Dana Belknap, on this 22nd day off December, 2011.

OFFICIAL SEAL
CYNTHIA A. GUERRERO
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Oct. 5, 2013

(S

_____
Signature of Notary Public

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

Radius Search

Prepared For: Harvard Investments

Issued Date: December 21, 2011

Radius Search of 300 Feet.

Subject Parcel Number: 210-09-001, -002, -004
210-10-001, -002A, -002D, -002E, -002F
210-14-001A, -001B, -002
210-15-001A, -001B, -002A, -002B, -003A, -003B, -004
210-16-001A, -001B

Thank you for the opportunity to be of service.

Prepared By:
Customer Service Department

Information provided is based upon the most recent data available to us at time of search. This information is provided without benefit of a complete title search.

County Assessor parcel numbers are shown on each label provided herein. Maps are also provided for areas included in our search. It is recommended that you review the notification area along with the enclosed labels to assure yourself that all affected parcels have been included, according to you requirements.

NO LIABILITY IS ASSUMED BY FIRST AMERICAN TITLE IN THE ISSUANCE OF THIS RADIUS SEARCH INFORMATION.

FIRST QUEEN CREEK INVESTORS
C/O SCHWARTZ EARL
7462 E CACTUS WREN RD
SCOTTSDALE, AZ 85250
PARCEL: 210-05-035M

WILLIAM CONRAD/JAYNE GUSSE
4962 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0680

WAYNE & JUDITH CARLTON
5072 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0710

BLANCHE REID
34424 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0910

THOMAS NINO
4625 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1150

JOSEPH LAFON
4678 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-119B

SHANNON DAHL
CMR 467 BOX 4554
APO AE 09095
PARCEL: 210-51-1380

SKYLINE & QUAIL LLC
8800 N GAINEY CENTER DR STE 255
SCOTTSDALE, AZ 85258
PARCEL: 210-11-001C

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-005A

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-005D

DONALD SMITH
5072 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0660

DOUGLAS SCOTT
4968 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0690

DAVID & AIMEE GOSSMAN
4759 E ASCOT DR
QUEEN CREEK, AZ 85242
PARCEL: 210-05-0890

KEITH STEINKE
34394 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0920

WELLS FARGO BANK NA
1 HOME CAMPUS
DES MOINES, IA 50328
PARCEL: 210-05-1160

NATHAN & ZELPHA GRAHAM
4602 E SKYLINE DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-119C

STANLEY & CAROLYN BREWER
PO BOX 2405
SHOW LOW, AZ 85902
PARCEL: 210-05-1390

SKYLINE MHRV LLC
7548 E BUTEO DR
SCOTTSDALE, AZ 85255
PARCEL: 210-11-002A

210-11-005B
INVALID NOW

STATE OF ARIZONA
1616 W ADAMS ST
PHOENIX, AZ 85007
PARCEL: 210-11-0060

ANN UHLIK/ANNE MARIE HOWE
5018 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0670

RICHARD HARE
5019 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0700

AFA INVESTMENTS LLC
360 E MELANIE ST
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-0900

WILLIAM & VICTORIA ZIMMERMAN
1071 W GERMANN RD
QUEEN CREEK, AZ 85142
PARCEL: 210-05-1140

JOSHUA CUMBERWORTH
34405 N JACKPOT RD
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1170

ANTON DOMBROWSKI
2031 WILLOW RD
ROSHOLT, WI 54473
PARCEL: 210-51-1370

FREDERICK HUNT
4345 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-05-1400

BELLA SIERRA LLC
4159 W MILKY WAY
CHANDLER, AZ 85226
PARCEL: 210-11-0030

GRANT & CAROLYN BREWER
PO BOX 2405
SHOW LOW, AZ 85902
PARCEL: 210-11-005C

PINAL COUNTY COMMUNITY COLLEGE
8470 NORTH OVERFIELD RD
COOLIDGE, AZ 85128
PARCEL: 210-15-003A

PB BELLA VISTA LLC
3408 N 60TH ST
PHOENIX, AZ 85018
PARCEL: 210-15-0040

DENNIS WILEY
3528 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0490

DENNIS & LISA HEATH
3732 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0520

JAMES MARCELLUS
3516 E VISTA GRANDE
QUEEN CREEK, AZ 85242
PARCEL: 210-55-0550

ROY & SUSAN CRABTREE
3803 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0580

KENNETH BEATIE
4004 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1090

NANCY DOUGLAS
4208 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1120

NORMAN & REBECCA JOHNSON
4007 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1150

NEIL & BARBARA HARPER
3872 C HEMLOCK RD
LOON LAKE, WA 99148
PARCEL: 210-55-1180

CV PINAL LLC
3549 153RD AVE SE
CASSELTON, ND 58021
PARCEL: 210-23-001E & 001H

LEROY HASSE
3596 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0500

JOSEPH & THERESA VALDEZ
3800 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0530

SAMUEL RALLS
6730 CHARITY AVE NO 3
BAKERSFIELD, CA 93308
PARCEL: 210-55-0560

WILLIAM & CYNTHIA WOLFREY
3871 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0590

ANDY & DIANE ROBBINS
4072 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1100

GERALD JOHNSON/VIRGINA LUZIER
4276 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1130

MARIBEL GANDARA
4075 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1160

HARRY & NANCY LUGE
40937 N RATTLESNAKE RD
QUEEN CREEK, AZ 85142
PARCEL: 210-55-1190

WOLFCOR LLC
3850 E BASELINE RD STE 123
MESA, AZ 85206
PARCEL: 210-23-001F

JACK & DELIA MEAD
3664 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0510

FRED & DAWN KRAUSE
3868 E ASCOT DDR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0540

MONICO GARCIA /TERESA DIAZ
3735 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-0570

SHAWN & SHELLY RICHARDSON
3936 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1080

GLYNIS GETMAN
4140 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1110

KIMBERLY SMITH
3939 E ASCOT DR
SAN TAN VALLEY, AZ 85140
PARCEL: 210-55-1140

MORTGAGE ELECTRONIC REG SYSTEMS
C/O CALIFORNIA RECONVEYANCE
9200 OAKDALE AVE MS CA2-4379
CHATSWORTH, CA 91311
PARCEL: 210-55-1170

RANCHO BELLA VISTA SOUTH
HOMEOWNERS ASSOCIATION
7740 N 16TH ST SUITE 300
PHOENIX, AZ 85020
PARCEL: 210-77-634A

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

BVF Land, LLC, a Delaware Limited Liability Company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 1,085 acres located at Northof NWC of UP Railroad & Bella Vista Rd, and
[Insert Address of Property]

further identified as assessor parcel number See Exhibit A 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 Dana Stagg Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

See Attached
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6th day of December, 2011, by Christopher J. Cacheris *[Insert Signor's Name]*, V.P. of Harvard Ventures, Inc., General Partner of HVIP, LLLP *[Insert Title]*, General Partner of Harvard LLLP, Sole Member of BVE Land, LLC *[Insert Name of Company or Trust]*, an Delaware limited liability Company *[Insert State of Incorporation, if applicable]* and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Kimberley Korp
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

BVF Land, LLC Signature Page to the Bella Vista Farms Agency Authorization

PROPERTY OWNER:

BVF LAND, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

Date: 12-6-11

EXHIBIT A

Assessor Parcel Numbers & Legal Descriptions for Parcels Owned by BVF Land, LLC

Pinal County Assessor Parcel Numbers:
210-09-001, 210-09-002, 210-09-004, 210-10-002D, 210-10-002E, 210-15-002B, 210-16-001B

NOTE: Parcel numbers contained in this exhibit are defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL WARRANTY DEED RECORDED DECEMBER 05, 2006 AS 2006-166491, OF OFFICIAL RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 2:

THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 3:

THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 4:

ALL OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTHEASTERLY OF THE SOUTHERN PACIFIC RIGHT-OF-WAY;

EXCEPT THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 6:

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 7:

THE NORTH HALF OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 8:

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 9:

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

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

BVF Opportunity, LLC a Delaware limited liability company
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 15 acres located at east of the NEC of UP Railroad & Bella Vista Rd., and
[Insert Address of Property]

further identified as assessor parcel number See Exhibit A 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 Dana Stagg Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

See Attached
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6th day of December 2011, by Christopher J. Cacheris, V.P. of Haworth Ventures, Inc., General Partner of HIVIP, 4 LP, *[Insert Signor's Name]* *[Insert Title]* General Partner of Haworth 4 LLP, Sole Member of BVF Opportunity, 4 LC, a Delaware limited liability company
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

Kimberley Korp
Notary Public

My commission expires: _____

Notary Public State of Arizona
Maricopa County
Kimberley Korp
My Commission Expires 09/14/2015

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

BVF Opportunity, LLC Signature Page to the Bella Vista Farms Agency Authorization

PROPERTY OWNER:

BVF OPPORTUNITY, LLC,
a Delaware limited liability company

By: Harvrock, LLLP,
a Delaware limited liability limited partnership,
its Sole Member

By: HVIP Bella, LLLP,
an Arizona limited liability limited partnership,
its General Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: _____

Name: Christopher Cacheris

Title: V.P.

Date: 12-6-11

EXHIBIT A

Assessor Parcel Number & Legal Description for Land Owned by BVF Opportunity, LLC

Pinal County Assessor Parcel Number: A portion of 210-15-003A

NOTE: The parcel number contained in this exhibit is defined in the Record of Survey 2011-092540 on file with the Pinal County, AZ Recorder's Office.

PARCEL NO. 5:

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PROPERTY CONVEYED TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT BY SPECIAL WARRANTY DEED RECORDED OCTOBER 19, 2006 AS 2006-146184, OF OFFICIAL RECORDS;

AND EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

AND EXCEPT PORTIONS OF THE WEST HALF OF SECTION 15 AND EAST HALF OF SECTION 16, OF TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #5 REBAR WITH CAP RLS # 25070 (3" ALUMINUM CAP) LOCATED AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH A COTTON PICKER SPINDLE (3" ALUMINUM CAP) LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 15 BEARS SOUTH 89° 33' 39" WEST, 2690.31 FEET (SOUTH 89° 33' 53" WEST 2690.53 FEET MEASURED);

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 89° 33' 39" WEST, 1176.99 (SOUTH 89° 33' 53" WEST 1176.00 FEET MEASURED) FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89° 33' 39" WEST, 1513.32 FEET (SOUTH 89° 33' 53" WEST 1514.53 FEET MEASURED) TO SAID SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89° 26' 07" WEST, 159.21 FEET (SOUTH 89° 26' 20" WEST 159.14 FEET MEASURED) TO THE NORTHEASTERLY SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LINE;

THENCE LEAVING SAID SOUTH LINE, NORTH 39° 00' 38" WEST, 2266.81 FEET (NORTH 39° 00' 38" WEST 2267.00 FEET MEASURED)ALONG SAID RIGHT-OF-WAY LINE;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 51° 02' 41" EAST, 2390.86 FEET TO A NON TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 1500.00 FEET, THE CENTER OF WHICH BEARS NORTH 54° 58' 49" EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 16' 14", AN ARC LENGTH OF 1499.34 FEET;

THENCE NORTH 87° 42' 36" EAST, 1023.68 FEET TO A #5 REBAR WITH CAP RLS # 25070 LOCATED AT THE CENTER OF SAID SECTION 15;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, SOUTH 02° 17' 29" EAST, 1978.53 FEET (SOUTH 02° 17' 42" EAST, 1978.53 MEASURED);

THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 39" WEST, 1155.37 FEET (SOUTH 89° 33' 53" WEST, 1155.37 FEET MEASURED);

THENCE SOUTH 00° 26' 21" EAST, 668.47 FEET (SOUTH 00° 31' 43" EAST, 668.89 FEET MEASURED) TO THE POINT OF BEGINNING.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATENT TO SAID LAND.

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

Bella Sierra, LLC, an Arizona limited liability company
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 412.82 acres located at Southwest corner of Skyline Drive - Sierra Vista Drive, and
[Insert Address of Property]

further identified as assessor parcel number 210-10-002A, 210-10-001, 210-15-001B 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 Gallagher - Kennedy PA - Dana Belknap
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

Bella Sierra, LLC
[Insert Company or Trustee's Name]

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

Its: Manager
[Insert Title]

Dated: November 22, 2011

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 22 day of November 2011, by

Daryl A. Wolfswinkel *[Insert Signor's Name]* Manager *[Insert Title]*

Bella Sierra, LLC *[Insert Name of Company or Trust]*, an Arizona LLC *[Insert State of Incorporation, if applicable]*

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

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
Karrie Preston
My Commission Expires June 6, 2014
Commission Number [illegible]

[signature]
Notary Public

My commission expires: June 6, 2014

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

EXHIBIT A PARCEL P

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HANDHOLE, COMMONLY ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 10, FROM WHICH AN IRON PIPE, COMMONLY ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 01°46'56" EAST, A DISTANCE OF 2,648.85 FEET;

THENCE SOUTH 01°46'56" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,705.55 FEET;

THENCE SOUTH 89°40'10" WEST, A DISTANCE OF 1,252.64 FEET;

THENCE SOUTH 55°42'07" WEST, A DISTANCE OF 660.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 41°06'01" AND A CHORD THAT BEARS NORTH 54°50'54" WEST, A DISTANCE OF 1,144.35 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,169.26 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 02°06'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,410.54 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°40'05" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2,733.02 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 4,708,789 SQUARE FEET OR 108.099 ACRES, MORE OR LESS.

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2152 SOUTH VINEYARD, SUITE 123
MESA, ARIZONA 85210
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EXHIBIT A PARCEL Q

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE, COMMONLY ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS SOUTH 01°46'17" EAST, A DISTANCE OF 2,649.07 FEET;

THENCE SOUTH 01°46'44" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,343.31 FEET;

THENCE SOUTH 88°18'25" WEST, A DISTANCE OF 1,510.14 FEET;

THENCE NORTH 10°54'59" WEST, A DISTANCE OF 405.24 FEET TO A CURVE, HAVING A RADIUS OF 1,630.00 FEET, BEING CONCAVE TO THE SOUTHWEST, WITH A CENTRAL ANGLE OF 23°22'54";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.18 FEET;

THENCE NORTH 55°42'07" EAST, A DISTANCE OF 660.73 FEET;

THENCE NORTH 89°40'10" EAST, A DISTANCE OF 1252.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 01°46'56" EAST, ALONG SAID EAST LINE, A DISTANCE OF 943.31 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,172,389 SQUARE FEET OR 49.871 ACRES, MORE OR LESS.

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EXHIBIT A PARCEL R

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP, COMMONLY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 02°06'31" WEST, A DISTANCE OF 5,300.82 FEET;

THENCE NORTH 02°06'31" WEST, ALONG THE NORTH–SOUTH MID–SECTION LINE, A DISTANCE OF 1,681.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 02°06'31" WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 1,253.27 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,630.00 FEET, A CENTRAL ANGLE OF 64°28'56" AND A CHORD THAT BEARS SOUTH 43°09'27" EAST, 1739.16 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,834.45 FEET;

THENCE SOUTH 10°54'59" EAST, A DISTANCE OF 760.92 FEET TO A CURVE, HAVING A RADIUS OF 3,250.00 FEET, BEING CONCAVE TO THE EAST, WITH A CENTRAL ANGLE OF 03°16'13";

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 185.50 FEET;

THENCE SOUTH 89°32'03" WEST, A DISTANCE OF 1,292.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,156,340 SQUARE FEET OR 49.503 ACRES, MORE OR LESS.

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EXHIBIT A PARCEL S

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 89°37'30" EAST, A DISTANCE OF 2,702.26 FEET;

THENCE NORTH 02°06'31" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1,681.40 FEET;

THENCE NORTH 89°32'03" EAST, A DISTANCE OF 1292.77 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3,250.00 FEET, A CENTRAL ANGLE OF 25°22'12" AND A CHORD THAT BEARS SOUTH 26°52'18" EAST, 1,427.34 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1439.07 FEET;

THENCE SOUTH 39°33'24" EAST, A DISTANCE OF 522.83 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°37'30" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2,209.02 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,787,320 SQUARE FEET OR 63.988 ACRES, MORE OR LESS.

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EXHIBIT A PARCEL T

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 10, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 89°37'30" WEST, A DISTANCE OF 2,702.26 FEET;

THENCE SOUTH 89°37'30" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 493.23 FEET;

THENCE NORTH 39°33'24" WEST, A DISTANCE OF 522.83 FEET TO A CURVE, HAVING A RADIUS OF 3,250.00 FEET, BEING CONCAVE TO THE NORTHEAST, WITH A CENTRAL ANGLE OF 28°38'25";

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,624.57 FEET;

THENCE NORTH 10°54'59" WEST, A DISTANCE OF 355.68 FEET;

THENCE NORTH 88°18'25" EAST, A DISTANCE OF 1,510.14 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 01°46'17" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,249.07 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 2,571,945 SQUARE FEET OR 59.044 ACRES, MORE OR LESS.

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EXHIBIT A PARCEL U

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 15, FROM WHICH AN ALUMINUM CAP, COMMONLY ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 89°37'30" WEST, A DISTANCE OF 2,702.26 FEET;

THENCE NORTH 89°37'30" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,351.13 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER;

THENCE SOUTH 02°06'53" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,650.46 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 89°32'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1354.85 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 02°02'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2652.21 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 3,585,730 SQUARE FEET OR 82.317 ACRES, MORE OR LESS.

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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

Pantano Development Bella Vista LLC by
Pantano Development Limited Partnership, MEMBER
BY SH INVESTMENT, INC, GENERAL PARTNER
+ PB Bella Vista LLC, by PBS Holdings Limited Partnership, member
BY PBH INVESTMENTS INC, GENERAL PARTNER

[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of +/- 574 acres located at North of Bella Vista Road and the Sierra Vista Drive Alignment, and
[Insert Address of Property]
further identified as assessor parcel number 210-14-001A3, 210-14-001B3, and
[Insert Parcel Number]
described as follows: 210-14-00204, 210-15-001A0, 210-15-00409

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints
Dana Belknap, Gallagher & Kennedy PA, 2575 E Camelback Road, Phx, AZ 85016
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires_____ _____
Notary Public

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

SH INVESTMENT, INC.
PBM INVESTMENTS INC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: VICE PRESIDENT / PRESIDENT
[Insert Title]

Dated: 11/09/2011

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[I.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Legal Exhibit

Pantano Development Bella Vista, LLC Parcel

PARCEL NO. 1:
The Northwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 31 acres thereof; and

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 2:
The Southwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 3:
The South 31 acres of the Northwest quarter of Section 14, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PB Bella Vista, LLC Parcel

PARCEL NO. 1:
The East half of the Northeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

PARCEL NO. 2:
The Southeast quarter of Section 15, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 1/16th of all gas, oil, metals and mineral rights as reserved by the State of Arizona in the Patent to said land.

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

Pinal County Community College District dba Central Arizona College
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 208 acres located at Bella Vista Road and Union Pacific Railroad, and
[Insert Address of Property]

further identified as assessor parcel number 210-15-0020 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
Dana Beiknap, Gallagher & Kennedy
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

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

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

_____
My commission expires_____ Notary Public

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

PINAL COUNTY COMMUNITY COLLEGE DISTRICT
DBA CENTRAL ARIZONA COLLEGE
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: CHRIS WODKA
VICE PRESIDENT OF FINANCE & ADMINISTRATION
[Insert Title]

Dated: November 7, 2011

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

OFFICIAL SEAL
DEBRA E GALVAN
NOTARY PUBLIC - State of Arizona
PINAL COUNTY
My Comm. Expires April 15, 2012

The foregoing instrument was acknowledged before me, this 7th day of November, by

Chris Wodka
[Insert Signor's Name]
Vice President of Finance & Administration
[Insert Title]
Pinal County Community College District
DBA Central Arizona College
[Insert Name of Company or Trust]
, an political subdivision of State of Arizona
[Insert State of Incorporation, if applicable]
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: April 15, 2012

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[I.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

EXHIBIT A

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP IN HANDHOLE, COMMONLY ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 15, SAID ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 16, FROM WHICH AN ALUMINUM CAP FLUSH, COMMONLY ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 89°33'53" EAST, A DISTANCE OF 2,690.53 FEET;

THENCE THENCE SOUTH 89°29'34" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 159.26 FEET TO THE NORTHEASTERLY LINE OF THE UNION PACIFIC RAIL ROAD;

THENCE NORTH 39°00'38" WEST ALONG SAID LINE, A DISTANCE OF 2,266.81 FEET;

THENCE DEPARTING SAID LINE NORTH 51°02'41" EAST, A DISTANCE OF 2,390.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1500.40 FEET, A CENTRAL ANGLE OF 57°15'18" AND A CHORD THAT BEARS SOUTH 63°38'59" EAST, A DISTANCE OF 1437.72 FEET;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,499.33 FEET;

THENCE NORTH 87°42'12" EAST, A DISTANCE OF 1,023.73 FEET TO A POINT AT THE INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE WITH EAST-WEST MID-SECTION LINE BEING THE CENTER QUARTER OF SAID SECTION 15 AND SAID POINT BEING A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED RLS 25070;

THENCE SOUTH 02°17'42" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1,978.53 FEET TO A POINT ON A LINE PARALLEL WITH AND 668.89 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,155.37 FEET;

THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 668.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE SOUTH 89°33'53" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1514.53 FEET TO THE POINT OF BEGINNING.

AN AREA CONTAINING 9071670 SQUARE FEET OR 208.257 ACRES, MORE OR LESS.

SUNRISE
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2152 SOUTH VINEYARD, SUITE 123
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Phoenix, AZ 85072-2025
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www.srpnet.com

February 6, 2012

Mr. Tim Brislin
Vice President, Harvard Investments
17700 N. Pacesetter Way
Scottsdale, AZ. 85255

RE: Bella Vista Farms PAD Zoning request

Tim:

Without waiver of SRP's rights with respect to future zoning petitions, SRP states that it has no objection to the proposed zoning request and, to the extent SRP's consent may be required by law, SRP hereby consents to the zoning of properties adjacent to SRP property or within the Bella Vista Farms PAD (PAD).

Within the boundaries of the Bella Vista Farms PAD, relative to property SRP currently owns and/or property SRP may own as a result of an exchange of properties with Harvard Investments, the following will apply:

SRP owned property will not be zoned or designated in any way, which limits the use of said property to "public or utility" uses. Several municipalities have sought to designate SRP Well and Substation sites as "Public Use" or "Public Facility". This designation takes value from the property and limits SRP's ability to market the site to buyers other than a public agency should SRP ever cease to use the property for operation and maintenance of its electrical power system.

SRP owned property will be exempt from any Covenants, Conditions and Restrictions (CC&R's) placed upon the PAD. SRP, as a result of its municipal status, is not subject to zoning ordinances and subsequently the CC&R's regulating property utility.

SRP property and SRP will not be subject to or included in the context of any development agreements between the developer and the governing municipality. SRP will not pay association or improvement district assessment fees or other charges which may be levied against properties within the PAD.

SRP will permit Dana Belknap of Gallagher and Kennedy to process the rezoning of its current property within the PAD subject to conditions stated herein. Neither Dana Belknap nor Gallagher and Kennedy are employed by SRP and will not receive compensation from SRP as a result of their efforts. SRP is participating in this effort in order to allow the process to continue and reach a final conclusion for the sake and benefit of the applicant.

Please let me know if you have any questions.

Cordially:

By: _____
Matt Streeper

Its: Manager, Land Rights Management

STATE OF Arizona)
) ss
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me this 8th day of February, 2012, by Matt Streeper as Manager, Land Rights Management, of Salt River Project Agricultural Improvement and Power District.

My Commission Expires:

_____
Notary Public

Notary Stamp/Seal

KIMBERLI D. CROSBY
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
August 4, 2015

PZ-PD-007-12

PROJECT NARRATIVE
Amendment to the Gold Canyon East Planned Area Development
PZ-PD-018-096
August 6, 2012

INTRODUCTION

The Gold Canyon East Planned Area Development ("PAD") was approved by the Pinal County Board of Supervisors in 1996. The PAD has been developed over time and consists of a mix of residential housing products (635 lots and golf course use) on approximately 286 acres.

PURPOSE FOR REQUEST

The subject property, approximately 1-acre in size, as identified in the areas in green on the accompanying conceptual site plan, is located within the originally approved PAD area. This irregularly shaped property is no longer necessary for golf course operations and has recently been conveyed to Jupiter Realty Associates ("JRA"), the owner/applicant in this case. This amendment to the PAD will "divorce" or remove this small irregularly shaped parcel from the 1996 PAD and the subject property will then become Lots 4 and 5 and portions of Lots 3 and 12 on the accompanying conceptual site plan. These proposed Lots are part of a companion zoning case to rezone the property to R-9 for a 14 lot single-family residential subdivision.

Additionally, there are portions of the proposed Lots 10, 11, 12 and 13, as shown on the conceptual site plan, that are included within the technical legal description of the area of a previously approved Special Use Permit ("SUP") for the golf course. This small area was recently conveyed to JRA from the owners of the golf course, GCG Holdings, LLC and Gold Canyon Holdings #2, LLC ("GCG"). A copy of Page 5 of the contact between JRA and GCG is included with this application demonstrating that GCG understands the land will be developed and GCG will cooperate with JRA in the rezoning, permitting and platting process for the proposed development.

CONCLUSION

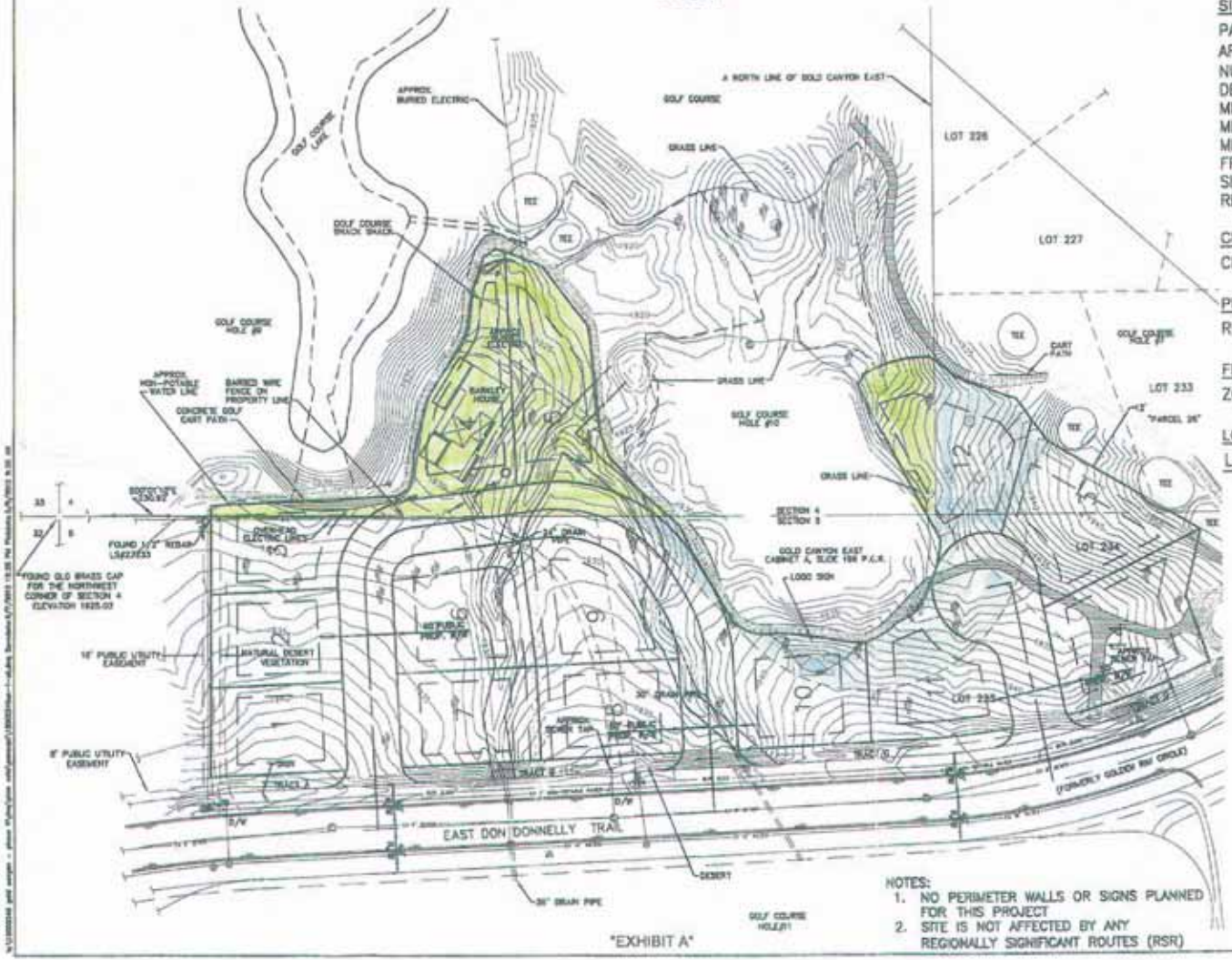
The removal of the subject property from the PAD will allow the property to be rezoned R-9 and to be included in the companion zoning case for a 14 lot single-family subdivision on approximately 5.5 acres adjacent to the existing golf course. The lot sizes and densities are consistent with the existing PAD and development that has occurred in Gold Canyon East. The loss of approximately 1 acre of land from the golf course area of the original PAD will have an imperceptible impact on open space because the existing PAD open space greatly exceeds the County required open space for the PAD.

Result of the Proposed Amendment to the Existing PAD for Gold Canyon East:

	Existing	Proposed
Gross Acreage	78.95 acres	77.93 acres
Area of Public Streets	9.99 acres	9.99 acres
Net Acreage	68.96 acres	67.96 acres
Area of Tracts	16.46 acres	15.44 acres
Area of Golf Course	26.29 acres	26.29 acres
Area of Lots	26.21 acres	26.21 acres
Total Number of Lots	143 lots	143 lots
Overall Density	1.81 du/gross acres	1.83 du/gross acres
Average Area Per Lot	7,984 sq.ft.	7,984 sq.ft.

CONCEPTUAL SITE PLAN
FOR
GOLD CANYON EAST - PHASE 9

A PORTION OF SECTIONS 4 & 5, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



"EXHIBIT A"

NOTES:
1. NO PERIMETER WALLS OR SIGNS PLANNED FOR THIS PROJECT
2. SITE IS NOT AFFECTED BY ANY REGIONALLY SIGNIFICANT ROUTES (RSR)

OWNER & APPLICANT

JUPITER REALTY
5287 SOUTH DESERT DAWN DRIVE
GOLD CANYON, ARIZONA 85218
PHONE: (480) 983-9810

SITE DATA

PARCEL NUMBERS	104-74-236A
AREA	~5.5 ACRES
NUMBER OF LOTS	14
DENSITY	2.5 DU/AC
MIN LOT SIZE	10,000 SQ. FT.
MIN ALLOWABLE LOT SIZE	9,000 SQ. FT.
MIN LOT DIMENSION	80'X120'
FRONT SETBACK	20 FT.
SIDE SETBACK	10/10 FT.
REAR SETBACK	25 FT.

CURRENT ZONING

CR-1A SINGLE FAMILY RESIDENCE ZONE

PROPOSED ZONING

R-9 SINGLE FAMILY RESIDENCE ZONE

FLOOD ZONE

ZONE C: AREAS OF MINIMAL FLOODING

LOT TABLE

LOT #	SQ. FT.
1	10,009
2	10,145
3	10,667
4	13,536
5	15,536
6	13,509
7	10,964
8	11,154
9	12,692
10	12,557
11	12,466
12	16,843
13	14,280
14	15,266

SCALE: 1" = 100'

100 0 100
Scale Feet

PROJECT NO.: 12000346
DATE: MAY 9, 2012

ATWELL
OFFICES IN NORTH AMERICA AND ASIA

PZ/PZ-PD-007-12

PZ/PZ-PD-007-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NO.: **PZ-PD-007-12 (Phase 4 at Gold Canyon East Amendment)**
PZ-007-12 (Gold canyon East Phase 4)

CASE COORDINATOR: Steve Abraham

LEGAL DESCRIPTION: 78.95± acres, situated in a portion of the NE¼ of Section 5 & the N½ of Section 4, G&SRB&M, (legal on file) & 5.5± acres, situated in a portion of the NE¼ of Section 5 & the NW¼ of Section 4, T01S, R09E G&SRB&M; Tax parcel 104-74-0236A (legal on file)

TAX PARCEL: Tax parcels (multiple maps) 104-10, 104-73, 104-74, 108-09, 108-08, 108-07 (parcel list on file) 104-74-236A (legal on file) (1 acre area to be removed from previously approved PAD is part of 104-74-236A)

APPLICANT/LANDOWNER: Jupiter Realty Associates

AGENT: Pew and Lake PLC

REQUESTED ACTION & PURPOSE:

PZ-PD-007-12: Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment to allow the removal of a one (1) acre parcel of land from the 78.95± acre **Phase 4 at Gold Canyon East PAD** previously approved under cases **(PZ(PD)018-96)**

PZ-007-12- PUBLIC HEARING/ACTION: Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A **(PZ-021-86)** & CR-3/PAD **(PZ(PD)018-96)** to R-9 (Single Residence zoning district) on 5 acres.

LOCATION: (located on the east side of Don Donnelly Dr. north of Avenida de Angles in the Gold Canyon Area.

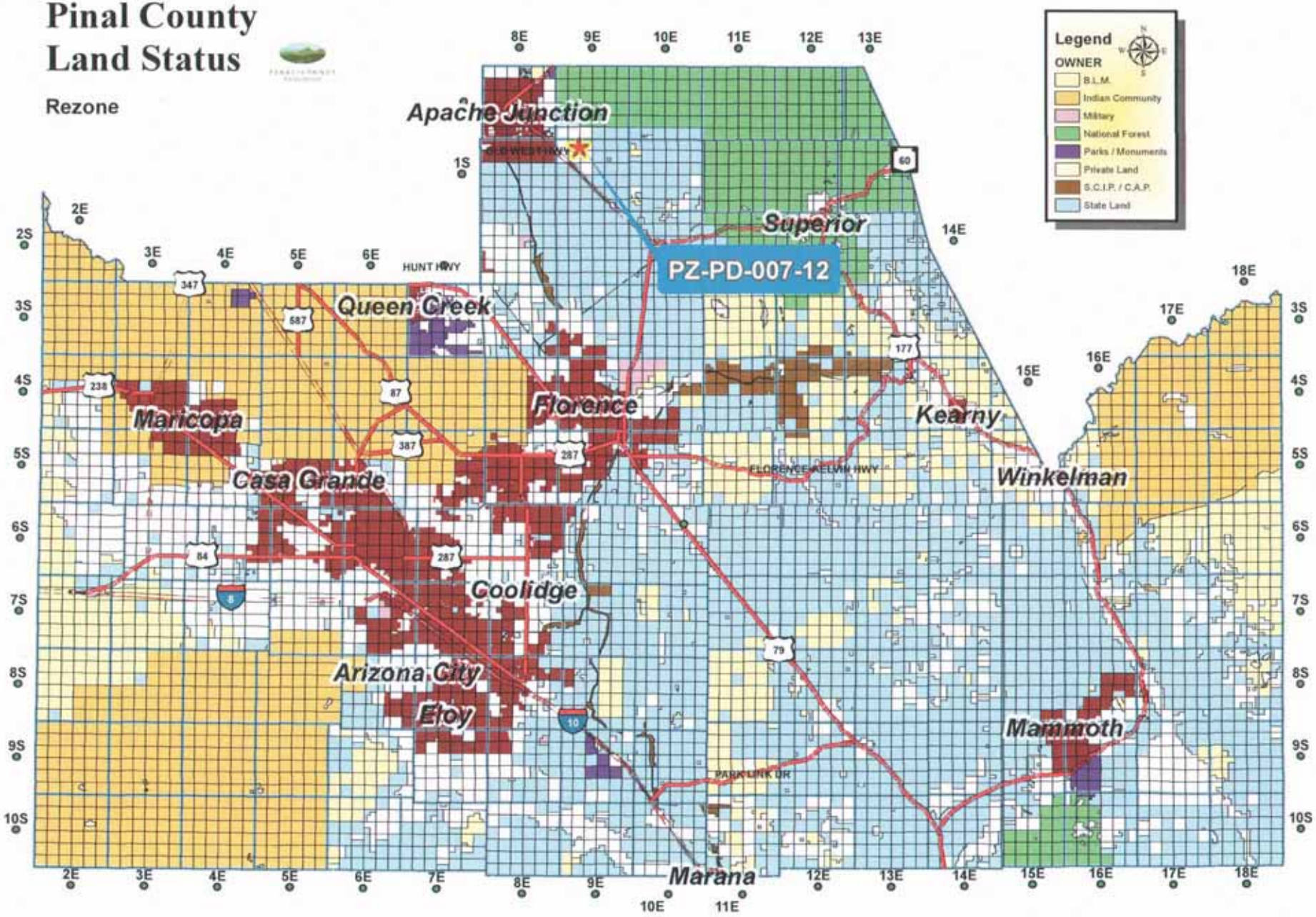
SIZE: 1 acre to be removed from previous PAD, 5± acres to be rezoned

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

EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-1/A and CR-3/PAD and is currently undeveloped, save for a pre-existing dwelling and a structure serving concessions to golf course patrons, both structures will be removed pending the approval of this request and platting of the area.

SURROUNDING ZONING AND LAND USE:

North& East: (CR-3/PAD, PZ-PD-018-96); golf course & single family residential


Pinal County
Land Status
Rezone
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
PZ-PD-007-12
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR

Rezone

Planning & Development Services

NORTH

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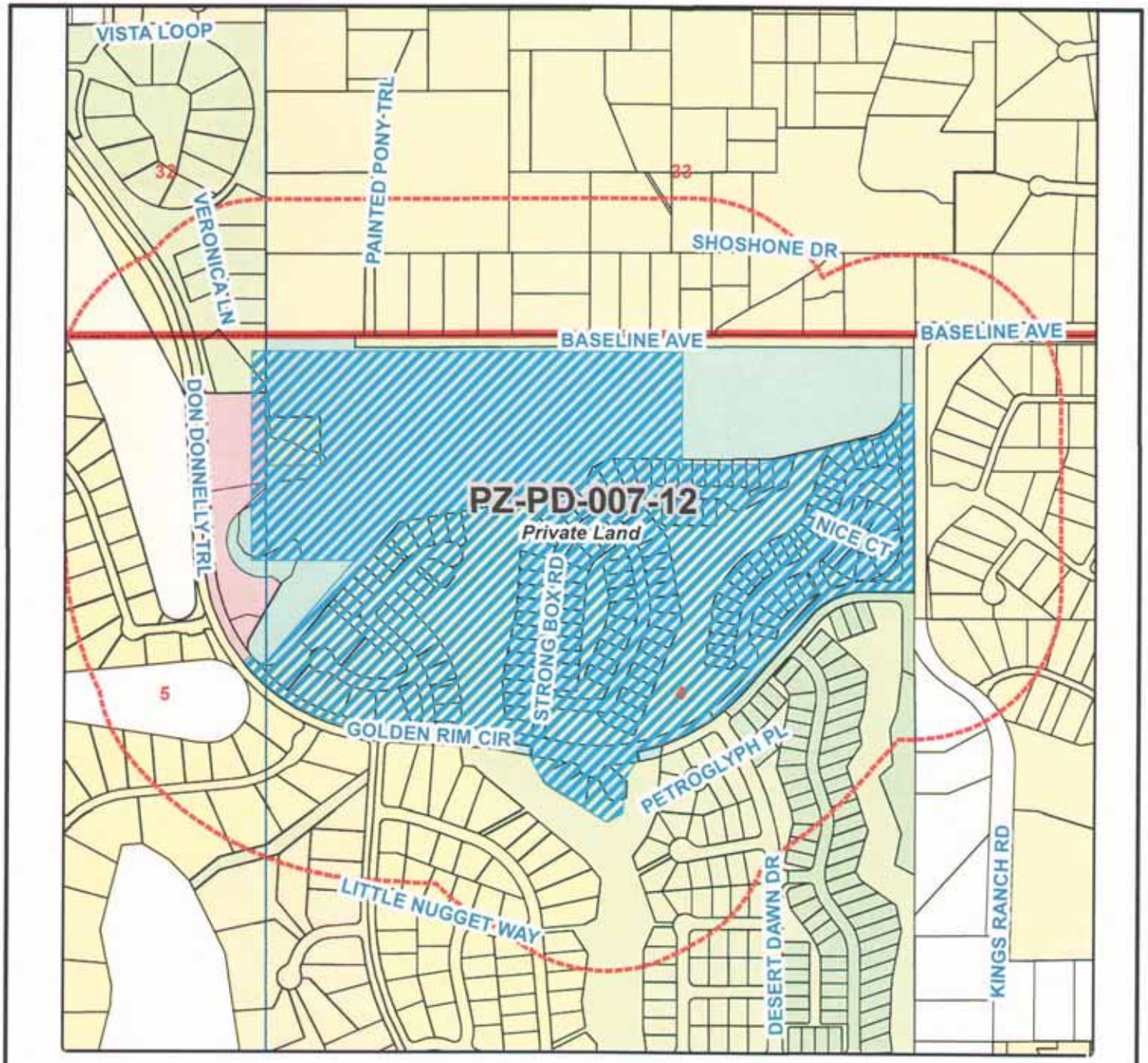
Juptier Realty Associates	**Legal Description:** Situated in a portion of the Sections 4, 5, T03S,R08E, GA2RBAM. Multiple parcels (legal on file) (GOLD CANYON area) T03S-R07E Secs 4, 5	Sheet No. 1 of 1	Juptier Realty Associates Drawn By: [illegible] Date: [illegible] Sections: 4, 5 Township: 01S Range: 09E Case Number: PZ-PD-007-12



Rezone

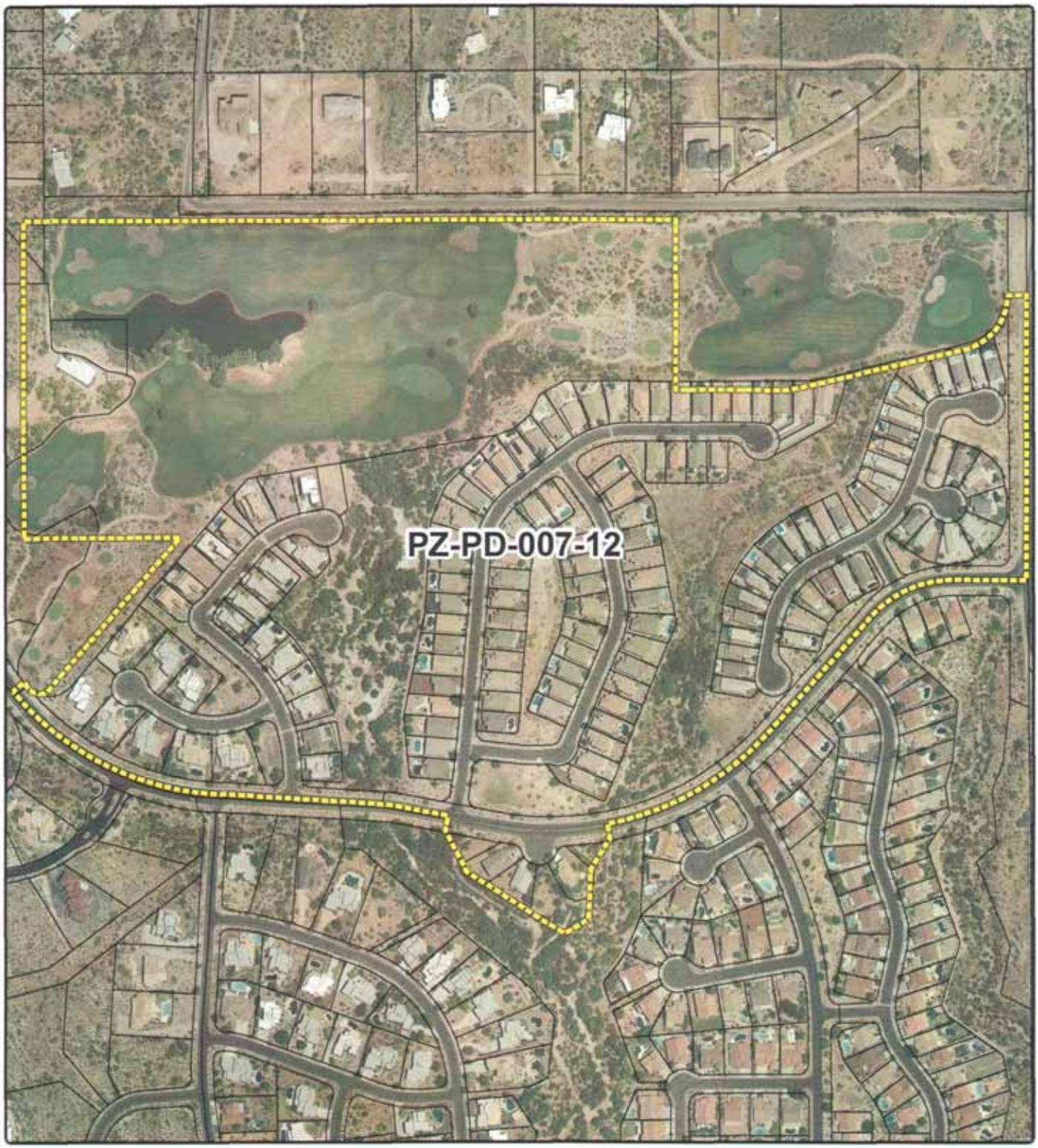
PZ-PD-007-12- PUBLIC HEARING/ACTION: Juptier Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment to allow the removal of a one (1) acre parcel of land from the 78.95± acre Phase 4 at Gold Canyon East PAD previously approved under cases (PZ(PD)018-96); situated in the N½ of Section 4 and the Ne¼ of Section 5,T01S, R09E G&SRB&M; Tax parcels (multiple maps) 104-10, 104-73, 104-74, 108-09, 108-08, 108-07 (parcel list on file) (legal on file) (located at the SWC of the intersection of Baseline Rd. and Kings Ranch Rd. in the Gold Canyon area).

NORTH

Current Zoning: CR-1A, CR-3, CR-5
Request Zoning: Rezone
Current Land Use: MLDR

PINAL • COUNTY
Wide open opportunity

Legal Description: T01S-R09E Secs 4, 5	Sheet No. 1 of 1	Juptier Realty Associates	
		Sections 4, 5	Township 01S	Range 09E
		Case Number PZ-PD-007-12	



Rezone

NORTH

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PZ-PD-007-12

South & West: (CR-2/PAD,PZ-C-023-73); single family residential

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 5, 2012
Neighborhood and agency mail out: week of July 16, 2012
News paper Advertising: July 26, 2012
Site posting: County July 24 2012, Applicant July 18, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water/Sewer: Arizona Water/Golf Canyon Sewer
Access: The property is accessible from Don Donnelly Drive

HISTORY: This property was rezoned in from GR (General Rural) to CR-1A (Single Residence Zone) in 1986 and CR-3/PAD in 1998 under Planning Cases PZ-021-86 and PZ-PD-018-96, respectively. The area one acre area inside the previously approved PAD, the only allowed use is golf course.

ANALYSIS: The applicant is requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-007-12) to allow the removal plan of a one acre parcel from the previously approved PAD to re-designate the area from golf course use to R-9 single family residential. The entire rezoning site is five acres and the applicant intends to develop a 14 lot single family subdivision.

Staff performed an analysis of the effect of the removal of the one acre from the existing PAD and found that the previous PAD will still have the required open space (15%) if the one acre was removed. In discussion with the owners of the golf course the applicant has agreed to re-route the cart path through this proposed subdivision. The physical construction of the golf course playing field will not be affected. Staff has provided the previously approved PAD quantitative development table for the Commission's review. Staff has also provided a map showing what portion of the rezoning proposal is inside the previously approved PAD it is highlighted in green

The rezoning portion of this request (PZ-007-12) seeks to rezone the entire five acres to R-9 which allows a minimum lot size of 9,000 square feet. According to the submitted site plan no lot is under 10,000 feet in size.

To date, 4 letters in opposition have been received from property owners within the notification area.

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

The proposal was sent to the City of Apache Junction for review and as of the writing of this report no comment has been received.

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

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

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

Fit within the neighborhood

Although the proposed density of the subdivision is slightly higher than lots across the street to the west, the density is in line with the Comprehensive plan and in similar to the density in the previously approved PAD. Negative neighborhood response to the case centers around obstruction of views increase intensity/traffic and nighttime light. Area general area slopes downward from west to east. Staff has photos of the site and will elaborate on the slope as part of the presentation. Because this is a straight zoning request with no PAD overlay, there is no requirement for open space or an OSRAP. Further the subdivision is not located on a RSRM route

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Case PZ-PD-007-12 and rezone case under PZ-007-12. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a PAD Overlay district amendment and rezone.
2. To date, 4 letters in opposition have been received from property owners inside the notification area.
3. The property has legal access.

4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION**(PZ-PD-007-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-007-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. This case applies only to the 1 acre described herein. All stipulations from cases PZ(PD)-0018-96 are still in full force and effect for the larger Phase 4 at Gold Canyon East PAD.

STAFF RECOMMENDATION**(PZ-007-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-007-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 5± acres covered under case PZ-007-12;

2. Applicant/property owner shall improve the property as a residential subdivision improve means obtaining a final plat approval and completing the conditions enumerated herein, within (5) five years from the effective 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. The final plat shall be for no more than 14 single family residential lots

4. the applicant/property owner shall submit a tentative plat application within (3) three years from the effective date of this ordinance.

5. the 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;

6. 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;

7. if at the expiration of the (5) five year time period the Property has not been developed with a single family residential subdivision, 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;

8. 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;

9. 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;

10. 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;

11. 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;

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

13. 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;

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

15. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;

16. Any roadway sections, alignments, access locations and access movements shown in the

Zoning Application are conceptual only and have not been approved by the Pinal County Engineer;

17. Prior to Final plat approval, the structures labeled "Barkley House" "Golf Course Snack Shack" and "logo sign" on the site plan dated 5/9/12 shall be removed from the subject property.

18. All structures including walls shall not be constructed within a wash channel or flood erosion setback as determined by the County Engineer.

Date Prepared: 08/09/12 – sja
Revised:

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

May 9, 2012

Mr. Rich Rossetti
Jupiter Realty Associates
PO Box 270
Onida, NY 13421

Re: Domestic Water Service to Parcel 104-74-236A

Dear Mr. Rossetti:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Apache Junction, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,

Joseph Whelan
Engineering Development Coordinator
engineering@azwater.com

jjw

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

Memorandum

Date: August 19, 2012

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

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

Subject: Rezoning Application for GOLD CANYON EAST PHASE 9, Case No. PZ-007-12

The Public Works Department has reviewed the Rezoning Application for GOLD CANYON EAST PHASE 9, Case No. PZ-007-12 and recommends that it is approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;
2) All required roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
4) Any roadway sections, alignments, access locations and access movements shown in the Zoning Application are conceptual only and have not been approved by the Pinal County Engineer;

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: August 7, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
8/16/12	PZ-006-12	Jupiter Realty Associates	Gold Canyon East Phase 9 – Zone Change	See comments 1 & 2
8/16/12	SUP-003-12	Verizon Wireless	Operate 150' Monopole	See comment 3
8/16/12	PZ-PA-008-12	PB Bella Vista, LLC	Comprehensive Plan Amendment	See comments 1 & 2

***Comments:**

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

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

3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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

KENNETH L.H. EMBREE and SHERYLLE BAUER
4367 S. Avenida De Angeles Street
Gold Canyon, Arizona
85118

July 26, 2012

Pinal County Planning &
Development Department
P.O. Box 2973
31 No. Pinal, Bldg. F
Florence, Arizona 85132
U.S.A.

Dear Sirs/Mesdames:

Re: Planning Case P2-007-12

My name is Kenneth Embree and the address of our house in Gold Canyon is 4367 S. Avenida De Angeles Street, Gold Canyon, Arizona, 85118, directly across from the property that is the subject of the proposed rezoning. My cell number is 604-786-8491, and our property tax parcel number is 104-93-06507.

I am writing this letter to you to express my wife's and my objection to the proposed change in zoning.

We recently purchased our house in Gold Canyon in February, 2011. We chose the house in Gold Canyon over other locations in the Phoenix area and in the Gold Canyon area due to its unique qualities. It is located opposite the 11th tee off box on the golf course, with a magnificent view of the mountains. The area is quiet, with little traffic activity or noise from neighbours in front of our house. We were under the belief we had no neighbours, only the golf course in front, which is where we spend most of our time.

We recently became aware of the five one-acre lots and the application to rezone into fourteen lots. The creation of fourteen lots and eventual housing development would materially, adversely affect the quality of the neighbourhood as the existing houses and lots in the vicinity of the proposed rezoning are all large lots, resulting in a high quality community. We are concerned by the potential damage to views and increased noise due to the high density versus the original five larger lots now in place.

We are also concerned about the three proposed entrances onto Don Donnelly Trail. There is a public safety issue with so many entrances. Restricting the number of entrances to two, as planned for the five lots, would reduce the safety risk and light pollution from the headlights of exiting vehicles.

The developer's application boils down to nothing less than personal greed at the expense of the quality of the neighbourhood. We all know there is no shortage of lots or houses available in the Phoenix and Gold Canyon areas at reasonable prices, so no public good would result from such a rezoning.

Please exercise your fiduciary duty and protect the integrity of our neighbourhood.

Thank you.

Thanks.

Yours truly,

Kenneth L.H. Embree

KLE/db

KLE\999910\AFFAIRS\3614

[redacted]

From: Mary Jo Becker
To: Jessica Sarkissian <jessica.sarkissian@pinalcountyaz.gov>
Date: 8/6/2012 11:54 AM
Subject: PZPD-007-12 Opposition Brief
Attachments: pzpd00712.pdf

Dear Jessica,

I am writing you this brief to explicitly state our opposition to the subject application identified in PZPD-007-12. My husband and I are owners in Vista del Corazon of lots 45 and 46. These lots are specific "view lots" within the Vista del Corazon community. We purchased these properties because of the beautiful views. The Zoning change being requested will allow the building of 14 lots within a 5 acre area directly across from Vista del Corazon. This move will not only obstruct our views from Vista del Corazon with congested buildings, but will materially devalue the worth of our properties.

Additionally, we are members of the Gold Canyon Golf Resort, and from a member perspective, this move will significantly crowd the greens, tee boxes, and fairway areas of holes 6, 9, and 10 on the Dinosaur Mountain course. As you know, Dinosaur Mountain golf course is one of the highest rated courses in the state.

I hope you see from this brief letter that we are heavily vested in the Gold Canyon area (we also own a third property in Tesoro Town homes (lot 20), and don't want to incur further devaluation of our property because of this zoning change. I welcome the opportunity to be present and heard at the meeting, however, we are out of town right now and won't return in time for the meeting. We strongly encourage Pinal County to disapprove this zoning change.

FYI, I've attached an excerpt from the PDF on the Pinal County website and circled in BLUE the area within Vista del Corazon that will be directly and negatively impacted by the approval of this zoning change, which includes our lots. You can easily see the obvious impact that Vista del Corazon residents will incur should you allow this rezoning request.

Please keep me informed on progress of this request at the mailing address below. You may also use my email for related mailings.

Thanks and regards,
Mary Jo Becker

[redacted]

Phone: [redacted]

Mailing address: 10220 E. Dinosaur Ridge Rd.

Gold Canyon, AZ 85118

Rezone

PZ-007-12- PUBLIC HEARING/ACTION. Juptier Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A (PZ-021-86) & CR-3/PAD (PZ(PD)018-96) to R-9 (Single Residence zoning district to plan and develop a 14 lot single family subdivision on 5.5± acres pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case PZ-PD-007-12, situated in a portion of the NE¼ of Section 5 & the N1/2 of Section 4, T01S, R9E G&SRB&M; Tax parcel 104-74-0236A (legal on file) (located on the east side of Don Donnelly Dr. north of Avienda de Angles in the Gold Canyon Area.)

NORTH

Current Zoning: CR-3, CR-5, CR-1A
Request Zoning: Rezone
Current Land Use: MLDR

PINAL • COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of the Section 5, T01S, R09E, G&SRB&M, Parcel 104-74-236A (legal on file) (GOLD CANYON area).

T01S-R09E Sec 5

Sheet No. 1 of 1

Owner/Applicant: JUPITER REALTY ASSOC
Drawn By: GIS / IT / LIT
Date: 08/01/2012
Sections: 5
Township: 01S
Range: 09E
Case Number: PZ-007-12

From: Ian Mackay [redacted]
To: <steveabraham@pinalcountyaz.gov>, <jessica.sarkissian@pinalcountyaz.gov>...
Date: 8/7/2012 4:05 PM
Subject: Pinal County Planning and Zoning Commission 16th August 2012 - PZ-007-12

Dear Mr Abraham and Ms Sarkissian

My name is Ian Mackay of [redacted]
Property Tax Parcel No: [redacted]

Planning Case Nos:
PZ-PD-007-12 Application by Jupiter Realty Associates for removal of 1 acre parcel of land from Phase 4 at Gold Canyon East PAD;
PZ-007-12 Application by Jupiter Realty Associates for Rezoning from CR-1A and CR-3/PAD to R-9 to develop a 14 lot single family division.

I wish to object to both of the applications.

Grounds for objection

PZ-PD-007-12 Application by Jupiter Realty Associates for removal of 1 acre parcel of land from Phase 4 at Gold Canyon East PAD

My objection to this application is basically that if approved it aids in facilitating the development of the 5.5 acres for R-9 with the resulting loss of amenity and over-development.

Jupiter Realty Associates states in its application that the 1 acre is "vacant land" and, as a result of "the recent transfer of the land (from the golf course owners to Jupiter Realty) "makes the old zoning obsolete". That is not the case. The land, at least in part, comprised of amenity land on and around the golf course and its function is not diminished purely because of a change in ownership.

In addition, parts of proposed Lots 10,11, 12, and 13 are included within the area of the approved Golf Course Special Use Permit.

The loss of the amenity land, and the land the subject of the approved Golf Course Special Use Permit, and their replacement by a dense residential development which abuts the golf course, will impact upon both the visual amenities of the area and the attractiveness of the golf course.

PZ-007-12 Application by Jupiter Realty Associates for Rezoning from CR-1A and CR-3/PAD to R-9 to develop a 14 lot single family division.

I object to this application on the grounds of:

Loss of visual amenity;
Over-development;
Highway safety

Loss of visual amenity

It was no accident that the major part of the proposed site was zoned for CR-1A development. It was no doubt recognized that the location of the site, located at the highest point on Don Donnelly Trail (the adjoining highway) with its views over, what is now, Gold Canyon Golf Course, needed to be preserved as far as possible for both future residents and travelers along Don Donnelly Trail.

CR-1A development allows single family dwelling on a minimum lot area of 1 acre with a minimum lot width of 100 ft. There were to be minimum front, rear and side yards of 30 feet, 40 feet and 10 feet respectively. Such limited development would continue to allow extensive views from the adjoining highway (Don Donnely Trail) and the land to the south, through the zoned CR-1A development and of the golf course beyond. A sense of openness would be retained, this concept is in stark contrast to the non-existent views offered by the residential areas to the east along Don Donnelly Trail.

R-9 development allows a myriad of development use options in addition to single family dwellings. A minimum lot area of 9,000 square is allowed with a minimum lot width of 50 ft. Minimum front, rear and side yards of 20 feet, 25 feet and 10 feet respectively are acceptable.

The proposed rezoning of the land to R-9 would therefore ensure a compact dense development of the whole of the site with no opportunity for views through the development. It would be seen as a continuation of the dense built up area to the east.

The loss of panoramic views would be detrimental to the area, be a great loss to travelers along Don Donnelly Trail and would not be as envisaged in the original masterplan for the area..

Over-development
The Conceptual Site Plan, as submitted by the applicant, is designed to show that the site can accommodate the proposed development of 14 single family dwellings.
What it does indicate are the deficiencies of the proposed development.
The proposed layout indicates the bare minimum of setbacks (front, rear and side yards of 20 feet, 25 feet and 10 feet respectively). Whilst it is correct these setbacks meet the base requirement of R-9 developments, it clearly illustrates that there has not been any sympathetic consideration of the site, its context or its importance in its surroundings.
What is important to note is that the proposed dwellings are "side on" to Don Donnelly Trail. Therefore the side walls of the dwellings will only be 10 feet from the required open tracks along Don Donnelly Trail.
The proximity of these 14 dwellings to each other will effectively prevent any worthwhile views through the site from Don Donnelly Trail.
The Conceptual Site Plan has a footnote to the effect that there will be no perimeter walls. The absence of a perimeter wall along Don Donnelly Trail will only serve to make normal household paraphernalia ie AC units etc. visible and make what views there are into the development even more unsympathetic.
The existing golf cart path is shown in its existing layout. No indication is given how it could be accommodated within the proposed development. In fact the proposed layout would not allow for such a required amenity.
Similarly, no provision is made for access to the under-road tunnel which connect the parts of the golf course located north and south of Don Donnelly Trail.
The proposed lots numbered 12 and 13 are located hard up against the tee boxes on hole 6 of the golf course with the inherent dangers of errant golf balls.
Lots 11 and 14 and the proposed vehicular access, to serve lots and 11-14, are located on a steep decline. No thought appears to have been made as to how this part of the development will be constructed. The design as currently shown is unworkable.
What the Conceptual Site Plan does indicate is that the developer is seeking to achieve maximum development without any sympathetic consideration of the site, its context or its importance in its surroundings. In addition, the Conceptual Site Plan does not show that 14 single dwellings can be satisfactorily accommodated on this site.

Highway safety
The positioning of the vehicular access serving lots 11-14 is located in an unsafe position. Vehicles traveling west along Don Donnelly Trail increase speed coming up the hill immediately before the bend approaching the proposed access. The drivers' sight line and visibility is limited both looking to the east by emerging vehicles, and also of those drivers of vehicles approaching from the east around a relatively tight bend in the road. The applicant has advised that "the entrance had been presented to the County and initially they did not have any objections" I suggest the required sight lines and safety issues be reconsidered by the County.

Further Notification
I would be obliged if you could acknowledge receipt of this objection to the proposed development (email will be sufficient). Please also can you keep me informed of any developments.

Ian Mackay

August 1, 2012

Mr. Steve Abraham
Planning Manager
Pinal County Planning & Development Department
PO Box 2973 (31 N. Pinal, BLDG. F) Florence, AZ 85132

RE: PZ-007-12

Mr. Abraham:

Regarding the proposed re-zoning of the property along Don Donnelly Trail, we are OPPOSED to this re-zoning attempt.

Our lot is DIRECTLY ACROSS THE STREET from this planned project. We sit on Lot 58 in Vista del Corazon. We recently finished building our new home on this lot. Our home was meticulously constructed to meet stringent Pinal County building code. *We played by all the rules* and our home was constructed and oriented to focus on the beautiful view to the east.

Now, someone else, for THEIR personal gain, seeks to CHANGE the rules.

This proposal would directly affect our view, and consequently our property value. The proposal would allow for nearly DOUBLE the housing across the street from our lot. Increased traffic, substantial view blockage, more rooflines, and worst of all, INCREASED LIGHT AT NIGHT (home security lighting, auto headlights, etc.) will all be undesirable consequences of this proposal.

We purchased, planned and constructed our home in beautiful Gold Canyon based on the existing RULES. The existing RULES should apply to ALL community members. As property owners, we all have a personal and financial stake in how our community expansion progresses. RULES were created for this purpose.

Changing the rules to make one owner happy at the expense of others should not be allowed. We plan on attending the Public Hearing on this matter and will be available for comment should the need arise.

Sincerely,

Ryan & Gloria Guthrie
[redacted]
Gold Canyon, AZ [redacted]
Parcel Number: [redacted]
Phone: [redacted]
Email: [redacted]

Mr. Clark Smithson, June 28, 2012
Pinal County District 2 Supervisor
PO Box 827, Florence AZ 85132

Cc: Mr. Jerry Stabley, Pinal County Director, Planning and Development
31 N Pinal Street, Florence AZ 85132

Cc: Ms. Ashlee MacDonald, Pinal County Planner II
PO Box 2973, Florence AZ 85132

Subject: Zoning Change Request from CR-1 toR-9. Gold Canyon Golf Course/ Vista Del Corizon (VDC); Jupiter Reality

Dear Mr. Smithson:

The purpose of this letter is to express our opinions as Pinal county residents, who are directly affected by the subject change request. We live in Vista Del Corazon (VDC) on Gold Canyon's Dinosaur Mountain Golf Course; directly across from the subject parcel of land. We bought view homes in the middle of the Golf Course so that we had some assurance that our views would be preserved. We look directly down the Golf Course holes 6, 7, 9 and 10. Our homes were selected because the view was beautiful green golf course fairways instead of looking over onto roof tops. This was, and remains the most salient feature of our homes.

The Russo family has golfed the course as members ever since this section of the golf course was built, about 12 years ago, and only recently discovered that a small parcel of land (approximately 5 acres) existed in the middle of the golf course. Evidently much of this land was "camouflaged" as part of the golf course; for example, planted and mowed grass continuous with the golf course, tee areas, concrete golf cart paths, the golf course insignia, and even an older home was used as a golf maintenance storage area. Now that all of the VDC golf course lots have been sold, the developers move back the grass, reroute the golf cart paths, move the tee areas etc. resulting in a 5 acre parcel of land for development in the middle of the golf course, directly in our view line where before only enough area existed to put a small gazebo, a parking area, and a couple of benches. So much for the assurance of maintaining our view by buying a golf course lot.

We have been told that the current CR-1 zoning requirements would allow the development of 5 lots with an entrance and exit road smoothly integrated onto Don Donnelly Trail. These 5 homes will ultimately block out the sweetest part of our view; hopefully, however, we would still have some view remaining through the space between the homes. Five rooftops in lieu of direct golf course fairways would have a negative effect on our property values. As a result, our property values would be significantly reduced due to the five lots allowed by current zoning requirements. Please support us in limiting the devaluation of our property values to the current level (i.e. caused by the 5 home zoning limit).

The Developer now wants to revise the zoning requirements to allow the number of homes to increase from the current 5 home limit to allow 14 homes in this small, irregularly shaped, piece of land. We are strongly opposed to this proposed change as not in the best interests of neighboring residents .A more comprehensive description of the rationale for our position follows.

1. The residents of VDC are the current residents primarily affected by this change request. Please note that the residents of Gold Canyon East are not materially affected by this request one way or another. The subject parcel does not adjunct the property of Gold Canyon East and cannot even be seen by the residents of Gold Canyon East. The Developer would like to describe this as an in-house Gold Canyon East issue- IT IS NOT a Gold Canyon East issue as they are not materially affected.

2. Degradation of view quality suffered by the residents of VDC will decrease property values of the VDC homes. Fourteen rooftops instead of 5 rooftops will block the golf course fairway views entirely.

3. Traffic safety will be compromised by the 14 lot configuration in lieu of the 5 lot configuration. The 14 lot configuration is in essence three cul-de-sacs, all of which intersect Don Donnelly Trail at 90 degree angles. The 5 lot configuration contains a smoother inline entrance/exit road with only two intersections onto Don Donnelly Trail. The traffic from 5 homes will be less than the traffic from14 homes. Traffic approaching from Kings Ranch Road will come up to these 3 new entrances immediately after negotiating a relatively sharp and steep turn on Don Donnelly Trail. The mitigation of these traffic risks all favor the 5 lot configuration; which is consistent with the existing zoning requirements.

4. The headlights coming from the autos leaving the 14 lot configuration will be shining directly into the windows, patios, and decks of many VDC homes. This will also decrease the VDC property values in addition to the nuisance caused by the direct headlight beams.

5. The 5 lot configuration is most consistent with the community of VDC. The Developer would like to claim commonality with Gold Canyon East, which is absurd in that the Golf Course and VDC are the areas most affected. Gold Canyon East is associated with the subject parcel in name only, no physical association exists.

6. Trading our home property value and standard of living for increased developer profit should not be allowed.

We, formally request that you, as Pinal County guardians, take into consideration the negative impact this proposed change will cause to the residents of VDC and to all of the Gold Canyon community. Please do what you can to retain the existing CR-1 zoning requirements. Please do what is right for the current residents. Please do not allow the Developer's influence to successfully change the existing zoning requirements at the cost of property values, our standard of living, and traffic safety on Don Donnelly Trail.

Sincerely,

Ignatius and Marilyn Russo

[redacted]

Bruce Robinson

[redacted]

August 2, 2012

Mr. Clark Smithson,
Pinal County District 2 Supervisor
PO Box 827, Florence AZ 85132

Subject: Zoning Change Request from CR-1 to R-9. Gold Canyon Golf Course/Vista Del Corazon; Jupiter Reality/Case #PZ-PD-007-12

Dear Mr. Smithson:

My name is Chris Reinesch and as a concerned resident of the Vista Del Corazon community I would like to express my opinion and concerns about the current rezoning proposal that is being discussed at this time.

My wife and I built our home approximately 3 years ago and have completely enjoyed what we hope to be our retirement setting. I would also think that anyone whom either builds or purchases a home in our community (Vista Del Corazon) has done so because of the beautiful setting of the area around us. The Superstitions are the biggest secret when it comes to this beauty!

Years ago there was development in the area that was done with a maverick approach. In recent years development has had to be done in a professional manner. Because of this Pinal County has benefited by some very nice communities with above average home values which translates into a good revenue source in the form of taxes.

I believe by allowing this rezoning we are allowing 14 lots to be developed when originally it was 5. My wife and I are very strongly apposed to this rezoning. At the time it was approved for 5 the county most certainly had their reasons. This higher density that is being proposed will have a immediate and devastating impact on the wildlife that lives on the subject property and the surrounding area. Because of this I would like to question if an environmental impact analysis should be conducted involving Arizona Game and Fish. I personally have seen several mule deer perish on Don Donelly.

I would also like for you to consider the increased traffic that would be created and the impact to surrounding streets. The streets are already in need of improvements because of traffic volumes and the current state of repairs. I also believe that the new requested zoning would allow for additional unwanted change. In addition to the high density housing they could potentially build a commercial area that could incorporate business such as a convenience store – "Not Acceptable".

These 5 acres are within a very close distance to a federal wilderness area and I believe as a responsible representative of your community/county we need to respect this.

Respectfully,

Chris and Rochelle Reinesch

[redacted]

cc: Mr. Jerry Stabley, Pinal County Director, Planning and Development
31 N. Pinal Street, Florence, AZ 85132

cc: Ms. Ashlee MacDonald, Pinal County Planner II
PO Box 2973, Florence AZ 85132

(2nd letter)

Mr. Clark Smithson,
Pinal County District 2 Supervisor
PO Box 827, Florence AZ 85132

June 28, 2012

Cc: Mr. Jerry Stabley, Pinal County Director, Planning and Development
31 N Pinal Street, Florence AZ 85132

Cc: Ms. Ashlee MacDonald, Pinal County Planner II
PO Box 2973, Florence AZ 85132

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Sincerely,

Ignatius and Marilyn Russo

[redacted]

Bruce Robinson
[redacted]

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

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

1. Pinal County Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: January 17, 2012 Concept Review Number: CR-001-12

3. The legal description of the property: SEE ATTACHED

4. Tax Assessor Parcel Number: 104-74-236, 104-74-235A, portion of 104-10-003B & portion of 104-73-100 (ASSEMBLED INTO 104-74-236A)

5. Current Zoning: CR-3PAD & CR-1A Requested Zoning: R 9

6. Parcel size: 5.5 ACRES

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

8. The exact use proposed under this request: RESIDENTIAL SUBDIVISION

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes.
    RECENT TRANSFER OF LAND EXPANDING THIS PARCEL, MAKES THE OLD ZONING OBSOLETE

13. Explain why the proposed development is needed and necessary at this time.
    THIS IS THE FIRST STEP IN THE DEVELOPMENT OF THIS PARCEL SO RE-ZONING NOW WILL ALLOW US TO BE IN A POSITION TO SELL LOTS IN A COUPLE OF YEARS

RECEIPT #: AMT: DATE: CASE:

Revised December 2011

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

JUPITER REALTY ASSOCIATES 315-363-6410
Name of Landowner (Applicant) Phone Number

P.O. BOX 270 ONEIDA, NY 13421
Address (City, State, Zip Code)

MOEC RICHARD A ROSSETTI RROSSETTI@THEZELLERGROUP.COM
Signature of Landowner (Applicant) Print Name E-Mail Address

Name of Agent Phone Number

Address (City, State, Zip, Code)

Signature of Agent Print Name E-Mail Address

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

Revised February 2012

That portion of Section 5 and Section 4, Township 1 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the northwest corner of said Section 4, being also the northeast corner of Section 5, a GLO brass cap in concrete, from which the north quarter corner of said Section 4, a GLO brass cap in concrete, bears North 89°58'22" East (basis of bearing), a distance of 2640.51 feet;
THENCE along the west line of said Section 4, being also the east line of said Section 5, South 00°01'10" East, a distance of 230.92 feet, to the **POINT OF BEGINNING**;
THENCE leaving said west and east line, South 89°54'52" East, a distance of 9.51 feet;
THENCE South 02°53'58" East, a distance of 171.64 feet;
THENCE South 29°12'24" East, a distance of 13.23 feet;
THENCE South 74°45'25" East, a distance of 18.87 feet;
THENCE North 87°19'04" East, a distance of 13.10 feet;
THENCE South 76°13'04" East, a distance of 51.05 feet;
THENCE South 58°27'39" East, a distance of 60.66 feet;
THENCE South 65°16'43" East, a distance of 12.28 feet;
THENCE South 81°22'05" East, a distance of 36.87 feet;
THENCE South 71°05'53" East, a distance of 30.80 feet;
THENCE South 35°42'07" East, a distance of 13.88 feet;
THENCE South 14°49'46" West, a distance of 12.56 feet;
THENCE South 21°38'08" West, a distance of 33.61 feet;
THENCE South 51°49'13" West, a distance of 33.24 feet;
THENCE South 49°56'45" West, a distance of 6.28 feet;
THENCE South 61°07'33" West, a distance of 1.27 feet;
THENCE South 51°49'13" West, a distance of 21.86 feet;
THENCE South 49°56'37" West, a distance of 7.60 feet;
THENCE South 84°07'43" West, a distance of 50.06 feet;
THENCE South 84°13'56" West, a distance of 45.90 feet;
THENCE South 89°19'18" West, a distance of 23.83 feet;
THENCE South 47°30'47" West, a distance of 40.01 feet;
THENCE South 41°11'07" West, a distance of 36.40 feet, to a point on said west and east line;
THENCE leaving said west and east line, continuing South 41°11'07" West, a distance of 12.53 feet;
THENCE South 62°11'27" West, a distance of 29.30 feet;
THENCE South 59°32'11" West, a distance of 72.26 feet;
THENCE South 31°52'37" West, a distance of 13.02 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said curve, having a radius of 47.48 feet, concave easterly, from which the radius bears South 66°31'16" East, through a central angle of 35°03'32", a distance of 29.05 feet, to a point of intersection with a non-tangent curve;

Unofficial

THENCE southerly along said curve, having a radius of 350.22 feet, concave westerly, from which the radius bears North 88°42'18" West, through a central angle of 07°04'44", a distance of 43.27 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said curve, having a radius of 149.51 feet, concave easterly, from which the radius bears South 75°18'21" East, through a central angle of 15°35'12", a distance of 40.67 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said curve, having a radius of 73.96 feet, concave northeasterly, from which the radius bears North 71°32'27" East, through a central angle of 26°32'29", a distance of 34.26 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said curve, having a radius of 1611.35 feet, concave northeasterly, from which the radius bears North 64°02'41" East, through a central angle of 00°30'33", a distance of 14.32 feet, to a point of intersection with a non-tangent line;
THENCE South 49°50'52" East, a distance of 15.45 feet;
THENCE South 66°40'16" East, a distance of 29.86 feet;
THENCE South 77°14'05" East, a distance of 19.85 feet;
THENCE South 87°55'17" East, a distance of 9.76 feet;
THENCE North 61°56'52" East, a distance of 25.34 feet, to a point on said west and east line;
THENCE leaving said west and east line, continuing North 61°56'52" East, a distance of 81.49 feet;
THENCE North 52°47'10" East, a distance of 5.31 feet;
THENCE North 60°25'05" East, a distance of 20.04 feet;
THENCE North 73°36'59" East, a distance of 6.83 feet;
THENCE North 61°56'52" East, a distance of 21.98 feet;
THENCE South 28°03'08" East, a distance of 6.24 feet;
THENCE North 90°00'00" East, a distance of 2.49 feet;
THENCE South 44°58'32" East, a distance of 6.38 feet;
THENCE South 23°36'41" East, a distance of 19.70 feet;
THENCE South 13°44'58" East, a distance of 18.97 feet;
THENCE South 03°10'38" East, a distance of 20.34 feet;
THENCE South 38°15'59" West, a distance of 2.93 feet;
THENCE South 08°47'44" East, a distance of 1.20 feet;
THENCE South 39°47'32" West, a distance of 25.75 feet;
THENCE South 28°11'25" West, a distance of 2.74 feet;
THENCE South 21°45'28" West, a distance of 7.11 feet;
THENCE South 19°01'43" West, a distance of 42.32 feet;
THENCE South 16°41'48" West, a distance of 8.29 feet;
THENCE South 52°37'27" West, a distance of 48.48 feet;
THENCE South 29°56'56" West, a distance of 112.34 feet, to a point on said west and east line;
THENCE leaving said west and east line, continuing South 29°56'56" West, a distance of 50.82 feet;
THENCE North 76°38'15" West, a distance of 61.02 feet;
THENCE South 70°32'45" West, a distance of 79.17 feet, to a point on the easterly right-of-line of Golden Rim Circle (a.k.a. Don Donnelly Trail), as shown on the Final Plat for Gold Canyon East recorded in Cabinet A, Slide 196, Pinal County Records (P.C.R.), being also a point of intersection with a non-tangent curve;

SPECIMEN COPY

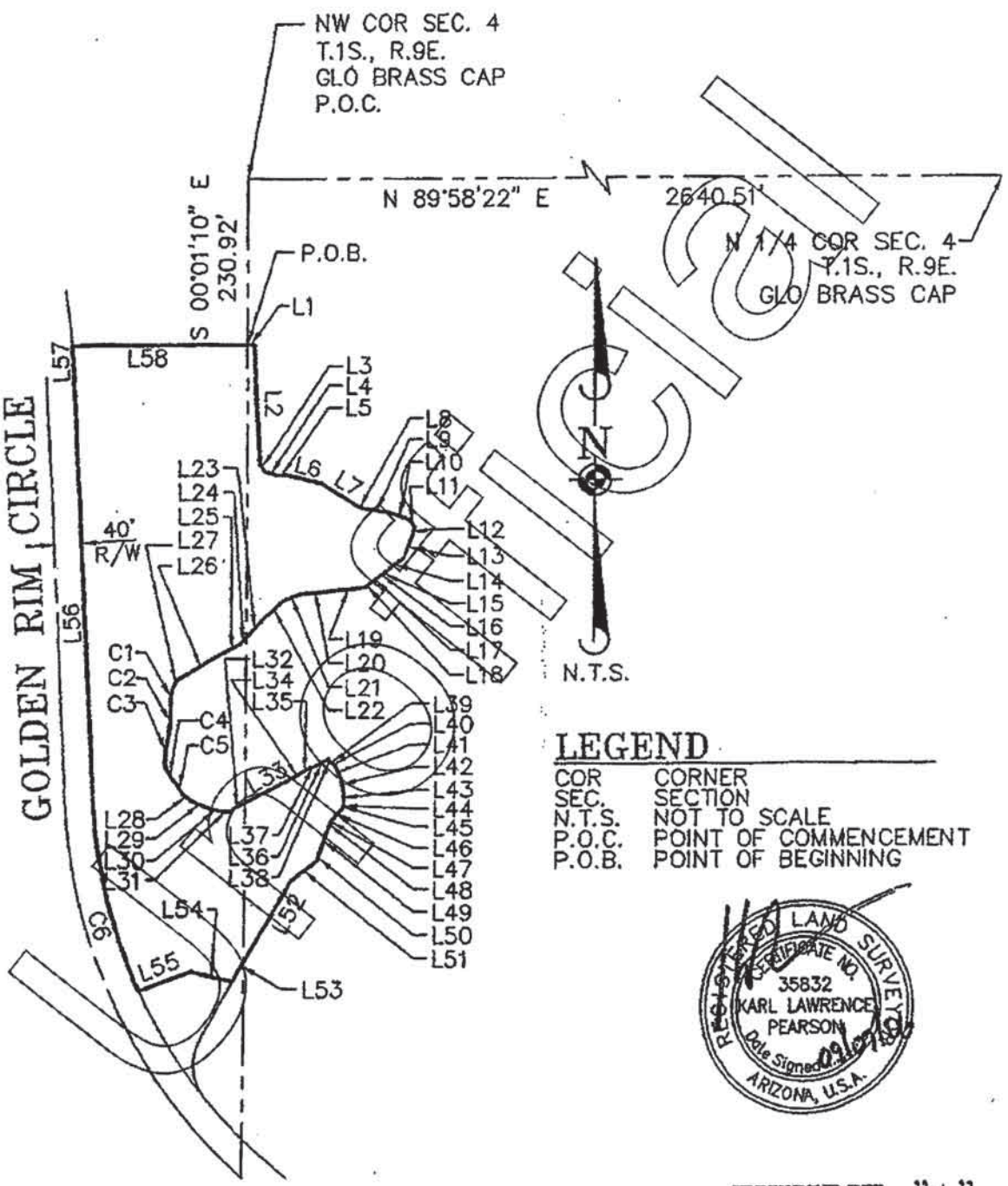
THENCE along said easterly right-of-way line, northerly along said curve, having a radius of 720.00 feet, concave easterly, from which the radius bears North 64°43'48" East, through a central angle of 22°27'11", a distance of 282.15 feet, to the curve's end;
THENCE North 02°53'47" West, a distance of 613.88 feet;
THENCE North 03°56'11" West, a distance of 43.54 feet;
THENCE leaving said easterly right-of-way line, South 89°54'52" East, a distance of 251.43 feet, to the **POINT OF BEGINNING**.

Containing 5.4978 acres, or 239,483 square feet, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the unrecorded ALTA Survey of Gold Canyon East prepared by J. G. Ellis Land Surveying Services, dated February 28, 2000, job number 10-02-15, and other client provided information. This parcel description is located within an area surveyed by Manhard Consulting, LTD. during the month of August, 2005 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 07/12/2003) of said positions based on said survey.

Unofficial



LEGEND

COR	CORNER
SEC.	SECTION
N.T.S.	NOT TO SCALE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35832
KARL LAWRENCE
PEARSON
Date Signed 09-07-08
ARIZONA, U.S.A.

EXHIBIT "A"

GOLD CANYON PHASE 9	GOLD CANYON, ARIZONA	PROPOSED OVERALL BOUNDARY

PROJ. MGR: KLP
DRAWN BY: RCS
DATE: 09-07-08
SCALE: N.T.S.

Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
14505 North Hayden Road, Suite 240 • Scottsdale, AZ 85260 • 480.946.5550 • 480.946.5599 Fx • www.manhard.com

SHEET 4 OF 5

JZRGCA 6407

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°54'52" E	9.51'
L2	S 02°53'58" E	171.64'
L3	S 29°12'24" E	13.23'
L4	S 74°45'25" E	18.87'
L5	N 87°19'04" E	13.10'
L6	S 76°13'04" E	51.05'
L7	S 58°27'39" E	60.66'
L8	S 65°16'43" E	12.28'
L9	S 81°22'05" E	36.87'
L10	S 71°05'53" E	30.80'
L11	S 35°42'07" E	13.86'
L12	S 14°49'46" W	12.56'
L13	S 21°38'08" W	33.61'
L14	S 51°49'13" W	33.24'
L15	S 49°56'45" W	6.28'
L16	S 61°07'33" W	1.27'
L17	S 51°49'13" W	21.86'
L18	S 49°56'37" W	7.60'
L19	S 84°07'43" W	50.06'
L20	S 84°13'56" W	45.90'
L21	S 69°19'18" W	23.83'
L22	S 47°30'47" W	40.01'
L23	S 41°11'07" W	36.40'
L24	S 41°11'07" W	12.53'
L25	S 62°11'27" W	29.30'
L26	S 59°32'11" W	72.26'
L27	S 31°52'37" W	13.02'
L28	S 49°50'52" E	15.45'
L29	S 66°40'16" E	29.86'

LINE TABLE		
LINE	BEARING	LENGTH
L30	S 77°14'05" E	19.85'
L31	S 87°55'12" E	9.76'
L32	N 61°56'52" E	25.34'
L33	N 61°56'52" E	81.49'
L34	N 52°47'10" E	5.31'
L35	N 60°25'05" E	20.04'
L36	N 73°36'59" E	6.83'
L37	N 61°56'52" E	21.98'
L38	S 28°03'08" E	6.24'
L39	N 90°00'00" E	2.49'
L40	S 44°58'32" E	6.38'
L41	S 23°36'41" E	19.70'
L42	S 13°44'58" E	18.97'
L43	S 03°10'38" E	20.34'
L44	S 38°15'59" W	2.93'
L45	S 08°47'44" E	1.20'
L46	S 39°47'32" W	25.69'
L47	S 28°11'25" W	2.74'
L48	S 21°45'28" W	7.11'
L49	S 19°01'43" W	42.32'
L50	S 16°41'48" W	8.29'
L51	S 52°37'27" W	48.48'
L52	S 29°56'56" W	112.34'
L53	S 29°56'56" W	50.82'
L54	N 76°38'15" W	61.02'
L55	S 70°32'45" W	79.17'
L56	N 02°53'47" W	613.88'
L57	N 03°56'11" W	43.54'
L58	S 89°54'52" E	251.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°03'32"	47.48'	29.05'
C2	7°04'44"	350.22'	43.27'
C3	15°35'12"	149.51'	40.67'
C4	26°32'29"	73.96'	34.26'
C5	0°30'33"	1611.35'	14.32'
C6	22°27'11"	720.00'	282.15'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35832
KARL LAWRENCE
PEARSON
Date Stoned 04/17/08
ARIZONA, U.S.A.

EXHIBIT "A"

GOLD CANYON PHASE 9	GOLD CANYON, ARIZONA	PROPOSED OVERALL BOUNDARY

PROJ. MGR.: KLP
DRAWN BY: RCS
DATE: 09-07-06
SCALE: N.T.S.

Manhard Consulting, Ltd.
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Environmental Scientists • Landscape Architects • Planners • Construction Managers
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SHEET 5 OF 5

SZRGCA 6407

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

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

1. Pinal Count Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: Jan. 17, 2012 Concept Review No.: CR-001-12

3. The Legal Description of the Property: See Attached

4. Tax Assessor Parcel No.: 104-74-236A

5. Current Zoning: PAD
   Requested PAD Overlay District: Remove from PAD and rezone to R-9

6. Parcel Size: Approximately 1 acre

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

8. The exact use proposed under this request: Single-family residential

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.
    This request is companion to a pending application to rezone approximately 5.5 acres of land to R-9 for a 14 lot single-family subdivision

13. Explain why the proposed development is needed and necessary at this time.
    In conjunction with the companion zoning case, there are portions of the property that are included in the original 1996 PAD (PZ-PD-018-96) that need to be removed from the PAD in order to be re-zoned to R-9 and included in the newly proposed 14 lot subdivision.

RECEIPT #: AMT: DATE: CASE:

Revised February 2012

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

(315) 363-6410

JUPITER REALTY ASSOC. P.O. BOX 270, ONEIDA, NY 13421

Name of Landowner (Applicant) Address Phone Number

MOEC RROSSETTI@THEZELLERGROUP.com

Signature of Landowner (Applicant) E-Mail Address

W. RALP PEW, PEW & LAKE, PLC 1744 S. VAL VISTA DR, STE 217 MESA, AZ 85204 (480)461-4670

Name of Agent Address Phone Number

RALPH.PEW@AZBAR.ORG

Signature of Agent E-Mail Address

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

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

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

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

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

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

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

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

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

X D. Current preliminary Title Report **(within 60 days prior to application)** Included with Rezone Application

X E. Development Plan. See Rezone Application

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

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

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

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

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

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

c. Utility and services table indicating type and source:

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

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

X F. Open Space and Recreation Plan ("OSRP") See Rezone Application

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

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

Y G. A landscape plan. The design objective of the plan must be clear and supported by a written statement. The plan must provide ample quantity and variety of "low water use" plants. The landscape plans shall include the following:

a. A vegetation salvage plan.
b. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) See Rezone Application
c. Extent and location of all plant materials and other landscape features.
d. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters and similar elements.
e. Location of water outlets.

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

____ I. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

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

Y K. A signed PAD submittal Checklist.

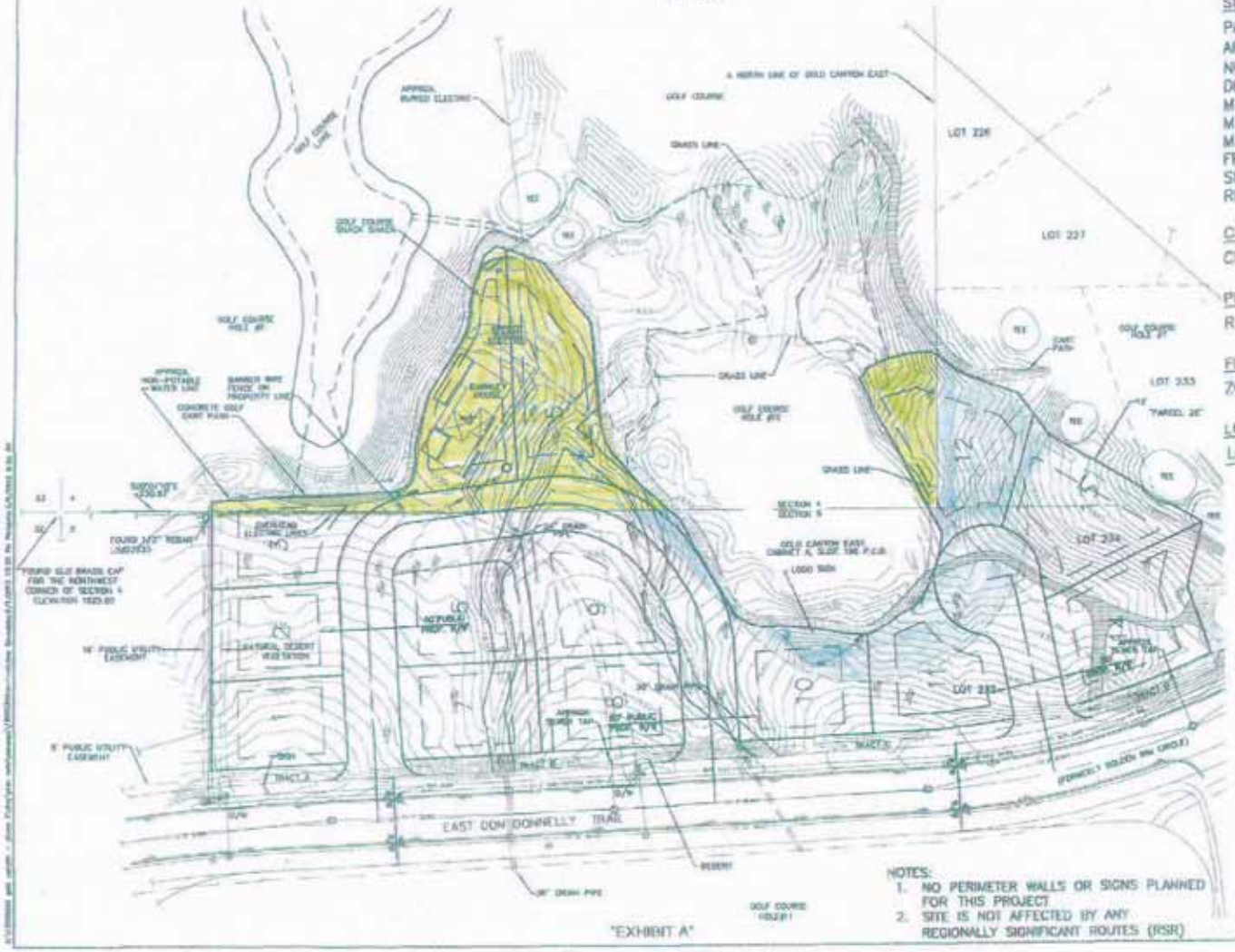
I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

T. Tyrrell — 11 JULY 2012

Signature — Date

Revised February 2012

CONCEPTUAL SITE PLAN
FOR
GOLD CANYON EAST - PHASE 9
A PORTION OF SECTIONS 4 & 5, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



"EXHIBIT A"

NOTES:
1. NO PERIMETER WALLS OR SIGNS PLANNED FOR THIS PROJECT
2. SITE IS NOT AFFECTED BY ANY REGIONALLY SIGNIFICANT ROUTES (RSR)

OWNER & APPLICANT
JUPITER REALTY
5287 SOUTH DESERT DAWN DRIVE
GOLD CANYON, ARIZONA 85218
PHONE: (480) 983-9810

SITE DATA
PARCEL NUMBERS.....104-74-236A
AREA.....~5.5 ACRES
NUMBER OF LOTS.....14
DENSITY.....2.5 DU/AC
MIN LOT SIZE.....10,000 SQ. FT.
MIN ALLOWABLE LOT SIZE.....9,000 SQ. FT.
MIN LOT DIMENSION.....80'X120'
FRONT SETBACK.....20 FT.
SIDE SETBACK.....10/10 FT.
REAR SETBACK.....25 FT.

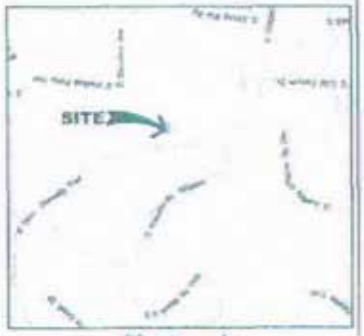
CURRENT ZONING
CR-1A SINGLE FAMILY RESIDENCE ZONE

PROPOSED ZONING
R-9 SINGLE FAMILY RESIDENCE ZONE

FLOOD ZONE
ZONE C: AREAS OF MINIMAL FLOODING

LOT TABLE

LOT #	SQ. FT.
1	10,009
2	10,145
3	10,667
4	13,536
5	15,536
6	13,509
7	10,964
8	11,154
9	12,692
10	12,557
11	12,466
12	16,843
13	14,280
14	15,266



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

PROJECT NO.: 12000346
DATE: MAY 9, 2012

ATWELL
OFFICES IN NORTH AMERICA AND ASIA

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

JUPITER REALTY ASSOCIATES
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 5.5 +/- acres located at EAST DON DONNELLY TRAIL, GOLD CANYON AZ, 85218, and
[Insert Address of Property]
further identified as assessor parcel number 104-74-236A 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 ATWELL, LLC & PEW & LAKE, PLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation on the next page.]

_____ _____
[Signature] *[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

Revised February 2012

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

Jupiter Realty Associates
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: M.O.E.C.
[Insert Title]

Dated: 6/22/12

STATE OF New York)
) ss.
COUNTY OF Madison)

NICOLE E. SMITH
Notary Public, State of New York
No. 01SM6229053
Qualified in Madison County
My Commission Expires October 04, 2014

The foregoing instrument was acknowledged before me, this 22nd day of June, 2012
by Richard Rossetti, MOEC
[Insert Signor's Name] *[Insert Title]*
Jupiter Realty Associates, a New York Partnership
[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.

Nicole E. Smith
Notary Public

My commission expires: 10-04-2014

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

Revised February 2012

PZ-007-12

Narrative for a Zoning Request

Gold Canyon East Phase 9
Gold Canyon, Arizona
Pinal County, Arizona

Prepared by: Atwell, L.L.C.

ATWELL

4700 East Southern Avenue
Mesa, AZ 85206
Job # 12000346

Prepared for: Jupiter Realty
5287 South Desert Dawn Drive
Gold Canyon, AZ 85218

July 13, 2012

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Purpose of Request 2

Description of Proposal 2

Nature of the Project 2

Proposed Land Use Table 4

Proposed Densities 4

Conformance to Adopted Land Use Plans 5

Circulation and Recreation Systems 5

Relationship to Surrounding Properties 5

Location and Accessibility 6

Public Utilities and Services 6

Neighborhood Meeting Information 6

History of the Project 7

Neighborhood Meeting 7

Exhibits

Proposed Site Plan ..... A

Exhibit Showing Relationships to Surrounding Area ..... B

Purpose of Request

- The subject property consists of 5.50 acres of mostly undeveloped natural desert property with some vacant structures that are to be demolished and a few golf course amenities that have been redesigned to accommodate this development. It is the request of the owner to zone this property under an R-9 Single Family Residence Zoning District.

- New home market conditions and buyer demands have drastically changed in the recent years and the market continues to evolve. The current market shows a future need for single family homes in the Gold Canyon area for lot sizes allowed by the R-9 zoning classification. It is the intention of this request to subdivide this property into 14 single family custom homes sites.

- The requested lot size and density conforms to the adjacent Gold Canyon East Community and will provide additional open space along Don Donnelly Trail that will be an attribute to the Gold Canyon East HOA.

Description of Proposal

Nature of the Project

Gold Canyon East is a single family residential community with 635 total lots on approximately 286 acres. The residential lots in Gold Canyon East range from Townhome products to acre plus lots, providing a mix of residential housing products and options for the homebuyer.

The site is located in Sections 4 and 5 of Township 1 South and Range 9 East. The APN is 104-74-236A. According to the 2009 Pinal County Comprehensive Plan, the land use designation for this site is Moderate Low Density (1-3.5 du/ac).

In Chapter 3 of the Comprehensive Plan, Moderate Low Density (1-3.5 du/ac) area is described as follows: Moderate low density residential intends to provide for a larger lot development pattern with options for suburban residential pattern. Suitability is

determined by location, access, existing land use patterns and natural and man-made constraints. The density shown is for the overall project. Specific areas in the project may have higher densities. The proposed density is in compliance with the comprehensive plan guidelines.

The site is approximately 5.50 acres of an unusual shape due to the design of the adjacent golf course surrounding it. Because of this shape, we are requesting this change in zoning in order to accommodate practical lotting for a residential development for the requested lot sizes. The site plan proposes 14 lots with one single family dwelling intended per lot. All lots will meet the minimum requirements for R-9 zoning for area, size and setbacks. The largest of the proposed 14 lots is 16,843 sf and the smallest being 10,009 sf with an average of 12,829 sf and a proposed density of 2.55 du/acre (see lot table).

The setbacks of 20' in the front, 25' in the rear and 10 on the sides will be in compliance with the R-9 zoning.

The site will include .26 acres of open tracts, 15' wide, along the right of way on Don Donnelly Trail. This open space area will be landscaped with desert plants indigenous to the area.

Drainage patterns will follow the historic paths and the retention will be supplied in the golf course lake and in a retention basin to be constructed within the golf course property and located within existing drainage easements provided by the golf course owners (see appendix B). Arrangements for construction and capacity have been made with the golf course owners to allow for this retention. Maintenance for these basins will be supplied by the golf course.

There is an existing golf course cart path that passes through the site. This existing cart path will be relocated as needed to be removed from any of the lots. A new golf cart path will be provided along Tract D as shown on the Conceptual Site Plan. The circulation for the golf carts will also include access through the cul-de-sac between lots 11 and 14 that will allow access to the golf course between lots 11 and 12. The revised path will maintain the current circulation for the golf course with no additional effects to the golf course operations.

Also located within the property is an abandoned golf course snack shack that is no longer in use. The golf course has already replaced this facility elsewhere and no longer affects this property. The existing snack shack will be removed with this development.

Proposed Land Use Table

The following table summarizes the proposed land use of 14 single family custom home lots within the development. The lot sizes are subject to minor adjustments at final plat.

PROPOSED LAND USE TABLE		
Description		**Acres**
Gross area		5.50
Public right of way		1.12
Single Family Residential Lots		4.12
Open space tracts		.26
Lot Layout Mix (subject to change)		
Lot number	Proposed Lot Area	
1	10,009	
2	10,145	
3	10,667	
4	13,536	
5	15,536	
6	13,509	
7	10,964	
8	11,154	
9	12,692	
10	12,557	
11	12,446	
12	16,843	
13	14,280	
14	15,266	
	Total number of lots	**14**
	Approximate number of lots Allowed under R-9	18
	Average lot size	12,829 sf
Density Calculation	5.50	Gross area acres
	14 lots / 5.50 ac = 2.55	DU per acre

Proposed Densities

Gold Canyon East Phase 9 is a proposed single family residential custom home project that shall be one and two story detached homes that should yield a variety of architectural designs that will be subject to the Gold Canyon East Architectural Guidelines. The density is 2.55 dwelling units per acre. See Land Use Table in the previous section for data on the residential density.

Conformance to Adopted Land Use Plans

The proposed zoning is comparable in density and layout to the currently approved land uses for Gold Canyon East. The proposed zoning will continue to conform to the overall land uses for the area. In addition, the proposed density for the project is well within the density standards approved for other nearby developments. With a proposed maximum density of 2.55 DU/acre, Gold Canyon East Phase 9 will be comparable to the density of the surrounding approved Gold Canyon East subdivisions such as the closest Gold Canyon East subdivisions of Phase 4, Parcel 3 with 28 lots on 13.15 acres with lots sizes down to 6,900 sf (2.13 DU/acre); and Phase 4, Parcel 2 with 76 lots on 26.30 acres with lots sizes down to 6,050 sf (2.89 DU/acre). Vista Del Corazon has some larger lots to the west and some ranch style home sites are to the north. There are some lots within the Vista Del Corazon subdivision that are over an acre in size down to as low as 10,000 sf. Lots directly across Don Donnelly Trail and the golf course tee boxes to the west are approximately 14,375 to 16,988 sf.

Circulation and Recreation Systems

There will be 3 proposed accesses to the Phase 9 site off of Don Donnelly Trail. All roadways will be within public right of way and be designed to Pinal County standards. One access will be for a cul-de-sac that serves 4 lots. The other two accesses will create a loop and serve 10 lots.

The overall Gold Canyon East project has many recreational open space areas throughout as called for in the original development plan. There is an adjacent golf course for public use that also provides a view corridor for the lots.

Relationship to Surrounding Properties

The project is surrounded by similar residential uses. See Exhibit B for a map showing the relationship of Phase 9 to the surrounding properties.

Location and Accessibility

This project is located within the Gold Canyon area. There is access directly off Highway 60 via Superstition Mountain Drive and Kings Ranch Road, and the direct access to the proposed subdivision is from Don Donnelly Trail.

Public Utilities and Services

Gold Canyon East is served by the following providers:

Sewer	Gold Canyon Sewer Company
Water	Arizona Water Company*
Electricity	Salt River Project
Telephone	Century Link
Police	Pinal County Sheriff's office
Fire	Apache Junction Fire District
Schools	Apache Junction School District
Solid waste	Private hauler

*Estimated usage 14 du * 330 gpdupd = 4620 gallons per day.

Maintenance of Streets and Common Areas

The Gold Canyon East Homeowners Association is responsible for maintaining common areas including the landscape tracts along Don Donnelly Trail. The streets are public and will be owned and maintained by Pinal County.

History of the Project

Phase 9, the subject of this re-zoning application, is a part of the original platted Gold Canyon East subdivision that was recorded back in the mid 1980's. In the early 1990's, Jupiter Realty Associates bought Gold Canyon East from the RTC. To enhance its development, in the mid 1990's, Jupiter negotiated a sale of some of its property to its neighbor, Gold Canyon Golf Resort, so that they could expand their existing 18 hole golf course into a 36 hole golf course that would wind its way through Gold Canyon East. Some of Phase 9 was sold for that purpose. In the early 2000's, Jupiter noticed that a portion of the Golf Course property adjacent to Phase 9 was not being utilized and negotiated a deal to acquire this property to expand Phase 9. These two transactions substantially changed the configuration of Phase 9 rendering the larger lots impractical and inconsistent with the surrounding residential lots. Therefore, Jupiter now desires to re-zone Phase 9.

Neighborhood Meeting

A neighborhood meeting was held on April 5 for the proposed R-9 zoning for Gold Canyon East Phase 9. The meeting minutes, attendance sign in sheet copy of the notice of neighborhood meeting and list of owners notified are attached for reference in Appendix A.

Exhibits

CONCEPTUAL SITE PLAN
FOR
GOLD CANYON EAST - PHASE 9
A PORTION OF SECTIONS 4 & 5, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

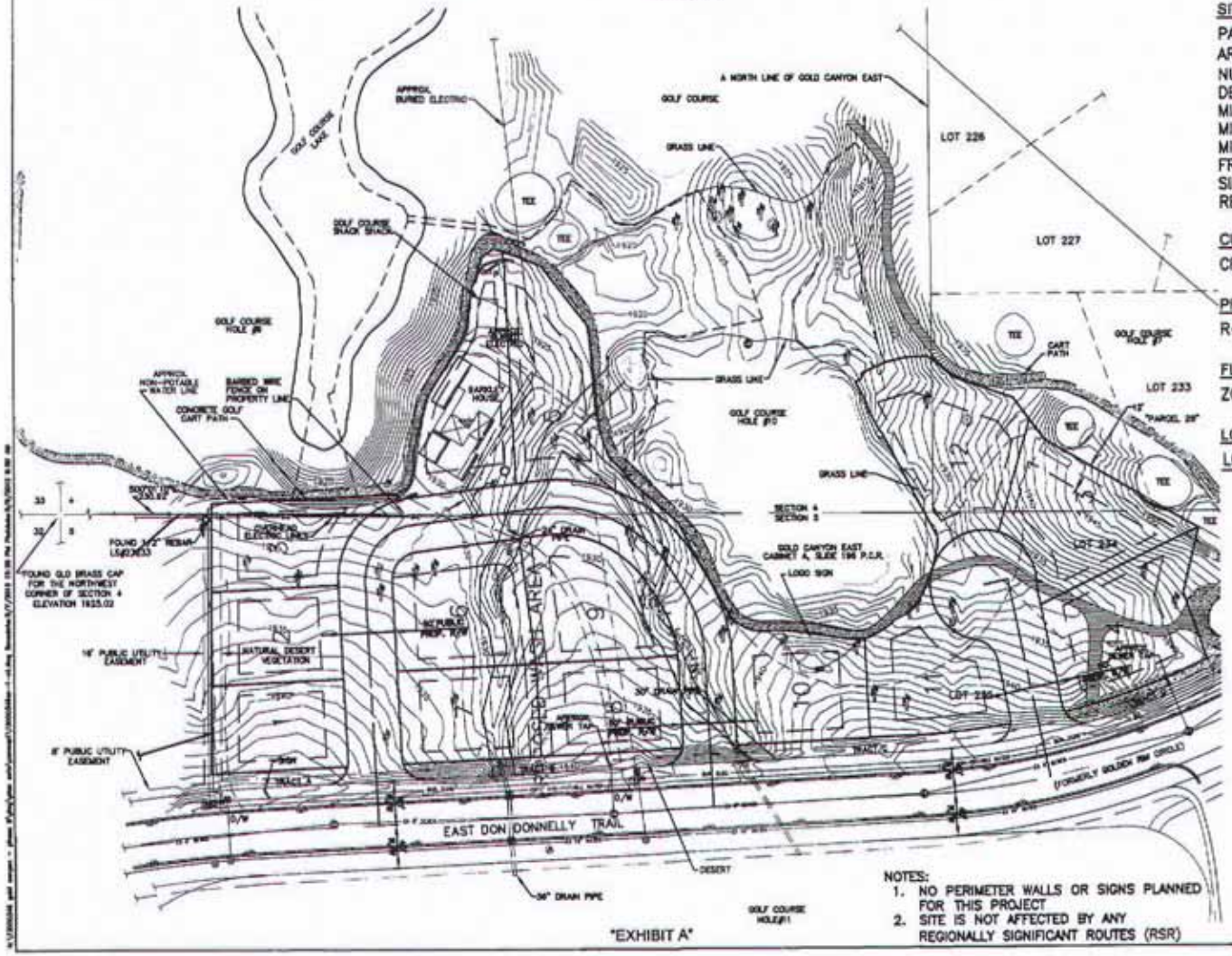


EXHIBIT A

NOTES:
1. NO PERIMETER WALLS OR SIGNS PLANNED FOR THIS PROJECT
2. SITE IS NOT AFFECTED BY ANY REGIONALLY SIGNIFICANT ROUTES (RSR)

OWNER & APPLICANT

JUPITER REALTY
5287 SOUTH DESERT DAWN DRIVE
GOLD CANYON, ARIZONA 85218
PHONE: (480) 983-9810

SITE DATA

PARCEL NUMBERS	104-74-236A
AREA	~5.5 ACRES
NUMBER OF LOTS	14
DENSITY	2.5 DU/AC
MIN LOT SIZE	10,000 SQ. FT.
MIN ALLOWABLE LOT SIZE	9,000 SQ. FT.
MIN LOT DIMENSION	80'X120'
FRONT SETBACK	20 FT.
SIDE SETBACK	10/10 FT.
REAR SETBACK	25 FT.

CURRENT ZONING

CR-1A SINGLE FAMILY RESIDENCE ZONE

PROPOSED ZONING

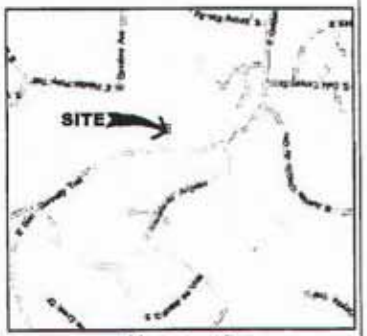
R-9 SINGLE FAMILY RESIDENCE ZONE

FLOOD ZONE

ZONE C: AREAS OF MINIMAL FLOODING

LOT TABLE

LOT #	SQ. FT.
1	10,009
2	10,145
3	10,667
4	13,536
5	15,536
6	13,509
7	10,964
8	11,154
9	12,692
10	12,557
11	12,466
12	16,843
13	14,280
14	15,266



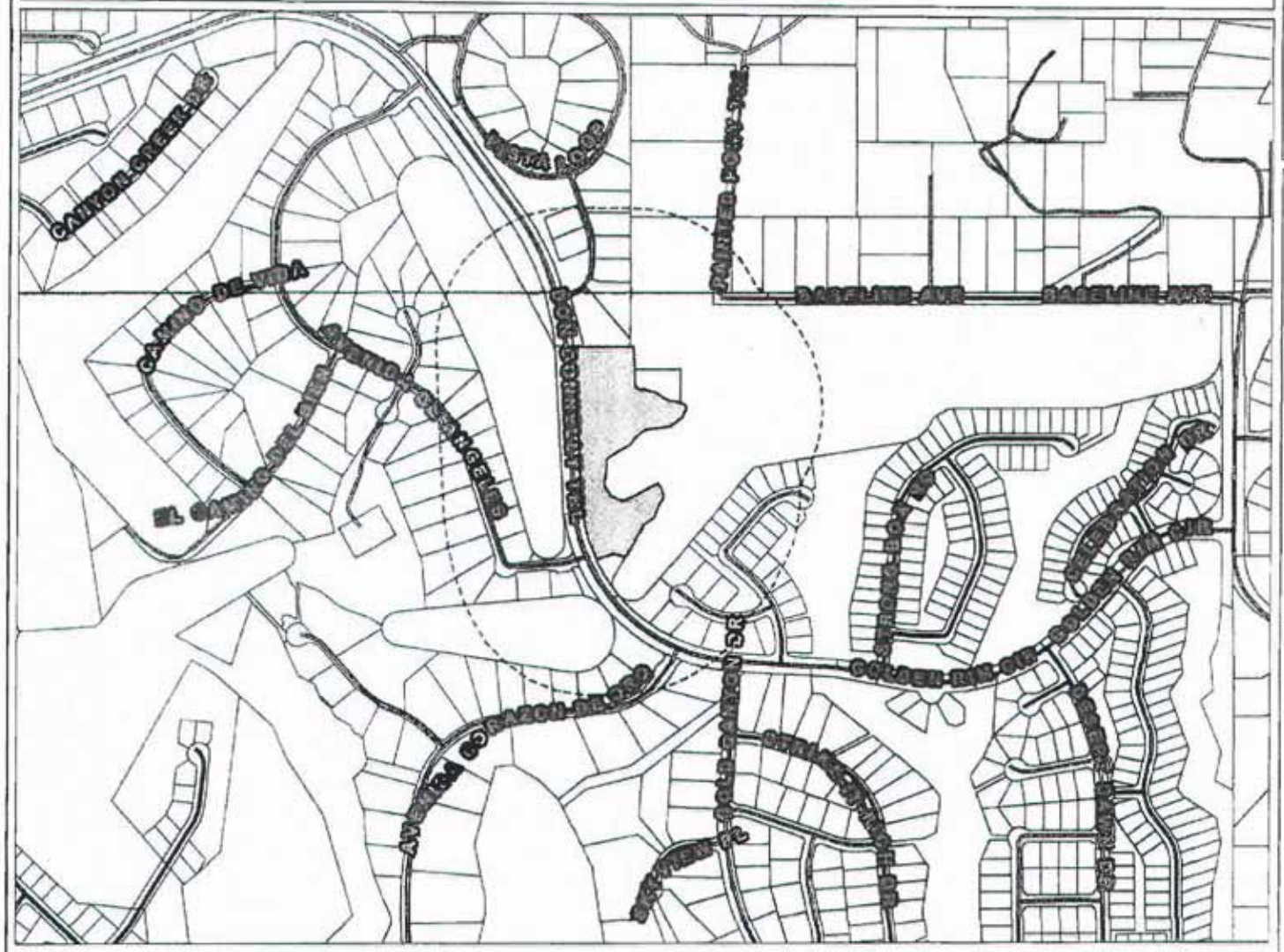
SCALE: 1" = 100'

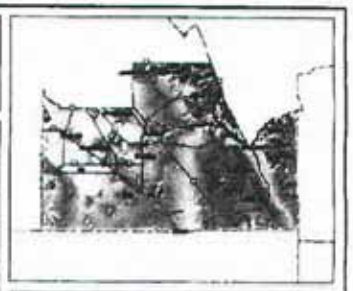
100 0 100
Scale Feet

PROJECT NO.: 12000346
DATE: MAY 9, 2012

ATWELL
OFFICES IN NORTH AMERICA AND ASIA

600' Buffer





Legend

- AZ Major HWY
- Highways
  - Interstate
  - US Hwy
  - State Hwy
  - County Hwy
- Roads
- Railroads
  - COPPER BASIN RR
  - UNION PACIFIC RAILROAD
- AZ Counties
- Situs Address
- Tax Parcels
- Survey Lines
  - County Line
  - Township Line
- Section Lines
- Section Numbers
- Township Anno
- Townships
- Cities/Towns
- Elevation1
  - High : 71616
  - Elevation1
  - Low : 70102
- Hillshade
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

1: 7,834

Printed On: 2-May-2012

0.2 0 0.12 0.2 Miles

NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet

© Pinal County.

Pinal County makes no warranty, expressed or implied, regarding the accuracy, completeness, or usefulness of the information provided on this map. Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of the information represented on this map. This map and represented data is not intended to be used as a survey product or official record, or for navigation. Roadways are labled for identification only and in no way imply legal access or right of way.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description

Exhibit B

PZ/PZ-PD-007-12

PZ/PZ-PD-007-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NO.: **PZ-PD-007-12 (Phase 4 at Gold Canyon East Amendment)**
PZ-007-12 (Gold canyon East Phase 4)

CASE COORDINATOR: Steve Abraham

LEGAL DESCRIPTION: 78.95± acres, situated in a portion of the NE¼ of Section 5 & the N½ of Section 4, G&SRB&M, (legal on file) & 5.5± acres, situated in a portion of the NE¼ of Section 5 & the NW¼ of Section 4, T01S, R09E G&SRB&M; Tax parcel 104-74-0236A (legal on file)

TAX PARCEL: Tax parcels (multiple maps) 104-10, 104-73, 104-74, 108-09, 108-08, 108-07 (parcel list on file) 104-74-236A (legal on file) (1 acre area to be removed from previously approved PAD is part of 104-74-236A)

APPLICANT/LANDOWNER: Jupiter Realty Associates

AGENT: Pew and Lake PLC

REQUESTED ACTION & PURPOSE:

PZ-PD-007-12: Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment to allow the removal of a one (1) acre parcel of land from the 78.95± acre **Phase 4 at Gold Canyon East PAD** previously approved under cases **(PZ(PD)018-96)**

PZ-007-12- PUBLIC HEARING/ACTION: Jupiter Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A **(PZ-021-86)** & CR-3/PAD **(PZ(PD)018-96)** to R-9 (Single Residence zoning district) on 5 acres.

LOCATION: (located on the east side of Don Donnelly Dr. north of Avenida de Angles in the Gold Canyon Area.

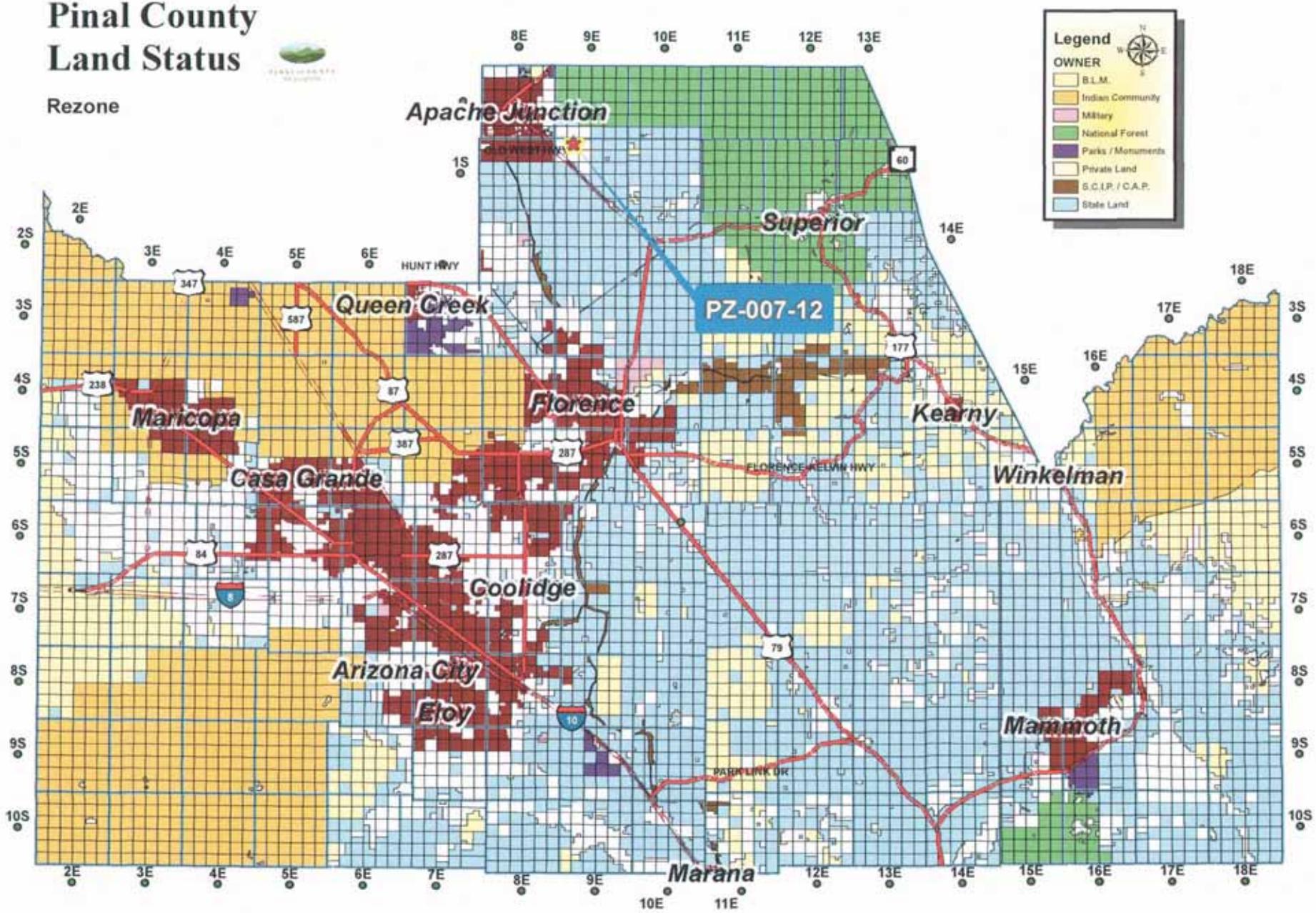
SIZE: 1 acre to be removed from previous PAD, 5± acres to be rezoned

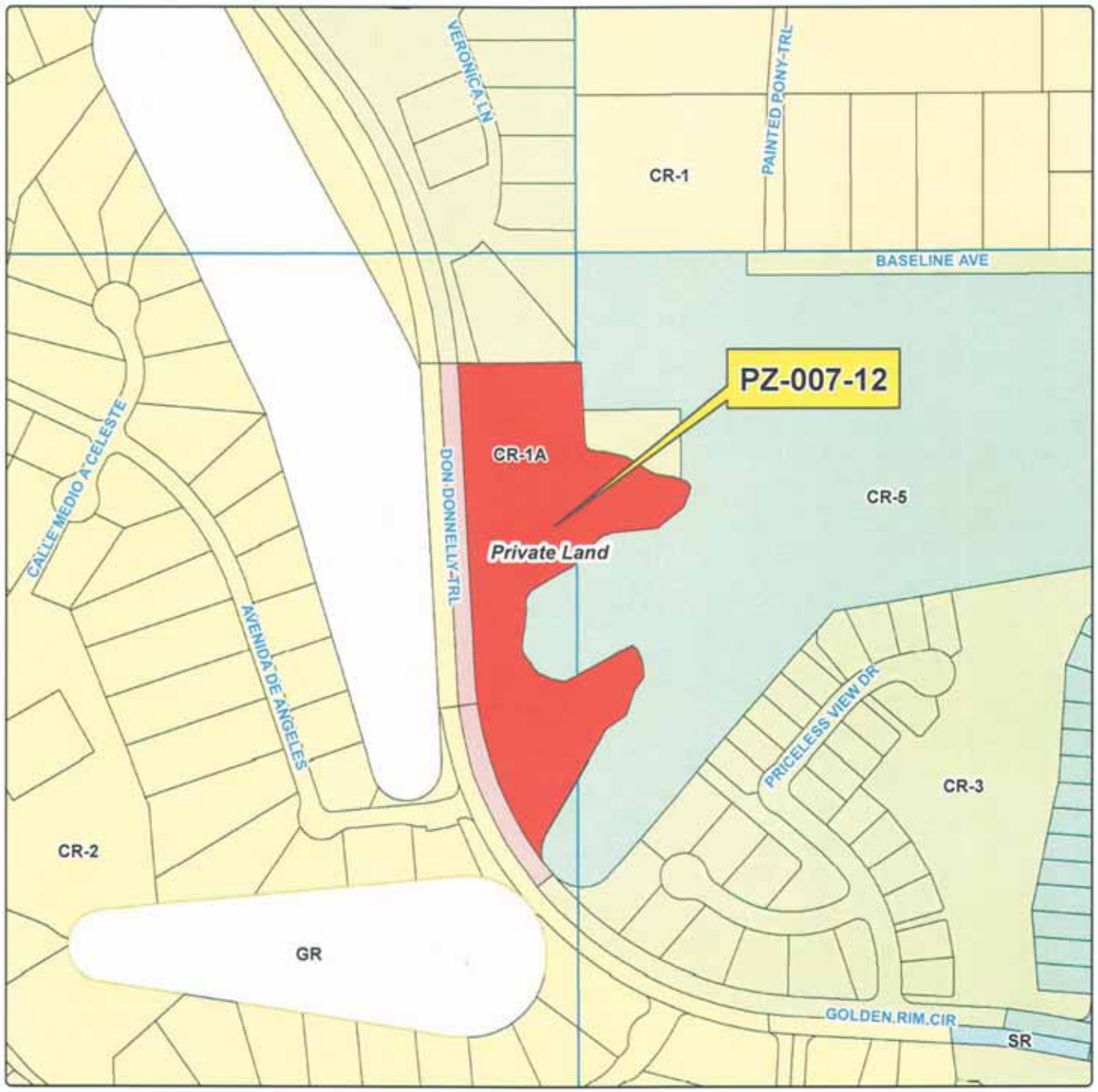
COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential (1-3.5 du/ac) and the surrounding properties has the same designation. The applicant proposed request is in conformance with this designation.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-1/A and CR-3/PAD and is currently undeveloped, save for a pre-existing dwelling and a structure serving concessions to golf course patrons, both structures will be removed pending the approval of this request and platting of the area.

SURROUNDING ZONING AND LAND USE:

North& East: (CR-3/PAD, PZ-PD-018-96); golf course & single family residential


Pinal County
Land Status
Rezone
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
PZ-007-12
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE KELVIN HWY
PARK LINK DR



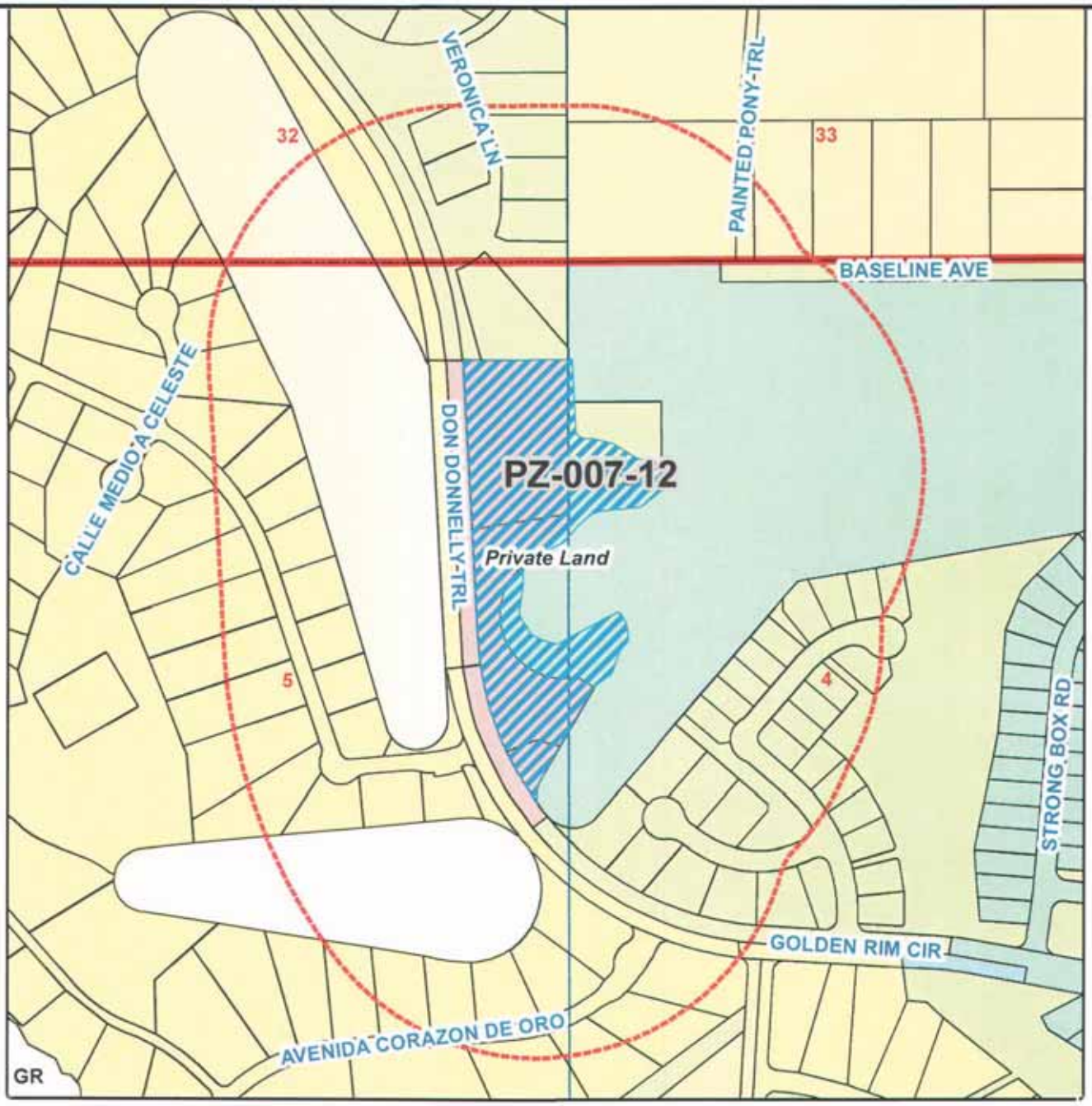
Rezone

Planning & Development Services

NORTH

PINAL • COUNTY
Wide open opportunity

JUPITER REALTY ASSOC	**Legal Description:** Situated in a portion of the Section 5, T01S-R09E, GASRB&M. Parcel 104-74-238A (legal on file) (SOLO CANYON area). T01S-R09E Sec 5	Sheet No. 1 of 1	JUPITER REALTY ASSOC Drawn By: [illegible] Date: [illegible] Section: 5 Township: 01S Range: 09E Case Number: PZ-007-12



Rezone

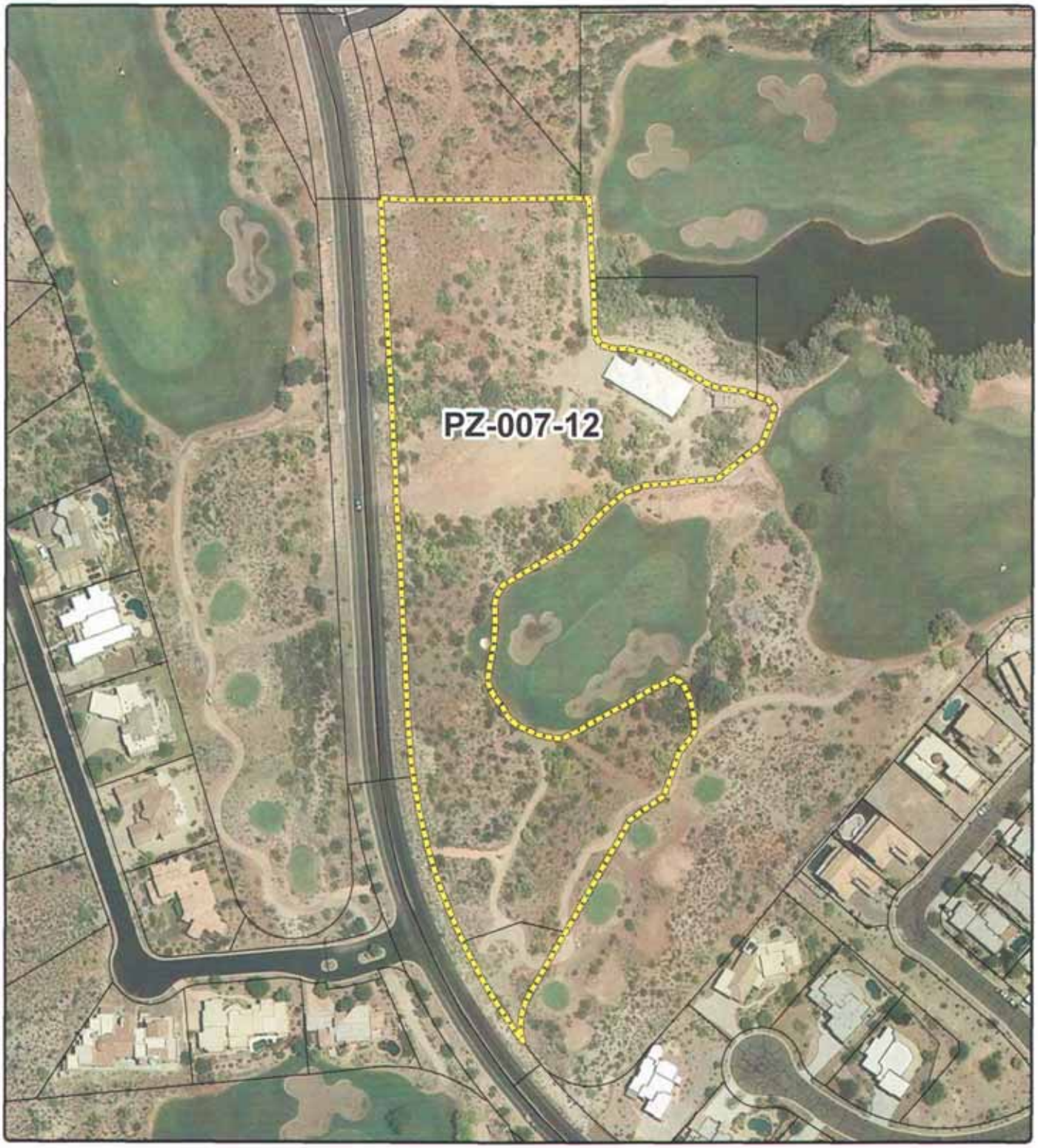
PZ-007-12- PUBLIC HEARING/ACTION: Juptier Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A (PZ-021-86) & CR-3/PAD (PZ(PD)018-96) to R-9 (Single Residence zoning district to plan and develop a 14 lot single family subdivision on 5.5± acres pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case PZ-PD-007-12; situated in a portion of the NE¼ of Section 5 & the N1/2 of Section 4, T01S, R9E G&SRB&M; Tax parcel 104-74-0236A (legal on file) (located on the east side of Don Donnelly Dr. north of Avienda de Angles in the Gold Canyon Area.)

NORTH

Current Zoning: CR-3, CR-5, CR-1A
Request Zoning: Rezone
Current Land Use: MLDR

PINAL • COUNTY
Wide open opportunity

Legal Description:			
T01S-R09E Sec 5	Sheet No. 1 of 1	JUPITER REALTY ASSOC	
		Drawn By: GB/JT/LJT	Date: 08/01/2012
		Section 5	Township 01S	Range 09E
		Case Number PZ-007-12	



Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-007-12

South & West: (CR-2/PAD,PZ-C-023-73); single family residential

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 5, 2012
Neighborhood and agency mail out: week of July 16, 2012
News paper Advertising: July 26, 2012
Site posting: County July 24 2012, Applicant July 18, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water/Sewer: Arizona Water/Golf Canyon Sewer
Access: The property is accessible from Don Donnelly Drive

HISTORY: This property was rezoned in from GR (General Rural) to CR-1A (Single Residence Zone) in 1986 and CR-3/PAD in 1998 under Planning Cases PZ-021-86 and PZ-PD-018-96, respectively. The area one acre area inside the previously approved PAD, the only allowed use is golf course.

ANALYSIS: The applicant is requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-007-12) to allow the removal plan of a one acre parcel from the previously approved PAD to re-designate the area from golf course use to R-9 single family residential. The entire rezoning site is five acres and the applicant intends to develop a 14 lot single family subdivision.

Staff performed an analysis of the effect of the removal of the one acre from the existing PAD and found that the previous PAD will still have the required open space (15%) if the one acre was removed. In discussion with the owners of the golf course the applicant has agreed to re-route the cart path through this proposed subdivision. The physical construction of the golf course playing field will not be affected. Staff has provided the previously approved PAD quantitative development table for the Commission's review. Staff has also provided a map showing what portion of the rezoning proposal is inside the previously approved PAD it is highlighted in green

The rezoning portion of this request (PZ-007-12) seeks to rezone the entire five acres to R-9 which allows a minimum lot size of 9,000 square feet. According to the submitted site plan no lot is under 10,000 feet in size.

To date, 4 letters in opposition have been received from property owners within the notification area.

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

The proposal was sent to the City of Apache Junction for review and as of the writing of this report no comment has been received.

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

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

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

Fit within the neighborhood

Although the proposed density of the subdivision is slightly higher than lots across the street to the west, the density is in line with the Comprehensive plan and in similar to the density in the previously approved PAD. Negative neighborhood response to the case centers around obstruction of views increase intensity/traffic and nighttime light. Area general area slopes downward from west to east. Staff has photos of the site and will elaborate on the slope as part of the presentation. Because this is a straight zoning request with no PAD overlay, there is no requirement for open space or an OSRAP. Further the subdivision is not located on a RSRM route

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Case PZ-PD-007-12 and rezone case under PZ-007-12. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a PAD Overlay district amendment and rezone.
2. To date, 4 letters in opposition have been received from property owners inside the notification area.
3. The property has legal access.

4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION**(PZ-PD-007-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-007-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. This case applies only to the 1 acre described herein. All stipulations from cases PZ(PD)-0018-96 are still in full force and effect for the larger Phase 4 at Gold Canyon East PAD.

STAFF RECOMMENDATION**(PZ-007-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-007-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 5± acres covered under case PZ-007-12;

2. Applicant/property owner shall improve the property as a residential subdivision improve means obtaining a final plat approval and completing the conditions enumerated herein, within (5) five years from the effective 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. The final plat shall be for no more than 14 single family residential lots

4. the applicant/property owner shall submit a tentative plat application within (3) three years from the effective date of this ordinance.

5. the 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;

6. 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;

7. if at the expiration of the (5) five year time period the Property has not been developed with a single family residential subdivision, 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;

8. 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;

9. 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;

10. 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;

11. 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;

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

13. 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;

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

15. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;

16. Any roadway sections, alignments, access locations and access movements shown in the

Zoning Application are conceptual only and have not been approved by the Pinal County Engineer;

17. Prior to Final plat approval, the structures labeled "Barkley House" "Golf Course Snack Shack" and "logo sign" on the site plan dated 5/9/12 shall be removed from the subject property.

18. All structures including walls shall not be constructed within a wash channel or flood erosion setback as determined by the County Engineer.

Date Prepared: 08/09/12 – sja
Revised:

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

May 9, 2012

Mr. Rich Rossetti
Jupiter Realty Associates
PO Box 270
Onida, NY 13421

Re: Domestic Water Service to Parcel 104-74-236A

Dear Mr. Rossetti:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Apache Junction, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,

Joseph Whelan
Engineering Development Coordinator
engineering@azwater.com

jjw

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

Memorandum

Date: August 19, 2012

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

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

Subject: Rezoning Application for GOLD CANYON EAST PHASE 9, Case No. PZ-007-12

The Public Works Department has reviewed the Rezoning Application for GOLD CANYON EAST PHASE 9, Case No. PZ-007-12 and recommends that it is approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;
2) All required roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
4) Any roadway sections, alignments, access locations and access movements shown in the Zoning Application are conceptual only and have not been approved by the Pinal County Engineer;

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: August 7, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
8/16/12	PZ-006-12	Jupiter Realty Associates	Gold Canyon East Phase 9 – Zone Change	See comments 1 & 2
8/16/12	SUP-003-12	Verizon Wireless	Operate 150' Monopole	See comment 3
8/16/12	PZ-PA-008-12	PB Bella Vista, LLC	Comprehensive Plan Amendment	See comments 1 & 2

***Comments:**

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

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

3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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

KENNETH L.H. EMBREE and SHERYLLE BAUER
4367 S. Avenida De Angeles Street
Gold Canyon, Arizona
85118

July 26, 2012

Pinal County Planning &
Development Department
P.O. Box 2973
31 No. Pinal, Bldg. F
Florence, Arizona 85132
U.S.A.

Dear Sirs/Mesdames:

Re: Planning Case P2-007-12

My name is Kenneth Embree and the address of our house in Gold Canyon is 4367 S. Avenida De Angeles Street, Gold Canyon, Arizona, 85118, directly across from the property that is the subject of the proposed rezoning. My cell number is 604-786-8491, and our property tax parcel number is 104-93-06507.

I am writing this letter to you to express my wife's and my objection to the proposed change in zoning.

We recently purchased our house in Gold Canyon in February, 2011. We chose the house in Gold Canyon over other locations in the Phoenix area and in the Gold Canyon area due to its unique qualities. It is located opposite the 11th tee off box on the golf course, with a magnificent view of the mountains. The area is quiet, with little traffic activity or noise from neighbours in front of our house. We were under the belief we had no neighbours, only the golf course in front, which is where we spend most of our time.

We recently became aware of the five one-acre lots and the application to rezone into fourteen lots. The creation of fourteen lots and eventual housing development would materially, adversely affect the quality of the neighbourhood as the existing houses and lots in the vicinity of the proposed rezoning are all large lots, resulting in a high quality community. We are concerned by the potential damage to views and increased noise due to the high density versus the original five larger lots now in place.

We are also concerned about the three proposed entrances onto Don Donnelly Trail. There is a public safety issue with so many entrances. Restricting the number of entrances to two, as planned for the five lots, would reduce the safety risk and light pollution from the headlights of exiting vehicles.

The developer's application boils down to nothing less than personal greed at the expense of the quality of the neighbourhood. We all know there is no shortage of lots or houses available in the Phoenix and Gold Canyon areas at reasonable prices, so no public good would result from such a rezoning.

Please exercise your fiduciary duty and protect the integrity of our neighbourhood.

Thank you.

Thanks.

Yours truly,

Kenneth L.H. Embree

KLE/db

From: Mary Jo Becke[redacted]
To: Jessica Sarkissian <jessica.sarkissian@pinalcountyaz.gov>
Date: 8/6/2012 11:54 AM
Subject: PZPD-007-12 Opposition Brief
Attachments: pzpd00712.pdf

Dear Jessica,

I am writing you this brief to explicitly state our opposition to the subject application identified in PZPD-007-12. My husband and I are owners in Vista del Corazon of lots 45 and 46. These lots are specific "view lots" within the Vista del Corazon community. We purchased these properties because of the beautiful views. The Zoning change being requested will allow the building of 14 lots within a 5 acre area directly across from Vista del Corazon. This move will not only obstruct our views from Vista del Corazon with congested buildings, but will materially devalue the worth of our properties.

Additionally, we are members of the Gold Canyon Golf Resort, and from a member perspective, this move will significantly crowd the greens, tee boxes, and fairway areas of holes 6, 9, and 10 on the Dinosaur Mountain course. As you know, Dinosaur Mountain golf course is one of the highest rated courses in the state.

I hope you see from this brief letter that we are heavily vested in the Gold Canyon area (we also own a third property in Tesoro Town homes (lot 20), and don't want to incur further devaluation of our property because of this zoning change. I welcome the opportunity to be present and heard at the meeting, however, we are out of town right now and won't return in time for the meeting. We strongly encourage Pinal County to disapprove this zoning change.

FYI, I've attached an excerpt from the PDF on the Pinal County website and circled in BLUE the area within Vista del Corazon that will be directly and negatively impacted by the approval of this zoning change, which includes our lots. You can easily see the obvious impact that Vista del Corazon residents will incur should you allow this rezoning request.

Please keep me informed on progress of this request at the mailing address below. You may also use my email for related mailings.

Thanks and regards,
Mary Jo Becker

[redacted]

Mailing address: 10220 E. Dinosaur Ridge Rd.
Gold Canyon, AZ 85118

Rezone

PZ-007-12- PUBLIC HEARING/ACTION. Juptier Realty Associates, applicant, Pew and Lake PLC agent, requesting approval of a Zone Change from CR-1A (PZ-021-86) & CR-3/PAD (PZ(PD)018-96) to R-9 (Single Residence zoning district to plan and develop a 14 lot single family subdivision on 5.5± acres pending and in conjunction with Board of Supervisors PAD Overlay District Amendment approval request case PZ-PD-007-12, situated in a portion of the NE¼ of Section 5 & the N1/2 of Section 4, T01S, R9E G&SRB&M; Tax parcel 104-74-0236A (legal on file) (located on the east side of Don Donnelly Dr. north of Avienda de Angles in the Gold Canyon Area.)

NORTH

Current Zoning: CR-3, CR-5, CR-1A
Request Zoning: Rezone
Current Land Use: MLDR

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Legal Description:
Situated in a portion of the Section 5, T01S, R09E, G&SRB&M, Parcel 104-74-236A (legal on file) (GOLD CANYON area)

T01S-R09E Sec 5

Sheet No. 1 of 1

Owner/Applicant: JUPITER REALTY ASSOC
Drawn By: GIS IT/LIT
Date: 08/01/2012
Sections: 5
Township: 01S
Range: 09E
Case Number: PZ-007-12

From: Ian Mackay [redacted]
To: <steveabraham@pinalcountyaz.gov>, <jessica.sarkissian@pinalcountyaz.gov>...
Date: 8/7/2012 4:05 PM
Subject: Pinal County Planning and Zoning Commission 16th August 2012 - PZ-007-12

Dear Mr Abraham and Ms Sarkissian

[redacted]

Planning Case Nos:
PZ-PD-007-12 Application by Jupiter Realty Associates for removal of 1 acre parcel of land from Phase 4 at Gold Canyon East PAD;
PZ-007-12 Application by Jupiter Realty Associates for Rezoning from CR-1A and CR-3/PAD to R-9 to develop a 14 lot single family division.

I wish to object to both of the applications.

Grounds for objection

PZ-PD-007-12 Application by Jupiter Realty Associates for removal of 1 acre parcel of land from Phase 4 at Gold Canyon East PAD

My objection to this application is basically that if approved it aids in facilitating the development of the 5.5 acres for R-9 with the resulting loss of amenity and over-development.

Jupiter Realty Associates states in its application that the 1 acre is "vacant land" and, as a result of "the recent transfer of the land (from the golf course owners to Jupiter Realty) "makes the old zoning obsolete". That is not the case. The land, at least in part, comprised of amenity land on and around the golf course and its function is not diminished purely because of a change in ownership.

In addition, parts of proposed Lots 10,11, 12, and 13 are included within the area of the approved Golf Course Special Use Permit.

The loss of the amenity land, and the land the subject of the approved Golf Course Special Use Permit, and their replacement by a dense residential development which abuts the golf course, will impact upon both the visual amenities of the area and the attractiveness of the golf course.

PZ-007-12 Application by Jupiter Realty Associates for Rezoning from CR-1A and CR-3/PAD to R-9 to develop a 14 lot single family division.

I object to this application on the grounds of:

Loss of visual amenity;
Over-development;
Highway safety

Loss of visual amenity

It was no accident that the major part of the proposed site was zoned for CR-1A development. It was no doubt recognized that the location of the site, located at the highest point on Don Donnelly Trail (the adjoining highway) with its views over, what is now, Gold Canyon Golf Course, needed to be preserved as far as possible for both future residents and travelers along Don Donnelly Trail.

CR-1A development allows single family dwelling on a minimum lot area of 1 acre with a minimum lot width of 100 ft. There were to be minimum front, rear and side yards of 30 feet, 40 feet and 10 feet respectively. Such limited development would continue to allow extensive views from the adjoining highway (Don Donnely Trail) and the land to the south, through the zoned CR-1A development and of the golf course beyond. A sense of openness would be retained, this concept is in stark contrast to the non-existent views offered by the residential areas to the east along Don Donnelly Trail.

R-9 development allows a myriad of development use options in addition to single family dwellings. A minimum lot area of 9,000 square is allowed with a minimum lot width of 50 ft. Minimum front, rear and side yards of 20 feet, 25 feet and 10 feet respectively are acceptable.

The proposed rezoning of the land to R-9 would therefore ensure a compact dense development of the whole of the site with no opportunity for views through the development. It would be seen as a continuation of the dense built up area to the east.

The loss of panoramic views would be detrimental to the area, be a great loss to travelers along Don Donnelly Trail and would not be as envisaged in the original masterplan for the area..

Over-development
The Conceptual Site Plan, as submitted by the applicant, is designed to show that the site can accommodate the proposed development of 14 single family dwellings.
What it does indicate are the deficiencies of the proposed development.
The proposed layout indicates the bare minimum of setbacks (front, rear and side yards of 20 feet, 25 feet and 10 feet respectively). Whilst it is correct these setbacks meet the base requirement of R-9 developments, it clearly illustrates that there has not been any sympathetic consideration of the site, its context or its importance in its surroundings.
What is important to note is that the proposed dwellings are "side on" to Don Donnelly Trail. Therefore the side walls of the dwellings will only be 10 feet from the required open tracks along Don Donnelly Trail.
The proximity of these 14 dwellings to each other will effectively prevent any worthwhile views through the site from Don Donnelly Trail.
The Conceptual Site Plan has a footnote to the effect that there will be no perimeter walls. The absence of a perimeter wall along Don Donnelly Trail will only serve to make normal household paraphernalia ie AC units etc. visible and make what views there are into the development even more unsympathetic.
The existing golf cart path is shown in its existing layout. No indication is given how it could be accommodated within the proposed development. In fact the proposed layout would not allow for such a required amenity.
Similarly, no provision is made for access to the under-road tunnel which connect the parts of the golf course located north and south of Don Donnelly Trail.
The proposed lots numbered 12 and 13 are located hard up against the tee boxes on hole 6 of the golf course with the inherent dangers of errant golf balls.
Lots 11 and 14 and the proposed vehicular access, to serve lots and 11-14, are located on a steep decline. No thought appears to have been made as to how this part of the development will be constructed. The design as currently shown is unworkable.
What the Conceptual Site Plan does indicate is that the developer is seeking to achieve maximum development without any sympathetic consideration of the site, its context or its importance in its surroundings. In addition, the Conceptual Site Plan does not show that 14 single dwellings can be satisfactorily accommodated on this site.

Highway safety
The positioning of the vehicular access serving lots 11-14 is located in an unsafe position. Vehicles traveling west along Don Donnelly Trail increase speed coming up the hill immediately before the bend approaching the proposed access. The drivers' sight line and visibility is limited both looking to the east by emerging vehicles, and also of those drivers of vehicles approaching from the east around a relatively tight bend in the road. The applicant has advised that "the entrance had been presented to the County and initially they did not have any objections" I suggest the required sight lines and safety issues be reconsidered by the County.

Further Notification
I would be obliged if you could acknowledge receipt of this objection to the proposed development (email will be sufficient). Please also can you keep me informed of any developments.

Ian Mackay

August 1, 2012

Mr. Steve Abraham
Planning Manager
Pinal County Planning & Development Department
PO Box 2973 (31 N. Pinal, BLDG. F) Florence, AZ 85132

RE: PZ-007-12

Mr. Abraham:

Regarding the proposed re-zoning of the property along Don Donnelly Trail, we are OPPOSED to this re-zoning attempt.

Our lot is DIRECTLY ACROSS THE STREET from this planned project. We sit on Lot 58 in Vista del Corazon. We recently finished building our new home on this lot. Our home was meticulously constructed to meet stringent Pinal County building code. *We played by all the rules* and our home was constructed and oriented to focus on the beautiful view to the east.

Now, someone else, for THEIR personal gain, seeks to CHANGE the rules.

This proposal would directly affect our view, and consequently our property value. The proposal would allow for nearly DOUBLE the housing across the street from our lot. Increased traffic, substantial view blockage, more rooflines, and worst of all, INCREASED LIGHT AT NIGHT (home security lighting, auto headlights, etc.) will all be undesirable consequences of this proposal.

We purchased, planned and constructed our home in beautiful Gold Canyon based on the existing RULES. The existing RULES should apply to ALL community members. As property owners, we all have a personal and financial stake in how our community expansion progresses. RULES were created for this purpose.

Changing the rules to make one owner happy at the expense of others should not be allowed. We plan on attending the Public Hearing on this matter and will be available for comment should the need arise.

Sincerely,

Ryan & Gloria Guthrie

Mr. Clark Smithson, June 28, 2012
Pinal County District 2 Supervisor
PO Box 827, Florence AZ 85132

Cc: Mr. Jerry Stabley, Pinal County Director, Planning and Development
31 N Pinal Street, Florence AZ 85132

Cc: Ms. Ashlee MacDonald, Pinal County Planner II
PO Box 2973, Florence AZ 85132

Subject: Zoning Change Request from CR-1 toR-9. Gold Canyon Golf Course/ Vista Del Corizon (VDC); Jupiter Reality

Dear Mr. Smithson:

The purpose of this letter is to express our opinions as Pinal county residents, who are directly affected by the subject change request. We live in Vista Del Corazon (VDC) on Gold Canyon's Dinosaur Mountain Golf Course; directly across from the subject parcel of land. We bought view homes in the middle of the Golf Course so that we had some assurance that our views would be preserved. We look directly down the Golf Course holes 6, 7, 9 and 10. Our homes were selected because the view was beautiful green golf course fairways instead of looking over onto roof tops. This was, and remains the most salient feature of our homes.

The Russo family has golfed the course as members ever since this section of the golf course was built, about 12 years ago, and only recently discovered that a small parcel of land (approximately 5 acres) existed in the middle of the golf course. Evidently much of this land was "camouflaged" as part of the golf course; for example, planted and mowed grass continuous with the golf course, tee areas, concrete golf cart paths, the golf course insignia, and even an older home was used as a golf maintenance storage area. Now that all of the VDC golf course lots have been sold, the developers move back the grass, reroute the golf cart paths, move the tee areas etc. resulting in a 5 acre parcel of land for development in the middle of the golf course, directly in our view line where before only enough area existed to put a small gazebo, a parking area, and a couple of benches. So much for the assurance of maintaining our view by buying a golf course lot.

We have been told that the current CR-1 zoning requirements would allow the development of 5 lots with an entrance and exit road smoothly integrated onto Don Donnelly Trail. These 5 homes will ultimately block out the sweetest part of our view; hopefully, however, we would still have some view remaining through the space between the homes. Five rooftops in lieu of direct golf course fairways would have a negative effect on our property values. As a result, our property values would be significantly reduced due to the five lots allowed by current zoning requirements. Please support us in limiting the devaluation of our property values to the current level (i.e. caused by the 5 home zoning limit).

The Developer now wants to revise the zoning requirements to allow the number of homes to increase from the current 5 home limit to allow 14 homes in this small, irregularly shaped, piece of land. We are strongly opposed to this proposed change as not in the best interests of neighboring residents .A more comprehensive description of the rationale for our position follows.

1. The residents of VDC are the current residents primarily affected by this change request. Please note that the residents of Gold Canyon East are not materially affected by this request one way or another. The subject parcel does not adjunct the property of Gold Canyon East and cannot even be seen by the residents of Gold Canyon East. The Developer would like to describe this as an in-house Gold Canyon East issue- IT IS NOT a Gold Canyon East issue as they are not materially affected.

2. Degradation of view quality suffered by the residents of VDC will decrease property values of the VDC homes. Fourteen rooftops instead of 5 rooftops will block the golf course fairway views entirely.

3. Traffic safety will be compromised by the 14 lot configuration in lieu of the 5 lot configuration. The 14 lot configuration is in essence three cul-de-sacs, all of which intersect Don Donnelly Trail at 90 degree angles. The 5 lot configuration contains a smoother inline entrance/exit road with only two intersections onto Don Donnelly Trail. The traffic from 5 homes will be less than the traffic from14 homes. Traffic approaching from Kings Ranch Road will come up to these 3 new entrances immediately after negotiating a relatively sharp and steep turn on Don Donnelly Trail. The mitigation of these traffic risks all favor the 5 lot configuration; which is consistent with the existing zoning requirements.

4. The headlights coming from the autos leaving the 14 lot configuration will be shining directly into the windows, patios, and decks of many VDC homes. This will also decrease the VDC property values in addition to the nuisance caused by the direct headlight beams.

5. The 5 lot configuration is most consistent with the community of VDC. The Developer would like to claim commonality with Gold Canyon East, which is absurd in that the Golf Course and VDC are the areas most affected. Gold Canyon East is associated with the subject parcel in name only, no physical association exists.

6. Trading our home property value and standard of living for increased developer profit should not be allowed.

We, formally request that you, as Pinal County guardians, take into consideration the negative impact this proposed change will cause to the residents of VDC and to all of the Gold Canyon community. Please do what you can to retain the existing CR-1 zoning requirements. Please do what is right for the current residents. Please do not allow the Developer's influence to successfully change the existing zoning requirements at the cost of property values, our standard of living, and traffic safety on Don Donnelly Trail.

Sincerely,

Ignatius and Marilyn Russo

[redacted]

Bruce Robinson

[redacted]

August 2, 2012

Mr. Clark Smithson,
Pinal County District 2 Supervisor
PO Box 827, Florence AZ 85132

Subject: Zoning Change Request from CR-1 to R-9. Gold Canyon Golf Course/Vista Del Corazon; Jupiter Reality/Case #PZ-PD-007-12

Dear Mr. Smithson:

My name is Chris Reinesch and as a concerned resident of the Vista Del Corazon community I would like to express my opinion and concerns about the current rezoning proposal that is being discussed at this time.

My wife and I built our home approximately 3 years ago and have completely enjoyed what we hope to be our retirement setting. I would also think that anyone whom either builds or purchases a home in our community (Vista Del Corazon) has done so because of the beautiful setting of the area around us. The Superstitions are the biggest secret when it comes to this beauty!

Years ago there was development in the area that was done with a maverick approach. In recent years development has had to be done in a professional manner. Because of this Pinal County has benefited by some very nice communities with above average home values which translates into a good revenue source in the form of taxes.

I believe by allowing this rezoning we are allowing 14 lots to be developed when originally it was 5. My wife and I are very strongly apposed to this rezoning. At the time it was approved for 5 the county most certainly had their reasons. This higher density that is being proposed will have a immediate and devastating impact on the wildlife that lives on the subject property and the surrounding area. Because of this I would like to question if an environmental impact analysis should be conducted involving Arizona Game and Fish. I personally have seen several mule deer perish on Don Donelly.

I would also like for you to consider the increased traffic that would be created and the impact to surrounding streets. The streets are already in need of improvements because of traffic volumes and the current state of repairs. I also believe that the new requested zoning would allow for additional unwanted change. In addition to the high density housing they could potentially build a commercial area that could incorporate business such as a convenience store – "Not Acceptable".

These 5 acres are within a very close distance to a federal wilderness area and I believe as a responsible representative of your community/county we need to respect this.

Respectfully,

Chris and Rochelle Reinesch

[redacted]

cc: Mr. Jerry Stabley, Pinal County Director, Planning and Development
31 N. Pinal Street, Florence, AZ 85132

cc: Ms. Ashlee MacDonald, Pinal County Planner II
PO Box 2973, Florence AZ 85132

(2nd letter)

Mr. Clark Smithson,
Pinal County District 2 Supervisor
PO Box 827, Florence AZ 85132

June 28, 2012

Cc: Mr. Jerry Stabley, Pinal County Director, Planning and Development
31 N Pinal Street, Florence AZ 85132

Cc: Ms. Ashlee MacDonald, Pinal County Planner II
PO Box 2973, Florence AZ 85132

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The Russo family has golfed the course as members ever since this section of the golf course was built, about 12 years ago, and only recently discovered that a small parcel of land (approximately 5 acres) existed in the middle of the golf course. Evidently much of this land was "camouflaged" as part of the golf course; for example, planted and mowed grass continuous with the golf course, tee areas, concrete golf cart paths, the golf course insignia, and even an older home was used as a golf maintenance storage area. Now that all of the VDC golf course lots have been sold, the developers move back the grass, reroute the golf cart paths, move the tee areas etc. resulting in a 5 acre parcel of land for development in the middle of the golf course, directly in our view line where before only enough area existed to put a small gazebo, a parking area, and a couple of benches. So much for the assurance of maintaining our view by buying a golf course lot.

We have been told that the current CR-1 zoning requirements would allow the development of 5 lots with an entrance and exit road smoothly integrated onto Don Donnelly Trail. These 5 homes will ultimately block out the sweetest part of our view; hopefully, however, we would still have some view remaining through the space between the homes. Five rooftops in lieu of direct golf course fairways would have a negative effect on our property values. As a result, our property values would be significantly reduced due to the five lots allowed by current zoning requirements. Please support us in limiting the devaluation of our property values to the current level (i.e. caused by the 5 home zoning limit).

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6. Trading our home property value and standard of living for increased developer profit should not be allowed.

We, formally request that you, as Pinal County guardians, take into consideration the negative impact this proposed change will cause to the residents of VDC and to all of the Gold Canyon community. Please do what you can to retain the existing CR-1 zoning requirements. Please do what is right for the current residents. Please do not allow the Developer's influence to successfully change the existing zoning requirements at the cost of property values, our standard of living, and traffic safety on Don Donnelly Trail.

Sincerely,

Ignatius and Marilyn Russo

[redacted]

Bruce Robinson
[redacted]

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

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

1. Pinal County Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: January 17, 2012 Concept Review Number: CR-001-12

3. The legal description of the property: SEE ATTACHED

4. Tax Assessor Parcel Number: 104-74-236, 104-74-235A, portion of 104-10-003B & portion of 104-73-100 (ASSEMBLED INTO 104-74-236A)

5. Current Zoning: CR-3PAD & CR-1A Requested Zoning: R 9

6. Parcel size: 5.5 ACRES

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

8. The exact use proposed under this request: RESIDENTIAL SUBDIVISION

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes.
    RECENT TRANSFER OF LAND EXPANDING THIS PARCEL, MAKES THE OLD ZONING OBSOLETE

13. Explain why the proposed development is needed and necessary at this time.
    THIS IS THE FIRST STEP IN THE DEVELOPMENT OF THIS PARCEL SO RE-ZONING NOW WILL ALLOW US TO BE IN A POSITION TO SELL LOTS IN A COUPLE OF YEARS

RECEIPT #: AMT: DATE: CASE:

Revised December 2011

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

JUPITER REALTY ASSOCIATES 315-363-6410
Name of Landowner (Applicant) Phone Number

P.O. BOX 270 ONEIDA, NY 13421
Address (City, State, Zip Code)

MOEC RICHARD A ROSSETTI RROSSETTI@THEZELLERGROUP.COM
Signature of Landowner (Applicant) Print Name E-Mail Address

Name of Agent Phone Number

Address (City, State, Zip, Code)

Signature of Agent Print Name E-Mail Address

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

Revised February 2012

That portion of Section 5 and Section 4, Township 1 South, Range 9 East, of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the northwest corner of said Section 4, being also the northeast corner of Section 5, a GLO brass cap in concrete, from which the north quarter corner of said Section 4, a GLO brass cap in concrete, bears North 89°58'22" East (basis of bearing), a distance of 2640.51 feet;
THENCE along the west line of said Section 4, being also the east line of said Section 5, South 00°01'10" East, a distance of 230.92 feet, to the **POINT OF BEGINNING**;
THENCE leaving said west and east line, South 89°54'52" East, a distance of 9.51 feet;
THENCE South 02°53'58" East, a distance of 171.64 feet;
THENCE South 29°12'24" East, a distance of 13.23 feet;
THENCE South 74°45'25" East, a distance of 18.87 feet;
THENCE North 87°19'04" East, a distance of 13.10 feet;
THENCE South 76°13'04" East, a distance of 51.05 feet;
THENCE South 58°27'39" East, a distance of 60.66 feet;
THENCE South 65°16'43" East, a distance of 12.28 feet;
THENCE South 81°22'05" East, a distance of 36.87 feet;
THENCE South 71°05'53" East, a distance of 30.80 feet;
THENCE South 35°42'07" East, a distance of 13.88 feet;
THENCE South 14°49'46" West, a distance of 12.56 feet;
THENCE South 21°38'08" West, a distance of 33.61 feet;
THENCE South 51°49'13" West, a distance of 33.24 feet;
THENCE South 49°56'45" West, a distance of 6.28 feet;
THENCE South 61°07'33" West, a distance of 1.27 feet;
THENCE South 51°49'13" West, a distance of 21.86 feet;
THENCE South 49°56'37" West, a distance of 7.60 feet;
THENCE South 84°07'43" West, a distance of 50.06 feet;
THENCE South 84°13'56" West, a distance of 45.90 feet;
THENCE South 89°19'18" West, a distance of 23.83 feet;
THENCE South 47°30'47" West, a distance of 40.01 feet;
THENCE South 41°11'07" West, a distance of 36.40 feet, to a point on said west and east line;
THENCE leaving said west and east line, continuing South 41°11'07" West, a distance of 12.53 feet;
THENCE South 62°11'27" West, a distance of 29.30 feet;
THENCE South 59°32'11" West, a distance of 72.26 feet;
THENCE South 31°52'37" West, a distance of 13.02 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said curve, having a radius of 47.48 feet, concave easterly, from which the radius bears South 66°31'16" East, through a central angle of 35°03'32", a distance of 29.05 feet, to a point of intersection with a non-tangent curve;

Unofficial

THENCE southerly along said curve, having a radius of 350.22 feet, concave westerly, from which the radius bears North 88°42'18" West, through a central angle of 07°04'44", a distance of 43.27 feet, to a point of intersection with a non-tangent curve;
THENCE southerly along said curve, having a radius of 149.51 feet, concave easterly, from which the radius bears South 75°18'21" East, through a central angle of 15°35'12", a distance of 40.67 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said curve, having a radius of 73.96 feet, concave northeasterly, from which the radius bears North 71°32'27" East, through a central angle of 26°32'29", a distance of 34.26 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said curve, having a radius of 1611.35 feet, concave northeasterly, from which the radius bears North 64°02'41" East, through a central angle of 00°30'33", a distance of 14.32 feet, to a point of intersection with a non-tangent line;
THENCE South 49°50'52" East, a distance of 15.45 feet;
THENCE South 66°40'16" East, a distance of 29.86 feet;
THENCE South 77°14'05" East, a distance of 19.85 feet;
THENCE South 87°55'17" East, a distance of 9.76 feet;
THENCE North 61°56'52" East, a distance of 25.34 feet, to a point on said west and east line;
THENCE leaving said west and east line, continuing North 61°56'52" East, a distance of 81.49 feet;
THENCE North 52°47'10" East, a distance of 5.31 feet;
THENCE North 60°25'05" East, a distance of 20.04 feet;
THENCE North 73°36'59" East, a distance of 6.83 feet;
THENCE North 61°56'52" East, a distance of 21.98 feet;
THENCE South 28°03'08" East, a distance of 6.24 feet;
THENCE North 90°00'00" East, a distance of 2.49 feet;
THENCE South 44°58'32" East, a distance of 6.38 feet;
THENCE South 23°36'41" East, a distance of 19.70 feet;
THENCE South 13°44'58" East, a distance of 18.97 feet;
THENCE South 03°10'38" East, a distance of 20.34 feet;
THENCE South 38°15'59" West, a distance of 2.93 feet;
THENCE South 08°47'44" East, a distance of 1.20 feet;
THENCE South 39°47'32" West, a distance of 25.75 feet;
THENCE South 28°11'25" West, a distance of 2.74 feet;
THENCE South 21°45'28" West, a distance of 7.11 feet;
THENCE South 19°01'43" West, a distance of 42.32 feet;
THENCE South 16°41'48" West, a distance of 8.29 feet;
THENCE South 52°37'27" West, a distance of 48.48 feet;
THENCE South 29°56'56" West, a distance of 112.34 feet, to a point on said west and east line;
THENCE leaving said west and east line, continuing South 29°56'56" West, a distance of 50.82 feet;
THENCE North 76°38'15" West, a distance of 61.02 feet;
THENCE South 70°32'45" West, a distance of 79.17 feet, to a point on the easterly right-of-line of Golden Rim Circle (a.k.a. Don Donnelly Trail), as shown on the Final Plat for Gold Canyon East recorded in Cabinet A, Slide 196, Pinal County Records (P.C.R.), being also a point of intersection with a non-tangent curve;

SPECIMEN COPY

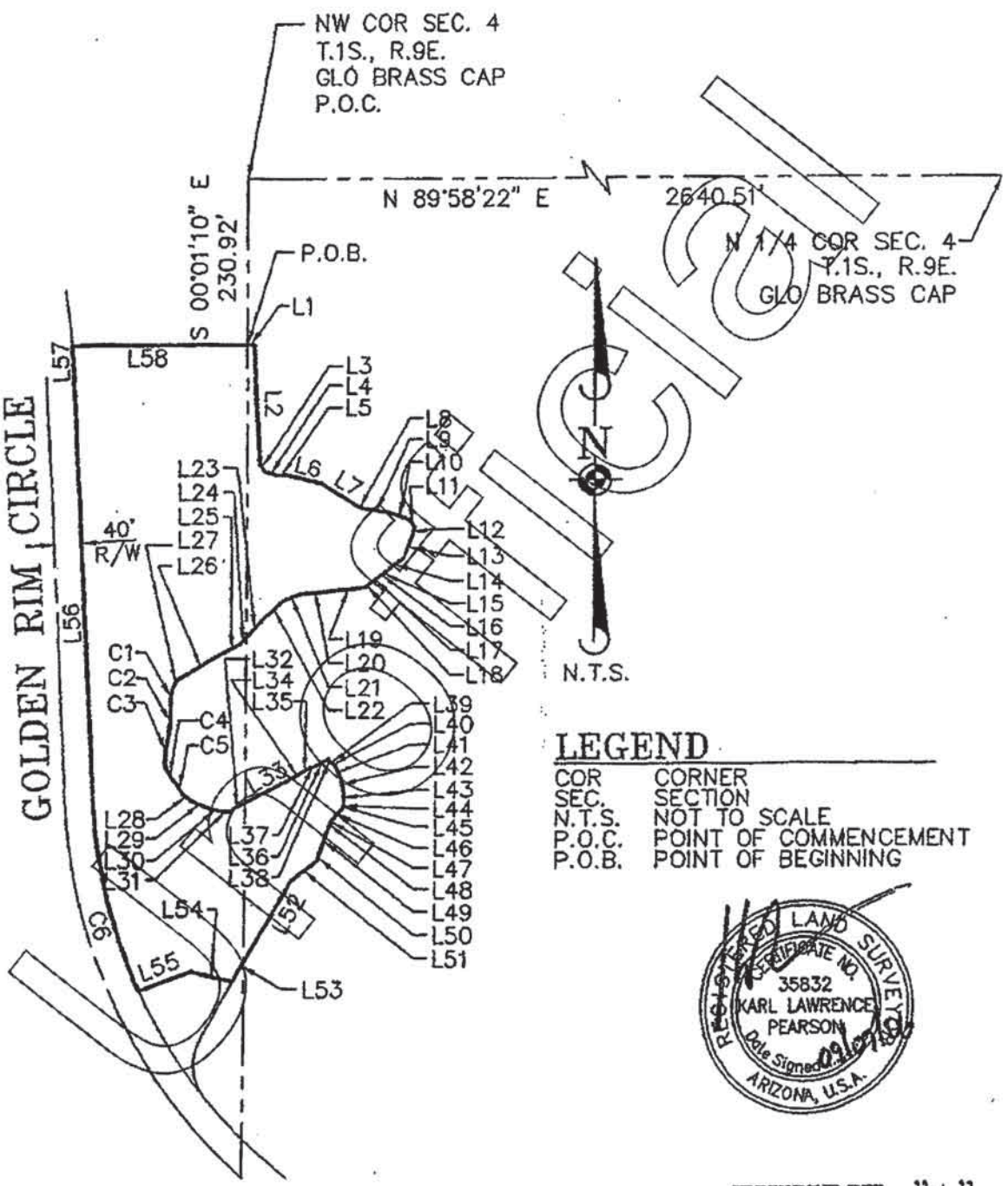
THENCE along said easterly right-of-way line, northerly along said curve, having a radius of 720.00 feet, concave easterly, from which the radius bears North 64°43'48" East, through a central angle of 22°27'11", a distance of 282.15 feet, to the curve's end;
THENCE North 02°53'47" West, a distance of 613.88 feet;
THENCE North 03°56'11" West, a distance of 43.54 feet;
THENCE leaving said easterly right-of-way line, South 89°54'52" East, a distance of 251.43 feet, to the **POINT OF BEGINNING**.

Containing 5.4978 acres, or 239,483 square feet, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the unrecorded ALTA Survey of Gold Canyon East prepared by J. G. Ellis Land Surveying Services, dated February 28, 2000, job number 10-02-15, and other client provided information. This parcel description is located within an area surveyed by Manhard Consulting, LTD. during the month of August, 2005 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 07/12/2003) of said positions based on said survey.

Unofficial



LEGEND

COR	CORNER
SEC.	SECTION
N.T.S.	NOT TO SCALE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35832
KARL LAWRENCE
PEARSON
Date Signed 09-07-08
ARIZONA, U.S.A.

EXHIBIT "A"

GOLD CANYON PHASE 9	GOLD CANYON, ARIZONA	PROPOSED OVERALL BOUNDARY

PROJ. MGR: KLP
DRAWN BY: RCS
DATE: 09-07-08
SCALE: N.T.S.

Manhard Consulting, Ltd.

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Environmental Scientists • Landscape Architects • Planners • Construction Managers
14505 North Hayden Road, Suite 340 • Scottsdale, AZ 85260 • 480.946.5550 • 480.946.5599 Fx • www.manhard.com

SHEET 4 OF 5

JZRGCA 6407

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°54'52" E	9.51'
L2	S 02°53'58" E	171.64'
L3	S 29°12'24" E	13.23'
L4	S 74°45'25" E	18.87'
L5	N 87°19'04" E	13.10'
L6	S 76°13'04" E	51.05'
L7	S 58°27'39" E	60.66'
L8	S 65°16'43" E	12.28'
L9	S 81°22'05" E	36.87'
L10	S 71°05'53" E	30.80'
L11	S 35°42'07" E	13.86'
L12	S 14°49'46" W	12.56'
L13	S 21°38'08" W	33.61'
L14	S 51°49'13" W	33.24'
L15	S 49°56'45" W	6.28'
L16	S 61°07'33" W	1.27'
L17	S 51°49'13" W	21.86'
L18	S 49°56'37" W	7.60'
L19	S 84°07'43" W	50.06'
L20	S 84°13'56" W	45.90'
L21	S 69°19'18" W	23.83'
L22	S 47°30'47" W	40.01'
L23	S 41°11'07" W	36.40'
L24	S 41°11'07" W	12.53'
L25	S 62°11'27" W	29.30'
L26	S 59°32'11" W	72.26'
L27	S 31°52'37" W	13.02'
L28	S 49°50'52" E	15.45'
L29	S 66°40'16" E	29.86'

LINE TABLE		
LINE	BEARING	LENGTH
L30	S 77°14'05" E	19.85'
L31	S 87°55'12" E	9.76'
L32	N 61°56'52" E	25.34'
L33	N 61°56'52" E	81.49'
L34	N 52°47'10" E	5.31'
L35	N 60°25'05" E	20.04'
L36	N 73°36'59" E	6.83'
L37	N 61°56'52" E	21.98'
L38	S 28°03'08" E	6.24'
L39	N 90°00'00" E	2.49'
L40	S 44°58'32" E	6.38'
L41	S 23°36'41" E	19.70'
L42	S 13°44'58" E	18.97'
L43	S 03°10'38" E	20.34'
L44	S 38°15'59" W	2.93'
L45	S 08°47'44" E	1.20'
L46	S 39°47'32" W	25.69'
L47	S 28°11'25" W	2.74'
L48	S 21°45'28" W	7.11'
L49	S 19°01'43" W	42.32'
L50	S 16°41'48" W	8.29'
L51	S 52°37'27" W	48.48'
L52	S 29°56'56" W	112.34'
L53	S 29°56'56" W	50.82'
L54	N 76°38'15" W	61.02'
L55	S 70°32'45" W	79.17'
L56	N 02°53'47" W	613.88'
L57	N 03°56'11" W	43.54'
L58	S 89°54'52" E	251.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°03'32"	47.48'	29.05'
C2	7°04'44"	350.22'	43.27'
C3	15°35'12"	149.51'	40.67'
C4	26°32'29"	73.96'	34.26'
C5	0°30'33"	1611.35'	14.32'
C6	22°27'11"	720.00'	282.15'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35832
KARL LAWRENCE
PEARSON
Date Signed 04/17/08
ARIZONA, U.S.A.

EXHIBIT "A"

GOLD CANYON PHASE 9	GOLD CANYON, ARIZONA	PROPOSED OVERALL BOUNDARY

PROJ. MGR.: KLP
DRAWN BY: RCS
DATE: 09-07-06
SCALE: N.T.S.

Manhard Consulting, Ltd.

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SHEET 5 OF 5

SZRGCA 6407

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

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

1. Pinal Count Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: Jan. 17, 2012 Concept Review No.: CR-001-12

3. The Legal Description of the Property: See Attached

4. Tax Assessor Parcel No.: 104-74-236A

5. Current Zoning: PAD
   Requested PAD Overlay District: Remove from PAD and rezone to R-9

6. Parcel Size: Approximately 1 acre

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

8. The exact use proposed under this request: Single-family residential

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.
    This request is companion to a pending application to rezone approximately 5.5 acres of land to R-9 for a 14 lot single-family subdivision

13. Explain why the proposed development is needed and necessary at this time.
    In conjunction with the companion zoning case, there are portions of the property that are included in the original 1996 PAD (PZ-PD-018-96) that need to be removed from the PAD in order to be re-zoned to R-9 and included in the newly proposed 14 lot subdivision.

RECEIPT #: AMT: DATE: CASE:

Revised February 2012

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

(315) 363-6410

JUPITER REALTY ASSOC. P.O. BOX 270, ONEIDA, NY 13421

Name of Landowner (Applicant) Address Phone Number

MOEC RROSSETTI@THEZELLERGROUP.com

Signature of Landowner (Applicant) E-Mail Address

W. RALP PEW, PEW & LAKE, PLC 1744 S. VAL VISTA DR, STE 217 MESA, AZ 85204 (480)461-4670

Name of Agent Address Phone Number

RALPH.PEW@AZBAR.ORG

Signature of Agent E-Mail Address

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

Revised February 2012

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

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

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

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

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

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

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

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

X D. Current preliminary Title Report **(within 60 days prior to application)** Included with Rezone Application

X E. Development Plan. See Rezone Application

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

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

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

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

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

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

c. Utility and services table indicating type and source:

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

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

X F. Open Space and Recreation Plan ("OSRP") See Rezone Application

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

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

Y G. A landscape plan. The design objective of the plan must be clear and supported by a written statement. The plan must provide ample quantity and variety of "low water use" plants. The landscape plans shall include the following:

a. A vegetation salvage plan.
b. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) See Rezone Application
c. Extent and location of all plant materials and other landscape features.
d. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters and similar elements.
e. Location of water outlets.

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

____ I. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

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

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

Y K. A signed PAD submittal Checklist.

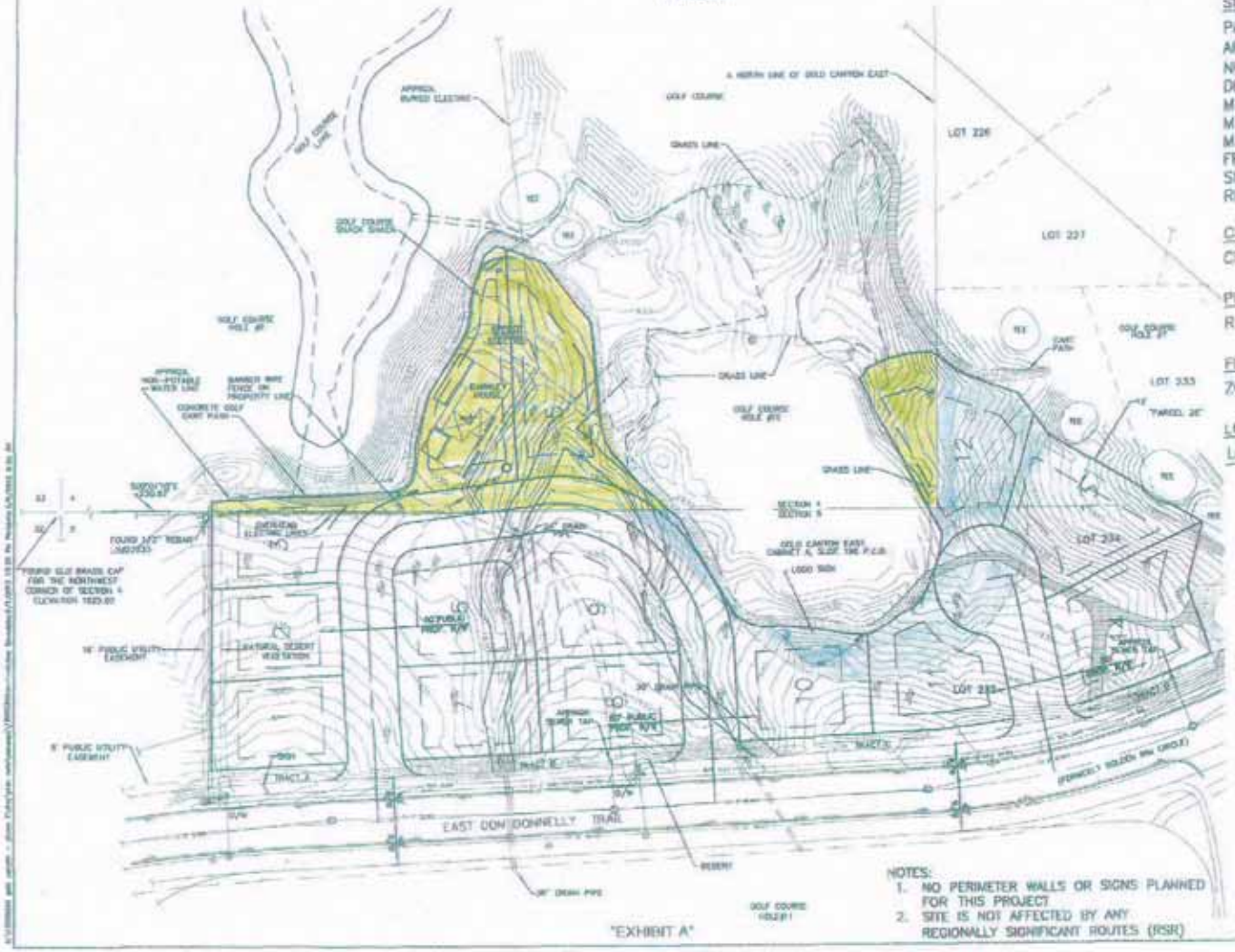
I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

T. Tyrrell — 11 JULY 2012

Signature — Date

Revised February 2012

CONCEPTUAL SITE PLAN
FOR
GOLD CANYON EAST - PHASE 9
A PORTION OF SECTIONS 4 & 5, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



"EXHIBIT A"

NOTES:
1. NO PERIMETER WALLS OR SIGNS PLANNED FOR THIS PROJECT
2. SITE IS NOT AFFECTED BY ANY REGIONALLY SIGNIFICANT ROUTES (RSR)

OWNER & APPLICANT

JUPITER REALTY
5287 SOUTH DESERT DAWN DRIVE
GOLD CANYON, ARIZONA 85218
PHONE: (480) 983-9810

SITE DATA

PARCEL NUMBERS	104-74-236A
AREA	~5.5 ACRES
NUMBER OF LOTS	14
DENSITY	2.5 DU/AC
MIN LOT SIZE	10,000 SQ. FT.
MIN ALLOWABLE LOT SIZE	9,000 SQ. FT.
MIN LOT DIMENSION	80'X120'
FRONT SETBACK	20 FT.
SIDE SETBACK	10/10 FT.
REAR SETBACK	25 FT.

CURRENT ZONING

CR-1A SINGLE FAMILY RESIDENCE ZONE

PROPOSED ZONING

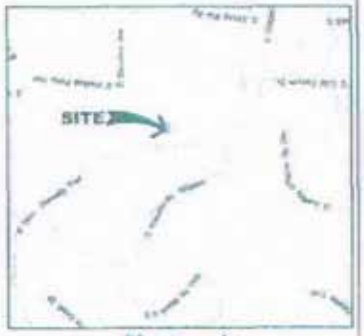
R-9 SINGLE FAMILY RESIDENCE ZONE

FLOOD ZONE

ZONE C: AREAS OF MINIMAL FLOODING

LOT TABLE

LOT #	SQ. FT.
1	10,009
2	10,145
3	10,667
4	13,536
5	15,536
6	13,509
7	10,964
8	11,154
9	12,692
10	12,557
11	12,466
12	16,843
13	14,280
14	15,266



SCALE: 1" = 100'

PROJECT NO.: 12000346
DATE: MAY 9, 2012

100 0 100
Scale Feet

ATWELL

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

JUPITER REALTY ASSOCIATES
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 5.5 +/- acres located at EAST DON DONNELLY TRAIL, GOLD CANYON AZ, 85218, and
[Insert Address of Property]
further identified as assessor parcel number 104-74-236A 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 ATWELL, LLC & PEW & LAKE, PLC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation on the next page.]

_____ _____
[Signature] *[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

Revised February 2012

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

Jupiter Realty Associates
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: M.O.E.C.
[Insert Title]

Dated: 6/22/12

STATE OF New York)
) ss.
COUNTY OF Madison)

NICOLE E. SMITH
Notary Public, State of New York
No. 01SM6229053
Qualified in Madison County
My Commission Expires October 04, 2014

The foregoing instrument was acknowledged before me, this 22nd day of June, 2012
by Richard Rossetti, MOEC
[Insert Signor's Name] *[Insert Title]*
Jupiter Realty Associates, a New York Partnership
[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.

Nicole E. Smith
Notary Public

My commission expires: 10-04-2014

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself
[Insert Signor's Name]

to be _____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

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

_____
Notary Public

My commission expires: _____

Revised February 2012

SUP-003-12

SUP-003-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEETING DATE: August 16, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-003-12 (Oracle Monopole)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: A 945 square foot lease area of a 2.59± acre parcel situated in a portion of the NW¼ of Section 31, T09S, R16E G&SRB&M (legal on file)

TAX PARCEL: 307-02-002C

LANDOWNER: James Beal, 16995 N. San Pedro River Rd., Benson, AZ 85602

APPLICANT: Verizon Wireless, 126 W. Gemini Dr., Tempe, AZ 85283

REPRESENTATIVE/AGENT: Pinnacle Consulting, c/o Chad Ward, 6515 S. Rural Rd., Ste 101, Tempe, AZ 85283

REQUESTED ACTION & PURPOSE: Verizon Wireless, applicant, James Beal, landowner, Pinnacle Consulting, agent requesting a Special Use Permit to construct and operate a 150 foot tall monopole wireless communication facility on 945 square foot lease area of a 2.59± acre parcel in the (GR) General Rural zone.

LOCATION: Located northeast of the intersection of Oracle Turbine Station Rd and American Avenue in the Oracle area

SIZE: 945 square foot lease area on a 2.59± acre parcel

COMPREHENSIVE PLAN: The site is designated as Moderately Low Density Residential (1-3.5 du/ac) and this designation surrounds the site. The proposed project helps implement the Comprehensive Plan vision to promote high-tech infrastructure to support future employment opportunities and economic sustainability.

EXISTING ZONING AND LAND USE: The subject property is currently zoned General Rural and is vacant.

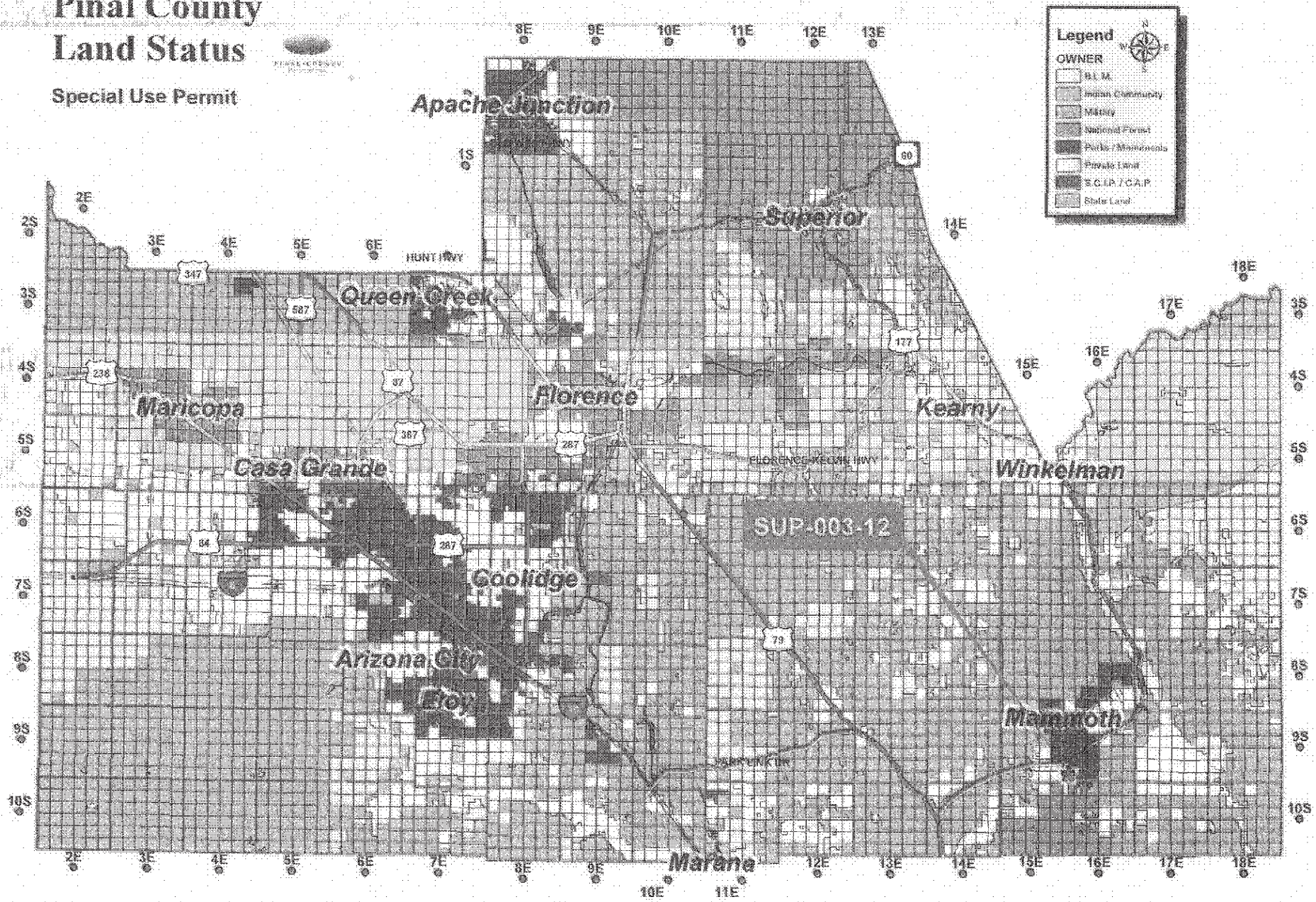
SURROUNDING ZONING AND LAND USE:
North: GR – State Land; Monopole and utility substation
South, East and West: GR; vacant

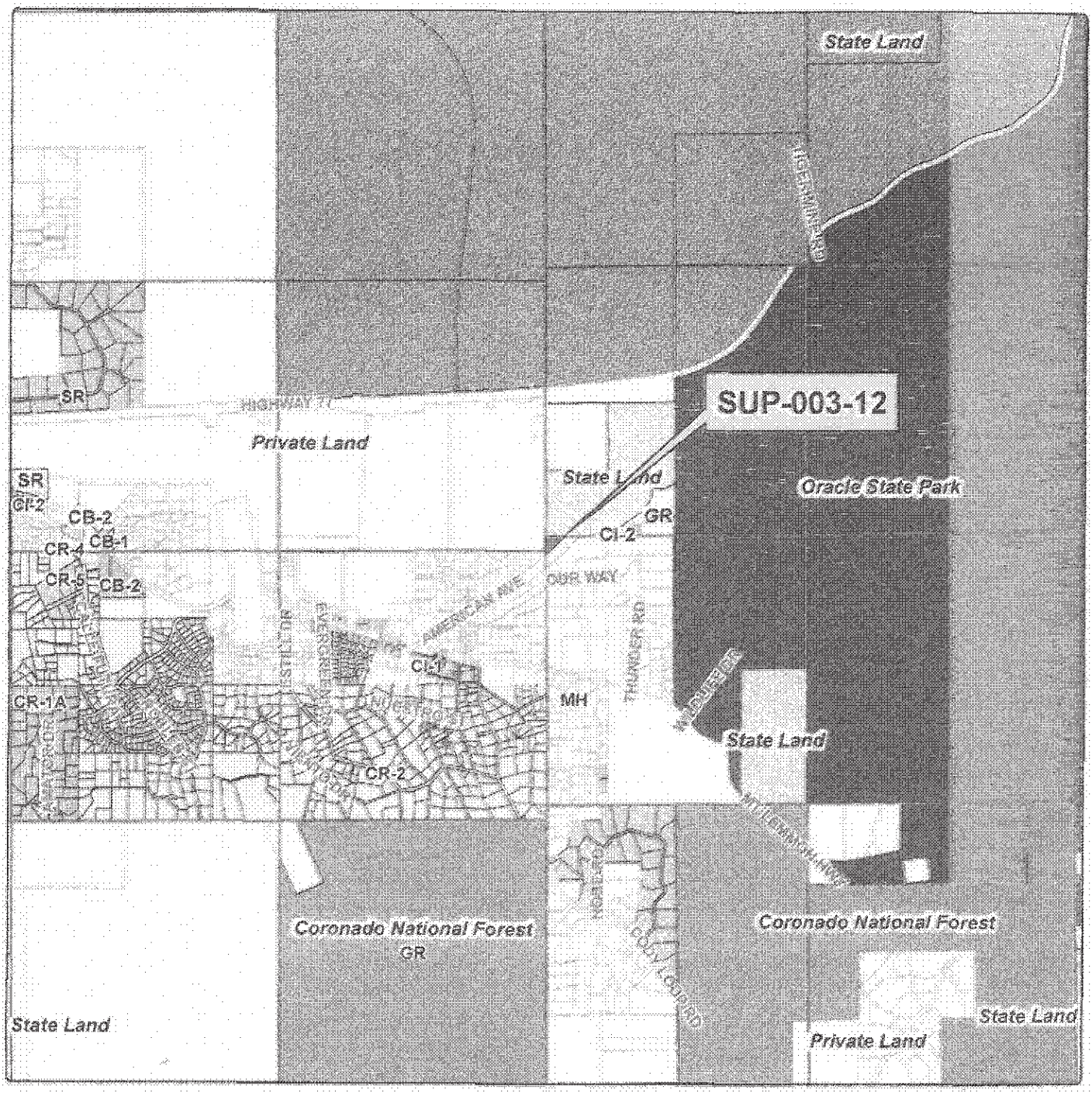
FINDINGS:
Site data:
Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The property is accessed from Oracle Turbine Station Rd.

PUBLIC PARTICIPATION:
Neighborhood Meeting: June 14, 2012

Pinal County
Land Status

Special Use Permit





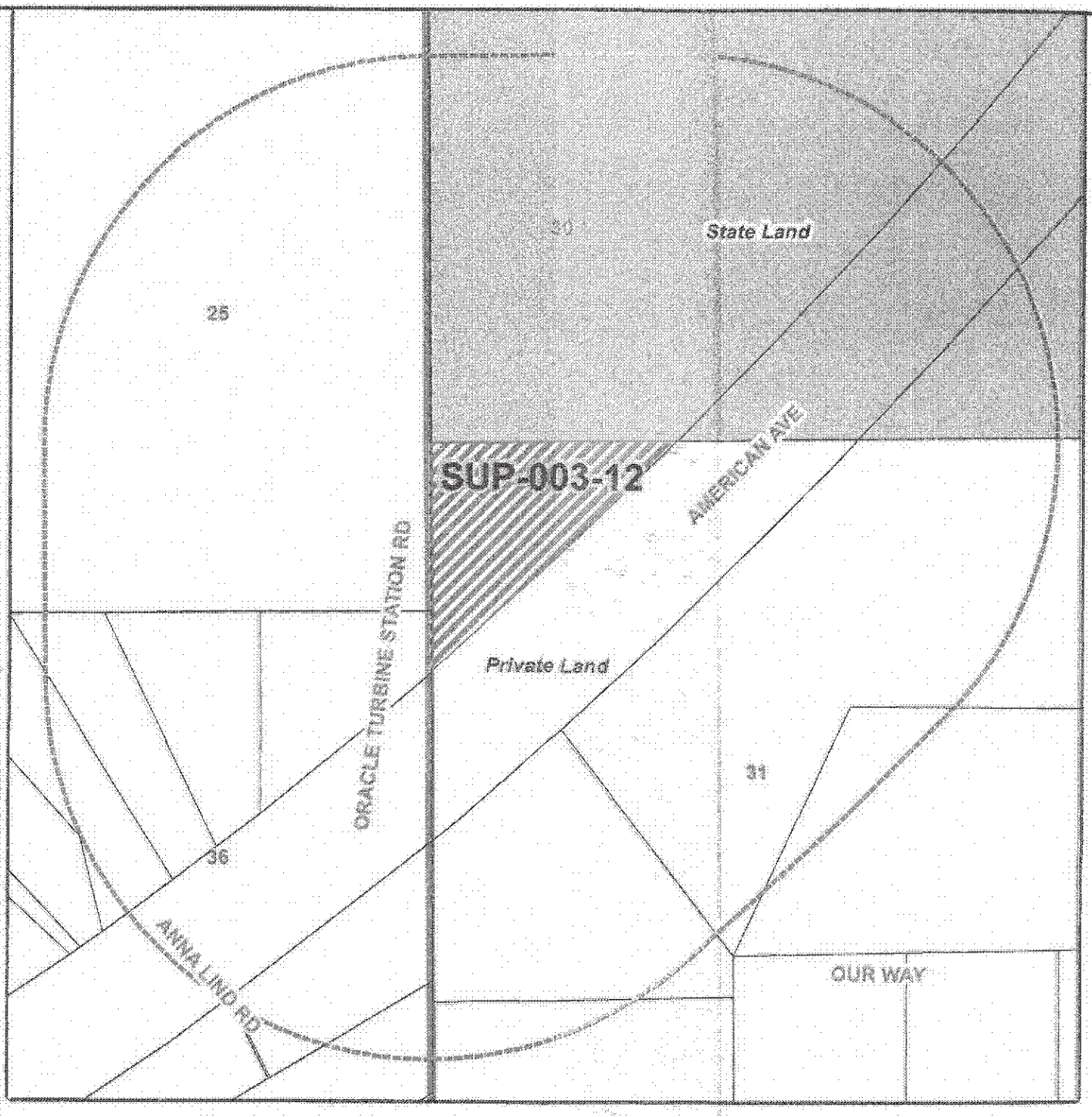
Special Use Permit

Planning & Development Services

NORTH

PINAL COUNTY

BEAL JAMES E	Legal Description: Situation a portion of the Section 31, T09S-R16E, GASRB&M. Parcel 307-30-0030 Sight 36 Hill (ORACLE area). T09S-R16E Sec 31	Sheet No. 1 of 1	BEAL JAMES E; Drawn By: ; Date: 06/01/2012; Scale: 31; Township: 09S; Range: 16E; Date Revised: SUP-003-12



Special Use Permit

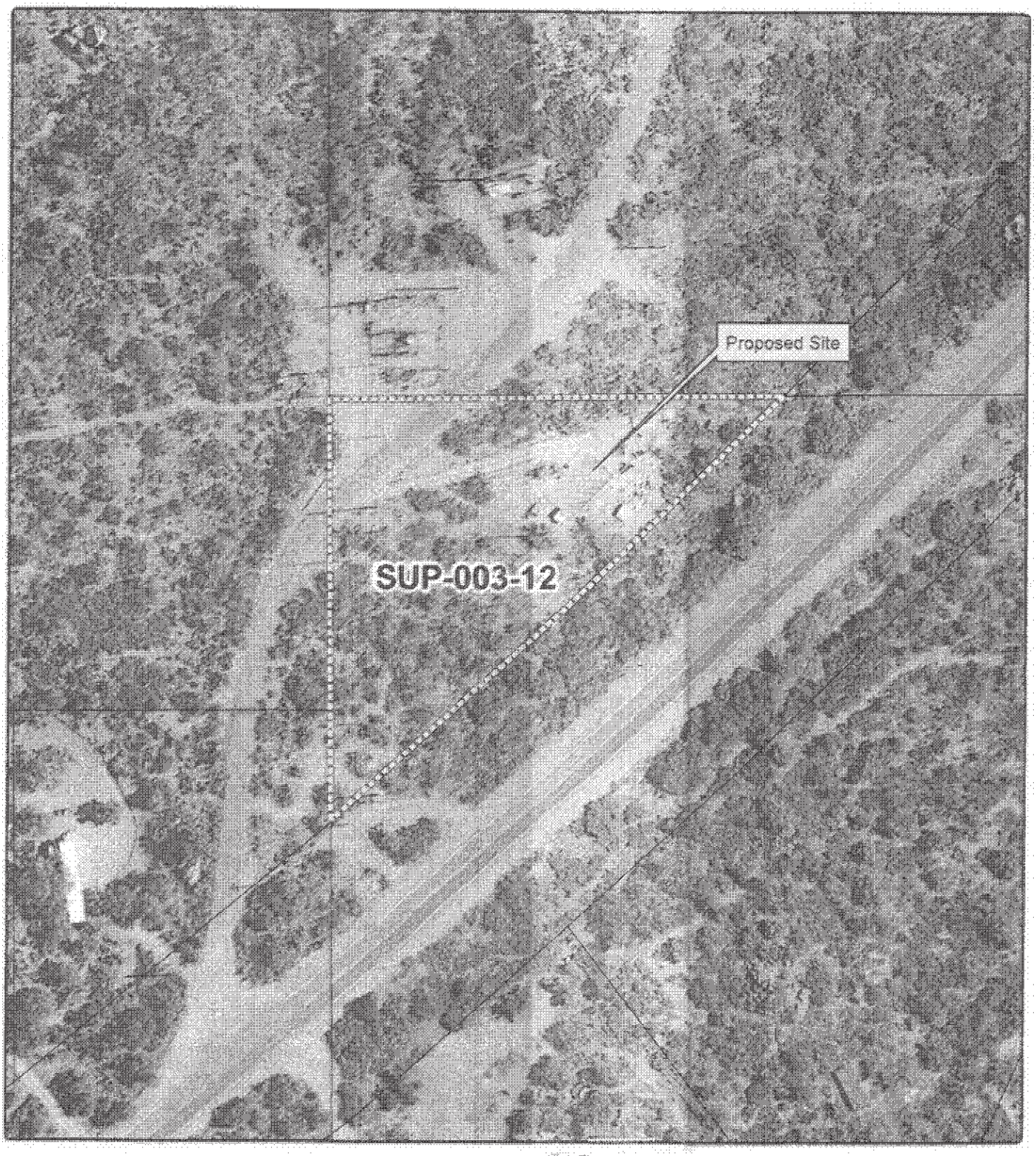
SUP-003-12 - PUBLIC HEARING/ACTION: Verizon Wireless, applicant, James Beal, landowner, Pinnacle Consulting, agent requesting a Special Use Permit to construct and operate a 150 foot tall monopole wireless communication facility on 945 square foot lease area of a 2.59± acre parcel in the (GR) General Rural zone; situated in a portion of the NW¼ of Section 31, T09S, R16E-G&SRB&M, Tax parcel 307-02-002C (legal on file) (located northeast of the intersection of Oracle Turbine Station Rd and American Avenue in the Oracle area).

NORTH

Current Zoning: GR
Request Zoning: Special Use Permit
Current Land Use: MLDR

PINAL • COUNTY
Will also appear in

Legal Description:			
T09S-R16E Sec 31	1 of 1	BEAL JAMES E	
		31	09S	16E
		SUP-003-12	

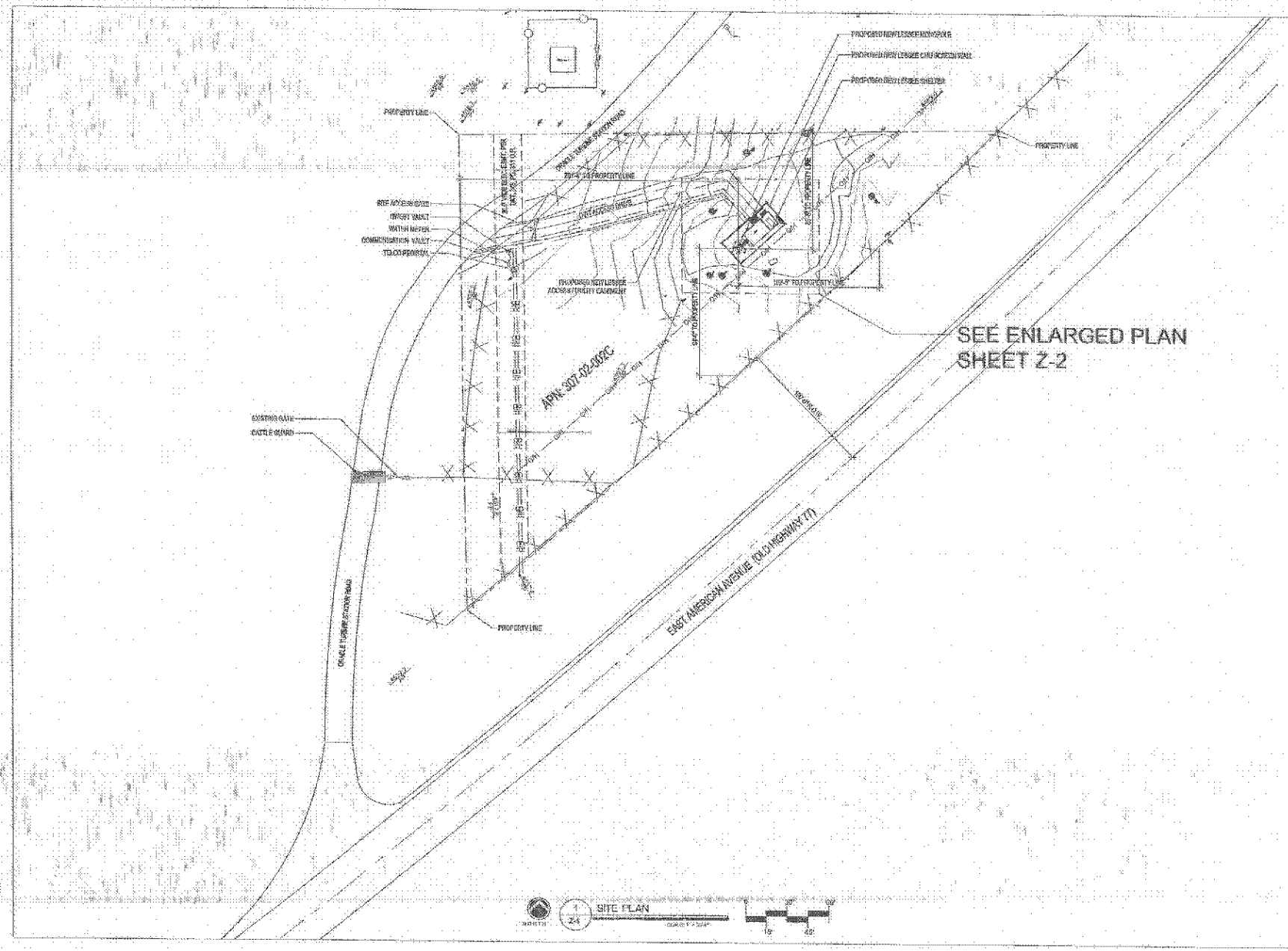


Special Use Permit

NORTH

PINAL • COUNTY

SUP-003-12



CLIENT

verizon wireless

120 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 0500 fax: 480 451 9808

SEAL

NO.	DATE	DESCRIPTION
1	11/10/11	PRELIMINARY REVIEW
2	12/09/11	FINAL PLOT
3	04/20/12	REVISIONS

ARCHITECTS JOB NO.
YCC-3124

PROJECT INFORMATION

AZ05-P.I.R.C.

1805 N. ORACLE TURBINE RD.
ORACLE, ARIZONA, 85623

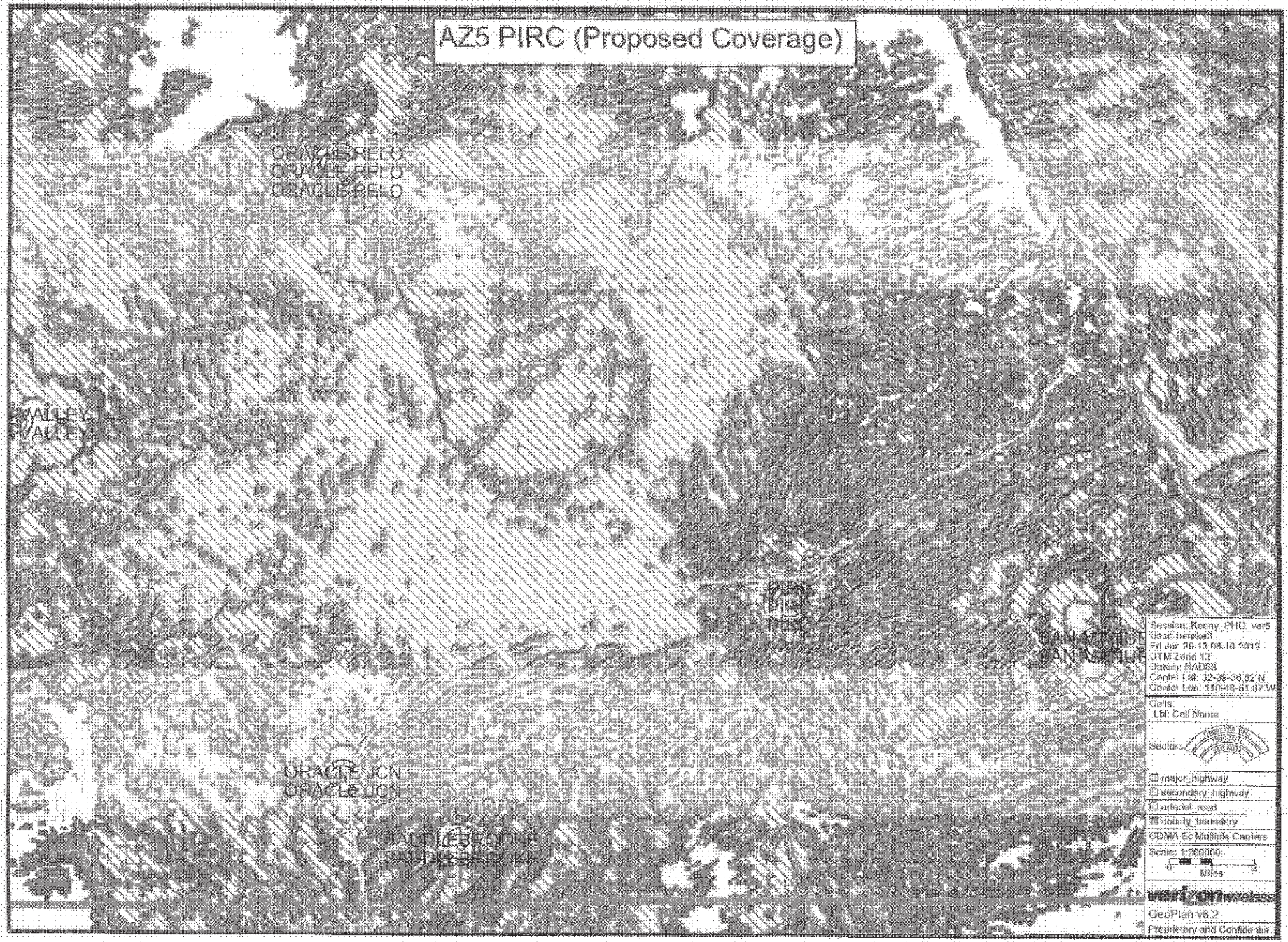
SHEET TITLE

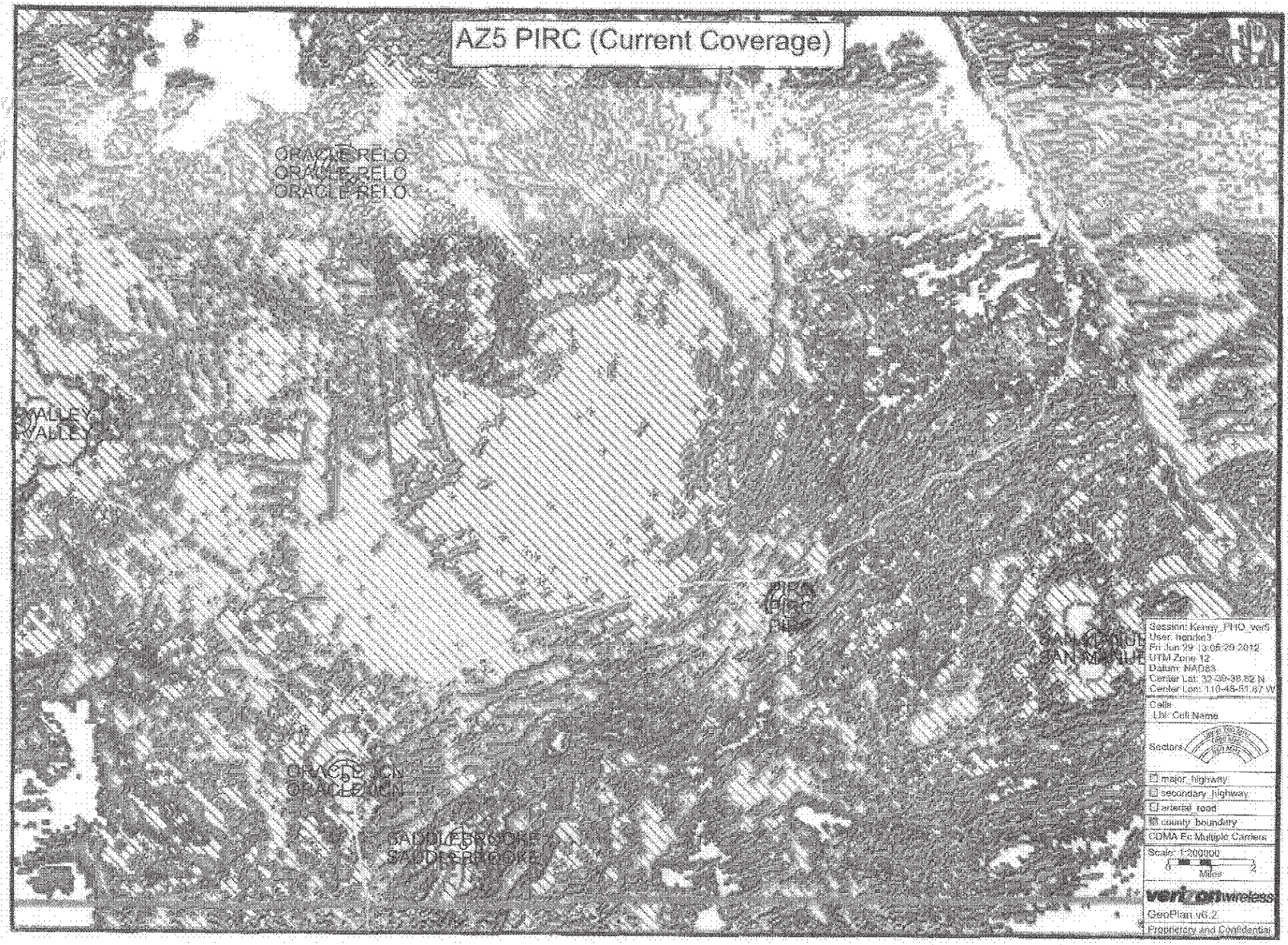
OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-1


AZ5 PIRC (Proposed Coverage)
ORACLE RELO
ORACLE RELO
ORACLE RELO
VALLEY
VALLEY
PIRC
PIRC
PIRC
SAN MANUE
SAN MANUE
ORACLE JCN
ORACLE JCN
Session: Kenny_PHO_var5
User: henke3
Fri Jun 29 13:08:16 2012
UTM Zone 12
Datum: NAD83
Center Lat: 32-39-36.82 N
Center Lon: 110-48-51.97 W
Cells
Lbl: Cell Name
Sectors
major_highway
secondary_highway
arterial_road
county_boundary
CDMA 5c Multiple Carriers
Scale: 1:200000
Miles
verizonwireless
GeoPlan v6.2
Proprietary and Confidential


AZ5 PIRC (Current Coverage)
ORACLE RELO
ORACLE RELO
ORACLE RELO
VALLEY
VALLEY
ORACLE JCN
ORACLE JCN
SAUDER BROOKE
SAUDER BROOKE
Session: Kenny_PIRC_ver5
User: hendle3
Fri Jun 29 13:06:29 2012
UTM Zone 12
Datum: NAD83
Center Lat: 32°39'38.82"N
Center Lon: 110°48'51.67"W
Cells
Lbl: Cell Name
Sectors
major_highway
secondary_highway
arterial_road
county_boundary
CDMA Ec Multiple Carriers
Scale: 1:200000
Miles
verizonwireless
GeoPlan v6.2
Proprietary and Confidential

Neighborhood and agency mail out:	July 13, 2012
News paper Advertising:	July 23, 2012
Site posting: Applicant:	April 1, 2012
Site posting: County:	July 27, 2012

HISTORY: The subject property has the General Rural zoning classification and is natural desert.

ANALYSIS: The applicant is requesting a Special Use Permit to construct and operate a 150 foot tall monopole wireless communication facility on 945 square foot lease area of a 2.59± acre parcel in the (GR) General Rural zone. The Subject property is located within the Moderately Low Density Residential land use designation of the Comprehensive Plan. The proposed use and existing use appear to meet the requirements of this designation. Given the requested height of the tower a stealth design is not practical. The height will allow future co-locations on the monopole below the Verizon arrays. The applicant has submitted coverage maps for the Commission's review.

Located just north of the proposed monopole is an existing monopole. The applicant has submitted information that the height of that existing tower would not provide adequate coverage to meet Verizon's needs.

To date, three letters and one phone call in support and no letters in opposition have been received by surrounding property owners.

Lastly, the SUP the Commission is considering is for a cell tower. Staff would ask the Commission to focus on and weigh the merits of the cell tower using criteria such as (but not limited to): the Commission being satisfied of the applicants' pursuit of alternate locations, existing coverage, use of stealth, collocation opportunities either on other towers or sites in the vicinity or the provision of opportunities on this site. The applicant has included coverage maps and a site plan. If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the facility.

The **Pinal County Department of Public Works** reviewed the proposal but had no comments to forward to the Commission

The **Pinal County Air Quality Control District** provided the comment that an air quality industrial permit may be required if any generators are installed.

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments other than it is in a Flood zone "X"

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

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

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

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

1. This land use request is for approval of an SUP.
2. To date, four comments or letters in favor and no letters in opposition of the proposal have been received
3. The property is accessed from Oracle Turbine Station Rd.
4. The subject property is located within the "Moderately Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP 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.

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

1) the permit is issued for twenty (20) years from date of the Board of Supervisors approval;

2) the layout, design and set up of a 150 foot tall monopole wireless communication facilities shall be as shown and set forth on the applicant's submittal documents and site plan dated 4/23/12 and shall be an unmanned facility;

3) the generator, shelter and surrounding wall shall be painted to match the surrounding desert.

4) all Federal (FCC), State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting;

5) at such time as technology becomes available and the wireless communication facility is no longer needed, it shall be removed from the subject property;

6) the applicant agrees to supply, at the time of building permit submittal, an R. F. Engineer's certification that radiation meets FCC requirements;

7) the applicant shall keep the lease area free of trash, litter and debris;

8) all fugitive light shall be confined to the interior boundaries of the lease area;

9) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department;

10) The Pinal County Planning & Development Services Department may invoke revocation proceedings should the wireless communication facility not be constructed within 18 months form Board of Supervisors approval.

Date Prepared: 08/08/2012 - arm
Revised:

PINNACLE
CONSULTING

Verizon Wireless AZ5 PIRC Project Narrative

Pinal County Planning and Development Services
PO Box 2973
Florence, AZ 85232

Attn: Ashlee McDonald

Re: Proposed Verizon Wireless 150' monopole installation at 1665 N Oracle Turbine Road, Oracle, AZ 85623

Ms. McDonald:

Verizon Wireless is respectfully requesting a Special Use Permit for the installation of a wireless communications facility located at 1665 N Oracle Turbine Rd.

Site Overview:

Although zoned GR, the property is primarily used as vacant land. At one time it may have been used for RV Storage. Surrounding uses include Commercial uses to the north (utility substation), Residential uses to the west and south.

This location sits at a lower elevation than the previous project that was submitted by Verizon Wireless for this area. Due to the lower elevation a larger tower is being proposed to provide coverage to the Oracle area.

Multiple neighborhood meetings were conducted in 2011 to find a suitable location that would work for both the residents and Verizon Wireless. Supervisor Pete Rios was in attendance and involved in the public site selection process. This application represents the location chosen as the best spot for a new tower.

Site Design:

The proposed facility consists of a 150' tall "monopole" structure supporting nine (9) eight 8' panel antennas. The monopole and will be accommodated by a 12' X 26' state approved pre-fabricated electronics building within a 45' X 21' CMU walled compound.

Cabling connecting the equipment to the antennas will be contained within the structure and within underground conduits to disguise from view. In addition the monopole will be designed to accommodate at least two (2) additional carrier at the 130 and 120' level.

The monopole is designed according to the Pinal County Zoning Ordinance chapter 2.205.050.

Due to the height of tower required to achieve similar coverage this application is for a non-stealth tower. This information was also discussed during the public meetings with people in attendance and Supervisor Pete Rios.

Removal:

Should Verizon determine that the facility is not useful or the lease term expires all above ground equipment including the tower and shelter shall be removed within 90 days upon termination or expiration of the agreement.

Neighborhood Notification and Outreach:

Multiple neighborhood meetings were held with interested parties in 2011. The purpose of these meetings was to see if a there was an alternate viable location to the previous location south of the heliport. There concerns from local residents about the tower location in relation to the heliport. The project was subsequently voted against by P&Z and the application was pulled in an attempt to meet with concerned residents.

From the meetings Verizon and the residents of Oracle came up with three (3) viable locations.

Viable Locations:

The alternate designs suggested at the meeting were subsequently investigated with one of the neighbors. These locations included the following:

Albert Ortiz Parcel
32-36-59.8
110-46-30.2

This site was very close to residential and the least preferred by Verizon and the residents of Oracle.

Darimont Property (previous monopine design)
32-36-39.42
110-45-55.96
4544'

This site was the preferred location by Verizon and the second preferred location the residents of Oracle.

James Beal Property (current location)
32-36-56.7
110-45-22.2
4473'

This property was the second choice by Verizon and the first choice by the residents of Oracle. There is an existing AT&T tower nearby also large utility poles and a utility substation. The existing AT&T tower has two existing antenna arrays located on it the next available height would be 60' or below which does not provide adequate coverage due to the diverse topography in Oracle.

The transmission poles were not feasible due to the difficulty in placing the electronics building in the Right of Way (Scenic Route) or in the adjacent residentially-dominated area.

Service:

The existing Verizon Wireless coverage in Oracle needs improvement. There are multiple areas within the Town of Oracle that have been noted by the Fire Department in needing coverage improvements. Due to the variation in topography providing coverage in this area is challenging. To help solve the problem Verizon is proposing to build a 150' monopole.

Please take a moment to review the enclosed information at your earliest convenience. Please contact me at (602)463-9514 with any comments or questions.

Respectfully,

Chad A. Ward
Pinnacle Consulting, Inc
Site Development Manager / Principal

verizon wireless

SITE NAME: AZ05 P.I.R.C.

ZONING COMPLIANCE

LOCAL JURISDICTION	PINAL COUNTY
ASR/SEVERE PARCEL	: 507-03-005C
ZONING	: GR
USE	: TELECOMMUNICATION FACILITY
PARENT PARCEL AREA	: 1.8160 ACRE
LEASE AREA	: 2,704± (940 S.F.)
PARKING REQ'D	: 0
PARKING PROVIDED	: 0

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT. ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PHYSICAL STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER.
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION.

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LAVATORIES AND TOILETS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A STATE APPROVED, PREFABRICATED EQUIPMENT SHELTER, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THIS FACILITY.

ALL DOORS SHALL BE OPENABLE FROM THE INSIDE, WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MAGNETICALLY OPERATED DOOR OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW ANTENNAS AND ASSOCIATED COAXIAL CABLES
NEW 140'-0" MONOPOLE
NEW ELECTRICAL SERVICE
NEW CHAIN LINK FENCE
NEW GENERATOR

SITE ACQUISITION	ARCHITECT	SURVEYOR
PRIVACY CONSULTING 5210 S. RURAL ROAD, SUITE 101 TEMPE, AZ. 85283 PHONE: (602) 485-9014 CONTACT: DAVID RAMEZ	YOUNG DESIGN CORP. 10545 E. VIA LINDA, SUITE 231 SCOTTSDALE, AZ. 85258 PHONE: (480) 451-9008 FAX: (480) 451-9002 CONTACT: RONALD C. YOUNG	AMBIT CONSULTING PO BOX 21882 CHANDLER HEIGHTS, AZ 85127 PHONE: (623) 489-9472 CONTACT: MATT ROSE

LESSOR / OWNER

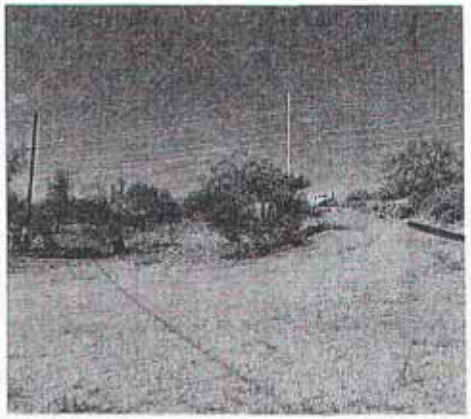
JAMES BOAL
9599 N SUNFLOWER RIVER RD
MARICOPA, AZ. 85621

[redacted]

LESSEE / COMPANY

VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ 85283
PHONE: (480) 777-4338
FAX:
CONTACT: RICK MIRANDA

SITE PHOTO:



VICINITY MAP:

SITE COORDINATES:

LATITUDE	: 32° 39' 36.3" NORTH (NAD83)
LONGITUDE	: 110° 46' 22.2" WEST (NAD83)
ELEVATION	: 4470.8' (NAVD88)

NORTH

DRIVING DIRECTIONS:

FROM VERIZON WIRELESS IN TEMPE, ARIZONA:
TAKE GEMINI DR. TOWARD S. MAPLE AVE., TURN RIGHT ONTO S. MAPLE AVE., TURN LEFT ONTO W. GUADALUPE RD., TURN LEFT ONTO S. RURAL RD., TURN RIGHT TO MERGE ONTO US-60 E/SUPERSTITION FREEWAY TOWARD GLOBE, TAKE EXIT 212 FOR AZ-79 TOWARD FLORENCE/TUCSON, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR AZ-79, MERGE ONTO AZ-79, TURN LEFT ONTO AZ-177 N.), TURN RIGHT ONTO AMERICAN AVE., TURN RIGHT ONTO N. ORACLE TURBINE STATION RD & THE SITE WILL BE ON THE RIGHT.

SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
LS-1	BOUNDARY SURVEY - LEASE AREA
LS-2	TOPOGRAPHIC SURVEY
Z1	OVERALL SITE PLAN
Z2	ARCHITECTURAL SITE PLAN
Z3	EXTERIOR SITE ELEVATIONS

CLIENT
verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

MATERIAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
young design corp
architecture / project management
10545 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9008 fax: 480 451 9002

SEAL
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NO	DATE	DESCRIPTION
1	11/15/11	PRELIMINARY REVIEW
2	12/06/11	FINAL PLAT
3	04/23/12	REVISIONS

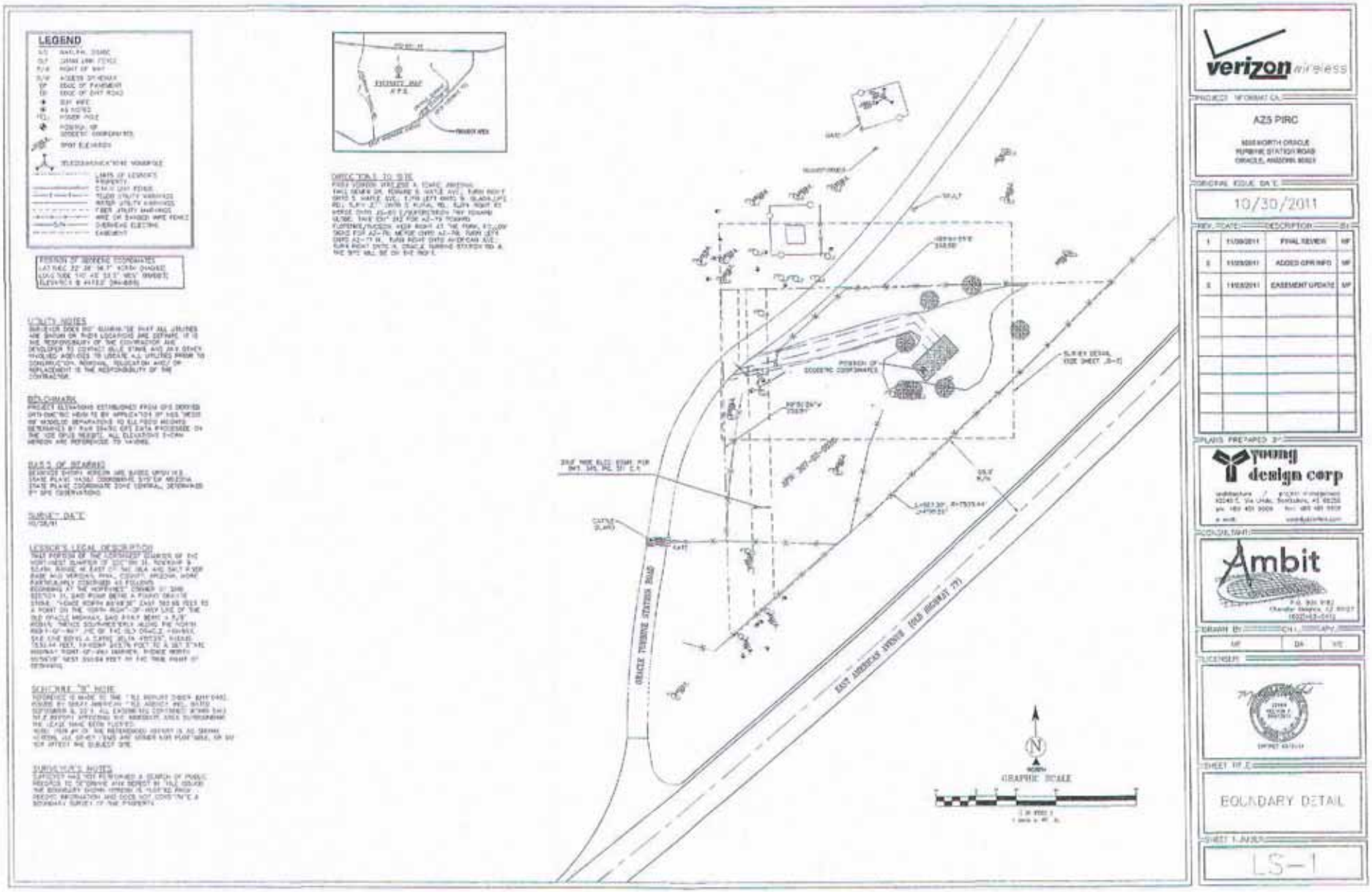
ARCHITECTS JOB NO.
YDC-3124

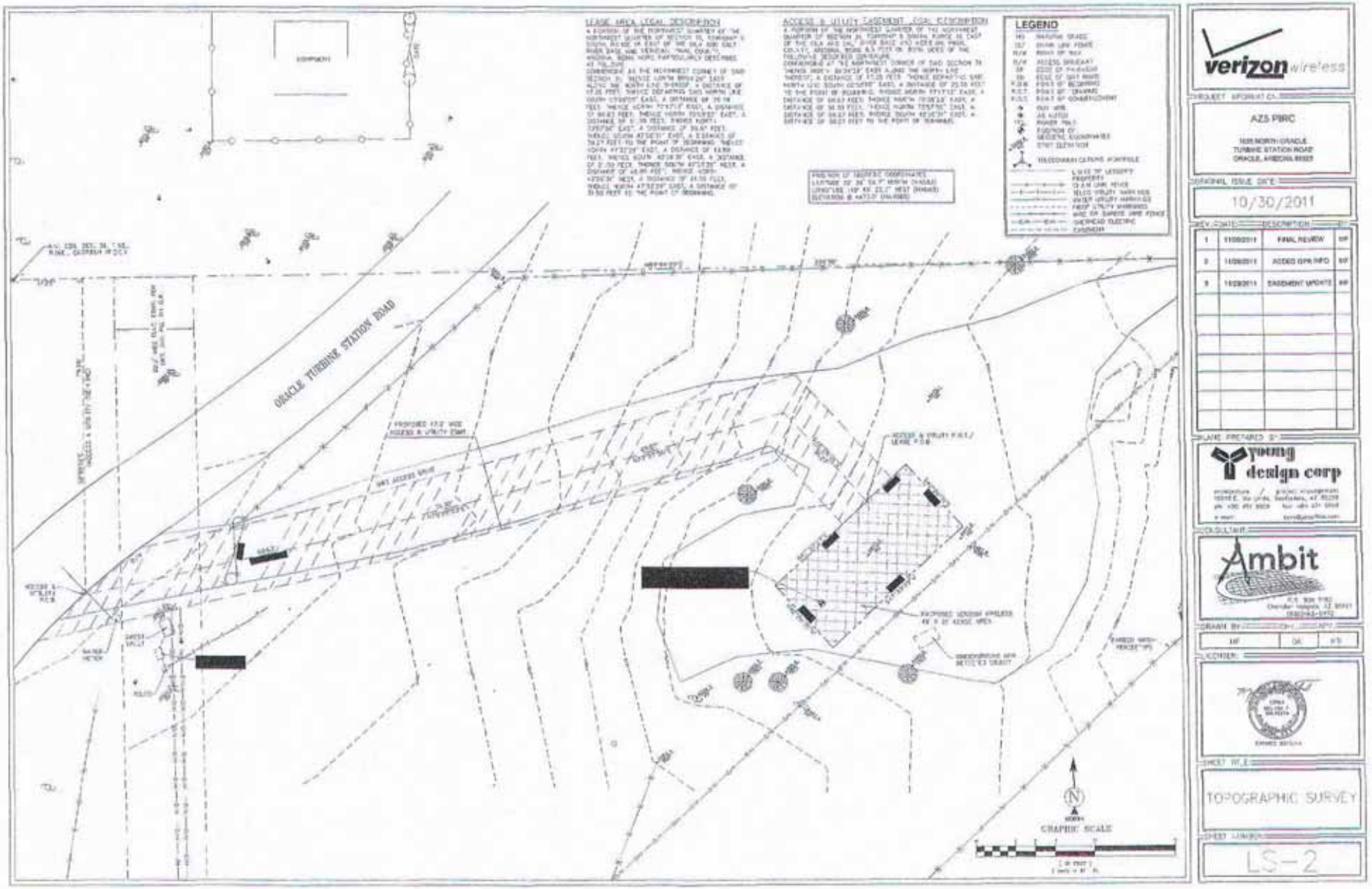
PROJECT INFORMATION
AZ05-P.I.R.C.
1600 N. ORACLE TURBINE RD.
ORACLE, ARIZONA, 85623

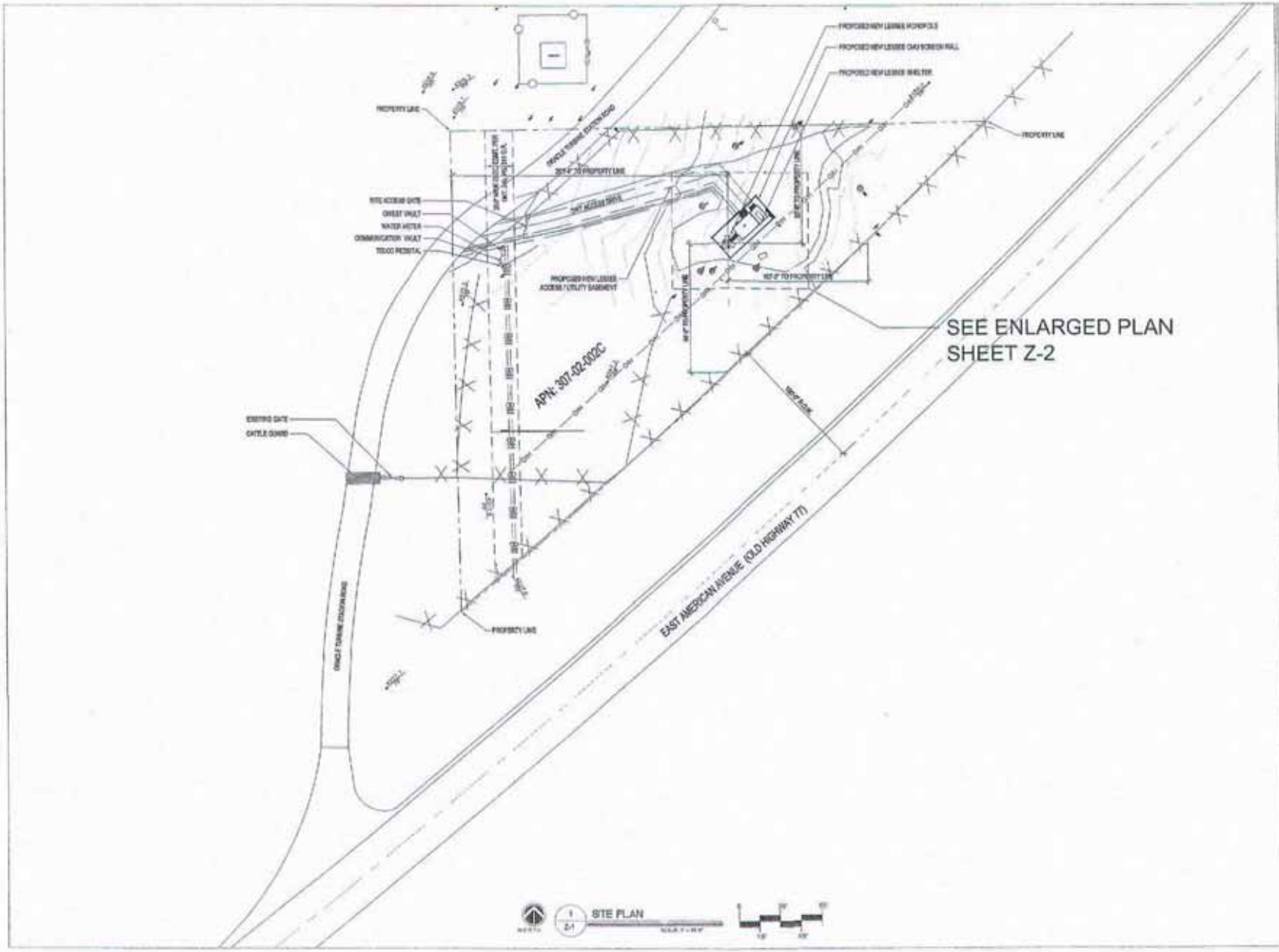
SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1


LEGEND
DIRECTIONS TO SITE
ORACLE TURBINE STATION ROAD
EAST AMERICAN AVENUE (OLD HIGHWAY 77)
GRAPHIC SCALE
verizon wireless
AZ5 PIRC
10/30/2011
young design corp
Ambit
BOUNDARY DETAIL
LS-1


LEGEND
ORACLE TURBINE STATION ROAD
GRAPHIC SCALE
verizon wireless
AZ5 PIRC
10/30/2011
FINAL REVIEW
ADDED GPR INFO
EASEMENT UPDATE
young design corp
Ambit
TOPOGRAPHIC SURVEY
LS-2



verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp

AZ05-P.I.R.C.

OVERALL SITE PLAN

Z-1

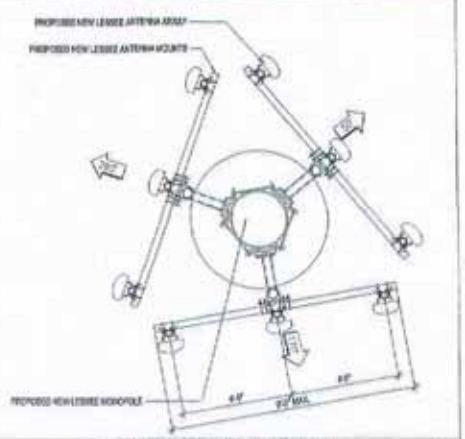
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	60°	± 150'-0"	6	1 5/8"	RAYCAP
BETA	170°	± 150'-0"	6	1 5/8"	RAYCAP
GAMMA	280°	± 150'-0"	6	1 5/8"	RAYCAP

NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

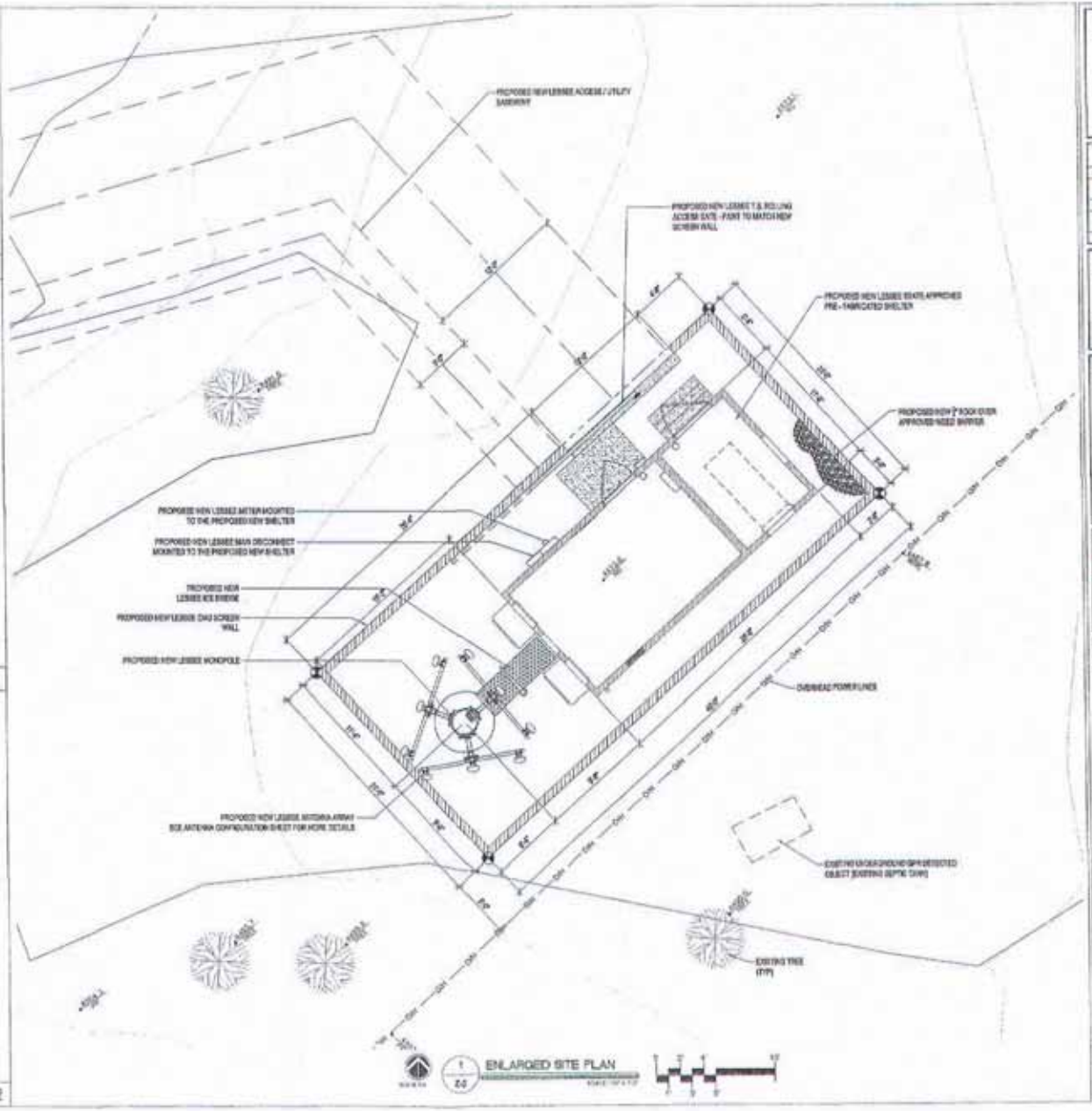
IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION | 4

NOT USED | 3



PROPOSED ANTENNA CONFIGURATION | 2



CLIENT
verizon wireless
128 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY
young design corp
architecture / project management
12345 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9933 fax: 480 451 9935

SEAL

NO.	DATE	DESCRIPTION
1	11/18/11	PRELIMINARY REVIEW
2	12/08/11	FINAL PLOT
3	04/23/12	REVISIONS

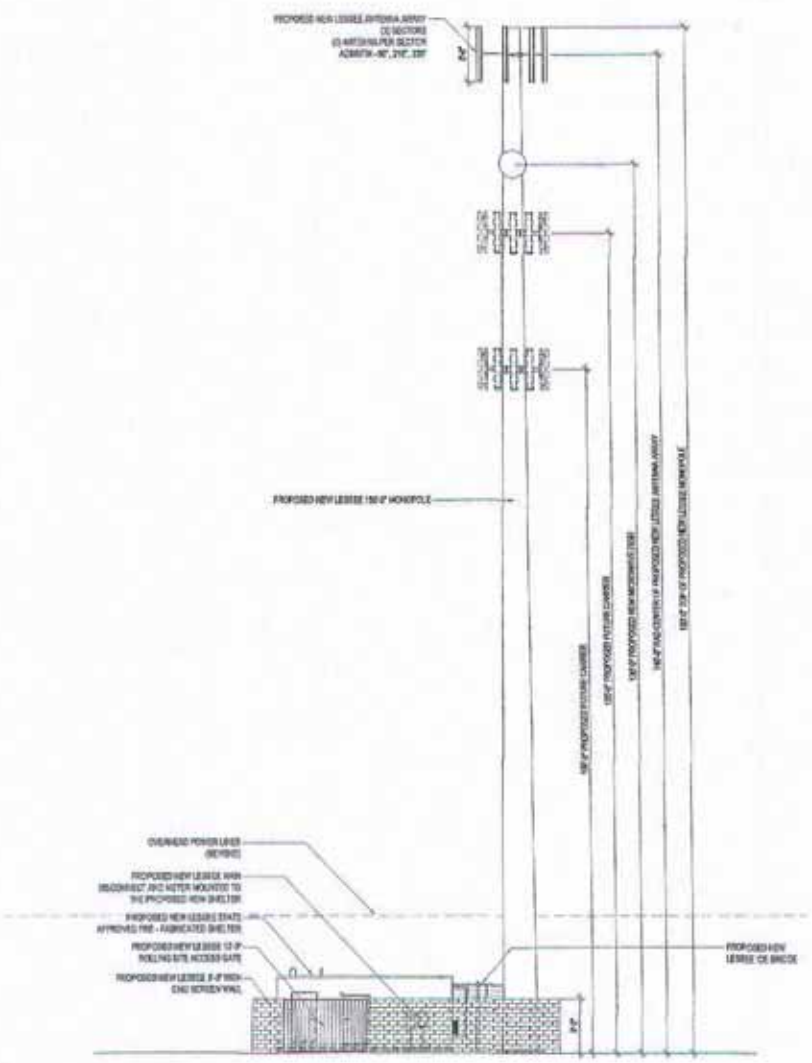
ARCHITECT'S JOB NO.
YDC-3124

PROJECT INFORMATION
AZ05-P.I.R.C.
1855 N. ORACLE TURBINE RD.
ORACLE, ARIZONA, 85623

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

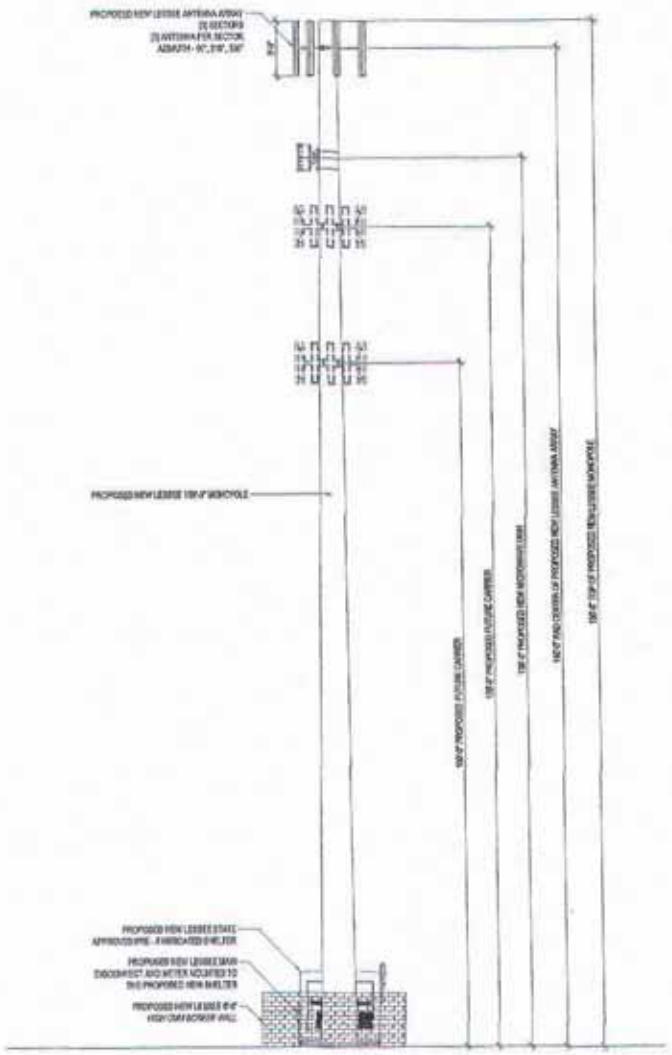
JURISDICTION APPROVAL

SHEET NUMBER
Z-2



2 / Z-3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



1 / Z-3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

CLIENT

verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW | DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

REAL ESTATE SIGNATURE

PLANS PREPARED BY

young design corp

architecture / project management
10245 E. via Ulmia, Scottsdale, AZ 85258
ph. 480 431 9600 fax 480 431 9605

SEAL

NO.	DATE	DESCRIPTION
1	11/18/11	PRELIMINARY REVIEW
2	12/08/11	FINAL PLOT
3	04/23/12	REVISIONS

ARCHITECTS JOB NO.
YDC-3124

PROJECT INFORMATION

AZ05-P.I.R.C.

1998 N. ORACLE TURBINE RD.
ORACLE, ARIZONA, 85623

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3

Google earth

miles 2
km 4

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: August 7, 2012
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
8/16/12	PZ-006-12	Jupiter Realty Associates	Gold Canyon East Phase 9 – Zone Change	See comments 1 & 2
8/16/12	SUP-003-12	Verizon Wireless	Operate 150' Monopole	See comment 3
8/16/12	PZ-PA-008-12	PB Bella Vista, LLC	Comprehensive Plan Amendment	See comments 1 & 2

***Comments:**

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

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

3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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

Ashlee MacDonald - Special Use Permit

Within 600'

From: "Mary Ann Pogany" [redacted]
To: <ashlee.macdonald@pinalcountyaz.gov>
Date: 8/3/2012 9:42 PM
Subject: Special Use Permit

To the Pinal County Planning and Development Department

1. Regarding PZ-003-12
2. Karl and Mary Ann Pogany
   865 N. Blazing Star Drive
   Oracle, AZ 85623
   [redacted]
   Property tax parcel number 308 02 008A

We support approval of a Special Use Permit for James Beal to construct and operate a 150 foot tall monopole wireless communication facility on Tax parcel 307-02-002C, or as described in PZ-003-12. It is important to us that we have reliable cellular telephone service at our home. We do not currently have this. We are paying for local and long distance to a land line communications company and we are paying for the same thing with our cellular service. We do not want to relinquish our cell phones as that will have a negative impact on our business communication, safety and personal use. We would like the option to have only one service. Our telephone cost is exorbitant at this time. Please pass this action.
Thank you,
Karl and Mary Ann Pogany

Outside 1000'

From: Ross & Nancy Hopkins [redacted]
To: Ashlee.MacDonald@pinalcountyaz.gov
Date: 8/6/2012 4:10 PM
Subject: Public Comment - PZ-003-12

August 6, 2012

Ms. Ashlee MacDonald
Pinal County Planning and Development Department
P.O. Box 2973
Florence, AZ. 85132

Good Afternoon, Ashlee

Thank you for allowing me to comment upon special use permit proposal No. SUP-003-12, submitted by Mr. Chad Ward, of Pinnacle Consulting, Inc., on behalf of Verizon Wireless, for the installation of a 150-foot high monopole cell phone tower adjacent to the intersection of Oracle Turbine Road and American Avenue, on privately owned land (James Beal property) within the generally recognized confines of the unincorporated town of Oracle, AZ.

The officers of the Oracle Fire Department, as well as residents of Oracle who have in the past formed a private coalition to oppose the cell tower install site formerly proposed (2003, and 2011) in the historic Oracle town center, have carefully reviewed the location and physical characteristics of the alternate tower site, as described in the current application submittal. We have concluded that a tower of this height, erected on this alternate site, will present none of the intrusive effects that so negatively affected the public and private interests, property values, and National Register of Historic Places landscapes that exist in the center of Oracle.

More importantly, this new tower - even though it is much greater in height than those previously proposed by Verizon Wireless - is approximately 2,747 linear feet distant from the edge of the" Final Approach and Take-Off' area (FATO) of the Oracle-Briggs Emergency Medical Services Helispot facility. The elevations of both the helispot landing pad, and the cell tower pad footprint, are virtually the same. The FAA regulations that govern the height and location of installation of vertical objects (like cell towers) adjacent to helispots require an 8:1 ratio. That is, any object one foot in height, must be at least eight feet distant from the helispot FATO, to avoid vertical penetration of the flight surface path of aircraft like helicopter air ambulances that take off and land from such a facility. In plain language, tall cell towers close to an EMS helispot can constitute a serious flight safety hazard to air ambulance aircrew and patients.

Using the FAA-prescribed 8:1 ratio as a guide, the 150-foot tall cell tower currently proposed at a linear distance of 2,747 feet from the helispot FATO presents no flight safety hazard to normal air ambulance operations taking place at the Oracle-Briggs EMS Helispot.

As a matter of record, this EMS helispot facility was completed in 2005 by the residents of Oracle, with donated funds, materials, and labor, in

cooperation with the Oracle Fire Department, and the Pinal County Public Works Department. The helispot is located on Pinal County property, adjacent to the County Justice Court building, and operated by the Oracle Fire Department under permit from the County. This EMS helispot is a key component in the emergency medical services offered to all county residents in he TriCommunity area of eastern rural Pinal County.

Based upon the above information, community residents attending a public Oracle Town Meeting at the Oracle Community Center on July 7, 2011, regarding this new tower site proposal, voted 36 to 0 in a straw vote, to recommend this site for installation of this communications facility.

I support Pinal County approval of SUP-003-12 for two reasons::

1) It will allow Verizon Wireless to provide improved cell phone service for current and future customers in the Oracle area, and allow Verizon to grow their business.

2) Even more critical, the Oracle Fire Department has based their emergency medical response and fire suppression services on a Verizon Wireless communications system. The addition of this new cell service tower will improve the efficiency and range of this system, and allow the Oracle Fire Departrment to provide improved public safety services to the residents of Oracle and surrounding communities.

I wish to appear and be heard at the Pinal County Planning and Zoning Commission Hearing on August 16, 2012.

Sincerely yours,

Ross R. Hopkins
P.O. Box 1156
577 East Nuestro Street
Oracle, AZ. 85623
[redacted]

Planning Case Number PZ-003-12

SUP-003-12

Property Tax Parcel Number 308-10-061AO

CC: [redacted]

Ashlee MacDonald - Oracle cell tower

Outside 600'

From: Kevin Brandt [redacted]
To: <ashlee.macdonald@pinalcountyaz.gov>
Date: 8/8/2012 7:00 AM
Subject: Oracle cell tower

Planning case # pz-003-12

Kevin Brandt
480 North Circle Drive
Oracle, AZ 85623
Tax parcel # 308-25-193

[redacted]

I have lived in the tri-community for most my life, I own Oracle Electric, an electrical contracting business for over 10 years, my wife and her family came from Tiger and have lived in Oracle their entire life and we all graduated from San Manuel High School.

We all approve the addition of a cell tower to the town of Oracle.

I believe this tower would not be an eye sore to are town, it will be a major benefit to all members of our community.
The tower will provide better signal for the Fire Department, also to businesses and residents of Oracle.

And foremost with the power outages we experience the benefit would be overwhelming in emergency situations in which our land line phones (cordless, which most people own) will not work without power. We have a lot elderly people living in Oracle and the tower is a must in these situations.

Many residents in Oracle save money and do not have home phones or need them, this would help people with no signal to their cell phones and could save money by only having a cell phone.

Lets jump into the future and approve this tower.

I do not wish to be heard at the August 16 meeting. But feel free to contact me on this issue.

Thank you,
Kevin Brandt

VOICE MAIL MESSAGE

INCOMING ONLY

INSTRUCTIONS: When you receive a voice mail that is pertinent to any case (violation, zoning, MLD, etc.) please complete this form and retain a copy in the file.

DATE: 7/27/2012

FROM: Gloria Ramsey

TELEPHONE NUMBER: [redacted]

TAKEN BY: Ashlee MacDonald

RE: Support for Oracle Cell Tower

CASE NUMBER (if applicable): SUP-003-12

MESSAGE: Mr. and Mrs. Ramsey are in support of the tower location

PINNACLE
CONSULTING

May 30, 2012
Ashlee MacDonald
Pinal County Planning & Development
P.O. Box 2973
Florence, AZ 85132

RE: Verizon communications site in Oracle, AZ

Ms. MacDonald,

Pinnacle Consulting, Inc will be holding a public meeting regarding the proposed Verizon communications site in Oracle, AZ. The meeting will be scheduled for June 14, 2012 at the Oracle Community Center at 6:00 pm.

The location of the new communications site is adjacent to the existing communication and utility towers off Oracle Turbine Road that was agreed upon during the last meeting in Oracle. If you have any questions please feel free to contact me at the number or email listed below.

Thank you,

Chad A. Ward
Pinnacle Consulting, Inc
6515 South Rural Road #101
Tempe, AZ 85283
(480) 664-9588 Office
(480) 664-9855 Fax
chad.ward@pinnacleco.net

307-02-002C
James Beal
16995 N San Pedro River Rd
Benson, AZ 85602-8408

308-02-008A
Karl & Mary Pogany
Po Box 1435
Oracle, AZ 85623-1435

308-02-018
Gregg & Helen Vinson
Po Box 1872
Oracle, AZ 85623-1872

307-02-025
Stanley & Valene Bembenek
Po Box 5084
Oracle, AZ 85623-5084

307-02-032
Hearon Mary Ann & Tom E Sr (Co Trs
Po Box 1010
Oracle, AZ 85623-1010

308-02-008B
Gilbert Aragon
Po Box 1652
Oracle, AZ 85623-1652

308-02-009A
Sally Maldonado
Po Box 1851
Oracle, AZ 85623-1851

307-02-002F
Julia Hearon & Michael Mccauley
Po Box 458
Oracle, AZ 85623-0458

308-02-009C
Larry & Regina Clark
Po Box 1525
Oracle, AZ 85623-1525

307-02-033
Misty Hart
Po Box 776
Oracle, AZ 85623-0776

307-02-024A
Thomas Whatton & Debra Martin
Po Box 702
Oracle, AZ 85623-0702

307-02-002J
Mary & Tom Hearon
Po Box 1010
Oracle, AZ 85623-1010

307-02-029F
Susan Fulcher
Po Box 8657
Catalina, AZ 85738-0657

308-02-009B
James & Pamela Rector
3480 W Peterson Pl
Tucson, AZ 85741-1463

307-02-029C
Baker G Samuel
21 Puesta Del Sol
Placitas, NM 87043-8824

15 labels printed.

PINNACLE
CONSULTING

Project: Verizon AZ5 PIRC

RE: Meeting Minutes from 6/14/2012 public meeting

The following meeting minutes are paraphrased for purposes of this application.

Location: Oracle Community Center / July 14, 2012 / 6:00 pm

Attendees:

Applicant Rep: Chad Ward – Pinnacle Consulting

Maggie Riggs – Oracle Resident / Community Center Volunteer

Carl Riggs – Oracle Resident / Community Center Volunteer

Paul Trambarulo – Oracle Resident

Shirley Surlte – Oracle Resident

Fred Sanchez – Oracle Resident

Meeting Minutes:

Chad Ward gives an overview of the project design and history including previous public meetings with the residents / concerned parties in Oracle.

Shirley S question: where exactly is the tower going to be located and how tall?

Chad Ward: Project will be located off Oracle Turbine Road near the utility station and AT&T tower. The proposed Verizon tower will be 150' and will be designed to support other carriers.

Paul T question: Will this site provide coverage south of Oracle we have terrible coverage in the community where I live south of Oracle.

Chad Ward: It depends on how far south overall coverage in Oracle and surrounding areas should improve unless there is an issue with topography.

Shirley S question: How did VZ chose this location?

Chad Ward: This location was chosen based on numerous neighborhood meetings with the residents and Supervisor Rios. Verizon looked at 10 different locations then narrowed it down to the viable options. During the last neighborhood

meeting everyone in attendance was presented with the 3 options and a vote was taken that this would be the best location for a new tower site.

Carl Riggs question: Will this site improve coverage in Mammoth?

Chad Ward: This site will not reach Mammoth. The highway coverage heading to Mammoth should see some improvement. At this time Verizon has not released the schedule to put a new site in Mammoth.

Carl Riggs: When is this site going to be built?

Chad Ward: Verizon is hoping to have it on-air in 2012 if we can get through the zoning / permitting process in time to start construction in September / October.

This ended the Q&A portion of the meeting.

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. Pinal County Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: 12/27/11 Concept Review Number: CR-071-11

3. The legal description of the property: See Exhibit A

4. Tax Assessor Parcel Number: 307-02-002C 09S 16E 31 N

5. Current Zoning: GR

6. Parcel size: 2.59 AC

7. The existing use of the property is as follows: Vacant, Existing Cell Site

8. The exact use proposed under this request: Construction and operation of a wireless communications facility for Verizon Wireless.

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

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

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

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. Public meetings with concerned citizens, the applicant and District Supervisor have identified this site location as the best possible location for the proposed facility.

13. Explain why the proposed development is needed and necessary at this time. Verizon Wireless has evaluated its network and service in the area and has determined that system enhancements are necessary to provide appropriate service to the market. The proposed facility, as designed for this site, is a critical element in Verizon's planned improvements in the market and is necessary for those improvements to function.

RECEIPT #: AMT: DATE: CASE:

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

VERIZON WIRELESS	126 W GEMINI	480.777.4367
Name of Applicant	Address	Phone Number

Nancy Fulks — NANCY.FULKS@VERIZONWIRELESS.COM

Signature of Applicant — E-Mail Address

CHAD A. WARD	6515 S. RURAL RD, SUITE 101	602-463-9514
Name of Agent/Representative	Address	Phone Number

CHAD.WARD@PINNACLECONET

Signature of Agent/Representative — E-Mail Address

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

James E. Beal	16995 N. San Pedro River Rd	
Name of Landowner	Address	Phone Number

James E. Beal

Signature of Landowner — E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

PROPERTY OWNERSHIP LIST (Attached)
(required for filing all applications)

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

Parcel No.: 308-48-002A
Name: OLSEN WASH PROPERTIES
Address: PO BOX 50186
City/ST/Zip: TUCSON, AZ 85703

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

Parcel No.: 308-02-009B
Name: JAMES RECTOR
Address: 1530 E AMERICAN AVE
City/ST/Zip: ORACLE, AZ 85623

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

Parcel No.: 307-01-703 0
Name:
Address:
City/ST/Zip:
NO INFORMATION

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

Parcel No.: 307-02-033 0
Name: MISTY HART
Address: PO BOX 776
City/ST/Zip: ORACLE, AZ 85623

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

Parcel No.: 307-02-032 0
Name: MARY ANN HEARAL & TOM E
Address: PO BOX 1010
City/ST/Zip: ORACLE, AZ 85623

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

I hereby verify that the name list attached was obtained on the 26th day of APRIL, 2012, at the office of PINNACLE CONSULTING, INC. and is accurate and complete to the best of my knowledge.

Signature

4/26/12
Date

Acknowledged before me by Nakia Gongora on this 26th day of April, 2012.

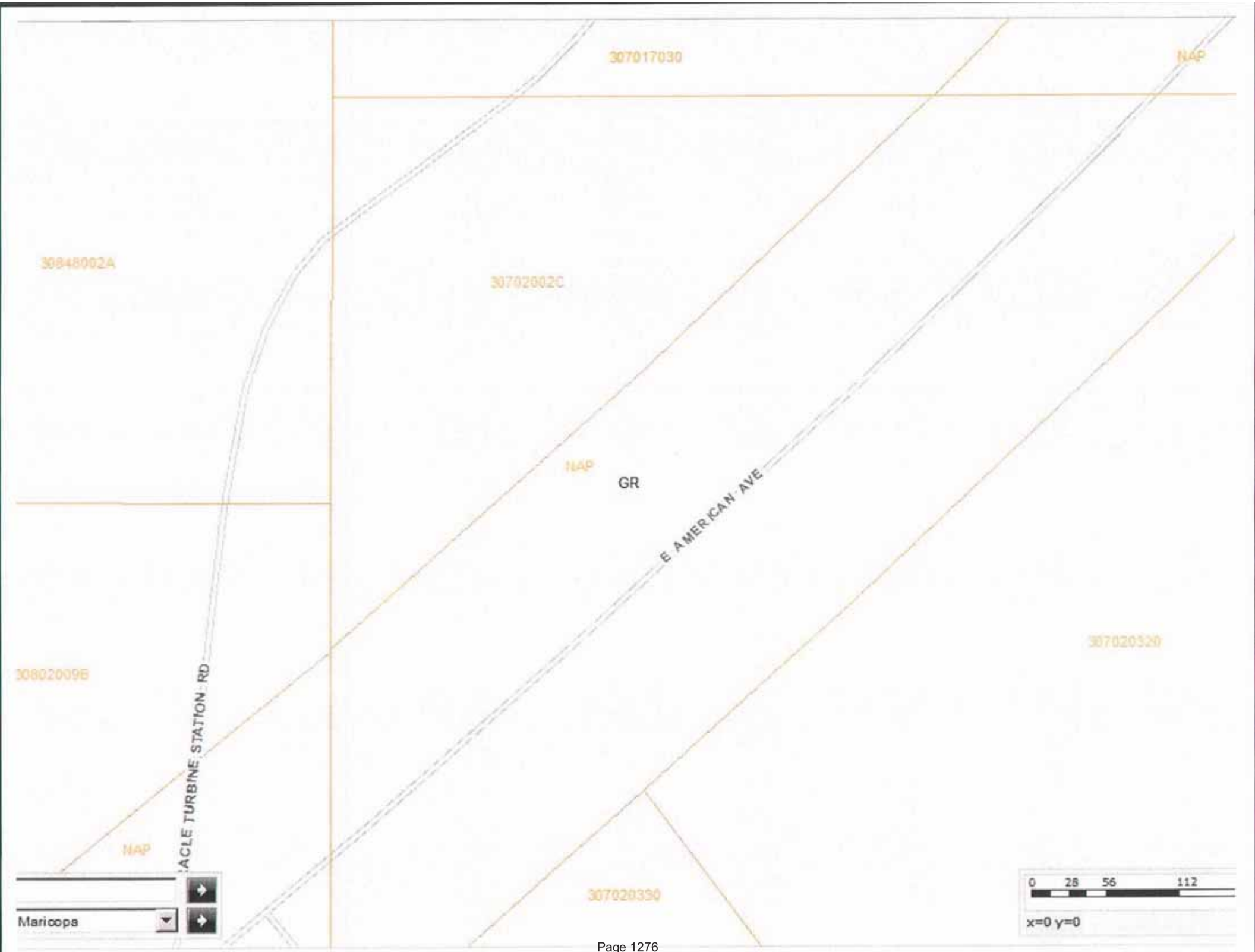
(SEAL)

Notary Public State of Arizona
Maricopa County
Nakia D Gongora
My Commission Expires 10/14/2015

Signature of Notary Public

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

Revised November 2011


307017030
NAP
30848002A
30702002C
NAP
GR
E AMERICAN AVE
307020320
308020096
ACLE TURBINE STATION RD
NAP
307020330
Maricopa
0 28 56 112
x=0 y=0

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
P.O. Box 2973
Florence, AZ 85132

Re: Case No. CR-071-11
Tax Parcel No. 300-02-002C,
hereinafter referred to as the "Property."

VERIZON WIRELESS
[***Insert name of applicant.***]
hereby appoints PINNACLE CONSULTING, INC
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on my/our behalf in relation to the Property in obtaining approvals from Pinal County in the above-referenced case and to file applications and make the necessary submittals for such approvals. The undersigned party consents and agrees to be bound by the Schedule for Development, if any, and all stipulations/conditions agreed to by this Agent in connection with the above-referenced case.

[INDIVIDUAL signature block and acknowledgment. ***Do not sign in this section if signing as an officer of a corporation, a trustee or partner.***]

_____ _____
[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 signature block]

VERIZON WIRELESS
[Insert Company or Trustee's Name]

By: Nancy R Tate
[Signature of Authorized Officer or Trustee]
Its: Manager - Network Real Estate
[Insert Title]
Dated: 4/11/12

C:\DOCUME~1\ashleem\LOCALS~1\Temp\AgencyAuthoriz-Non-Landowner-011911.doc

[*Notarization block for corporate officer*]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 11 day of April, 2012, by Nancy Fulks *[Insert Signor's Name]* as Manager - Network Real Estate *[Insert Title]* of Verizon Wireless *[Insert Name of Company or Trust]*, an _____ *[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.

Cynthia A. Roter
Notary Public - Arizona
Maricopa County
My Commission Expires
March 31, 2015

Cynthia A. Roter
Notary Public

My commission expires: March 31, 2015

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

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 _____ *[first company]*, 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: _____

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

James E Beal
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of 2.59 acres located

at 1665 N. Oracle Turbine Station Rd., Oracle, AZ 85623, and further
[Insert Address of Property]

identified as tax parcel number APN 300-02-002C and legally described as follows:
[Insert Parcel Number]

See Attached Legal Description

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Verizon Wireless 's application
[Insert Name of Applicant]

for Special Use Permit for Construction and Operation of a Wireless Communications Site
[Insert Type of Permit] *[Describe Use]*
and consents to the issuance of the permit for the stated use on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

James E. Beal JR.
[Signature]
Dated: 3/28/12

[Signature]
Dated:

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

GILDA D. MARQUEZ
Notary Public - Arizona
Pinal County
My Commission Expires
June 24, 2015

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 28th day of MARCH, 2012, by Gilda D. MARQUEZ
[Insert Name of Signor(s)]

Gilda D. Marquez
Notary Public

My Commission Expires: June 24, 2015

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 16 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°04'29" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 17.25 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, A DISTANCE OF 79.78 FEET; THENCE NORTH 77°17'13" EAST, A DISTANCE OF 60.63 FEET; THENCE NORTH 75°08'23" EAST, A DISTANCE OF 51.30 FEET; THENCE NORTH 73°57'56" EAST, A DISTANCE OF 69.87 FEET; THENCE SOUTH 42°26'31" EAST, A DISTANCE OF 30.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 47°33'29" EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 42°26'31" EAST, A DISTANCE OF 21.00 FEET; THENCE SOUTH 47°33'29" WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 42°26'31" WEST, A DISTANCE OF 21.00 FEET; THENCE NORTH 47°33'29" EAST, A DISTANCE OF 31.50 FEET TO THE POINT OF BEGINNING.

SUPPORTING INFORMATION

1. Which category applies to this application? COMMUNICATIONS SITE
2. If item (Q) above, provide information as to the use and evidence that it is in accordance with the intent of Section 2.150.020 THE PROPOSED AREA IS AN EXISTING TELECOM AND UTILITY SUBSTATION. THE PROPOSED USE FITS IN WITH THE CURRENT USE.
3. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public NO PUBLIC FEES.
4. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. 1 TRIP PER MONTH FOLLOWING CONSTRUCTION.
5. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. (1) ONE
6. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? NO.
7. What type of landscaping are you proposing to screen this use from your neighbors? NONE.
8. What type of signage are you proposing for the activity? Where will the signs be located? FCC REQUIRED SIGNAGE
9. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A
10. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested GR – AREA/PARCEL IS ZONED GENERAL RURAL. THE PROPERTY IS VACANT AND GENERALLY UNUSABLE. THE SURROUNDING AREA IS CURRENTLY TELECOM AND UTILITY SUBSTATION.
11. Have you discussed possible conditions that may be placed on the permit with the Planning Department? (YES) NO
12. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? (YES) NO

Revised November 2011

S-005-06

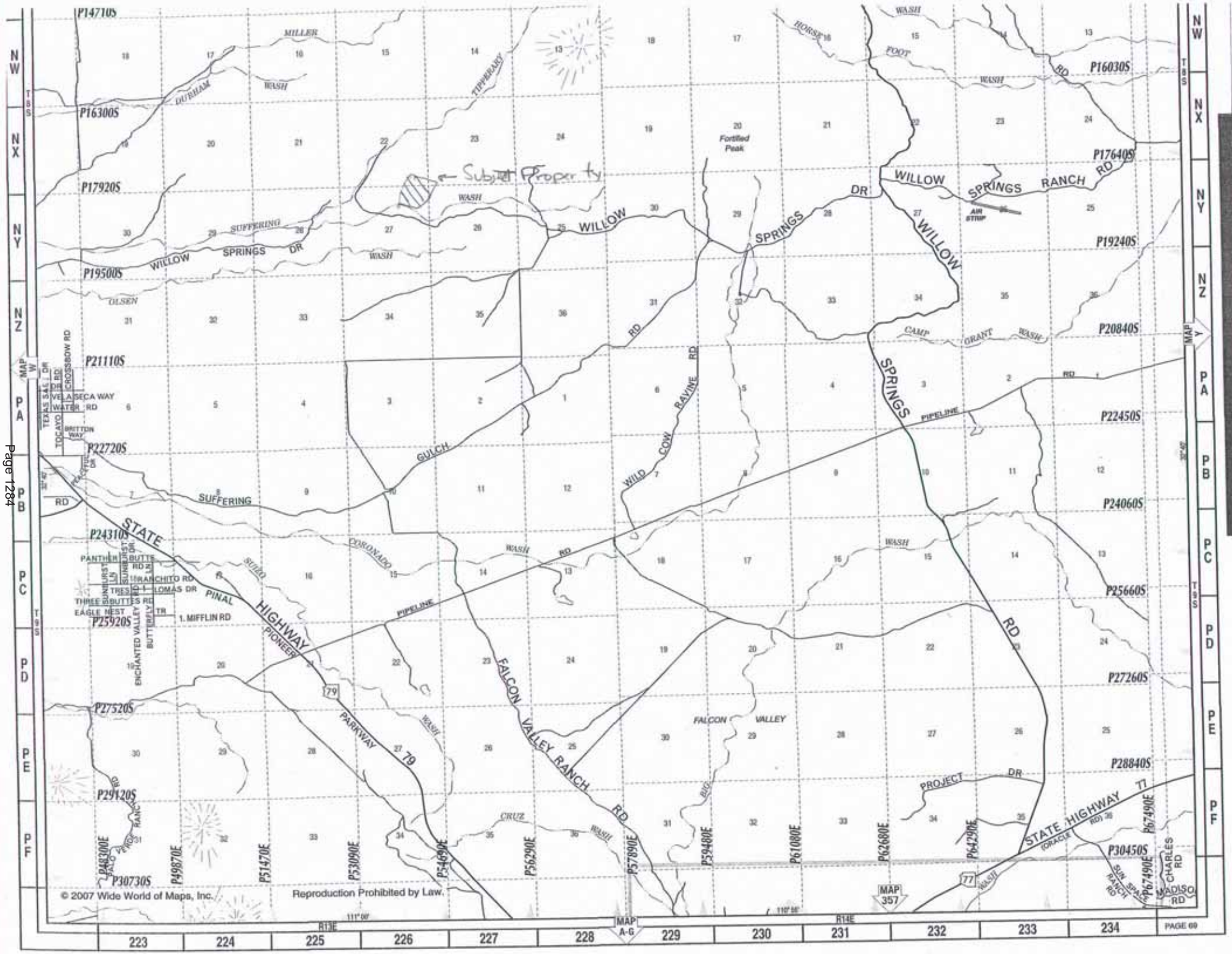
S-005-06

PINAL • COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date:	August 16, 2012
Case Number:	S-005-06
Case Coordinator:	Dedrick Denton
Subdivision Name:	Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4
Landowner/Developer:	Kevin Tarbox Willow Springs Properties, LLC 326 South Wilmot Road, Ste. C200 Tucson, AZ 85711
Applicant:	Stacey Weaks Norris Design 418 North Toole Avenue Tucson, AZ 85701
Comprehensive Plan:	Moderate Low Density Residential
Existing Zoning:	CR-3/PAD
Existing Uses:	Currently, the subject property is vacant.
Surrounding Land Uses:	North: CR-3/PAD; Vacant East: CR-3/PAD; Vacant South: CR-3/PAD; Vacant West: CR-3/PAD; Vacant
Flood Zone:	X "an area that is determined to be outside the 100 and 500 year floodplain."
Location:	The subject property is located approximately 12 miles northwest of Oracle.
Legal Description:	A 447.93± acre parcel situated in a portion of Sections 22, 23, 26, & 27, T8S, R13E, G&SRB&M (*legal on file*).
Number of Lots:	545
Tax Parcel Numbers:	304-02-008


← Subject Property
WILLOW SPRINGS RANCH RD
WILLOW SPRINGS DR
SUFFERING WASH
WILLOW SPRINGS DR
SPRINGS RD
WILD COW RAYNE RD
CAMP GRANT WASH
PIPELINE
GULCH
STATE HIGHWAY 79
PINAL PIONEER PARKWAY
FALCON VALLEY RANCH RD
FALCON VALLEY
PROJECT DR
STATE HIGHWAY 77 (ORACLE RD)
MILLER
DURHAM
TIPPERARY
WASH
HORSE
FOOT
Fortified Peak
AIR STRIP
OLSEN
CROSSBOW RD
VELA SECA WAY
WATER RD
BRITTON WAY
TOCAYO
TEXAS SAGE DR
PACIFIC DR
SUNBURST DR
BUTTE RD
RANCHITO RD
LOMAS DR
SUNBURST LN
THREE BUTTES RD
EAGLE NEST
ENCHANTED VALLEY RD
BUTTERFLY TR
1. MIFFLIN RD
SUNO
CORONADO
CRUZ
BEC
CHARLES RD
MADISON RD
SUN SPARK RANCH RD
P147105
P163005
P179205
P195005
P211105
P227205
P243105
P259205
P275205
P291205
P307305
P30450S
P16030S
P17640S
P19240S
P20840S
P22450S
P24060S
P25660S
P27260S
P28840S
P48300E
P49987OE
P51470E
P53090E
P54690E
P56290E
P57890E
P59480E
P61080E
P62680E
P64290E
P67490E
MAP 357
MAP A-G
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224
225
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227
228
229
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231
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233
234
R13E
R14E
PAGE 69

WILLOW SPRINGS SOUTH VILLAGE
PARCEL 2, NEIGHBORHOOD 1, VILLAGES 1-4
REVISED TENTATIVE PLAT

A PROPOSED SUBDIVISION OF A PORTION
OF SECTIONS 22, 23, 26 & 27, TOWNSHIP 6 SOUTH, RANGE 13 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

BENCHMARK

A STANDARD DOT STAMPED ROS1 1938 SET IN THE TOP OF A CONCRETE MONUMENT 8 INCHES SQUARE, 6.75 MILES NORTHWEST ALONG U.S. HIGHWAY 79 FROM ORACLE JUNCTION NEAR MILE POST 96.
ELEVATION: 3787.3
DATUM: 1929 NAVD 88
SOURCE: NATIONAL GEODETIC SURVEY
VERTICAL ORDER: SECOND

BASIS OF BEARING

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 14 EAST OF THE GILA AND SALT RIVER MERIDIAN USING A BEARING OF NORTH 00°03'16" WEST, AS SHOWN ON ALTA SURVEY RECORDED IN SURVEY BOOK 2, PAGE 297, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER

WILLOW SPRINGS PROPERTIES, LLC
5151 E. BROADWAY, SUITE 1400
TUCSON, AZ 85711
PH: (520) 918-9139
FAX: (520) 918-1799
CONTACT: KEVIN HARDEX

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
CONTACT: DAWN L. MOORE, P.E.
1550 N. STANLEY DRIVE
MESA, AZ 85203
PHONE No. (480) 834-3300
FAX No. (480) 834-3320

VILLAGE 1:

LAND USE DATA

GROSS AREA OF SUBDIVISION	210.65 ACRES
NUMBER OF LOTS	704
AVERAGE LOT SIZE	.05 ACRES
OPEN SPACE	58.96 ACRES
% OPEN SPACE	28.00% ACRES
% NON-RESIDENTIAL	28.00%
% OPEN SPACE	27.99%
% RESIDENTIAL	72.01%
% PUBLIC RIGHT OF WAY	19.01%
ZONING	CR-3

LAND USE TABLE

VILLAGE 1A

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
40' x 120'	4	2.5%
50' x 120'	14	7.0%
	18	9.5%

VILLAGE 1B

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
50' x 120'	33	100%

VILLAGE 1C

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
50' x 120'	85	100%

VILLAGE 1 TOTAL

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
50' x 120'	85	54%
60' x 120'	54	21%
80' x 120'	44	25%
	704	100%

TRACT TABLE

TRACT 'A'	OPEN SPACE, DRAINAGE
TRACT 'B'	OPEN SPACE, DRAINAGE
TRACT 'C'	OPEN SPACE, DRAINAGE
TRACT 'D'	OPEN SPACE, DRAINAGE
TRACT 'E'	NEIGHBORHOOD PARK, DRAINAGE
TRACT 'F'	NEIGHBORHOOD PARK, DRAINAGE
TRACT 'G'	OPEN SPACE, DRAINAGE
TRACT 'H'	OPEN SPACE, DRAINAGE
TRACT 'I'	OPEN SPACE, DRAINAGE
TRACT 'J'	OPEN SPACE, DRAINAGE
TRACT 'K'	OPEN SPACE, DRAINAGE
TRACT 'L'	OPEN SPACE, DRAINAGE
TRACT 'M'	OPEN SPACE, DRAINAGE
TRACT 'N'	OPEN SPACE, DRAINAGE
TRACT 'O'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'P'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'Q'	OPEN SPACE, DRAINAGE
TRACT 'R'	OPEN SPACE, DRAINAGE
TRACT 'S'	OPEN SPACE, DRAINAGE
TRACT 'T'	OPEN SPACE, DRAINAGE
TRACT 'U'	OPEN SPACE, DRAINAGE
TRACT 'V'	OPEN SPACE, DRAINAGE
TRACT 'W'	OPEN SPACE, DRAINAGE
TRACT 'X'	OPEN SPACE, DRAINAGE
TRACT 'Y'	OPEN SPACE, DRAINAGE
TRACT 'Z'	RETENTION
WELL/RESERVOIR #1	PRIVATE UTILITIES
WELL #2	PRIVATE UTILITIES
COMMUNITY PARK	OPEN SPACE, DRAINAGE
SCHOOL #1	SCHOOL
TANK HEATER	CHAMPION
WATER RECLAMATION FACILITY	PRIVATE UTILITIES
COMMERCIAL REACT	COMMERCIAL
UTILITY TRACT	PRIVATE UTILITIES

VILLAGE 2:

LAND USE DATA

GROSS AREA OF SUBDIVISION	23.57 ACRES
NUMBER OF LOTS	89
AVERAGE LOT SIZE	.16 ACRES
OPEN SPACE	15.23 ACRES
% OPEN SPACE	62.9%
% RESIDENTIAL	36.0%
% PUBLIC RIGHT OF WAY	19.0%
ZONING	CR-3

LAND USE TABLE

VILLAGE 2A

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
40' x 120'	17	49%
50' x 110'	18	51%
	35	100%

VILLAGE 2B

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
40' x 120'	8	16%
50' x 110'	46	84%
	54	100%

VILLAGE 2 TOTAL

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
40' x 120'	25	30%
50' x 110'	64	70%
	89	100%

TRACT TABLE

TRACT 'A'	OPEN SPACE, DRAINAGE
TRACT 'B'	OPEN SPACE, DRAINAGE
TRACT 'C'	OPEN SPACE, DRAINAGE
TRACT 'D'	OPEN SPACE, DRAINAGE
TRACT 'E'	OPEN SPACE, DRAINAGE
TRACT 'F'	OPEN SPACE, DRAINAGE
TRACT 'G'	TRAIL, OPEN SPACE, DRAINAGE
TRACT 'H'	TRAIL, OPEN SPACE, DRAINAGE
TRACT 'I'	OPEN SPACE, DRAINAGE
TRACT 'J'	OPEN SPACE, DRAINAGE
TRACT 'K'	NATURAL OPEN SPACE, DRAINAGE
TRACT 'L'	NATURAL OPEN SPACE, DRAINAGE

VILLAGE 3:

LAND USE DATA

GROSS AREA OF SUBDIVISION	68.84 ACRES
NUMBER OF LOTS	199
AVERAGE LOT SIZE	.16 ACRES
OPEN SPACE	33.69 ACRES
% OPEN SPACE	44.2%
% RESIDENTIAL	42.9%
% PUBLIC RIGHT OF WAY	13.0%
ZONING	CR-3

LAND USE TABLE

VILLAGE 3A

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
40' x 120'	96	100%

VILLAGE 3B

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
50' x 120'	103	100%

VILLAGE 3 TOTAL

APPROX. LOT SIZE	NO. LOTS	% OF LOTS
50' x 120'	199	100%

TRACT TABLE

TRACT 'A'	OPEN SPACE, DRAINAGE
TRACT 'B'	TRAIL, OPEN SPACE, DRAINAGE
TRACT 'C'	OPEN SPACE, DRAINAGE
TRACT 'D'	OPEN SPACE, DRAINAGE
TRACT 'E'	OPEN SPACE, DRAINAGE
TRACT 'F'	OPEN SPACE, DRAINAGE
TRACT 'G'	OPEN SPACE, DRAINAGE
TRACT 'H'	NEIGHBORHOOD PARK, DRAINAGE
TRACT 'I'	OPEN SPACE, DRAINAGE
TRACT 'J'	OPEN SPACE, DRAINAGE
TRACT 'K'	TRAIL, OPEN SPACE, DRAINAGE
TRACT 'L'	TRAIL, OPEN SPACE, DRAINAGE
TRACT 'M'	OPEN SPACE, DRAINAGE
TRACT 'N'	TRAIL, OPEN SPACE, DRAINAGE
TRACT 'O'	OPEN SPACE, DRAINAGE
TRACT 'P'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'Q'	TRAIL, NATURAL OPEN SPACE, DRAINAGE

VILLAGE 4:

LAND USE DATA

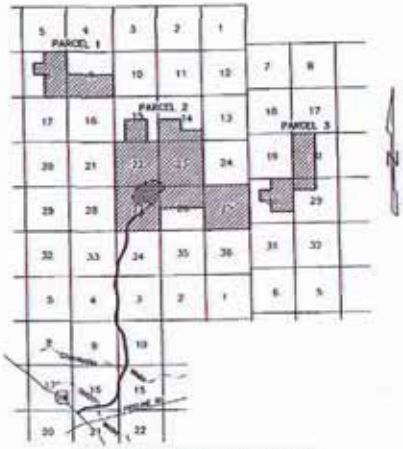
GROSS AREA OF SUBDIVISION	123.47 ACRES
NUMBER OF LOTS	144
AVERAGE LOT SIZE	.33 ACRES
OPEN SPACE	62.58 ACRES
% OPEN SPACE	50.5%
% RESIDENTIAL	34.9%
% PUBLIC RIGHT OF WAY	8.4%
ZONING	CR-3

LAND USE TABLE

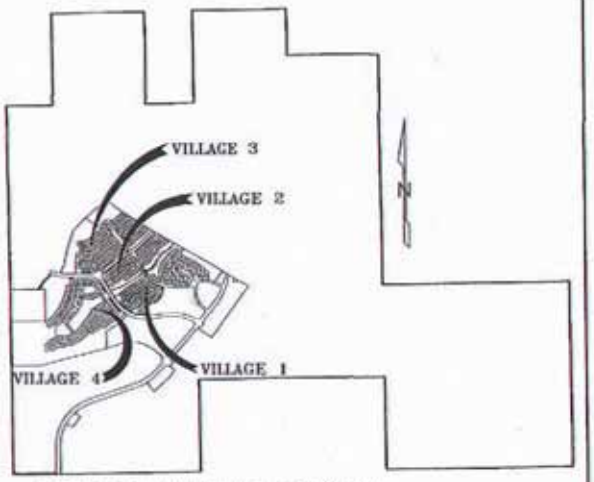
APPROX. LOT SIZE	NO. LOTS	% OF LOTS
70' x 120'	144	100%

TRACT TABLE

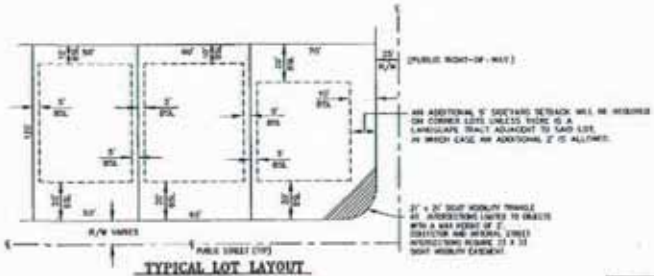
TRACT 'A'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'B'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'C'	OPEN SPACE, DRAINAGE
TRACT 'D'	OPEN SPACE, DRAINAGE
TRACT 'E'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'F'	OPEN SPACE, DRAINAGE
TRACT 'G'	OPEN SPACE, DRAINAGE
TRACT 'H'	OPEN SPACE, DRAINAGE
TRACT 'I'	OPEN SPACE, DRAINAGE
TRACT 'J'	OPEN SPACE, DRAINAGE
TRACT 'K'	NEIGHBORHOOD PARK, DRAINAGE
TRACT 'L'	TRAIL, NATURAL OPEN SPACE, DRAINAGE
TRACT 'M'	TRAIL, NATURAL OPEN SPACE, DRAINAGE



SOUTH VILLAGE VICINITY MAP
N.T.S.



PARCEL 2, NEIGHBORHOOD 1 LOCATION MAP
N.T.S.



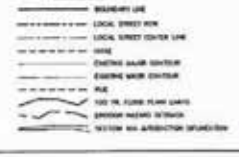
TYPICAL LOT LAYOUT
N.T.S.

SCHOOL DISTRICT
FLORENCE UNIFIED SCHOOL DISTRICT

WATER/SEWER PROVIDER
WILLOW SPRINGS UTILITIES, LLC.

FIRE DISTRICT
COOLEY RANCH FIRE DISTRICT

LEGEND

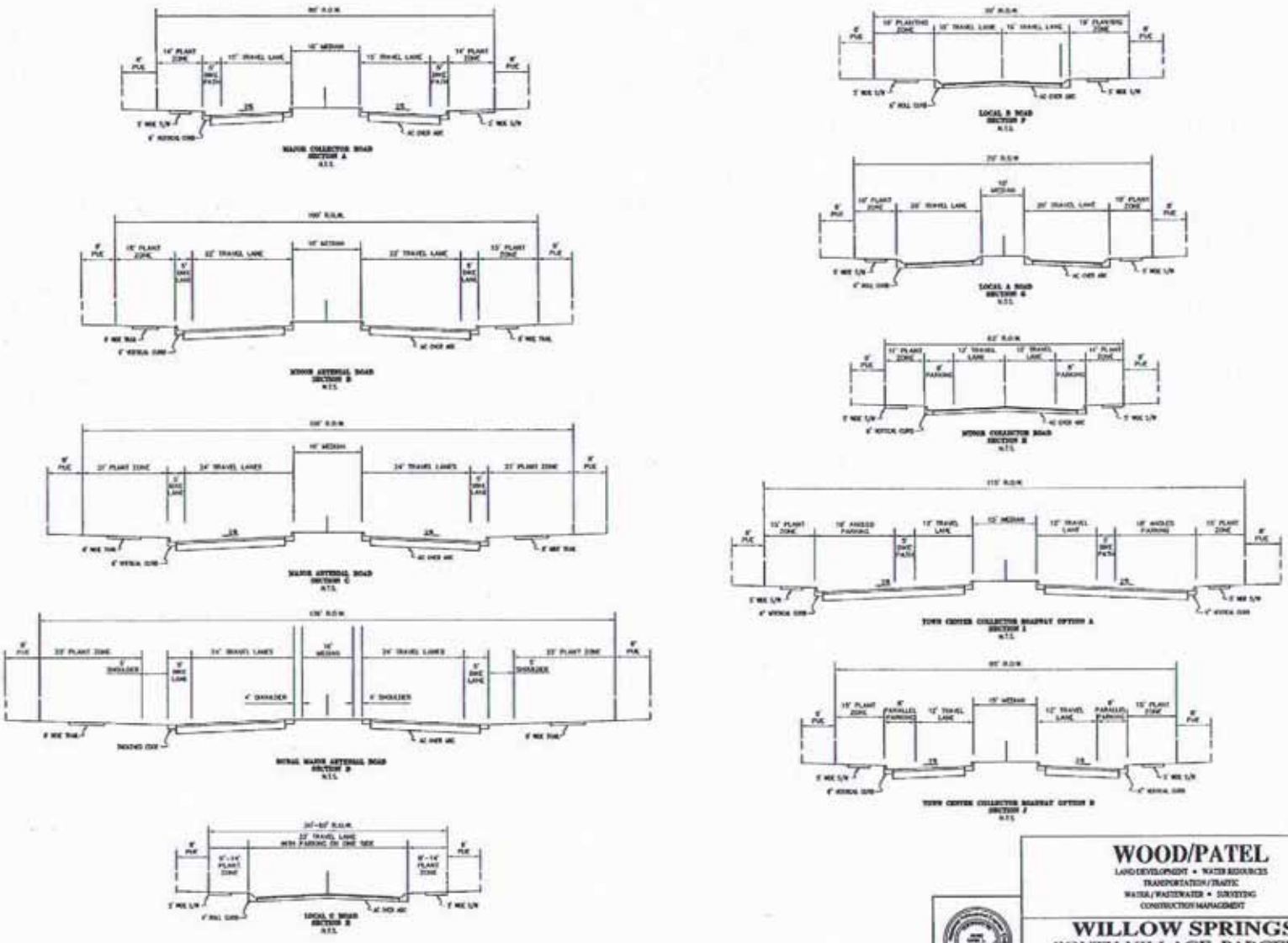


WOOD/PATEL
LAND DEVELOPMENT + WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER + SURVEYING
CONSTRUCTION MANAGEMENT

1550 N. Stanley Dr.
Mesa, AZ 85203
Phone: (480) 834-3300
Fax: (480) 834-3320

WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
COVER

JOB # 052340.13
SHEET 1 OF 8



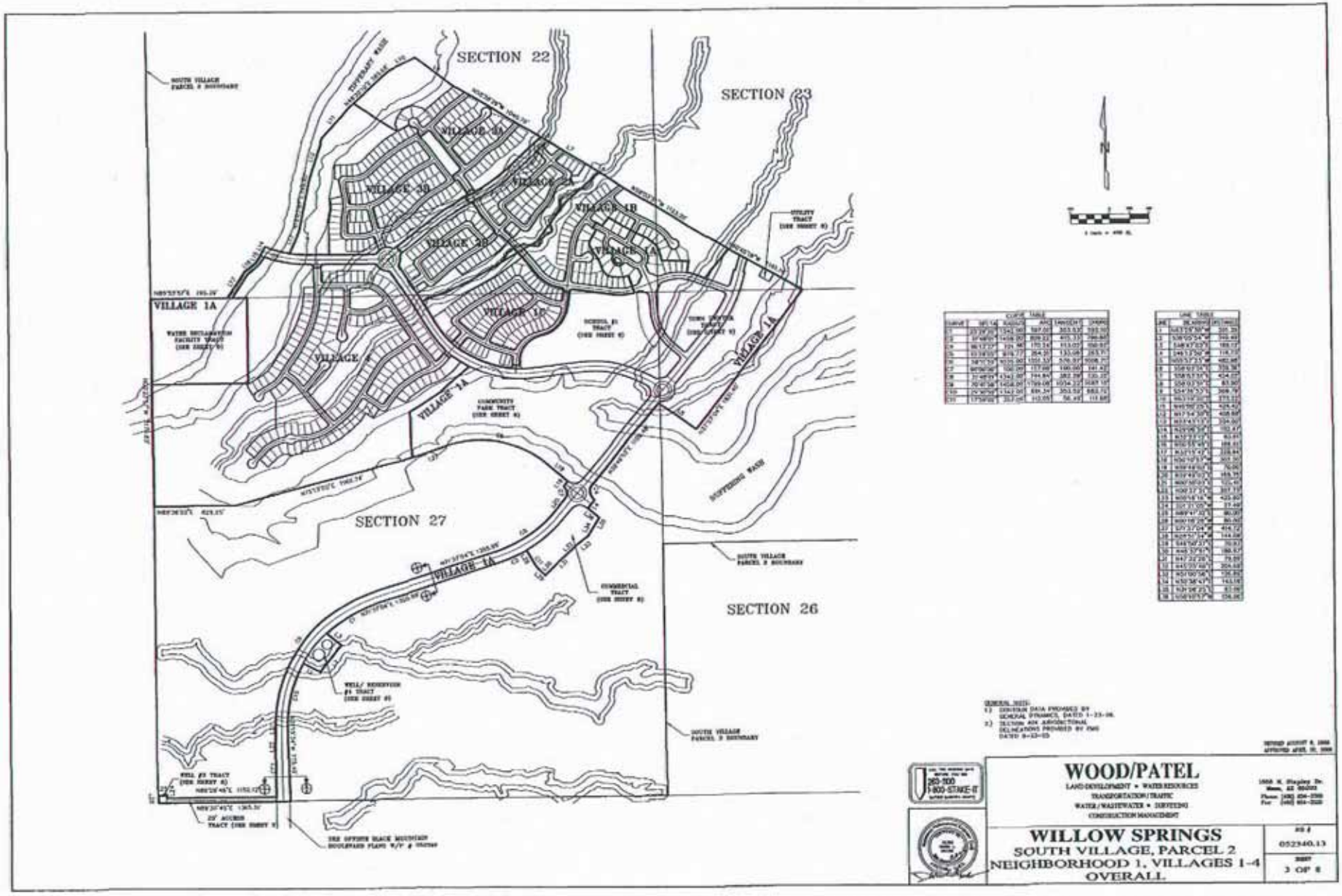
WOOD/PATEL

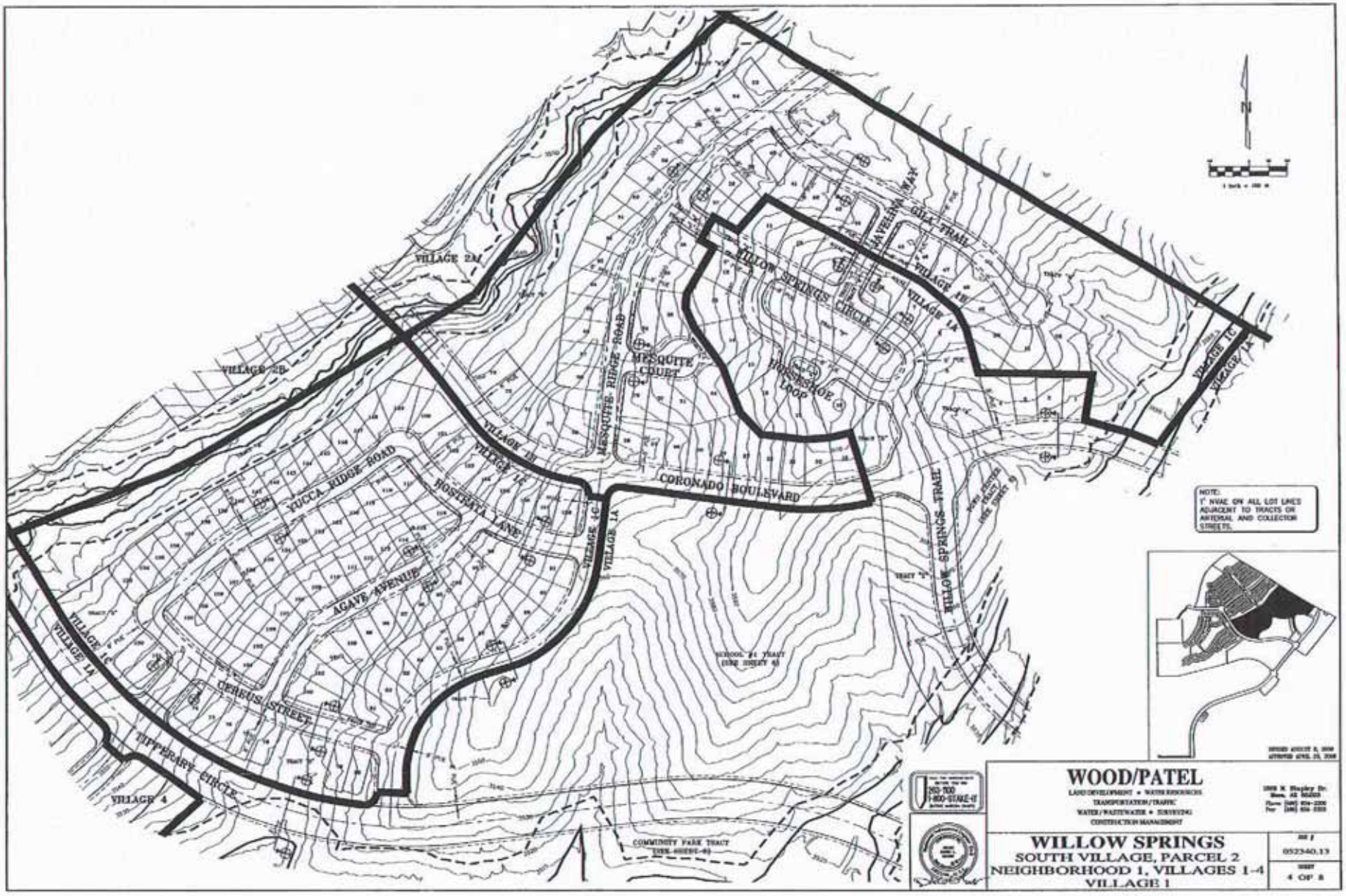
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT

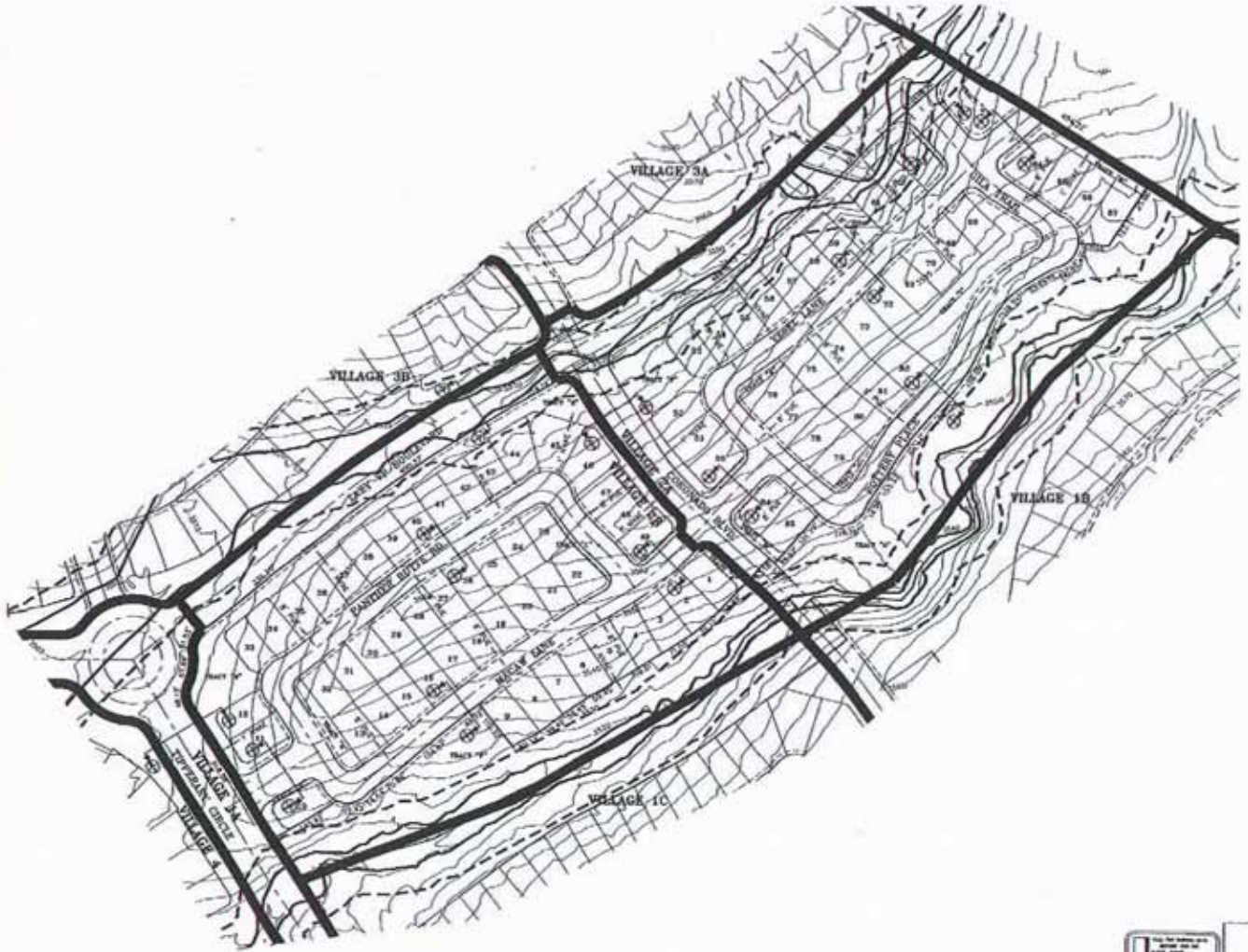
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
STREET CROSS SECTIONS

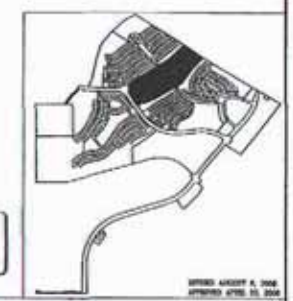
052340.13

2 OF 8


SECTION 22
SECTION 23
SECTION 27
SECTION 26
VILLAGE 1A
VILLAGE 1B
VILLAGE 2A
VILLAGE 2B
VILLAGE 3
VILLAGE 4
SOUTH VILLAGE PARCEL 2 BOUNDARY
WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION/TRAFFIC
WATER/WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
OVERALL
052340.13
3 OF 8


VILLAGE 2A
VILLAGE 2B
VILLAGE 1A
VILLAGE 1B
VILLAGE 1C
VILLAGE 1D
VILLAGE 1E
VILLAGE 1F
VILLAGE 1G
VILLAGE 4
WILLOW SPRINGS CIRCLE
MESQUITE RIDGE ROAD
MESQUITE COURT
HORSESHOE LOOP
CORONADO BOULEVARD
YUCCA RIDGE ROAD
HOSTERTA LANE
AGAVE AVENUE
CERIUS STREET
TIPPERARY CIRCLE
WILLOW SPRINGS TRAIL
GULF TRAIL
SCHOOL #4 TRACT
COMMUNITY PARK TRACT
NOTE:
1' NVAE ON ALL LOT LINES ADJACENT TO TRACTS OR ARTERIAL AND COLLECTOR STREETS.
WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
VILLAGE 1
052340.13
4 OF 8





NOTE:
1' NVAE ON ALL LOT LINES ADJACENT TO TRACTS OR ARTERIAL AND COLLECTOR STREETS.

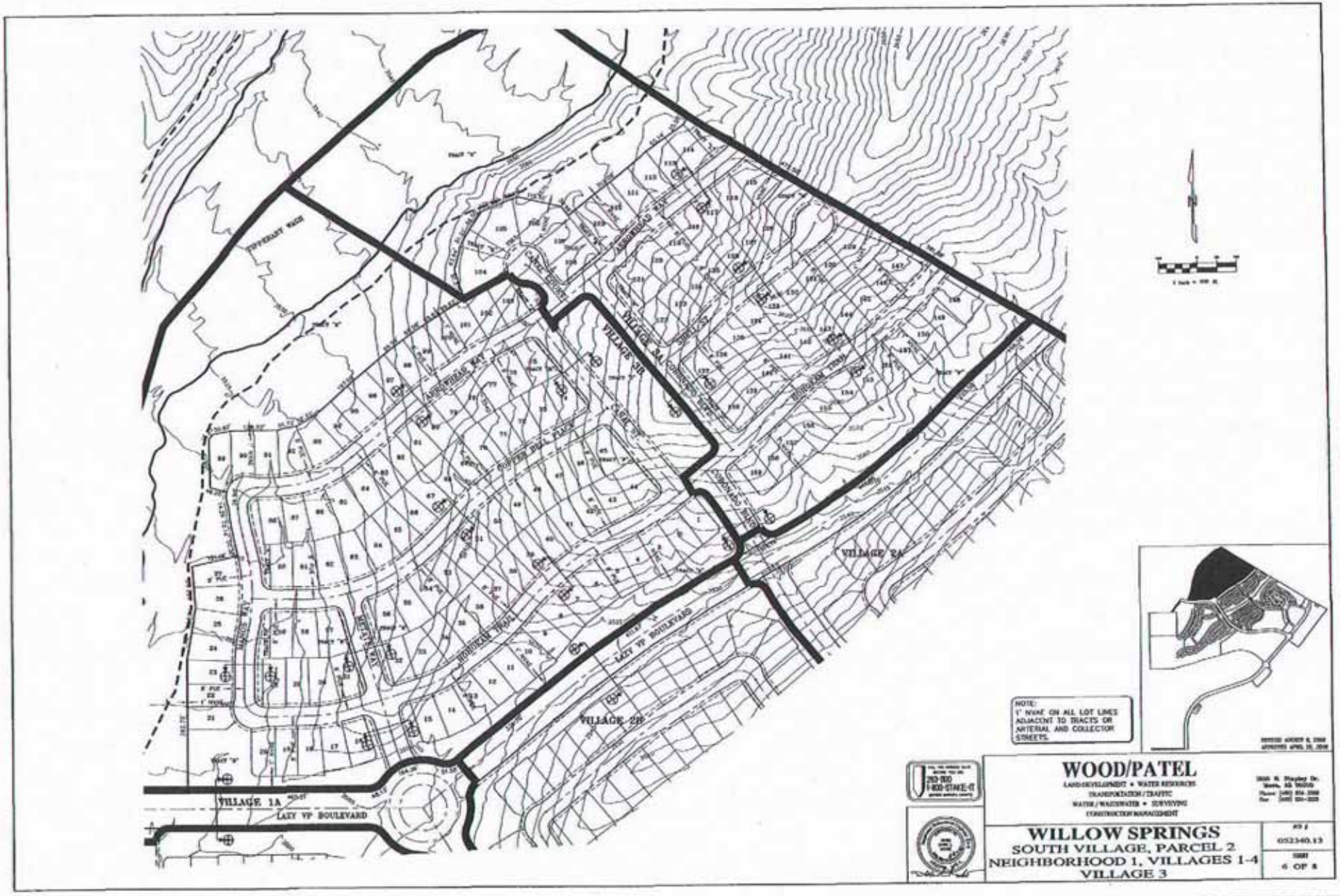
WOOD/PATEL

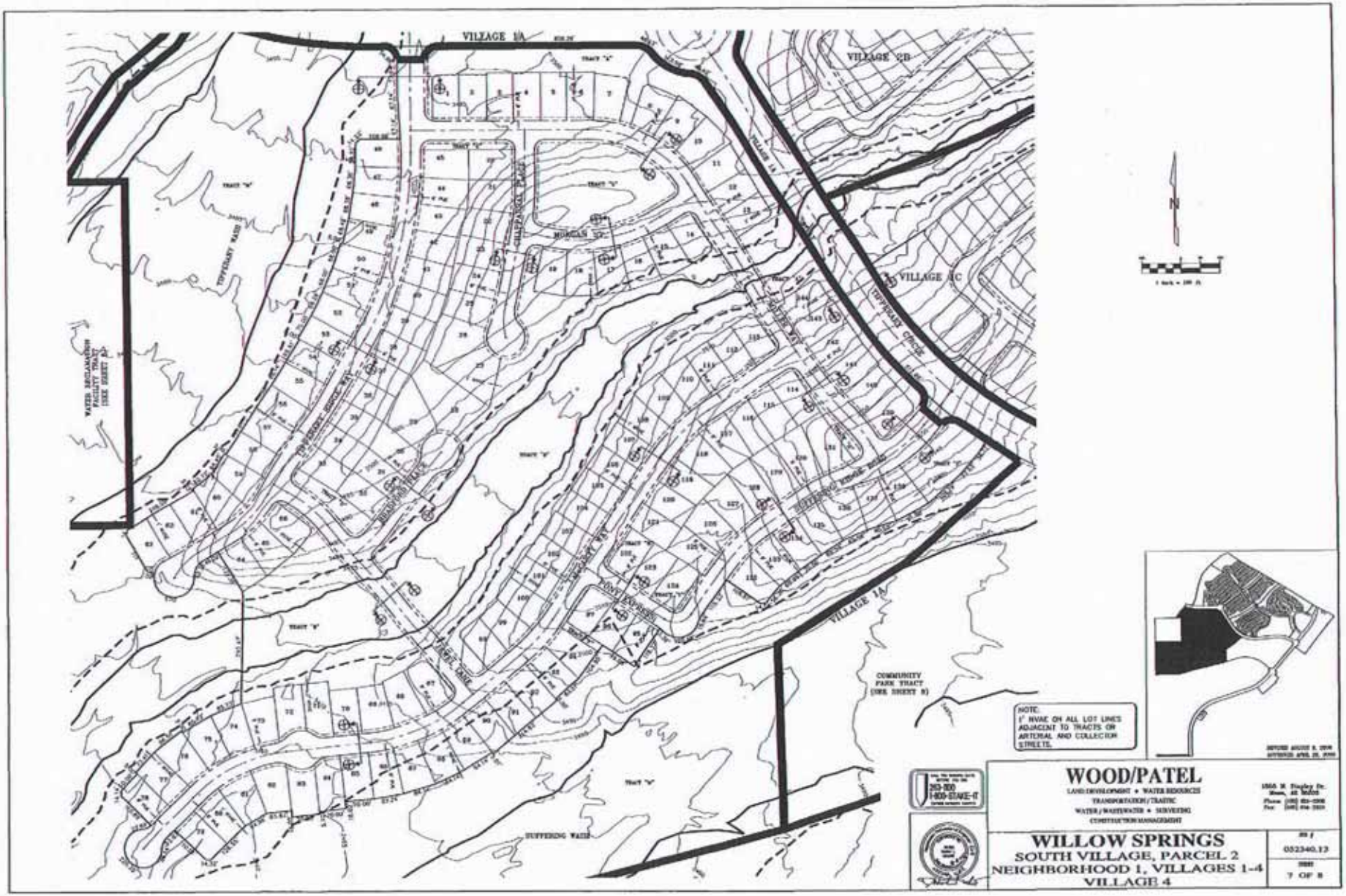
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION/TRAFFIC
WATER/WASTEWATER • SURVEYING
CONSTRUCTION/MANAGEMENT

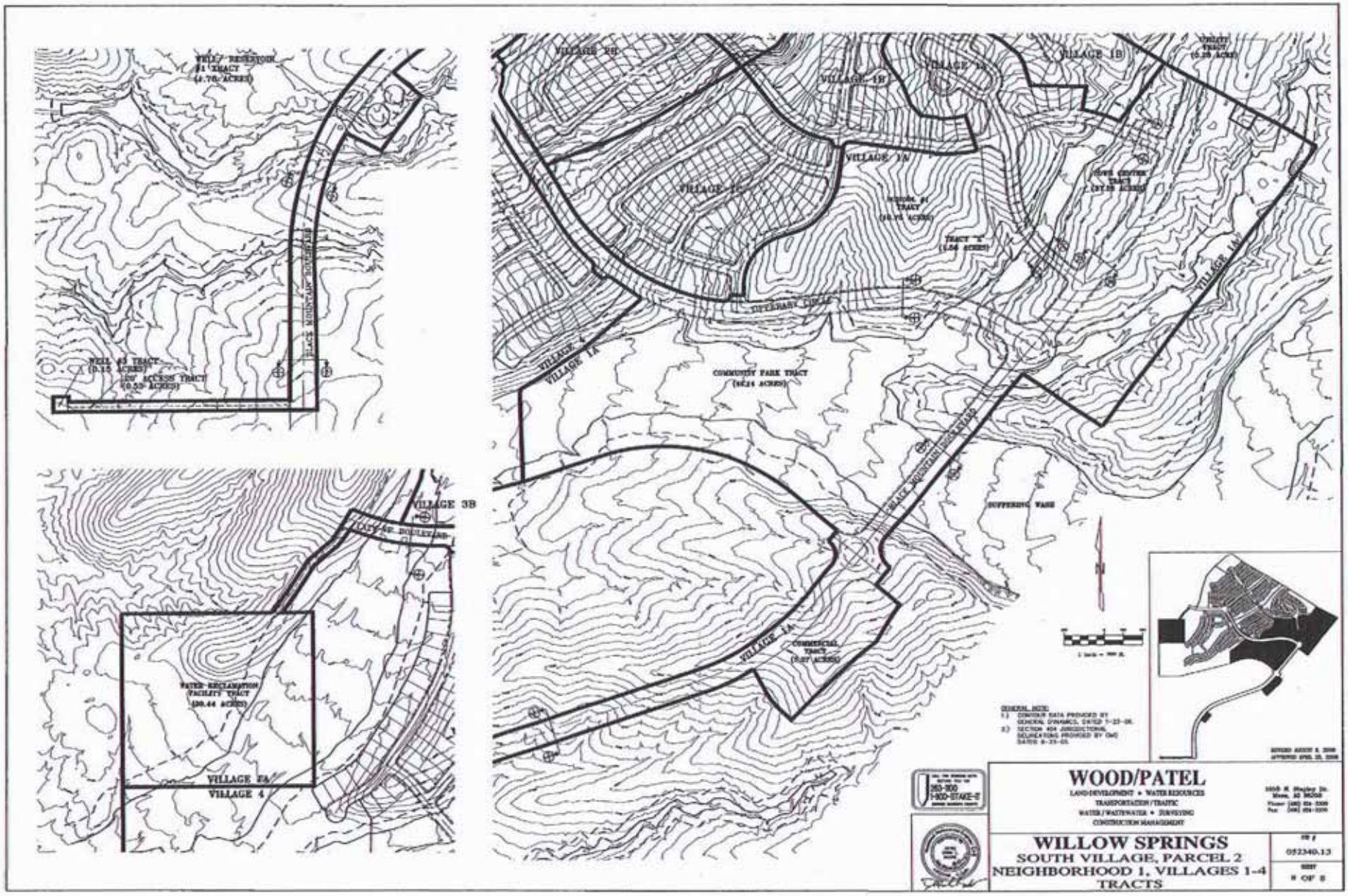
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
VILLAGE 2

052340.13

5 OF 8


VILLAGE 1A
LAZY VP BOULEVARD
VILLAGE 2B
VILLAGE 2A
NOTE:
1' NVAE ON ALL LOT LINES ADJACENT TO TRACTS OR ARTERIAL AND COLLECTOR STREETS.
WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
VILLAGE 3
052340.13
6 OF 8


VILLAGE 1A
VILLAGE 2B
VILLAGE 1C
VILLAGE 1A
TIPPERARY WASH
TIPPERARY CIRCLE
MORGAN ST.
COMMUNITY PARK TRACT (SEE SHEET 8)
SUFFERING WASH
NOTE:
1' NVAE ON ALL LOT LINES ADJACENT TO TRACTS OR ARTERIAL AND COLLECTOR STREETS.
WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
VILLAGE 4
052340.13
7 OF 8


VILLAGE 3B
VILLAGE 1B
VILLAGE 1A
VILLAGE 1C
VILLAGE 4
COMMUNITY PARK TRACT
SUPPERING WASH
WOOD/PATEL
LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER / WASTEWATER • SURVEYING
CONSTRUCTION MANAGEMENT
WILLOW SPRINGS
SOUTH VILLAGE, PARCEL 2
NEIGHBORHOOD 1, VILLAGES 1-4
TRACTS
052340.13
OF 8

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4.

ANALYSIS:

1. On April 20, 2006, the Planning & Zoning Commission granted tentative plat approval with 53 stipulations.

2. On August 19, 2010, the Planning & Zoning Commission approved to extend the plat for an additional two year.

3. On July 9, 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 fifty-three 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 Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4: Stipulations 1 – 54, modifying stipulation 53 to extend the tentative plat to August 19, 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 outlined by the traffic circulation study, as approved by the County Engineer.

2. The approved Drainage Plan shall provide retention for the 100-year, 2-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 in accordance with the approved Master Drainage Report or as approved by the County Engineer, 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 or as modified by the Development Agreement:

    a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local, collector and arterial streets.

    b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all collector and arterial street intersections. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.

    c. The minimum paving widths for all local streets, public or private, within this development to be per the Development Agreement. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.

    d. All right-of-way dedication shall be free and unencumbered.

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. Signing and striping plans are to be submitted as part of the improvement plans at time of submittal. Developer is responsible for all signage and striping within the subdivision which includes school signage and striping.

16. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.

17. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.

18. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals.

19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.

20. Applicant/owner agrees to pay the next installment on the Transportation Fees at the time of final plat approval by the Board of Supervisors and to pay the last installment at the time of issuance of building permits in accordance with the Fee Schedule set forth in Table 12 of the Southern Pinal County Regional Transportation Study or as agreed to in the Development Agreement.

21. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.

22. Cul-de-sac lengths shall not exceed 500 feet as per Pinal County ordinance. Variances will need Board of Supervisor's approval and must be submitted separately prior to final plat approval.

23. Provide minimum 5' (foot) spacing between sidewalk ramps and driveways.

24. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

25. Prior to final subdivision approval (final Mylar plat), the applicant/ developer/owner shall provide, as applicable, all required applications, plans, supporting document submittals, approvals, permits and fees from the applicable and appropriate Federal, State, County and Local regulatory agencies.

26. Prior to final subdivision approval (final Mylar plat), the applicant/ developer/owner shall provide written verification from the wastewater/ sewage disposal provider, together with associated documentation, that:

    a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).

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

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

27. Prior to final subdivision approval (final Mylar plat), the applicant/owner shall provide written verification from the Golder Ranch Fire District that emergency access, fire hydrant placement and fire flow requirements have been met or will be met to the satisfaction of the Golder Ranch Fire District.

28. prior to final subdivision approval (final Mylar plat), the applicant/owner shall provide written verification from the Florence Unified School District #1 that all applicable school concerns/issues have been resolved to the satisfaction of

the District, including providing school bus stops with shelters, as may be required.

29. 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.

30. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Willow Springs South Village Parcel 2, Neighborhood 1, Villages 1-4, 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.

31. Development of the 545 lot subdivision (Willow Springs South Village Parcel 2, Neighborhood 1, Villages 1-4) shall be in conformance with Planning Case PZ-PD-006-01, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.

32. Development of the proposed subdivision (Willow Springs South Village Parcel 2, Neighborhood 1, Villages 1-4) shall be in conformance with the applicable goals, policies and residential densities, for the Rural Sustainable Community designation of the adopted Pinal County Comprehensive Plan.

33. Applicant/developer/owner must show all existing gas lines, power lines and utility corridor easements on the face of the final plat. Gas lines, power lines, canals and utility corridor easements (minimum width twenty (20) feet), shall be designated as trails. 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.

34. Prior to final subdivision approval (final Mylar plat), the applicant/ landowner/developer shall come to agreement and resolution with the Arizona Department of Game & Fish to implement wildlife-friendly planning strategies and project design.

35. Prior to final subdivision approval (final Mylar plat), the applicant/ landowner/developer shall come to agreement and resolution with the Arizona Department of Game & Fish on allowing continued motorized public access and non-motorized public access (existing recreational trails) through the development to access adjacent State Land.

36. Prior to final subdivision approval (final Mylar plat), the applicant/ landowner/developer shall adhere to the Arizona Department of Game & Fish Tortoise Handling Guidelines.

37. Prior to final subdivision approval (final Mylar plat), the applicant/ landowner/developer shall come to agreement and resolution with the

Arizona Department of Game & Fish to follow measures that relate to Federal/State regulatory compliance, as applicable, for Cactus Ferruginous Pygmy Owl, Arizona Native Plant Law, Sonoran Desert Tortoise, active bat roost site(s) and active raptor nest(s).

38. Prior to final subdivision approval (final Mylar plat), the applicant/ landowner/developer shall come to agreement and resolution with the Arizona Department of Game & Fish to develop a plan for dealing with javelina herds in the development.

39. Prior to final subdivision approval (final Mylar plat), the applicant/ landowner/developer shall come to agreement and resolution with the Arizona Department of Game & Fish to mitigate potential loss of water source(s) to resident desert mule deer.

40. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.

41. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.

42. 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.

43. 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.

44. Provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk.

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

46. 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.

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:

    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.

49. 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.

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.

53. The tentative plat shall be effective until August 19, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.

54. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.

Date Prepared: 08/07/12 - dld
Revised:

418 North Toole Avenue
Tucson, Arizona 85701
P 520.622.9565 F 520.622.8316

NORRIS DESIGN
Planning | Landscape Architecture

MEMORANDUM

Date: July 9, 2012

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

From: Stacey Weaks, Norris Design

Re: Willow Springs – S-005-06 Revised Tentative Plat #1 (Neighborhood 1 – Villages 1, 2, 3 and 4)

Willow Springs Properties, LLC request an extension for Willow Springs Tentative Plat #1 (S-005-06 - Neighborhood 1 – Villages 1, 2, 3 and 4). The extension will provide the necessary time to evaluate the evolving market conditions for the future development program for Willow Springs. The ownership remains committed to the property and recently extended their financial commitments to the project. In addition, the ownership is in the process of extending regulatory approvals with the Arizona Corporation Commission, Corps and ADEQ.

The Tentative Plat (S-005-06) was approved by the Planning and Zoning Commission on April 20th, 2006. Since the approval, the Final Plat and Improvement Plans were first submitted on October 17th, 2007. The Final Plat and Improvements Plans were submitted for 2nd review on June 5th, 2008. Pinal County issued a mylar request for the grading, water and landscape plans. Let us know if you need any additional information in the review of the Tentative Plat extension request. We appreciate your support of the project and assistance with our extension request.

Respectfully,
Norris Design

Stacey Weaks

cc: Kevin Tarbox, Willow Springs Properties, LLC
Darin Moore, Wood/Patel

BSD-001-12

BSD-001-12

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

FROM: Pinal County Planning & Development Services Department
Pinal County Building Safety Department

HEARING DATE: August 16, 2012

CASE NO.: **BSD-001-12**

STATUS: STAFF REPORT

The Pinal County Planning & Zoning Commission will hold a public hearing for the purpose of obtaining public review and comment to repeal the 2006 Building Code Ordinance No. 022107-BCO and amend and adopt **THE PINAL COUNTY 2012 BUILDING CODE ORDINANCE** adopting the 2012 International Building Code within the unincorporated areas of Pinal County. The Pinal County 2012 Building Code Ordinance is intended to establish rules and regulations for the quality, type of material and workmanship of all aspects of construction of buildings or structures, within the unincorporated areas of Pinal County.

Notice was published in the following newspaper: Florence Reminder

COPIES OF THE PROPOSED ORDINANCE ARE AVAILABLE FOR REVIEW AT THE BUILDING SAFETY DEPARTMENT OFFICES IN FLORENCE, APACHE JUNCTION, CASA GRANDE AND ORACLE.

Mr. Tony Guasp, Interim Building Official, will be making a presentation at the public hearing and will be available for comments and questions. Attached to this staff report is a DRAFT of the proposed Pinal County 2012 Building Code Ordinance.

ORDINANCE NO. _____-BCO
2012 BUILDING CODE ORDINANCE

AN ORDINANCE REVISING REGULATIONS FOR THE QUALITY, TYPE OF MATERIAL AND WORKMANSHIP OF ALL ASPECTS OF CONSTRUCTION OF BUILDINGS OR STRUCTURES, WITHIN THE UNINCORPORATED AREA OF PINAL COUNTY

WHEREAS, the Pinal County Board of Supervisors has the authority to regulate the quality, type of material and workmanship of all aspects of construction of buildings or structures, and deems it necessary for the health, safety and general welfare of the people of the County to regulate such matters; and

WHEREAS, Pinal County adopted a Building Code on July 21, 1986, and amended said code from time to time; and

WHEREAS, said code is in need of substantial revision to meet changed conditions and to conform to existing laws; and

WHEREAS, duly noticed public hearings have been conducted to review and discuss code revisions; and

WHEREAS, the Pinal County Planning and Zoning commission has recommended to the Pinal County Board of Supervisors that the revised code be adopted for application throughout Pinal County; and

WHEREAS, the Pinal County Board of Supervisors has determined the revised code will be beneficial to the health, safety and general welfare of the people of the County.

NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Pinal County, Arizona, that the attached revised building regulations are hereby adopted under the following title:

PINAL COUNTY BUILDING CODE ORDINANCE

RULES AND REGULATIONS FOR THE QUALITY, TYPE OF MATERIAL AND WORKMANSHIP OF ALL ASPECTS OF CONSTRUCTION OF BUILDINGS OR STRUCTURES, WITHIN THE UNINCORPORATED AREA OF PINAL COUNTY
BE IT FURTHER ORDAINED as follows:

1. The building code and other related codes to regulate the quality, type of material and workmanship of all aspects of construction of buildings and structures known as the Pinal County Building Code Ordinance February 1, 2006 are hereby repealed in their entirety.

2. The adoption of this Ordinance or the repeal set forth above shall not be construed as abating any action now pending under, or by virtue of, prior existing code regulations; or affect or prevent the prosecution or punishment of any person for the violation of any regulation repealed hereby, for an offence committed prior to the repeal; or as discontinuing, abating modifying, or altering any penalty accruing or about to accrue; or as affecting the liability of any person, firm or corporation; or as waiving any right of the County under any section or provision existing at the time of adoption of this Ordinance.

3. This Ordinance shall take effect one hundred eighty (180) days from the date passed and adopted by the Pinal County Board of Supervisors.

4. After adoption, this ordinance shall be published at least once in a newspaper of general circulation in the county seat, Florence, Arizona, Pinal County, in accordance with A.R.S. § 11-864.

PASSED AND ADOPTED, this ___day of____, 2012 by the Pinal County Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS

_____

_____, Chairman

ATTEST:

_____
Clerk of the Board

PINAL COUNTY BUILDING CODE ORDINANCE

RULES TO REGULATE THE QUALITY, TYPE OF MATERIAL AND WORKMANSHIP OF ALL ASPECTS OF CONSTRUCTION OF BUILDINGS OR STRUCTURES, WITHIN THE UNINCORPORATED AREA OF PINAL COUNTY.

ARTICLE 1

SHORT TITLE

Section 101 This ordinance may be cited and referred to as the Pinal County Building Code.

ARTICLE 2

APPLICATION

Section 201. This ordinance shall apply to the construction of all buildings and installation of structures appurtenant thereto within the unincorporated areas of Pinal County, except as otherwise provided by statute, regulation or ordinance.

Section 202. The Board of Supervisors may enter into intergovernmental agreements pursuant to A.R.S. §11-863 for code enforcement within cities and towns.

ARTICLE 3

BUILDING CODE

Section 301. The code documents described hereinafter, as published, or as specifically amended by the Board of Supervisors, are hereby adopted by reference as if fully set out herein, as the Pinal County Building Code, pursuant to A.R.S. Section 11-861 et. seq.

301.1 International Building Code, 2012 Edition, as amended in Exhibit A, attached hereto, published by the International Code Council hereinafter described as Attachment No. 1, or ICC, including the following listed Appendix Chapters with amendments attached hereto in Exhibit A:

Appendix C - Group U - Agricultural Buildings

Appendix I - Patio Covers

Appendix J – Grading

Appendix K – ICC Electrical Code

301.2 International Residential Code, 2012 Edition, as amended in Exhibit B, attached hereto, published by the International Code Council, hereinafter described as Attachment No. 2 or IRC, including the following listed Appendix Chapters with amendments attached hereto in Exhibit B:

Appendix A - Sizing and Capacities of Gas Piping

Appendix B - Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use and Type B Vents

Appendix C - Exit Terminal of Mechanical Draft and Direct-Vent Venting Systems

Appendix G - Swimming Pools, Spas and Hot Tubs

Appendix H - Patio Covers

Appendix J - Existing Buildings and Structures

Appendix N – Venting Methods

Appendix P – Sizing Water Piping

301.3 International Property Maintenance Code, 2012 Edition, as amended in Exhibit C published by the International Code Council, hereinafter described as Attachment No. 3 or IPMC.

301.4 International Mechanical Code, 2012 Edition, as amended in Exhibit D published by the International Code Council, hereinafter described as Attachment No. 4, or IMC.

301.5 International Plumbing Code, 2012 Edition, published by the International Code Council as amended in Exhibit E, hereinafter described as Attachment No. 5, or IPC.

301.6 National Electric Code 2011 Edition, as amended in Exhibit F, published by the National Fire Protection Association (NFPA), hereinafter described as Attachment No. 6, or NEC including the following listed Annex Chapter with amendments attached hereto in Exhibit B:

Annex H Administration and Enforcement

301.7 Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials (IAPMO), hereinafter described as Attachment No. 8.

301.8 International Energy Code, 2006 Edition, published by the International Code Council, hereinafter described as Attachment No. 9.

301.9 International Fuel Gas Code, 2012 Edition, published by the International Code Council as amended in Exhibit G, hereinafter described as Attachment No. 10 or IFGC.

301.10 International Fire Code, 2012 Edition, published by International Code Council as amended in Exhibit H, hereinafter described as Attachment 11 or IFC.

Section 302. Copies of Attachments described in Section 301 above are to be available for public reference and inspection as follows:

302.1 One copy of Attachments Nos. 1 through 11 shall be kept on file in the office of the Clerk of the Board of Supervisors.

302.2 One copy of attachments Nos. 1 through 11 shall be kept on file in each district office of the County Board of Supervisors.

302.3 Two copies each of attachments Nos. 1 though 11 shall be kept on file in the departmental library of the Department of Building Safety.

ARTICLE 4

RULES AND DEFINITIONS

Section 401. "ADMINISTRATIVE AUTHORITY": the Pinal County Building Official, or Director of the Department of Building Safety.

Section 402. "BOARD OF APPEALS": the Pinal County Building Code Advisory Board shall determine the suitability of alternative materials and construction and to permit interpretations of the provisions of the codes, but not administrative portions of the building code.

Section 403. "BUILDING CODES": Attachments listed and described in Section 301.1-301.11 of this Ordinance.

Section 404. "BUILDING OFFICIAL": the functional title of the Director of the Department of Building Safety, or his duly authorized representative, charged with the administration and enforcement of this code.

Section 405. "COMMERCIAL": refers to the use of a building, addition or structure for business, educational, religious, institutional, recreational, industrial or any other non-residential purpose.

Section 406. "JURISDICTION": the unincorporated areas of Pinal County, and the incorporated cities and towns with whom the County has entered into intergovernmental agreements.

Section 407. "NON-COMMERCIAL": refers to the use of a building, structure or addition for a residential purpose.

Section 408. References to Chapters, Articles, Sections, Subsections, Paragraphs, Subparagraphs and Tables, unless otherwise specified, refer to the building code documents listed in Article 3 of this ordinance.

ARTICLE 5

BUILDING CODE ADMINISTRATION

Section 501. The position of Building Official/Building Code Administrator, which may also carry the title of Building Safety Director, is an administrative position and shall be an exempt position in the Pinal County Merit System pursuant to A.R.S. 11-352 B.8. Said administrator shall be responsible for the administration and enforcement of this code and shall be appointed by the County Manager with the approval of the Board of Supervisors.

Section 502. The Building Official shall appoint and remove such deputies, inspectors and employees as he/she deems appropriate within the requirements of the County Personnel rules and regulations with the consent of the County Manager.

Section 503. The Building Official shall keep careful and comprehensive records of applications for permits, of permits issued, of inspections made, of revenue received, of reports rendered and of notices or orders issued. The Building Official shall further retain on file copies of all documents in connection with building work for the minimum time period required by this code, or for such additional time as he/she deems necessary.

Section 504. The Building Official shall be responsible for the administration of the terms of this Ordinance.

Section 505. The Building Official may adopt such rules and regulations as he/she deems necessary to secure the public health, safety and general welfare; to implement the provisions of this Ordinance and to carry out the intent of this Ordinance. All such rules and regulations shall require the approval of the County Manager and the Board of Supervisors. No rules or regulations adopted pursuant to this Section shall have the effect of waiving technical requirements specifically stipulated in the Building Code or of violating accepted engineering practice involving public safety.

ARTICLE 6

COMPLIANCE REVIEW

Section 601. No Building Permit shall be issued to any Person unless a Compliance Review Number has been issued by the Pinal County Department of Planning and Development Services to the Building Official. Exceptions to this requirement are permits for mechanical, electrical, plumbing, building, and remodeling that do not involve a change of use or additional area which may affect required setbacks.

ARTICLE 7

APPLICATION FOR PERMIT

Section 701. The Building Official may require with an application for a building permit whatever data and information is deemed necessary to reasonably determine that the proposed work is in compliance with the requirements of this Code and other pertinent laws and ordinances.

ARTICLE 8

PENALTIES

Section 801 Criminal penalties

801.1 Any person, as defined in Attachment No. 1, Sec. 202, who violates any provision of this ordinance shall be guilty of a Class Two (2) Misdemeanor.

801.2 Any person convicted of a Class Two (2) Misdemeanor for violation of this ordinance may be sentenced to the County Jail for a period not to exceed four (4) months and/or fined an amount not to exceed Seven Hundred and Fifty ($750.00) Dollars.

801.3 Each failure to obtain a required permit clearance, compliance review approval or inspections shall constitute a separate violation of this ordinance.

Section 802 Civil Penalties

802.1 Any person, as defined in Attachment No. 1, Sec. 202, who violates any provision of this ordinance shall be subject to a civil penalty, as an alternative method of enforcing this ordinance pursuant to A.R.S. §11-866; §11-815D or as provided in Pinal County Resolution No. 4302-CP.

802.2 No person shall be subject to a criminal penalty for a violation enforced under the civil penalty provisions of this section.

802.3 The Board of Supervisors shall establish a schedule of penalties for violations of this ordinance. Said penalties shall not exceed the amount of Seven Hundred and Fifty ($750.00) Dollars for an individual, or Ten Thousand ($10,000.00) Dollars for an Enterprise. Enterprise shall be defined pursuant to A.R.S. §13-105.

802.4 Any person alleged to be subject to a civil penalty for a violation of this ordinance shall be entitled to an administrative hearing on their liability, and a review by the Board of Supervisors pursuant to A.R.S. §11-815 G. The administrative hearing shall be before the Pinal County hearing officer, subject to the rules of procedure for same as adopted by the Pinal County Board of Supervisors.

Section 803 Other Methods of Enforcement:

The Board of Supervisors, the County Attorney, the Building Official, or any adjacent or neighboring property owner who shall be especially damaged by the violation of any provision of this ordinance, may initiate other remedies provided by law, e.g. an injunction, writ of mandamus, abatement or any other appropriate action, proceeding or proceedings to prevent, abate or remove such violation of the ordinance.

Section 804 Separate Offenses:

Pursuant to A.R.S. §11-866 and §11-815(C), any person, firm, or corporation violating this ordinance shall be deemed guilty of a separate offense for each and every day during which a violation of the provisions of this ordinance is committed, continued or permitted.

ARTICLE 9

SEVERABILITY

Section 901 If any section, subsection, sentence, clause, phrase or portion of this ordinance, or any part of Attachments Nos. 1 through11, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

EXHIBIT A
2012 INTERNATIONAL BUILDING CODE AMENDMENTS

Chapter 1, ADMINISTRATION

Amend **Section 101.2 Scope** by deleting all words in sentence after "appurtenances".
Amend **Section 105.2 Work Exempt from permit,** as follows:

At Building, Item 1 delete "120" square feet and change it to "200" square feet.
At Building, Item 9 delete "24" inches and change it to "18" inches.

Amend **Section 112 Service Utilities** by adding a new section as follows:

112.4 Utility Company Agreement. Inspection of service equipment and related apparatus will be required prior to re-connection of electric power or gas service for all buildings that have been vacant more than six months.

Chapter 3, USE, OCCUPANCY AND CLASSIFICATION

Amend **Section 308.3 Group I-1** by placing an asterisk * after the words "Assisted living facilities", and at the end of the section adding the following:

*Assisted living and similar facilities shall comply with the provisions of A.A.C., Arizona Department of Health Services, Title 9, Chapter 10, Article 7.

Amend **Section 308.3.1** by placing a period after *International Residential Code* and deleting the remainder of the section.

Amend **Section 310.6 Residential Group R-4** by placing an asterisk * after the words "Assisted living facilities" and at the end of the section add the following:

*Assisted living and similar facilities shall comply with the provisions of A.A.C., Arizona Department of Health Services, Title 9, Chapter 10, Article 7.

Chapter 9 – FIRE PROTECTION SYSTEMS

Amend **903.2.4 Item 4 Group F1** by adding the words "*fire area*" after the word Group F1

Amend **903.2.7 Item 4 Group M** by adding the words "*fire area*" after the word Group M

Amend **903.2.9 Item 5 Group S1** by adding the words "*fire area*" after the word Group S1

Chapter 13, ENERGY EFFICIENCY

Amend **Section 1301.1 Criteria** by removing the period at the end of the sentence and adding the words "as adopted by Pinal County".

Chapter 23, WOOD

Amend **Section 2304.11.6 Termite Protection,** by adding the following new paragraphs after the last sentence:

Within the perimeter of the foundation of any building which requires a building permit, the base course of all fill which is used to support a concrete slab shall be treated against termite infestation. The soil treatment shall be applied by a duly licensed applicator in accordance with the rules and regulations of the Arizona Structural Pest Control Commission.

Termite retardant chemicals shall be applied prior to placing the concrete. If the soil has been treated and the fill is disturbed prior to pouring the slab, or if the concrete is not poured within the time limit specified for the chemical used, the soil must be retreated according to the same standards. If a concrete slab has been poured prior to pre-treatment, the site must be treated in accordance with the rules and regulations referenced herein above.

EXCEPTION: Buildings accessory to Group R, Division 3 and buildings with floors and walls built of metal, masonry, concrete or other non-wood product.

Certification of such soil treatment shall be furnished to the Building Official when requested, and shall include the name of the applicator, state license number, chemicals used, time and location of application, and length of warranty.

Chapter 30, ELEVATORS AND CONVEYING SYSTEMS

Amend **Section 3001.1 Scope** by adding the following sentence at the end of the paragraph:

See Article 12, Chapter 2, Title 23, Arizona Revised Statutes for additional requirements.

EXHIBIT B
2012 INTERNATIONAL RESIDENTIAL CODE AMENDMENTS

Chapter 1, ADMINISTRATION

Amend **R101.2 Scope, Exceptions 1.** After the word townhouses delete the remainder of the subsection.

Amend **R101.2 Scope, Exceptions 2.** After the word Dwellings delete the remainder of the subsection.

Amend **Section R105.2 Work Exempt from permit** as follows:

Add a new item 11 as follows:

11. Attached Patio and Porch covers not exceeding 120 square feet of projected roof area with a maximum depth of 8 feet. Provided such cover:

- Is constructed as an addition, and
- Uses minimum of 2" x 6" rafter material, 4" x 4" posts with beams securely fastened, and
- Attached end of rafter is supported by existing bearing wall and not from the fascia, and
- The proposed roof does not encroach on the required yard setbacks.

Amend **Section R111 Service Utilities** by adding a new subsection as follows:

R111.4 Utility Company Agreement. Inspection of service equipment and related apparatus will be required prior to re-connection of electric power or gas service for all buildings that have been vacant more than six months.

Chapter 3, BUILDING PLANNING

Amend **Table R301.2 (1)** by inserting the following text:

Ground Snow Load	0 at 3500'
Wind Design (Speed)	90 MPH, 3 second gust
Wind Design (Topographic Effects)	No
Seismic Design Category	B
Weathering	Negligible
Frost Line Depth	0
Termite	Moderate to heavy
Winter Design Temperature	34
Ice Barrier Underlayment require	No
Flood Hazards	FEMA
Air Freezing Index	50
Mean Annual Temperature	67

Amend **Table R302.1 (1) Exterior Walls** in the column for Fire Resistance Rating, first row, after the words "both sides" add "or designed per the prescriptive requirements of Section 721 of the International Building Code.

Amend **Table R302.1 (2) Exterior Walls** in the column for Fire Resistance Rating, first row, after the words "from the outside" add "or designed per the prescriptive requirements of Section 721 of the International Building Code.

Amend **R302.2 Townhouses, Exception as follows:**

1) At the first sentence delete 1 hour and change to 2 hours.
   At the end of first sentence, add the following "or as designed per Section 721 of the 2012 International Building Code.
   After the last sentence add, "The common wall may be reduced to 1 hour when provided with a fire sprinkler system per P2904.

Amend **Section 302.3 Two Family Dwellings** by adding after the word "UL263" in the first sentence, "or designed per Section 721 of the International Building Code."

Delete **Section R303.4** in its entirety.

Amend **Section R303.9 Required Heating** by revising the title to read **"Required Heating and Cooling"** and by adding the following sentence to the end of the subsection:

"Every dwelling unit and guest room shall be provided with cooling facilities capable of maintaining a room temperature of not more than 80E F. (62EC.) at a point 3 feet above the floor in all habitable rooms under the average local climate conditions."

Amend **Section 310.1 Emergency Escape and Rescue Required.** at the 3rd sentence by deleting the words "measured from" and "to the bottom of the clear opening" and placing a period after the word "floor".

Amend **Section R311.2 Egress Door** at the end of the second sentence after "90 degrees (1.57 rad)" by adding "and in no case shall the egress door be less than 36 inches wide".

Amend **Section R313.1 Automatic Fire Sprinkler Systems** as follows:

At the first sentence by deleting the word "shall" and replacing it with "may".

Delete the exception in its entirety.

Amend **Section R313.1.1 Design and Installation** by adding "When provided" at the beginning of the sentence.

Amend **Section R313.2 One and Two Family Dwellings Automatic Fire Systems** as follows:

At the first sentence, strike out "shall" and replace it with "may.

Delete the exception in its entirety.

Amend **Section R313.2.1 Design and Installation** by adding "When provided" at the beginning of the sentence.

Amend **Section R318.2 Chemical termiticide treatment** by adding the following paragraphs after the last sentence:

Within the perimeter of the foundation of any building which requires a building permit, the base course of all fill which is used to support a concrete slab shall be treated against termite infestation. The soil treatment shall be applied by a duly licensed applicator in accordance with the rules and regulations of the Arizona Structural Pest Control Commission.

Termite retardant chemicals shall be applied prior to placing the concrete. If the soil has been treated and the fill is disturbed prior to pouring the slab, or if the concrete is not poured within the time limit specified for the chemical used, the soil must be retreated according to the same standards. If a concrete slab has been poured prior to pre-treatment, the site must be treated in accordance with the rules and regulations referenced herein above.

EXCEPTION: Buildings accessory to group R, Division 3 and buildings with floors and walls built of metal, masonry, concrete or other non-wood products.

Certification of such soil treatment shall be furnished to the building official when requested, and shall include the name of the applicator, state license number, chemicals used, time and location of application, and length of warranty.

Chapter 4 FOUNDATIONS

Amend **Section R403.1 General.,** at the end of the last sentence and add the following:

"and be provided with reinforcement as required in sections **R403.1.3.1 Foundations with stemwalls and R403.1.3.2 Slabs-on-ground with turned-down footings."**

Delete Chapter 11 ENERGY EFFICIENCY

Chapter 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS

Amend **SECTION 1307 APPLICANCE INSTALLATION** by adding a new section as follows:
Section M1307.7 Liquefied Petroleum Appliances. LPG appliance shall not be installed in a pit or other location that would cause a ponding or retention of gas.

Chapter 24, FUEL GAS

Amend **SECTION G2406 (303), APPLIANCE LOCATION** by adding a new section as follows:
"**Section G2406.4 Liquefied Petroleum Appliances.** LPG appliances shall not be installed in a pit or other location that would cause ponding or retention of gas."

Amend **Section G2415.12 (404.12) Minimum Burial Depth** by adding the word "metallic" after Underground, and after the word grade, add "plastic piping shall be installed at a minimum depth of 18 inches below grade". Delete "except as provided for in Section G2415.12.1."

Delete **Section G2415.12.1 Individual Outside Appliances** in its entirety.

Chapter 29, Water Supply and Distribution

Amend **Section P2904.1 General** by adding "When installed " at the beginning of the first sentence.

Amend **P2904.1.1 Required Sprinkler Locations** by adding "When installed " at the beginning of the sentence.

Appendix Chapter G, SWIMMING POOLS, SPAS AND HOT TUBS

Amend **Section AG102 Definitions, Spa Nonportable** by deleting the entire definition and replacing it with the following:

"A unit, not over 8' in any dimension and in which the depth of the water is 18" or more and designed primarily for therapeutic use and recreational bathing. Also, which is not drained, cleaned or refilled for each individual usage, including structures in which water heating and circulating equipment is an integral part of the product and is cord/plug connected. It may include, but is not limited to, hydro-jet circulation, hot water, cold water, mineral baths, air induction bubbles, or any combination thereof."

Amend **Section AG102 Definitions, Swimming Pool** by deleting the reference to 24" and changing it to 18" and by deleting the comma after the word "pools" and deleting the words "hot tubs and spas".

Amend **Section AG105.2, 1 Outdoor swimming pool** at the first sentence by deleting 48 inches and replacing it with "60 inches".

Amend **Section AG105.2, 9.1 Outdoor swimming pool** by eliminating the entire section and replacing it with the following:

9.1 A separation fence shall be installed around the pool meeting the requirements of items 1, 2, 4, 5, 6 and 8 except that the barrier shall be constructed of materials that will not obstruct the line of vision between pool and residence, and the height may be reduced to not less than 48"; or,

Amend **Section AG105.5 Barrier Exceptions** by adding the following:

Additionally, the spa safety cover shall meet all of the following:

1. When in the closed position, a sphere four inches in diameter is prevented from reaching the water's surface.

2. The cover is designed to support a static load of 100 pounds.

3. The cover must be latchable by the use of a tool, or other device that makes the opening operation reasonably inaccessible to children.

Amend **Section AG105 Barrier Requirements** by adding the following two new sections:

AG105.6 Setbacks The pool shall be so located that the edge of the water is not less than four feet from any side, front or rear property line, fence or privacy wall, and not less than three feet from any building wall or foundation.

AG105.7 Telephone Service Where telephone service is utilized at the residence, the telephone must be installed where it will allow a direct unobscured view of the pool.

EXHIBIT C
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDMENTS

Chapter 1, ADMINISTRATION

Amend **Section 101.1 Title** by adding the following in the insert: "Pinal County"

Amend **Section 103. 5 Fees** by placing the following in the insert at the end: "The Pinal County Building Permit Fee Schedule"

Amend **Section 108.1.4 Unlawful structure** at the first sentence by deleting the following: "occupied by more persons than permitted under this code or was."

Amend **Section 112.4 Failure to comply** by deleting everything after "shall be" in the first sentence and replacing with the following: "subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees as prescribed by the current adopted fee schedule."

Chapter 3, GENERAL REQUIREMENTS

Delete **Section 302.3 Sidewalks and driveways** in its entirety.

Delete **Section 302.4 Weeds** in its entirety.

Delete **Section 302.8 Motor vehicles** in its entirety.

Delete **Section 302.9 Defacement of property** in its entirety.

Delete **Section 303.1 Swimming Pools** in its entirety.

Amend **Section 303.2 Enclosures** at first sentence by deleting 24 inches and replacing with 18 inches and deleting 48 inches and replacing with 60 inches.

Delete **Section 304.2 Protective treatment** in its entirety.

Delete **Section 304.14 Insect screen** in its entirety.

Delete **Section 304.19 Gates** in its entirety.

Amend **Section 305.3 Interior surfaces** in its entirety.

Delete **Section 308 Rubbish and Garbage** in its entirety.

Delete **Section 309 Pest Elimination** in its entirety.

Chapter 4, LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

Delete **Section 404.1 Privacy** in its entirety.

Delete **Section 404.5 Overcrowding** in its entirety.

Chapter 5, PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

Delete **Section 502.5 Public toilet facilities** in its entirety.

Delete **Section 506.3 Grease interceptors** in its entirety.

Delete **Section 507 Storm Drainage** in its entirety.

Chapter 6, MECHANICAL AND ELECTRICAL REQUIREMENTS

Amend the Title to **Section 602** by adding the words "**and COOLING"**, after "**HEATING**".

Amend **Section 602.1 Facilities required** by adding the words "and Cooling" after the word Heating.

Add a new **Section 602.2.1 Cooling** to read as follows:

Section 602.2.1 Cooling. In addition to the requirements of Section 602.2, cooling facilities shall be supplied capable of maintaining a temperature of not greater than 80 degrees.

Amend **Section 602.3 Heat supply** by adding the following in the inserts: "September" to "May"

Add a new **Section 602.3.1** to read as follows:

Section 602.3.1 Cooling. In addition to the requirements of Section 602.3, cooling facilities shall be supplied capable of maintaining a temperature of not greater than 80 degrees.

Amend **Section 602.4** by adding the following in the insert: "September" to "May"

Chapter 7, FIRE SAFETY REQUIREMENTS

Delete **Section 704.1.1 Automatice sprinkler systems** in its entirety.

APPENDIX A: BOARDING STANDARD

Amend **Section A101.1 General** to read: "All unsecured openings shall be boarded in an approved manner to prevent entry."

EXHIBIT D
2012 INTERNATIONAL MECHANICAL CODE AMENDMENTS

Chapter 3, GENERAL REGULATIONS

Amend **Section 304.11 Guards** by adding an exception at the end of the subsection as follows:

Exception: The requirements of this subsection shall not apply to one and two-family dwellings.

Amend **Section 306.5.1 Sloped roofs** By adding an exception at the end of the subsection as follows:

Exception: The requirements of this subsection shall not apply to one and two-family dwellings.

Amend **Section 309.1 Space Heating Systems** by adding the words "**and Cooling**" after Heating so the title reads **Section 309.1 Heating and Cooling Systems.**
Add the following sentence to the end of the subsection: "Such spaces shall also be provided with a cooling system capable of maintaining a maximum indoor temperature of 80EF. (62EC.) at a point 3' above the floor."

Delete **Section 401.2 Ventilation Required** in its entirety.

EXHIBIT E
2012 INTERNATIONAL PLUMBING CODE AMENDMENTS

Chapter 3, GENERAL REGULATIONS

Delete **Section 304 Rodent proofing** in its entirety.

Delete **Section 309 Flood proofing** in its entirety.

Chapter 6, WATER SUPPLY AND DISTRIBUTION

Amend **Section 607.2 Hot or tempered water supply to fixtures** at the first sentence by deleting 50 (15 240 mm) and replacing with 100 feet (30 480 mm).

EXHIBIT F
2011 NATIONAL ELECTRICAL CODE AMENDMENTS

Article 210 - Branch Circuits

Amend **Section 210.11 (C) Dwelling Units.** by adding an item 4 to read:

210.11(C)(4) Dishwasher and Garbage Disposer Branch Circuit. In residential occupancies a dishwasher and a garbage disposer may be supplied by the same 20 ampere 120V Branch Circuit.

Article 340 – Underground Feeder and Branch-Circuit cable: Type UF

Amend **Section 340.10** by adding an item 8, as follows:

(8) For use in mortar joints of burnt and stabilized adobe construction in occupancies where the use of Nonmetallic-Sheathed Cable is permitted by this code. *Code does not permit use in "Rammed Earth" type construction.*

Article 725 – Class 1, Class 2, and Class 3 Remote-Control, Signaling, and Power-Limited Circuits.

Add a new **Section 725.32** as follows:

725.32. Location of Power Supplies and Transformers
(A) Accessibility. Class 1, Class 2, and Class 3 power supplies and transformers shall be accessible.

(B) Prohibited locations.
1). Attics or other spaces subject to high ambient temperatures.

Annex H Administration and Enforcement

Delete **Section 80.15 Electrical Board** in its entirety

EXHIBIT G
2012 INTERNATIONAL FUEL GAS CODE AMENDMENTS

Amend **Section 404.12** as follows:

After the word "underground", add "metallic" and after the first sentence add: "Plastic pipe shall be installed a minimum of 18" below grade.

Delete **Section 404.12.1 Individual outside appliances** in its entirety.

EXHIBIT H
2012 INTERNATIONAL FIRE CODE

Amend **Section 903.2.4 Group F1 Item 4** replace the word "occupancy" with *"fire area"*.

Amend **Section 903.2.7 Group M Item 4** replace the word "occupancy with *"fire area."*

Amend **Section 903.2.8 Group R** at the beginning of the sentence add "When installed".

Amend **Section 903.2.8.1 Group R-3 or R-4 congregate residences** by changing the word "shall" and replace with "may."

Amend **903.2.8.2 Care facilities** by removing the word "shall" and replace with "may".

Amend **903.2.9 Group S1 Item 5** replace the word "occupancy" with *"fire area"*.

Amend **Section 5607.3 Blasting in congested areas**, by deleting the last sentence and adding the following subsections:

Section 5607.3.1 Testing. Seismic and air blasting testing shall be conducted by an independent testing agency and the results recorded in the blasting log for each blast. Tests may be waived for distances greater than 500 feet if the code official determines there is little probability of damage to adjoining property from the blasts.

Section 5607.3.2 Blasting Mats. When blasting within 500 feet of a structure, Blasting mats shall be used to prevent fragments from being thrown. Mats may be required at distances exceeding 500 feet if the code official determines that further precautions are necessary to protect adjoining properties.

Section 5607.3.3 Notification. When blasting within 1000 feet of an occupied structure occupants shall be notified in writing no less than 48 hours and no more than 5 days prior to the blast. A copy of the notification shall be submitted to the code official at the same time as the occupants.

Amend **Section 5607.4 Restricted hours**, by adding the following after the last Sentence: "No blasting shall be conducted on weekends or holidays."

Add a new **Section 5607.16** as follows:

Section 5607.16 Blasting Logs. For all blasts within 1000 feet of a structure a detailed blasting log shall be maintained. The log shall be submitted to the code official within five days after the last blast authorized by the permit or upon expiration of the permit. For blasting within 500 feet of a structure, a copy of the log shall be submitted to the code official prior to the next blast. The code official shall review the log to determine that all blasting operations have been in compliance with this code. Subsequent blasting shall not be performed without permission from the code official. The log shall contain the following information:

- A copy of the approved permit and blasting plan
- The location of the blasting operation
- The date and time of each blasting occurrence
- If blasting mats or other cover was used
- A copy of the seismic readings and information on who conducted the tests
- Any and all known damage or injury that occurred as a result of the blast. If there was none, then that shall be stated
- Any other information the code official may require to demonstrate compliance with this ordinance

Failure to comply with the provisions of this section may result in revocation of the blasting permit.

EXHIBIT I
2006 INTERNATIONAL ENERGY CONSERVATION CODE

Amend **Chapter 4 Residential Energy Efficiency** add the following new table, after Table 402.1.3:

Table 402.1.4

Trade-off Options for R-8 Duct Insulation

AC, Insulation and Fenestration Requirements by Component (a)

Climate Zone 2	SEER Rating	Duct Insulation (R-Value)		Fenestration (c)		Insulation R-Value	
		Uncond Space	Floor Trusses (d)	U Factor	SHGC	Wall Cavity	Ceiling
IECC (b) Requirement	13	8	6	.75	.40	13	30
Option A	14	6	6	.75	.40	13	30
Option B	13	6	6	.64	.35	13	30
Option C	13	6	6	.75	.40	19	30
Option D	**National energy efficiency programs such as Energy Star, Energy Star Plus, Engineered for Life. And Environments for Living, shall be deemed as meeting the requirements for energy compliance. Other methods shall be approved by the Building Official through modification, as stated in Section 404 of the IECC.**						
Option E	13	6	6	**Any other combination of fenestration and insulation R-Values where the annual energy cost is less than or equal to the annual energy cost of the IECC Requirement. (See IECC Section 404)**			

a. **R-values are minimums. U-factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.**
b. **From Table 402.1 in the 2004 IECC Supplement and Table 402.1.1 in the 2006 IECC.**
c. **The fenestration U-factor column includes skylights. The SHGC column applies to all glazed fenestration.**
d. **Per the Exception to 403.2.1 uninsulated ducts are permitted when they are located completely inside the building envelope.**

PZ-C-006-12

PZ-C-006-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEETING DATE: August 16, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-006-12 (Administrative Zoning Adjustments)**

CASE COORDINATOR: Ashlee MacDonald

REQUESTED ACTION & PURPOSE: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. 11-829 (E) a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.175 Planned Area Development (PAD) Overlay Zoning District** to consider adding language to allow previously approved PADs to make amendments following the requirements of Chapter 2.175 when rezoning to the Mixed Use Zoning District, subject to criteria, and to allow administrative PAD amendments when rezoning to the Mixed Use Zoning District, subject to criteria; amending **Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District on or after February 18, 2012** to consider adding criteria for PAD amendments with mixed use zoning; and adding **Chapter 2.360 Mixed Use Zoning District**, to consider adding a new zoning district that will permit a mix of development types including residential, commercial and industrial and will provide flexibility in these development area boundaries.

HISTORY: In January of 2012 the Board of Supervisors approved an update to the zoning ordinance. This zoning ordinance amendment was the first major overhaul of the zoning ordinance originally adopted in 1962. During this update process staff heard concerns from the development community that the Regionally Significant Routes for Safety and Mobility Manual (RSRSM) has impacted previously approved PADs and staff was asked to consider implementing a solution that would enable these existing PADs to make minor adjustments to their plan to accommodate RSRSM without having to go through a rezoning process.

ANALYSIS: This request is to initiate a text amendment to Title 2, Chapter 2.175 Planned Area Development (PAD) Overlay Zoning District to consider adding language to allow previously approved PADs to make amendments following the requirements of Chapter 2.175 when rezoning to the Mixed Use Zoning District, subject to criteria, and to allow administrative PAD amendments when rezoning to the Mixed Use Zoning District, subject to criteria; amending Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District on or after February 18, 2012 to consider adding criteria for PAD amendments with mixed use zoning; and adding Chapter 2.360 Mixed Use Zoning District, to consider adding a new zoning district that will permit a mix of development types including residential, commercial and industrial and will provide flexibility in these development area boundaries.

The process for rezoning is set through state statute and requires a Commission recommendation and Board approval, therefore it is not possible to allow administrative amendments to zoning boundaries. Staff is requesting that the Commission consider initiating a zoning ordinance amendment that would create a new zoning district that would identify development areas such as residential, commercial, and industrial which

could be adjusted administratively subject to meeting criteria. This zone would be available for any property, not only those impacted by RSRSM or those with an existing PAD.

STAFF RECOMMENDATION: Staff recommends the Commission approve Case PZ-C-006-12 to initiate the Ordinance Amendment and allow Staff to proceed with the Zoning Ordinance Amendment process to amend Title 2, Chapters 2.175, 2.176 and adding Chapter 2.360 to the Development Services Code.

Date Prepared: 08/09/12 - arm
Revised:

PZ-C-003-12

PZ-C-003-12

Greg Stanley
Interim Assistant County Manager
Development Services

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Fritz A. Behring
County Manager

MEETING DATE: August 16, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-C-003-12 (Heavy Truck Parking)**

CASE COORDINATOR: Terrilyn Klucar

REQUESTED ACTION & PURPOSE: **PZ-C-003-12 - PUBLIC HEARING/ACTION:** text amendments to the County Zoning Ordinance, **Title 2** of the Pinal County Development Services Code, that **amend Chapter 2.185 "Outside Storage and Parking," 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:

- Amending section **2.185.010** by adding subsections B and C listing additional actions that are unlawful;
- Amending section **2.185.040** by adding definitions for commercial vehicle, heavy truck, person, telecommunications and vehicle;
- Amending section **2.185.050** by revising subsection A to start with the phrase "Unless otherwise prohibited or restricted in this chapter" and adding a new subsection B addressing parking of public service and public safety vehicles.
- Adding a new section **2.185.055** "Heavy trucks; standing, parking or storage" listing the zoning districts where heavy trucks, standing, parked or stored are prohibited, listing certain exceptions, and listing the zoning districts where they are allowed subject to certain restrictions;
- Amending sections **2.105.10, 2.335.020** and **2.340.020** by adding under uses permitted "heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment;"
- Amending section **2.325.030** by adding under special uses "heavy truck parking, staging and point of operation for trucking operations and their accessory equipment;" and
- Amending section **2.330.030** by adding under special uses "heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment."

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and last amended on January 18, 2012. The Board of Supervisors on February 10, 2010, approved the codification of all Development Services ordinances, and the codification as the Pinal County Development Services Code (PCDSC) became effective on March 13, 2010. The last amendment to the County Zoning Ordinance, title 2 of the PCDSC was on January 18, 2012.

ANALYSIS: The text amendments to Title 2 of the Pinal County Development Services Code amend Chapter 2.185 Outside Storage and Parking; 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 in district by:

- Provide clear definitions of "commercial vehicle", "heavy truck", "person", "telecommunications" and "vehicle".
- After responding to suggestions from the public, set guidelines and minimal requirements for parking and storing heavy trucks in residential and commercial zones.
- Include language in support of Arizona Revised Statute: 11-269-10 which allows for public service and public safety vehicles to be parked by a resident in any residential or rural zoning district.

A copy of the proposed text amendments are attached.

STAFF RECOMMENDATION: After the presentation of staff and together with the testimony and evidence presented at the public hearing, should the Commission find that this request for text amendments to the Pinal County Zoning Ordinance is needed and necessary at this time then staff recommends that the Commission forward PZ-C-003-12 to the Board of Supervisors with a favorable recommendation.

Date Prepared: 08/9/2012 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-PA-002-12
WORK SESSION

PZ-PA-002-12
WORK SESSION

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOS.: **PZ-PA-002-12 (Anza Trail)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: This is a **Work Session** and discussion of the alignment options for the Juan Bautista de Anza National Historic Trail through Pinal County as depicted on the Pinal County Comprehensive Plan Open Space and Trails Exhibit.

PZ-PA-002-12: **WORK SESSION:** to discuss the proposed map amendment to amend the Open Space and Trails map within **Chapter 6: Open Spaces and Places** when referencing the Juan Bautista de Anza National Historic Trail.

HISTORY: The "Juan Bautista de Anza National Historic Trail" is a 1,210 mile trail that connects Tubac, Arizona to San Francisco, California. It commemorates the Spanish expedition led by Juan Bautista de Anza in 1775 that settled the San Francisco Bay area. It was adopted by the National Park Service as a National Historic Trail in 1990 by Congress and named a National Millennium Trail in 1999.

On July 7, 2011, a meeting with Pinal County staff, a representative from the National Park Service, and a representative from the Anza Trail Coalition of Arizona met to discuss the previous trail alignment options and the current draft alignment of the trail.

On July 21, 2011, a site visit of the trail alignment was made by staff to ground truth the area and locate any potential trail alignment issues and determine the best ways to cross Interstate-8 and the various canals and washes.

On July 28, 2011, a representative from the National Park Service and the Anza Trail Coalition of Arizona conducted a similar site visit to staffs to transverse the draft alignment as well.

On August 18, 2011 presented a workshop on the trail before the Planning Commission.

September, 2011 met with the planning and recreation departments of the municipalities of Casa Grande, Eloy and Maricopa to discuss implementation into their plans.

On October 4, 2011 was presented trail to Pinal Partnership Parks, Trails, Open Space and Public Lands Committee.

On April 19, 2012, the Planning Commission initiated this amendment to review the Juan Bautista de Anza National Historic Trail within the Pinal County Comprehensive Open Space and Trails Map.

On May 17, 2012, the Planning Commission reviewed the additional alignment option for the trail as requested during the April commission hearing.

ANALYSIS: This work session is to begin a discussion with the Commission regarding the Comprehensive Plan Amendment case PZ-PA-002-12. This case will be brought back next month for further discussion and recommendation.

STAFF RECOMMENDATION: Staff is seeking the Commission's comments, thoughts, and ideas on this proposed project.

Date Prepared: 08/02/12 - jds
Revised:

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: **Countywide**

2. Parcel Number(s): **Countywide** Total Acreage: **Countywide**

3. Current Land Use Designation: **Countywide**

4. Requested Land Use Designation: **Request to amend Comprehensive Plan to adopt a trail alignment through Pinal County for the ANZA National Trail**

5. Date of Concept Review: **May 8, 2012** Concept Review Number: **CR-023-12**

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

   The proposed map amendment is based on the coordinated work of various municipalities in Pinal County, the National Park Service and the Anza Trail Coalition of Arizona.

   This amendment will help further goals 6.1.3 and 6.5 found within Chapter 6: Open Spaces and Places Chapter within the Pinal County Comprehensive Plan.

   Goal 6.1.3 states, "Identify, preserve, and protect cultural resources that have cultural significance and provide a link to historic events".

   Goal 6.5 states, "Encourage coordination and cooperation between adjacent municipalities, agencies, jurisdictions and the public in open space, park and trail development".

7. Discuss any recent changes in the area that would support your application. **Countywide**

8. Explain why the proposed amendment is needed and necessary at this time.
   This request will allow the County to meet an important policy goal of the 2009 Comprehensive Plan.

RECEIPT #: AMT: DATE: 5/29/2012 CASE: **PZ-PA-002-12**

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION PAGE 2

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Steve Abraham; 31 North Pinal Street, PO Box 2973 Florence AZ 85132 ; 520 866 6045

Name of Applicant | Address | Phone Number

Steve.Abraham@pinalcountyaz.gov

Signature of Applicant | E-Mail Address

None

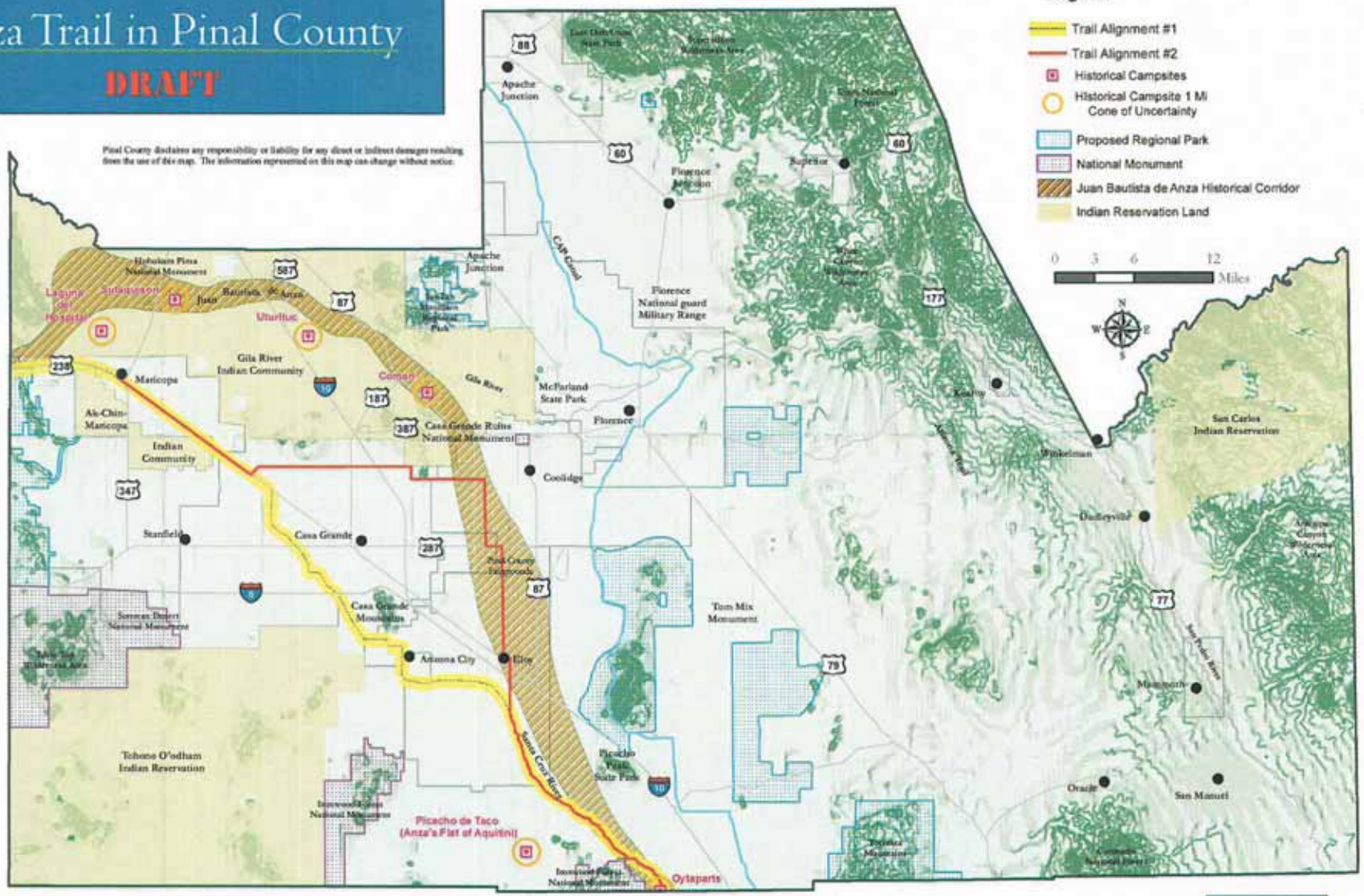
Name of Agent | Address | Phone Number

Signature of Agent | E-Mail Address

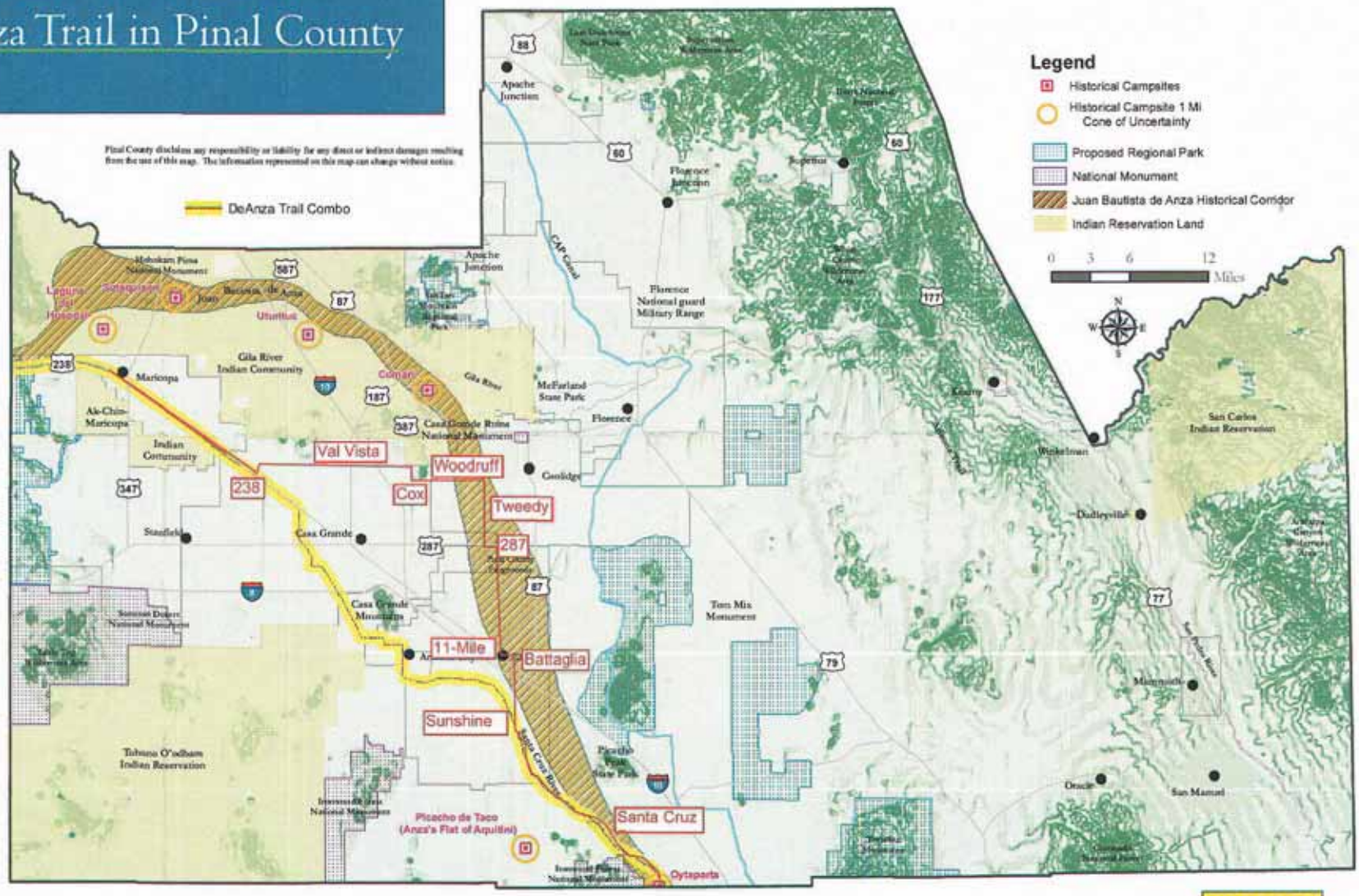
The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

Possible Routes for Anza Trail in Pinal County

DRAFT



Possible Routes for Anza Trail in Pinal County



PZ-PA-003-12
WORK SESSION

PZ-PA-003-12
WORK SESSION

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOS.: **PZ-PA-003-12 (Regional Trails)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: This is a **Work Session** and discussion of the proposed amendment to the trails alignments within the Pinal County Comprehensive Plan Open Space and Trails Exhibit.

PZ-PA-003-12: **WORK SESSION:** to discuss the proposed amendment to the trails alignments within the Pinal County Comprehensive Plan Open Space and Trails Exhibit.

HISTORY: September, 2011 met with the planning and recreation departments of the municipalities of Casa Grande, Eloy and Maricopa to discuss coordination and implementation between their and the County's regional trail plans.

On October 4, 2011 was presented trail to Pinal Partnership Parks, Trails, Open Space and Public Lands Committee.

April 19, 2012, the Planning Commission initiated this amendment to review the trail alignments within the Pinal County Comprehensive Plan.

ANALYSIS: This work session is to begin a discussion with the Commission regarding the Comprehensive Plan Amendment case PZ-PA-003-12. This case will be brought back next month for further discussion and recommendation.

STAFF RECOMMENDATION: Staff is seeking the Commission's comments, thoughts, and ideas on this proposed project.

Date Prepared: 08/02/12 - jds
Revised:

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: **Countywide**

2. Parcel Number(s): **Countywide** Total Acreage: **Countywide**

3. Current Land Use Designation: **Countywide**

4. Requested Land Use Designation: **Request to amend Comprehensive Plan to revise the Open Space and Trails map to reflect the refined trail alignments throughout the County.**

5. Date of Concept Review: **May 8, 2012** Concept Review Number: **CR-024-12**

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

   The proposed map amendment is based on the revised trail plans of various municipalities in Pinal County and more detailed mapping to help better define proposed trail locations.

   This amendment will help further goals 6.1, 6.2 and 6.5 found within Chapter 6: Open Spaces and Places Chapter within the Pinal County Comprehensive Plan.

   Goal 6.1 states, "Develop a connected system of open space areas that protect and conserve the natural, physical and social resources".

   Goal 6.2 states, "Develop a safe, multi-use trail system that provides connectivity throughout the County and to adjacent recreational areas ".

   Goal 6.5 states, "Encourage coordination and cooperation between adjacent municipalities, agencies, jurisdictions and the public in open space, park and trail development".

7. Discuss any recent changes in the area that would support your application. **Countywide**

8. Explain why the proposed amendment is needed and necessary at this time.
   This request will allow the County to meet an important policy goal of the 2009 Comprehensive Plan.

RECEIPT #: [redacted] AMT: DATE: 5/ /2012 CASE: **PZ-PA-003-12**

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION PAGE 2

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Jessica Sarkissian; 31 North Pinal Street, PO Box 2973 Florence AZ 85132 ; 520-866-6452

Name of Applicant | Address | Phone Number

Jessica.sarkissian@pinalcountyaz.gov

Signature of Applicant | E-Mail Address

None

Name of Agent | Address | Phone Number

Signature of Agent | E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

Proposed

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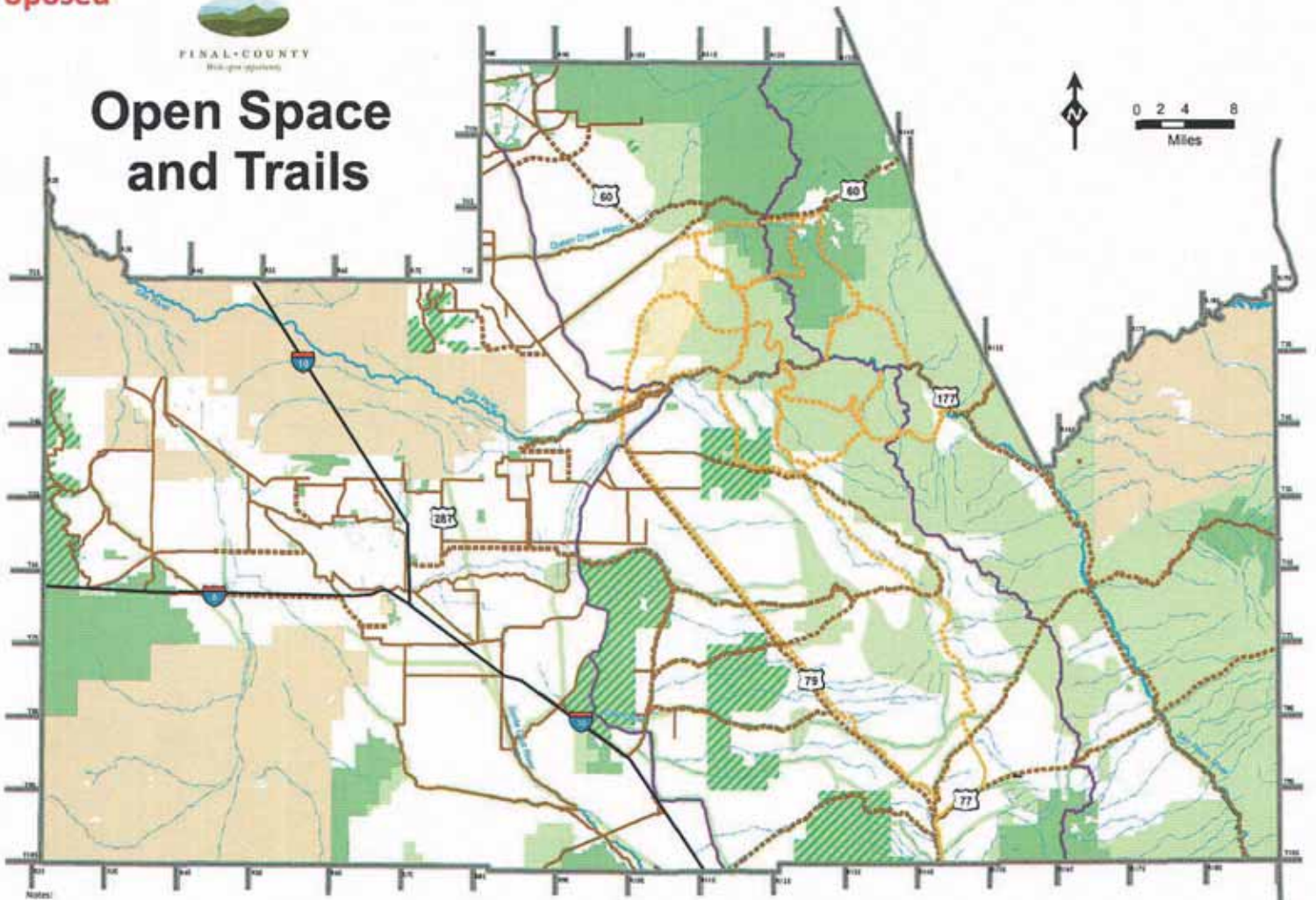
Open Space and Trails



Legend

Open Space and Trails Master Plan

Legend

Open Space
- Existing/Planned Open Space
- Proposed Open Space (or 1 du/ac)
- Existing/Planned or Proposed Regional Park
- Restricted Use Open Space

- Tribal Community
- Interstate Highway

Trails
- Planned/Existing OHV Trail
- Adopted County Trail Corridor
- Existing/Planned Multi-Use Trail Corridor
- Proposed Multi-Use Trail Corridor
- Proposed OHV Trail Route

PINAL COUNTY COMPREHENSIVE PLAN
We Create Our Future

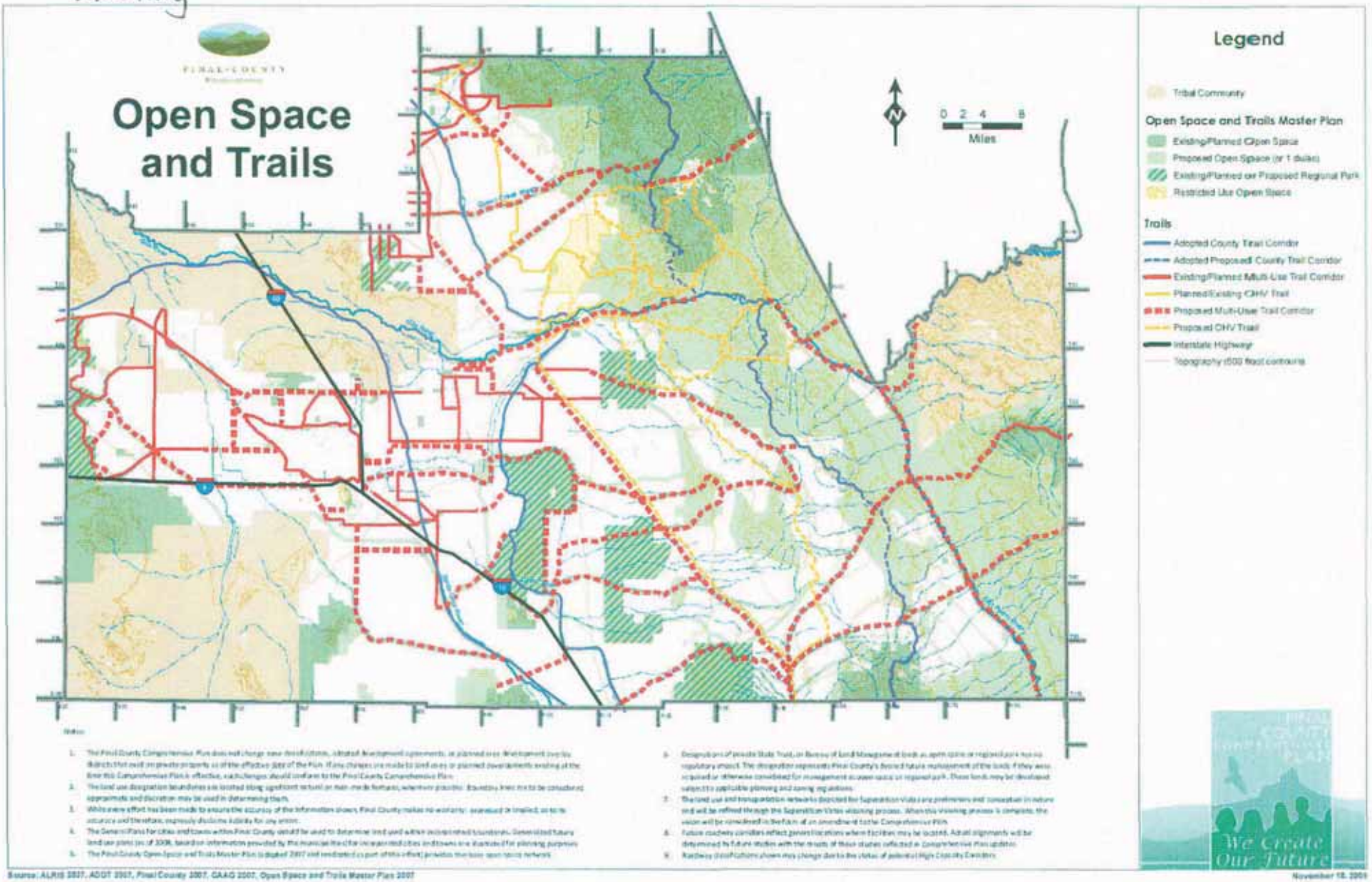
Notes:

1. The Pinal County Comprehensive Plan does not change zone classifications, adopted development agreements, or planned area development overlay districts that exist on private property as of the effective date of the Plan. If any changes are made to land use designations or planned developments existing at the time this Comprehensive Plan is effective, such changes should conform to the Pinal County Comprehensive Plan.
2. The land use designation boundaries are located along significant natural or man -made features, wherever possible. Boundary lines are to be considered approximate and discretion may be used in determining them.
3. While every effort has been made to ensure the accuracy of the information shown, Pinal County makes no warranty, expressed or implied, as to its accuracy and therefore, expressly disclaims liability for any errors.
4. The General Plans for cities and towns within Pinal County should be used to determine land used within incorporated boundaries. Generalized future land use plans (as of 2008, based on information provided by the municipalities) for incorporated cities and towns are illustrated for planning purposes.
5. The Pinal County Open Space and Trails Master Plan (adopted 2007 and readopted as part of this effort) provides the base open space network.
6. Designations of private State Trust, or Bureau of Land Management lands as open space or regional park has no regulatory impact. The designation represents Pinal County's desired future management of the lands if they were acquired or otherwise considered for management as open space or regional park. These lands may be developed subject to applicable planning and zoning regulations.
7. The land use and transportation networks depicted for Superstition Vistas are preliminary and conceptual in nature and will be refined through the Superstition Vistas visioning process. When this visioning process is complete, the vision will be considered in the form of an amendment to the Comprehensive Plan.
8. Future roadway corridors reflect general locations where facilities may be located. Actual alignments will be determined by future studies with the results of these studies reflected in Comprehensive Plan updates.
9. Roadway classifications shown may change due to the status of potential High Capacity Corridors.

Source: ALRIS 2007, ADOT 2007, Pinal County 2007, CAAG 2007, Open Space and Trails Master Plan 2007

November 18, 2009
Updated: June 19, 2012

Existing



Source: ALRIS 2007, ADOT 2007, Pinal County 2007, GAAG 2007, Open Space and Trails Master Plan 2007

November 18, 2008

PZ-PA-004-12
WORK SESSION

PZ-PA-004-12
WORK SESSION

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOS.: **PZ-PA-004-12 (Trail Map Amendment Criteria)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: This is a **Work Session** and discussion of the proposed text amendment to add criteria to Chapter 10: Implementation; to establish when a trail realignment is considered a major, non-major or administrative amendment within the Pinal County Comprehensive Plan.

PZ-PA-004-12: **WORK SESSION:** to discuss the proposed amendment to Chapter 10: Implementation; to establish when a trail realignment is considered a major, non-major or administrative amendment within the Pinal County Comprehensive Plan.

HISTORY: The 2009 Comprehensive Plan, Open Space and Places, Chapter 6 Goals focus on encouraging a connected system of trails through cooperation and coordination of various municipalities, landowners and agencies. Trail alignments throughout the County were depicted on the Open Space Plan within Chapter 6. As development occurs within the County, trail alignments may need to be adjusted to accommodate various design criteria and site constraints. Currently there is not a tool in place to decipher between a minor and major trail alignment change to the map. This proposed initiation will create such a tool to address such needed changes.

April 19, 2012, the Planning Commission initiated this amendment to review the text within Chapter 10: Implementation within the Pinal County Comprehensive Plan.

ANALYSIS: This work session is to begin a discussion with the Commission regarding the Comprehensive Plan Amendment case PZ-PA-004-12. This case will be brought back next month for further discussion and recommendation.

STAFF RECOMMENDATION: Staff is seeking the Commission's comments, thoughts, and ideas on this proposed project.

Date Prepared: 08/02/12 - jds
Revised:

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: **Countywide**

2. Parcel Number(s): **Countywide** Total Acreage: **Countywide**

3. Current Land Use Designation: **Countywide**

4. Requested Land Use Designation: **Request to amend Comprehensive Plan to add criteria to Chapter 10: Implementation to establish when a trail realignment is considered a major, non-major or administrative amendment**

5. Date of Concept Review: **May 8, 2012** Concept Review Number: **CR-022-12**

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

   This request is being presented due to the fact that currently no criteria exists within the code to determine when a trail realignment is to be considered a major, non-major or administrative comprehensive plan amendment. This amendment proposes to add those criteria.

7. Discuss any recent changes in the area that would support your application. **Countywide**

8. Explain why the proposed amendment is needed and necessary at this time.
   This request will allow the County to meet an important policy goal of the 2009 Comprehensive Plan regarding open space implementation.

RECEIPT #: AMT: DATE: 5/29/2012 CASE: **PZ-PA-004-12**

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION PAGE 2

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Jessica Sarkissian; 31 North Pinal Street, PO Box 2973 Florence AZ 85132 ; 520-866-6452

Name of Applicant | Address | Phone Number

Jessica.sarkissian@pinalcountyaz.gov

Signature of Applicant | E-Mail Address

None

Name of Agent | Address | Phone Number

Signature of Agent | E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

A proposed amendment will be a Major Amendment if it meets any of the following:

- ✓ Any change from one residential land use classification to another residential classification of 320 acres or more.
- ✓ Any change from a residential land use classification to a non-residential land use classification of 160 or more contiguous acres.
- ✓ Any change in employment land use classifications of 20 or more contiguous acres to another land use classification.
- ✓ Any proposed deletion of a planned freeway, high capacity roadway, enhanced parkway, parkway, or principal arterials or any proposed two-step change in the functional roadway classification (example: decision by ADOT not to build the North-South Freeway or a decision is made to change the currently portrayed corridor).
- ✓ Comprehensive Plan text changes that conflict with or alter the Plan's goals and policies.
- ✓ Requires a major amendment based on the criteria specified within the Moderate Low Residential category as set forth in Chapter 3 of this Plan.
- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.
- ✓ Any proposed realignment of a Planned Freeway or high Capacity Corridor
- ✓ Any proposed realignment of an Enhanced parkway, Parkway or Principal Arterial if it meets this criterion"
  - o The realignment is greater than one half mile in total length, excluding the proposed development site, unless it meets the non-major amendment criteria.
- ✓ Any proposed realignment of a Regional Trail greater than a mile and a half in any direction or any part of a National Historic, National Scenic or National Recreational Trail.

Non-Major Amendments are changes to the Pinal County Comprehensive Plan that do not fall under the "Major Amendment" criteria listed above. Additionally, the following also constitute a non-major amendment.

- ✓ Any proposed one-step change in a functional roadway classification (either higher or lower).
- ✓ Land uses that meet the Vision, or the applicable private development goals, objectives, policies, and location criteria of the Plan but may not be specifically shown on the Land Use or Economic Development Plans.
- ✓ Changes mandated by any new state laws.
- ✓ Text changes and corrections that do not compromise the intent or impact the substantive mixture and balance of the Plan.
- ✓ Fails to meet the additional criteria within the Moderate Low Density Residential category for no Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.
- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.
- ✓ Changes to the Land Use Plan of the Comprehensive Plan, for approved PADs that exist at the time of the effective date of this Comprehensive Plan, that are needed to meet the standards of the Multimodal Circulation Element or RSRSM Access Management Manual for street locations, if amendments to the Land Use Plan of the Comprehensive Plan are required.

- ✓ Any proposed realignment of an Enhanced Parkway, Parkway or Principal arterial if it meets any of these criteria:
  - o The realignment is less than on half mile in total length excluding the proposed development site.
  - o The realignment is greater than one half but less than two miles in total length, excluding the proposed development site, provided the realignment request is submitted in conjunction with a rezoning proposal for a development that:
    - Creates a minimum of 150 permanent full time jobs within the first twelve months of completion of construction.
    - Produces more than $2,000,000 in gross annual payroll; and creates a multiplier effect of at least 1:1; and represents an increase in property value for construction of a new or expanded facility
    - Proposes a minimum of seven million dollars in capital investment
    - Must average a $48,000 employee annual wage

  The Pinal County Economic Development Manager, or other person authorized by the County Manager will determine which projects meet these criteria. The authorized person will forward a memorandum to the Planning and Development Director stating his findings
- ✓ Proposed realignments of roadways with a classification lower than Principal Arterial do not require Comprehensive Plan amendments
- ✓ Any proposed realignment of a Regional Trail between half a mile and less than a mile and a half in either direction.

Administrative Amendments are changes to the Pinal County Comprehensive Plan that meet the criteria listed below. The following constitute an administrative amendment.

- ✓ Any proposed realignment of a Regional Trail interior to a Planned Area Development that maintains its connections along the original trail alignment when entering and exiting the development.
- ✓ Any proposed realignment of a Regional Trail due to natural feature constraints such as but not limited to: a wash, fissure or preserved habitat.

~~Both m~~Major, ~~and~~ non-major and administrative Comprehensive Plan amendments must address the following amendment approval criteria.

1. The identified site is appropriate for the proposed use.
2. The amendment must constitute an overall improvement to the County.
3. The amendment will not adversely impact a portion of, or the entire County, by:
   a. Significantly altering existing land use patterns, especially in established neighborhoods
   b. Significantly reducing the jobs per capita balance in Pinal County
   c. Replacing employment with residential uses
   d. Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to infrastructure and services through construction and dedication of improvements, payments of development fees, and other mitigation measures
   e. Negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area
   f. Increasing the exposure of residents to aviation-generated noise, and/or flight operations
   g. Diminishing the environmental quality of the air, water, land, or cultural resources
   h. Significantly decreasing the quantity or quality of recreational amenities such as open space, parks and trails

PZ-PA-005-12
WORK SESSION

PZ-PA-005-12
WORK SESSION

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NO.: PZ-PA-005-12 **(Environmental Stewardship/Sustainable Pinal Amendments)**

CASE COORDINATOR: Steve Abraham, AICP

REQUESTED ACTION & PURPOSE: **WORKSESSION PZ-PA-005-12:** Planning and Development Department requesting a major amendment of the **Pinal County Comprehensive Plan** to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship by:

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

PROPOSED AMENDMENT: This is a series of proposed text amendments from recommendations presented to the BOS from the *Sustainable Pinal Citizen Task Force*. The amendment will address, in general, mitigating Urban Heat Islands and their effects, Energy Star Compliant Construction and rain water harvesting techniques.

HISTORY: In 2011 the *Sustainable Pinal Citizen Task Force* formulated a series of recommendations and strategies and presented these suggestions to the BOS. Many of these recommendations require amending the text Comprehensive Plan.

ANALYSIS: If this request is approved by the Commission, it will allow the Commission to hold a hearing on the proposed text amendment.

Attached please find a copy of the proposed language, staff has included relevant pages from the Comprehensive plan to show where the language will be placed and for context. Staff request that the Commission bring thier Stainable Pinal reports with them for the meeting.

DATE PREPARED: 4/09/12 – sja
RVSD: 05/10/12 – sja
RVSD: 08/09/12 - sja

Energy Conservation

- **Amend 7.4.1.5 (Pg. 278)to read:**

"Encourage all residential, commercial and industrial construction to meet "ENERGY STAR" as a minimum energy efficiency standard".

Water Conservation

- **Add Policy: 7.2.2.3 (Pg. 265) to read:**

"Encourage single family residences, multi-family residences, commercial and industrial development to utilize rain water harvesting techniques"

Urban Heat Island

- **Urban Heat Island Mitigation (pg.283)**

7.8 Goal: Support strategies to reduce Urban Heat Islands and their environmental effects.

7.8.1 Objective: Identify key Urban Heat Island mitigation techniques and reduce Urban Heat Island effect through community planning and design.

Policies:

7.8.1.1: (was 7.4.2.3) *Work with municipalities to avoid the development of heat islands through land use planning, open space preservation between developments, site design, and building materials and colors.*

7.8.1.2: Encourage underground, understructure and or multilevel parking structures.

7.8.1.3: Encourage the use of "cool pavement" materials, "cool roofs" and "green roofs"

(Also Renumber: 7.4.2.4 to policy 7.4.2.3: Implement the Activity Center philosophy to bring employment, commercial, and educational activities closer to residents and increase multimodal transportation options including transit, bicycle, and pedestrian modes.)

Sidebar 1:

Urban Heat Islands are built up areas that are hotter than nearby rural areas. Elevated heat island temperatures can cause environmental impacts. (EPA)

Sidebar 2:

Cool Pavements include a range of technologies aimed at reducing urban heat island effect.

Sidebar 3:

Cool Roofs is a term that describes roofing materials with a high solar reflectance. **Green Roofs** is a term describing a vegetative layer grown on a roof top that can be installed on a wide range of buildings.

- **Amend opening paragraph on Mixed Use Activity centers (Pg . 72) to read:**

  "...while reducing carbon foot print, urban heat island effect, and environmental impact."

- **Add new check mark to Mixed Use Activity Center Planning Guidelines (Pg. 78) to read:**
  " Encourage underground, understructure and multi-level parking structures"

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: County Wide

2. Parcel Number(s): County Wide Total Acreage: County Wide

3. Current Land Use Designation: N/A Text Amendment

4. Requested Land Use Designation: N/A Text Amendment

5. Date of Concept Review: 4/11/12 Concept Review Number: CR-19-12

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): To amend the 2009 Pinal County Comprehensive Plan to add sustainability recommendations from the Sustainable Pinal Task Force.

7. Discuss any recent changes in the area that would support your application. In 2011 the sustainable Pinal Task Force presented a series of recommendations to the Board of Supervisors.

8. Explain why the proposed amendment is needed and necessary at this time. Implementation of the recommendations from the Task Force require the amendment of the Comprehensive Plan. See attached amendment list.

RECEIPT #: N/A AMT: Ø DATE: 3/23/12 4/11/12 CASE: PZ-PA-005-12

Revised February 2012

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pinal County c/o Ashlee MacDonald

Name of Landowner (Applicant) Address Phone Number

A. MacDonald

Signature of Landowner (Applicant) E-Mail Address

Name of Agent Address Phone Number

Signature of Agent E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

Revised February 2012

PZ-PA-006-12
WORK SESSION

PZ-PA-006-12
WORK SESSION

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: August 16, 2012

CASE NOS.: **PZ-PA-006-12 (Trail Policy and Goal Amendment)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: This is a **Work Session** and discussion of the proposed major amendment of the **Pinal County Comprehensive Plan** to amend Comprehensive Plan, to add policies and goals establishing direction for the creation of and purpose of a Trails Manual.

PZ-PA-006-12: **WORK SESSION:** to discuss the proposed text amendment to add goals and policies to Chapter 6: Open Spaces and Places; to establish criteria and purpose for the creation of a trails manual within the Pinal County Comprehensive Plan.

HISTORY: The 2009 Comprehensive Plan, Open Space and Places, Chapter 6 Goals focus on encouraging a connected system of trails through cooperation and coordination of various municipalities, landowners and agencies. Trail alignments throughout the County were depicted on the Open Space Plan within Chapter 6. In April 2012, the Planning Commission initiated a Major Comprehensive Plan Amendment to revise those earlier trail alignments to create more defined alignments. This proposed initiation will create such a tool to address the need for a more detailed guideline of how those trails should develop.

In May of 2012, the Planning Commission added to the original initiation and initiated this amendment to add goals and policies within the Comprehensive Plan to further address trails.

ANALYSIS: This work session is to begin a discussion with the Commission regarding the Comprehensive Plan Amendment case PZ-PA-006-12. This case will be brought back next month for further discussion and recommendation.

STAFF RECOMMENDATION: Staff is seeking the Commission's comments, thoughts, and ideas on this proposed project.

Date Prepared: 08/02/12 - jds
Revised:

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. The legal description of the property: **Countywide**

2. Parcel Number(s): **Countywide** Total Acreage: **Countywide**

3. Current Land Use Designation: **Countywide**

4. Requested Land Use Designation: **Request to amend the Comprehensive Plan to add goals and policies to Chapter 6: Open Spaces and Places, to establish criteria and purpose for the creation of a trails manual.**

5. Date of Concept Review: **May 22, 2012** Concept Review Number: **CR-030-12**

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

   This request is being presented to add policies and goals to the Open Spaces and Places, Chapter 6, to establish a trails manual to work with the Open Space and Trails map within the Comprehensive plan. The goal of this manual would be to further guide the development of these areas shown on the map with more details.

7. Discuss any recent changes in the area that would support your application. **Countywide**

8. Explain why the proposed amendment is needed and necessary at this time.
   This request will allow the County to meet an important policy goal of the 2009 Comprehensive Plan regarding open space connectivity.

RECEIPT #: AMT: DATE: 5/29/2012 CASE: **PZ-PA-006-12**

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION PAGE 2

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Jessica Sarkissian; 31 North Pinal Street, PO Box 2973 Florence AZ 85132 ; 520 866 6452

Name of Applicant | Address | Phone Number

Jessica.sarkissian@pinalcountyaz.gov

Signature of Applicant | E-Mail Address

None

Name of Agent | Address | Phone Number

Signature of Agent | E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

PROPOSED COMPREHENSIVE PLAN TEXT ADDITION:

6.2.1.3 Establish a manual that provides regional trail connectivity details.

PZ-C-004-12
WORK SESSION

PZ-C-004-12
WORK SESSION

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

MEETING DATE: August 16, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-004-12 (Adequate Water Supply)**

CASE COORDINATOR: Dedrick Denton

REQUESTED ACTION & PURPOSE:

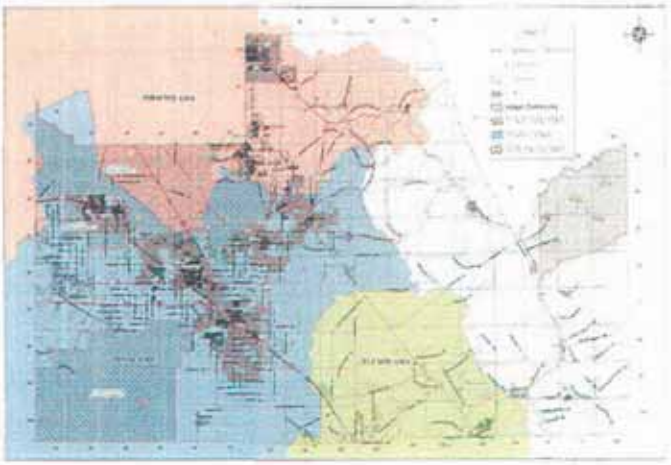
Work session to discuss a subdivision regulation amendment to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside of Active Management Areas (AMAs)

INFORMATION:

Summary

Pinal County is considering an amendment to our Subdivision Code which would require new subdivisions, which are located **outside** water Active Management Area (AMA), to demonstrate **adequate water supplies**. A subdivision consists of 6 or more lots. Areas outside of an AMA are shown in white on the map below. This amendment is allowed by State Law under ARS 11-823.

If this amendment is passed by the Board of Supervisors, this State Law would mandate that **new** subdivisions in the unincorporated portion of Pinal County shown in white on this map, Kearny, Mammoth and the Pinal County portion of Winkelman would need to demonstrate an adequate water supply.



Background

Pinal County created a Water Element Citizen Task Force in 2011 to help us address water supply issues in our Comprehensive Plan. This Task Force was composed of citizens from across the County, and from all walks of life. They recommended, and the County Comprehensive Plan was amended to prompt the County to consider a water adequacy amendment. The Board of Supervisors has asked staff to bring forward, for their consideration

and possible approval, an **amendment to our Subdivision Code** that would require final subdivision plats, located outside of an AMA to demonstrate that they have adequate water to serve the proposed lots.

Who Determines Adequate Water Supply?
The Director of the Arizona Department of Water Resources (ADWR) determines whether or not a subdivision has an adequate water supply. The Director can grant:

- A determination of Adequate Water Supply
- An exemption for reasons specified in statues
- A determination that changes to a final plat, which was approved prior to the passage of the Ordinance, are not material

How does ADWR Determine Adequate Water Supply?
Physical water availability: Physical availability of the water supply is typically demonstrated through a hydrologic study. For groundwater, the study must consider demands of area users for a 100-year period, and projected water levels may not exceed depth limitations specified in the rules.

Legal water availability: Legal rights to the water must exist.

Continuous water availability: Water providers or developers must demonstrate that the water supply is uninterruptible for the 100-year period, or that sufficient backup supplies exist for any anticipated shortages.

Financial capability: Water providers or developers must demonstrate financial capability to construct the water delivery system and any storage or treatment facilities. Financial capability for developers is typically considered through the local government's subdivision review process.

Water quality: Proposed sources of water must satisfy existing state water quality standards and any other quality standards applicable to the proposed use after treatment.

What if my Land is Part of Water Company?
If the water company has an assured or adequate water supply, a written commitment from the company to serve water to this subdivision will satisfy the requirement. If the company does not have an assured or adequate water supply, you will need to do an adequate water supply process.

What is the cost of an Adequate Water Supply Process?
The cost for a typical subdivision, which has water data from existing wells, should be between $15,000 and $50,000. If there are no existing wells, the cost may be much higher because a test well could be required.

Can the County Grant Exemptions to Specific Plats if it has an Adequacy Code?
The Pinal County Board of Supervisors can grant an exemption in the unincorporated areas if a subdivision meets the following criteria:

- There are no feasible alternatives and there is no significant risk to health or safety
- If water will be trucked in from a Municipality, the Municipality must consent
- If the water being trucked in is groundwater, the source must meet all State Laws
- Any additional requirements of the Board

When the Towns amend their subdivision codes, they will be able to create their own exemption criteria.

Date Prepared: 05/08/12 - dld
Revised: 08/08/12 - dld

RESOLUTION NO. 2012-02

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF MAMMOTH, ARIZONA, DECLARING IT'S OPOSITION TO PINAL COUNTY'S PROPOSED AMENDMENT TO THE PINAL COUNTY SUBDIVISION ORDINANCE TO DEMONSTRATE ADEQUATE WATER SUPPLIES.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MAMMOTH, ARIZONA:

WHEREAS, at the direction of the Pinal County Board of Supervisors, a Pinal County Water Element Task Force was created to, "Further explore the relationship between: applications for zoning or rezoning, demonstrations of physically available water supplies (i.e. groundwater supplies), the Certification of Assured Water Supplies process, the use of existing hydrological studies and/or Will-Serve-Letters from water utilities/providers.

WHEREAS, Pinal County is considering an amendment to the Pinal County Subdivision Code which would require new subdivisions, which are located outside a groundwater Active Management (AMA), to demonstrate adequate water supplies.

WHEREAS, If this amendment is passed by the Board of Supervisors, this State Law would mandate that new subdivisions in the unincorporated portion of Pinal County, Kearny, Mammoth and Winkelman would need to demonstrate an adequate water supply.

WHEREAS, A subdivision consists of 6 or more lots. The cost for this mandate for a typical subdivision, which has water data from existing wells, would be between $15,000.00 and $50,000.00 dollars.

WHEREAS, Pinal County is currently seeking input from Kearny, Winkelman and Mammoth Town Councils on adopting the adequate water supply requirement.

WHEREAS, The Town of Mammoth is currently experiencing little economic growth and imposing an unfunded mandate to prove adequate water supplies for new subdivisions in Mammoth would hinder economic development, growth and jobs in Mammoth by the additional costs to develop residential housing in the Mammoth.

WHEREAS, The Mammoth Town Council opposes the Amendment to the Pinal County Subdivision Code requiring the demonstration of adequate water supply for new subdivision within the Town of Mammoth.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Mammoth, Arizona, this 21 day of June, 2012.

AL BARCELO, Mayor

ATTEST:

PATSY LARGE, Town Clerk

APPROVED AS TO FORM:

STEPHEN R. COOPER, Town Attorney

RESOLUTION NO. 124-2012

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF WINKELMAN, GILA AND PINAL COUNTY, ARIZONA, DECLARING ITS OPPOSITION TO PINAL COUNTY'S PROPOSED AMENDED OF THEIR SUBDIVISION ORDINANCE TO DEMONSTRATE ADEQUATE WATER SUPPLIES.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF WINKELMAN, ARIZONA,

WHEREAS, at the direction of the Pinal County Board of Supervisors, a Pinal County Water Element Task Force was created to, "Further explore the relationship between applications for zoning or rezoning, demonstrations of physically available water supplies (i.e. groundwater supplies), the Certification of Assured Water Supplies process, the use of existing hydrological studies and/or Will-Serve-Letters from water utilities/providers.

WHEREAS, Pinal County is considering an amendment to the Pinal County Subdivision Code which would require new subdivisions, which are located outside a groundwater Active Management (AMA), to demonstrate adequate water supplies.

WHEREAS, if this amendment is passed by the Board of Supervisors, this State Law would Mandate that new subdivisions in the unincorporated portion of Pinal County, Kearny, Mammoth and Winkelman would need to demonstrate an adequate water supply.

WHEREAS, the cost for a typical subdivision of six (6) lots or more, which has water date from existing wells, will cost between $15,000.00 and $50,000.00. If there are no existing wells the cost may be much higher.

WHEREAS, Pinal County is currently seeking input from Kearny, Winkelman and Mammoth Town Councils on adopting the adequate water supply requirement.

WHEREAS, The Town of Winkelman is currently experiencing little economic growth and imposing an unfunded mandate to prove adequate water supplies for new subdivisions in Winkelman would hinder economic development, growth and jobs in Winkelman by the additional costs to develop residential housing in the Winkelman area.

NOW, THEREFORE, The Winkelman Town Council opposes the Amendment to the Pinal County subdivision Code requiring the demonstration of adequate water supply for new subdivisions within the Town of Winkelman.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Winkelman, Arizona this 16th day of July, 2012.

Mayor Manuel B. Aguirre, Jr.

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

When recorded return to:
Clerk, Pinal County Board
of Supervisors
P.O. Box 827
Florence, AZ 85132

D R A F T #1

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

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 outside 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 amended 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" or "director" 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" titled "Water Supply for Subdivisions Located within an Active Management Area" and is hereby amended to clarify that the water adequacy requirement in subsection "B" is for subdivisions located in an active management area. Subsection B reads as follows:

> B. Water Supply for Subdivisions Located within an Active Management Area. A certificate of assured water supply from the director of 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 or 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 A.R.S. §45-108.02 or A.R.S. § 45-108.03; 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 3.20.030 is amended by adding subsections "S" and "T". The new subsections read as follows:

S. Exemption. Copy of current exemption from director of water resources, if the director has granted an exemption pursuant to A.R.S. § 45-108.02 or A.R.S. § 45-108.03.

T. Determination by director of water resources. If changes are not material to plats approved by the county before the requirements for adequate water supply for subdivisions outside an active management area became effective, a copy of determination by director of water resources stating the changes are not material.

SECTION 10. 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 under PCDSC 3.20.030.C.1. 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 11. 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

S:\PAG\CodeAdm-Subd-Water\Ordinance draft 07 25 2012-with discretionary exempt.docx

DRAFT #1

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" or "director" means the director of the Arizona Department of Water Resources.

~~A~~B. ~~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 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 A.R.S. § 45-108.02 or A.R.S. § 45-108.03; 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.

~~B~~D. Improvement Plans. Two sets of prints of all improvement plans in accordance with required county design standards.

~~C~~E. Off-Site Improvement Plans. Two sets of prints of all off-site improvement plans in accordance with required county design standards.

~~D~~F. 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 PCDSC, Drainage, shall be submitted.

~~E~~G. 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 pre- pared in accordance with Pinal County department of public works regulations and standards.

~~F~~H. Geotechnical Report. Two copies of a geo-technical report completed by an independent soils engineer shall be submitted.

~~G~~I. Stormwater Pollution Prevention Plan. One copy of a stormwater pollution prevention plan shall be submitted.

~~H~~J. 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.

~~I~~K. Computer Boundary Closure. One copy of a computer-based subdivision boundary.

~~J~~L. Assurances. Assurances, as required in Chapter 3.40 PCDSC, 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.

~~K~~M. 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.

~~L~~N. 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 PCDSC, Street Naming and Property Numbering. Proposed non-English language street names will be checked for correct syntax and appropriate usage.

~~M~~O. CC&Rs. A copy of covenants, conditions and restrictions (CC&Rs) in form for recording shall be provided with the final plat.

~~N~~P. Engineer's Opinion of Probable Cost. Pro- vide an original sealed, signed and dated estimate of the construction costs for all required improvements including a 30 percent contingency.

~~O~~Q. 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.

~~P~~R. 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].

S. Exemption. Copy of current exemption from director of water resources, if the director has granted an exemption pursuant to A.R.S. § 45-108.02 or A.R.S. § 45-108.03.

T. Determination by director of water resources. If changes are not material to plats approved by the county before the requirements for adequate water supply for subdivisions outside an active

management area became effective, a copy of determination by director of water resources stating the changes are not material.

Chapter 3.60
APPEALS, MODIFICATIONS, ~~AND~~ WAIVERS AND EXEMPTIONS

3.60.010 Purpose. Remains the same

3.60.020 Appeals. Remains the same

3.60.030 Modifications and waivers. Remains the same.

3.60.040 Exemptions.

A. Request for exemption from water adequacy requirements for subdivisions located outside of an active management area under PCDSC 3.20.030.C.1 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.

When recorded return to:
Clerk, Pinal County Board
of Supervisors
P.O. Box 827
Florence, AZ 85132

D R A F T #2

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

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 outside 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 amended 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" or "director" 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" titled "Water Supply for Subdivisions Located within an Active Management Area" and is hereby amended to clarify that the water adequacy requirement in subsection "B" is for subdivisions located in an active management area. Subsection B reads as follows:

B. Water Supply for Subdivisions Located within an Active Management Area. A certificate of assured water supply from the director of 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 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 A.R.S. §45-108.02 or A.R.S. § 45-108.03; or

2. 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 3.20.030 is amended by adding subsections "S" and "T". The new subsections read as follows:

S. Exemption. Copy of current exemption from director of water resources, if the director has granted an exemption pursuant to A.R.S. § 45-108.02 or A.R.S. § 45-108.03.
T. Determination by director of water resources. If changes are not material to plats approved by the county before the requirements for adequate water supply for

subdivisions outside an active management area became effective, a copy of determination by director of water resources stating the changes are not material.

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

S:\PAG\CodeAdm-Subd-Water\Ordinance draft 07 26 2012-without discretionary exempt.docx

DRAFT #2

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.

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PZ-C-004-12

PZ-C-004-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEETING DATE: August 16, 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: 08/08/12 - dld