



PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, October 18, 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 |
| () BROWN, Member | () MORITZ, Member |
| () GUTIERREZ, Member | () ELLIS, Member |
| () TAMERON, 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:

- August 16, 2012
- September 13, 2012

2. ELECT PLANNING COMMISSION CHAIR AND VICE CHAIR

3. PLANNING DIRECTORS DISCUSSION ITEMS:

- Clarification of Commission comments for the minutes
- Gila River/SRP News Release

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

- September 5, 2012
- September 19, 2012

NEW CASES:

5. **SUP-006-12- PUBLIC HEARING/ACTION:** Casa Rhema, LLC applicant, Dorin Pitut, agent requesting approval of a Special Use Permit to allow a 24 person assisted living group home facility within the CR-5 zone on a 0.58± acre parcel; situated in a portion of

the southeast quarter of Section 6, T5S, R7E G&SRB&M (legal on file) Tax Parcel 406-05-255 (west of Overfield Road, north of Alsdorf Road in the Arizona City 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.

6. **S-021-03 - DISCUSSION/APPROVAL/DISAPPROVAL:** Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for **Palomino Ranch Unit 1**, 801 lots on a 293± acre parcel in the GR, CR-2/PAD, CR-3/PAD, CR-5/PAD, and CB-2/PAD zones; situated in portion of Section 18, T5S, R3E, G&SRB&M, Tax Parcels 510-85-003, 005, 006, & 008 (located adjacent to Amarillo Valley Road, White Road, and Papago Road approximately 2½ miles southwest of the City of Maricopa).
7. **S-032-03A - DISCUSSION/APPROVAL/DISAPPROVAL:** Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for **Palomino Ranch Unit 2 & 3**, 1,299 lots on a 379± acre parcel in the GR, CR-3/PAD, and CR-5/PAD zones; situated in portion of Section 18, T5S, R3E, G&SRB&M, Tax Parcels 510-85-003, 004, & 007 (located adjacent to Amarillo Valley Road, White Road, and Ak Chin Indian Community approximately 2 miles southwest of the City of Maricopa).
8. **S-030-03 - DISCUSSION/APPROVAL/DISAPPROVAL:** FIPC, LLC, landowner, Greg Sir, agent, requesting approval of a tentative plat extension for **Laco 80**, 80 lots on a 85± acre parcel in the CR-1A zone; situated in portion of the south half of Section 3, T6S, R7E, G&SRB&M, Tax Parcel 401-01-128 et al. (parcel list on file) (located adjacent to the west side of Curry Road and adjacent to the City of Coolidge).
9. **S-018-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** VREO III, LLC, landowner, ECAS, engineer, requesting approval of a tentative plat extension for **Ashburn at Magic Ranch Units 1, 2, & 3**, 320 lots on a 79.7± acre parcel in the CR-2/PAD & CR-3/PAD zones; situated in portion of the east ½ of Section 2, T4S, R8E, G&SRB&M, Tax Parcels 200-58-007 & 200-58-011 (located ¼ mile south of Arizona Farms Road and adjacent to the east side of Southern Pacific Railroad approximately ¾ mile west of the Town of Florence).
10. **S-022-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Skyline & Quail, LLC, landowner, UEG Group, engineer, requesting approval of a tentative plat extension for **Skyline Estates**, 1,017 lots on a 290± acre parcel in the CR-3/PAD zone; situated in portion of Section 11, T3S, R8E, G&SRB&M, Tax Parcel 210-11-001C (located adjacent to the west side of Quail Run Lane and adjacent to the south side of Skyline Drive, approximately 1 ½ miles north of the Town of Florence).
11. **S-021-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountain, LLC, landowner, Todd Fitzgerald, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **Saddlebrooke Ranch Units 4 & 6**, 482 lots on a 231.54± acre parcel in the CR-3/PAD zone; situated in portion of Sections 5, 7, & 8, T10S, R14E, G&SRB&M, Tax Parcel 305-31-015E (located approximately ½ mile northwest of State Route 77, Oracle area).

12. **S-023-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountain, LLC, landowner, Todd Fitzgerald, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **Saddlebrooke Ranch Unit 8**, 84 lots on a 49.07± acre parcel in the CR-3/PAD zone; situated in portion of Section 5, T10S, R14E, G&SRB&M, Tax Parcel 305-31-015D (located approximately ¾ mile northwest of State Route 77, Oracle area).
13. **S-011-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** Whitewing IV, LLC, landowner, Terry Fitzgerald, Synergy Plus, agent, requesting approval of a tentative plat for **Encanto Tierra**, 72 lots on a 86.88± acre parcel in the CR-1A zone (**PZ-025-01 & PZ-026-01**); situated in portion of Section 36, T3S, R7E, G&SRB&M, Tax Parcels 509-02-034A, 034B; 509-02-035A, 035B, and 035C (located approximately 3½ miles south of Hunt Highway and Gary Road, San Tan Valley area).

NEW CASES:

14. **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 to consider adding **Chapter 2.360 Mixed Use Zoning District**, 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 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



PINAL COUNTY
wide open opportunity

**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
DRAFT MINUTES OF September 13, 2012**

PRESENT:

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

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:

| | |
|--|-------------------------------|
| Mr. Stabley, Director | Mr. Abraham, Planning Manager |
| Ms. Sarkissian, Planner I | Mr. Denton, Planner II |
| Ms. Cortez, Administrative Secretary | Ms. MacDonald, Planner II |
| Mr. Wesley LaCrosse, Code Compliance Manager | |

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

The meeting was called to order at 9:03 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: August 16, 2012

Commissioner Aguirre-Vogler stated the minutes need to be clear for the Board of Supervisors review. Ms. Grieb stated the Commission members need to make sure the microphones are turned on and speak clearly into them to make sure staff has a clear understanding of what is being said. Commissioner Aguirre-Vogler stated staff needs to advise the Commission Members when the recording is not clear.

Commissioner Moritz stated on page 11, case PZ-PD-007-12 her comment was not captured correctly when she stated "In the future if the three (3) entrances go in that will dictate the number of lots". What it should be is "if the number of entrances after the traffic analysis is reduced, that will dictate the number of lots". Commissioner Moritz suggested that staff listen to the recording again for clarification.

Commissioner Salas entered 9:09 a.m

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Stabley introduced the new Commissioner Mr. John Tameron. Commissioner Tameron gave a brief introduction.

Mr. Stabley stated Vice Chairman Riggins had been reappointed to the Commission until August 16, 2016.

Mr. Stabley recognized Commissioner Faucette and thanked him for all his support. Commissioner Faucette came forward to address the Commission and thanked everyone.

Mr. Stabley stated Commissioner Ellis had reconsidered his resignation, and will continue serving as a member of the Commission.

Chairman Hartman spoke about the Citizen's Advisory Committee not having enough members in attendance for the meetings, and thanked the members of the Commission for their attendance.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

Mr. Stabley stated there is nothing to report.

NEW CASES

PZ-PD-006-12- PUBLIC HEARING/ACTION: Church of Jesus Christ of Latter-day Saints, landowner/ applicant, Randolph Carter, Dream Catchers Planning and Design, LLC, agent requesting approval of a Planned Area Development Amendment (**PZ-PD-037-03**) to allow a church within the 6.92± acre parcel; situated in a portion of the northeast quarter of Section 13, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-02-925 (west of Gary Road, south of Hunt Highway in the San Tan Valley area).

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

Ms. Grieb stated when dealing with religious assemblies the "Religious Land Use and Institutionalized Persons Act of 2000" (RLUIPA), tells governments that they are not to impose or implement a land use regulation that would impose a substantial burden on someone exercising their religion. Unless, there is a compelling interest. If there is a compelling interest, the government should handle it with the least intrusive manner possible to support the compelling interest.

Chairman Hartman asked if it was normal to have so many mail outs for one PAD. Ms. Sarkissian responded in addition to following the standard mail out regulations, there is an existing PAD and staff notified all the original owners that were notified in the original PAD, within the San Tan Heights PAD.

Chairman Hartman called the applicant forward.

Mr. Randy Carter, Dream Catcher Planning and Design, 2454 E. Southern Ave. Ste. 110, Mesa, AZ 85204. Mr. Carter came forward to address the Commission. Mr. Carter gave a brief description of the case.

Commissioner Brown stated the area where the church is going is a high traffic area with a dangerous curb and needs a light. Commissioner Brown asked Mr. Carter if they are planning to put in a signal light in the future. Mr. Carter stated no, Mr. AJ Blaha already approved the plan without a light signal. Commissioner Brown stated adding a signal light needs to be addressed. Commissioner Brown asked Mr. Carter what is the schedule of church activities and how often the parking lot would be filled with 300 cars. Mr. Carter responded the main service would be done on Sundays. There are three (3) to four (4) congregations in the building at each time there would be about one hundred families to each congregation. There will be three (3) occasions when on a Sunday, there might 75-150 cars entering the parking lot and that same number with an overlapping schedule will be leaving the parking lot, 30 minutes later. During the week, Mondays there are no meetings; Tuesdays on occasions there will be a small get together. Wednesday nights are scout and youth, that is scheduled from 7- 8 p.m. Parents pick up and drop off their children and there is only approximately 50 cars. Thursday's there might be small meetings with the bishops and parishioners. Fridays on occasions, we would have a wedding reception. Saturdays would be the public functions, weddings and receptions, generally are low impact traffic.

Commissioner Brown asked why there is a parking lot for 300 cars, if it is a low impact traffic area. Mr. Carter responded the parking is currently set for 200 cars, in the future they might want to increase it to 300 cars. Twice a year there, they will be a large meeting conference that will require using all the

parking spaces, the conference is held every six (6) months, on Saturday evenings and Sunday mornings.

Commissioner Brown stated there is a blind curve that needs to be addressed to prevent any accidents. Mr. Chow stated the applicant has submitted all of the documents, including the traffic analysis. They have followed all of the requirements, and guidelines. The traffic analysis has been approved, with that approval there might have been requirements that the applicant has to do. They might have to do a right turn lane. Safety was looked at while reviewing the traffic analysis. Commissioner Brown stated a right hand turn lane entering the church would help, when turning out to the left from the parking it has a blind spot. Mr. Chow stated when looking at the curb, they are located on the outside of the curb and have no blind spot.

Chairman Hartman asked Mr. Carter regarding the open space on the north side of the property and if the open space could be used as another driveway. Mr. Carter responded that area is part of the open space requirements for the PAD, and it is not vehicle accessible. Commissioner Aguirre-Vogler stated she agrees with Commissioner Brown, and asked Mr. Chow how many driving lanes are there. Mr. Chow responded there is a center turn left lane, and one (1) lane in each direction. As it widens out towards Wal-Mart and the residential side it widens out to two (2) lanes in each direction.

Commissioner Moritz asked Ms. Sarkissian if the traffic analysis had been agreed to and approved when the original PAD was submitted, and how a traffic analysis is already approved when there is an amendment on the PAD. Mr. Chow responded the traffic plan was submitted when the applicant submitted their site plan application. Commissioner Moritz suggested having the traffic analysis done on a Sunday morning, and she agrees with Commissioner Brown and suggested having a traffic light only on Sundays.

Commissioner Ellis stated the parking is calculated by the square footage of the building, in an assembly it is 100 square feet per person. Mr. Carter stated it is one (1) space for every four (4) seats in a pew. Mr. Stabley stated it is one (1) per every four (4) seats.

Commissioner Ellis stated there needs to be an ingress, egress on San Tan Heights Boulevard plus the one on Gary. Ms. Sarkissian stated the property boundary does not go all the way to San Tan Heights Boulevard; and coming out of San Tan Heights Boulevard would be too close to the other intersection. Commissioner Ellis asked Mr. Carter where the greater amount of members would be coming from. Mr. Carter responded they would be coming from the North West. As the PAD develops south of Gary Road, it would eventually equal the quantity coming from both sides of the building. Mr. Carter stated if they went under the zoning requirement of one (1) car per four (4) seats, they would only be required to have 87 parking spaces; he would rather plan and have 200 spaces for safety reasons, and to cover the conference twice a year. The applicant is adding to the driveway, and adding a turn lane next to the property. The applicant does hire law enforcement during the conference weekend for safety reasons.

Commissioner Ellis asked Mr. Chow what the current speed limit is. Mr. Chow responded he believes is 30 or 35 miles per hour. Commissioner Brown stated the speed transitions to 25 for a brief period. Commissioner Brown explained the traffic congestion in the area, and mentioned the high school traffic adding more drivers. Mr. Chow stated the high school would not be adding traffic, school functions are during the week and at night. The church services are mainly on the weekends.

Commissioner Moritz asked if there could be another stipulation added to request another traffic analysis within six (6) months of the completion of the church, and to be done on a Sunday. Commissioner Aguirre-Vogler stated the problem is not the church; the problem is existing traffic in Pinal County.

Commissioner Moritz asked Mr. Carter about one of the letters that was against the case, which mentioned a donation center in the church. Mr. Carter responded other locations have donation centers and distribution centers but this specific location would not, occasionally they might have a pod for donation to Goodwill or Salvation Army, but that would be the extent.

Vice Chairman Riggins stated he has a concern about the area that does not show any build out on the right of the church building and there is a discussion for a 30x60 pavilion, how is this designed for all the plans? Mr. Carter responded that is part of the landscape plan. If the applicant decided to make the addition, it would be located in the back of the building, where the extra space is located. It would be attached next to the building; once it is finished, it would look like it has always been part of the building. The pavilion would be placed to the right of the new parking area. The only way the applicant would add the pavilion is if the building became a stake building, a center for 6-10 congregations. Vice Chairman Riggins asked if the open-air pavilion would be too close to the neighbors. Mr. Carter responded it would be close, they do have to obtain a building permit for the addition and the pavilion, if the department has issues with it they will address all the concerns at that time.

Commissioner Salas stated there are many concerns about the traffic. They should not build the church and then do a traffic analysis, whoever is taking care of the traffic should review it prior to the building going up, and correct the problem before it occurs. Commissioner Moritz stated she agrees with Commissioner Aguirre-Vogler it is not the church's problem. The traffic issue is a separate issue to be addressed after the church is in and see how it works.

Commissioner Brown stated that this is one of the busiest Wal-Marts in the state, there are 80 thousand people in San Tan Valley and not a lot of places to shop. Vice Chairman Riggins stated there are traffic issues in that area. The applicant has gone through the whole process and the traffic engineers from the County have given them a plan to go forward.

Chairman Hartman asked Mr. Chow what would happen if the applicant did do an addition. Mr. Chow stated if they want to do an addition, they need another site plan review. If the traffic analysis only addresses the first phase, they would need to do another analysis to see what will happen with the second phase.

Chairman Hartman asked Mr. Chow what is the comparison between church traffic and residence traffic of about thirty homes (30) on Gary Road. Mr. Chow responded generally, in residential areas there could be 10 trips per home throughout the day. With a church or retailers, there are peak times. It is difficult to make a comparison between them.

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

MOTION - PZ-PD-006-12

Commissioner Moritz made a motion to forward case PZ-PD-006-12, to Board of Supervisors with favorable recommendation with the attached stipulations. Commissioner Brown seconded the motion. Motion passed unanimously, 9-0.

Break 10:13 a.m.

Reconvened 10:25 a.m.

PZ-C-004-12- PUBLIC HEARING/ACTION: text amendments to the Pinal County Subdivision Regulations, **Title 3** of the **Pinal County Development Services Code** that amend **Section 3.20.030 "Final Plat Additional Data"** by adding new subsections; revising current subsections and re-lettering current subsections; by adding definitions; amending requirements for proof of assured water supply to subdivisions located within an active management area; adding requirements for proof of adequate

water supply to subdivisions located outside of an active management area, and requiring additional information with submittal of final plats.

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

Commissioner Aguirre-Vogler asked Mr. Denton to elaborate on the cities that did not want to be involved. Mr. Denton stated the cities had concerns with the ordinance affecting their growth and the developers having the money up front to complete the water report for water supply to determine an adequate water supply.

Mr. Staley stated the Town of Winkelman's concern is they believe that requiring water adequacy would drive away potential development. Kearny currently has their own water issues and did not want to be involved. Mammoth's Public Works director was concerned about the wells, and believed it would be a negative impact. Mr. Denton stated the Public Works director in Mammoth also believes they have plenty of water and it is not a concern right now.

Vice Chairman Riggins stated when the 1980 Ground Water Act passed, there were a large number of difficult water issues that pertained to the entire State of Arizona. When the act passed, development interest, municipalities, and the people who wanted to get the questionable aspects of water supply removed where all in favor of the act. The protections offered in water adequacy are greater than the deterrents. The only valid argument would be people wanting to sell the land knowing there is not enough water. Existing water providers are protected. Vice Chairman Riggins stated it is unfortunate the state statues were written in such a way that includes the municipalities in the regulations even though it is a County vote (Ordinance). Vice Chairman Riggins stated what this adds to the equation and development is transparency and knowledge accessible to the public.

Commissioner Moritz asked are there any existing requirements or something that can be put in place to ensure adequacy after a certificate has been issued, perhaps 10 or 20 years later? Vice Chairman Riggins responded water adequacy, or physical availability is a product of supplies available minus uses. A designated water provider has to resubmit their 100 year status every year. "Adequate Water Supply" is a much lower threshold, the plat can state there is an adequate supply. Once a development is labeled adequate or has an assured water supply certificate it is for 100 years and they do not have to start using it for 10-15 years.

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

MOTION - PZ-C-004-12

Commissioner Ellis made a motion to forward case PZ-C-004-12, to the Board of Supervisors with a favorable recommendation. Vice Chairman Riggins seconded the motion. Motion passed unanimously, 9-0.

PZ-C-005-12- PUBLIC HEARING/ACTION: text amendments to the Pinal County Zoning Ordinance, **Title 2 of the Pinal County Development Services Code**, amending **Chapter 2.10 "Definitions"** by adding a definition for "space;" amending **Chapter 2.135 "Park Model (PM) and Recreational Vehicle (RV) Park Zone"** by deleting requirements listed under the use Park Model (PM) and Recreational Vehicle (RV) Park, adding uses to uses permitted; adding some words for consistency and clarification purposes; deleting some street requirements, and adding requirements for overall park development standards and park space development standards; and amending **Chapter 2.355 "(PM/RVP-435) Park Model/Recreational Vehicle Park Zoning District"** by deleting requirements listed under the use Park Model and Recreational Vehicle Park (PM/RVP) and adding requirements for overall park development standards and park space development standards.

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

Commissioner Aguirre-Vogler asked Mr. LaCrosse why is there 30-foot maximum height; there are not any two story manufactured homes or RV parks. Mr. LaCrosse stated those are the standard in the existing ordinance. Commissioner Aguirre-Vogler stated she does not agree with maximum height, and the change to distance between spaces of 5 feet instead of 15 feet. Commissioner Aguirre-Vogler stated if changes are being made to the ordinance it is perfect time to change the maximum height.

Commissioner Moritz asked Mr. LaCrosse if the 30 feet is for the clubhouse. Mr. LaCrosse responded yes. Commissioner Aguirre-Vogler stated if it is for the clubhouse it needs to be noted and explained what the 30 feet is for.

Commissioner Ellis asked what part of the ordinance would guide the detached building from the spaces. Mr. LaCrosse stated they are allowing the park to control their own limitations. Vice Chairman Riggins stated the changes are not clearer, but are more confusing, by saying the maximum is 30 feet high we are allowing a 30-foot park model.

Commissioner Moritz asked Mr. LaCrosse to explain 2.355.060 Development Standards, under the proposed number 6, with the maximum height of 30 feet. Mr. LaCrosse responded that is any detached building on that space, in the overall park. Commissioner Aguirre-Vogler stated what needs to be clarified is if there is a clubhouse with buildings then that is the 30 feet, not a park model space they are different.

Vice Chairman Riggins stated the only thing that can be 30 feet high is if someone builds an accessory patio and a storage unit would not be that high. Commissioner Ellis asked for the definition of Park Model.

Mr. Stabley read the definition "A park trailer or park model built on a single chassis, mounted on wheels or originally mounted on wheels and from which the wheels have been removed and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers". Commissioner Ellis stated that definition is outdated; you can put a manufactured home in a RV site. Mr. Stabley stated the definition comes from the state.

Vice Chairman Riggins asked Mr. LaCrosse if in a park model development can the axle of the park model be removed. They can be skirted, but the axles cannot be removed, is that correct? Mr. LaCrosse responded legally no; they are not made to be done that way. Mr. LaCrosse stated a park model is classified as a recreational vehicle and licensed that way by state law.

Commissioner Moritz stated there is a difference between what Planning and Zoning can dictate what can be built in a particular area in Pinal County, and guidelines in a particular park. The county should dictate the height of any building within a park, and let the park dictate what else could go on. Commissioner Moritz believes it is a Planning and Zoning issue, not the parks'. Mr. LaCrosse stated when there are guidelines, or ordinances are set to what the maximum should be. The intent of the 30 foot is a standard in the ordinance. Commissioner Moritz stated if there is a subdivision next to a model home park, one of the park model owners can put a 30-foot structure in their area within the guidelines, next to wall to a single home residence. Mr. LaCrosse stated that is correct, they can.

Chairman Hartman asked Mr. LaCrosse if they could add a second roof, like a shade roof. Mr. LaCrosse responded yes, they could and some people do.

Mr. Stabley stated it appears the issue is the height of the park models, RVs, space standards and for the accessory buildings. Mr. Stabley suggested changing it from 30 to 20 feet if that made the Commission comfortable. Commissioner Aguirre-Vogler agrees with the change. Commissioner Moritz stated she also agrees on lowering the feet, and leaving the common area and or clubhouse at 30 feet. Commissioner Ellis stated on the detached structures on minimal distance from the lot line, they should all be 5 feet, not 4 feet this will allow more space. Commissioner Aguirre-Vogler agreed with Commissioner Ellis' suggestion.

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

MOTION - PZ-C-005-12

Vice Chairman Riggins made a motion to forward case PZ-C-005-12 to the Board of Supervisors with a favorable recommendation, amending title 2.355.060 Development standards, Section B, Line 6 amending 30 feet to 20 feet. In Section, 8 B amending 30 feet to 20 feet, and Section E amending 4 feet to 5 feet. Same changes to apply to Section 2.135.050 Space development standards and Section 2.135.040 Site Overall park development standards. Commissioner Salas seconded the motion. Motion passed unanimously, 9-0.

Lunch Break 11:28 a.m.
Reconvened 12:30 p.m.

MAJOR COMPREHENSIVE PLAN AMENDMENTS - PUBLIC HEARING/ACTION

PZ-PA-002-12: Pinal County requesting a map amendment to the Pinal County Comprehensive Plan amending the Open Space and Trails Exhibit by identifying the Juan Bautista de Anza National Historic Trail alignment through Pinal County.

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

Vice Chairman Riggins stated the concept of using canal right of ways as connectivity is risky; almost all canal right of ways are private. In Maricopa County, they were barred from public use. Vice Chairman Riggins stated he does not agree with using them as connectivity. Ms. Sarkissian stated the majority of the connections with the canals are in the Casa Grande area, and they are following their existing park plan, we are using the trails they have already established. Vice Chairman Riggins stated most of the canals in Casa Grande are San Carlos irrigation district.

Chairman Hartman stated he had spoken to Mr. Bill Stacey, General Manager for Electrical District 3 (ED3) in Maricopa, Mr. Stacey advised him they used to prohibit walking throughout the canals. After much public input the vehicle portion was closed and now they allow walking through the Salt River project through the Scottsdale and Phoenix area.

Ms. Sarkissian stated that the Citizen's Advisory Committee had met the night prior and they agreed on recommending the yellow trail.

Chairman Hartman opened the meeting to the public. Hearing none.

MOTION - PZ-PA-002-12

Commissioner Aguirre-Vogler made a motion to forward case PZ-PA-002-12, to the Board of Supervisors with a favorable recommendation, following the yellow recreation line trail. Commissioner Ellis seconded the motion. Motion passed unanimously, 9-0.

PZ-PA-003-12: Pinal County requesting a map amendment to the Pinal County Comprehensive Plan by amending the locations of trails alignments within the Pinal County Comprehensive Plan Open Space and Trails Exhibit.

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

Commissioner Aguirre-Vogler asked Ms. Sarkissian why the county has not adopted the Butterfield trail. Ms. Sarkissian stated there are no new trails being added now to the existing plan; the trails are only being refined. Commissioner Aguirre-Vogler stated she has asked the county to add Butterfield trail since the comprehensive plan was implemented.

Commissioner Moritz asked Commissioner Aguirre-Vogler why she believes the trail should be added. Commissioner Brown stated it is a part our history. Commissioner Aguirre-Vogler agreed it is part of history, and should be identified.

Chairman Hartman asked Mr. Stabley what needs to be done to add Butterfield trail on the map as a historic record. Mr. Stabley responded he was not sure, but would have Mr. Taylor respond.

Mr. Taylor stated the Butterfield Trail has a historical alignment, but it is not identified as a National Historic Trail so it is not comparable to the Anza trail to design the corridor. The Butterfield corridor is mostly freeway, or along a freeway alignment. There is not enough information from point a to point b to identify the corridor to consider it as a recreational corridor.

Mr. Stabley stated staff proposes to bring back more information on the Butterfield trail.

Chairman Hartman opened the meeting to the public. Hearing none.

MOTION - PZ-PA-003-12

Commissioner Ellis made a motion to forward case PZ-PA-003-12, to the Board of Supervisors with a favorable recommendation. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously, 9-0.

PZ-PA-004-12: Pinal County requesting a text amendment to the Pinal County Comprehensive Plan Chapter 10: Implementation; to establish when trail realignment is considered a major, non-major or administrative amendment within the Pinal County Comprehensive Plan.

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

Commissioner Brown stated a trails plan is necessary, and it needs to be able to be accommodated in an easy way.

Chairman Hartman opened the meeting to the public. Hearing none.

MOTION - PZ-PA-004-12

Vice Chairman Riggins made a motion to forward case PZ-PA-004-12, to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion. Motion passed unanimously, 9-0.

PZ-PA-005-12: Pinal County requesting a text amendment to the Pinal County Comprehensive Plan to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship to amend and add new policies concerning urban heat islands, rain water harvesting and "Energy Star" compliant construction practices; and adding three sidebars to Chapter 7 describing and highlighting the terms: Urban Heat Islands, Cool Pavements, Cool Roofs and Green Roofs.

Mr. Abraham read a portion of the staff report and used a power point presentation. Mr. Abraham stated during the CAC meeting, there was an 8-1 vote; the one (1) member that was against the case thought that CAC and the Open Space Task Force did not take enough time to look at the economic impacts. Mr. Stabley added the gentleman felt that the solar generated electricity was more expensive than other forms of electricity. Vice Chairman Riggins also agreed.

Mr. Abraham continued with the power point presentation.

Commissioner Gutierrez stated in Casa Grande the High School and the Frito Lay Plant have installed solar panels that serve a double purpose, covered parking, and solar panels.

Chairman Hartman called to the public.

Ms. Sandie Smith 4415 S. Primrose Drive, Gold Canyon, AZ 85118. Ms. Smith came forward to address the Commission. Ms. Smith stated she agrees with the case.

MOTION - PZ-PA-005-12

Commissioner Brown made a motion to forward case PZ-PA-005-12 to the Board of Supervisors with a favorable recommendation. Commissioner Gutierrez seconded the motion. Motion passed unanimously, 9-0.

PZ-PA-006-12: Pinal County requesting a text amendment to the Pinal County Comprehensive Plan to amend Chapter 6: Open Spaces and Places; to add a new objective 6.2.2 for the creation of a trails manual within the Pinal County Comprehensive Plan.

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

No comments from the Commission.

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

MOTION - PZ-PA-006-12

Vice Chairman Riggins made a motion to forward case PZ-PA-006-12, to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion. Motion passed unanimously, 9-0.

Vice Chairman Riggins left at 1:45 p.m

WORK SESSION

PZ-C-006-12 – WORK SESSION: To discuss a potential ordinance 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.

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

Commissioner Ellis stated that there needs to be language explaining that the expansion could not be greater than 10% of the original area over the two times. Ms. MacDonald agreed with Commissioner Ellis.

Ms. MacDonald continued with the power point presentation.

Commissioner Ellis asked Ms. MacDonald if a minor amendment to the site plan could be done administratively without going through the public hearing process. Ms. MacDonald responded that is what staff is proposing.

Ms. MacDonald continued with the power point presentation.

Commissioner Moritz asked Ms. MacDonald when an applicant applies for mixed used, do they have to identify the percentages of the split. If they request to make a change to one of those, does it have to be adjacent to the approved use. Ms. MacDonald responded yes, they do identify the percentage and it has to be contiguous to the original location.

Commissioner Ellis stated that staff needs to make it clear in the language whether the original acreage or the acreage after the first amendment would be used in the second expansion. Keeping it at the 10% of the original value would be best.

Commissioner Moritz stated that when you have changed the development footprint, then that is the one you are changing not the one from previous step.

Commissioner Brown stated if it is being handled administrative how is the agreement between the community and developer honored. Ms. Grieb responded if those types of agreements were being made it would be in the stipulations. Staff does not have authority to change the stipulations.

Ms. Sandie Smith 4415 S. Primrose Drive, Gold Canyon, AZ 85118. Ms. Smith came forward to address the Commission. Ms. Smith stated Pinal Partnership fully supports staff, and commends staff for their hard work.

ADJOURNMENT

Commissioner Aguirre-Vogler made a motion to adjourn. Commissioner Moritz seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 2:11 p.m.

RESPECTFULLY submitted October 18, 2012

Jerry Stabley, Planning Director



PINAL COUNTY
wide open opportunity

**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
DRAFT MINUTES OF August 16, 2012**

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

ABSENT: Mr. Ellis, Member Mr. Faucette, Member
Mr. Salas, Member

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney Ms. Weber, County Attorney

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

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

The meeting was called to order at 9:03 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 she was also in agreement with the concerns on the water issues and the lot sizes revolving the case voiced by the other Commission members on cases PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12. Commissioner Aguirre-Vogler also stated there needed to be more clarification on the minutes regarding detailed information on the cases. Ms. Grieb stated the recording had been listened to and the information was not clear on the recording.

MOTION - MINUTES June 21, 2012

Commissioner Aguirre-Vogler made a motion to accept the minutes from June 21, 2012. Commissioner Gutierrez seconded the motion. Motion Passed unanimously, 6-0.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: July 19, 2012

MOTION - MINUTES: July 19, 2012

Commissioner Aguirre-Vogler made a motion to accept the minutes from July 19, 2012. Commissioner Moritz seconded the motion. Motion Passed unanimously, 6-0.

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Stabley stated the Annual Board, and Commissions Conference will be held on Friday, December 7, 2012. The cost will be low, and all the nine (9) Commissioners are invited to attend.

Chairman Hartman asked if Commissioner Ellis is considered a current Commissioner. Ms. Grieb stated the Board of Supervisors has not accepted Commissioner Ellis resignation, and until that is done, he is considered a Commissioner. The Board of Supervisors will normally not accept a resignation until another Commissioner has been found.

Mr. Stabley reminded the Commission of the APA conference, Ms. MacDonald will be the one of presenters during the conference, the conference will be held in Flagstaff on September 19, 2012.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

Mr. Stabley stated on July 25, 2012 case PZ-PD-011-11, One Community Church was approved by the Board of Supervisors.

The Board of Supervisors also approved case SUP-002-12, AZ City Carwash. Mr. Stabley stated there is nothing to report on the agenda for the Board of Supervisors for August 8, 2012.

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, and presented handouts.

Chairman Hartman asked Mr. Richardson to provide updates concerning issues from the Commission (potable water, effluent, lot size, and fire).

Commissioner Aguirre-Vogler gave a brief history description of the water issues in the area, and voiced concerns about the quality and amount of water in the area. Commissioner Aguirre-Vogler asked Mr. Richardson why he had two (2) letters from two (2) different water companies, Picacho Peak that is their water company and another one from Picacho Water. There is no water line from Picacho Water to Picacho Peak. Mr. Richardson responded ADEQ has not been responsive to any of the documentation requests from the applicant. Staff asked ADEQ for documentation and were able to receive the letter. Staff provided the letter to the applicant. The applicant does not know why there is a different name between the water companies; the service that is being provided needs to be improved. The applicant is

willing to take the quality of water where it needs to be by ADEQ standards. ADEQ has looked at the plan that was compiled by experts, and it is an acceptable solution to the problem. If this case is not approved, nothing will change, people will continue to use the water from the well, and the quality will remain the same because the improvement plans are joined with this case. Commissioner Aguirre-Vogler asked Mr. Richardson if the applicant is willing to deepen the well. Mr. Richardson stated yes, but does not believe that will fix the problem. They are willing to improve the quality of water.

Commissioner Aguirre-Vogler stated she serves on the Avra Valley Fire Board, there was a meeting held on August 7, 2012. The board members received an email update from that meeting from the Fire Chief, and evidently, the water is not capable to support the Red Rock area. Red Rock needs their own fire station, and the best fire station to serve that area would be Eloy Fire, since they are closer than Avra Valley. Mr. Richardson stated that the fire district they had was exclusive to Avra Valley because of the ability to provide service. There is an understanding with Avra Valley on completing an agreement with the applicant until they have resolved the service issues, the fire station, and the annexation with other users in the area. Chairman Hartman stated it is not that simple to just say we will deepen the well. It is important to have another water source. Mr. Richardson stated what they are planning on doing is increasing the reservoir onsite; adding capacity to the system for when the system happens to go down so there is a backup and no interruption to service. Commissioner Aguirre-Vogler stated there is only one (1) well currently working.

Commissioner Moritz asked Mr. Richardson when the applicant is ready to follow through on the changes and improvements. Mr. Richardson responded there is a capacity issue for fire, without the line agreement and this project going through the problems will still be there. The applicant can improve the area with the project being approved and moved forward. Commissioner Aguirre-Vogler asked Mr. Richardson what are the guarantees this will be done if the zoning is approved. Mr. Richardson responded the line agreement needs to be executed; if the application is not completed successfully, the agreement has no basis. There are stipulations to be followed and we are in agreement with them.

Commissioner Aguirre-Vogler stated the lot sizes are 45 foot in width. Mr. Richardson stated the standard is what was placed in the application, 40x50 setbacks 5ft in front and back, and 3ft on the sides. The lot coverage is not being changed. Vice Chairman Riggins stated the standard and set back have not been done right; the problem is the 3-foot side setback with manufactured housing in an area that does not have fire protection, separation is one of the criteria for fire protection. Ms. Sarkissian stated their current set backs are five (5) in the rear, front, and the sides. Vice Chairman Riggins stated what they can do today with no change, is they have front, rear side, setbacks of five (5) feet. Ms. Sarkissian stated that was correct. Commissioner Aguirre-Vogler stated it is an RV park, and most likely designed under RV standards and now they want to put in manufactured homes, and have different setbacks. Vice Chairman Riggins stated moving from RV to mobile home does change the setbacks that are not in the current entitlements. Mr. Richardson stated they could put the same square footage and not do any of the changes and upgrades. They believe this is a better unit for the region and the marketing program. Chairman Hartman stated if the structures are close together, there is a bigger chance of fire, and if the homes are vacant, it is a bigger risk of fire. Commissioner Aguirre-Vogler stated the problem is the population will be more permanent. Mr. Richardson stated it is seasonal living, but there will be some people living there all year long, the homes that are vacant will have all the utilities shut down.

Mr. Richardson stated the applicant just advised him they are willing to go five (5) and five (5) on the sides, opposed to three (3) setbacks.

Chairman Hartman opened the meeting to the public.

Ms. Danna Barrett, PO Box 1087 Red Rock, Arizona 85145. Ms. Barrett came forward to address the Commission. Ms. Barrett stated she is the Secretary of the Picacho Peak Water Company. Ms. Barrett

stated she wanted to clarify the water company is only for the residents, and the upgrade on the system would be a system that goes on the RV park not on the well for the water company part, and it would only be serving the residents of the RV park. There is no more room to deepen the well, it is gone far enough. The water company did do a line agreement with the applicant, because there is a problem but they are not fixing the Picacho Peak water issues they are fixing their own problems.

Chairman Hartman asked Ms. Barrett if she believes the water issues will be fixed by them coming in and doing all the changes and upgrades. Ms. Barrett responded she is not sure; the water company does not have money to bring water in, or maintain it. They say they would be able to provide potable water for their clients. This is only for their customers not for the whole system. The well capacity is 78-80 gallons a minute, and pump #2 is down. Ms. Barrett stated she is concerned about how close the houses are. Red Rock cannot get insurance, because there is no fire protection. It is a safety hazard. Commissioner Gutierrez asked Ms. Barrett would a fire in the park community affect your water supply and ability to fight fires. Ms. Barrett responded it would drain their storage completely.

Mr. Richardson agreed with Ms. Barrett that the wells have gone as deep as they can, storage units can be provided and it will not be the applicant's infrastructure it will be the water companies. The annexation petition and the bond will be ready in November. The applicant is building and making all the improvements. By state law, they have to be turned over to the water company.

Chairman Hartman closed the public portion of the meeting.

MOTION ONE (1) - PZ-PA-001-12

Vice Chairman Riggins made a motion to forward case PZ-PA-001-12 to the Board of Supervisors with recommendation of approval. No one seconded the motion.

MOTION TWO (2) - PZ-PA-001-12

Commissioner Aguirre-Vogler made a motion to forward case PZ-PA-001-12 to the Board of Supervisors with recommendation of denial. Commissioner Gutierrez seconded the motion.

Commissioner Moritz asked would there be a solid base to set stipulations before the majority of the change takes place. Vice Chairman Riggins stated the applicant does not own the water company. The water company is their own individual entity. The applicant has agreed to make the improvements and turn them over to the water company and they can charge higher rates. It is not the applicant's responsibility to improve the water for all the other people in the area. Commissioner Gutierrez agreed with Commissioner Moritz and Vice Chairman Riggins there are many "ifs" on the presentation. The applicant has made an offer to improve at the park level. The water company does not have the support to help the park. With more residents coming in the park, that means higher use and there is a limitation on the water. What the applicant has presented is a good idea. Commissioner Moritz stated the property probably will not be easy to sell, and the water company needs investors or buyers to help them make the upgrades and support them financially. If the Commission votes for denial, nothing will change. If the vote is for approval, we are approving something that we do not feel strongly about.

Chairman Hartman asked for a roll call vote.

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| Commissioner Aguirre-Vogler | Yes |
| Commissioner Brown | Yes |
| Commissioner Gutierrez | Yes |
| Commissioner Moritz | No |
| Vice Chairman Riggins | No |
| Chairman Hartman | No |

Mr. Stabley stated 3-3, tie vote. Motion failed.

MOTION THREE (3) - PZ-PA-001-12

Vice Chairman Riggins made a motion to forward case PZ-PA-001-12 to the Board of Supervisors with recommendation of approval. Commissioner Moritz seconded the motion.

Vice Chairman Riggins stated all the issues are tied in with the first vote. The applicant already stepped up to handle the quality of water with their finances, if the quantity issues comes up again, they will be forced to step up again. The funds are not there from the water company. Chairman Hartman stated a comprehensive plan is a road map of the future. Commissioner Aguirre-Vogler stated the area is rural and does not believe it has the capacity to grow. Commissioner Gutierrez stated they are so many "ifs," but the project does have merit. Commissioner Moritz stated she agrees with Vice Chairman Riggins, there will be no progress; unless a favorable recommendation is passed on. Vice Chairman Riggins stated what the applicant is requesting is not more use, or to grow, they just want to change the designation to improve the current demands in their business.

Chairman Hartman asked for a roll call vote.

Mr. Stabley stated the motion on the floor is for approval on PZ-PA-001-12.

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| Commissioner Aguirre-Vogler | No |
| Commissioner Brown | No |
| Commissioner Gutierrez | No |
| Commissioner Moritz | Yes |
| Vice Chairman Riggins | Yes |
| Chairman Hartman | Yes |

Mr. Stabley stated 3-3, tie vote. Motion failed.

Ms. Grieb stated there needs to be a vote recommended to the Board of Supervisors, it cannot be a tie vote. It would be better to continue to a later date when there are more Commissioners.

Mr. Richardson asked if the Commission could make a decision in denial or approval, but not to continue the case any longer.

Commissioner Gutierrez stated he does have concerns about the case, but is in favor as the residents of the park are being guaranteed quality water. The residents surrounding the area is a concern, there should be progress in the area. Problems will surface down the line if there are no changes. Commissioner Gutierrez stated he would change his vote to approval.

MOTION FOUR (4) - PZ-PA-001-12

Vice Chairman Riggins made a motion to forward case PZ-PA-001-12 to the Board of Supervisors with recommendation of approval. Commissioner Moritz seconded the motion.

Chairman Hartman asked for a roll call vote.

Mr. Stabley stated the motion on the floor is for approval on PZ-PA-001-12.

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| Commissioner Aguirre-Vogler | No |
| Commissioner Brown | No |
| Commissioner Gutierrez | Yes |
| Commissioner Moritz | Yes |
| Vice Chairman Riggins | Yes |
| Chairman Hartman | Yes |

Mr. Stabley stated the motion passes 4-2, for approval.

MOTION - PZ-005-12

Vice Chairman Riggins made a motion to forward case PZ-005-12 to the Board of Supervisors with recommendation of approval, along with eleven (11) stipulations, deleting number eleven (11). Commissioner Moritz seconded the motion.

Commissioner Aguirre-Vogler stated the developer will make the changes but it adds burden to the water company, it has been in jeopardy for so long and it cannot handle all the changes and improvements being done in the park. Chairman Hartman stated everyone needs the water. Commissioner Moritz asked if the water company is a profit company, they need to handle the business as profit and change the way they do business. Chairman Hartman agreed with Commissioner Moritz. Commissioners Brown stated if you change things someone will come around to build it.

Chairman Hartman asked for a roll call vote.

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| Commissioner Aguirre-Vogler | No |
| Commissioner Brown | No |
| Commissioner Gutierrez | Yes |
| Commissioner Moritz | Yes |
| Vice Chairman Riggins | Yes |
| Chairman Hartman | Yes |

Mr. Stabley stated the motion passes 4-2, for approval.

Ms. Grieb asked Mr. Gutierrez if his change of vote was just to move the case along. Commissioner Gutierrez responded no, he has changed his vote due to the benefits to the case.

Commissioner Moritz stepped out 11:11 a.m., returned 11:13 a.m.

MOTION - PZ-PD-005-12

Vice Chairman Riggins made a motion to forward case PZ-PD-005-12 to the Board of Supervisors with recommendation of approval, along with eleven (11) stipulations. Adding two (2) more stipulations, stipulation number twelve (12) to read, "All areas within the PAD traversed by vehicles shall be paved," and stipulation thirteen (13) to read, "Side yard setbacks shall be a minimum of 5' as proposed by the applicant.". Commissioner Moritz seconded the motion.

Chairman Hartman asked for a roll call vote.

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| Commissioner Aguirre-Vogler | No |
| Commissioner Brown | No |
| Commissioner Gutierrez | Yes |
| Commissioner Moritz | Yes |
| Vice Chairman Riggins | Yes |
| Chairman Hartman | Yes |

Mr. Stabley stated the motion passes 4-2, for approval.

Break 11:17 a.m.
Reconvened 11:26 a.m.

NEW CASES**CASE PZ-PA-008-12, PZ-012-11, and PZ-PD-012-11 WILL BE DISCUSSED TOGETHER.**

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)

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.)

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 multi-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.)

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

Chairman Hartman called the applicant forward.

Ms. Dana Belknap, 2575 E Camelback Rd. Phoenix, AZ 85016. Ms. Belknap gave a brief history description of the case, and used a power point presentation.

Vice Chairman Riggins stated the open space was 303 acres. What was it prior? Ms. Belknap responded they had 360 acres, which provided open space for the areas that were removed.

Chairman Hartman asked on the high-density, where is the parking going to be. Will it be a multi-level garage and what type of structures will it be and where it will be located? Ms. Belknap responded the parking structure has not been addressed yet; it will be addressed during site plan review.

Mr. Court Rich, 10846 N Sundown Dr. Scottsdale, AZ 85260. Mr. Rich gave a description of the case.

Vice Chairman Riggins asked if the college is planning to build dormitories. Mr. Rich responded no not yet.

Chairman Hartman asked Mr. Chow what is the input from Public Works. Mr. Chow responded they would be accessing the road from Bella Vista and Skyline. Chairman Hartman asked if there would be deceleration lanes. Mr. Chow responded they would have to go through traffic analysis first to determine their requirements. Commissioner Gutierrez asked with the high-density college and housing, will the pedestrian traffic be adequately addressed, and will there be double tracking along the railroad. Mr. Rich responded absolutely, they would make sure people can walk, and it is a safe environment. Mr. Rich responded there are no current plans to double track the railroad tracks. Commissioner Brown asked Ms. Belknap if the open space areas would be open areas or private. Ms. Belknap responded the areas would be private but not fenced off.

MOTION - PZ-PA-008-12

Commissioner Moritz made a motion to forward case PZ-PA-008-12 to the Board of Supervisors with a favorable recommendation. Vice Chairman Riggins seconded the motion. Motion approved unanimously, 6-0.

MOTION - PZ-012-11

Commissioner Moritz made a motion to forward case PZ-012-11 to the Board of Supervisors with favorable recommendation, with Mr. Abraham's changes to the language. Vice Chairman Riggins seconded the motion. Motion approved unanimously, 6-0.

MOTION - PZ-PD-012-11

Commissioner Moritz made a motion to forward case PZ-PD-012-11 to the Board of Supervisors with favorable recommendation, along with the twenty-two (22) stipulations, with changes in language.

To stipulation nine (9) to read "Notwithstanding any State law to the contrary, Development of any use that is not for education purposes shall require, at the time of application for approval of final plat and/or site plan, 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. " Education purposes" also will include administrative offices related to education purposes, student union and athletic fields, Public buildings, including public buildings for education purposes, are subject to fire code requirements pursuant to A.R.S. § 34-461;".

To stipulation ten (10) to read "Prior to final plat or site plan, 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 Area wide Water Quality Management (208) Plan.**"

To stipulation seventeen (17) to read : " Prior to applying for a zoning clearance/building permit for commercial or other uses that are not for education purposes, 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. "Education purposes" also will include administrative offices related to education purposes, student union and athletic fields;" .

To stipulation twenty one (21) to read "Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 46 including exhibits; ". Vice Chairman Riggins seconded the motion. Motion approved unanimously, 6-0.

Lunch Break 12:08 a.m.
Reconvened 1:00 p.m.

NEW CASES

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).

Mr. Tony Guasp, Interim Building Official. Mr. Guasp came forward to address the Commission. Mr. Guasp read a portion of the changes to the Building Code and used a power point presentation.

Chairman Hartman asked Mr. Guasp regarding the heating and cooling requirements that all habitable rooms be maintained at a temperature of not more than 80 degrees, 3 feet above the floor. Mr. Guasp responded they wanted to insure people have cooling, we do not want rooms to get any hotter than 80 since Arizona is so hot. Vice Chairman Riggins stated he believes that new homes will not be able to use an evaporative cooling system, because of the temperature requirements. Commissioner Brown stated you could not have only an evaporative cooling system.

Commissioner Gutierrez left at 1:15 p.m.

Vice Chairman Riggins stated that saying you cannot build a new building without an air conditioner is a new concept. There will be people who will not want to spend the money and put in an air conditioner. This rule will prevent people from obtaining a building permit.

Ms. Weber asked Mr. Guasp if this was the language in 2006. Mr. Guasp responded yes, it has been in the code for about fifteen (15) years. Vice Chairman Riggins asked why the section is being amended. Ms. Weber responded every time there is a code adopted you have to re-adopt whatever was modified.

Commissioner Moritz asked has anybody questioned it in the fifteen (15) years while applying for permits. Mr. Guasp responded no one has questioned it. Vice Chairman Riggins asked if since 1986 there were thirteen (13) pages of amendments done. Ms. Weber responded in some years there could have been less, it is different every time.

Commissioner Moritz asked if there is anything requiring the builder to supply immediate hot water. Mr. Guasp responded not at this time.

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

MOTION - BSD-001-12

Commissioner Aguirre-Vogler made a motion to recommend case BSD-001-12 to the Board of Supervisors with a favorable recommendation. Commissioner Brown seconded the motion. Motion passed unanimously, 5-0.

CASES PZ-PD-007-12 and PZ-007-12 WILL BE DISCUSSED TOGETHER

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).

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 Avenida de Angles in the Gold Canyon Area.)

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

Chairman Hartman called the applicant forward.

Mr. Ralph Pew, 17445 S.Val Vista Suite 217 Mesa, Arizona 85118. Mr. Pew came forward to address the Commission. Mr. Pew gave a brief description of the case and used a power point presentation.

Chairman Hartman opened the meeting to the public.

Mr. Hunter Mattocks, 4110 S. Camino de Vida, Apache Junction Arizona 85118. Mr. Mattocks stated he is a resident at Vista Del Corazon. Mr. Mattocks spoke against the rezone case, and read a letter from the homeowners association opposing the rezoning. Mr. Mattock's stated there are thirty (30) homeowners opposing the case. One hundred (100) lot owners replied by email to the applicant opposing the case.

Ms. Sherry Harris, 4001 S. Calle Medio a Celeste, Gold Canyon Arizona 85118. Ms. Harris spoke against the rezoning case. Her concern is the ambient lighting from fourteen (14) additional dwellings; the light that comes from the homes and residents, another concern is the high traffic area.

Mr. Ryan Guthrie, 4113 S. Avenida De Angeles, Gold Canyon Arizona 85118. Mr. Guthrie spoke against the rezoning case.

Commissioner Brown asked Mr. Pew why an individual property would be given higher weight than the neighbor's collective right to expect the zoning area will not change. Mr. Pew responded that the property owner does not have the right to change the zoning. The view from your window is not a property right.

Commissioner Moritz asked Mr. Pew about the elevation of the homes in Vista del Corazon, compared to where the proposed homes will be. Mr. Pew responded the difference is forty (40) feet in elevation.

Chairman Hartman asked Mr. Pew about the designs of the homes, are the lots just going to be sold to investors? Mr. Pew responded both situations have happened. It depends on how the market is at that time. Whoever does buy will have to follow the design guidelines. Chairman Hartman asked what is going to happen to the road. Mr. Pew responded it depends on the county transportation division. Mr. Chow responded they would have to submit their plans and have a traffic analysis first to determine their requirements.

Vice Chairman Riggins asked about the intensity of the rules from the Home Owners Association. Mr. Pew responded Gold Canyon East is a beautiful community; unfortunately, he could not recall the intensity of the rules and regulations.

Chairman Hartman closed the public portion of the meeting.

Commissioner Moritz stated there are concerns about having three (3) more entrances, it does create traffic issues. Commissioner Moritz asked would there be a reconsideration of the number of units, lowering to somewhere between five (5) and fourteen (14) units? Mr. Pew responded there has not been any talk of a smaller number of units.

MOTION - PZ-PD-007-12

Vice Chairman Riggins made a motion to forward case PZ-PD-007-12 to Board of Supervisors with a favorable recommendation along with one (1) stipulation. Commission Aguirre-Vogler seconded the motion. Motion passed unanimously, 5-0.

Commissioner Brown asked Commissioner Moritz how she feels about the case since she represents the area. Commissioner Moritz responded the case should be forwarded with an approval because the project phase needs to be completed. If the number of entrances, after the traffic analysis is done is deduced that will dictate the number of lots.

MOTION - PZ-007-12

Vice Chairman Riggins made a motion to forward case PZ-007-12 to Board of Supervisors with a favorable recommendation along with eighteen (18) stipulations, changing stipulations six (6) to read "if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by certified 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;"

Changes to stipulation seven (7) to read "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 certified 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;"

Commission Aguirre-Vogler seconded the motion. Motion passed unanimously, 5-0.

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).

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

Chairman Hartman called the applicant forward.

Mr. Chad Ward, 6515 S Rural Road Tempe Arizona. Mr. Ward came forward to address the commission. Mr. Ward gave a brief description of the case.

Commissioner Moritz stated it is 150ft tall, and asked why it needed to be that tall?

Mr. Ward responded the area that was chosen prior was located on a higher elevation, and this site sits at a lower elevation, so it needs to be taller. It does pass all the heliport elevations.

Chairman Hartman opened the meeting to the public.

Mr. Ross R. Hopkins, PO Box 1156 Oracle, Arizona 85623. Mr. Hopkins spoke in favor of the case.

Chairman Hartman asked Mr. Hopkins what type of lighting the tower would have. Mr. Hopkins responded the FAA regulations say below 150 you are not required to have a light.

Chairman Hartman closed the public portion of the meeting.

MOTION - SUP-003-12

Commissioner Aguirre-Vogler made a motion to approve case SUP-003-12 with a favorable recommendation with the attached ten (10) stipulations. Vice Chairman Riggins seconded the motion. Motion passed unanimously, 5-0.

TENTATIVE PLATS

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).

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

Chairman Hartman called the applicant forward.

Mr. Stacey Weaks, 418 North Toole Avenue, Tucson Arizona 85701. Mr. Weaks came forward to address the Commission. Mr. Weaks gave a brief description of the case.

Chairman Hartman asked Mr. Weaks if any work had been done or testing for effluent and was there a recharge permit obtained. Mr. Weaks responded no work has been done, but the tests were conducted, and the APP was obtained.

MOTION - S-005-06

Vice Chairman Riggins made a motion to approve the tentative plat S-005-06 and the attached fifty-four (54) stipulations, modifying stipulation fifty-three (53) to extend the tentative plat to August 19, 2014. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously, 5-0.

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.

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

Commissioner Brown stated public input should not be totally removed from the process. Vice Chairman Riggins agreed with Commissioner Brown, but is concerned with removing the commissioners' participation. There should be established criteria for these proposals, where one of the criteria is that the request would only be considered if it had to do with the RSRSM alignment. Mr. Stabley stated the request was to look at ways to be able to do it without going through the complete hearing process, if it goes to the commission it is required it to go through the whole process. Vice Chairman Riggins stated if there was an expedited process that was put into place to help alleviate the RSRSM created difficulties. Mr. Stabley stated there would have to be a new zoning category created, and staff would need to look into whether or not this new category could only apply to projects impacted by RSRSM. Mr. Stabley stated that he has equity concerns with that.

Ms. Grieb stated statute sets up the process, there is fifteen (15) days notice for public of hearings, before the Commission hearings and Board of Supervisors, the County also has resolutions that the Board passed that requires work sessions. It is difficult to expedite the process. Vice Chairman Riggins stated creating a county policy that states that is in the public good of the county to address RSRSM generated problems first would be a benefit; this would set the case up for success from the beginning. Ms. Grieb stated in the current ordinance there are minor PAD amendments that can be done administratively, this would be an extension of that.

Ms. Grieb asked Vice Chairman Riggins if he was concerned with the type of land use that can be used, and can it be restricted to only changing residential types to residential types. Vice Chairman Riggins responded it is in the public good of Pinal County to address problems that RSRSM designations have created. Vice Chairman Riggins stated this seems to have created a new set of issues and has potential problems with it moving forward. Mr. Stabley stated we are not proposing allowing new categories within the PAD; it is more about shifting existing categories. Mr. Stabley stated if there are other criteria the Commission would like to see, staff can look at that, and present it back to the Commission.

Vice Chairman Riggins stated he would like to continue the case, and filter the proposal. Commissioner Brown stated instead of stream lining the existing process use an administrative process with added safeguards. Chairman Hartman asked if it could be continued for further discussion, and return it as a work session. Mr. Stabley stated it could be rescheduled to September 13, 2012 as a work session.

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.”

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

Vice Chairman Riggins asked how commercial vehicles are regulated. Mr. Stabley responded we are only looking at commercial vehicles that are also heavy trucks.

Vice Chairman Riggins asked where in the Ordinance is the listing of agricultural exemptions. Mr. Stabley stated they are not listed, they are state law.

MOTION - PZ-C-003-12

Vice Chairman Riggins made a motion to forward case PZ-C-003-12, to Board of Supervisors with favorable recommendation. Commissioner Moritz seconded the motion. Motion passed unanimously, 5-0.

Break 3:41p.m

Reconvened 3:50 p.m.

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 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 policies 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.

Discussion of the Pinal County 2012 Major Comprehensive Plan amendments was rescheduled to the regular scheduled meeting, September 13, 2012 as part of the hearing.

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).

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

Vice Chairman Riggins asked Mr. Denton how people believe this proposal could negatively affect their personal wells. Mr. Denton responded people thought that if this ordinance was passed it would affect the operation of their personal wells. Mr. Stabley stated Mr. Joe Singleton; Pinal County Water Augmentation Authority Executive Director, explained that in many ways it would actually help protect the wells. Vice Chairman Riggins stated no individual or entity liked being told there would be more rules and regulations to go through. The ordinance offers the best protection for the people that are there now. We have people in Pinal County buying into areas that are supplied by GRD water. It has been placed on their final plat, and recorded as GRD water, but people do not know or understand how that will affect them in the future. Water adequacy is being used in a way to protect people, not hurt them.

Chairman Hartman stated you have Mammoth, Winkelman, and Kearny in opposition. Vice Chairman Riggins stated this is something everyone wanted done; the language has already been done to initiate. Ms. Grieb stated all that has been done right now is initiate the process, there has not been a public hearing yet. At the public hearing is when the recommendation is done, today is when you can amend the initiation item.

Commissioner Aguirre-Vogler stated she does not agree with a development being allowed to truck in water. Vice Chairman Riggins stated if a person wants to build a house in the middle of nowhere, and truck in his water that is their personal right, to subdivide with the intent to truck in water is a completely different story and agrees with Commissioner Aguirre-Vogler. Chairman Hartman stated it puts that subdivision on temporary water. Vice Chairman Riggins stated more restrictions could be added and sent off to the Board of Supervisors; the Board of Supervisors makes the full decision. Chairman Hartman stated having a committee to decide what would be best. Mr. Stabley stated there was a committee and their suggestion was to approve water adequacy, Vice Chairman Riggins agreed with Mr. Stabley.

Ms. Grieb stated staff was looking for the direction on how the Commission was leaning because staff needs to note the proposed changes on the public notice. If the discretionary exemptions are included on the notice as part of the proposed changes and receive public input, during the public hearing is when the recommendations can be made in favor or against, and state the reason for the Board of Supervisors.

CONTINUED CASE

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)

Chairman Hartman called to the public. Hearing none. Closed to the public.

MOTION - PZ-C-004-12

Vice Chairman Riggins made a motion to not initiate case PZ-C-004-12, and continue with the original initiation. Commissioner Brown seconded the motion. Motion passed unanimously, 5-0.

ADJOURNMENT

Commissioner Aguirre-Vogler made a motion to adjourn. Vice Chairman Riggins seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 4:34 p.m.

RESPECTFULLY submitted September 13, 2012

Jerry Stabley, Planning Director

DRAFT



FOR IMMEDIATE RELEASE
October 1, 2012

Bringing the River Back for Gila River Indian Community Partnership with SRP Provides Expertise to Meet Community's Water Goals

The Gila River Indian Community has a dream, one that has been unfulfilled for many years. With help from Salt River Project, the Community is working to make that dream come to reality. The Community's nearly 80-year-long struggle to restore its water rights finally ended in 2004 when Congress passed the Arizona Water Settlements Act. Under that legislation the Community is entitled to up to 311,800 acre-feet of Central Arizona Project water per year, making it the largest single customer of CAP water in Arizona.

The CAP water is key to restoring the Community's self-sufficient agricultural economy but the Community's irrigation infrastructure will not be fully built out until 2029, and in the interim, it is not physically able to use its full CAP entitlement. The Community wants to put this water to use by figuring out a way to restore wetlands and the riparian habitat that is so important to the culture of Akimel O'otham and Pee Posh.

That's where SRP comes in. In order to achieve its goals and perhaps realize its dream, the Community turned to SRP for its expertise in the utilization of water resources -- in particular, expertise in riparian recharge and water storage. That expertise will help the Community re-create at least a part of the Gila River, while at the same time create long-term storage credits that it can use and sell, if appropriate, to help finance future riparian recharge activities.

"The Community's motto is 'where water flows, life grows' and it captures the importance of the Gila River to the Community not only in terms of agricultural development, but also its cultural and religious significance," said Gregory Mendoza, the Community's Governor. "For the Akimel O'otham, which means the 'River People,' the Salt and Gila Rivers were part of our identity, so when the river was diverted, we were not only harmed economically but culturally and religiously as well." Governor Mendoza believes that this partnership with SRP will not only help achieve the Community's goals but marks a new chapter in Arizona's water history. "We used to be on the opposite sides of the table when it came to water, but now we are partners," said Governor Mendoza.

This sentiment is echoed by SRP. "Our work with the Gila River Community to help develop the Arizona Water Settlements Act laid the groundwork for this important partnership," said John Sullivan,

- MORE -

#0911

SRP's Chief Resources Executive. "Through that process, we came to better understand the importance to the Community of restoring the Gila River. The partnership will not only help the Community achieve its objectives, it will make available vital water supplies for growing Valley communities and for SRP water users during periods of severe drought."

The agreement with SRP provides needed expertise in exchange for access to a portion of the Community's water supply for certain projects and in short supply years. The Community will use some of its long-term storage credits itself and will sell a certain proportion of them to other entities to create a stream of revenue for the development, operation and maintenance of the riparian recharge areas, a portion of the OM&R on the Community's on-reservation canal system, and other water-related activities.

Arizona will also receive significant benefits from the Community's agreement with SRP. In response to the growing need for renewable water supplies in central Arizona, the two parties intend to make the long-term storage credits available to a variety of current and prospective water users to provide those users access to renewable water supplies.

Under this agreement, the Community also intends to explore using its unique situation of being in both the Phoenix and Pinal AMAs (Active Management Areas) to create opportunities for water providers and other water users to more effectively manage the central Arizona region's water resources. These opportunities will further assist the state in meeting its water-management goals.

In addition to long-term storage credits, the Community and SRP have worked out an agreement for the Community to make available a portion of its Central Arizona Project supplies of Colorado River water for short-term and long-term beneficial uses.

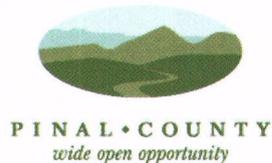
Over the next 20 years, the Community has agreed to make available up to 100,000 acre-feet of CAP water for use by SRP in years when Salt River Project is facing a severe cutback in its water supplies due to prolonged drought.

Long term, the Community also intends to make available 30,000 acre-feet of its CAP supplies for long-term lease by municipal water providers. These 100-year leases would be used by municipal water providers to assist them in meeting the state's assured water-supply requirements.

Editors: For questions regarding the Gila River Indian Community's agreement with SRP, contact.

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MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist
Planning & Development

DATE: October 18, 2012

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

BOS HEARING OF SEPTEMBER 5, 2012 P&Z Cases

PZ-C-002-12 - 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.

P&Z voted unanimously to recommend approval

BOS Action: Approved

BOS HEARING OF SEPTEMBER 19, 2012 P&Z Cases

PZ-PA-001-12 - 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.

P&Z voted four to two to recommend approval

BOS Action: Approved

PZ/PZ-PD-005-12 - Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)(**PZ-033-84**) to



PINAL COUNTY
wide open opportunity

MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel.

P&Z voted four to two to recommend approval

BOS Action: Approved

PZ/PZ-PD-007-12 - 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.

P&Z voted unanimously to recommend approval

BOS Action: Approved

PZ-PA-008-12 – 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).

P&Z voted unanimously to recommend approval

BOS Action: Approved

PZ/PZ-PD-012-11 – 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 multi-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

P&Z voted unanimously to recommend approval

BOS Action: Approved

SUP-003-12 - 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.

P&Z voted unanimously to recommend approval

BOS Action: Approved

SUP-006-12

SUP-006-12



MEETING DATE: October 18, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: SUP-006-12 (Casa Rhema Assisted Living)

CASE COORDINATOR: (Steve Abraham for Jessica Sarkissian, AICP)

LEGAL DESCRIPTION: A .58± acre parcel situated in Section 6, T07S, R07E, G&SRB&M
(legal on file)

TAX PARCEL: 406-05-255

APPLICANT: Casa Rhema, LLC, 14235 South Berwick Drive, Arizona City, AZ 85223.

REQUESTED ACTION & PURPOSE (SUP-006-12): Casa Rhema, LLC, applicant/landowner,
requesting approval of Special Use Permit to operate a 24 person assisted living group
home facility on .58± acre parcel in the (CR-5) Residential Zone.

LOCATION: The subject property is located at the southeast corner of Berwick Road and Royal
Blackhearth Drive in the Arizona City area.

SIZE: .58± acres

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential (1-3.5
du/ac) and this designation is also adjacent to the north, east, south and west. The
Comprehensive plan does allow commercial land uses on site of less than 20 acres in
any land use designation, provided other elements of the Comprehensive Plan are met.
Staff will discuss the comprehensive plan in more detail later in the report.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-5 Residential.
There is currently a vacant apartment complex at this location.

SURROUNDING ZONING AND LAND USE:

North: (CR-5); Residential
South: (CR-3); Residential
East: (CR-5); Residential
West: (CR-3); Residential

FINDINGS:

Site data:

Flood zone: "x" areas determined to be outside the 100- and 500-year floodplains
& the property is within an "Administrative" Flood zone
Water: available to property
Sewer: available to property
Access: The property is accessed from Royal Blackhearth Dr.

PUBLIC PARTICIPATION:

Neighborhood Meeting: August 17, 2012
Neighborhood and agency mail out: Week of September 10, 2012

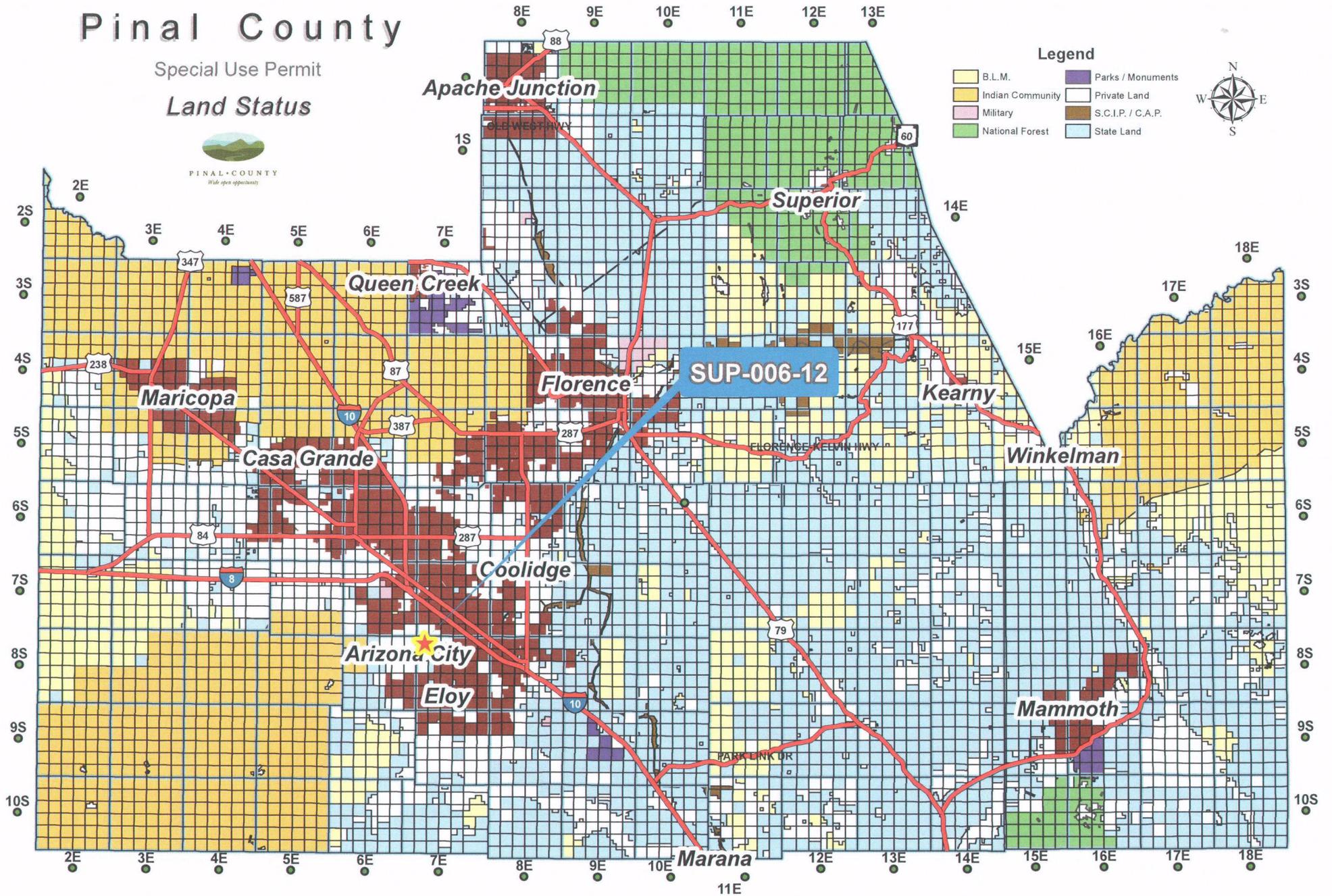
PLANNING & DEVELOPMENT

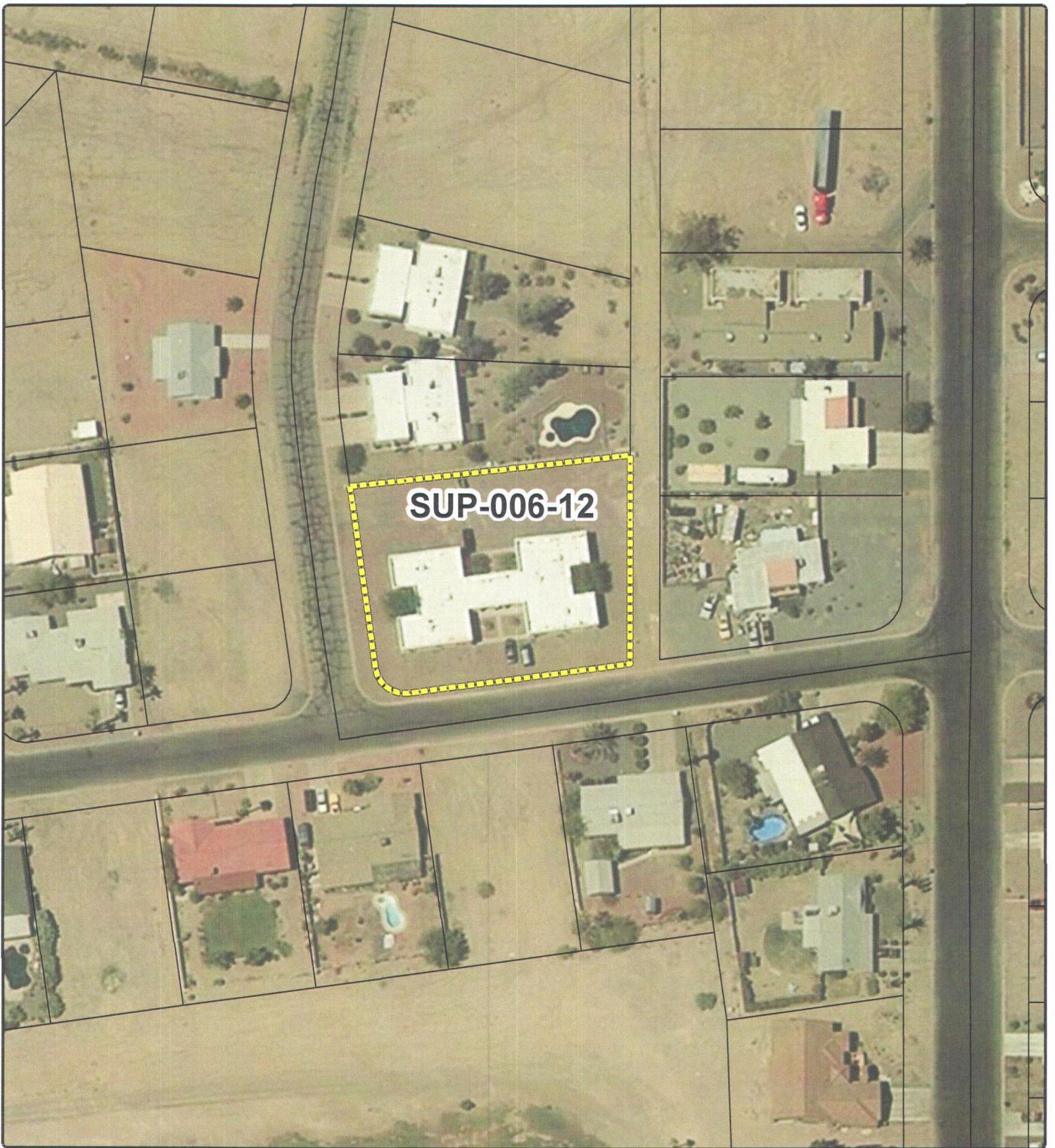
Pinal County

Special Use Permit
Land Status



PINAL COUNTY
Wild open opportunities





Special Use Permit



PINAL COUNTY
Wide open opportunity

SUP-006-12



Special Use Permit

SUP-006-12 - PUBLIC HEARING/ACTION: Casa Rhema, LLC applicant, Dorin Pitut, agent requesting approval of a Special use Permit to allow a 24 person assisted living group home facility within the CR-5 zone on a 0.58± acre parcel; situated in a portion of the southeast quarter of Section 6, T5S, R7E G&SRB&M (legal on file) Tax Parcel 406-05-255 (west of Overfield Road, north of Alsdorf Road in the Arizona City area).

Current Zoning: CR-5
 Request Zoning: Special Use Permit
 Current Land Use: MLDR



Legal Description:

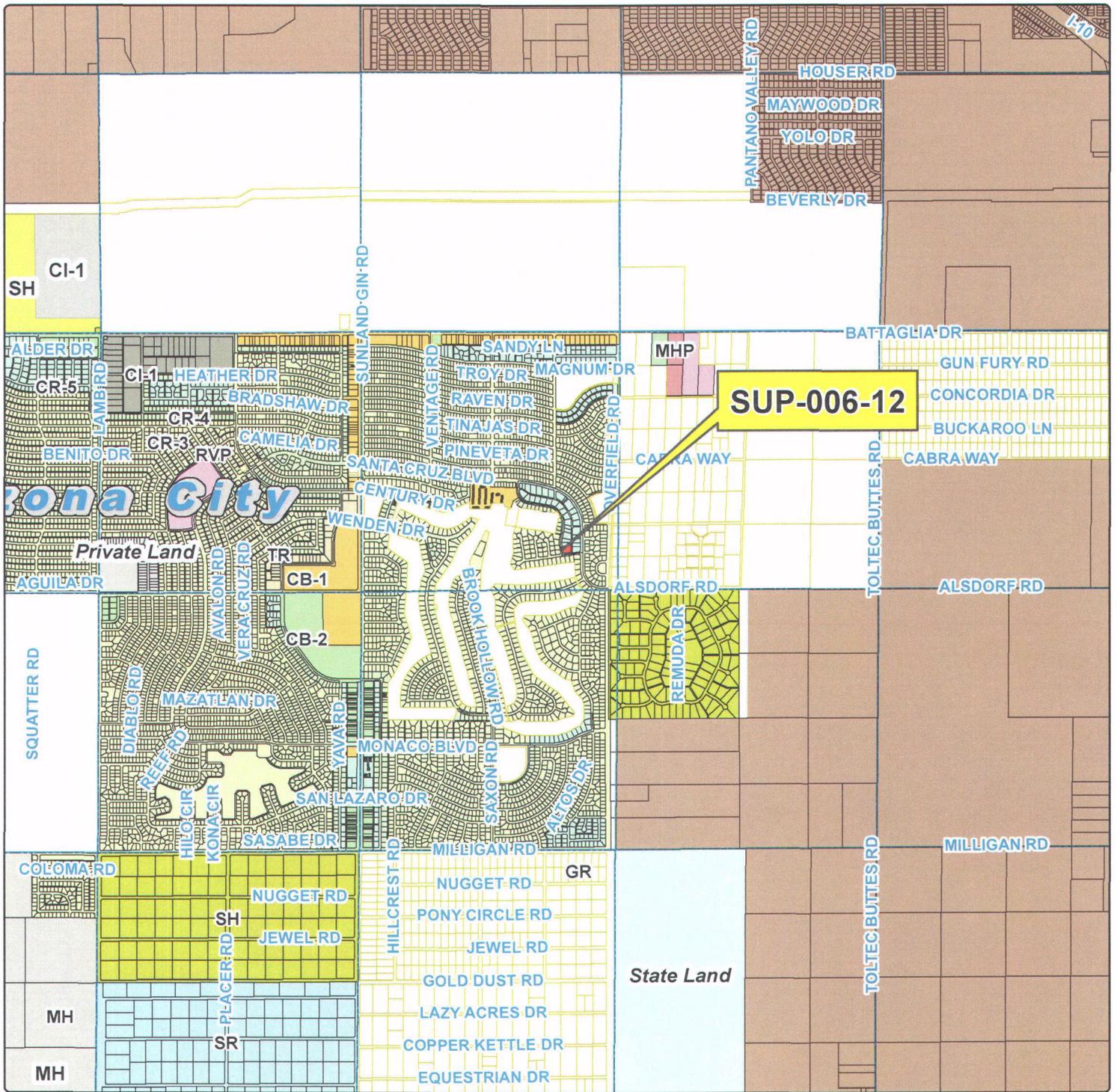
Situated in a portion of the Section 06, T08S, R07E, G&SRB&M, Parcel 406-05-255 (legal on file) (ARIZONA CITY area)

T08S-R07E Sec 06



| | | |
|--|------------------|-----------|
| Owner/Applicant: WILSON RALPH V UW MARITAL TRUST #2 | | |
| Drawn By: GIS / IT / LIT | Date: 09/28/2012 | |
| Sheet No. 06 | Township 08S | Range 07E |
| Case Number: SUP-006-12 | | |

1 of 1



Special Use Permit

Planning & Development Services



PINAL COUNTY

Wide open opportunity

WILSON RALPH V UW
MARITAL TRUST #2

Legal Description:

Situated in a portion of the Section 06, T08S,R07E, G&SRB&M, Parcel 406-05-255 (legal on file) (ARIZONA CITY area).



WILSON RALPH V UW MARITAL TRUST #2

Drawn By: GIS / IT / LJT Date: 09/28/2012

Sheet No.
1 of 1

Sections 06 Township 08S Range 07E

T08S-R07E Sec 06

Case Number: SUP-006-12



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMC's.

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 creator's responsibility to verify the truth, lack of truth, validity, inaccuracy, 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: SUP-006-12

News paper Advertising: September 19, 2012
Site posting: Applicant/County: September 18/September 31, 2012

HISTORY: The property was rezoned to CR-5 in 1970 as part of a much larger zone change to develop portions of Arizona City. The site was developed as a single story 6-plex in 1993, prior to site plan review requirements being in effect.

ANALYSIS: The applicant is requesting approval of a Special Use Permit to allow the operation of a 24 person assisted living facility on a .58± acre parcel in the (CR-5) Residential Zone.

Fit Within the Neighborhood

This area consists of residential uses. Adjacent to the south side of Battaglia Drive is a commercial strip that extends from Overfield Road to Del Rio Road. South of the subject property is zoned CR-5 and further south is a residential neighborhood.

To date, 5 letters in opposition and a petition in opposition with over 50 signatures, has been received. Several signatures are from within 1200 feet of the proposed site.

County Departments

The **Pinal County Department of Public Works** reviewed the proposal and there are no recommended stipulations included.

The **Pinal County Air Quality Control District** provided comments which are included in the correspondence section of this staff report.

Discussion

The property is zoned CR-5. CR-5 is a multifamily zoning district that allows a wide range of dwelling types including apartments and condominiums. The limit on how many dwelling units that can fit on a specific property is limited only by the size of the property and having sufficient space for parking and to a lesser extent building height. This zoning district is present along the entire eastern side of Berwick Rd. heading north and the western side of Santa Cruz (see attached map).

The zoning ordinance has three basic categories for group homes and assisted living facilities. Group homes that have 6 or less individuals, not including staff are allowed in every zoning district without a special use permit. A group home with 6 to 10 are allowed in most zoning with a special use permit and must meet other parameters. Any group home/assisted living facility for 11 or more individuals is allowed with a special use permit in most zoning district or in the commercial zones. The zoning ordinance does not consider this a group home request and is not necessarily subject to same criteria as a group homes which have several legal protections granted to them at the State level (ARS). However, staff would respectfully caution the Commission to view this request like if the home was being used to service the elderly or physically disabled. The Commission cannot evaluate or inquire into the nature of the residents' illnesses. Staff has confirmed and added stipulations to this case that this facility cannot be operated as a "secure facility" as defined by ARS or house individuals that are determined to be a danger to self and others by a court.

Staff would ask the Commission to look specifically at the impacts of having a non residential facility located in a multifamily zoning district surrounded by single family

zoning and if the proposal fit within the parameters of the existing districts, though stipulations.

As stated earlier the comprehensive plan does support the proposal, further the Comprehensive plan states under Objective 8.1.4. to encourage the development of housing...for people with special needs...”

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 Special Use Permit under Planning Case **SUP-006-12**. 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, Casa Rhema, LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Special Use Permit.
2. The subject property is located within the “Moderate Low Density Residential” designation of the Pinal County Comprehensive Plan.
3. The property is accessed from Royal Blackhearth Drive.
4. 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 (SUP-006-12): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this 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-006-12** 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 set for annual review beginning October 18, 2013, with right of entry for the Zoning Inspector to verify stipulations.
- 2) The layout, development, and operation of the group home shall be as set forth and shown on the applicant's site plan.
- 3) This permit is issued for a 24 person assisted living facility.
- 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/owner/developer/operator shall submit proof of proper license by AZDHS within one year of Board of Supervisors approval.
- 6) This facility shall not be operated as a Secure Facility as defined by ARS. Should the State of Arizona require this facility to be designated as a secure facility or house individuals are have been determined by a court to be a danger to self and others, this SUP shall be null and void and the applicant/owner/developer/operator shall apply for a new Special Use Permit per Chapter 2.151 of the PCDSC.
- 7) applicant/owner/developer/operator shall attend site plan review meetings, the applicant/owner/developer/operator shall install a new concrete drive way as specified by the submitted site plan dated 10-10-12. Further parking spaces shall be 10' x 20' in size and the concrete drive and parking area be extend to the east property line as indicated on attached exhibit "b"
- 8) 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.
- 9) All proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code.
- 10) Violation of any of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

Date Prepared: 09/07/12 - jds

Revised: 10/10/12 - sja



MEMORANDUM FROM AIR QUALITY

Date: September 28, 2012
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

Anu Jain

I have reviewed the following Planning & Zoning cases:

| Date | Case # | Applicant | Project | *Response |
|----------|------------|-----------------|------------|--------------------|
| 10/18/12 | SUP-006-12 | Casa Rhema, LLC | Group Home | 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.

Narrative of Project in Arizona City

The building in Arizona City is 6 units in total with two bedrooms per unit. Each unit is about 1000 square feet. The plan is to house four individuals per unit. One central unit will be used for client activities, staff education and acute care. A sick client that requires constant monitoring will be housed for a time specified by the psych or medical care provider.

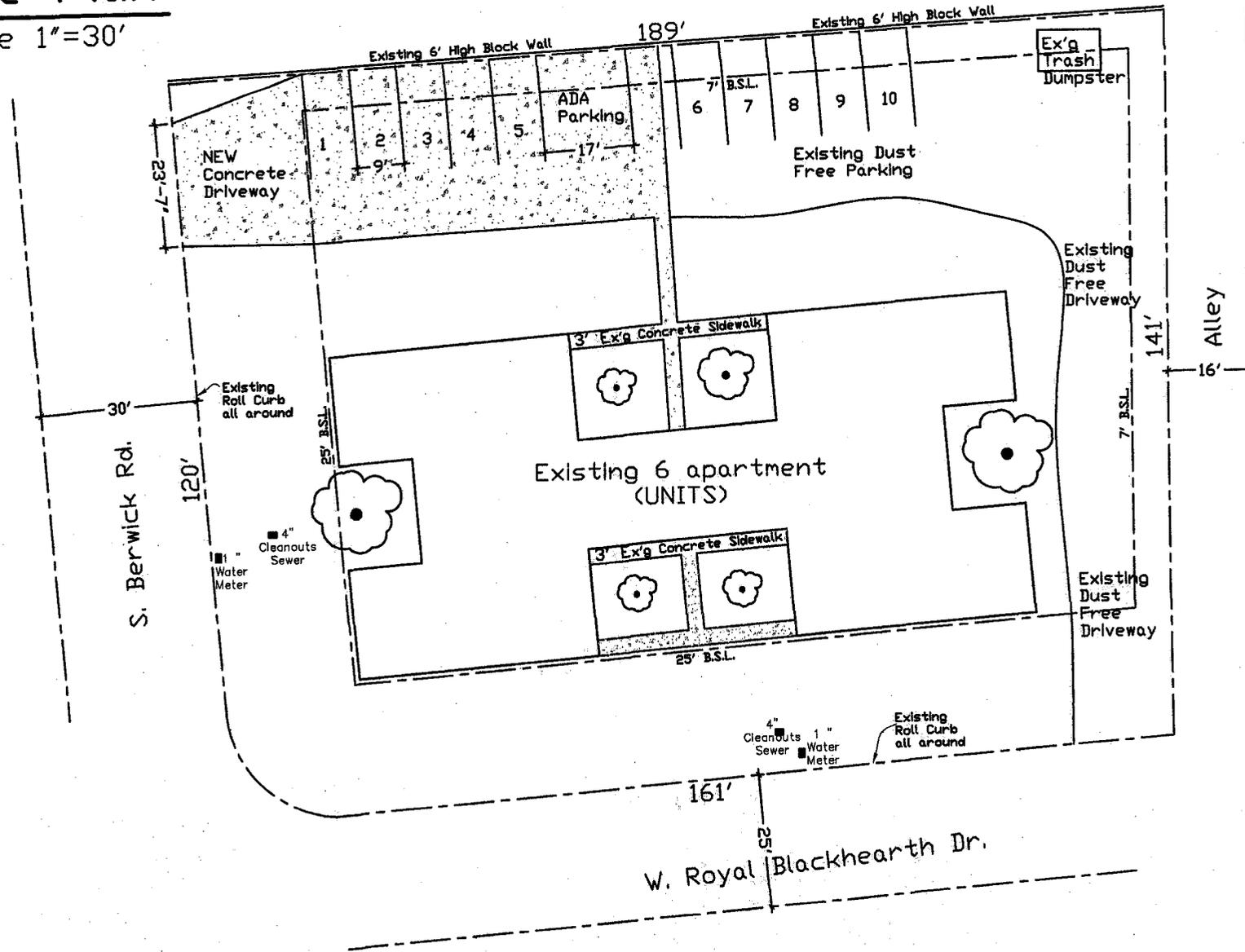
The unit will house a total of twenty patients that have been diagnosed with behavioral issues that must fit a criteria set by the Arizona Department of Health Care Licensing. All of the clients will have Medicare as their primary medical and psych provider.

The building will have a full-time licensed social service worker who monitors and oversees the clients' social welfare and need. A project supervisor will be a registered nurse. She will supervise, monitor and direct staff as well as assess clients and document their progress on a weekly basis. Two part-time LPNs will be the immediate supervisors for care givers and make sure that patient medication is set up weekly as well as write and update patient medication profiles. They will make appointments and must coordinate care between the facility and all medical providers.

In regards to staffing each unit will be staffed with a behavioral technician as required by the Department of Health Services. There will be a ratio of 1 : 4 and each unit will be staffed 24hrs a day. The charge nurse will be on the premises daily and on call at night time. All units will be monitored by ADT and the surrounding premises monitored by camera. Visitors will be allowed from 8am-8pm, with parking for all visitors and staff located at the back of the property.

Site Plan

Scale 1"=30'

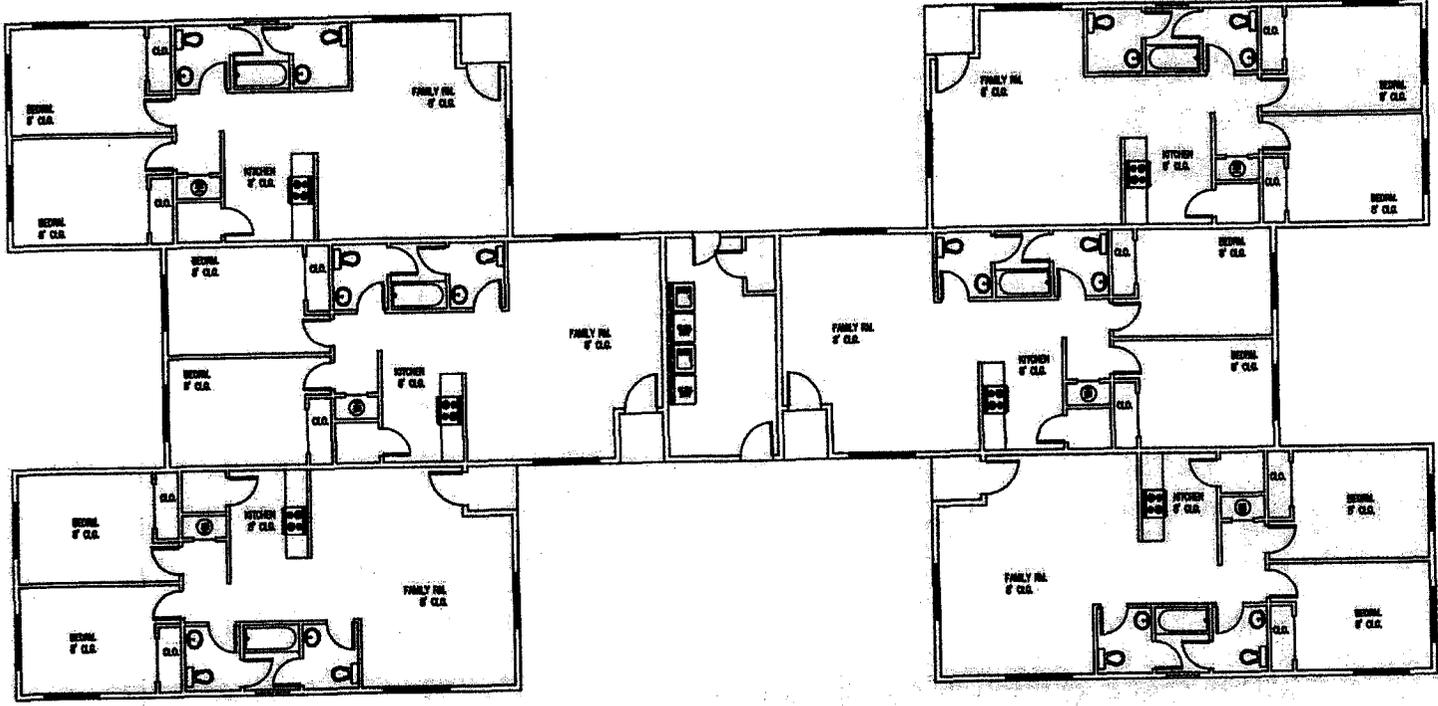


ARIZONA CITY #3 TR 1 AMD LOT 2833
 Existing S.F.: 6,258
 Parcel # 406-05-2550
 14325 S. Berwick Rd.
 Arizona City, AZ 85123
 Florence (520) 280 8999 DATE 10/10/12

Zoning District: CR-5
 Parcel #: 406-05-2550
 Project Description
 Project Address
 Property Owner
 Drafter

Special Use for CR35-12 from CR-5
 14325 S. Berwick Rd., Arizona City
 Ralph V. Wilson (770) 475 6969
 rvinpitu@yahoo.com

Existing Floor Plan
 Scale 1/16"=1'-0"



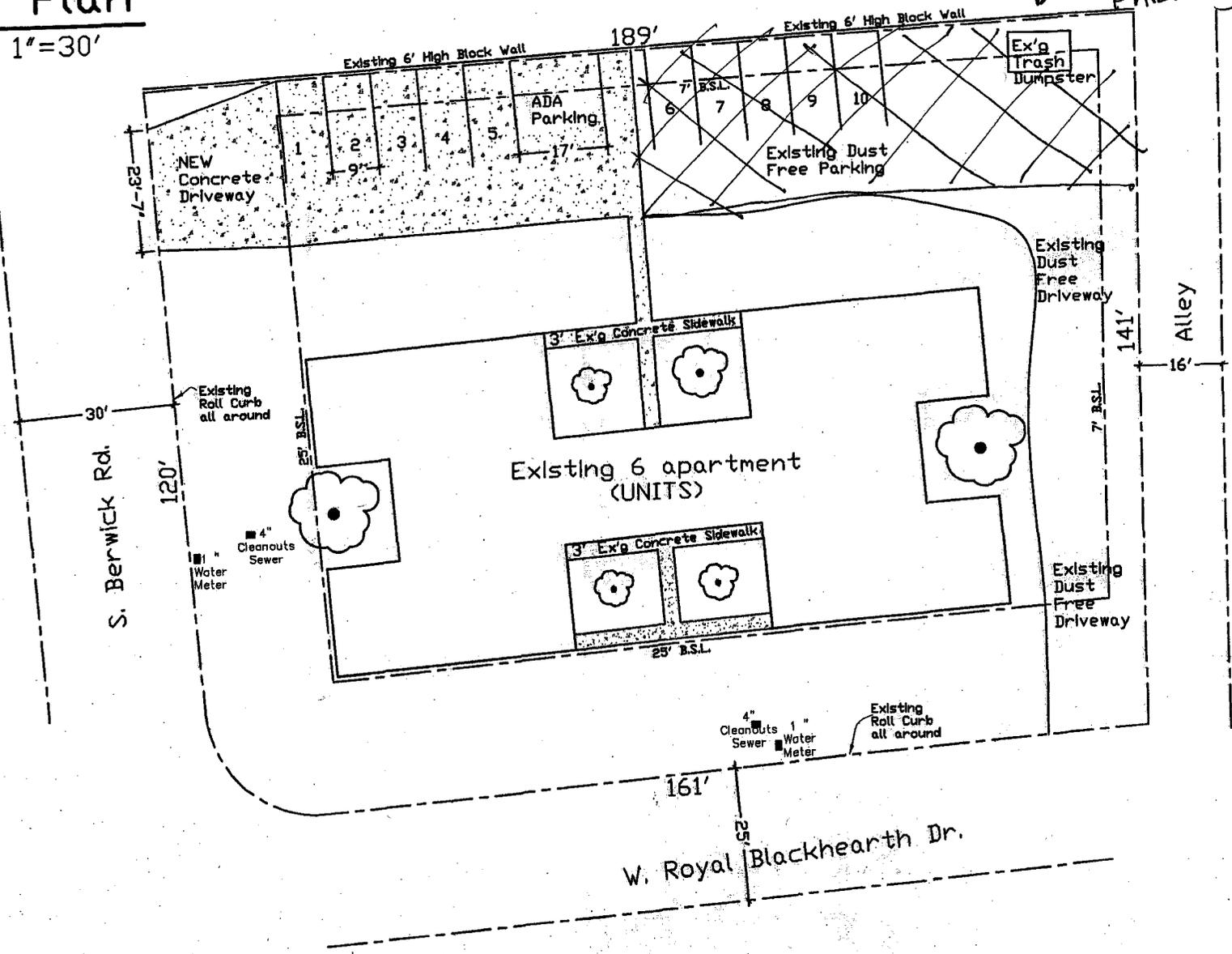
ARIZONA CITY #3 TR 1 AMD LOT 2833
 Existing S.F.: 6,258
 Parcel # 406-05-2550
 14325 S. Berwick Rd.
 Arizona City, AZ 85123
 Florence (520) 280 8999

Zoning District: CR-5
 Parcel #: 406-05-2550
 Project Description: Special Use for CR35-12 from CR-5
 Project Address: 14325 S. Berwick Rd., Arizona City
 Property Owner: Ralph V. Wilson (770) 475 6969
 Drafter: Dorin Pitut (602) 380 1395 dpitut@yahoo.com

Exhibit "B"

Site Plan
 Scale 1"=30'

New Concrete
 Driveway & Driveway



Special Use for CR35-12 from CR-5
 14325 S. Berwick Rd., Arizona City
 Ralph V. Wilson (770) 475 6969
 P. Pitut (602) 380 1395 dpitut@yahoo.com

ARIZONA CITY #3 TR 1 AMD LOT 2833
 Existing S.F. 6,258
 Parcel # 406-05-2550
 14325 S. Berwick Rd.
 Arizona City, AZ 85123
 Florence (520) 280 8999

Zoning District: CR-5
 Parcel #: 406-05-2550
 Project Description
 Project Address
 Property Owner
 Drafter

CHARLES H. + VIRGINIA SHAWOOD
9311 WENDEE DR.
ARIZONA CITY AZ 85123

Parcel # 408-18-66 206
Ref: case # SUP 006-12.

I DEFINITELY CONCUR WITH
THE ATTACHED OPINION. THIS
LOCATION IS NOT ACCEPTABLE
AND THIS IS NOT GOOD FOR OUR
COMMUNITY.

Charles H. Shawood
Virginia L. Shawood

RECEIVED

OCT 10 2012

PINAL COUNTY
PLANNING & DEVELOPMENT SERVICES

From: Dave Kendrick [REDACTED]
To: <steve.abraham@pinalcountyaz.gov>
Date: 10/10/2012 10:50 PM
Subject: Against zoning change in Arizona City

I live in Arizona City and I am absolutely against plans to build a "24" bed *chronic mental health* assisted living center near S. Berwick Rd and Royal Blackheath Drive in Arizona City.

Please stop the zoning for this facility, Pinal County needs to consider our neighborhood, a quite semi-retirement community! This is not fair to allow a chronic mental health assisted living center in a residential neighborhood. Would anyone want this next door to their house? I do understand the need to provide care and supervision to these mentally ill patients but not in our neighborhood. There must be a better location for this facility.

Having a background in law enforcement I have personally responded to numerous disturbances, nuisance and criminal violations at these types of facility's. This is not what this neighborhood needs or wants, as there is enough crime problems in Arizona City. Please forward my message objecting to this zoning change.

Dave Kendrick

Arizona City, Arizona

10/10/12

RE: SUP-006-12/Casa Rhema

Ruth (last name & address withheld) Asked that the following comments be included in your materials.

To P&Z:

Please deny this application. We want to keep this area residential there is no need for commercial at this location. This type of facility is not needed or wanted.

Ruth.

10/10/12 - comments taken by phone message, no parcel number or address given. - SA

From: Nancy Hawkins [REDACTED]
To: <steve.abraham@pinalcountyaz.gov>
Date: 10/4/2012 2:27 PM
Subject: FW: 24 bed Chronic Mental Health Center (Out of office)

As a business owner and property owner in Arizona City I am opposed at you putting such a facility in the middle of a residential area. Residential should be just that, residential. Please stop any effort to go forward with this and look into relocating in a suitable area zoned for this type of business or at least in a business area.

Thank you,

Nancy Hawkins
13108 S. Sunland Gin Rd.
Arizona City, AZ

From: karen rock [REDACTED]
To: <steve.abraham@pinalcountyaz.gov>
Date: 10/4/2012 2:27 PM
Subject: Fw: Re: 24 bed chronic mental health assisted center in Arizona City (Out of office)

— On Thu, 10/4/12, Jessica Sarkissian <Jessica.Sarkissian@pinalcountyaz.gov> wrote:

From: Jessica Sarkissian <Jessica.Sarkissian@pinalcountyaz.gov>
Subject: Re: 24 bed chronic mental health assisted center in Arizona City (Out of office)
To: "karen rock" <ker_rock@yahoo.com>
Date: Thursday, October 4, 2012, 2:13 PM

Effective Wednesday the 19th I will be no longer be in the office to reply to emails and effective Monday, September 24th I will no longer be with the County.

If you have any existing projects or questions please contact Steve Abraham at: steve.abraham@pinalcountyaz.gov

Thank you.

>>> karen rock [REDACTED] 10/04/12 14:13 >>>

I oppose the rezoning of apartments at Royal Blackheath and Berwick in Arizona City for use as a 24 bed chronic mental health assisted living center. This is located in the middle of a residential neighborhood and the residents who have purchased homes in this area did so because they thought they were purchasing in a residential area with single family homes and apartments. If it has to be in Arizona City it needs to be on the outskirts of Arizona City (someplace like the new abandoned facility on south Sunland Gin Rd that has been vandalized because the county won't step in and do anything to get it opened) or in Casa Grande near medical facilities. This type of facility will have police, fire and ambulance traffic at all hours. It is deplorable that the county would even consider placing this type of facility in this area.

Karen E. Rock
P.O.Box 2791
Arizona City, AZ 85123
Concerned Resident
[REDACTED]

From: [REDACTED]
To: <steve.abraham@pinalcountyz.gov>
Date: 10/10/2012 8:55 AM
Subject: mental health facility

Mr. Abraham,

I am disgusted with the politicians bending over backwards to accomodate people with money and business. We have a brand new building sitting on Sunland Gin road that has never been used and is not in a residential area for the mentally handicapped people. Why should people in a residential area have to give up their nice neighborhood for someone to make money off of these poor handicapped people. I understand they need a place to stay but a residential area is not the place. I personally know how violent these people can get and what it takes to look after them. I know they need constant supervision and medication so please consider using the building on Sunland Gin road as it is already set up as an assisted living building. It is also a waste of taxpayers money to let this building go to waste because of political stupidity. I have lived here 7 years and find that this city is trying to good things but this is not a good move.

[REDACTED]

Case # Sup 006-12

Case # Sup-006-12

PLEASE PRINT ALL INFORMATION CLEARLY

Put Yes
if
you can
attend the
meeting

| NAME | Address | Number | Parcel Number |
|---|---|------------|---------------|
| X JAMES H. MARSHALL | 946 W. WENDEN DR. ARIZONA CITY, AZ | [REDACTED] | [REDACTED] |
| X JOSEPH A BROWN | 7581 W. Wenden Dr Arizona City, AZ | [REDACTED] | [REDACTED] |
| X HENRY L BROWN | 9490 W WENDEN DR | [REDACTED] | [REDACTED] |
| X Sharon Smith Sharon Sinnott | 9401 W. Wenden Dr Arizona City, AZ | [REDACTED] | [REDACTED] |
| X DORIS INGRAM Doris Ingraham | 9190 W. Wenden Dr. Arizona City, AZ | [REDACTED] | [REDACTED] |
| X LAWRENCE CASEY Lawrence P Casey | 9190 W. WINDEN DR ARIZONA CITY AZ | [REDACTED] | [REDACTED] |
| X Judy L. Kaller Judy L. Kaller | 14214 S Country Club Way ARIZONA CITY AZ | [REDACTED] | [REDACTED] |
| X Tom Snider Tom Snider | 9220 Wenden ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Barbara E. Snider BARBARA E SNIDEL | 9220 Wenden Arizona City, AZ 85123 | [REDACTED] | [REDACTED] |
| X Nancy F Johnson Nancy F Johnson | 9160 W. Wenden Dr ARIZONA CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Wendie M Johnson WENDIE M JOHNSON | 9160 W. Wenden Dr ARIZONA CITY, AZ 85123 | [REDACTED] | [REDACTED] |

Case # SUP 006-12

Case # SUP 006-12

PLEASE PRINT ALL INFORMATION CLEARLY

Put yes below if you can attend the meeting

NAME

Address

Phone Number

Parcel Number

(X) Kenneth Scott 8136 Santa Cruz Ave [Redacted]

(X) Lorna J Howes 8211 W Silver Bell Drive [Redacted]

(X) Karin A Williams 8711 W Silver Bell Dr [Redacted]

(X) Betty Barsness - 9220 Kramer Dr. Arizona City, Az 85122 [Redacted]

x Robert Barsness - 9220 Kramer Ln. Arizona, City, Az. 85123 [Redacted]

X

X

X

X

X

01/01/2010 00:02

5204948069

CANDY LUDWIG

PAGE 03/03

Attn: Steve Abraham

Case #SUP-006-12

More signatures.

Case # SUP-006-12

Case # SUP-006-12 PLEASE PRINT ALL INFORMATION CLEARLY

NAME Address Phone Number Parcel Number

X ~~Savonne D Murphy~~ 14851 S RORY CALHOUN AZ CITY 85123 [REDACTED]
SAVONNE D MURPHY AZ

X Donald J Murphy 14851 S RORY CALHOUN AZ CITY, AZ 85123 [REDACTED]
DONALD J MURPHY

X Mike Furchow 9360 Hartigan Lane PO Box 1763 AZ City AZ 85123 [REDACTED]
Mike Furchow

X Lorc Furchow 9360 Hartigan Lane AZ City AZ 85123 [REDACTED]
Lorc Furchow

X Rodger Harrison 14971 COUNTY WLB DR 520-497-8038 [REDACTED]
Rodger Harrison AZ CITY ARIZONA 85123

X MAURICE BOSSERANO 10361 W B... [REDACTED]
MAURICE BOSSERANO AZ CITY AZ 85123

X Kayne G. Crison 14723 S. Brook Hollow Rd [REDACTED]
Kayne G. Crison AZ City, AZ 85123

X Patricia A Thude 14974 S. Rory Calhoun Dr. [REDACTED]
Patricia A Thude Arizona City, AZ 85123

X Jessie Randolph 8815 W SANTA CRUZ BLVD # 103 [REDACTED]
Jessie Randolph ARIZONA CITY AZ 85123

X Darleen Schultz 8659 SANTA CRUZ BLVD [REDACTED]
DARLEEN SCHULTZ ARIZONA CITY AZ 85123

X Bobby E Schultz 8659 Santa Cruz Blvd [REDACTED]
Bobby E SCHULTZ ariz city AZ 85123

Put yes below if you can attend the meeting

PAGE 02/04

CANDY LUDWIG

5284948069

01/01/2010 00:02

CASE # SUP 006-12

Case # SUP 006-12 PLEASE PRINT ALL INFORMATION CLEARLY

NAME Address Phone Number Parcel Number

X Karen E Rock 14970 S. Oakmont Dr. Arizona City AZ 85123
Karen E. Rock

X Carol Bennett 10540 W MONACO BLVD ARIZONA CITY, AZ 85123
CAROL BENNETT

X Sherry M. Mitchell 10776 W San Ramon Arizona City, AZ 85123
Sherry M. Mitchell

X Lois A. Morgan 14778 S OAKMONT ARIZONA CITY
LOIS A. MORGAN AZ 85123

X KENNETH MORROW 14778 S OAKMONT ARIZONA CITY
AZ 85123

X Alberta Joyce Richard - Jeffries 14570 Rory Calhoun Az. City, AZ
ELBERTA JOYCE RICHARD - JEFFRIES 85123

X Margaret A. Miller 15105 S BRAD LN AZ CITY, AZ 85123
MARGARET A. MILLER

X Sean T. O'Callaghan 10089 W SASABE AZC 85123
SEAN T. O'CALLAGHAN

X Roger W. Heth 8163 W. SANTA CRUZ ARIZONA CITY, AZ 85123
Roger W. Heth

X Deborah A O'Callaghan 10089 W. SASABE AZ City, AZ 85123
Deborah A. O'Callaghan

Put Ye
below
you
copy
meeting

PAGE 03/04

CANDY LUDWIG

5204948069

01/01/2010 00:00

CASE # SUP 006-12

Case # SUP 006-12 PLEASE PRINT ALL INFORMATION CLEARLY

Put Yes below if you can attend the meeting

| NAME | Address | Phone Number | Parcel Number |
|--------------------------------------|--|--------------|---------------|
| X Ron Jolly FRONT JOLLY | 15220 COUNTRY CLUB AZ CITY, AZ 85127 | [REDACTED] | [REDACTED] |
| X Bonnie McKenzie | 15011 Padres Rd AZ CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Jennie Carlson JENNIE CARLSON | 10356 W. Cortney Dr. 85123 AZ CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Mercedes Duran Mercedes Duran | 9059 W. Santa Cruz Blvd. Arizona City, AZ 85123 Arizona City 85123 | [REDACTED] | [REDACTED] |
| X Paula Luff Paula Luff | 9507 W. Coronado Dr ARIZONA CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Roy Thomas Roy THOMAS | ARIZONA CITY 85123 | [REDACTED] | [REDACTED] |
| X Robert L. Davis ROBERT L DAVIS | 14923 Brook Hollow Rd AZ City, AZ 85123 | [REDACTED] | [REDACTED] |
| X Norma Younker Norma Younker | 14487 S. Country Club Dr. AZ City AZ 85123 | [REDACTED] | [REDACTED] |
| X Valma A. Champa VALMA A. CHAMPA | 15310 S. SAXON RD. AZ CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Louis M. Champa LOUIS M. CHAMPA | 15310 S SAXON RD AZ CITY AZ 85123 | [REDACTED] | [REDACTED] |

PAGE 04/04

CANDY LUDWIG

5204948069

00:02

01/01/2010

To Pinal County Planning and Zoning Commission.

In Reference to Case # SUP-006-12

We the below residents of Arizona City in the County of Pinal are responding to the Public Hearing for Special use permit to allow a 24 person assisted living group home facility with the CR- 5 zone, situated on the Southeast quarter of section 6, T5S, R7E G&SRB&M, Tax Parcel 406-05-255 (West of Overfield Road, North of Alsdof Road in the Arizona City area.

WE DO NOT WANT THIS ZONING CHANGE APPROVED BY THE COUNTY PLANNING AND ZONING COMMISSION.

For many reasons this Group home for Chronic Mental Health persons is not good for our neighborhood or community, the location is not acceptable. We strongly recommend this group look elsewhere, perhaps in their neighborhoods for a building. This type of facility does not belong in the center of a private residential setting. Casa Rhema should be looking in a more commercial area for this type of facility.

This is not acceptable in our present fairly quiet neighborhood. We bought our residences in this quiet area out of the hub bub of traffic and medical facilities for a reason. PEACE AND QUIET. We want to enjoy our homes, children and grandchildren without worry of excessive traffic and constant noise pollution for the neighborhood as well as even the slightest threat to our solitude or safety. Traffic from staff, visitors and medical personal will be very excessive for 24 residents plus staff in the neighborhood. The dust from this many people driving on and parking on what is now gravel (not dust free parking as noted by the facility) will be awful and not good for anyone with respiratory conditions in the area. We all have cement drives to cut down on the dust in the air. Many of us in the neighborhood are elderly and have worked long and hard for the right to enjoy a peaceful, safe and quiet neighborhood.

This facility would cause dramatic changes to the direct neighborhood and the Residents of Arizona City as well as open up requests for other zoning changes for like facilities. Parking would become a major problem with family, friends, Transport Vans, Ambulances and Fire trucks in emergencies. These agencies would be coming to the facility at any time 24 hours a day.

A small Group Home is presently in the neighborhood just down the street from the proposed property. I believe they only have 4 or so residents and we have arguing, cursing, yelling etc. at all hours of the day and night causing upset in the neighborhood. Now multiply that by 24 and our neighborhood will be a very unpleasant place to live. These people are only there for a short time and the staff gets to go home. We must reside with this all the time.

We respectfully request the Planning and Zoning Commission REJECT the special use permit for this unincorporated area and leave the zoning as is.

Respectfully,

Residents of Arizona City. See below signatures.

Case # SUP - 006 - 12

Case # SUP - 006 - 12 PLEASE PRINT ALL INFORMATION CLEARLY

Put Yes
below
you call
attorney
meeting

| NAME | Address | Phone Number | Parcel Number |
|--|---|--------------|---------------|
| X Donald D. Scott Joyce D. Scott | 9275 W MONACO ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Sheree Kemick SHEREE KEMICK | 10219 W Concordia Dr ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Fran Kemick FRANIS KEMICK | 10219 W Concordia Dr ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Judy Pivec JUDY PIVEC | 14963 S. Country Club Way ARIZONA CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Larry Pivec LARRY PIVEC | 14963 S. COUNTRY CLUB WAY ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Peggy Adair PEGGY ADAIR | 14979 S. Country Club Way ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Denver Houston DENVER HUSTON | 8336 W. Augusta Pl ARIZONA CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Mamie F. Chapman MAMIE F. CHAPMAN | 8316 W. Augusta Pl. ARIZONA CITY, AZ 85123 | [REDACTED] | [REDACTED] |
| X Harold B. Chapman HAROLD B. CHAPMAN | 8316 W. Augusta Pl ARIZONA CITY AZ 85123 | [REDACTED] | [REDACTED] |
| X Gordon Marquart GORDON MARQUART | 8420 Plum Hollow AZ CITY AZ 85123 | [REDACTED] | [REDACTED] |

Case # Sup - 006-12

Case # SUP-006-12

PLEASE PRINT ALL INFORMATION CLEARLY

| NAME | Address | Phone Number | Parcel Number |
|---|--|--------------|---------------|
| X Freida E. Waddle Freida E. Waddle | 8240 W. CYPRESS PT ARIZONA CITY, AZ 85123 | [REDACTED] | |
| X AL HUBER AL HUBER | #139 1ST | [REDACTED] | |
| X Robert W. Ritzel ROBERT W. RITZEL | 14380 S. COUNTRY CLUB WAY PO Box 1975 | [REDACTED] | |
| X Michael J. Rock Michael J. Rock | 14976 S. Oakmont Dr. PO Box 2791 | [REDACTED] | |
| X Albert F. Waters ALBERT F. WATERS | 14974 S. OAKMONT DR PO Box 3427 | [REDACTED] | |
| X Mary A. Boyd MARY A. BOYD | 10278 W. MIDNIGHT CIRCLE P.O. BOX 2844 | [REDACTED] | |
| X Karl Keeler KARL KEELER | 15033 S. PATAGONIA RD PO BOX 2625 | [REDACTED] | |
| X Sharon E. Keeler SHARON E. KEELER | 15033 S. Patagonia Rd. PO Box 2625 | [REDACTED] | |
| X Sharon Page SHARON PAGE | 14546 S. COUNTRY CLUB DR PO BOX 3414 | [REDACTED] | |
| X Gerde Page GERDE PAGE | 14546 S. COUNTRY CLUB DR PO BOX 3414 | [REDACTED] | |

Case # SUP-006-12

PLEASE PRINT ALL INFORMATION CLEARLY

Case # SUP-006-12

Parcel Number

Phone Number

NAME

Address

X Joyce R Lee 13068 HEARY HILLS

Box 2388 ARIZONA CITY, AZ 85123

X Jean Carolyn J Miller 10831 GULFSTREAM DR #1

JEAN CAROLYN MILLER P.O. BOX 184 ARIZONA CITY, AZ 85123

X Maxine Lewis 9121 Houghton, Az City Az

MAXINE LEWIS 85123

X Beverly M Curtis 14554 Capital

Beverly M Curtis Az City Az 85123

X Yvonne Wilnot 9580 Dolase Pl Az City Az 85123

Yvonne Wilnot

9580 Dolase Pl Az City 85123

X Robert Wilnot 15013 S Brook Hollow Rd Az City 85123

Robert Wilnot

15013 S Brook Hollow Rd Az City 85123

X Larry M Hartse 15013 S Brook Hollow Rd Az City 85123

LARRY M HARTESE

15013 S Brook Hollow Rd Az City 85123

X Wayne Brustad 10280 W Concordia Dr Az City 85123

Wayne Brustad

10280 W Concordia Dr Az City 85123

X Carolyn Nagenson 9200 West Kramer Az City 85123

CAROLYN NAGENSON

9200 West Kramer Az City 85123

Case # SUP-006-12

PLEASE PRINT ALL INFORMATION CLEARLY

Case # SUP-006-12

Parcel Number

Phone Number

NAME Address

X *R. E. Ladd* 14561 S. Country Club Way
ROBERT "BOB" WADDE ARIZONA CITY AZ 85123 N/A

X Helen J. Dwyer 8370 Monaco
Helen S. Dwyer Arizona City AZ 85123

X Margaret Beth 8163 W. Santa Cruz Blvd.
MARGARET HETH Arizona City AZ 85123

X Michael S. Guhlendi 12640 RORY COURSON
MICHAEL S. GUBLENDI ARIZONA CITY AZ 85123

X Nancy Brustad 10280 Concorvia Dr.
NANCY BRUSTAD Ouzona City, Az 85123

X Elma Irene Franse 9010 N Wenden
ELMA IRENE FRANSE Arizona City, Az 85123

X Eusta Brown 8315 N Santa Cruz Blvd, #131
Greta Brown AZ City, AZ 85123

X Beckey Gessner 8600 Mission Hills Dr
BECKY GESSNER AZ CITY, AZ 85123

X Alan Gessner 8600 MISSION HILLS DR
ALAN GESSNER AZ CITY AZ 85123

X Barbara Maxwell 15167 S. Moon Valley Rd
Barbara MAXWELL AZ City AZ 85123

Case Number SUP-006-12 PLEASE PRINT ALL INFORMATION CLEARLY

Parcel Number

Phone Number

NAME Address

x ~~Raymond~~ 8300 Royal Blackheath Dr
 Nayken T Band 8300 Royal Blackheath Dr
 Candance Ludwig 8323 W Royal Blackheath Dr
 Brian Ludwig 8323 W Royal Blackheath Dr
 Gloria Shepard-Cummings 8223 W Santa Cruz Blvd 602-881-5499-unit 406-05-277
 x DELL A Cummings 8223 W Santa Cruz Blvd UNIT 3 406-05-277
 Roy Helmes 8225 Santa Cruz Blvd 520-
 Pat Helmes 8225 Santa Cruz Blvd 520-
 x John & Sue Huber P.O. Box 4126
 Mary Kaye P.O. Box 3577 8195 Santa Cruz 520-
 David Krueger P.O. Box 3577 8195 Santa Cruz 520-
 x Don Young P.O. Box 1171 8375 Royal Blackheath
 x ~~Raymond~~ P.O. Box 3238 8375 Royal Blackheath AZ City 8404
 x ~~Robert~~ P.O. Box 102 8401 Royal Blackheath
 x ~~Madeline~~ P.O. Box 102 8401 Royal Blackheath
 Aneta J. Hocking P.O. Box 4984 - 8453 Royal Blackheath
 Glen Hocking P.O. Box 4984-8453 Royal Blackheath
 x Tom Phillips P.O. Box 3584 14050 S Cherry Hill Dr 520-8453
 Annette Phillips P.O. Box 3584, 14050 S. Cherry Hills Dr, AZ City, AZ 85113

x

x

x

Case# SUP-006-12

PLEASE PRINT ALL INFORMATION CLEARLY

| NAME | Address | Phone Number | Parcel Number |
|-----------------------|------------------------------|---------------|---------------|
| X Lisa D. Reuter | 8464 W. Royal Blackheath Dr. | [REDACTED] | 285 |
| X Luther D. Reuter | 8464 W. Royal Blackheath Dr | [REDACTED] | 285 |
| FERN E HALL | 14223 S GLEN EAGLE LN | [REDACTED] | 291 |
| X Barbara Thomas Hall | 14223 S. Gleneagle Ln | [REDACTED] | 291 |
| ARNOLD ZAMBRANO | 14322 GLEN EAGLE LN. | [REDACTED] | 286 |
| FREEMANT POSS | 14202 Glen Eagle Ln. | [REDACTED] | 287 |
| X LAURIE PARSONS | 14202 Glen Eagle Ln. | [REDACTED] | 287 |
| KENNETH SANDERS | 8479 W. Royal Blackheath | [REDACTED] | 284 |
| AL MCPDWELL | 14161 S. PRESTWICK LANE | [REDACTED] | |
| X Charles Christensen | 13180 S. Prestwick Lane | 480-5780-8900 | |
| CHUCK H. McDOWELL | 14161 S. PRESTWICK LANE | [REDACTED] | |
| GULIE KIVAS | 8661 Royal Blackheath Dr | [REDACTED] | |
| X DAVID NEVAS | 8661 W Royal Blackheath Dr | [REDACTED] | |
| Juanne Shelton | 8634 Royal Blackheath Dr. | [REDACTED] | |
| Thomas Stephens | 14161 S Banta Lane | [REDACTED] | |
| X Robert E. Crowel | 14255 S. Bant Lane | [REDACTED] | |
| Jessie Randolph | AC73 lot 2264 Gleneagle | [REDACTED] | HO.6-05-19007 |

X

X

X

X

PLEASE PRINT ALL INFORMATION CLEARLY

Case# SUP-006-12

Parcel Number

Phone Number

NAME

Address

6007

[Redacted]

X Robert Meyer P.O. Box 2451
14492 S. Breakhollow Rd. AZCITY

2-1409

[Redacted]

X DALE MCCLUSKEY PO 1416
Dallme Cluskey

[Redacted]

X DOYLE OVERSTAKE PO 4844
10145 W. DEJONSHIRE

[Redacted]

X Roland J. Curtis PO 1724
14554 S. CAPITANO RD. AZCITY
Orlando

[Redacted]

X Ray J. [Redacted] PO 2564
14941 Padges Rd

X

X

X

X

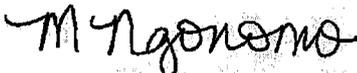
X

August 3, 2012

Dear Neighbor,

We would like to invite you to a Neighborhood/Community Meeting to provide you information on our new group home. The meeting is scheduled for August 17th at 6:00 P.M. and will be held at 14235 S. Berwick Rd. Arizona City.

We hope to see you there.


Mary Ngonomo

Casa Rhema community meeting

Meeting Date August 17th 2012

6pm-7:15pm

Attendants: 5 from owner's side, 8 community members

Please see attached copy of flyer and attendance sheet

- A neighbor who described himself as a person with mental disorders and a parent whose son had a mental disorder and eventually committed suicide voiced his concern that residents would be allowed to use street drugs. He stated he knew this was possible because he had been in a group home before and that had been his experience. He laid out his objections to the project and stated he planned to speak to the county
- Another individual who currently works in a group home asked about the level of care we would provide and he seemed comfortable with the plan
- Another attendant asked about staffing and supervision
- An elderly woman asked questions about our experience and we were able to give her some background information and our references
- Another couple asked about the licensing process. The wife was happy that the property will stand to run down or become a drug house. The husband wished us well
- Another couple wanted to know our religious background and nationalities

Meeting adjourned at 7:15

COMMUNITY MEETING

August 17, 2012

14235 S BERWICK RD

ARIZONA CITY ARIZONA

SIGN

PRINT NAME

Concerns → Safety
lock up of medications
of staff
supervision
Activities for residents

COMMUNITY MEETING

August 17, 2012

14235 S BERWICK RD

ARIZONA CITY ARIZONA

8 ppl present

SIGN

PRINT NAME

| SIGN | PRINT NAME |
|--------------------------|--|
| <i>M.A. Heth</i> | M.A. Heth |
| <i>Avin McDowell</i> | Avin McDowell |
| <i>Chyn McDowell</i> | Avin McDowell CHYN McDowell |
| <i>Glen Kinds</i> | Glen Kinds |
| <i>Virginia Balderas</i> | Virginia Balderas |
| <i>Cheri Horton</i> | Cheri Horton |
| <i>Hanna Hawes</i> | Hanna Hawes |
| MARY NGANOMO | MARY NGANOMO |
| Folasayo Odojukan | F |
| Mike J. Adegoke | Adegoke |



CASA RHEMA GROUP HOME

We hope to get your support for a proposed group home to be opened at this location. We understand that as a community you may have some questions which we will seek to answer in this brief flyer, however you should have any questions or concerns that are not addressed here please contact us at hhope.cg@gmail.com and our community coordinator will provide you with the information you need.

Background: Casa Rhema is a group home for people with chronic mental health issues who have through therapy, medication, determination, and the help of health care professionals are now able to live in a semi-independent environments. Casa Rhema seeks to help these individuals attain their independence. We will focus on empowerment and responsibility.

Safety: The safety of our patients and the surrounding community is our main goal. Each unit of the group home will be supervised 24/7 by two licensed behavioral technicians. These technicians are specially trained to work with people who have mental health issues. We will also have a Nurse practitioner, a Licensed Social Worker, a licensed Psychologist, and a Registered Nurse. Each unit will also have an individual sprinkler system as well as a security system.

Employment: Casa Rhema will provide 20-30 jobs in Arizona City.

Traffic: we are working with the county to ensure that the community will not be impacted negatively by the increase in traffic. Casa Rhema employees and visitors will have a designated parking area, located behind the home.

Thank you for taking some time to read this flyer again if you have any questions please feel free to contact us at the above mentioned e-mail. We look forward to becoming a part of your community and hope we can partner together to make a significant impact in the lives of our fellow citizens.

**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: Jessica Sarkisrian
2. Date of Concept Review: 6/26/12 Concept Review Number: CR-035-12
3. The legal description of the property: ARIZONA CITY #3 TR1
AMD LOT 2833
4. Tax Assessor Parcel Number: 406-05-2550
5. Current Zoning: CR-5
6. Parcel size: _____
7. The existing use of the property is as follows: 6 Apartment Units
8. The exact use proposed under this request: GROUP Home (Nursing Home)
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. _____

13. Explain why the proposed development is needed and necessary at this time. _____

| | | | |
|-------------------------|----------------------------|---------------|-------------------|
| RECEIPT #: | AMT: | DATE: | CASE: |
| <u>388405</u> | <u>\$995.⁰⁰</u> | <u>8/2/12</u> | <u>SUP-006-12</u> |
| Invoice # <u>434312</u> | | | |

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Ralph V. Wilson Estate #2
[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 14235 S. Berwick acres located
at 14235 S. Berwick, and further
[Insert Address of Property]

identified as tax parcel number 406-05-2550 and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Casa Rhema's application
for SUP for SUP in an existing CR-5 zone
[Insert Type of Permit] [Insert Name of Applicant] [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]

Walter D. Wilson [Signature] Trustee [Signature]

Dated: 09/04/2012 Dated: _____

STATE OF Georgia
COUNTY OF Forsyth) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public,
this 4th day of Sept, 2012, by Walter D. Wilson
[Insert Name of Signor(s)]

Brenda W. Roberts
Notary Public

My Commission Expires: 12-01-2012

Brenda W Roberts
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Exp. 12/01/2012

S-021-03

S-021-03



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-021-03

Case Coordinator: Dedrick Denton

Subdivision Name: Palomino Ranch Unit 1

Landowner/Developer: Palomino Ranch Partners, LLC at el.
7595 East McDonald Drive, Ste. 105
Scottsdale, AZ 85250

Agent: Philip Miller
PM Consultants, LLC
16 Spur Circle
Scottsdale, AZ 85251

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: GR, CR-2/PAD, CR-3/PAD, CR-5/PAD and CB-2/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: GR, CR-2/PAD & CR-3/PAD; Vacant
East: CR-3/PAD; Vacant
South: GR, SR, CB-2; Residential & Vacant
West: SR; Residential

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

Location: The subject property is located adjacent to Amarillo Valley Road, White Road, and Papago Road approximately 2½ miles southwest of the City of Maricopa.

Legal Description: A 293± acre parcel situated in a portion of Section 18, T5S, R3E, G&SRB&M (legal on file).

Number of Lots: 801

Tax Parcel Numbers: 510-85-003, 005, 006, & 008



Subject Property
 ↓
 18

TENTATIVE PLAT OF VILLAGES AT PALOMINO RANCH PHASE I

A PORTION OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 181 THROUGH 269, INCLUSIVE, OF PAPAGO BUTTE RANCHOS UNIT 3, ACCORDING TO BOOK 18 OF MAPS, PAGE 45, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

LOTS 273 THROUGH 364, INCLUSIVE, PAPAGO BUTTE RANCHOS UNIT 4, ACCORDING TO BOOK 18 OF MAPS, PAGE 46, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

LOTS 270, 271 AND 272 AND WELL SITE #9 OF THE "REPLAT OF LOT 55 PAPAGO BUTTE RANCHOS UNIT ONE, LOTS 89, 90 AND 91 PAPAGO BUTTE RANCHOS UNIT TWO AND LOTS 270, 271 AND 272 PAPAGO BUTTE RANCHOS UNIT THREE" IN BOOK 18 OF MAPS, PAGE 47.

NOTE:

THE ABOVE PARCELS ARE AFFECTED BY AN "ABANDONMENT EXHIBIT" RECORDED IN BOOK 22, PAGE 22, RECORDS OF PINAL COUNTY, AZ.

BASIS OF BEARINGS

BEING THE SOUTH LINE OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.

SAID LINE BEARS: **S. 88°32'18" W.**

PER "PAPAGO BUTTE RANCHOS UNIT #9" AS RECORDED IN BOOK 18, PAGE 46, P.C.R.

BENCHMARK

TOP OF BRASS CAP ON CONCRETE IRRIGATION STRUCTURE 80 FEET NORTHEAST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST. STAMPED FD-L3-1 1990.

ELEVATION = 1231.353
PER U.S.G.S. DATUM

GENERAL NOTES

1. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
2. ON-SITE WATER MAINS WILL BE CONSTRUCTED BY DEVELOPER AND DEDICATED TO THE WATER PRODUCER.
3. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.

LEGEND

- INDICATES BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 27747 CAP
- INDICATES FOUND BRASS CAP IN HAND HOLE
- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES FOUND BRASS CAP FLUSH
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- W- WATER
- S- SEWER
- ⊙ SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- SEWER FLOW ARROW
- OH- OVERHEAD ELECTRIC
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- (R) RECORD
- (M) MEASURED
- T- TRAFFIC SIGN
- OP- POWER POLE
- ⋈ GUY ANCHOR
- FENCE
- ⊕ GAS VALVE
- P MAILBOX
- TELE PEDESTAL
- 3-50 LOT NUMBER
- PARCEL NUMBER

PLANNED AREA DEVELOPMENT DATA (PHASE I ONLY)

| LAND USE TABLE | LOTS 1-888 |
|---|-----------------------------|
| EXISTING ZONING | P40 W/ CR-3, CR-2, GR, CB-2 |
| GROSS AREA | 293.58 AC. |
| NET AREA (EXCL. EX. R/W'S) | 278.58 AC. |
| TOTAL MILES ON-SITE PUBLIC STREETS | 8.00 MILES |
| TOTAL AREA OPEN SPACE | 44.55 AC. |
| TOTAL NO. DWELLING UNITS PROPOSED | 801 UNITS |
| MINIMUM LOT AREA PROPOSED (45'X115') | 5,175 S.F. |
| AVERAGE LOT AREA | 10,088 S.F. |
| OVERALL PROPOSED DENSITY | 3.04 U./A.C. |
| PERCENT OF OPEN SPACE (10% MIN. REQUIRED) | 15.1 % |

TABLE OF REQUIREMENTS (CR-3 ZONING)

| L.T.E.M. | SETBACKS |
|------------------|---|
| FRONT YARD | 18 FT. (10' TO UNABLE OR SIDE ENTRY GARAGE) |
| REAR YARD | 15 FT. |
| SIDE YARD | 5 FT. |
| STREET SIDE YARD | 5 FT. |

| L.T.E.M. | DIMENSIONS |
|-------------------------|------------|
| MINIMUM LOT WIDTH | 45 FT. |
| MINIMUM LOT DEPTH | 115 FT. |
| MINIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 5,175 S.F. |

TABLE OF REQUIREMENTS (CR-2 ZONING)

| L.T.E.M. | SETBACKS |
|------------------|---|
| FRONT YARD | 20 FT. (10' TO UNABLE OR SIDE ENTRY GARAGE) |
| REAR YARD | 15 FT. |
| SIDE YARD | 10 FT. |
| STREET SIDE YARD | 10 FT. |

| L.T.E.M. | DIMENSIONS |
|-------------------------|-------------|
| MINIMUM LOT WIDTH | 70 FT. |
| MINIMUM LOT DEPTH | 171.6 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 12,000 S.F. |

PHASE 1 TABULATIONS

| PARCEL No. | TOTAL LOTS | LOT SIZES | ACREAGE |
|---------------------|------------|------------|----------------------|
| 1 | 139 | 45'X115' | 38.02 |
| 2 | 15 | 1.5-2 Acre | 29.82 |
| 3 | 143 | 50'X115' | 41.12 |
| 4 | 139 | 55'X115' | 37.27 |
| 5 (COMM. SITE) | N/A | N/A | 14.98 |
| 6 | 142 | 45'X115' | 31.81 |
| 7 (SCH. SITE) | 117 | 50'X115' | 28.81 |
| 8 (SCH. SITE) | N/A | N/A | 12.84 |
| 9 | 106 | 60'X120' | 42.72 (INCL. PARK) |
| WATER TANK & R.O.W. | N/A | N/A | 1.39 |
| TOTALS: | 801 | N/A | 278.58 Ac Net |

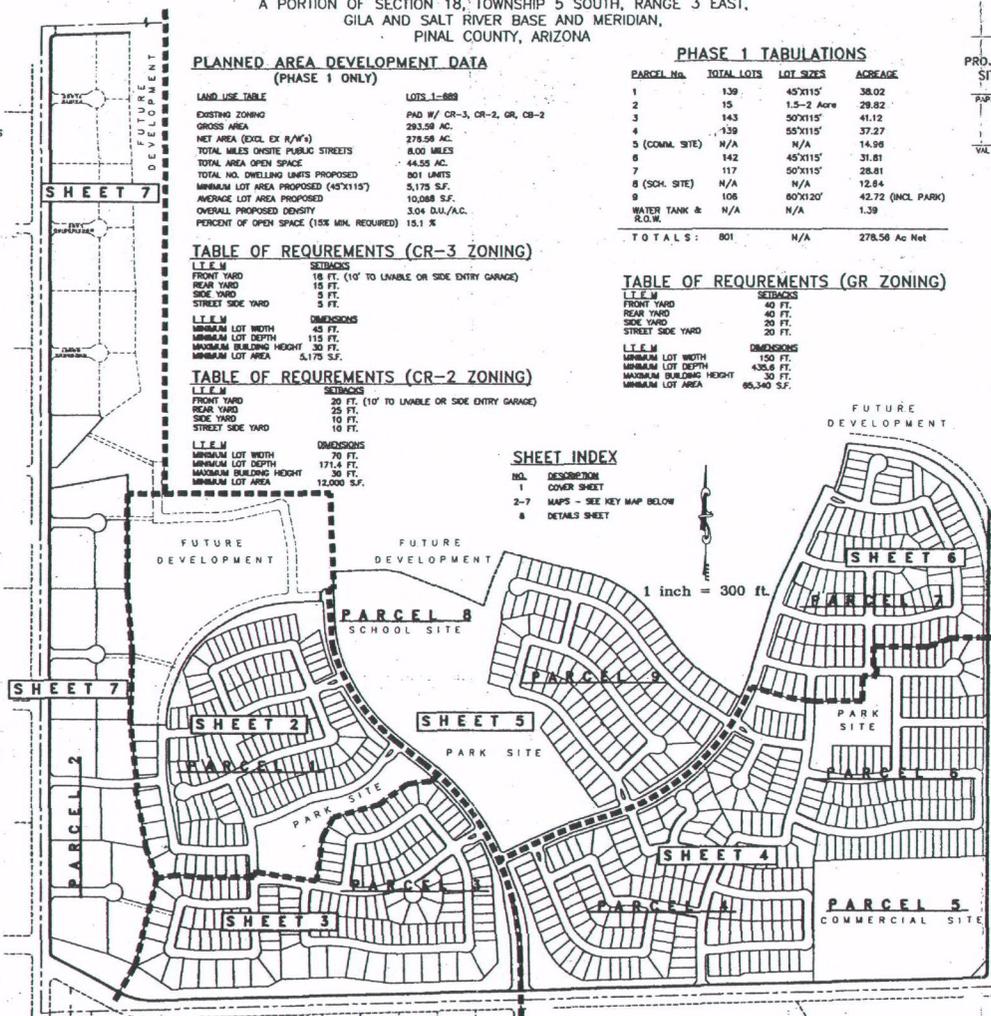
TABLE OF REQUIREMENTS (GR ZONING)

| L.T.E.M. | SETBACKS |
|------------------|----------|
| FRONT YARD | 40 FT. |
| REAR YARD | 40 FT. |
| SIDE YARD | 20 FT. |
| STREET SIDE YARD | 20 FT. |

| L.T.E.M. | DIMENSIONS |
|-------------------------|-------------|
| MINIMUM LOT WIDTH | 150 FT. |
| MINIMUM LOT DEPTH | 435.6 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 65,340 S.F. |

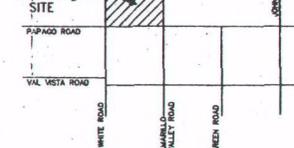
SHEET INDEX

- 1 COVER SHEET
- 2-7 MAPS - SEE KEY MAP BELOW
- 8 DETAILS SHEET



KEY MAP
SCALE: 1" = 300'

PROJECT SITE



VICINITY MAP
PINAL COUNTY, ARIZONA
N.T.S.

UTILITIES AND SERVICES

- WATER - SOUTH MARICOPA UTILITIES DISTRICT
- SEWER - SOUTH MARICOPA UTILITIES DISTRICT
- ELECTRICITY - ARIZONA PUBLIC SERVICE
- GAS - SOUTHWEST GAS CORPORATION
- TELEPHONE - QWEST COMMUNICATIONS
- SOLID WASTE DISPOSAL - PRIVATE HONOR
- FIRE PROTECTION - THUNDERBIRD FIRE DISTRICT #2
- LAW ENFORCEMENT - PINAL COUNTY SHERIFF'S DEPARTMENT
- SCHOOL DISTRICT - MARICOPA UNIFIED SCHOOL DISTRICT No. 20

OWNER

MAL, LLC
7005 N. 69th PLACE
SCOTTSDALE, AZ 85253-4481
CONTACT: BILL LUND

DEVELOPER

MARICOPA 872, L.L.C.
8001 N. SCOTTSDALE ROAD,
SUITE 100
SCOTTSDALE, AZ 85253
PHONE: (480) 348-8181
CONTACT: MICHAEL ZIPPEK

ENGINEER

MORRISON MAERLE, INC.
120 NORTH 44TH STREET, SUITE 410
PHOENIX, AZ 85034
PHONE: (602) 244-9882

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE ENGINEERING DESIGNS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED AS FOUND HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.



MORRISON MAERLE, INC. ENGINEERS AND SURVEYORS 130 N. 44th Street, Suite 410 Phoenix, AZ 85034-1122 © 2003 MORRISON MAERLE, INC.



| NO. | DESCRIPTION | REVISIONS | DATE BY |
|-----|-------------|-----------|---------|
| | | | |

MORRISON MAERLE, INC.
 ENGINEERS AND SURVEYORS
 130 N. 44th Street, Suite 410
 Phoenix, AZ 85034-1122
 Phone: (602) 244-9882
 Fax: (602) 244-9877

DRAWN BY: JAMIL J.
 CHECKED BY: MICHAEL J.
 DATE: 7/20/03
 PLOT NO.: 03-000001

VILLAGES AT PALOMINO RANCH
 PHASE I
 PINAL COUNTY, ARIZONA
 TENTATIVE PLAT
 COVER SHEET

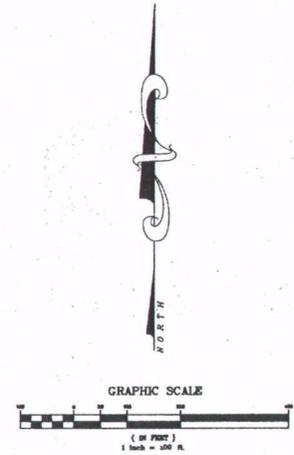
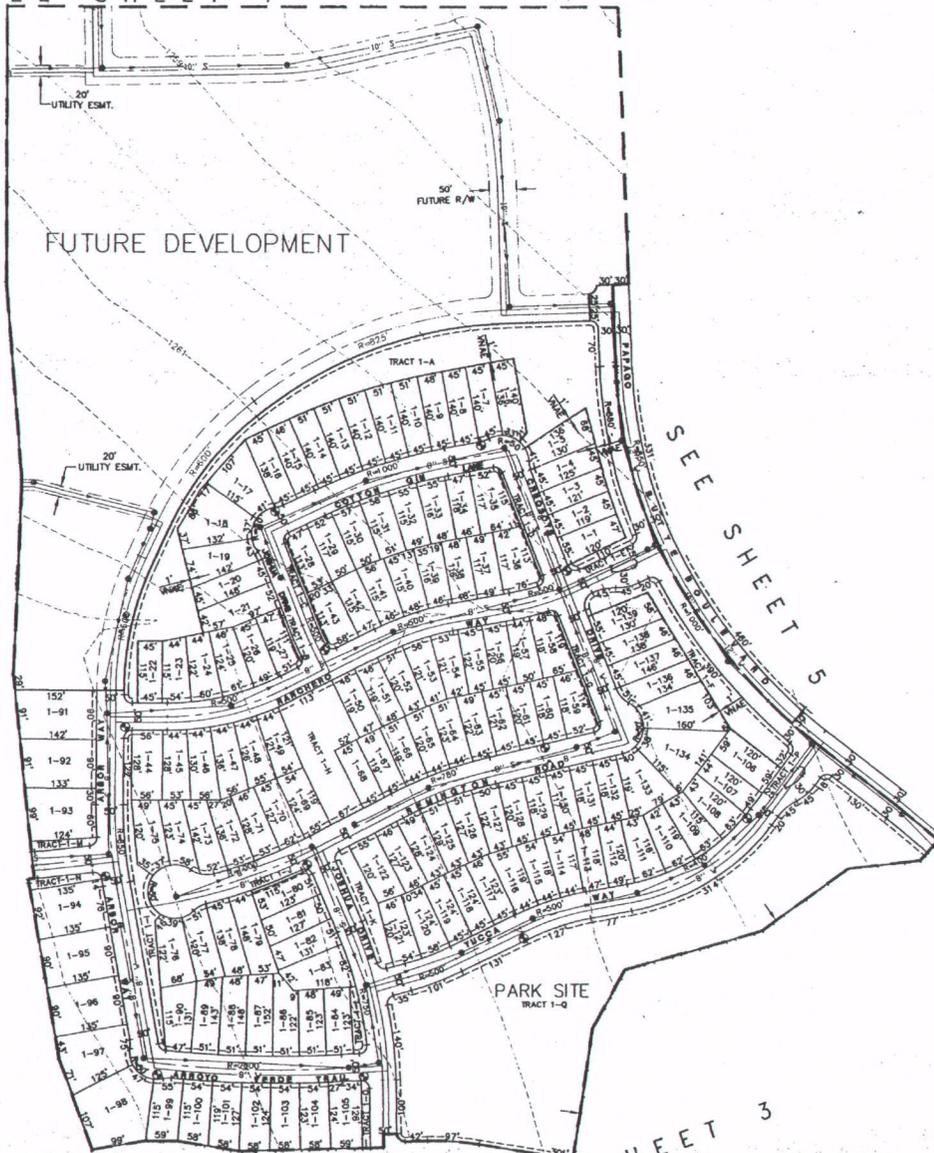
PROJECT NO. 8382001
 SHEET NUMBER 1
 OF 8

SEE SHEET 7

SEE SHEET 7

SEE SHEET 5

SEE SHEET 3

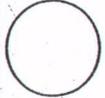


LEGEND

- INDICATES BOUNDARY CORNER SET 1/2" REBAR WITH RLS 27747 CAP
- ⊠ INDICATES FOUND BRASS CAP IN HAND HOLE
- ⊙ INDICATES FOUND MONUMENT AS SHOWN
- ⊕ INDICATES FOUND BRASS CAP FLUSH
- - - EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- ~ WATER
- S SEWER
- ⊕ SEWER MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- SEWER FLOW ARROW
- ⊕ OVERHEAD ELECTRIC
- PUE PUBLIC UTILITY EASEMENT
- VHAE VEHICULAR NON-ACCESS EASEMENT
- (R) RECORD
- (M) MEASURED
- T TRAFFIC SIGN
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- FENCE
- ⊕ GAS VALVE
- P MAILBOX
- TELE PEDESTAL
- 3-50 LOT NUMBER
- PARCEL NUMBER



STATE SCALE
 THIS PLAN IS TO BE
 RECORDED IN THE
 PUBLIC RECORDS OF
 PINAL COUNTY, ARIZONA
 RECORDS



| NO. | DESCRIPTION | REVISION | DATE | BY |
|-----|-------------|----------|------|----|
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| | | | | |

ENGINEER
 MORRISON
 MAIERLE, INC.
 PLANNERS
 120 N. 44th Street, Suite 410
 Phoenix, AZ 85018-1122
 Phone: (602) 244-1222
 Fax: (602) 244-1222
 © 2003 MORRISON MAIERLE, INC.

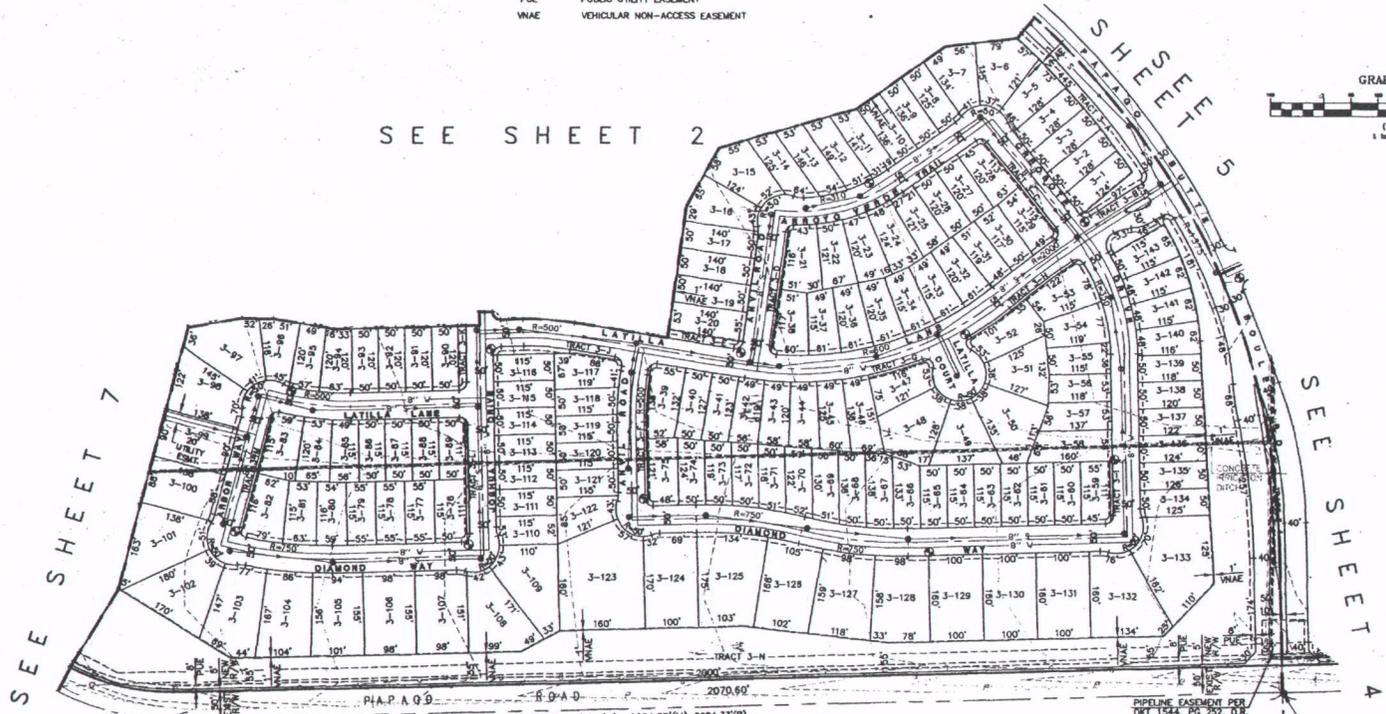
DRAWN BY: MALLA
 CHECKED BY: MALLA
 DATE: 7/20/03
 6 A. MORRISON
 PINAL COUNTY, AZ

VILLAGES AT PALOMINO RANCH
 PHASE I
 PINAL COUNTY, AZ
 TENTATIVE PLAT
 PARCEL 1

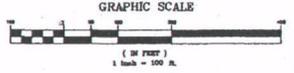
PROJECT NO.
 8382001
 SHEET NUMBER
 2
 2 OF 8

LEGEND

- INDICATES BOUNDARY CORNER SET 1/2" REBAR WITH RLS 27747 CAP
- INDICATES FOUND BRASS CAP IN HAND HOLE
- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES FOUND BRASS CAP FLUSH
- EASEMENT LINE
- - - SECTION LINE
- BOUNDARY LINE
- WATER
- S SEWER
- ⊙ SEWER MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- SEWER FLOW ARROW
- OVERHEAD ELECTRIC
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- (R) RECORD
- (M) MEASURED
- ⊥ TRAFFIC SIGN
- OP POWER POLE
- ⊥ GUY ANCHOR
- F FENCE
- GAS VALVE
- MAILBOX
- TELE PEDESTAL
- 3-50 LOT NUMBER
- PARCEL NUMBER



S 88°32'18" W (R)&(M) 2694.29'(M) 2694.33'(R)
 (BASIS OF BEARINGS PER "PAPAGO BUTTE RANCHOS UNIT #3 - BK. 18, PG. 45, P.C.R.")
 PAPAGO BUTTE RANCHOS UNIT 2
 BOOK 18, PAGE 27, P.C.R.



PROJECT NO. 6382001
 SHEET NUMBER 3
 3 OF 8

PHASE 1 TENTATIVE PLAT PARCEL 3

YLAGES AT PALOM NORANCH
 PHASE 1
 TENTATIVE PLAT
 PARCEL 3

DATE: 7/20/03
 DRAWN BY: MML
 CHECKED BY: MML

MORRISON MAIERLE, INC.
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 N. 10th St., Suite 100
 Phoenix, AZ 85006
 Phone: (602) 944-1111
 Fax: (602) 944-1112
 © 2003 MORRISON MAIERLE, INC.

NO. DESCRIPTION REVISIONS DATE BY

REVISIONS

NO. DESCRIPTION REVISIONS DATE BY

FUTURE DEVELOPMENT

SEE SHEET 2

SCHOOL SITE
PARCEL 8

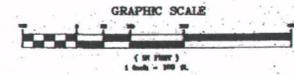
PARK SITE
TRACT 8-A

SEE SHEET 3

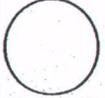
SEE SHEET 4

LEGEND

- INDICATES BOUNDARY CORNER, SET 1/2" REBAR WITH PLS 27747 CAP
- INDICATES FOUND BRASS CAP IN HAND HOLE
- INDICATES FOUND MONUMENT AS SHOWN
- INDICATES FOUND BRASS CAP FLUSH
- - - EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- W — WATER
- S — SEWER
- ⊙ SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- SEWER FLOW ARROW
- OHE — OVERHEAD ELECTRIC
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- (R) RECORD
- (M) MEASURED
- T TRAFFIC SIGN
- OP POWER POLE
- GUY ANCHOR
- FENCE
- ⊕ GAS VALVE
- ⊕ MAILBOX
- ⊕ TELE PEDESTAL
- 3-50 — LOT NUMBER
- PARCEL NUMBER



DATE: 12/2002
DRAWN BY: J. MAIERLE
CHECKED BY: J. MAIERLE
SCALE: AS SHOWN
PROJECT NO.: 080000
SHEET NUMBER: 8 OF 8



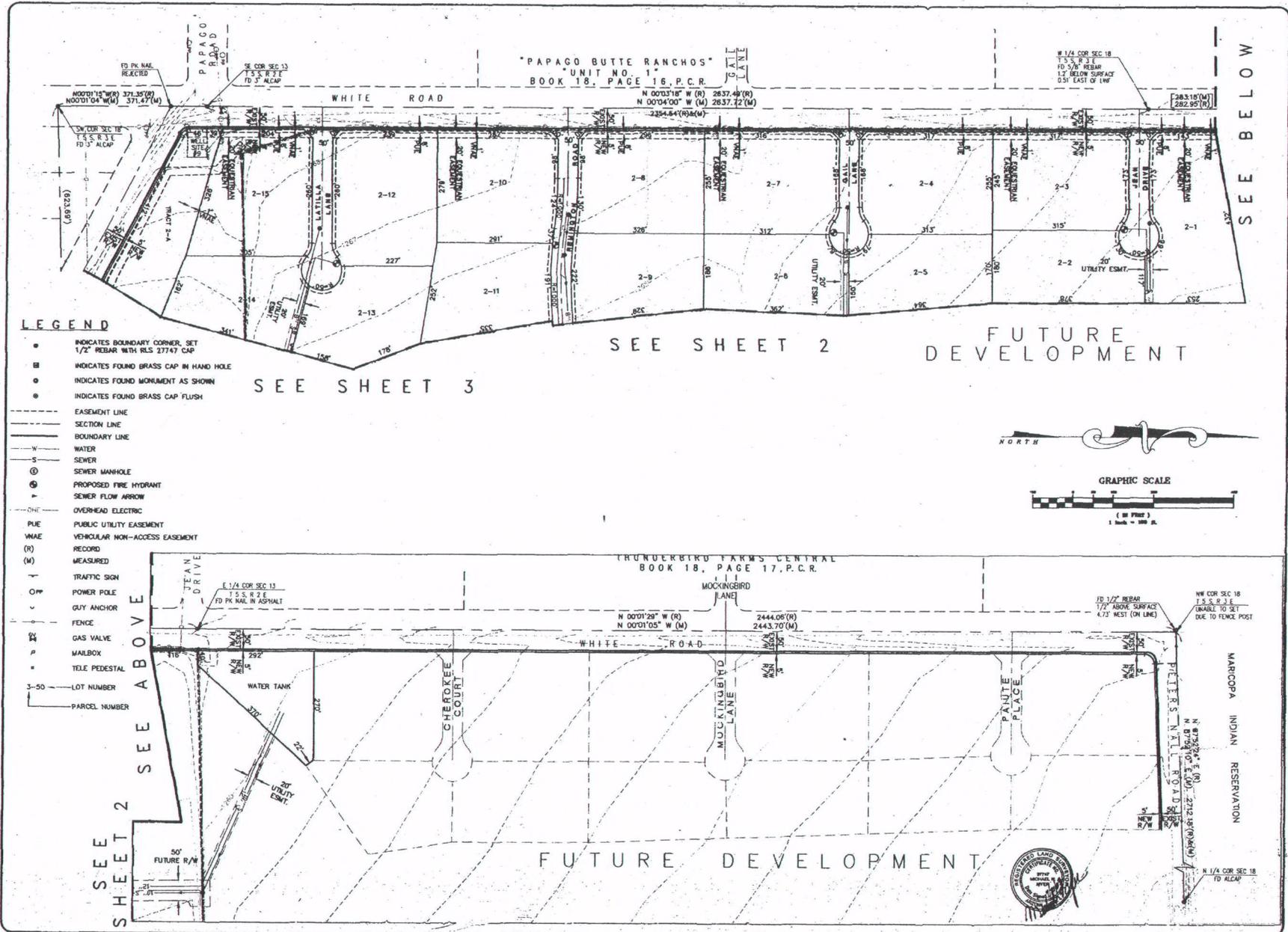
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| NO. | DESCRIPTION | REVISION | DATE BY |
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| | | | |
| | | | |

MORRISON MAIERLE INC.
SURVEYORS
PLANNERS
AN AFFILIATE OF
MORRISON MAIERLE INC.
125 N. W. 10th, Suite 110
Tulsa, OK 74106
© 2003 MORRISON MAIERLE, INC.

DATE: 12/2002
DRAWN BY: J. MAIERLE
CHECKED BY: J. MAIERLE
SCALE: AS SHOWN
PROJECT NO.: 080000
SHEET NUMBER: 8 OF 8

VILLAGES AT PALOMINO RANCH
PHASE 1
FINAL COUNTY
TENTATIVE PLAT
PARCELS 8, 9 & PARK SITE

PROJECT NO.: 080000
SHEET NUMBER: 8 OF 8



APPLICABLE LOCAL ORDINANCES SHALL BE OBSERVED AND ENFORCED. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE TECHNICAL ASPECTS OF THE SURVEY AND PLAT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
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ENGINEER
 SURVEYOR
 MORRISON MAIERLE, INC.
 100 N. GILBERT ST. SUITE 100
 PHOENIX, AZ 85004
 PHONE: 602.998.1100
 FAX: 602.998.1101
 © 2003 MORRISON MAIERLE, INC.

DATE OF MEASUREMENT: 11/15/2000
 DATE OF SURVEY: 11/15/2000
 DATE OF REVIEW: 11/15/2000
 DATE OF PLAT: 11/15/2000

VILLAGES AT PALOMINO RANCH
 PHASE I
 TENTATIVE PLAT
 PARCEL 2 & WHITEROAD
 PINAL COUNTY, AZ
 MARICOPA INDIAN RESERVATION

PROJECT NO.
 SHEET NO.
 SHEET NUMBER
 7
 2 OF 8

SEE BELOW

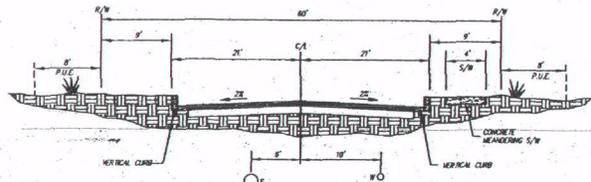
SEE SHEET 3

SEE SHEET 2

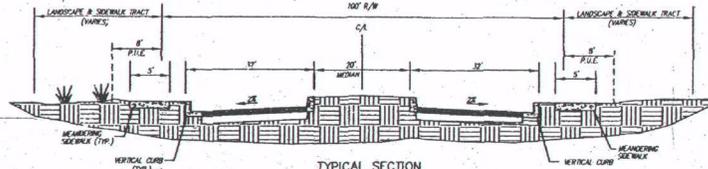
FUTURE DEVELOPMENT

SEE ABOVE

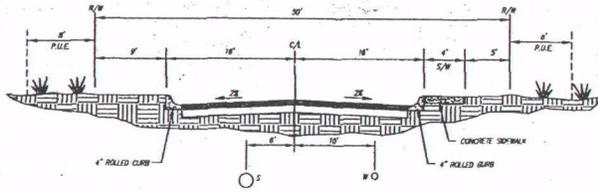
FUTURE DEVELOPMENT



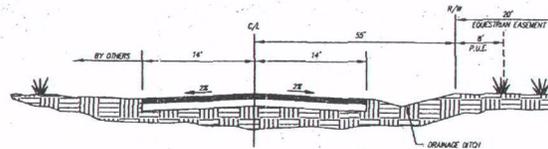
TYPICAL SECTION
COLLECTOR ROADWAY
N.T.S.



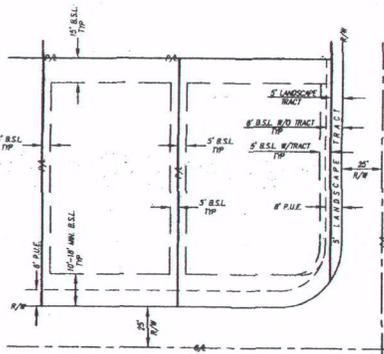
TYPICAL SECTION
PAPAGO BUTTE BOULEVARD
LOOKING NORTH
N.T.S.



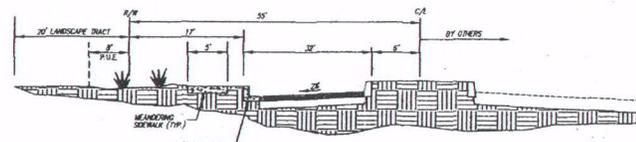
TYPICAL SECTION
LOCAL ROADWAY
N.T.S.



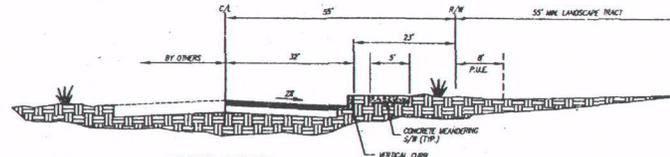
TYPICAL SECTION
WHITE ROAD - LOOKING NORTH
N.T.S.



TYPICAL PUBLIC UTILITY EASEMENTS
& BUILDING SETBACK LINES
N.T.S.



TYPICAL SECTION
AMARILLO VALLEY ROAD - LOOKING NORTH
(HALF WIDTH)
N.T.S.



TYPICAL SECTION
PAPAGO ROAD - LOOKING WEST
(HALF WIDTH)
N.T.S.

TRACT TABLE
PARCEL-TRACT ACREAGE

| | |
|---------------------|-----------|
| PARCEL 1-TRACT 1A | 2.13 |
| PARCEL 1-TRACT 1B | 0.01 |
| PARCEL 1-TRACT 1C | 0.03 |
| PARCEL 1-TRACT 1D | 0.03 |
| PARCEL 1-TRACT 1E | 0.01 |
| PARCEL 1-TRACT 1F | 0.46 |
| PARCEL 1-TRACT 1G | 0.03 |
| PARCEL 1-TRACT 1H | 0.31 |
| PARCEL 1-TRACT 1I | 0.30 |
| PARCEL 1-TRACT 1J | 0.01 |
| PARCEL 1-TRACT 1K | 0.19 |
| PARCEL 1-TRACT 1L | 0.08 |
| PARCEL 1-TRACT 1M | 0.05 |
| PARCEL 1-TRACT 1N | 0.05 |
| PARCEL 1-TRACT 1O | 0.04 |
| PARCEL 1-TRACT 1P | 0.01 |
| PARCEL 1-TRACT 1Q | 4.81 |
| PARCEL 1-SUBTOTAL | 8.73 |
| PARCEL 2-TRACT 2A | 1.40 |
| MEDIAN-TRACT 3-4 | 0.19 |
| PARCEL 3-TRACT 3A | 0.22 |
| PARCEL 3-TRACT 3B | 0.01 |
| PARCEL 3-TRACT 3C | 0.03 |
| PARCEL 3-TRACT 3D | 0.03 |
| PARCEL 3-TRACT 3E | 0.05 |
| PARCEL 3-TRACT 3F | 0.03 |
| PARCEL 3-TRACT 3G | 0.01 |
| PARCEL 3-TRACT 3H | 0.03 |
| PARCEL 3-TRACT 3I | 0.01 |
| PARCEL 3-TRACT 3J | 0.05 |
| PARCEL 3-TRACT 3K | 0.04 |
| PARCEL 3-TRACT 3L | 0.02 |
| PARCEL 3-TRACT 3M | 0.03 |
| PARCEL 3-TRACT 3N | 4.83 |
| PARCEL 3-SUBTOTAL | 5.39 |
| PARCEL 4-TRACT 4A | 2.36 |
| PARCEL 4-TRACT 4B | 0.01 |
| PARCEL 4-TRACT 4C | 0.32 |
| PARCEL 4-TRACT 4D | 0.22 |
| PARCEL 4-TRACT 4E | 0.04 |
| PARCEL 4-TRACT 4F | 0.03 |
| PARCEL 4-TRACT 4G | 0.01 |
| PARCEL 4-TRACT 4H | 0.02 |
| PARCEL 4-TRACT 4I | 0.03 |
| PARCEL 4-TRACT 4J | 0.03 |
| PARCEL 4-TRACT 4K | 0.01 |
| PARCEL 4-TRACT 4L | 0.02 |
| PARCEL 4-TRACT 4M | 0.02 |
| PARCEL 4-TRACT 4N | 0.02 |
| PARCEL 4-TRACT 4O | 0.02 |
| PARCEL 4-TRACT 4P | 0.02 |
| PARCEL 4-TRACT 4Q | 0.02 |
| PARCEL 4-TRACT 4R | 0.75 |
| PARCEL 4-SUBTOTAL | 4.88 |
| PARCEL 5-TRACT 5A | 0.09 |
| PARCEL 6-TRACT 6A | 0.17 |
| PARCEL 6-TRACT 6B | 0.01 |
| PARCEL 6-TRACT 6C | 8.73 |
| PARCEL 6-TRACT 6D | 0.19 |
| PARCEL 6-TRACT 6E | 3.19 |
| PARCEL 6-TRACT 6F | 4.01 |
| PARCEL 6-TRACT 6G | 0.20 |
| PARCEL 6-TRACT 6H | 0.02 |
| PARCEL 6-TRACT 6I | 0.03 |
| PARCEL 6-TRACT 6J | 0.36 |
| PARCEL 6-TRACT 6K | 0.16 |
| PARCEL 6-TRACT 6L | 0.01 |
| PARCEL 6-TRACT 6M | 0.01 |
| PARCEL 6-SUBTOTAL | 5.00 |
| PARCEL 7-TRACT 7A | 0.02 |
| PARCEL 7-TRACT 7B | 0.02 |
| PARCEL 7-TRACT 7C | 0.08 |
| PARCEL 7-TRACT 7D | 0.11 |
| PARCEL 7-TRACT 7E | 0.12 |
| PARCEL 7-TRACT 7F | 0.24 |
| PARCEL 7-TRACT 7G | 0.02 |
| PARCEL 7-TRACT 7H | 1.88 |
| PARCEL 7-TRACT 7I | 0.02 |
| PARCEL 7-TRACT 7J | 0.01 |
| PARCEL 7-TRACT 7K | 0.01 |
| PARCEL 7-TRACT 7L | 0.03 |
| PARCEL 7-TRACT 7M | 0.03 |
| PARCEL 7-TRACT 7N | 0.03 |
| PARCEL 7-TRACT 7O | 0.01 |
| PARCEL 7-SUBTOTAL | 2.61 |
| PARCEL 8-TRACT 8A | 15.24 |
| PARCEL 8-TRACT 8B | 0.02 |
| PARCEL 8-TRACT 8C | 0.48 |
| PARCEL 8-TRACT 8D | 0.05 |
| PARCEL 8-TRACT 8E | 0.14 |
| PARCEL 8-TRACT 8F | 0.03 |
| PARCEL 8-TRACT 8G | 0.03 |
| PARCEL 8-TRACT 8H | 0.03 |
| PARCEL 8-TRACT 8I | 0.03 |
| PARCEL 8-SUBTOTAL | 18.05 |
| WATER TANK TRACT | 1.11 |
| TOTAL TRACT AREAS = | 44.56 +/- |

ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.

P.U.E. - PUBLIC UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
R/W - RIGHT-OF-WAY
C/L - CENTER LINE
N.T.S. - NOT TO SCALE

* SEE COVER SHEET "TABULATION TABLE" FOR TYPICAL LOT DIMENSIONS WITHIN EACH PARCEL.

LEGEND SCALE
THIS PLAN MAY BE MODIFIED WITHOUT NOTICE
DATE: 10/20/2011
BY: MORRISON MAIERLE, INC.

| NO. | DESCRIPTION | REVISIONS | DATE | BY |
|-----|-------------|-----------|------|----|
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ENGINEERS
SURVEYORS
PLANNERS
MORRISON MAIERLE, INC.
1700 N. 44th Street, Suite 410
Phoenix, AZ 85018-1827
Tel: (602) 241-8472
Fax: (602) 241-8473
© 2011 MORRISON MAIERLE, INC.

DATE: 10/20/2011
BY: G.A. ROYER

VILLAGES AT PALOMINO RANCH
PHASE I
PINAL COUNTY, AZ
TENTATIVE PLAT
DETAILS SHEET

PROJECT NO. 8360001
SHEET NUMBER 8 OF 8

Request & Purpose: Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for **Palomino Ranch Unit 1**, 801 lots on a 293± acre parcel in the GR, CR-2/PAD, CR-3/PAD, CR-5/PAD, and CB-2/PAD zones.

ANALYSIS:

1. On September 18, 2003, the Planning & Zoning Commission granted tentative plat approval with 39 stipulations.
2. On October 21, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 48 stipulations.
3. On July 16, 2012 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
4. The applicant has submitted several final plats for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number thirty-nine has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Palomino Ranch Unit 1: Stipulations 1 – 48, modifying stipulation 39 to extend the tentative plat to October 21, 2014 as set forth in the staff report.

1. Submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval. All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer, to include construction of acceleration/deceleration lanes with left turn pockets on all peripheral roadways.
2. Provide a master grading and drainage plan for the site for review and approval. The plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plans for each parcel shall be submitted to the County Engineer for review and approval.
3. An association, including all property owners in the development, will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
 - a. Provide curb, gutter, sidewalk (recommend sidewalk on both sides), paving and incidentals on all interior local and collector streets.
 - b. Provide a 33' x 33' right of way sight visibility triangle easement at all streets which intersect with the peripheral streets.
 - c. The minimum paving widths for all local public streets within this development to be 32' (back-of-curb to back-of-curb) constructed within 50' of right-of-way. All minor collector streets to be constructed 40'(back-of-curb to back-of-curb) within 60' of right-of-way. All major collector streets to be 48'(back-of-curb to back-of-curb) within 80' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision

Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.

- d. The minimum paving width for Section Line Roads to be 37.5' (center line to back of curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary including commercial parcel. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the Drainage Ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a civil engineer licensed in the State of Arizona who will assume the responsibilities of Engineer of Record.
7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way, or as approved by the County Engineer.
8. Provide conduit and junction boxes at all road intersections, which require signals as noted by the traffic study. Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals.
9. A 1' vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and arterial or collector streets as required by the County Engineer.
10. At the time of final plat approval by the Board of Supervisors, the applicant/owner shall contribute \$166.00 per lot for the proposed 801 residential lots (and \$832.00 per lot at Building Permit), to the Maricopa Subregional Transportation Fund.
11. This subdivision shall be tied into two section corners as designated by the Pinal County Engineer.
12. If abandonment of Amarillo Valley Road North of school site is requested, an alternative access to Peters and Nall Road is required within 1320' of the existing Amarillo Valley Road.
13. Any existing rights-of-way not utilized by this subdivision must be abandoned prior to final plat approval.

14. Prior to final subdivision approval (initial plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
15. Prior to final subdivision approval (initial plat), the applicant/owner shall provide written verification from the applicable Fire District, as approved by the Pinal County Board of Supervisors, that emergency access, fire hydrant placement and fire flow requirements have been met or will be met to the satisfaction of the Fire District.
16. Prior to final subdivision approval (initial plat), the applicant/owner shall provide written verification from the Maricopa Unified School District # 20, that all applicable school concerns/issues have been resolved to the satisfaction of the District.
17. Prior to final subdivision approval (initial plat), the applicant/owner shall provide the Assessor's Office with a digital drawing (disk) of the Plat in one of the following formats: A) AutoCAD R14 DWG or B) DXF file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
18. The applicant/owner shall develop the subject property in accordance with the submittal documents for Villages at Palomino Ranch Phase 1, and in accordance with all applicable criteria of the Subdivision Ordinance, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
19. Development of the 801 lot Subdivision (Villages at Palomino Ranch Phase 1) shall be in conformance with Planning Case PZ-PD-028-02, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Ordinance.
20. Development of the proposed Subdivision (Villages at Palomino Ranch Phase 1) shall be in conformance with the applicable goals, policies and residential densities of the adopted Pinal County Comprehensive Plan.

21. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
22. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the Final Plat for review.
23. 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 "Note" section as required for Final Plat approval in the Pinal County Subdivision Ordinance including a note regarding a model complex and accessory uses, as applicable.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
24. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators; include the CC&R's reference to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the final plat(s) in the note section.
25. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Papago Estates Master Planned Community remains in open space, with a 3.25 DU/acre density for single family dwellings not to exceed 2,100 dwelling units.
26. All fencing on the lots within the GR zone shall be split-rail, pipe or wrought iron. No solid walls will be allowed on lots in the GR Zoning District.
27. The lots in the GR Zoning District shall not be part of the Papago Estates Homeowners Association.
28. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
29. 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.
30. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

31. No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying. Place in note section on face of final plat.
32. Prior to final subdivision approval (initial 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.
33. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of Final Engineering Plans (Street, Sewer, Water, Utilities, Drainage, Flood Control, Grading and Landscape 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.
34. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

This information shall be located on the top 1/4 of the face of the final plat with the Recorder's seal block located on the top 1/4 of each page of the final plat.

35. With final plat submittal provide a current title report.
36. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
37. 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.
38. 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.
39. The tentative plat shall be effective until October 21, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.

40. The applicant shall abandon any existing underlying plat(s) prior to final plat approval.
41. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted for review and approval by the County Engineer prior to final plat approval.
42. A Master Drainage Report shall be submitted for review and approval by the County Engineer prior to the submittal of the final plat.
43. The drainage report shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval.
44. All right-of-way dedications shall be at no cost to the public and unencumbered.
45. A paved all weather public access road be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
46. Sidewalks shall be required to be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual.
47. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
48. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

Date Prepared: 10/02/12 - dld
Revised:



PHILIP MILLER CONSULTANTS

Land Entitlement & Development

July 16, 2012

Mr. Jerry Stabley, Director
Pinal County Planning & Development
P.O. Box 2973, Florence, AZ 85232

Re: Palomino Ranch - Tentative Plat Extension
Pinal County #S-021-03 (Palomino Ranch Unit 1)

Dear Mr. Stabley:

On behalf of Palomino Ranch Partners, LLC and PRC 350, LLC as the landowner/developer of the above referenced project, this letter is submitted as formal application for request of a two-year extension of approval for Palomino Ranch Unit 1.

For the past several years this project has been on hold due the local, regional and national housing market and economic conditions. While there are some signs that the market is improving, most experts are not anticipating an increase in demand for final platted or finished lots in this area of Pinal County until late 2014.

To date, the owners have invested nearly \$17 million dollars for the purchase of the property which included zoning and preliminary entitlements, platting and civil engineering. Additionally, Global Water Resources has made substantial financial investment in regional water and wastewater system infrastructure designed for future housing development that will not only serve this property, but all properties in the vicinity. The time, effort and financial investment in Palomino Ranch by the property owners and Global Water Resources were all based on the assumption that the entitlements and tentative plat approvals of Palomino Ranch would last through the project's completion.

Just as soon as the residential housing market conditions within this area of Pinal County improve, the developers intend to proceed with the final platting and development of Palomino Ranch. It therefore seems reasonable and prudent for Pinal County to grant this project and additional two year extension.

The extension, if granted, will allow additional time needed to complete the final plat, final engineering plans, ADWR Certificate of Assured Water, ADEQ approval, ingress/egress and posting of financial assurances for this development. Should any changes to the tentative plat be made, a full and complete submittal for further review will be necessary.

Sincerely,
PM Consultants,

Philip A. Miller
President/Owner

cc D. Denton

Website Address: pmcaz.com

Mailing Address: 16 Spur Circle, Scottsdale, AZ 85251

Philip Miller, President (480) 215-1780 pmiller@pmcaz.com
Kelly Hall, Vice President (480) 220-7393 khall@pmcaz.com

S-032-03A

S-032-03A



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-032-03A

Case Coordinator: Dedrick Denton

Subdivision Name: Palomino Ranch Unit 2 & 3

Landowner/Developer: Palomino Ranch Partners, LLC at el.
7595 East McDonald Drive, Ste. 105
Scottsdale, AZ 85250

Agent: Philip Miller
PM Consultants, LLC
16 Spur Circle
Scottsdale, AZ 85251

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: GR, CR-3/PAD, and CR-5/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: Ak Chin Indian Community
East: CR-3/PAD; Vacant
South: GR, CR-2/PAD, and CR-3/PAD; Vacant
West: SR; Residential

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

Location: The subject property is located adjacent to Amarillo Valley Road, White Road, and Ak Chin Indian Community, approximately 2 miles southwest of the City of Maricopa.

Legal Description: A 379± acre parcel situated in a portion of Section 18, T5S, R3E, G&SRB&M (legal on file).

Number of Lots: 1,299

Tax Parcel Numbers: 510-85-003, 004, & 007



Subject Property

TENTATIVE PLAT OF VILLAGES AT PALOMINO RANCH PHASES II & III

A PORTION OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL NO. 1:

LOTS 181 THROUGH 269, INCLUSIVE, OF PAPAGO BUTTE RANCH UNIT 3, ACCORDING TO BOOK 18 OF MAPS, PAGE 45, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

LOTS 273 THROUGH 364, INCLUSIVE, PAPAGO BUTTE RANCH UNIT 4, ACCORDING TO BOOK 18 OF MAPS, PAGE 48, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

LOTS 270, 271 AND 272 AND WELL SITE #9 OF THE "REPLAT OF LOT 55 PAPAGO BUTTE RANCHOS UNIT ONE, LOTS 181, 182 AND 91 PAPAGO BUTTE RANCHOS UNIT TWO AND LOTS 270, 271 AND 272 PAPAGO BUTTE RANCHOS UNIT THREE" IN BOOK 18 OF MAPS, PAGE 47.

NOTE:

THE ABOVE PARCELS ARE AFFECTED BY AN "ABANDONMENT EXHIBIT" RECORDED IN BOOK 30, PAGE 85, RECORDS OF PINAL COUNTY, AZ.

BASIS OF BEARINGS

BEING THE SOUTH LINE OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA.
SAID LINE BEARS: S. 88°32'18" W.
FOR PAPAGO BUTTE RANCHOS UNIT #3 AS RECORDED IN BOOK 18, PAGE 45, P.C.R.

BENCHMARK

TOP OF BRASS CAP ON CONCRETE IRRIGATION STRUCTURE 60 FEET NORTHEAST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 3 EAST STAMPED (C-LS-1) 1990
ELEVATION = 1231.353
PER U.S.G.S. DATUM

GENERAL NOTES

1. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION
2. ON-SITE WATER MAINS WILL BE CONSTRUCTED BY DEVELOPER AND DEPENDENT TO THE WATER PROVIDER
3. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED

LEGEND

- INDICATES BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 27747 CAP
- ⊗ INDICATES FOUND BRASS CAP IN HAND HOLE
- ⊙ INDICATES FOUND MONUMENT AS SHOWN
- ⊖ INDICATES FOUND BRASS CAP FLUSH
- EASEMENT LINE
- - - SECTION LINE
- BOUNDARY LINE
- WATER
- S SEWER
- ⊙ SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- SEWER FLOW ARROW
- OVERHEAD ELECTRIC
- PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- (R) RECORD
- (M) MEASURED
- TRAFFIC SIGN
- OP POWER POLE
- GUY ANCHOR
- FENCE
- RV GAS VALVE
- M MAILBOX
- TELE PEDESTAL
- 3-50 LOT NUMBER
- PARCEL NUMBER
- O.S. OPEN SPACE

TABLE OF REQUIREMENTS (CR-3 ZONING)

| L.T.E.M. | SETBACKS |
|------------------|--|
| FRONT YARD | 18 FT. (10' TO LIVABLE OR SIDE ENTRY GARAGE) |
| REAR YARD | 15 FT. |
| SIDE YARD | 5 FT. |
| STREET SIDE YARD | 5 FT. |

| L.T.E.M. | DIMENSIONS |
|-------------------------|------------|
| MINIMUM LOT WIDTH | 45 FT. |
| MINIMUM LOT DEPTH | 115 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 5,175 S.F. |

TABLE OF REQUIREMENTS (CR-2 ZONING)

| L.T.E.M. | SETBACKS |
|------------------|--|
| FRONT YARD | 20 FT. (10' TO LIVABLE OR SIDE ENTRY GARAGE) |
| REAR YARD | 25 FT. |
| SIDE YARD | 10 FT. |
| STREET SIDE YARD | 10 FT. |

| L.T.E.M. | DIMENSIONS |
|-------------------------|-------------|
| MINIMUM LOT WIDTH | 70 FT. |
| MINIMUM LOT DEPTH | 171.4 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 12,000 S.F. |

PLANNED AREA DEVELOPMENT DATA (PHASES 2 & 3 ONLY)

| LAND USE TABLE | LOTS 1-269 |
|---|---------------|
| EXISTING ZONING | PAD R/ CR-3 |
| CROSS AREA | 379.11 AC. |
| NET AREA (EXCL. EX. R/W'S) | 273.04 AC. |
| TOTAL MILES CENTER PUBLIC STREETS | 11.12 MILES |
| TOTAL AREA OPEN SPACE | 38.25 AC. |
| TOTAL NO. DWELLING UNITS PROPOSED | 1299 UNITS |
| LOT AREA PROPOSED (45'X115') | 5,175 S.F. |
| AVERAGE LOT AREA PROPOSED | 7,825 S.F. |
| OVERALL PROPOSED DENSITY | 5.48 U/L/A.C. |
| PERCENT OF OPEN SPACE (15% MIN. REQUIRED) | 15.3 % |

TABLE OF REQUIREMENTS (GR ZONING)

| L.T.E.M. | SETBACKS |
|------------------|----------|
| FRONT YARD | 40 FT. |
| REAR YARD | 40 FT. |
| SIDE YARD | 20 FT. |
| STREET SIDE YARD | 20 FT. |

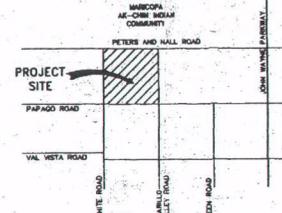
| L.T.E.M. | DIMENSIONS |
|-------------------------|-------------|
| MINIMUM LOT WIDTH | 150 FT. |
| MINIMUM LOT DEPTH | 430.8 FT. |
| MAXIMUM BUILDING HEIGHT | 30 FT. |
| MINIMUM LOT AREA | 65,340 S.F. |

PHASES 2 & 3 TABULATIONS

| PARCEL NO. | TOTAL LOTS | LOT SIZES | ACREAGE |
|----------------|-------------|--------------|----------------------|
| 10 | 131 | 55'X115' | 32.28 |
| 11 | 140 | 45'X120' | 30.74 |
| 12* | N/A | SCHOOL SITE | 18.43 |
| 13 | 128 | 45'X115' | 26.36 |
| 14 | 104 | 55'X115' | 25.98 |
| 15 | 128 | 45'X115' | 23.58 |
| 16 | 12 | 1.5-2.0 ACRE | 22.44 |
| 17 | 125 | 50'X115' | 25.10 |
| 18 | 97 | 55'X115' | 23.11 |
| 19 | 122 | 45'X115' | 22.04 |
| 20 | 168 | 55'X115' | 27.70 |
| 21 | 98 | 50'X115' | 22.07 |
| 22 | 113 | 60'X120' | 28.08 |
| NEW S' R/W | N/A | N/A | 0.82 |
| O.S. TRACTS | N/A | N/A | 46.51 |
| TOTALS: | 1299 | N/A | 373.04 AC Net |

SHEET INDEX

| NO. | DESCRIPTION |
|-----|--------------------------|
| 1 | COVER SHEET |
| 2-8 | MAPS - SEE KEY MAP BELOW |
| 9 | DETAILS SHEET |



VICINITY MAP
PINAL COUNTY, ARIZONA
N.T.S.

UTILITIES AND SERVICES

- WATER - SOUTH MARICOPA UTILITIES DISTRICT
- SEWER - SOUTH MARICOPA UTILITIES DISTRICT
- ELECTRICITY - ARIZONA PUBLIC SERVICE
- GAS - SOUTHWEST GAS CORPORATION
- TELEPHONE - QWEST COMMUNICATIONS
- SOLID WASTE DISPOSAL - PRIVATE VENDOR
- FIRE PROTECTION - THUNDERBOLT FIRE DISTRICT #2
- LAW ENFORCEMENT - PINAL COUNTY SHERIFF'S DEPARTMENT
- SCHOOL DISTRICT - MARICOPA UNIFIED SCHOOL DISTRICT No. 20

OWNER

MAL LLC
7008 N. 48TH PLACE
SCOTTSDALE, AZ 85253-4461
CONTACT: BILL LUNG

DEVELOPER

MARICOPA UTILITIES, L.L.C.
8501 N. SCOTTSDALE ROAD,
SUITE 160
SCOTTSDALE, AZ 85253
PHONE: (480) 348-8181
CONTACT: MICHAEL ZEPFROCK

ENGINEER

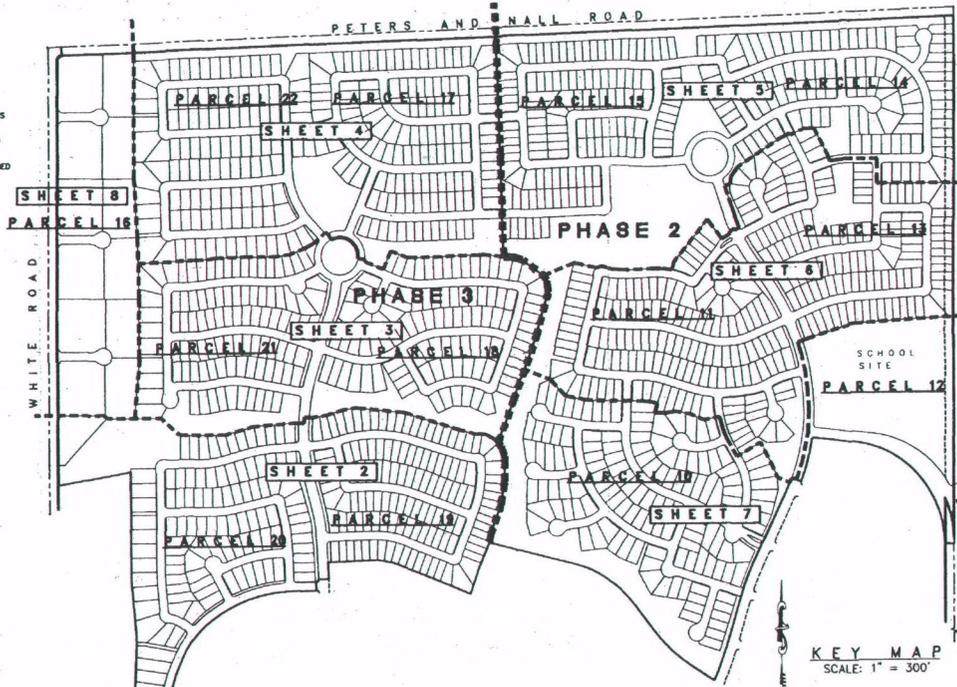
MORRISON MAIBERLE, INC.
120 NORTH 44TH STREET, SUITE 410
PHOENIX, AZ 85034
PHONE: (602) 244-8882

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE ENGINEERING DESIGNS SHOWN ON THIS PLAT WERE PREPARED UNDER MY DIRECTION.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL BOUNDARY MONUMENTS INDICATED AS FOUND HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN.



KEY MAP
SCALE: 1" = 300'

PROJECT NO. 1 OF 8

SHEET NUMBER 1

DATE BY

NO. DESCRIPTION REVISIONS

APPROVED BY MORRISON MAIBERLE, INC. ENGINEER

DESIGNED BY MORRISON MAIBERLE, INC. ENGINEER

DRAWN BY MORRISON MAIBERLE, INC. ENGINEER

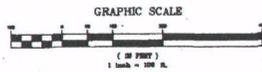
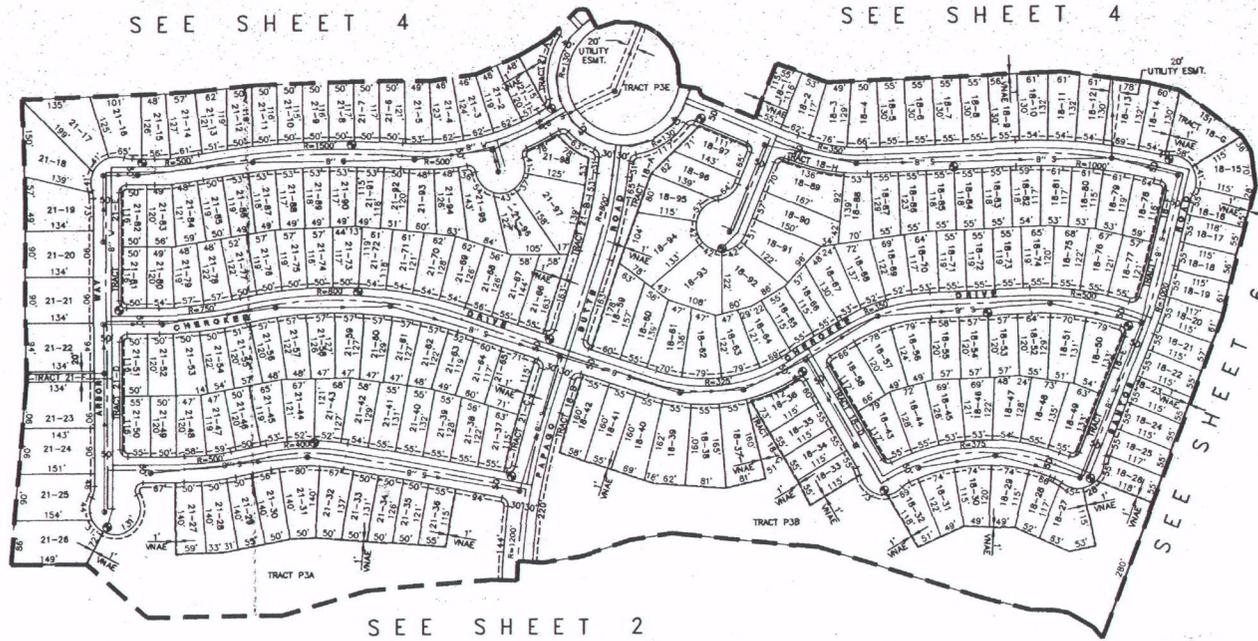
CHECKED BY MORRISON MAIBERLE, INC. ENGINEER

DATE

VILLAGES AT PALOMINO RANCH PHASES II & III TENTATIVE PLAT COVER SHEET

PINAL COUNTY, ARIZONA

SEE SHEET 8



LEGEND

- INDICATES BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 27747 CAP
- ⊕ INDICATES FOUND BRASS CAP IN HAND HOLE
- ⊙ INDICATES FOUND MONUMENT AS SHOWN
- ⊗ INDICATES FOUND BRASS CAP FLUSH
- EASEMENT LINE
- SECTION LINE
- BOUNDARY LINE
- W WATER
- S SEWER
- ⊙ SEWER MANHOLE
- ⊙ PROPOSED FIRE HYDRANT
- SEWER FLOW ARROW
- OVERHEAD ELECTRIC
- PUE PUBLIC UTILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- (R) RECORD
- (M) MEASURED
- T TRAFFIC SIGN
- OPM POWER POLE
- ⊥ CUY ANCHOR
- FENCE
- ⊕ GAS VALVE
- P MAILBOX
- TELE PEDESTAL
- 3-50 LOT NUMBER
- PARCEL NUMBER

PROJECT NO. 18-20000
SHEET NUMBER 1 OF 9

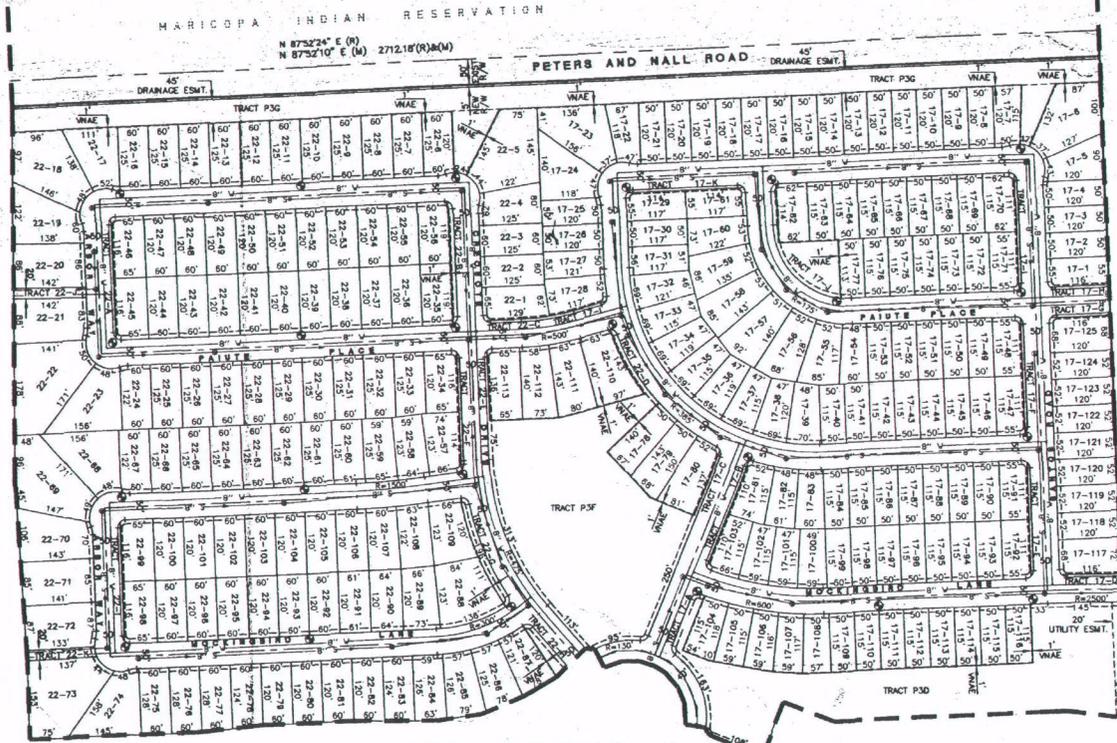
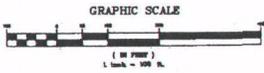
VILLAGES AT PALOMINO RANCH
PHASE II & III
TENTATIVE PLAT
PHASE III - PARCELS 18 & 21
AZ

DESIGNED BY MORRISON MAIBERLE, INC.
PLANNED BY MORRISON MAIBERLE, INC.
DATE: 09/03/03
PROJECT NO. 18-20000
SHEET NO. 1 OF 9

| NO. | DESCRIPTION | REVISIONS | DATE BY |
|-----|-------------|-----------|---------|
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| | | | |

SCALE: AS SHOWN
THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND PARCELS SHOWN THEREON.
NO OTHER USES ARE PERMITTED.
MORRISON MAIBERLE, INC.

SEE SHEET 8



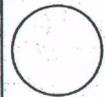
SEE SHEET 3

SEE SHEET 5

LEGEND

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- FENCE
- P GAS VALVE
- M MAILBOX
- TELE PEDESTAL
- 1-50 LOT NUMBER
- PARCEL NUMBER

VERTICAL SCALE
1" = 100'
1 inch = 100 feet



| NO. | DESCRIPTION | REVISION | DATE BY |
|-----|-------------|----------|---------|
| | | | |
| | | | |
| | | | |

MORRISON MAERLE, INC.
 180 S. GARDEN AVENUE, SUITE 110
 PALM BEACH, FLORIDA 33480
 TEL: 561-832-1111 FAX: 561-832-1112
 WWW.MORRISONMAERLE.COM
 PROJECT NO. 0303-001
 SHEET NO. 4 OF 9

| DATE | BY | DATE | BY |
|------|----|------|----|
| | | | |
| | | | |

VILLAGES AT PALOMINO RANCH
 PHASE II & III
 TENTATIVE PLAT
 PHASE III - PARCELS 17 & 22

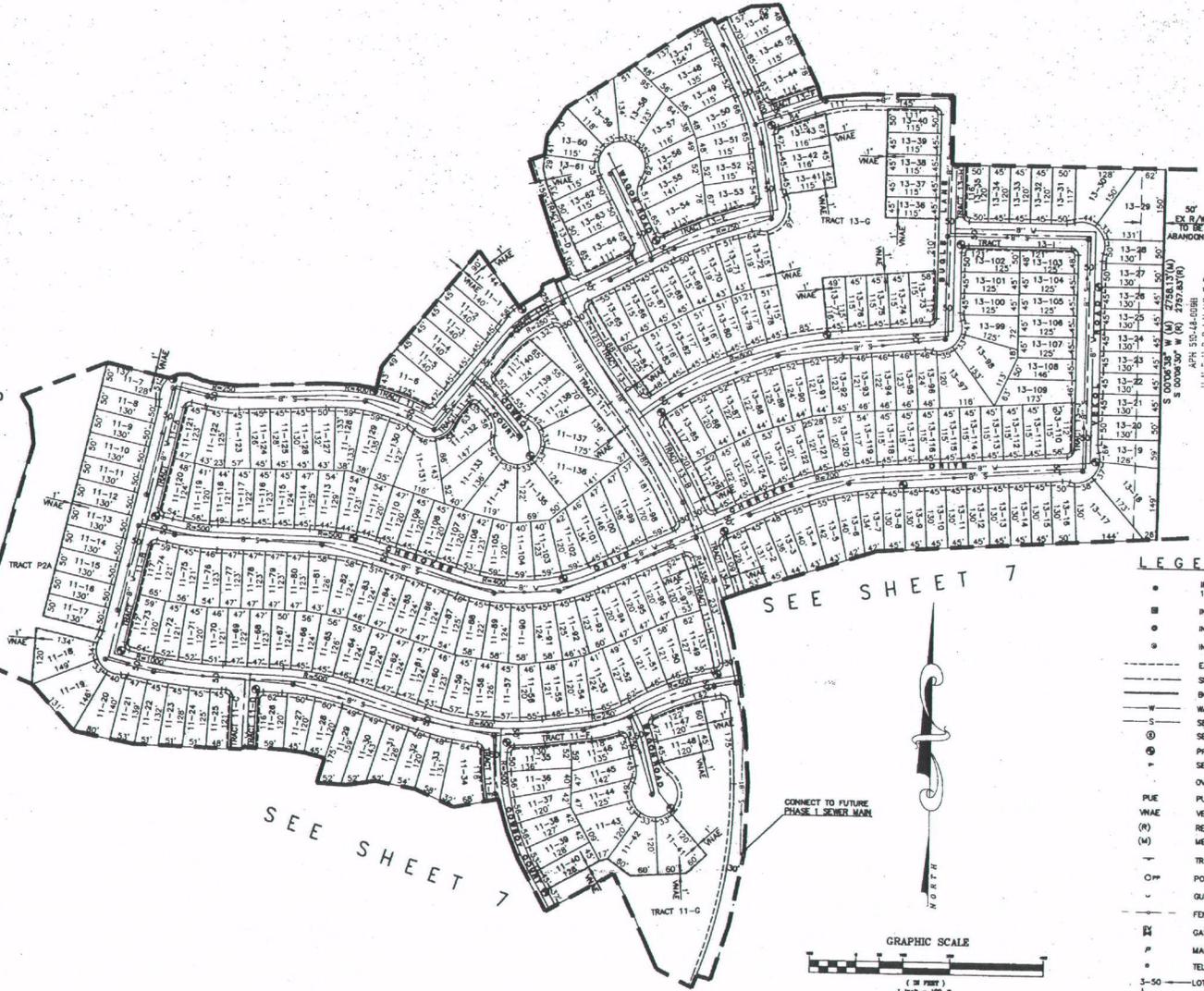
PROJECT NO.
8382001
 SHEET NUMBER
4
 4 OF 9

SEE SHEET 5

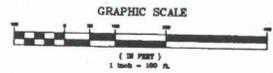
SEE SHEET 3

SEE SHEET 7

SEE SHEET 7



CONNECT TO FUTURE PHASE 1 SEWER MAIN



- LEGEND**
- INDICATES BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 27747 CAP
 - INDICATES FOUND BRASS CAP IN HAND HOLE
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 - ⊙ GUY ANCHOR
 - FENCE
 - ⊙ GAS VALVE
 - P MAILBOX
 - ⊙ TELE PEDESTAL
 - 3-50 LOT NUMBER
 - PARCEL NUMBER

OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.



| NO. | DESCRIPTION | REVISIONS | DATE BY |
|-----|-------------|-----------|---------|
| | | | |
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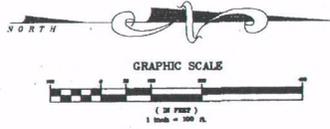
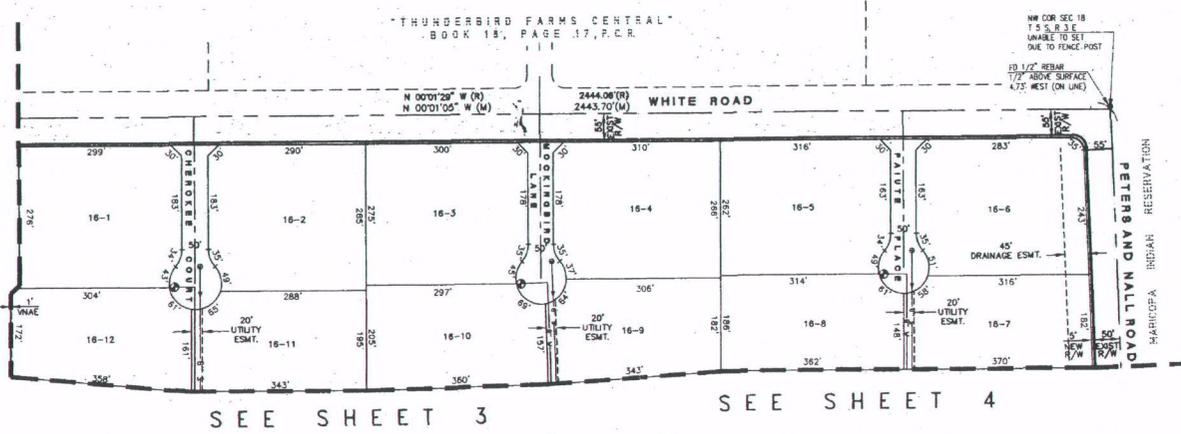
ENGINEERED AND PLANNED BY
MORRISON MAIRLE INC.
 1515 N. 10th Street, Suite 110
 Phoenix, AZ 85006
 Phone: (602) 944-9444
 Fax: (602) 944-9447
 © 2003 MORRISON MAIRLE, INC.

DATE BY: 9/3/03
 DRAWN BY: JMB
 CHECKED BY: JMB
 APPR. BY: JMB
 DATE: 9/3/03

VILLAGES AT PALOMINO RANCH
 PHASE II & III
 TENTATIVE PLAT
 PHASE II - PARCELS 11 & 13
 PINAL COUNTY, ARIZONA

PROJECT NO. 8382001
 SHEET NUMBER 6
 6 OF 9

SEE SHEET 2



LEGEND

- INDICATES BOUNDARY CORNER, SET 1/2" REBAR WITH RLS 27747 CAP
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- 3-50 LOT NUMBER
- PARCEL NUMBER

VERIFY SCALE
THIS PLAN AND ALL
DIMENSIONS ARE BASED ON
THE SURVEY OF 1987
BY MORRISON MAIERLE, INC.
10/20/03



| NO. | DESCRIPTION | REVISIONS | DATE | BY |
|-----|-------------|-----------|------|----|
| | | | | |
| | | | | |

CLIENTS:
SANDRINE
SANDRINE
SANDRINE

MORRISON
MAIERLE, INC.
an Arkansas Corporation
1500 N. GARDNER ROAD, SUITE 410
LITTLE ROCK, AR 72202-4110
PHONE: (501) 224-4411
FAX: (501) 224-4412
© 2003 MORRISON MAIERLE, INC.

DRAWN BY: JLM
CHECKED BY: JLM
DATE: 8/20/03
SCALE: AS SHOWN
PL. LINE

VILLAGES AT PALOMINO RANCH
PHASE II & III
TENTATIVE PLAT
PHASE III - PARCEL 16

PROJECT NO.
8382001
SHEET NUMBER
03
8 OF 9

Request & Purpose: Palomino Ranch, LLC et al., landowners, Philip Miller, PM Consultants, LLC, agent, requesting approval of a tentative plat extension for **Palomino Ranch Unit 2 & 3**, 1,299 lots on a 379± acre parcel in the GR, CR-3/PAD, and CR-5/PAD zones.

ANALYSIS:

1. On January 20, 2005, the Planning & Zoning Commission granted tentative plat approval with 39 stipulations.
2. On October 21, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 47 stipulations.
3. On July 16, 2012 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
4. The applicant has submitted several final plats for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number thirty-nine has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Palomino Ranch Unit 2&3: Stipulations 1 – 47, modifying stipulation 39 to extend the tentative plat to January 20, 2015 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer, in include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways.
2. The approved drainage plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plans for each parcel shall be submitted to the County Engineer for review and approval.
3. An association, including all property owners in the development, will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
 - a. Provide curb, gutter, sidewalk (recommend sidewalk on both sides), paving and incidentals on all interior local and collector streets.
 - b. Provide a 33' x 33' right of way sight visibility triangle easement at all streets which intersect with the peripheral streets.
 - c. The minimum paving widths for all local public streets within this development to be 32' (back-of-curb to back-of-curb) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (back-of-curb to back-of-curb) within 60' of right-of-way. All major collector streets to be 48'(back-of-curb to back-of-curb) within 80' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.

- d. The minimum paving width for Amarillo Valley Road and Papago Road to be 37.5' (center line to back of curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary including commercial parcel. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the Drainage Ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a civil engineer licensed in the State of Arizona who will assume the responsibilities of Engineer of Record.
7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
8. Provide conduit and junction boxes at all road intersections, which require signals as noted by the traffic study. Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals.
9. A 1' vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and arterial or collector streets as required by the County Engineer.
10. At the time of final plat approval by the Board of Supervisors, the applicant/owner shall contribute \$166.00 per lot for the proposed 1299 residential lots (and \$832.00 per lot prorated at Building Permit), to the Maricopa Subregional Transportation Fund.
11. This subdivision shall be tied into two section corners as designated by the Pinal County Engineer.
12. If Amarillo Valley Road is to be abandoned at the school site, alternative access to Peters and Nall Road must be provided within 1320 feet of present location.
13. Provide a permanent dust palliative for Peters and Nall Road along entire North boundary of subdivision, or as approved by the Pinal County Engineer.
14. Prior to final subdivision approval (final plat), the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

- a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved Certificate of Convenience and Necessity (CNN).
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the Certified Area Wide Water Quality Management (208) Plan.
15. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
 16. Prior to final subdivision approval (final plat), the applicant/owner shall provide written verification from the Maricopa Unified School District # 20, that all applicable school concerns/issues have been resolved to the satisfaction of the District.
 17. Prior to final subdivision approval (final plat), the applicant/owner shall provide the Assessor's Office with a digital drawing (disk) of the Plat in one of the following formats: A) AutoCAD R14 DWG or B) DXF file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
 18. The applicant/owner shall develop the subject property in accordance with the submittal documents for Villages at Palomino Ranch Phases II & III, and in accordance with all applicable criteria of the Subdivision Ordinance, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
 19. Development of the 1299 lot Subdivision (Villages at Palomino Ranch Phases II & III) shall be in conformance with Planning Case PZ-PD-028-02, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Ordinance.
 20. Development of the proposed Subdivision (Villages at Palomino Ranch Phases II & III) shall be in conformance with the applicable goals, policies and residential densities of the adopted Pinal County Comprehensive Plan.
 21. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
 22. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the Final Plat for review.
 23. 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 "Note" section as required for Final Plat approval in the Pinal County Subdivision Ordinance including a note regarding a model complex and accessory uses, as applicable.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
24. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.
 25. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Papago Estates Master Planned Community remains in open space, with a 3.25 DU/acre density for single family dwellings not to exceed 2,100 dwelling units.
 26. All fencing on the lots within the GR zone shall be split-rail, pipe or wrought iron. No solid walls will be allowed on lots in the GR Zoning District.
 27. The lots in the GR Zoning District shall not be part of the Papago Estates Homeowners Association.
 28. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
 29. 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.
 30. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
 31. No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying. Place in note section on face of final plat.
 32. Prior to final subdivision approval (final 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.

33. With final plat submittal (**Required by A.R.S. § 11-806.01G**) provide (2) sets of Final Engineering Plans (Street, Sewer, Water, Utilities, Drainage, Flood Control, Grading and Landscape 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.
34. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

This information shall be located on the top 1/4 of the face of the final plat with the Recorder's seal block located on the top 1/4 of each page of the final plat.

35. With final plat submittal provide a current title report.
36. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
37. 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.
38. 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.
39. The tentative plat shall be effective until January 20, 2015; it may be extended upon reapplication and review by the Planning and Zoning Commission.
40. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted for review and approval by the County Engineer prior to final plat approval.
41. A Master Drainage Report shall be submitted for review and approval by the County Engineer prior to the submittal of the final plat.
42. The drainage report shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval.

43. All right-of-way dedications shall be at no cost to the public and unencumbered.
44. A paved all weather public access road be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
45. Sidewalks shall be required to be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual.
46. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
47. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

Date Prepared: 10/02/12 - dld
Revised:



PHILIP MILLER CONSULTANTS

Land Entitlement & Development

July 16, 2012

Mr. Jerry Stabley, Director
Pinal County Planning & Development
P.O. Box 2973, Florence, AZ 85232

Re: Palomino Ranch - Tentative Plat Extension
Pinal County #S-032-03A (Palomino Ranch Units 2 & 3)

Dear Mr. Stabley:

On behalf of Palomino Ranch Partners, LLC and PRC 350, LLC as the landowner/developer of the above referenced project, this letter is submitted as formal application for request of a two-year extension of approval for Palomino Ranch Units 2 & 3.

For the past several years this project has been on hold due the local, regional and national housing market and economic conditions. While there are some signs that the market is improving, most experts are not anticipating an increase in demand for final platted or finished lots in this area of Pinal County until late 2014.

To date, the owners have invested nearly \$17 million dollars for the purchase of the property which included zoning and preliminary entitlements, platting and civil engineering. Additionally, Global Water Resources has made substantial financial investment in regional water and wastewater system infrastructure designed for future housing development that will not only serve this property, but all properties in the vicinity. The time, effort and financial investment in Palomino Ranch by the property owners and Global Water Resources were all based on the assumption that the entitlements and tentative plat approvals of Palomino Ranch would last through the project's completion.

Just as soon as the residential housing market conditions within this area of Pinal County improve, the developers intend to proceed with the final platting and development of Palomino Ranch. It therefore seems reasonable and prudent for Pinal County to grant this project and additional two year extension.

The extension, if granted, will allow additional time needed to complete the final plat, final engineering plans, ADWR Certificate of Assured Water, ADEQ approval, ingress/egress and posting of financial assurances for this development. Should any changes to the tentative plat be made, a full and complete submittal for further review will be necessary.

Sincerely,
PM Consultants,

Philip A. Miller
President/Owner

cc D. Denton

Website Address: pmcaz.com
Mailing Address: 16 Spur Circle, Scottsdale, AZ 85251

Philip Miller, President (480) 215-1780 pmiller@pmcaz.com
Kelly Hall, Vice President (480) 220-7393 khall@pmcaz.com

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



PRP 350 LLC

[Insert Company or Trustee's Name]

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

Its: Assistant V.P. / CFO
[Insert Title]

Dated: 10/7/10

STATE OF King Washington
COUNTY OF King) ss.

The foregoing instrument was acknowledged before me, this 7 day of October, 2010,
by Christopher J W Eadon as Assistant V.P. / CFO of
PRP 350 an WASHINGTON LIMITED LIABILITY CO.
[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.

Paulette M Murchison
Notary Public

My commission expires: 07-27-11

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

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, before me, the undersigned, personally appeared _____ who acknowledged himself/herself to be _____ of _____, as _____ for _____, 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: _____

S-030-03

S-030-03



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-030-03

Case Coordinator: Dedrick Denton

Subdivision Name: Laco 80

Landowner/Developer: FIPC, LLC
3333 E. Camelback Road, Ste. 185
Phoenix, AZ 85018

Agent: Greg Sir
Sir Mortgage and Finance of Arizona, Inc.
3333 E. Camelback Road, Ste. 185
Phoenix, AZ 85018

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-1A

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: GR; Vacant
East: GR; Vacant
South: GR; Vacant
West: City of Coolidge

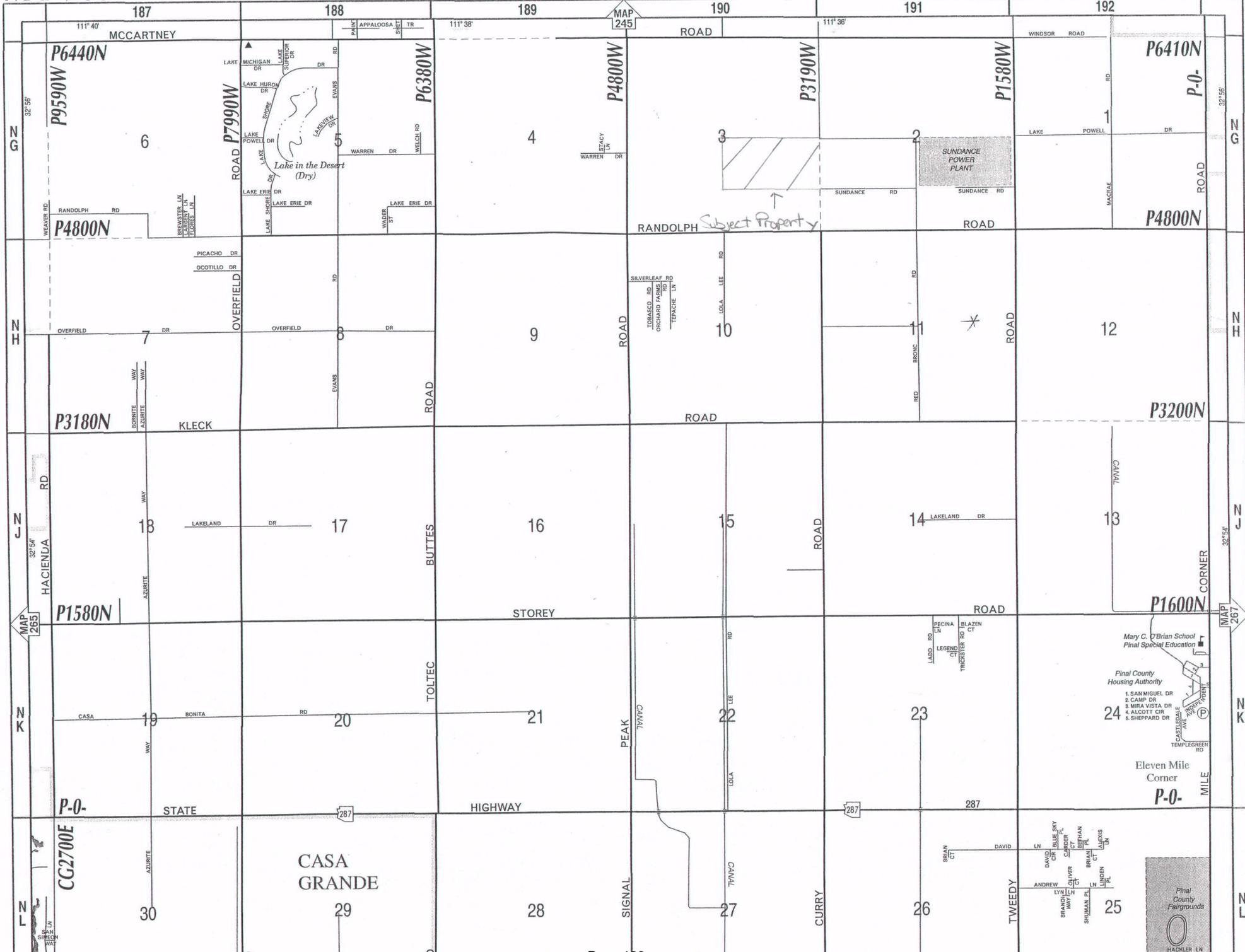
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located adjacent to the west side of Curry Road and adjacent to the City of Coolidge.

Legal Description: An 85± acre parcel situated in a portion of Section 3, T6S, R7E, G&SRB&M (legal on file).

Number of Lots: 80

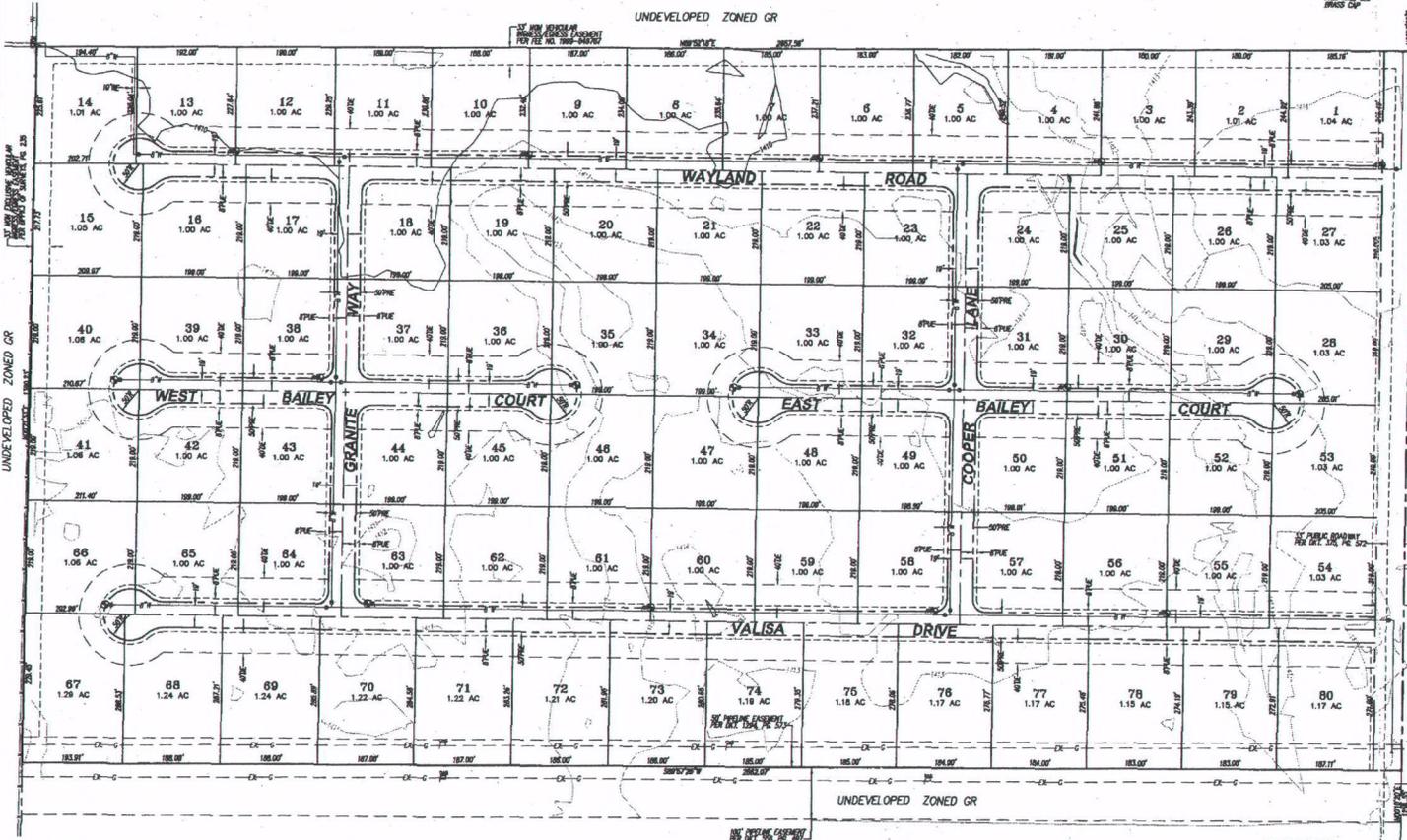
Tax Parcel Numbers: 401-01-128 et al.



PRELIMINARY PLAT OF LACO 80

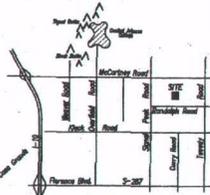
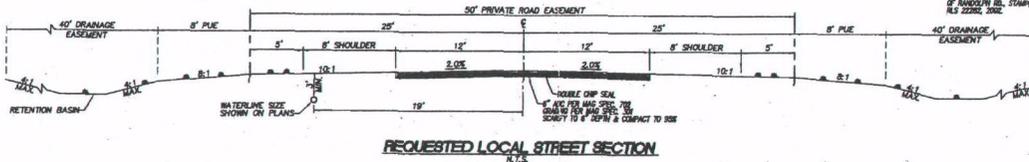
NORTH 1/2 OF THE SOUTHEAST 1/4
SECTION 3, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
PINAL COUNTY, ARIZONA

UNDEVELOPED ZONED GR



ZONING TABLE

| ZONING DISTRICT | CR-1A |
|-------------------------|--------------------|
| MAXIMUM BUILDING HEIGHT | TWO-STORY OR 30 FT |
| MINIMUM LOT AREA | 43,500 SF |
| MINIMUM LOT WIDTH | 100 FT |
| MINIMUM FRONT SETBACK | 30 FT |
| MINIMUM SIDE SETBACK | 10 FT |
| MINIMUM REAR SETBACK | 40 FT |
| HORSE PRIVILEGES | YES |



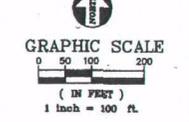
DEVELOPER/OWNER
LACO HOMES, L.L.C.
12047 N. 30TH PL.
SCOTTSDALE, ARIZONA 85250
(480) 522-0068
FAX: (480) 522-4897
CONTACT: ROSS & COOPER

ENGINEER
UNITED ENGINEERING GROUP
4505 EAST CHANDLER BLVD., SUITE 370
PHOENIX, ARIZONA 85048
PHONE: (480) 705-5372
FAX: (480) 705-5376
CONTACT: CHRISTOPHER F. LEVZ, P.E.

- LEGEND**
- SITE BOUNDARY
 - RIGHT OF WAY LINE
 - MONUMENT OR CENTER LINE
 - LOT LINE
 - PRIVATE ROAD EASEMENT
 - DRAINAGE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - WATER EASEMENT

- UTILITIES/SERVICES**
- WATER: SIONAL MOUNTAIN WATER CO.
 - SEWERS: INDIVIDUAL LOT SEPTIC SYSTEMS
 - ELECTRIC: ARIZONA PUBLIC SERVICE CO.
 - TELEPHONE: ARIZONA PUBLIC SERVICE CO.
 - CABLE T.V.: ARIZONA PUBLIC SERVICE CO.
 - POSTAL SERVICE: U.S. MAIL
 - FIRE SERVICE: PHOENIX FIRE & RESCUE DISTRICT
 - FIRE STATION: 2 MILES
 - BY LICENSED CONTRACT HAULER

FLOOD ZONE
C - AREA OF ANIMAL FLOOD HAZARD



PROJECT DATA

| | |
|-------------------------|-------------------------------|
| EXISTING ZONING | GR (GENERAL RURAL) |
| PROPOSED ZONING | CR-1A |
| # OF LOTS | 80 |
| TOTAL SITE AREA (GROSS) | 3,174,782.72 SF (72.81 ACRES) |
| TOTAL SITE AREA (NET) | 2,808,724.74 SF (64.50 ACRES) |
| PROJECT DENSITY (GROSS) | 0.24 UNITS PER ACRE |
| PROJECT DENSITY (NET) | 0.36 UNITS PER ACRE |
| AVERAGE LOT SIZE | 43,500.00 SF (1.00 ACRE) |
| MINIMUM LOT SIZE | 36,192.40 SF (1.28 ACRES) |

united engineering group
4505 East Chandler Boulevard
Phoenix, Arizona 85048
Phone: (480) 705-5372
Fax: (480) 705-5376



| DATE | REVISIONS | DESCRIPTION |
|------|-----------|-------------|
| | | |
| | | |
| | | |

PRELIMINARY PLAT
SECTION 3, T6S, R7E
PINAL COUNTY, ARIZONA

Job No.: 13901
Date: 4/15/03
Prepared by: CML
Drawn by: CML
Checked by: SPL
Reviewed by: Private
Title: Preliminary Plat

1
SHEET 1 OF 1
PROJECT NUMBER
13901

Request & Purpose: FIPC, LLC, landowner, Greg Sir, agent, requesting approval of a tentative plat extension for **Laco 80**, 80 lots on a 85± acre parcel in the CR-1A zone.

ANALYSIS:

1. On October 16, 2003 the Planning & Zoning Commission granted tentative plat approval with 29 stipulations.
2. On October 21, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 34 stipulations.
3. On August 24, 2012 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
4. The applicant has submitted a final plat for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number twenty-nine has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Laco 80: Stipulations 1 – 34, modifying stipulation 29 to extend the tentative plat to October 21, 2014 as set forth in the staff report.

1. Submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval. All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer, to include construction of acceleration/deceleration lanes with left turn pockets on all peripheral roadways.
2. The grading and drainage plan shall provide retention for the 100-year, 1-hour storm waters, with on lot retention. Individual grading and drainage plans for each parcel shall be submitted to the County Engineer for review and approval.
3. Property owners shall have the responsibility for maintaining private streets and drainage easements in accordance with approved plans.
4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision standards or as approved by the County Engineer.
 - a. Provide a 33' X 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets.
 - b. The minimum paving width for Curry Road to be 28' (back-of-curb to back-of-curb) with structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary and South to Randolph Road. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the Drainage Ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a civil engineer licensed in the State of Arizona who will assume the responsibilities of Engineer of Record.

7. A 1' vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to the access road and Parcel "A" as required by the County Engineer.
8. This subdivision shall be tied into two section corners as designated by the Pinal County Engineer.
9. All lots shall be graded to allow stormwater to flow to the 40' on lot retention easement.
10. Prior to final subdivision approval (final plat), the applicant/owner shall conduct required soil percolation test(s) to assure that an approved septic site is available for each proposed residential lot.
11. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
12. Prior to final subdivision approval (final plat), the applicant/owner shall provide written verification from the Coolidge Unified School District #21 that the applicable school concerns/issues have been resolved to the satisfaction of the school district.
13. Prior to final subdivision approval (final plat), the applicant/owner shall provide the Assessor's Office with a digital drawing (disk) of the Plat in one of the following formats: A) AutoCAD R14 DWG or B) DXF file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
14. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Laco 80, and in accordance with all applicable criteria of the Subdivision Ordinance, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
15. Development of the 80 lot Subdivision (Laco 80) shall be in conformance with (Article 8-1C, CR-1A Single Residence zone) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Ordinance. Final platting must be in conformance with Sections 312 and 406 of the Subdivision Ordinance, as applicable.
16. Development of the proposed Subdivision (Laco 80) shall be in conformance with the applicable goals, policies and residential densities of the adopted Pinal County Comprehensive Plan.
17. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.

18. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the Final Plat for review.
19. The applicant/owner will ensure a stubout will be installed on the septic system wastewater line for each lot, to accommodate a future regional wastewater treatment system, when available.
20. 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 "Note" section as required for final plat approval in the Pinal County Subdivision Ordinance including a note regarding a model complex and accessory uses, as applicable.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
21. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
22. Prior to final subdivision approval (final 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.
23. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of final engineering plans (Street, Sewer, Water Utilities, Drainage, Flood Control, Grading and Landscape 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.
24. 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.
25. With final plat submittal provide a current title report.
 26. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
 27. 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.
 28. 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.
 29. The tentative plat shall be effective until October 21, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.
 30. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted for review and approval by the County Engineer prior to the final plat approval.
 31. All right-of-way dedications shall be at no cost to the public and unencumbered.
 32. A paved all weather public access road be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
 33. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Regulations and Subdivision & Infrastructure Design Manual or as approved by the County Engineer.
 34. The approved Drainage Plan shall be per the current Pinal County Drainage Manual and shall provide retention for storm waters in an on-lot retention for lots 1 acre and greater. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat. The drainage report shall be submitted for review and approval by the County Engineer prior to the final plat approval.

Date Prepared: 10/02/12 - dld
Revised:

FIPC, LLC

3333 E. Camelback Rd. Suite 185 Phoenix, AZ. 85018
(602) 954-6677 Fax: (602) 954-4767

August 24, 2012

Mr. Dedrick Denton
Pinal County
Planning & Development
P.O. Box 2973
Florence, AZ 85132

Re: Tentative Plat Case # S-030-03
Vista Del Rey Estates

Dear Mr. Denton:

Please accept this letter as our request to extend the above referenced tentative plat for two years.

We have attempted to market this site to no avail. We have discussed the property with realtors and builders but have received only minimal response to date. The partners have discussed selling the land in bulk but again, there is no market. The partners have also discussed moving forward with the improvement of the property. However, due to the lack of response from the market, it is just not feasible. In addition, securing the funds from lending sources to complete the subdivision improvements is still extraordinarily difficult to obtain.

We believe the market is starting to stabilize and that demand for improved lots and eventually platted parcels will commence. Unfortunately, the area that this parcel is located is not in a high demand area as of yet.

The partners have invested significant funds into this venture and we remain committed to the site. We therefore plan to be in a position to capitalize on the market as it turns. In preparation, we have extended our water availability with the Arizona Water Company. In addition, we continue to monitor market demand, product type, and construction costs. A fully entitled site (current tentative plat) will allow us to proceed timely when demand strikes this area.

Mr. Dedrick Denton
August 24, 2012
Page Two

We greatly appreciate your consideration in extending the tentative plat for two additional years. Please let us know if you have any questions. Thank you

Sincerely,
FIPC, LLC

By: Gel Investments, Inc. an Arizona corporation
Its: Manager

A handwritten signature in black ink, appearing to read "Greg Sir", written over a horizontal line.

By: Greg Sir
Its: President

By: SIR Mortgage & Finance of Arizona, Inc., an Arizona corporation
Its: Member

A handwritten signature in black ink, appearing to read "Greg Sir", written over a horizontal line.

By: Greg Sir
Its: President

S-018-05

S-018-05



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-018-05

Case Coordinator: Dedrick Denton

Subdivision Name: Ashburn at Magic Ranch Units 1, 2, & 3

Landowner/Developer: VREO III, LLC
6149 S. Rainbow Boulevard
Las Vegas, NV 89118

Engineer: United Engineering Group
3205 W. Ray Road
Chandler, AZ 85226

Comprehensive Plan: Moderate Low Density Residential

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

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: CR-2/PAD, CI-B/PAD, & CB-2/PAD; Mini Storage
East: CB-2/PAD & GR; Vacant
South: CR-3/PAD; Vacant
West: GR; CB-1/PAD & CR-3/PAD; Church and vacant

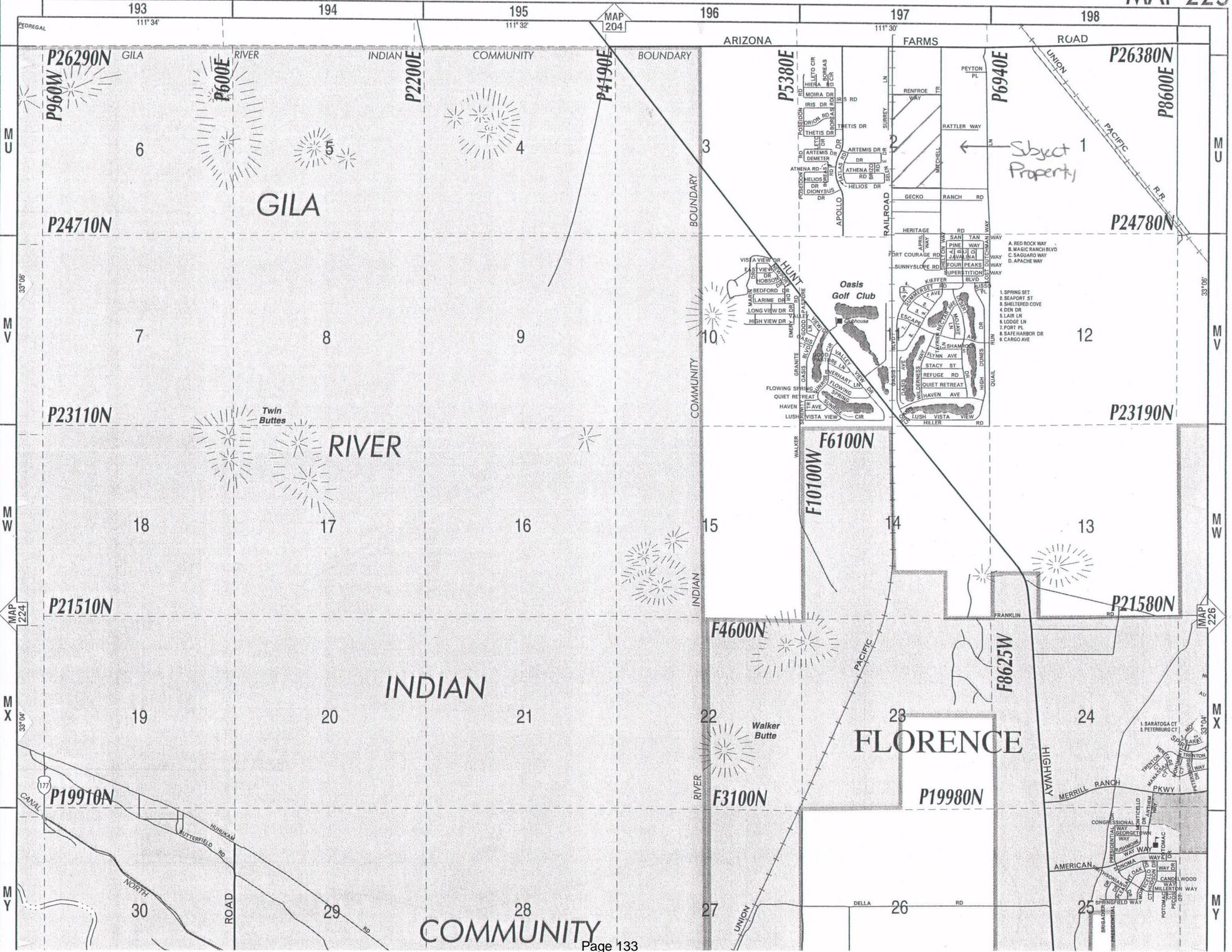
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located ¼ mile south of Arizona Farms Road and adjacent to the east side of Southern Pacific Railroad approximately ¾ mile west of the Town of Florence.

Legal Description: A 79.7± acre parcel situated in a portion of Section 2, T4S, R8E, G&SRB&M (legal on file).

Number of Lots: 320

Tax Parcel Numbers: 200-58-007 & 200-58-011



193 111°34' 194 111°32' 195 111°30' 196 111°30' 197 111°30' 198

ARIZONA FARMS ROAD

P26290N P960W P600E P2200E P4190E P5380E P6940E P26380N P8600E

GILA RIVER INDIAN COMMUNITY BOUNDARY

6 5 4 3

GILA

P24710N P24780N

7 8 9 10 12

Oasis Golf Club

18 17 16 15 14 13

Twin Buttes RIVER

P23110N P23190N

INDIAN COMMUNITY BOUNDARY

19 20 21 22 23 24

F6100N F10100W F4600N F8625W P21580N

FLORENCE

INDIAN COMMUNITY BOUNDARY

19910N P19980N

19 20 21 22 23 24 25 26 27 28 29 30

INDIAN COMMUNITY BOUNDARY

FLORENCE COMMUNITY BOUNDARY

Walker Butte RIVER

COMMUNITY

Subject Property

MAP 224 MAP 225

DEVELOPMENT SUMMARY

- 1) ACREAGE: GROSS 79.76 AC.
- 2) YIELD: 320 LOTS
- 3) DENSITY: 4.01 D.U./GR. AC.
- 4) OPEN SPACE: USEABLE 4.71 AC. / 5.9%
TOTAL 14.59 AC. / 18.3%
- 5) ZONING: EXISTING CR-2 PAD, CR-3 PAD
- 6) LOT SIZE: TYPICAL: 55'x110'
MINIMUM: 55'x100'

BENCHMARK

NCS DESIGNATION B 517, PFD D12292
ELEVATION = 1516.07 (NAVD 88 DATUM)
2.8 KM (1.75 MI) NORTHERLY ALONG U.S. HIGHWAY 89 (PINAL PARKWAY)
FROM THE JUNCTION OF STATE HIGHWAY 287 (BUTTE AVENUE) IN FLORENCE,
THENCE 7.4 KM (4.60 MI) WESTERLY ALONG HUNT HIGHWAY, THENCE 7.2 KM
WESTERLY ALONG ARIZONA FARMS ROAD, THENCE 0.1 KM (0.05 MI)
NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, 8.8 M (22.3 FT)
SOUTHWEST OF THE NEAR RAIL, 3.7 M (12.1 FT) SOUTHWEST OF MILEPOST
981, 2.3 M (7.5 FT) NORTHEAST OF A UTILITY POLE STUB, 1.6 M (5.2 FT)
BELOW THE LEVEL OF THE TRACK, AND 0.5 M (1.6 FT) SOUTHEAST OF A
WITNESS POST. NOTE - ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH
LOG CAP.

TM #1
PIPE IN HANDHOLE AT THE INTERSECTION OF ARIZONA FARMS ROAD
& SURREY LANE (N. 1/4 COR. SECTION 2, T.4S, R.8E).
ELEVATION = 1513.92 (NAVD 88 DATUM)

TM #2
FD. PIPE MARKING THE NORTHWEST CORNER OF PARCEL 7
ELEVATION = 1513.55 (NAVD 88 DATUM)

TM #3
FD. 1/2" REBAR W/CAP PLS #21081 MARKING THE SOUTHWEST CORNER
OF PARCEL 11
ELEVATION = 1515.47 (NAVD 88 DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA. A BEARING OF SOUTH 89 DEGREES 51 MINUTES
30 SECONDS WEST WAS USED PER THE PLAT OF SURVEY RECORDED
IN BOOK 1 OF SURVEYS, PAGES 45, 46, AND 47, RECORDS OF PINAL
COUNTY, ARIZONA.

| TRACT TABLE | |
|----------------------|---|
| AREAS | DESCRIPTIONS |
| Tract "A" - 9.38 ac. | Geotile Examenite, Equestrian Trail and Landscaping (where allowed) |
| Tract "B" - 2.54 ac. | Retention, Landscape, Open Space and Equestrian Trail |
| Tract "C" - 0.27 ac. | Retention, Landscape, Open Space and Equestrian Trail |
| Tract "D" - 1.05 ac. | Retention, Landscape, Open Space and Equestrian Trail |
| Tract "E" - 1.20 ac. | Retention, Landscape and Open Space |
| Tract "F" - 0.12 ac. | Landscape |
| Tract "G" - 0.17 ac. | Landscape |
| Tract "H" - 0.05 ac. | Landscape |

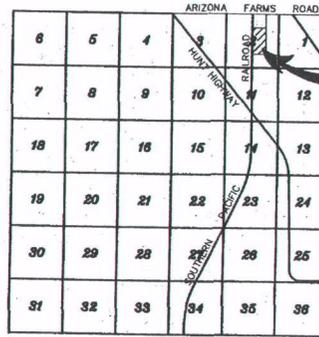
TENTATIVE PLAT OF
ASHBURN at MAGIC RANCH - UNITS 1, 2 & 3
Parcels L & M of the MAGIC RANCH Planned Area Development
A RESUBDIVISION OF PARCELS 7 & 11 OF "MAGMA BUTTE RANCHES"
AS RECORDED IN BOOK 1 OF SURVEYS PAGE 45, PINAL COUNTY
RECORDS LOCATED IN SECTION 2 OF TOWNSHIP 4 SOUTH, RANGE 8
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA

OWNERS:
Graham and Peggy Driscoll
7912 E. North Lane
Scottsdale, AZ 85258
Phone: (480) 391-1080

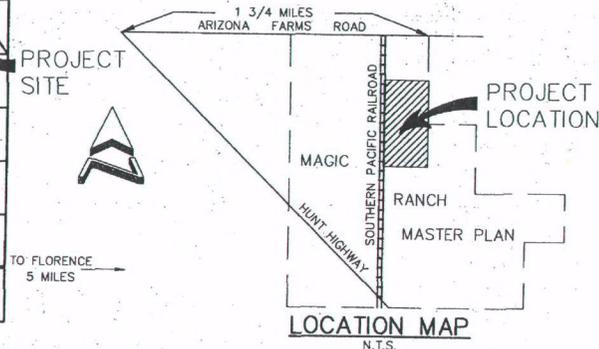
Brian Jeltz
8638 E. Virginia
Scottsdale, AZ 85257
Phone: (602) 525-8735

DEVELOPER:
VIM HOMES
5803 S. 27th Street
Phoenix, AZ 85040
Phone: (602) 304-9448
Fax: (602) 304-1235
Contact: Richard Harris

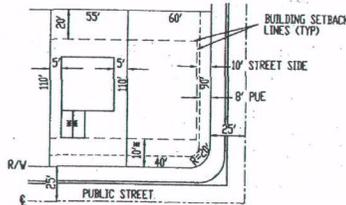
ENGINEER:
STANDAGE AND ASSOCIATES,
LTD.
409 S. El Dorado
Mesa, AZ 85202
Phone: (480) 892-8090
Contact: Bill Standage



VICINITY MAP
T4S, R8E
N.T.S.



LOCATION MAP
N.T.S.



TYPICAL LOT DETAIL
- 10' TO BUILDING, 10' TO GARAGE DOOR AREA CURB

UTILITY SERVICES

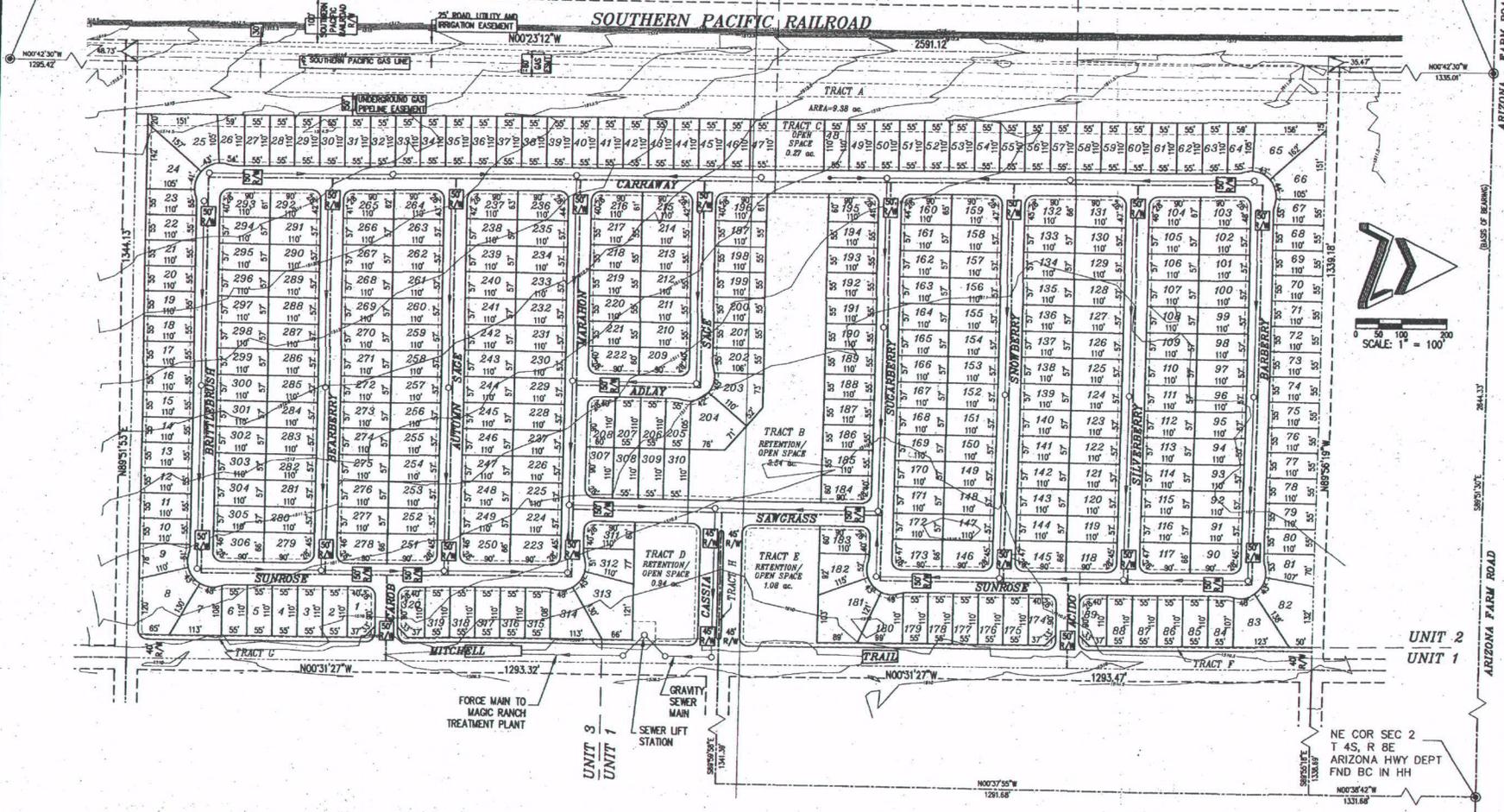
- WATER & SEWER - JOHNSON UTILITY CO.
- ELECTRIC - APS
- TELEPHONE - QWEST

The number given before and after
the word "AREA" shall be the
same as the number given
before and after the word "AREA"
in the plat of survey recorded
in book 1 of surveys, pages 45, 46,
and 47, records of Pinal
County, Arizona.

| | | |
|--|---|---------------------|
| | Standage & Associates, Ltd. Consulting Engineers 409 S. El Dorado Mesa, Arizona 85202 (480) 892-8090 | JOB #050225 0007 |
| | ASHBURN at MAGIC RANCH UNITS 1, 2 & 3 Parcels L & M of the MAGIC RANCH PAD | SHEET 1 OF 2 |

S1/4 COR SEC 2
 T 4S, R 8E
 FND 1/2" REBAR W/CAP
 L.S.# 32778

N1/4 COR SEC 2
 T 4S, R 8E
 FND PIPE IN HH



NOTE: NO EXISTING STRUCTURES ON THE TRACT



Standage & Associates, Ltd.
 Consulting Engineers
 409 S. 3rd Avenue
 Mesa, Arizona 85202
 (480) 882-8090

ASHBURN at MAGIC RANCH
 UNITS 1, 2 & 3
 Parcels L & M MAGIC RANCH PAD

JOB # 050225
 0007
 SHEET
 1 OF 2

Request & Purpose: Vreo III, LLC, landowner, ECAS, engineer, requesting approval of a tentative plat extension for **Ashburn at Magic Ranch Units 1, 2, & 3**, 320 lots on a 79.7± acre parcel in the CR-2/PAD & CR-3/PAD zones.

ANALYSIS:

1. On August 18, 2005 the Planning & Zoning Commission granted tentative plat approval with 41 stipulations.
2. On November 18, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 48 stipulations.
3. On August 27, 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 applicant has submitted final plats for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number forty-one has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Ashburn at Magic Ranch Units 1, 2, & 3: Stipulations 1 – 48, modifying stipulation 41 to extend the tentative plat to November 18, 2014 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.
2. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.
3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards.
 - a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local and collector streets.
 - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
 - c. 55' half street right-of-way dedication along all section lines and 40' half street right-of-way dedication along all mid-section lines.
 - d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the

County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.

- e. The minimum paving width for Carob & Acido shall be 40' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 60' of right-of-way. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 - f. A 28' paved access from Arizona Farms Road shall be provided to the site to meet current Pinal County Standards.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
 6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
 7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
 8. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
 9. At final plat submittal, provide a copy of the computer closure for the subdivision boundary.
 10. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
 11. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.
 12. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.

13. 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.
14. 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.
15. 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.
16. At the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to contribute \$154.00, plus an annual inflation rate of 3.5%, per lot for the proposed residential lots (and \$898.00 plus an annual inflation rate of 3.5%, per lot at the issuance of building permits) based upon Exhibit 21- Fee Schedule in the Superstition Valley Transportation Study.
17. 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.
18. Provide a barrier wall for safety purposes between the subdivision and the Southern Pacific Railroad.
19. Provide 25' of right-of-way along the south boundary line with 25' of double chip seal.
20. 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(s) is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.

21. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
22. 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.
23. 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.
24. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Ashburn at Magic Ranch Unit 1, 2, & 3 and in accordance with all applicable criteria of the Subdivision Regulations or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
25. Development of the 320 lot Subdivision (Ashburn at Magic Ranch Units 1, 2, & 3) shall be in conformance with Planning Case PZ-PD-007A-98, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations. Final platting must be in conformance with Sections 312 and 406 of the Subdivision Ordinance, as applicable.
26. Development of the proposed Subdivision (Ashburn at Magic Ranch Units 1, 2, & 3) shall be in conformance with the applicable goals, policies and residential densities for the Urban designation of the adopted Pinal County Comprehensive Plan.
27. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
28. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
29. Place the following items on the face of the final plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations including a

note regarding a model complex and accessory uses, as applicable.

- e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
30. Prior to closing, the applicant/owner agrees to provide purchaser with a statement of notification containing the following notice:
 - Notice that the subject property is in the vicinity of the Union Pacific Railroad and that dust, noise and land vibration maybe present.
 31. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
 32. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
 33. 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.
 34. Prior to final subdivision approval (initial 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.
 35. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of Final Engineering Plans (street, sewer, electric and water utilities, drainage, flood control, grading and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
 36. 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.

37. With final plat submittal provide two (2) copies of a current title report, compiled within sixty (60) days prior to submittal.
38. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
39. 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.
40. 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.
41. The tentative plat shall be effective until November 18, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.
42. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted for review and approval by the County Engineer prior to final plat approval.
43. The drainage plan shall be per the current Pinal County Drainage Ordinance and Design Manual and shall provide retention for storm waters in a common retention area. A drainage report for each parcel shall be submitted to the County Engineer for review and approval.
44. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.
45. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Regulations and Subdivision & Infrastructure Design Manual or as approved by the County Engineer.
46. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.
47. Verify that you are in the Magma Flood Control District. Any developments within the Magma FCD are required to submit the following: (all to be documented within the drainage report)
 - a. Document within the report that you are within the Magma FCD.

- b. Document the condition of the dam (as documented by Arizona Department of Water Resource (ADWR)).
 - c. An analysis by an engineer that demonstrates the project is safe under the worst possible conditions of a dam break, with a sealed opinion as to the safety of the residential development.
 - d. In the event the dam break shows a potential for flooding in excess of 1 ft., additional engineering measures would be required to protect the development or developer would be required to wait for the dam to get fixed.
48. No building permits shall be issued for the development until the Magma Flood Retarding Structure has been certified safe by Arizona Department of Water Resources.

Date Prepared: 10/02/12 - dld
Revised:



August 27, 2012

Mr. Denton
Pinal County Planning & Development Services
31 N. Pinal Street
P.O. Box 2793
Florence, AZ 85232

**Re: Tentative Plat Extension Request for Ashburn at Magic Ranch Units 1, 2, & 3
Planning Case: S-018-05**

Dear Mr. Denton:

Please accept this letter as a request for extension of the tentative plat for Ashburn at Magic Ranch Units 1, 2, & 3 subdivision (Planning Case: S-018-05). Our records indicate that the tentative plat is set to expire on November 18, 2012.

This request for an extension will allow additional time for United Engineering Group (UEG) and the owner of the property (Palms – Magic Ranch 80 LLC) to secure necessary utilities for the development and to complete final plat and final engineering. Final plat and construction plans will be processed once some critical utility issues can be resolved and once the current housing market conditions show some improvement.

Please feel free to give me a call if you have any questions or concerns (480-705-5372). Thank you for your consideration of the request for extension of the tentative plat for Ashburn at Magic Ranch.

Sincerely,

A handwritten signature in black ink that reads 'Chris Lenz'.

Christopher F. Lenz, P.E.
Principal

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

Palms-Magic Ranch 80, L.L.C., an Arizona limited liability company
By RMG Real Estate Services II, L.L.C., an AZ limited liability company,
its Administrator [Insert Company or Trustee's Name]

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

Its: Authorized Officer
[Insert Title]

Dated: 10/4/12

STATE OF ARIZONA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, _____, by _____ as _____ of _____, an _____, 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 as a member or general manager on behalf of the owner]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 4 day of October, 2012, before me, the undersigned, personally appeared Robert Shaw who acknowledged himself/herself to be Authorized Officer of RMG Real Estate Services II, L.L.C., as Administrator for Palms-Magic Ranch 80, L.L.C., and who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.



[Signature]
Notary Public

My commission expires: 10/31/2013

S-022-05

S-022-05



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-022-05

Case Coordinator: Dedrick Denton

Subdivision Name: Skyline Estates

Landowner/Developer: Skyline & Quail, LLC
8800 North Gainey Center Drive, Ste. 255
Scottsdale, AZ 85258

Engineer: United Engineering Group
3205 W. Ray Road
Chandler, AZ 85226

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: CB-1 & CB-2; Scattered Commercial
East: GR; Vacant
South: GR; Vacant
West: MHP, RVP, & CR-2/PAD; Residential & Agriculture

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

Location: The subject property is located adjacent to the west side of Quail Run Lane and adjacent to the south side of Skyline Drive, approximately 1 ½ miles north of the Town of Florence.

Legal Description: A 290± acre parcel situated in a portion of Section 11, T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 1,017

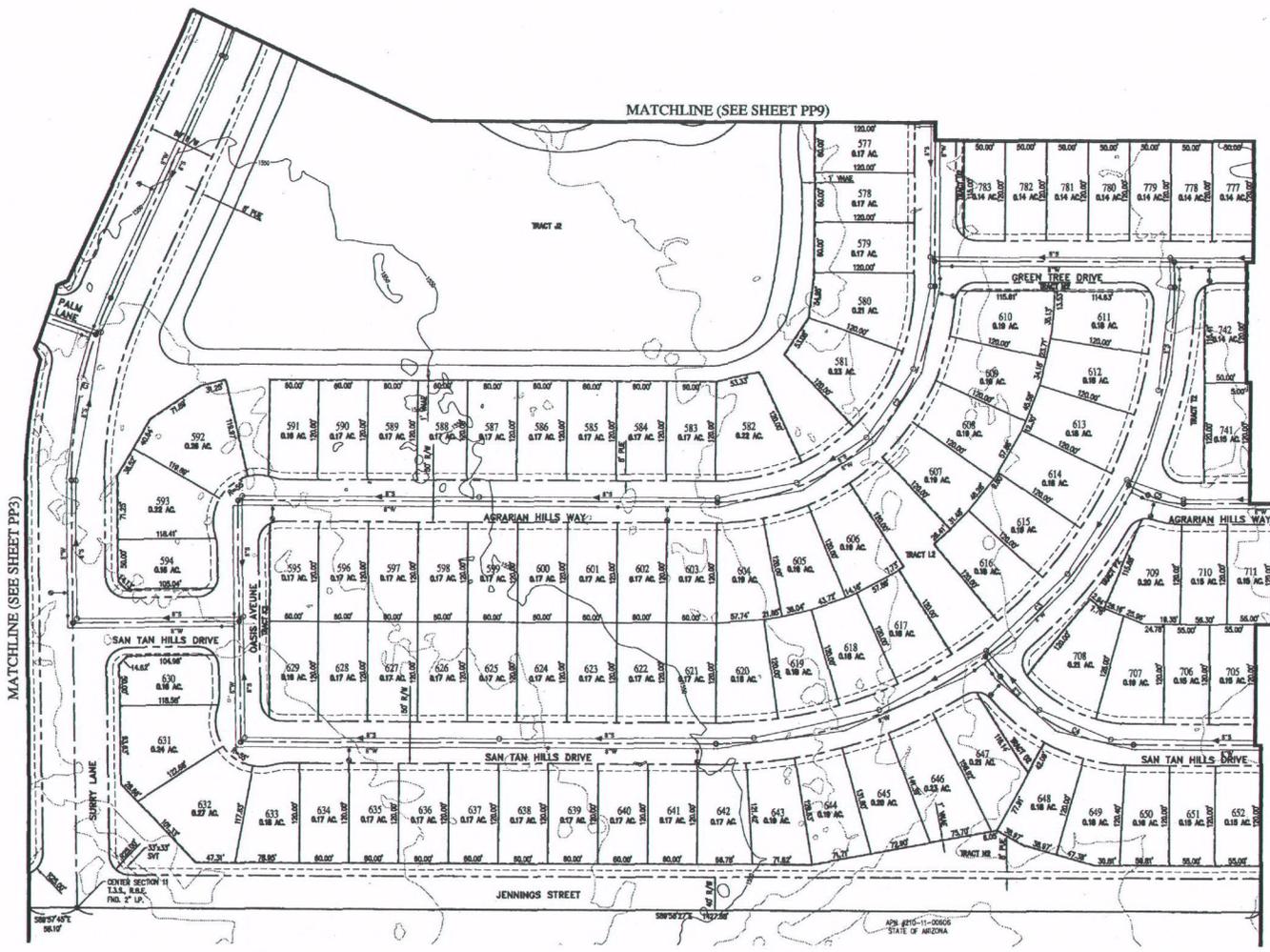
Tax Parcel Numbers: 210-11-001C

| NO. | REVISIONS DESCRIPTION | DATE |
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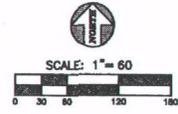
PRELIMINARY PLAT
SKYLINE ESTATES
PINAL COUNTY

JOB No.: 10944
DATE: 03/14/08
DESIGNED BY: FR
DRAWN BY: SVP
CHECKED BY: SVP
FILENAME: 10944-PP4
PATH: U:\

PP4
SHEET 4 OF 11
PROJECT NUMBER
10944



- LEGEND**
- SITE BOUNDARY
 - RIGHT OF WAY LINE
 - MONUMENT OR CENTER LINE
 - EASEMENT
 - 4" SANITARY SEWER LINE
 - 8" WATER LINE
 - FD. BRASS CAP IN HAND HOLE
 - FD. REAR
 - BRASS CAP FLUSH TO BE SET
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - LANDSCAPE
 - PUBLIC UTILITY EASEMENT
 - /○ SHOT NOBILITY TRIANGLE
 - RIGHT OF WAY
 - BACK OF CURB
 - PROPERTY LINE
 - VEHICULAR HIGH ACCESS EASEMENT



R/C CURVE DATA

| CURVE | 1 | 2 | 3 |
|-------|--------|--------|--------|
| CH1 | 250.00 | 300.00 | 300.00 |
| CH2 | 400.00 | 300.00 | 300.00 |
| CH3 | 100.00 | 300.00 | 300.00 |
| CH4 | 100.00 | 300.00 | 300.00 |
| CH5 | 44.98 | 100.00 | 300.00 |

4006 E. Chandler Blvd.
 Suite 110
 Phoenix, AZ 85008
 Phone: 602.963.0272
 www.negeng.com



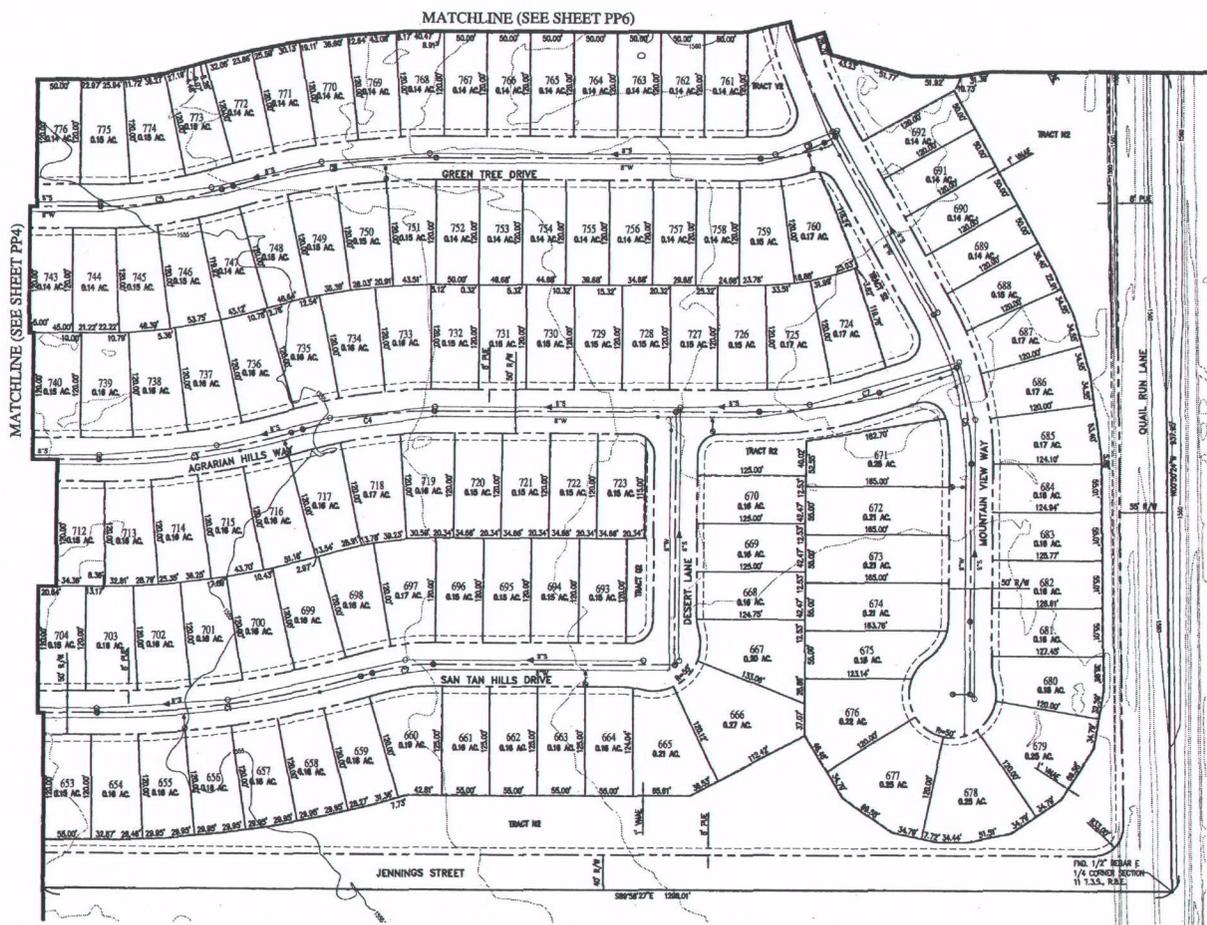
| NO. | REVISIONS | DESCRIPTION | DATE |
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PRELIMINARY PLAT
 SKYLINE ESTATES
 PINAL COUNTY

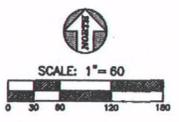
JOB No. 10944
 DATE: 03/16/06
 DESIGNED BY: PK
 DRAWN BY: SHF
 CHECKED BY: SHF
 FILENAME: 10944-PP05
 PATTI LY
 (Signature)



PP5
 SHEET 5 OF 11
 PROJECT NUMBER
 10944



- LEGEND**
- SITE BOUNDARY
 - RIGHT OF WAY LINE
 - MONUMENT OR CENTER LINE
 - EASEMENT
 - 8" SANITARY SEWER LINE
 - 8" WATER LINE
 - F.I. BRASS CAP IN HAND HOLE
 - F.I. REBAR
 - F.I. IRON PIPE
 - BRASS CAP FLUSH TO BE SET
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - LANDSCAPE
 - PUBLIC UTILITY EASEMENT
 - SOFT HOUSING TRIANGLE
 - RIGHT OF WAY
 - BACK OF CURB
 - PRIORITY LINE
 - VEHICULAR HIGH ACCESS EASEMENT



| CURB | LAND | UNCLD |
|------|---------|-----------|
| 01 | 307,721 | 1,000,000 |
| 02 | 71,521 | 250,000 |
| 03 | 222,000 | 750,000 |
| 04 | 183,000 | 600,000 |
| 05 | 144,000 | 500,000 |
| 06 | 105,000 | 400,000 |
| 07 | 66,000 | 300,000 |
| 08 | 27,000 | 100,000 |

TRACT NO. 12
 1/4 CORNER SECTION
 11 T.33S., R.8E.

| NO. | REVISIONS | DESCRIPTION | DATE |
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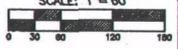
PRELIMINARY PLAT
SKYLINE ESTATES
 PINAL COUNTY

| DATE | JOB NO. |
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| 03/19/08 | 10844 |

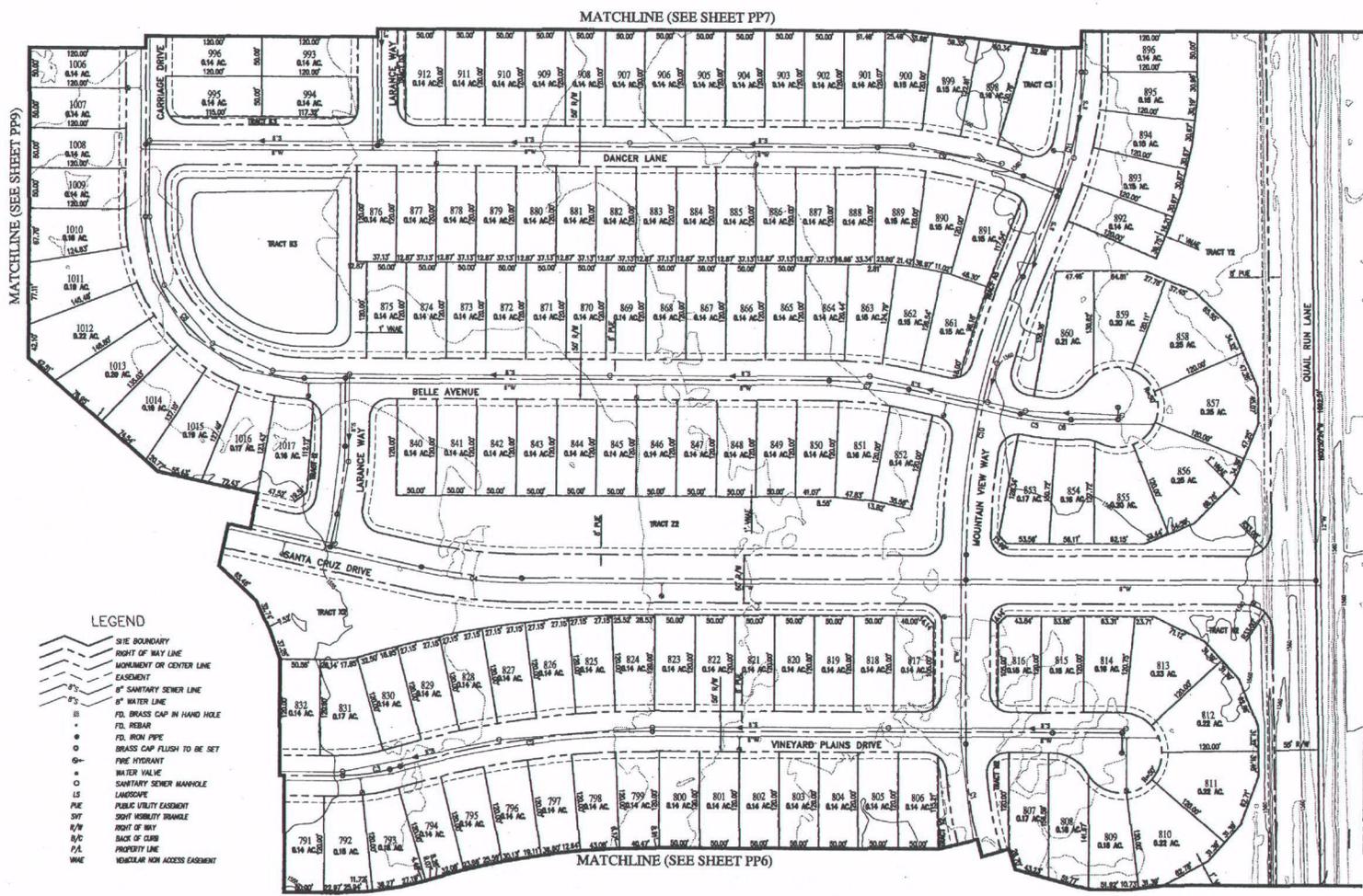
DESIGNED BY: PFL
 DRAWING BY: PFL
 CHECKED BY: PFL
 FILENAME: 10844-PP08
 PLOT THE PLAT
 www.ueg.com



SCALE: 1" = 60'



PP6
 SHEET 6 OF 11
 PROJECT NUMBER
 10944



- LEGEND**
- SITE BOUNDARY
 - RIGHT OF WAY LINE
 - MOVEMENT OR CENTER LINE
 - EASEMENT
 - 8" 8" SANITARY SEWER LINE
 - 8" 8" WATER LINE
 - IS FD BRASS CAP IN HAND HOLE
 - FD REBAR
 - FD IRON PIPE
 - BRASS CAP FLUSH TO BE SET
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - LS LANDSCAPE
 - PVE PUBLIC UTILITY EASEMENT
 - SVT SIGHT MOBILITY TRIANGLE
 - R/W RIGHT OF WAY
 - h/c BACK OF CURB
 - P/L PROPERTY LINE
 - WAC WINDOLAR NON ACCESS EASEMENT

B/C CURVE DATA

| CURVE | LENGTH | RADIUS |
|-------|--------|---------|
| C1 | 294.77 | 500.00 |
| C2 | 318.91 | 1750.00 |
| C3 | 188.83 | 250.00 |
| C4 | 158.88 | 500.00 |
| C5 | 38.95 | 300.00 |
| C6 | 27.46 | 300.00 |
| C7 | 16.80 | 475.00 |
| C8 | 14.93 | 300.00 |
| C9 | 167.28 | 500.00 |
| C10 | 304.18 | 500.00 |
| C11 | 198.00 | 500.00 |

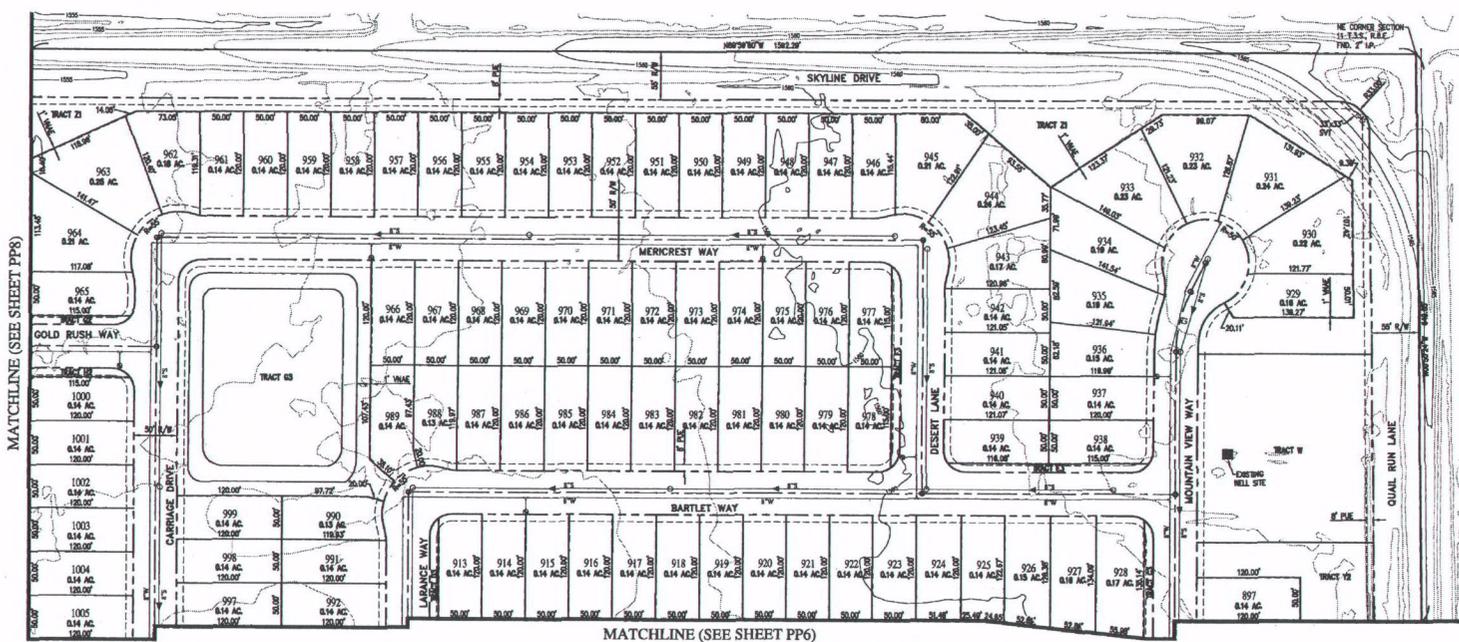
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PRELIMINARY PLAT
 SKYLINE ESTATES
 PINAL COUNTY

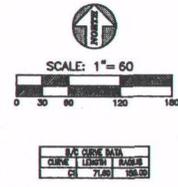
JOB No. 10944
 DATE: 03/19/06
 DESIGNED BY: FR
 DRAWN BY: BHP
 CHECKED BY: BHP
 FILENAME: 10944-PP07
 PLOT BY: BHP

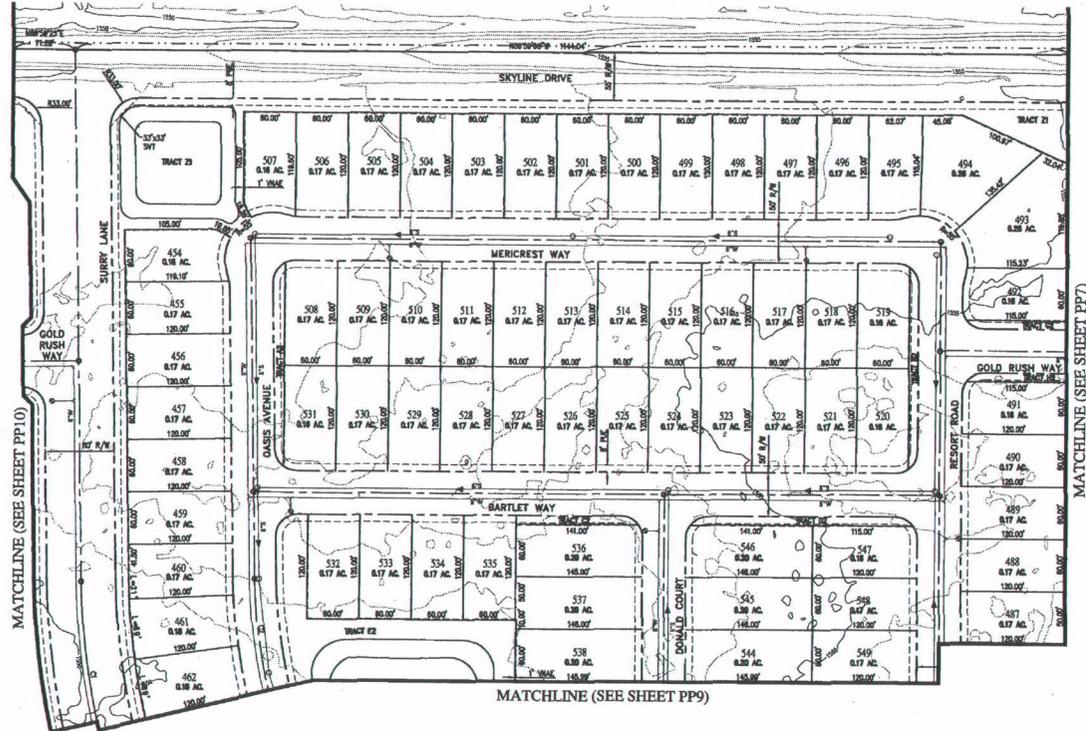


PP7
 SHEET 7 OF 11
 PROJECT NUMBER
 10944

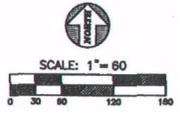


- LEGEND
- SITE BOUNDARY
 - RIGHT OF WAY LINE
 - MONUMENT OR CENTER LINE
 - EASEMENT
 - 3" 1/2" SANITARY SEWER LINE
 - 4" WATER LINE
 - FD. BRASS CAP IN HAND HOLE
 - FD. REBAR
 - FD. IRON PIPE
 - BRASS CAP FLUSH TO BE SET
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - LS LANDSCAPE
 - PKT PUBLIC UTILITY EASEMENT
 - SPK SPORTS/RECREATION EASEMENT
 - R/W RIGHT OF WAY
 - B/C BACK OF CURB
 - PLA PROPERTY LINE
 - WAC VEHICULAR HIGH ACCESS EASEMENT





- LEGEND**
- SITE BOUNDARY
 - FRONT OF WAY LINE
 - MONUMENT OR CENTER LINE
 - EASEMENT
 - 8" WATER LINE
 - 8" SANITARY SEWER LINE
 - FD BRASS CAP IN HAND HOLE
 - FD REBAR
 - FD IRON PIPE
 - BRASS CAP FLUSH TO BE SET
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - LANDSCAPE
 - LS PUBLIC UTILITY EASEMENT
 - SYT SKIRT MOBILITY TRIANGLE
 - R/W RIGHT OF WAY
 - C/C BACK OF CURB
 - P/A PROPERTY LINE
 - WAC VEHICULAR NON ACCESS EASEMENT



| P/C CURVE DATA | |
|----------------|---------------------|
| CLARK | 1/4" 1/8" 1/4" 1/8" |
| CL | 1/4" 1/8" 1/4" 1/8" |
| CR | 1/4" 1/8" 1/4" 1/8" |

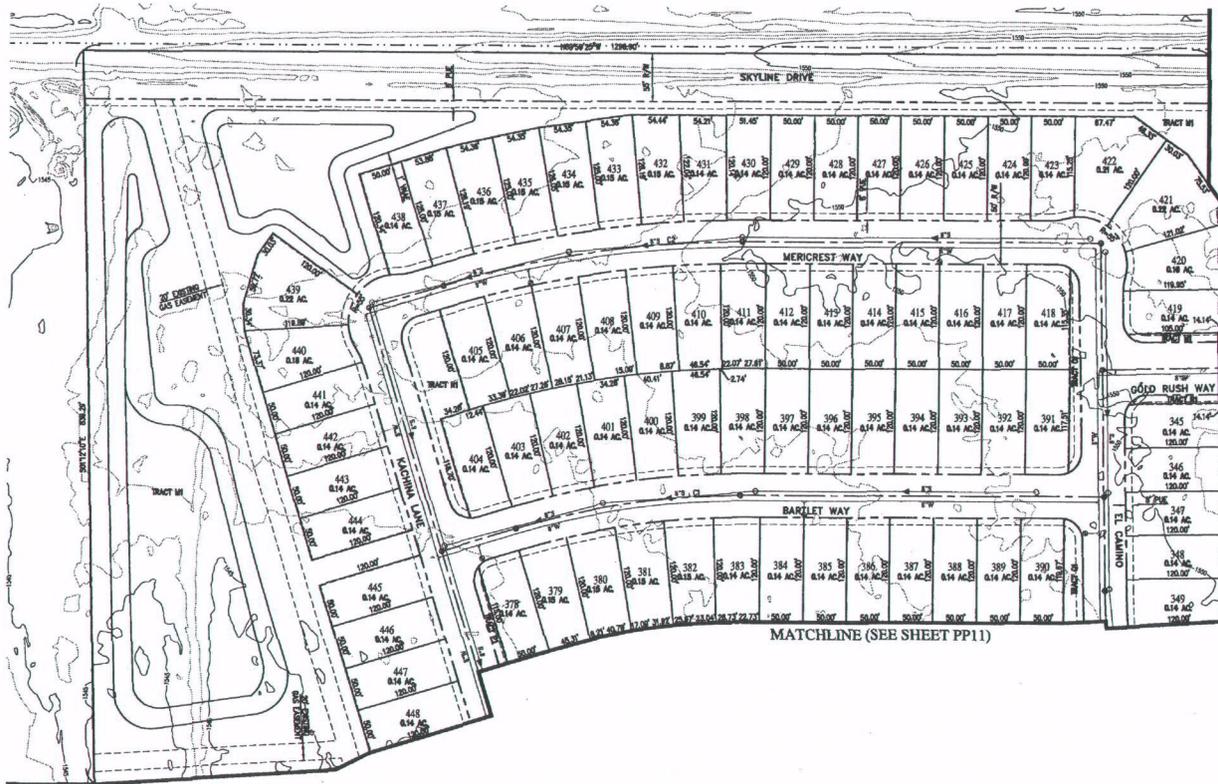
ANDRE ENGINEERING INC.
 1000 N. 10th St.
 Suite 110
 Phoenix, AZ 85007
 Phone: 480.700.0772
 Fax: 480.700.0378
 www.andreeng.com



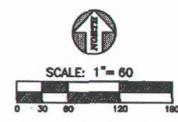
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PRELIMINARY PLAT
 SKYLINE ESTATES
 PINAL COUNTY

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|-------------------------|----------|
| JOB No.: | 10944 |
| DATE: | 03/19/04 |
| DESIGNED BY: | FR |
| DRAWN BY: | FR |
| CHECKED BY: | BNP |
| PREPARED BY: | BNP |
| DATE: | 03/19/04 |
| SCALE: | AS SHOWN |
| | |
| PP8 | |
| SHEET 8 OF 11 | |
| PROJECT NUMBER 10944 | |



- LEGEND**
- SITE BOUNDARY
 - RIGHT OF WAY LINE
 - MONUMENT OR CENTER LINE
 - EASEMENT
 - 8" SANITARY SEWER LINE
 - 4" WATER LINE
 - IS F.D. BRASS CAP IN HAND HOLE
 - * F.D. REBAR
 - o F.D. IRON PIPE
 - o BRASS CAP FLUSH TO BE SET
 - o FIRE HYDRANT
 - o WATER VALVE
 - o SANITARY SEWER MANHOLE
 - LS LANDSCAPE
 - PE PUBLIC UTILITY EASEMENT
 - SYT SIGHT VISIBILITY TRIANGLE
 - R/W RIGHT OF WAY
 - B/C BACK OF CURB
 - P/L PROPERTY LINE
 - VAE VEHICULAR HIGH ACCESS EASEMENT



| | |
|-------------|------------|
| DATE | 03/16/2004 |
| DESIGNED BY | PK |
| CHECKED BY | BBF |
| FILENAME | 10944-PP10 |
| PATH | LA |



| NO. | REVISIONS DESCRIPTION | DATE |
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PRELIMINARY PLAT
SKYLINE ESTATES
 PINAL COUNTY

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| JOB No. | 10944 |
| DATE | 03/16/2004 |
| DESIGNED BY | PK |
| CHECKED BY | BBF |
| FILENAME | 10944-PP10 |
| PATH | LA |

PP10
 SHEET 10 OF 11
 PROJECT NUMBER
 10944

Request & Purpose: Skyline & Quail, LLC, landowner, UEG Group, engineer, requesting approval of a tentative plat extension for **Skyline Estates**, 1,017 lots on a 290± acre parcel in the CR-3/PAD zone.

ANALYSIS:

1. On August 18, 2005 the Planning & Zoning Commission granted tentative plat approval with 48 stipulations.
2. On November 18, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 56 stipulations.
3. On August 27, 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 applicant has submitted a final plat for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number forty-eight has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Skyline Estates: Stipulations 1 – 56, modifying stipulation 48 to extend the tentative plat to November 18, 2014 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.
2. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area or on-lot retention for lots 1 acre and greater. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.
3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hrs. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance.
4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards.
 - a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local and collector streets.
 - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
 - c. 55' half street right-of-way dedication along all section lines and 40' half street right-of-way dedication along all mid-section lines.

- d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
 - e. The minimum paving width for Skyline Drive, Quail Run Lane and Sierra Vista Road shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 - f. The minimum paving width for Jennings Street to be 24' (center line to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 40' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 - g. The minimum paving width for Surrey Lane to be 48' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 80' of right-of-way. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
 7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
 8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
 9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both

- parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
10. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
 11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
 12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.
 13. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
 14. Intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street, Yellow Peak Drive does not meet this requirement.
 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 20% toward the total cost of a traffic signal at the intersections of Skyline Drive and Sierra Vista Drive, Skyline Drive and Surrey Lane, Skyline Drive and Quail Run Lane, Quail Run Lane and Jennings Street.
 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. At the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to contribute \$826.00 plus an annual inflation rate of 3.5%, per lot at the issuance of building permits) based upon Exhibit 21- Fee Schedule in the Superstition Valley Subregional Transportation Study.
21. Surrey Lane to be aligned with the mid-section line on both the North side and South side of the subdivision.
22. 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.
23. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
24. Prior to final subdivision approval (final mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
25. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
26. Prior to final subdivision approval (final mylar plat) the applicant/owner shall provide 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.
27. 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.
28. The applicant/owner shall develop the subject property in accordance with the submittal documents for Skyline Estates and in accordance with all applicable criteria of the Subdivision Regulations, or secure any

Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.

29. Development of the 1,017 lot subdivision (Skyline Estates) shall be in conformance with Planning Case PZ-PD-003-05, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
30. Development of the proposed subdivision (Skyline Estates) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional designation of the adopted Pinal County Comprehensive Plan.
31. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
32. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
33. Place the following items on the face of the final plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Ordinance including a note regarding a model complex and accessory uses, as applicable.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
34. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded spray easement and reference the spray easement on the face of the plat(s) in the "Notes" section.
35. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Skyline Estates Master Planned Community remains in open space, with a 3.5 DU/acre density for single family dwellings.
36. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
37. 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.

38. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
39. The applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following:
 - a. Notice that the subject property is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
40. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.
41. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of final engineering plans (street, sewer, water utilities, drainage, flood control, grading and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
42. 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.

43. With final plat submittal provide two (2) copies of a current title report, compiled within sixty (60) days prior to submittal.
44. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
45. 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.
46. 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.

47. Provide minimum 20' driveway for front entry garage measured from face of garage to edge of sidewalk/curb.
48. The tentative plat shall be effective until November 18, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.
49. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted for review and approval by the County Engineer prior to final plat approval.
50. A Master Drainage Report shall be submitted for review and approval by the County Engineer prior to the submittal of the final plat.
51. The drainage report shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval.
52. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.
53. Sidewalks shall be required to be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual.
54. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
55. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.
56. Access to County right-of-ways shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008 or as approved by the County Engineer.

Date Prepared: 10/02/12 - did
Revised:



August 27, 2012

Mr. Denton
Pinal County Planning & Development Services
31 N. Pinal Street
P.O. Box 2793
Florence, AZ 85232

**Re: Tentative Plat Extension Request for Skyline Estates
Planning Case: S-022-05**

Dear Mr. Denton:

Please accept this letter as a request for extension of the tentative plat for Skyline Estates subdivision (Planning Case: S-022-05). Our records indicate that the tentative plat is set to expire on November 18, 2012.

This request for an extension will allow additional time for United Engineering Group (UEG) and the owner of the property (Skyline & Quail, LLC) to secure necessary utilities for the development and to complete final plat and final engineering. Final plat and construction plans will be processed once some critical utility issues can be resolved and once the current housing market conditions show some improvement.

Please feel free to give me a call if you have any questions or concerns (480-705-5372). Thank you for your consideration of the request for extension of the tentative plat for Skyline Estates.

Sincerely,

A handwritten signature in black ink that reads 'Chris Lenz'.

Christopher F. Lenz, P.E.
Principal

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

By: Skyline + Quail, L.L.C., an Arizona limited liability company
[Insert Company or Trustee's Name]
By: KT/RMG Manager, L.L.C., an Arizona limited liability company
its Manager
By: [Signature]
[Signature of Authorized Officer or Trustee]
Its: Authorized Officer
[Insert Title]
Dated: 10/4/12

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, _____, by _____ as _____ of _____, an _____, 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 as a member or general manager on behalf of the owner]

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 4 day of October, 2012, before me, the undersigned, personally appeared Robert Shaw who acknowledged himself/herself to be Authorized Officer of KT/RMG Manager, L.L.C., as Manager for Skyline + Quail, L.L.C., and who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.



[Signature]
Notary Public

My commission expires: 10/31/2013

S-021-06

S-021-06



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-021-06

Case Coordinator: Dedrick Denton

Subdivision Name: Saddlebrooke Ranch Units 4 & 6

Landowner/Developer: Steve Soriano
Robson Ranch Mountains, LLC
9532 E. Riggs Road
Scottsdale, AZ 85248

Engineer: Todd Fitzgerald
B&R Engineering, Inc.
9666 E. Riggs Road, Ste. 118
Sun Lakes, AZ 85248

Comprehensive Plan: Medium Density Residential

Existing Zoning: CR-3/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: CR-3/PAD; Residential
East: GR; State Land
South: GR; State Land
West: GR; Vacant

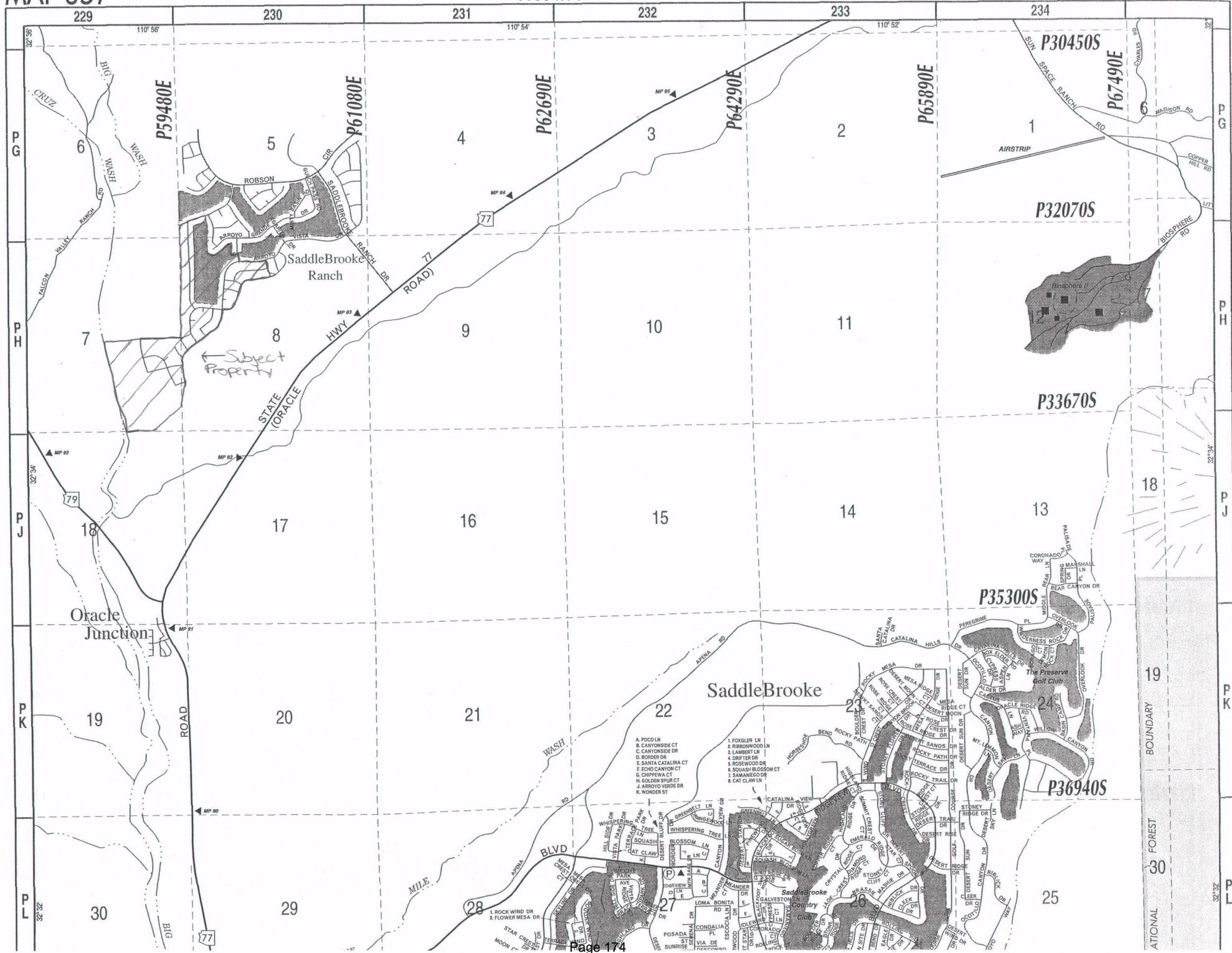
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located approximately ½ mile northwest of State Route 77, Oracle area.

Legal Description: A 231.54± acre parcel situated in a portion of Sections 5, 7, & 8, T10S, R14E, G&SRB&M (legal on file).

Number of Lots: 482

Tax Parcel Numbers: 305-31-015E



← Subject Property

Oracle Junction

SaddleBrooke

The Preserve Golf Club

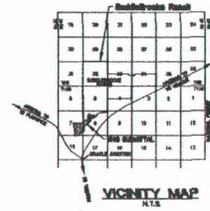
28

GENERAL NOTES

- EXISTING ZONING OR-3, CR-3 REDUCED, AND C-1 WITH PUD OVERLAY (PZ-PD-333-03).
- TOTAL WIDEN OF PRIVATE STREETS IN THIS SUBMITTAL - 7.50 MILES.
- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITH THIS DEVELOPMENT.
- MAINTENANCE OF ALL PRIVATE STREET AND LANDSCAPED OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSARY BY THIS DEVELOPMENT WILL BE AT THE DEVELOPER'S EXPENSE.
- PRIVATE SEWERS: DIRECT SANITARY SEWERS WILL BE CONSTRUCTED BY DEVELOPER AND OWNED/MAINTAINED BY MOUNTAIN PASS SEWER COMPANY.
- DROUGHT-TOLERANT, DENSE VEGETATION SHALL BE UTILIZED FOR LANDSCAPING BY PUBLIC HIGHWAYS, PUBLIC OPEN SPACES, AND RIGHTS-OF-WAY ALONG PUBLIC STREETS.
- PRIVATE STREETS (TO BE KNOWN AS COMMON AREA TRACT "A") ARE RESERVED FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS DEVELOPMENT. THESE RIGHTS AND PRIVILEGES, AND FOR HOMES AND DRIVES OF FIRE, EMERGENCY, HOUSE COLLECTION, AND GOVERNMENTAL VEHICLES.
- "NON-CHILDREN" EXCLUSIONS WILL BE GRANTED TO UTILITY COMPANIES, FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES OVER ALL PRIVATE STREETS TO BE PLATTED AS COMMON AREA TRACT "A" AND FOUR (4) FEET ALONG ALL PRIVATE STREETS AS A CONDITION TO GRANTING SAID EXCLUSIONS. THE UTILITY COMPANIES SHALL NOTIFY THE OWNER, DEVELOPER AND/OR THE GOVERNING BODY THAT CONTROLS MAINTENANCE OF SAID COMMON AREAS BEFORE ANY NON-EXEMPTED REPAIRS ARE MADE.
- THERE ARE NO EXISTING BUILDINGS, WALLS, TANKS, WATER WELLS, LAKES, IRRIGATION CANALS OR DITCHES ON MAJOR BARRIERS WITHIN UNIT FORTY SEVEN OF SADDLEBROOKE RANCH UNLESS OTHERWISE INDICATED HEREON.

BASIS OF BEARING

BASES OF BEARING: THE BEARING OF NORTH IMAGINARY WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, AS RECORDED ON THE FINAL PLAT OF SADDLEBROOKE RANCH UNIT ONE IN ORIGIN - IS - 114.5 - P.A.A.



SaddleBrooke Ranch

A PLANNED AREA DEVELOPMENT (P.A.D.)

CONSISTING OF SEVEN SHEETS

TENTATIVE PLATS FOR UNITS FOUR AND SIX

LOCATED IN PORTIONS OF SECTIONS 5, 7 AND 8 TOWNSHIP 10 SOUTH,
RANGE 14 EAST, G4SRM, PINAL COUNTY, ARIZONA
MARCH, 2006

TABLE OF REQUIREMENTS

| REQUIREMENT | BASE ZONING OR-3 | VARIATION APPROVED FOR PZ-PD-333-03 |
|---|------------------|-------------------------------------|
| LUXURY / PREMIER SERIES HOMES | | |
| MINIMUM LOT AREA | 7000 SQ. FT. | 7200 SQ. FT. |
| JOBS REQUIREMENTS & setbacks | | |
| FRONT | 35 FT. | 45 FT. |
| REAR | 35 FT. | 45 FT. |
| SIDE | 8 FT. | 8 FT. |
| STREET WIDE (CORNER LOTS) | 8 FT. | 8 FT. |
| MINIMUM LOT WIDTH AT SETBACK | 30 FT. | 30 FT. |
| MAXIMUM BLDG. HEIGHT (3 STORY) | 30 FT. | 30 FT. |
| MAXIMUM BUILDING COVERAGE | 60% | 60% |
| PARKING SPACE | 1 PER UNIT | 2 PER UNIT |
| TRADITION SERIES HOMES | | |
| MINIMUM LOT AREA | 5000 SQ. FT. | 4900 SQ. FT. |
| JOBS REQUIREMENTS & setbacks | | |
| FRONT | 30 FT. | 40 FT. |
| REAR | 30 FT. | 40 FT. |
| SIDE | 8 FT. | 8 FT. |
| STREET WIDE (CORNER LOTS) | 8 FT. | 8 FT. |
| MINIMUM LOT WIDTH AT SETBACK | 30 FT. | 30 FT. |
| MAXIMUM BLDG. HEIGHT (3 STORY) | 30 FT. | 30 FT. |
| MAXIMUM BUILDING COVERAGE | 60% | 60% |
| PARKING SPACE | 1 PER UNIT | 2 PER UNIT |
| INDUSTRIAL ZONING | | |
| MINIMUM LOT WIDTH AT SETBACK | NONE | NONE |
| MINIMUM BLDG. HEIGHT | 30 FT. | 30 FT. |
| MINIMUM LOT AREA | NONE | NONE |
| MINIMUM LOT AREA PER DWELLING UNIT | NONE | NONE |
| JOBS REQUIREMENTS & setbacks | | |
| FRONT | 15 FT. | 15 FT. |
| REAR | 15 FT. | 15 FT. |
| SIDE | NONE | NONE |

OWNER

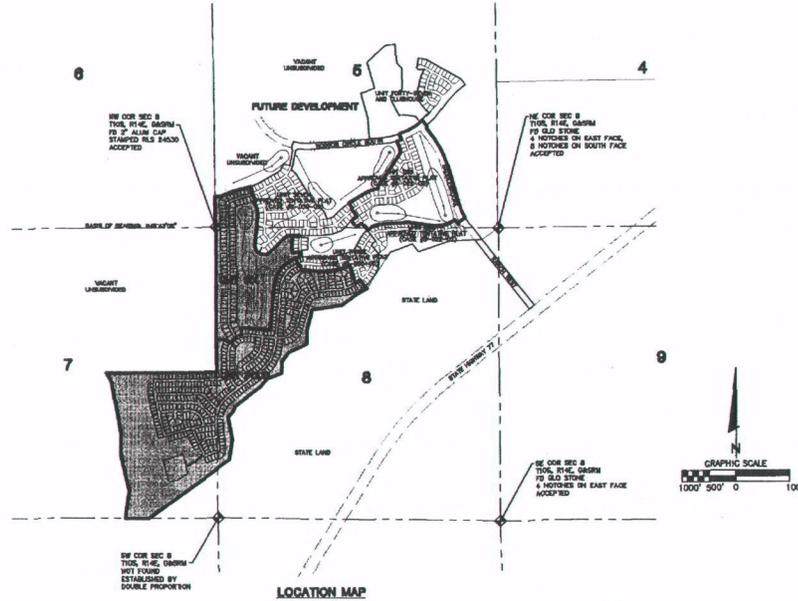
ROBSON RANCH HOLDINGS LLC
A DELAWARE LIMITED LIABILITY COMPANY
305 EAST RIVERS ROAD
SUN LAKE, ARIZONA 85048
PHONE (480) 888-8200

DEVELOPER

ROBSON RANCH HOLDINGS LLC
A DELAWARE LIMITED LIABILITY COMPANY
305 EAST RIVERS ROAD
SUN LAKE, ARIZONA 85048
PHONE (480) 888-8200

ENGINEER/AGENT

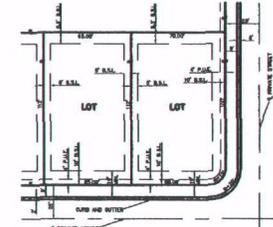
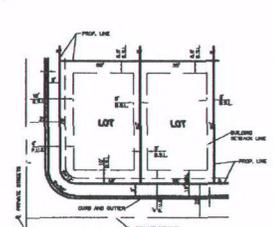
BRB ENGINEERING, INC.
2005 E. HOGAN ROAD, SUITE 118
SUN LAKE, ARIZONA 85048
PHONE (480) 888-0798



RESIDENTIAL DEVELOPMENT DATA TABLE

| SUBDIVISION UNIT | TRADITION LOTS | PREMIER LOTS | GRSOS AREA (AC.) | AREA OF DRAINAGE (SQ. FT.) | AREA OF PRIVATE STREETS (SQ. FT.) | AREA OF OPEN SPACE (SQ. FT.) | DWELLING UNITS |
|----------------------|----------------|--------------|------------------|----------------------------|-----------------------------------|------------------------------|----------------|
| UNIT FOUR | 408 | 170 | 170.89 | 20,12 | 87.24 | 8.36 D.U./NET | |
| UNIT SIX | 78 | 80 | 80.55 | 3.48 | 41.58 | 3.17 D.U./NET | |
| TOTAL THIS SUBMITTAL | 486 | 250 | 251.44 AC. | 23.60 AC. | 128.82 AC. | | |

NOTE: FOR INDIVIDUAL LISTING OF TRACTS, SEE INDIVIDUAL PLAT TABLE ON THE SPECIFIC PLAT FROM THIS SUBMITTAL SET.



TRADITION SERIES

TYPICAL RESIDENTIAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASMENTS (UNLESS SHOWN OTHERWISE)
SCALE 1"=40'

LUXURY/PREMIER SERIES

TYPICAL RESIDENTIAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASMENTS (UNLESS SHOWN OTHERWISE)
SCALE 1"=40'

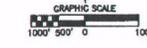
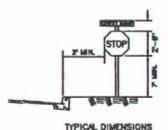
TYPICAL PUBLIC UTILITY EASMENTS

MINIMUM BUILDING SETBACK LINES
P.U.E. - INDICATES PUBLIC UTILITY EASMENT
B.S.L. - INDICATES MIN. BUILDING SETBACK LINE

NOTES:
BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL, BUILDING CORNER, FIRE PLACES, SILL WINDOWS, AND ARCHITECTURAL FEATURES UNLESS NOTED UP TO 2 FEET INTO BUILDING SETBACK LINES.

UTILITIES AND SERVICES

- NATURAL GAS - SOUTHWEST GAS COMPANY
- ELECTRIC POWER - TROOP ELECTRIC COOPERATIVE INC.
- DOMESTIC WATER - ARIZONA WATER COMPANY
- SEWER SERVICE - MOUNTAIN PASS SEWER COMPANY
- TELEPHONE - QWEST COMMUNICATIONS
- POLICE PROTECTION - PINAL COUNTY SHERIFF'S DEPARTMENT
- FIRE & AMBULANCE - SADDLEBROOKE RANCH FIRE DISTRICT
- WASTE MANAGEMENT - WASTE MANAGEMENT COMPANY (BY PRIVATE CONTRACT)
- CABLE TELEVISION - PRIVATE CONTRACT



BR ENGINEERING, INC.
CIVIL ENGINEERING & LAND DEVELOPMENT
SADDLEBROOKE RANCH
480884-900008
1 OF 7

Request & Purpose: Robson Ranch Mountain, LLC, landowner, Todd Fitzgerald, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **Saddlebrooke Ranch Units 4 & 6**, 482 lots on a 231.54± acre parcel in the CR-3/PAD zone.

ANALYSIS:

1. On October 19, 2006 the Planning & Zoning Commission granted tentative plat approval with 36 stipulations.
2. On July 15, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 36 stipulations.
3. On September 25, 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 applicant has submitted final plats for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number thirty-six has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of SaddleBrooke Ranch Units 4 & 6: Stipulations 1 – 36, modifying stipulation 36 to extend the tentative plat to October 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 approved by the County Engineer.
2. The approved Drainage Plan shall provide retention/detention 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 prior to the recordation of the final plat.
3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hrs. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance.
4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
 - a. Provide curb, gutter, paving and incidentals on all interior local 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. All right-of-way dedication shall be free and unencumbered.

- d. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
10. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.
13. 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.
14. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.
15. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones.
16. 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.

17. 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.
18. Prior to final subdivision approval (final Mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
19. 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.
20. 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.
21. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for SaddleBrooke Ranch Units 4 & 6, and in accordance with all applicable criteria of the Subdivision Regulations, the approved PAD and the Development Agreement or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
22. Development of the 482 lot subdivision (SaddleBrooke Ranch Units 4 & 6) shall be in conformance with Planning Case PZ-PD-033-00, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance, the Development Agreement and with the Pinal County Subdivision Regulations.
23. Development of the proposed subdivision (SaddleBrooke Ranch Units 4 & 6) shall be in conformance with the applicable goals, policies and residential

densities, for the Rural Community designation of the adopted Pinal County Comprehensive Plan.

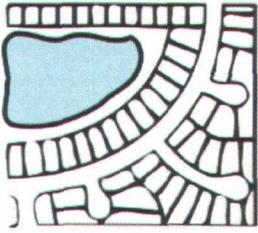
24. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
25. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
26. Place the following items on the face of the Final Plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways;
27. 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 and the Development Agreement.
28. Provide minimum 19' driveway for front entry garage measured from face of garage to back of sidewalk or back of curb per the approved PAD and the Development Agreement.
29. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
30. With final plat submittal provide (2) sets of final engineering Plans (paving & drainage, grading, sewer, water, signing & pavement marking, landscaping/irrigation & stormwater pollution prevention plan (SWPPP)) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
31. 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.

- 32. 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.
- 33. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
- 34. 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.
- 35. 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.
- 36. The tentative plat shall be effective until October 19, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.

Date Prepared: 10/02/12 - dld
Revised:



BR&R ENGINEERING, INC.

LAND PLANNING - CIVIL ENGINEERING

9666 E. Riggs Road, Suite 118, Sun Lakes, AZ 85248-7404 • (480) 895-0799 • FAX (480) 895-5557

September 25, 2012

Mr. Dedrick Denton
Pinal County Planning and Development
P.O. Box 2973
91 North Pinal Street, Building F
Florence, Arizona 85232

Re: **Request for Tentative Plat Time Extension**
S-021-06 SaddleBrooke Ranch – Units 4 & 6

Dear Mr. Denton:

On July 15, 2010, the Pinal County Planning and Zoning Commission approved a request for an extension to the tentative plat approval for SaddleBrooke Ranch Units 4 & 6. This extension is set to expire on October 19, 2012. Due to market conditions we have not yet completed the processing of these Units. We certainly want to be positioned for development just as soon as the market allows. We respectfully request an extension of the SaddleBrooke Ranch Units 4 & 6 tentative plat to allow us time to complete the plan approval process and ready this unit for construction.

Thank you for your assistance.

Sincerely,

Jeffrey L. Uhrick, P.E.
Project Engineer

S-023-06

S-023-06



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-023-06

Case Coordinator: Dedrick Denton

Subdivision Name: Saddlebrooke Ranch Unit 8

Landowner/Developer: Steve Soriano
Robson Ranch Mountains, LLC
9532 E. Riggs Road
Scottsdale, AZ 85248

Engineer: Todd Fitzgerald
B&R Engineering, Inc.
9666 E. Riggs Road, Ste. 118
Sun Lakes, AZ 85248

Comprehensive Plan: Medium Density Residential

Existing Zoning: CR-3/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: CR-3/PAD; Residential
East: CR-3/PAD & CB-2/PAD; Residential & Commercial
South: CR-3/PAD; Residential
West: CR-3/PAD; Residential

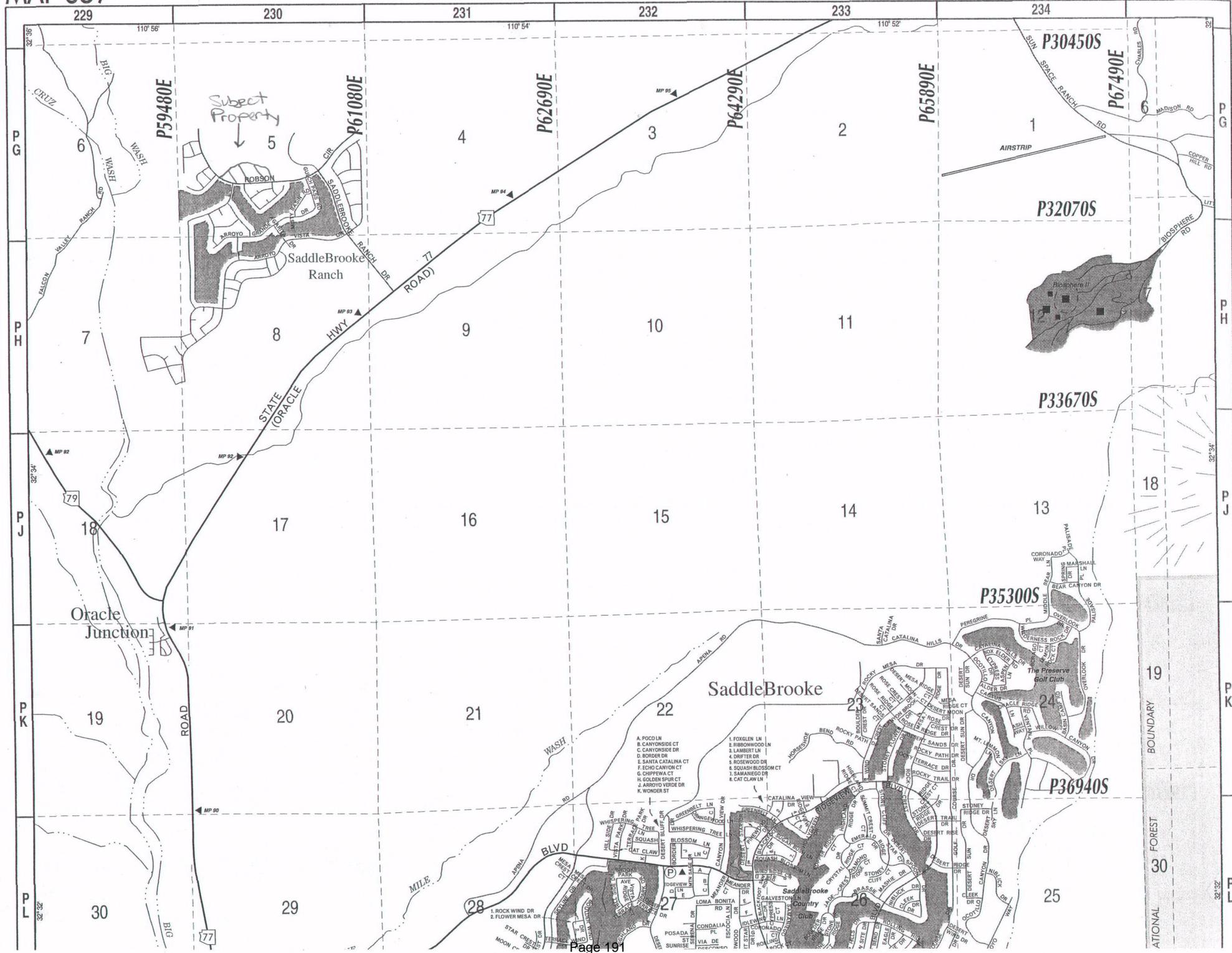
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located approximately $\frac{3}{4}$ mile northwest of State Route 77, Oracle area.

Legal Description: A 49.07± acre parcel situated in a portion of Section 5, T10S, R14E, G&SRB&M (legal on file).

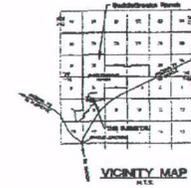
Number of Lots: 84

Tax Parcel Numbers: 305-31-015D





SaddleBrooke Ranch A PLANNED AREA DEVELOPMENT (P.A.D.) CONSISTING OF TWO SHEETS TENTATIVE PLAT OF UNIT EIGHT LOCATED IN A PORTION OF SECTION 5 TOWNSHIP 10 SOUTH, RANGE 14 EAST, G&SRM, PINAL COUNTY, ARIZONA APRIL, 2006



GENERAL NOTES

- EXISTING EDITION CR-3 WITH P&S 07-10-004.
- 300K WIDE OF PRIVATE STREETS IN THIS SUBPLAT, 4 SIDE WAYS.
- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITH THIS DEVELOPMENT.
- MAINTENANCE OF ALL PRIVATE STREET AND LANESIDEWAYS OPEN SPACE ALONG WITH THE DRIVE COURSE, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSARY BY THIS DEVELOPMENT SHALL BE AT THE DEVELOPER'S EXPENSE.
- POWER SERVICE
PRIVATE SANITARY SERVICE SHALL BE PROVIDED BY DEVELOPER AND OWNERS/ MANAGED BY WASTEWATER PROCESS COMPANY.
- DRY-TOLERANT, DECIDUOUS VEGETATION SHALL BE UTILIZED FOR LANDSCAPING IN PUBLIC WALKWAYS, PUBLIC OPEN SPACES, AND RIGHTS-OF-WAY ALONG PUBLIC STREETS.
- THE UNIT STREETS TO BE SHOWN AS CONDUIT AREA (C.A.) ARE RESERVE FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTIES WITHIN THIS DEVELOPMENT. THEIR WIDTHS AND SPACINGS, ARE FOR BUSES AND TRUCKS OF FIRE, EMERGENCY, SERVICE COLLECTION, AND ENVIRONMENTAL VEHICLES.
- "NON-RESIDENT" BUILDINGS WILL BE DENIED TO UNITITY CONTRACTORS FOR INSTALLATION AND MAINTENANCE OF INTERFERING UTILITIES (E.G. ALL PRIVATE STREETS TO BE PLATED AS COMMON AREA (C.A.) AND RIGHT OF WAY ALONG ALL PRIVATE STREETS AS A CONDITION TO GRANTING PLAT RIGHTS. THE UTILITY COMPANIES SHALL DESIGN THE SERVICE, DEVELOPER PROVIDES THE CONVEYING DEED THAT CONVEYS SHARITY-MAINTENANCE OF SUCH COMMON AREAS BEFORE ANY NON-RESIDENTS BEYOND ARE MAINTAINED.
- THERE ARE NO EXISTING BUILDINGS, WELLS, TANKS, WATER WELLS, LINES, OR OTHER CHANGES TO EXISTING OR MAJOR IMPROVEMENTS WITHIN UNIT EIGHT OF SADDLEBROOKE RANCH UNLESS OTHERWISE INDICATED HEREON.

BASIS OF DESIGN

BASIS OF DESIGN: THE DESIGN OF THIS DEVELOPMENT WAS ALSO THE BASIS FOR THE DESIGN OF THE REMAINDER OF SECTION 5, THIS DEVELOPMENT, AS DESCRIBED IN THE FINAL PLAT OF SADDLEBROOKE RANCH UNIT ONE IN CR-3. UNIT EIGHT, UNIT NINE.

TABLE OF REQUIREMENTS

| REQUIREMENT | MINIMUM APPROVED PER CR-3 | MINIMUM APPROVED PER THIS DEVELOPMENT |
|----------------------------|---------------------------|---------------------------------------|
| MINIMUM LOT AREA | 1000 SQ. FT. | 700 SQ. FT. |
| MINIMUM FRONT SETBACK | 30 FT. | 15 FT. |
| MINIMUM SIDE SETBACK | 30 FT. | 15 FT. |
| MINIMUM REAR SETBACK | 30 FT. | 15 FT. |
| MINIMUM FRONT YARD SETBACK | 30 FT. | 15 FT. |
| MINIMUM SIDE YARD SETBACK | 30 FT. | 15 FT. |
| MINIMUM REAR YARD SETBACK | 30 FT. | 15 FT. |
| MINIMUM FRONT SETBACK | 30 FT. | 15 FT. |
| MINIMUM SIDE SETBACK | 30 FT. | 15 FT. |
| MINIMUM REAR SETBACK | 30 FT. | 15 FT. |
| MINIMUM FRONT SETBACK | 30 FT. | 15 FT. |
| MINIMUM SIDE SETBACK | 30 FT. | 15 FT. |
| MINIMUM REAR SETBACK | 30 FT. | 15 FT. |

RESIDENTIAL DEVELOPMENT DATA TABLE

| SUBDIVISION UNIT | ORIGIN AREA | PREDICATED LOTS | AREA (AC) | AREA OF COMMONS (AC) | AREA OF RESERVES (AC) | AREA OF TOTAL (AC) |
|------------------------|-------------|-----------------|-----------|----------------------|-----------------------|--------------------|
| UNIT EIGHT | 48.07 AC | 64 | 3.52 | 22.92 | 3.23 | 34.74 |
| TOTAL THIS SUBDIVISION | 48.07 AC | 64 | 3.52 AC | 22.92 AC | 3.23 AC | 34.74 AC |

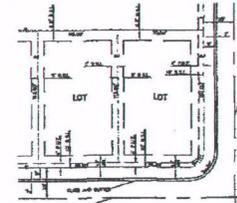
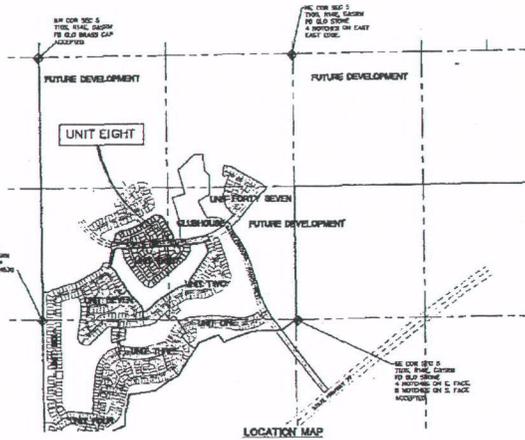
NOTE: FOR ADDITIONAL LISTING OF LOTS, SEE SUPPLEMENTAL PLAT ONE TO THE TENTATIVE PLAT UNIT EIGHT, THIS SUBDIVISION SET.

OWNER AND DEVELOPER

ROBERT RICHMOND, LLC
A DELAWARE LIMITED LIABILITY COMPANY
2501 EAST WIND ROAD
DULUTH, GEORGIA 30096
PHONE (404) 585-3333

ENGINEERING

BRD ENGINEERING, INC.
2000 E. WIND ROAD, SUITE 100
DULUTH, GEORGIA 30096
PHONE (404) 585-3333



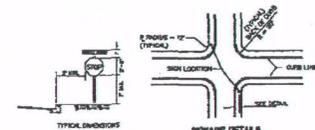
LANDSCAPING SERVICE

TYPICAL SPACING AND SETBACKS FOR TREES AND PUBLIC UTILITY LOCATIONS (BASED ON CR-3) SCALE: 1"=40'

TYPICAL PUBLIC UTILITY EASEMENTS

1. TYPICAL SPACING AND SETBACKS FOR TREES AND PUBLIC UTILITY LOCATIONS (BASED ON CR-3) SCALE: 1"=40'

NOTE: ALL EXISTING UTILITIES AND SERVICES FROM THE BUILDING SHALL BE MAINTAINED AND PROTECTED. SEE WASTEWATER, AND ARCHITECTURAL FINISHES AND ELECTIONS TO THIS UNIT WITH THE LATEST REVISIONS.



UTILITIES AND SERVICES

- WASTEWATER SERVICE: WASTEWATER PROCESS COMPANY
- ELECTRIC SERVICE: ARIZONA ELECTRIC COMPANY, INC.
- TELEPHONE SERVICE: ARIZONA TELEPHONE COMPANY
- SAFETY SERVICE: ARIZONA FIRE DEPARTMENT
- POSTAL SERVICE: UNITED STATES POSTAL SERVICE
- PUBLIC UTILITIES: PINAL COUNTY DEPARTMENT OF PUBLIC UTILITIES
- WATER SERVICE: WASTEWATER PROCESS COMPANY
- SEWER SERVICE: WASTEWATER PROCESS COMPANY
- WATER SERVICE: WASTEWATER PROCESS COMPANY
- SEWER SERVICE: WASTEWATER PROCESS COMPANY
- WATER SERVICE: WASTEWATER PROCESS COMPANY
- SEWER SERVICE: WASTEWATER PROCESS COMPANY

BRD ENGINEERING, INC.
CIVIL ENGINEERING • LAND DEVELOPMENT
SADDLEBROOKE RANCH UNIT EIGHT
SHEET 1 OF 2

Request & Purpose: Robson Ranch Mountain, LLC, landowner, Todd Fitzgerald, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **Saddlebrooke Ranch Unit 8**, 84 lots on a 49.07± acre parcel in the CR-3/PAD zone.

ANALYSIS:

1. On October 19, 2006 the Planning & Zoning Commission granted tentative plat approval with 36 stipulations.
2. On July 15, 2010, the Planning & Zoning Commission approved to extend the tentative plat for an additional two year with 36 stipulations.
3. On September 19, 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 applicant has submitted a final plat for review.
5. The Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number thirty-six has been modified to reflect staff's recommendation.
8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of SaddleBrooke Ranch Unit 8: Stipulations 1 – 36, modifying stipulation 36 to extend the tentative plat to October 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 approved by the County Engineer.
2. The approved Drainage Plan shall provide retention/detention for the 100-year, 1-hour storm waters in a common retention area or on-lot retention for lots 1 acre and greater. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.
3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hrs. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance.
4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer:
 - a. Provide curb, gutter, paving and incidentals on all interior local 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. All right-of-way dedication shall be free and unencumbered.

- d. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
10. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.
13. 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.
14. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.
15. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.
16. 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.

17. 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.
18. Prior to final subdivision approval (final Mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/ sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
19. 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.
20. 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.
21. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for SaddleBrooke Ranch Unit 8, and in accordance with all applicable criteria of the Subdivision Regulations, the approved PAD and the Development Agreement or secure any Waivers/ Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
22. Development of the 84 lot subdivision (SaddleBrooke Ranch Unit 8) shall be in conformance with Planning Case PZ-PD-033-00, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance, the Development Agreement and with the Pinal County Subdivision Regulations.

23. Development of the proposed subdivision (SaddleBrooke Ranch Unit 8) shall be in conformance with the applicable goals, policies and residential densities, for the Rural Community designation of the adopted Pinal County Comprehensive Plan.
24. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
25. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
26. Place the following items on the face of the Final Plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
27. 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 and the Development Agreement.
28. Provide minimum 19' driveway for front entry garage measured from face of garage to back of sidewalk or back of curb per the approved PAD and the Development Agreement.
29. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
30. With final plat submittal provide (2) sets of final engineering plans (paving & drainage, grading, sewer, water, signing & pavement marking, landscaping/irrigation & stormwater pollution prevention plan (SWPPP)) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
31. 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.

- 32. 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.
- 33. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
- 34. 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.
- 35. 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.
- 36. The tentative plat shall be effective until October 19, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.

Date Prepared: 10/02/12 - dld
Revised:



September 19, 2012

Mr. Dedrick Denton
 Pinal County Planning and Development
 P.O. Box 2973
 91 North Pinal Street, Building F
 Florence, Arizona 85232

Re: **Request for Tentative Plat Time Extension**
S-023-06 SaddleBrooke Ranch – Unit 8

Dear Mr. Denton:

On July 15, 2010, the Pinal County Planning and Zoning Commission approved a request for an extension to the tentative plat approval for SaddleBrooke Ranch Unit 8. This extension is set to expire on October 19, 2012. Due to market conditions we have not yet completed the processing of this Unit. We certainly want to be positioned for development just as soon as the market allows. We respectfully request an extension of the SaddleBrooke Ranch Unit 8 tentative plat to allow us time to complete the plan approval process and ready this unit for construction.

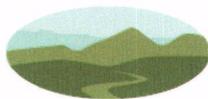
Thank you for your assistance.

Sincerely,

Jeffrey L. Uhrick, P.E.
 Project Engineer

S-011-12

S-011-12



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: October 18, 2012

Case Number: S-011-12

Case Coordinator: Dedrick Denton

Subdivision Name: Encanto Tierra

Landowner/Developer: Greg Bamford
Whitewing IV, LLC
325 S. Higley Road, #101
Gilbert, AZ 85296

Applicant: Terry Fitzgerald
Synergy Plus
6632 E. Barragan Drive
Gold Canyon, AZ 85218

Engineer: Bruce Hallsted
EPS Group, Inc.
2045 S. Vineyard, #101
Mesa, AZ 85210

Comprehensive Plan: Very Low Density Residential

Existing Zoning: CR-1A (PZ-025-01 & PZ-026-01)

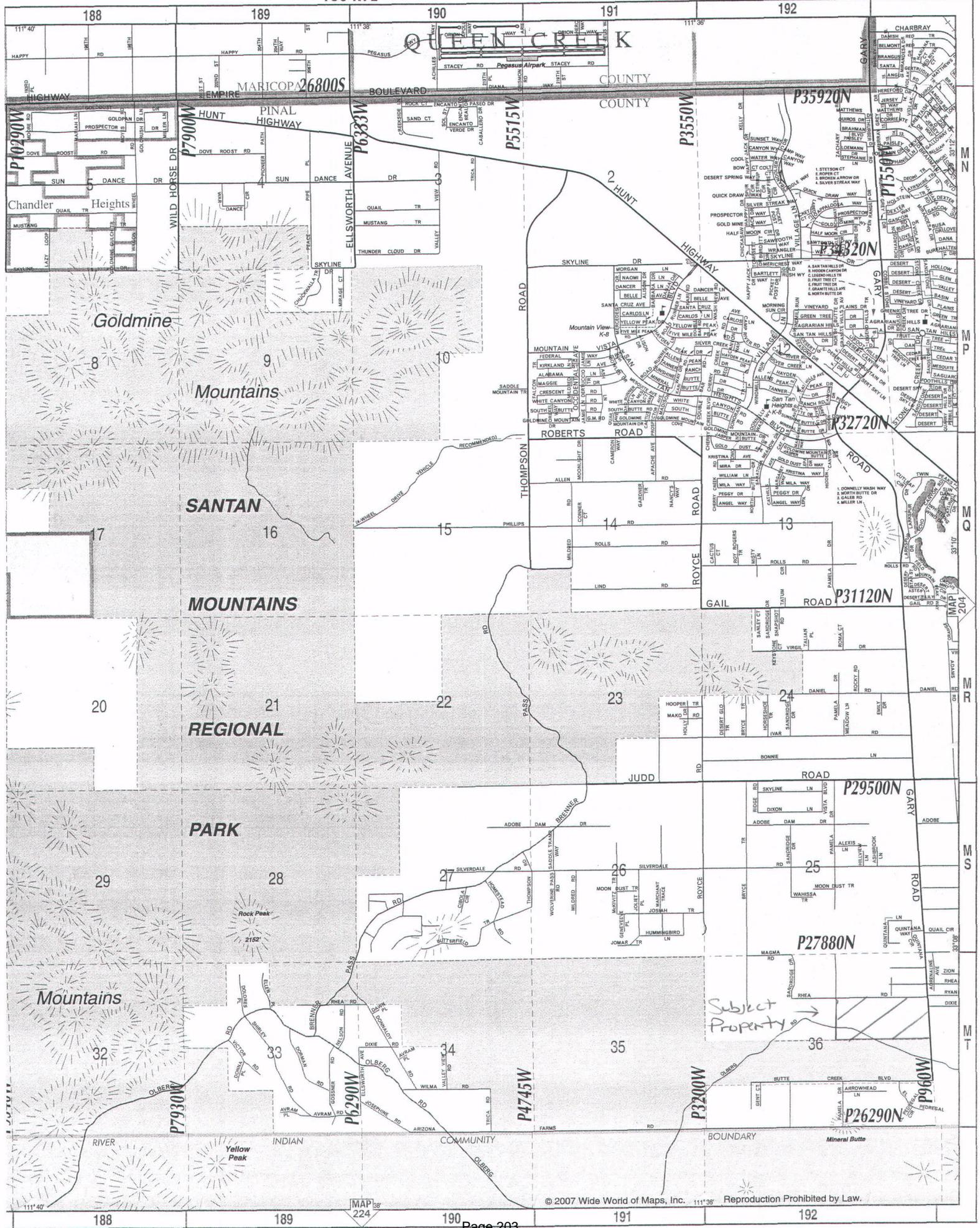
Existing Uses: Vacant

Surrounding Land Uses: North: GR; Residential
East: GR; Residential
South: GR; San Tan Regional Park
West: GR; Residential

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

Location: The subject property is located at the southwest corner of Gary Road and Rhea Road, approximately 5 miles southeast of the Town of Queen Creek.

Legal Description: An 86.88± acre parcel situated in portion of the NE¼ of Section 36, T03S, R07E, G&SRB&M (legal on file).



TENTATIVE PLAT OF Encanto Tierra

A Portion of the Northeast Quarter of Section 36, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

GENERAL NOTES

- GARY ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
- ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- THE SUBJECT PROPERTY IS SITUATED IN ZONE "X" AS SHOWN IN FLOOD INSURANCE RATE MAPS PANEL NUMBER CAGZ020702E DATED DECEMBER 4, 2007. ZONE "X" HAS BEEN DETERMINED TO BE AREAS OF LOW ANNUAL CHANCE OF FLOOD.
- THE MINIMUM LOT SIZE IS 43,560 SQUARE FEET.
- SEWAGE DISPOSAL FOR LOTS 1 THRU 72 (ALL LOTS) WILL BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEMS.
- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576. A COMMITMENT TO SUPPLY WATER SERVICE TO THIS PLATTED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A COPY OF WHICH IS SUBMITTED WITH THIS PLAT.
- STREETS SHOWN AS TRACT PS ARE PRIVATE AND SHALL BE GRANTED AND CONVEYED TO THE ENCANTO TIERRA HOMEOWNER'S ASSOCIATION FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, ACCESS, DRAINAGE, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
- ALL LOTS IN THIS SUBDIVISION REQUIRE ON-LOT RETENTION. AN ENGINEERED GRADING AND DRAINAGE PLAN SHALL BE PREPARED AND SUBMITTED TO PINAL COUNTY AS PART OF BUILDING PERMIT SUBMITTAL. EACH LOT IS REQUIRED TO RETAIN ALL PRIVATE HALF-STREET RIGHDT ADJACENT TO THE PROPERTY.

DEVELOPER/OWNER

WHITENING IV, LLC
325 S. HIGLEY ROAD, SUITE 110
HIGLEY, ARIZONA 85296
CONTACT: GREG BINFORD

ENGINEER

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, ARIZONA 85210
CONTACT: BRUCE HALLSTED, P.E.

PLANNER

STENERY PLUS
6632 E. BARRAGAN DRIVE
GOLD CANYON, AZ 85218
CONTACT: TERRY FITZGERALD



VICINITY MAP
N.T.S.

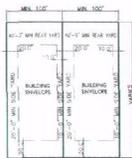


LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BASE ZONING & ZONING CASE

CR1-A SINGLE FAMILY RESIDENCE ZONE
CASE # PZ-025-01 & PZ-026-01
MAX. BUILDING HEIGHT: 30'
MIN. LOT AREA: 43,560 SQUARE FEET (ONE ACRE)
MIN. LOT WIDTH: 150'
MIN. FRONT YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 10/20' (SEE NOTE 1 BELOW)
MIN. REAR YARD SETBACK: 40'
MIN. DISTANCE BETWEEN BUILDINGS: 30' (SEE NOTE 1 BELOW)
BUILDING ENVELOPE: (SEE NOTE 2 BELOW)



- NOTE
- SIDE YARD SETBACKS SHALL BE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE. NO HOUSE SHALL BE CLOSER THAN 30' TO ANY ADJACENT HOUSE. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 10' SIDE YARD SETBACKS, THE NEW LOT SHALL BE REQUIRED TO HAVE 20' SIDE YARD SETBACKS ON BOTH SIDES. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 20' SIDE YARD SETBACKS, THE NEW LOT IS STILL REQUIRED TO HAVE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE.
 - THE BUILDING ENVELOPE SHALL OCCUPY NOT MORE THAN 40% OF THE TOTAL LOT AREA.

TYPICAL LOT LAYOUT AND BUILDING SETBACKS N.T.S.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____, 2012, AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

JOE KRAFT DATE _____
ARIZONA REGISTERED LAND SURVEYOR NO. 48225
EPS GROUP, INC
2045 S. VINEYARD
SUITE 101
MESA, ARIZONA 85210
480-505-2250

APPROVALS

ACKNOWLEDGMENT

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE Q.L.O BRASS CAP AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 7 EAST, USING AN ELEVATION OF 1524.00 FEET PER THE USGS QUAD MAPS.

BASIS OF BEARING

THE EAST LINE OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEARS S 07°09'31" E PER BOOK 2 OF SURVEYS, PAGE 192, OF THE PINAL COUNTY RECORDS OFFICE.

LAND USE TABLE

| | |
|----------------------|------------------------|
| GROSS ACREAGE | 86.88 ACRES |
| AREA OF STREETS | 4.47 ACRES |
| NET ACREAGE | 82.41 ACRES |
| AREA OF TRACTS | 6.49 ACRES |
| TOTAL NUMBER OF LOTS | 72 LOTS |
| OVERALL DENSITY | 0.83 DWELLING UNITS/AC |
| AVERAGE AREA PER LOT | 45,925 SQ. FT. |

TRACT TABLE

| TRACT | AREA | USAGE |
|-------|------------|--|
| PS | 6.49 ACRES | PRIVATE STREET, PUBLIC INGRESS & EGRESS FOR REFUSE AND EMERGENCY VEHICLES AND PUBLIC UTILITIES AND FACILITIES ASSESSMENT |
| TOTAL | 6.49 ACRES | |

SERVICE PROVIDERS

| DESCRIPTION | COMPANY |
|-------------|------------------------|
| CABLE | MEDIA COM |
| GAS | CITY OF MESA GAS |
| SEWER* | JOHNSON UTILITIES, LLC |
| FIRE | RURAL METRO FIRE |
| ELECTRIC | SRP |
| TELEPHONE | CENTURY LINK |
| WATER | JOHNSON UTILITIES, LLC |
| SOLID WASTE | REPUBLIC SERVICES |
| POLICE | PINAL COUNTY SHERIFF |

LEGEND

- FOUND MONUMENT, AS NOTED
- SUBDIVISION CORNER
- R/W RIGHT-OF-WAY
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- S.V.T.C. SEPT VOLUME TRANGLE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- ▨ 404 WASH DELINEATION
- ▨ 100-YEAR FLOODPLAIN
- 100 CPS 0-100 FLOW RATE

* INDIVIDUAL ON-LOT SEPTIC SYSTEMS PROPOSED FOR THIS SUBDIVISIONS

DECLARATION, TITLE WARRANTY AND DEDICATION



ENCANTO TIERRA
PINAL COUNTY, ARIZONA
TENTATIVE PLAT

Project: _____

Revisions:

| DATE | BY | REVISION |
|-----------------|----|------------------------------|
| JUNE 13, 2012 | EP | 1ST TENTATIVE PLAT SUBMITTAL |
| OCTOBER 1, 2012 | EP | 2ND TENTATIVE PLAT SUBMITTAL |

Designer: APH
Drawn by: APH

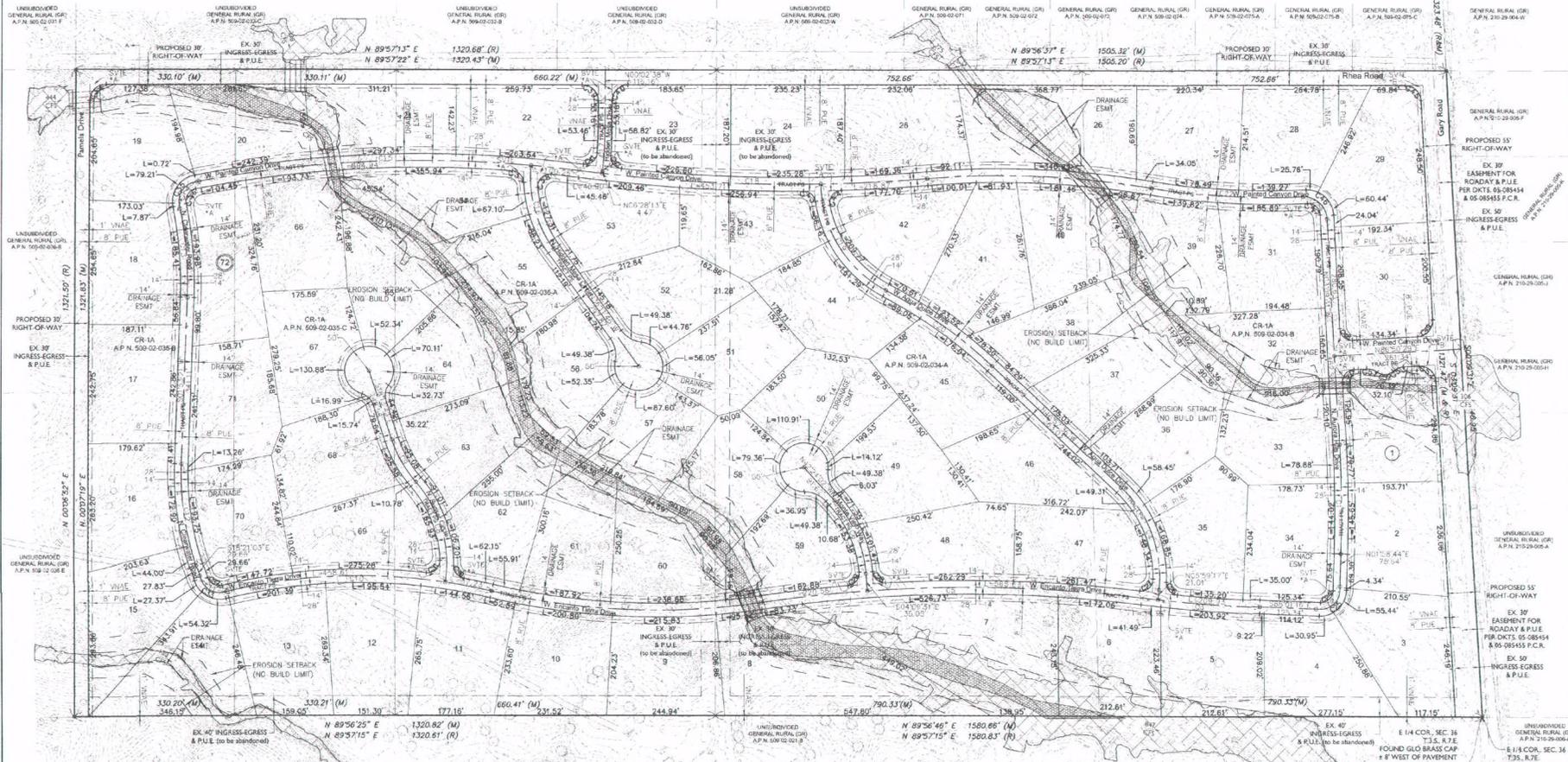


EPINPS 5/23/2013
Job No.
12-023

TP01

Sheet No.
1
of 3

CASE# S-11-12



| CURVE | | | | | CHORD | | | | | CHORD BRG | | | | | | | | |
|-------|----------|---------|---------|--------|---------|-------|----------|--------|---------|-----------|---------|-------|--------|--------|---------|-------|---------|--------|
| DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHD BRG | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHD BRG | DELTA | RADIUS | LENGTH | TANGENT | CHORD | CHD BRG | |
| C1 | 5081.00 | 2500.00 | 244.16 | 112.16 | 224.00 | C28 | 8871.50 | 25.00 | 38.63 | 21.37 | 34.00 | C35 | 443.58 | 24.11 | 1.02 | Ac. | 102.48 | 102.48 |
| C2 | 9050.00 | 390.00 | 41.70 | 38.00 | 55.15 | C29 | 9071.00 | 25.00 | 38.50 | 23.12 | 35.84 | C36 | 443.78 | 24.11 | 1.04 | Ac. | 101.56 | 101.56 |
| C3 | 4386.20 | 3000.00 | 244.27 | 122.20 | 245.20 | C30 | 8125.10 | 25.00 | 35.53 | 21.01 | 32.01 | C37 | 443.94 | 24.11 | 1.08 | Ac. | 101.52 | 101.52 |
| C4 | 3256.53 | 250.00 | 231.03 | 124.50 | 222.90 | C31 | 9247.10 | 25.00 | 42.52 | 28.48 | 37.58 | C38 | 443.91 | 24.11 | 1.01 | Ac. | 101.58 | 101.58 |
| C5 | 15306.54 | 1500.00 | 786.18 | 392.30 | 785.84 | C32 | 80711.10 | 25.00 | 37.17 | 22.98 | 33.84 | C39 | 443.90 | 24.11 | 1.09 | Ac. | 101.52 | 101.52 |
| C6 | 3814.53 | 750.00 | 168.86 | 86.87 | 163.78 | C33 | 8230.10 | 25.00 | 41.69 | 50.49 | 74.19 | C40 | 443.94 | 24.11 | 1.14 | Ac. | 101.51 | 101.51 |
| C7 | 2127.18 | 1500.00 | 559.51 | 283.04 | 556.27 | C34 | 8895.03 | 25.00 | 5.74 | 32.92 | 46.67 | C41 | 443.72 | 24.11 | 1.00 | Ac. | 101.61 | 101.61 |
| C8 | 5023.31 | 250.00 | 218.88 | 117.62 | 212.86 | C35 | 8042.38 | 25.00 | 47.07 | 54.69 | 78.25 | C42 | 443.72 | 24.11 | 1.03 | Ac. | 101.62 | 101.62 |
| C9 | 2333.02 | 250.00 | 100.70 | 51.02 | 103.84 | C36 | 8048.00 | 25.00 | 48.67 | 28.38 | 35.87 | C43 | 443.86 | 24.11 | 1.07 | Ac. | 101.54 | 101.54 |
| C10 | 8233.22 | 1200.00 | 355.84 | 183.00 | 350.89 | C37 | 83241.10 | 25.00 | 38.39 | 22.28 | 33.28 | C44 | 443.75 | 24.11 | 1.01 | Ac. | 101.57 | 101.57 |
| C11 | 80711.10 | 38.00 | 52.99 | 35.85 | 52.79 | C38 | 10174.10 | 25.00 | 44.17 | 30.46 | 38.65 | C45 | 443.72 | 24.11 | 1.07 | Ac. | 101.58 | 101.58 |
| C12 | 2074.25 | 600.00 | 219.99 | 107.99 | 210.88 | C39 | 9020.00 | 25.00 | 50.84 | 33.00 | 46.67 | C46 | 443.72 | 24.11 | 1.07 | Ac. | 101.58 | 101.58 |
| C13 | 15391.44 | 800.00 | 153.64 | 85.78 | 150.19 | C40 | 9020.00 | 25.00 | 50.84 | 33.00 | 46.67 | C47 | 443.72 | 24.11 | 1.07 | Ac. | 101.58 | 101.58 |
| C14 | 8048.00 | 30.00 | 6.81 | 30.55 | 55.64 | C41 | 9432.22 | 25.00 | 40.82 | 46.60 | 36.44 | C48 | 443.72 | 24.11 | 1.14 | Ac. | 101.41 | 101.41 |
| C15 | 1812.29 | 250.00 | 795.20 | 400.99 | 791.82 | C42 | 8810.44 | 25.00 | 38.52 | 24.26 | 34.82 | C49 | 443.82 | 24.11 | 1.01 | Ac. | 101.51 | 101.51 |
| C16 | 4188.33 | 250.00 | 173.99 | 93.87 | 172.75 | C43 | 8184.97 | 25.00 | 35.74 | 21.70 | 32.77 | C50 | 443.81 | 24.11 | 1.01 | Ac. | 101.51 | 101.51 |
| C17 | 6305.52 | 800.00 | 80.98 | 45.23 | 80.91 | C44 | 9935.17 | 25.00 | 43.44 | 29.46 | 38.18 | C51 | 443.82 | 24.11 | 1.02 | Ac. | 101.44 | 101.44 |
| C18 | 1227.28 | 3400.00 | 719.48 | 361.99 | 716.13 | C45 | 8833.52 | 25.00 | 50.05 | 31.28 | 45.30 | C52 | 443.62 | 24.11 | 1.00 | Ac. | 101.62 | 101.62 |
| C19 | 8111.21 | 250.00 | 258.99 | 124.89 | 254.49 | C46 | 8847.78 | 25.00 | 46.19 | 54.80 | 77.84 | C53 | 443.72 | 24.11 | 1.03 | Ac. | 101.58 | 101.58 |
| C20 | 15241.60 | 1200.00 | 228.80 | 139.20 | 228.00 | C47 | 8929.11 | 25.00 | 39.21 | 24.84 | 35.11 | C54 | 443.82 | 24.11 | 1.02 | Ac. | 101.47 | 101.47 |
| C21 | 14395.51 | 1875.00 | 455.52 | 232.95 | 450.54 | C48 | 9000.00 | 25.00 | 39.27 | 25.00 | 35.36 | C55 | 443.82 | 24.11 | 1.01 | Ac. | 101.48 | 101.48 |
| C22 | 1739.77 | 1500.00 | 313.59 | 157.57 | 313.42 | C49 | 8000.00 | 25.00 | 51.84 | 33.00 | 46.67 | C56 | 443.82 | 24.11 | 1.01 | Ac. | 101.49 | 101.49 |
| C23 | 8832.04 | 48.00 | 75.01 | 47.61 | 73.61 | C50 | 8000.00 | 25.00 | 39.27 | 23.00 | 35.36 | C57 | 443.82 | 24.11 | 1.01 | Ac. | 101.50 | 101.50 |
| C24 | 9000.00 | 25.00 | 39.27 | 25.00 | 35.36 | C51 | 8835.50 | 25.00 | 44.00 | 12.24 | 23.03 | C58 | 443.82 | 24.11 | 1.01 | Ac. | 101.51 | 101.51 |
| C25 | 8670.00 | 55.00 | 86.39 | 55.00 | 77.48 | C52 | 7911.92 | 25.00 | 35.25 | 21.99 | 32.57 | C59 | 443.82 | 24.11 | 1.01 | Ac. | 101.51 | 101.51 |
| C26 | 8707.28 | 28.00 | 38.02 | 24.30 | 34.40 | C53 | 3035.95 | 25.00 | 24.50 | 12.24 | 23.03 | C60 | 443.82 | 24.11 | 1.43 | Ac. | 101.53 | 101.53 |
| C27 | 9070.21 | 25.00 | 41.67 | 23.85 | 37.01 | C54 | 8000.00 | 25.00 | 51.84 | 33.00 | 46.67 | C61 | 443.82 | 24.11 | 1.01 | Ac. | 101.54 | 101.54 |

| LOT TABLE | | LOT TABLE | | LOT TABLE | |
|-----------|----------------|------------|--------|----------------|------------|
| LOT | Area (Sq. Ft.) | Area (Ac.) | LOT | Area (Sq. Ft.) | Area (Ac.) |
| LOT 1 | 44,338 Sq. Ft. | 1.02 Ac. | LOT 28 | 46,343 Sq. Ft. | 1.06 Ac. |
| LOT 2 | 43,178 Sq. Ft. | 1.04 Ac. | LOT 29 | 46,208 Sq. Ft. | 1.11 Ac. |
| LOT 3 | 46,894 Sq. Ft. | 1.08 Ac. | LOT 30 | 45,954 Sq. Ft. | 1.02 Ac. |
| LOT 4 | 43,821 Sq. Ft. | 1.01 Ac. | LOT 31 | 44,036 Sq. Ft. | 1.01 Ac. |
| LOT 5 | 45,708 Sq. Ft. | 1.05 Ac. | LOT 32 | 44,300 Sq. Ft. | 1.02 Ac. |
| LOT 6 | 45,821 Sq. Ft. | 1.14 Ac. | LOT 33 | 43,834 Sq. Ft. | 1.01 Ac. |
| LOT 7 | 43,817 Sq. Ft. | 1.02 Ac. | LOT 34 | 43,722 Sq. Ft. | 1.00 Ac. |
| LOT 8 | 40,854 Sq. Ft. | 0.94 Ac. | LOT 35 | 44,772 Sq. Ft. | 1.03 Ac. |
| LOT 9 | 46,662 Sq. Ft. | 1.07 Ac. | LOT 36 | 43,867 Sq. Ft. | 1.01 Ac. |
| LOT 10 | 46,636 Sq. Ft. | 1.07 Ac. | LOT 37 | 44,175 Sq. Ft. | 1.01 Ac. |
| LOT 11 | 46,787 Sq. Ft. | 1.07 Ac. | LOT 38 | 45,329 Sq. Ft. | 1.04 Ac. |
| LOT 12 | 46,729 Sq. Ft. | 1.07 Ac. | LOT 39 | 43,621 Sq. Ft. | 1.00 Ac. |
| LOT 13 | 46,653 Sq. Ft. | 1.07 Ac. | LOT 40 | 45,907 Sq. Ft. | 1.02 Ac. |
| LOT 14 | 49,745 Sq. Ft. | 1.14 Ac. | LOT 41 | 49,745 Sq. Ft. | 1.14 Ac. |
| LOT 15 | 43,829 Sq. Ft. | 1.01 Ac. | LOT 42 | 43,961 Sq. Ft. | 1.01 Ac. |
| LOT 16 | 43,861 Sq. Ft. | 1.01 Ac. | LOT 43 | 43,783 Sq. Ft. | 1.01 Ac. |
| LOT 17 | 44,512 Sq. Ft. | 1.02 Ac. | LOT 44 | 43,987 Sq. Ft. | 1.01 Ac. |
| LOT 18 | 46,513 Sq. Ft. | 1.07 Ac. | LOT 45 | 43,602 Sq. Ft. | 1.00 Ac. |
| LOT 19 | 46,834 Sq. Ft. | 1.03 Ac. | LOT 46 | 43,744 Sq. Ft. | 1.00 Ac. |
| LOT 20 | 44,282 Sq. Ft. | 1.02 Ac. | LOT 47 | 43,705 Sq. Ft. | 1.00 Ac. |
| LOT 21 | 43,951 Sq. Ft. | 1.01 Ac. | LOT 48 | 44,133 Sq. Ft. | 1.01 Ac. |
| LOT 22 | 43,893 Sq. Ft. | 1.01 Ac. | LOT 49 | 43,094 Sq. Ft. | 1.03 Ac. |
| LOT 23 | 44,044 Sq. Ft. | 1.01 Ac. | LOT 50 | 43,905 Sq. Ft. | 1.01 Ac. |
| LOT 24 | 43,979 Sq. Ft. | 1.02 Ac. | LOT 51 | 43,803 Sq. Ft. | 1.01 Ac. |
| LOT 25 | 44,407 Sq. Ft. | 1.02 Ac. | LOT 52 | 43,053 Sq. Ft. | 1.01 Ac. |
| LOT 26 | 42,365 Sq. Ft. | 1.00 Ac. | LOT 53 | 43,787 Sq. Ft. | 1.00 Ac. |
| LOT 27 | 43,209 Sq. Ft. | 1.01 Ac. | LOT 54 | 43,776 Sq. Ft. | 1.00 Ac. |

SIGHT VISIBILITY TRIANGLE EASEMENT

*A = 21' x 21' FOR LOCAL INTERSECTIONS
 *B = 33' x 33' FOR INTERSECTIONS WITH COLLECTOR/ARTERIAL ROADS

LEGEND

- FOUND MONUMENT, AS NOTED
- SUBDIVISION CORNER
- R/W VELOCITARY NON-ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- P.U.E.
- DRAINAGE EASEMENT
- EROSION SETBACK (NO BUILD LIMIT)
- 454' BROW ELIMINATION
- 100-FOOT FLOODPLAIN
- Q-100 FLOOD RATE

Scale: 1" = 100' - 0"

North Arrow

eps group, inc.
 Engineers, Planners & Surveyors
 1400 N. 10th St., Suite 101, Phoenix, AZ 85006
 Phone: (602) 944-1234 Fax: (602) 944-1235

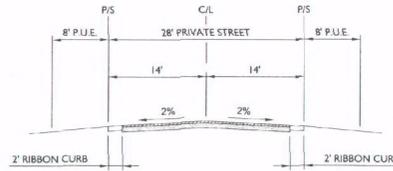
ENCANTO TIERRA
 FINAL COUNTY, ARIZONA

TENTATIVE PLAT

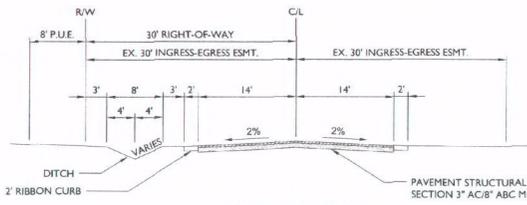
Project: 12-023
 Job No: 12-023
 Sheet No: 2 of 3

APR 15, 2013 10:00 AM
 ENCANTO TIERRA TENTATIVE PLAT SUBMITTAL
 DATE: 04/15/2013 TIME: 10:00 AM
 EXPIRES: 3/31/2015

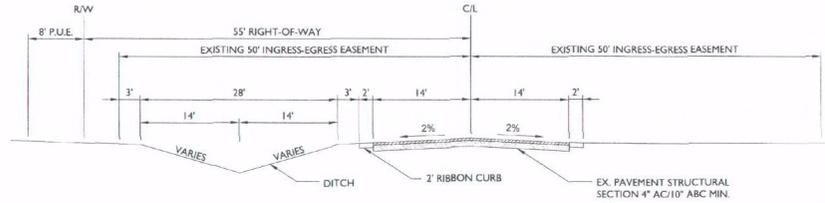
12-023



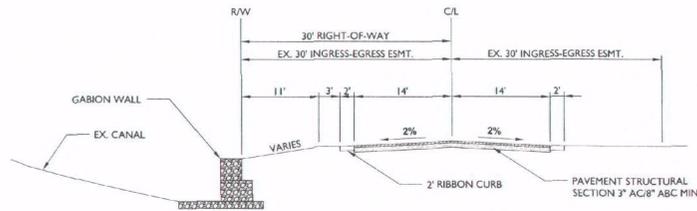
PRIVATE STREET
(TRACT PS)



MINOR COLLECTOR
(RHEA ROAD - LOOKING WEST)



MINOR ARTERIAL
(GARY ROAD - LOOKING NORTH)



SECTION A-A
(RHEA ROAD - LOOKING WEST)



ENCANTO TIERRA
FINAL COUNTY, ARIZONA
TENTATIVE PLAT

| Project | Revisions |
|--|-----------|
| JOHN S.L. 02/21, 1ST TENTATIVE PLAT SUBMITTAL OCTOBER 1, 2011, 2ND TENTATIVE PLAT SUBMITTAL | |

Designer: APH
Drawn by: APH

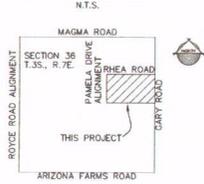


Job No. 12-023
TP03
Sheet No. 3 of 3

CASE# S-11-12

12-023

LOCATION MAP



BUILDING ENVELOPE EXHIBIT OF

Encanto Tierra

A Portion of the Northeast Quarter of Section 36, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

DEVELOPER/OWNER

WHITING N, LLC
325 S. HIGLEY ROAD, SUITE 110
MESA, ARIZONA 85206
CONTACT: GREG BAMFORD

ENGINEER

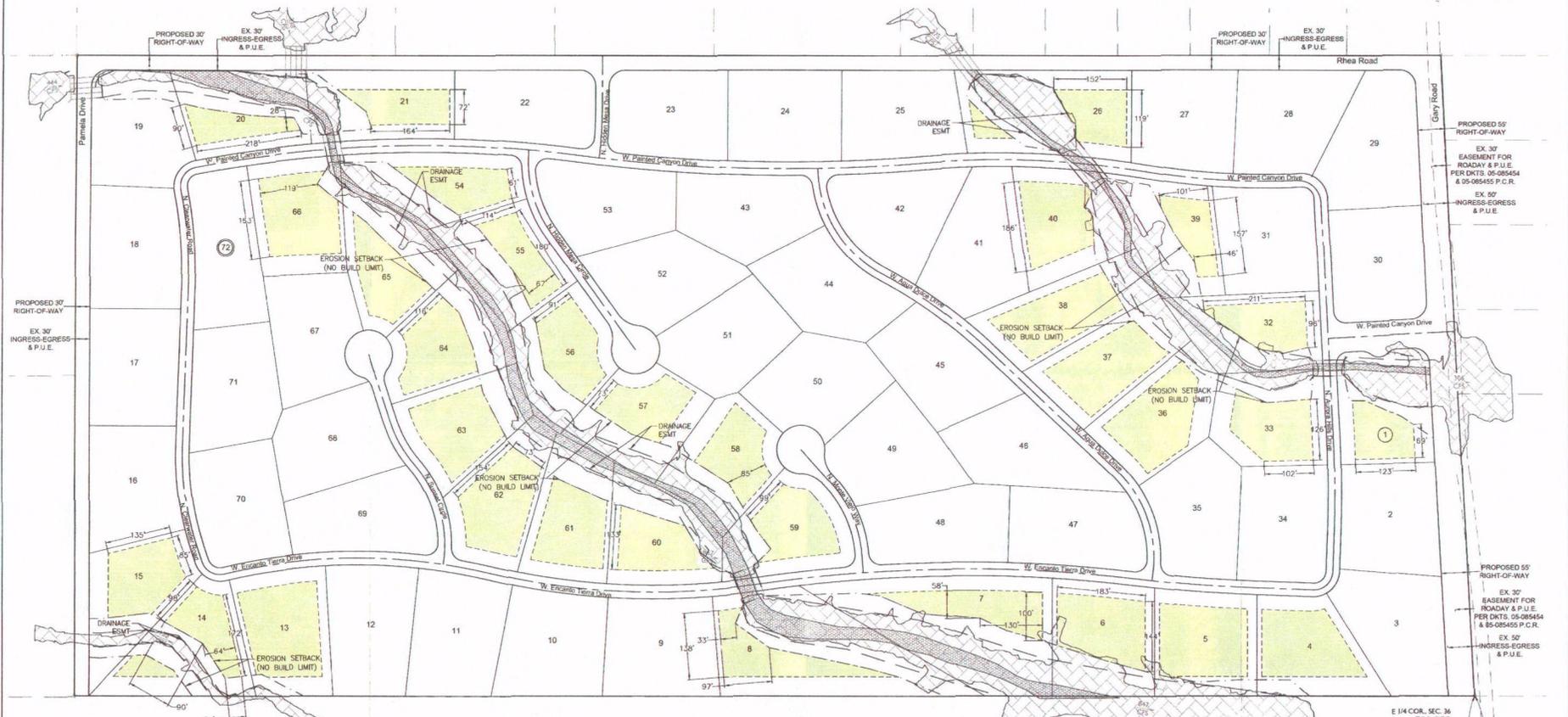
EPS GROUP, INC
2045 S. VINEYARD, SUITE 101
MESA, ARIZONA 85210
CONTACT: BRUCE HALLSTED, P.E.

PLANNER

SYNERGY PLUS
6632 E. BARRAGAN DRIVE
GOLD CANYON, AZ 85218
CONTACT: TERRY FITZGERALD

GENERAL NOTES

- 1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. BUILDABLE AREAS ARE APPROXIMATE. A BUILDING LOT PLAN FOR EACH LOT SHALL BE PREPARED AND SUBMITTED TO PINAL COUNTY AS PART OF BUILDING PERMIT SUBMITTAL AND SHALL BE IN CONFORMANCE WITH THE BUILDING SETBACKS PER THE FINAL PLAN.
3. ON ALL LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDENTIAL DWELLINGS CAN FIT WITHIN THE BUILDING SETBACKS INCLUDING BAY WINDOWS, FIREPLACES, PORCHES, COVERED PATIOS, ETC.



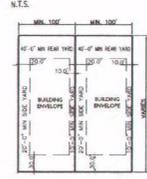
LOT TABLE with columns for LOT, Area (Sq. Ft.), Area (Ac.), LOT, Area (Sq. Ft.), Area (Ac.), LOT, Area (Sq. Ft.), Area (Ac.), LOT, Area (Sq. Ft.), Area (Ac.)

BASE ZONING & ZONING CASE #

CR-A SINGLE FAMILY RESIDENCE ZONE
CASE # P2-025-01 & P2-026-01

- MAX. BUILDING HEIGHT: 30'
MIN. LOT AREA: 43,560 SQUARE FEET (ONE ACRE)
MIN. LOT WIDTH: 100'
MIN. FRONT YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 10'/20' (SEE NOTE 1 RIGHT)
MIN. REAR YARD SETBACK: 40'
MIN. DISTANCE BETWEEN BUILDINGS: 30' (SEE NOTE 1 RIGHT)
BUILDING ENVELOPE: 30' (SEE NOTE 2 RIGHT)

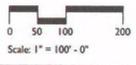
TYPICAL LOT LAYOUT AND BUILDING SETBACKS



- NOTE 1. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE. NO HOUSE SHALL BE CLOSER THAN 30' TO ANY ADJACENT HOUSE. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 10' SIDE YARD SETBACKS, THE NEW LOT SHALL BE REQUIRED TO HAVE 20' SIDE YARD SETBACKS ON BOTH SIDES. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 20' SIDE YARD SETBACKS, THE NEW LOT IS STILL REQUIRED TO HAVE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE.
NOTE 2. THE BUILDING ENVELOPE SHALL OCCUPY NOT MORE THAN 40% OF THE TOTAL LOT AREA.
NOTE 3. BUILDING SETBACKS SHALL BE PER THE FINAL PLAN AND IN CONFORMANCE WITH DRAINAGE EASEMENT AND EROSION SETBACK (NO BUILD LIMITS) REQUIREMENTS.

LEGEND

- FOUND MONUMENT, AS NOTED
SUBDIVISION CORNER
PROPERTY BOUNDARY
STREET CENTERLINE
STREET RIGHT-OF-WAY
BUILDING SETBACK LINE
DRAINAGE EASEMENT
EROSION SETBACK (NO BUILD LIMITS)
40% WASH DELINEATION
100-YEAR FLOODPLAIN
BUILDING ENVELOPE



ENCANTO TIERRA
PINAL COUNTY, ARIZONA
BUILDING ENVELOPE EXHIBIT

Revisions table with columns for Date, Description, and Revisions.

Design: APH
Drawn by: APH
Preliminary
Not For Construction or Recording
Job No. 12-023
TP01
Sheet No. 1 of 1

Number of Lots: 72

Tax Parcel Numbers: 509-02-034A, 034B; 509-02-035A, 035B, & 035C

Request & Purpose: Whitewing IV, LLC, landowner, Terry Fitzgerald, Synergy Plus, agent, requesting approval of a tentative plat for **Encanto Tierra**, 72 lots on a 86.88± acre parcel in the CR-1A zone (**PZ-025-01 & PZ-026-01**).

HISTORY: The property was rezoned in 2001 from GR (General Rural Zone) to CR-1A (Single Residence Zone), under Planning Cases PZ-025-01 and PZ-026-01. In 2005, the Planning & Zoning Commission approved a seventy-seven lot tentative plat under case number S-044-04. The previous owner submitted a final plat for review and came close to the end of the process but let the tentative plat expired.

UTILITIES: The applicant has indicated that the proposed subdivision service providers are:

- Telephone: Century Link
- Electrical: Salt River Project
- Water: Johnson Utilities
- Fire District: Rural Metro
- Refuse: Republic Services
- Cable: Media Com
- Gas: City of Mesa
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On August 20, 2012 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were written comments from Maricopa County Parks & Recreation Department, Johnson Utilities, and Coolidge Unified School District. Their comments are included in the staff report.

DEVELOPMENT STANDARDS: There were no changes in the development standards. The minimum are listed below.

| Lot Area | Front Yard | Side Yard | Rear Yard | Lot Width | Height |
|---------------|------------|-----------|-----------|-----------|--------|
| 43,560 sq. ft | 30' | 10' | 40' | 100' | 30' |

FINDINGS: Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to



the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

Analysis: The tentative plat contains all the required information, is in satisfactory form, and comments have been received from those who participated in the Subdivision Coordinating Committee meeting.

Finding: Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

Analysis: This project is located within the CR-1A zoning classification. The Board approved thirteen stipulations of understanding for case PZ-025-01 and case PZ-026-01.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the minimum lot area and the applicable zoning stipulations have been transferred to this case for the Commission consideration.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.

Analysis: The design of Encanto Tierra is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

Finding: Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

Analysis: The proposed subdivision is in an area where the topography is relatively flat with some washes bisecting the property.

Finding: Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

Analysis: Access for this tentative plat is from Gary Road and Rhea Road. Gary Road is paved and Rhea Road will have to be improved.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will have adequate permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.

Analysis: The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Johnson Utilities. A will serve letter will be provided at time of final plat approval.

The applicant is proposing on lot septic and each lot meets the 1 acre minimum.

Fire service is available on a subscription basis by Rural Metro.

Police protection is to be provided by the Pinal County Sheriff's Dept.

Solid waste service is to be provided by Republic Services.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

Analysis: The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

Finding: With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-025-01 & PZ-026-01), with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-011-12 with the 24 stipulations as presented in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.
2. The approved Drainage Plan shall be per the current Pinal County Drainage Manual and shall provide retention for storm waters in a common retention area or on-lot retention for lots 1 acre and greater. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.
3. Temporary drainage easements and retention basins shall be provided on each lot for the half street storm water runoff as approved by the County Engineer. Drainage easements and retention basins can be modified, with the approval of the County Engineer, at the time of building permit.
4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and

drainage facilities) in accordance with approved plans.

5. Provide street lights, as approved by the County Engineer, at all arterial/collector, collector/collector, and collector/local street intersections. Street lights to be maintained by the Homeowners' Association.
6. Minimum 55' half street right-of-way dedication along all section lines and minimum 40' half street right-of-way dedication along all mid-section lines, unless otherwise specified and approved by the County Engineer. All right-of-way dedication shall be free and unencumbered.
7. Half street road improvements will be required, as approved by the County Engineer, along the western, northern and eastern property boundaries. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
 - a. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
8. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
9. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
10. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.
11. The applicant/owner shall develop the 72 lot subdivision in accordance with the subdivision submittal documents for Encanto Tierra and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-025-01 & PZ-026-01), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
12. Development of the proposed subdivision (Encanto Tierra) shall be in conformance with the applicable goals, policies and densities, for Very Low Density Residential designations of the adopted Pinal County Comprehensive Plan.
13. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks and no structures are to be placed within the erosion setback.
14. In order to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the development,

and to allow the developer/owner the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:

- a. There will be a diversity of building types and building elevations.
 - b. There will be an "environmentally sensitive" subdued entry feature for the development.
 - c. It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, "bollard-style" light standards.
 - d. Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock outcroppings, and established native vegetation which cannot be moved or salvaged.
 - e. The building envelope shall occupy not more than 40% of the total lot area. There shall be a minimum ten (10") foot setback from any property line for the building envelope that shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
 - f. Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.
 - g. Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
 - h. No development above the 15% slope (contour) and ridge line.
 - i. Prepare/provide indigenous plant list for re-vegetation within the building envelope and that the plant list from San Tan Park General Plan be followed.
 - j. Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/landowner, with Pinal County staff approval.
15. Prior to final plat approval, the applicant/owner shall provide written verification from the Coolidge Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.

16. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
17. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
18. Prior to subdivision approval (final mylar plat), the applicant/owner shall submit to Pinal County a conceptual approval (form-511) of sanitary facilities for subdivisions in order to be served by an individual on-site wastewater treatment facility.
19. Plot (with a dashed line) the 15% slope (contour) line on the face of the final plat and note on the face of the final plat: **No structural development is allowed above the 15% slope line.**
20. 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.

21. Place the following items on the face of the final plat:
 - a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
 - b. Benchmark & Basis of Bearing
 - c. Vicinity Map & Location Map
 - d. Base Zoning & Case Number
 - e. Typical Lot Layout & Building Setbacks
 - f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title
22. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.

23. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.

24. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.



June 7, 2012

Gregory Bamford
Whitewing IV, LLC.

Re: Encanto Tierra

Dear Sir:

I am writing this letter today to let you know that Republic Services is the second largest nationwide solid waste hauler in the United States. We are able to provide municipal solid waste and recycling at the proposed Encanto Tierra residential development in Pinal County.

Republic Services provides residential, commercial and industrial services in Pinal County. We own both a transfer station on Hunt Hwy in San Tan Valley, as well as the Apache Junction Landfill. We would be happy to provide any services as needed. If you have any further questions, please call me at 602-237-2078.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Daggett", written over a horizontal line.

Michele Daggett
Sales Admin

Cc: Bruce Hallsted
Andy Karczewski



Maricopa County

Parks & Recreation Department

234 N. Central, Suite 6400
Phoenix, Arizona 85004-2208
Phone: (602) 506-2930
Fax: (602) 506-4692

To: Dedrick Denton, Planner II, Planning and Development, Pinal County

From: Leigh Johnson, Park Planner

Re: S-011-12 (Encanto Tierra)

Date: August 1, 2012

The Maricopa County Parks and Recreation Department (MCPRD) attempts to meet customer needs based on generally accepted standards for quality parks and outdoor recreation services. Development that increases density impacts parks and trails with an increase in facility use and the resulting need for additional maintenance and services.

San Tan Mountain Regional Park, which is in close proximity to this development, will be a benefit to the developer's new residents. The developer may wish to work with MCPRD to voluntarily make park improvements that further enhance the quality of life for residents of this new development community. MCPRD welcomes the opportunity to engage in an open conversation with the developer to determine a project that benefits both parties.

Thank you for allowing MCPRD to participate in this process and feel free to contact us with any questions.

From: "grant hinderer" <ghinderer@specificengineering.com>
To: "Dedrick Denton" <dedrick.denton@pinalcountyaz.gov>
Date: 7/11/2012 2:35 PM
Subject: S-011-12, Encanto Tierra

I have reviewed the tentative Plat for Encanto Tierra, Johnson Utilities will serve water the this development. Don't have a problem since the streets will be dedicated as ingress and egress and PUE's.

Grant K. Hinderer
Specific engineering, L.L.C.
5310 E. Shea Blvd, Suite 2
Scottsdale, AZ 85254
480-596-6335
Fax 480-596-6437

CONFIDENTIALITY NOTICE:

Any files attached to this e-mail are provided "As Is" without warranty of any kind, either implied or expressed. Specific Engineering, LLC does not warrant, guarantee, or make any representations regarding the use, or the results of these files in terms of correctness, accuracy, reliability, or otherwise. The data contained in this e-mail is intended only for the individual or entity to whom it is addressed. Its contents (including any attachments) are confidential and may contain privileged data. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. If you received this e-mail in error, please notify the sender by reply e-mail and delete and destroy the message and any file attachments from your computer.

Thank you.

Governing Board

Kristi Freader
President

Thomas Shope Jr.
Vice President

Thomas Bagnall
Member

Lisa Garrett
Member

Superintendent

Dr. Cecilia E. Johnson

District Office

450 N. Arizona Boulevard
Coolidge, Arizona 85128

520.723.2040 (Phone)
520.723.2442 (Fax)

www.coolidgeschools.org

August 24, 2012

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

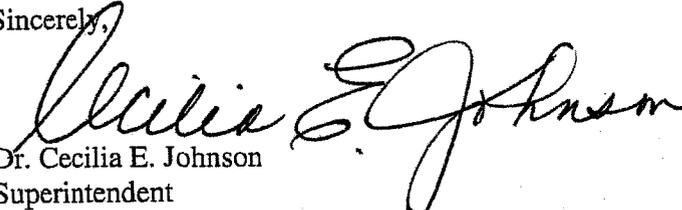
Re: Case # S-044-04, Encanto Tierra

Dear Dedrick:

This is to inform the department that the Coolidge Unified School District No. 21 (CUSD) has had no contact from Whitewing Development Group owned by Gregory Bamford, Gilbert, AZ. The District has mailed information to the developer based upon address provided by the county.

If the District meets with the owner and has an agreement in force by final plat of project, the district would support Case # S-044-04.

Sincerely,


Dr. Cecilia E. Johnson
Superintendent

cc: Dr. Kenneth A Smith



PINAL COUNTY
wide open opportunity

- e. What is the impact on other users in the area? n/a
- f. Are there funds budgeted to complete the installation for this subdivision?
- g. Is there a need for easements? Yes If so, at what locations? Refer to PUE on plat
- h. Additional comments or concerns. none
3. Septic system or public/private sewer? septic system
4. Sewer service provider:
Company Name: n/a
Contact Person: n/a
Address: n/a
Phone Number: n/a
5. Water service provider:
Company Name: Johnson Utilities
Contact Person: Bob Padilla
Address: n/a
Phone number: 480-987-9870
6. Electrical service provider:
Company Name: Salt River Project (SRP)
Contact Person: n/a
Address: n/a
Phone number: 602-236-8026
7. Gas service provider:
Company Name: City of Mesa
Contact Person: Gilbert Montez
Address: n/a
Phone number: 480-644-3513



PINAL COUNTY
wide open opportunity

8. Telephone service provider:

Company Name: Century Link
Contact Person: n/a
Address: n/a
Phone number: 623-780-3350

9. Cable service provider:

Company Name: Media Com
Contact Person: George LaMora
Address: n/a
Phone number: 480-529-6766

10. Solid waste provider:

Company Name: Republic Services
Contact Person: n/a
Address: n/a
Phone number: 480-982-1961

11. Fire District:

Company Name: Rural Metro Fire
Contact Person: n/a
Address: n/a
Phone number: 1-800-645-9413

12. School District:

Company Name: Coolidge Unified School District
Contact Person: n/a
Address: n/a
Phone number: 520-723-2040



PINAL COUNTY
wide open opportunity

Please Print:

| | | |
|-------------------|-----------------------|--------------|
| Terry Fitzgerald | 6632 E. Barragan Dr. | |
| Synergy Plus | Gold Canyon, AZ 85218 | 480-229-0469 |
| Name of Applicant | Mailing Address | Phone |

synergyplus@mac.com

| | | |
|--------------------------|-----------------------------|--------------|
| Applicant E-Mail Address | | |
| Greg Bamford | 325 S. Higley Road, Ste.110 | |
| Whitewing IV, LLC | Gilbert, AZ 85296 | 480-941-1584 |
| Name of Landowner(s) | Mailing Address | Phone |

glb@bamcos.com

Landowner(s) E-Mail Address

If the applicant is not the landowner, a notarized consent/agency authorization must accompany this application.

All notices will be mailed to the applicant unless otherwise noted below.

Name and mailing address of person to be notified

| | |
|------------------------|------|
| Signature of Applicant | Date |
|------------------------|------|

Note: A completed application, supporting information, and appropriate filing fees shall be submitted to Planning & Development in person in order for the application to be considered accepted by the County.

FEES:

Tentative Subdivision Plat:

| | |
|---------------------------------------|----------|
| Base fee | \$470.00 |
| Plus \$48.00 per lot or dwelling unit | |

Final Subdivision Plat:

| | |
|---------------------------------------|----------|
| Base fee | \$470.00 |
| Plus \$48.00 per lot or dwelling unit | |

Pre-Application Case Number: S-PA- _____

Pre-Plat Meeting Date: _____ Coordinator: Dedrick Denton



PINAL COUNTY
wide open opportunity

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

Whitewing IV, L.L.C.

[Insert Company or Trustee's Name]

By:

Gregory L Bamford
[Signature of Authorized Officer or Trustee]

Its:

Pres. of Bamford Southwest, Inc.
[Insert Title] Member of the LLC

Dated:

6/14/12

STATE OF ARIZONA)

COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me, this 14th day of June 2012 by

GREGORY L. BAMFORD
[Insert Signor's Name]

Pres. of Bamford Southwest, Inc. Member
[Insert Title]

OF WHITEWING IV, LLC

[Insert Name of Company or Trust] [Insert

State of Incorporation, if applicable]

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



Margery A. Rhode
Notary Public

My commission expires: 4/23/13

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

STATE OF _____)

COUNTY OF _____) ss.

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

[Insert Signor's Name]

who acknowledged himself/herself to be _____ of _____, as
[Title of Office Held] [Second Company]

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

Notary Public

My commission expires: _____

3



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE: 10/23/01 TIME: 1630
FEE : 0.00
PAGES: 3
FEE NO: 2001-048624

CASE NO. PZ-025-01

ZONE CHANGE

RESOLUTION

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM (GR) GENERAL RURAL ZONE TO (CR-1A) SINGLE RESIDENCE ZONE, AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM (GR) GENERAL RURAL ZONE TO (CR-1A) SINGLE RESIDENCE ZONE (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

A 46.8± acre parcel described as Parcel 34, Bonanza Highlands Amended Parcel 34 subdivision; situated in a portion of S½ NE¼, Section 36, T3S, R7E, G&SRB&M (Bonanza Highlands area).

(BE) (NOT BE) CHANGED FROM (GR) GENERAL RURAL ZONE TO (CR-1A) SINGLE RESIDENCE ZONE WITH THE ATTACHED STIPULATIONS OF UNDERSTANDING, FOR ZONING PURPOSES.

DATED THIS 17th DAY OF OCTOBER, 2001.



PINAL COUNTY BOARD OF SUPERVISORS

Jimme B. Kerr

Chairman

[Signature]

ATTEST:

Sheri Cluff

Deputy Clerk

S-016-01

Case No. PZ-025-01
Stipulations of Understanding

1. The applicant/owner/developer, at the time of development application (subdivision plat), shall secure and submit all required applications, plans, supporting documentation, submittals, approvals and permits from the applicable and appropriate Federal, State, and County regulatory agencies;
2. the subject property will require tentative plat review and approval, at the time of development application, in conformance with the CR-1A Zone (Article 8A) of the Pinal County Zoning Ordinance and the applicable requirements of the Pinal County Subdivision Ordinance;
3. prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide a Master Drainage Study completed by an Arizona Registered Professional Engineer to the Pinal County Public Works Department for review and approval to ensure compliance with the County Drainage Regulations;
4. prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide written verification from Coolidge Unified School District #21 that applicable school concerns/issues have been resolved to the satisfaction of the school district;
5. **AT THE TIME OF FINAL ZONE CHANGE APPROVAL BY THE BOARD OF SUPERVISORS THE APPLICANT/OWNER VOLUNTEERS TO PAY \$27.00/LOT FOR THE PROPOSED 37 RESIDENTIAL LOTS, (BONANZA HIGHLANDS AMENDED PARCEL 34 SUBDIVISION), TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SUPERSTITION VALLEY SUBREGIONAL TRANSPORTATION STUDY, EXHIBIT 21, FEE SCHEDULE - REDUCED FEE;**
6. prior to final subdivision approval (initial plat), the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
7. prior to final subdivision approval (initial plat), the applicant/owner/ developer shall provide a Master Water Study completed by an Arizona Registered Professional Engineer to the Arizona Department of Water Resources for review and approval to ensure compliance with the assured water supply regulations;
8. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. prior to final subdivision approval (initial plat), the applicant/owner/developer shall comply with the conditions as set forth in the Memorandum from the Pinal County Public Works Department to the Pinal County Planning & Zoning Commission dated September 10, 2001;
10. in order to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the development, and to allow the developer/owner the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:
 - a) There will be a diversity of building types and building elevations.
 - b) There will be an "environmentally sensitive" subdued entry feature for the development.
 - c) It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, "bollard-style" light standards.

- d) Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock outcroppings, and established native vegetation which cannot be moved or salvaged.
 - e) The building envelope shall occupy not more than 40% of the total lot area. There shall be a minimum ten (10') foot setback from any property line for the building envelope that shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
 - f) Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) Except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.
 - g) Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
 - h) No development above the 15% slope (contour) and ridge line.
 - i) Prepare/provide indigenous plant list for re-vegetation within the building envelope and that the plant list from San Tan Park General Plan be followed.
 - j) Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/landowner, with Pinal County staff approval;
11. the minimum paving widths for all local streets within this development to be 28' (face of curb to face of curb) within a 50' right-of-way;
 12. provide a 21' X 21' right-of-way triangle at all streets, which intersect with peripheral streets; and
 13. should the requested Bonanza Highlands Amended Parcel 34 Subdivision residential subdivision development not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development or cause the property to revert to its former zoning classification.

3



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE: 10/23/01 TIME: 1630
FEE : 0.00
PAGES: 3
FEE NO: 2001-048625

CASE NO. PZ-026-01

ZONE CHANGE

RESOLUTION

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM (GR) GENERAL RURAL ZONE TO (CR-1A) SINGLE RESIDENCE ZONE, AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM (GR) GENERAL RURAL ZONE TO (CR-1A) SINGLE RESIDENCE ZONE (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

A 40.1± acre parcel described as Parcel 35, Bonanza Highlands Amended Parcel 35 subdivision; situated in a portion of S½ NE¼, Section 36, T3S, R7E, G&SRB&M (Bonanza Highlands area).

(BE) (NOT BE) CHANGED FROM (GR) GENERAL RURAL ZONE TO (CR-1A) SINGLE RESIDENCE ZONE WITH THE ATTACHED STIPULATIONS OF UNDERSTANDING, FOR ZONING PURPOSES.

DATED THIS 17th DAY OF OCTOBER, 2001.



ATTEST:

Shen Cluff

Deputy Clerk

PINAL COUNTY BOARD OF SUPERVISORS

Timmie B. Kerr

Chairman

[Signature]

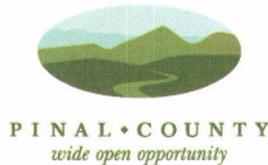
Case No. PZ-026-01
Stipulations of Understanding

1. The applicant/owner/developer, at the time of development application (subdivision plat), shall secure and submit all required applications, plans, supporting documentation, submittals, approvals and permits from the applicable and appropriate Federal, State, and County regulatory agencies;
the subject property will require tentative plat review and approval, as applicable, at the time of development application, in conformance with the CR-1A Zone (Article 8A) of the Pinal County Zoning Ordinance and the applicable requirements of the Pinal County Subdivision Ordinance;
3. prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide a Master Drainage Study completed by an Arizona Registered Professional Engineer to the Pinal County Public Works Department for review and approval to ensure compliance with the County Drainage Regulations;
4. prior to final subdivision approval (initial plat), the applicant/owner/developer shall provide written verification from Coolidge Unified School District #21 that applicable school concerns/issues have been resolved to the satisfaction of the school district;
5. **AT THE TIME OF FINAL ZONE CHANGE APPROVAL BY THE BOARD OF SUPERVISORS THE APPLICANT/OWNER VOLUNTEERS TO PAY \$27.00/LOT FOR THE PROPOSED 32 RESIDENTIAL LOTS, (BONANZA HIGHLANDS AMENDED PARCEL 35 SUBDIVISION), TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE SUPERSTITION VALLEY SUBREGIONAL TRANSPORTATION STUDY, EXHIBIT 21, FEE SCHEDULE - REDUCED FEE;**
6. prior to final subdivision approval (initial plat), the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
7. subject to final subdivision approval (initial plat), the applicant/owner/ developer shall provide a Master Water Study completed by an Arizona Registered Professional Engineer to the Arizona Department of Water Resources for review and approval to ensure compliance with the assured water supply regulations;
8. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. prior to final subdivision approval (initial plat), the applicant/owner/developer shall comply with the conditions as set forth in the Memorandum from the Pinal County Public Works Department to the Pinal County Planning & Zoning Commission dated September 10, 2001;
10. in order to minimize hillside disturbance and encourage preservation of the natural character and aesthetic value of the desert within the development, and to allow the developer/owner the flexibility necessary to produce a unique environmentally sensitive project to preserve rural values and lifestyles of the area, the following conditions are agreed to:
 - a) There will be a diversity of building types and building elevations.
 - b) There will be an "environmentally sensitive" subdued entry feature for the development.
 - c) It is anticipated that there will be no street lights in this development. If street lighting is required, it will be accomplished through small, indirect, "bollard-style" light standards.
 - d) Local street standards may be modified, as approved by the County Engineer, to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock

- outcroppings, and established native vegetation which cannot be moved or salvaged.
- e) The building envelope shall occupy not more than 40% of the total lot area. There shall be a minimum ten (10') foot setback from any property line for the building envelope that shall be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas will be re-vegetated.
 - f) Walls or fences on individual lots within the development shall be low walls or open fences (pipe, rail, iron, stonework, etc.) Except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.
 - g) Generally, the retained washes and new drainage channels shall maintain a "natural" desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
 - h) No development above the 15% slope (contour) and ridge line.
 - i) Prepare/provide indigenous plant list for re-vegetation within the building envelope and that the plant list from San Tan Park General Plan be followed.
 - j) Implementation of all the conditions mentioned above shall be accomplished according to the interpretation of the developer/landowner, with Pinal County staff approval;
- 11. the minimum paving widths for all local streets within this development to be 28' (face of curb to face of curb) within a 50' right-of-way;
 - 12. provide a 21' X 21' right-of-way triangle at all streets, which intersect with peripheral streets; and
 - 13. should the requested Bonanza Highlands Amended Parcel 35 Subdivision residential subdivision development not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development or cause the property to revert to its former zoning classification.

PZ-C-006-12

PZ-C-006-12



MEETING DATE: October 18, 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. 11-813 (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.

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: 10/10/12 - arm
Revised: