



PINAL COUNTY  
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## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, April 18, 2013

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      | ( ) DEL COTTO, Member      |
| ( ) ANDERSON, Member       | ( ) SMYERS, Member         |
| ( ) DEPUTY COUNTY ATTORNEY |                            |

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

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

#### 1. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:

- March 21, 2013

#### 2. PLANNING DIRECTORS DISCUSSION ITEMS:

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

- March 27, 2013
- April 10, 2013

#### 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.

4. **S-048-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** Circle R Investments, LLC, landowner requesting approval of a tentative plat extension for **Ocotillo Verde**, 495 lots on a 141± acre parcel in the CR-3/PAD zone; situated in a portion of Section 17, T3S, R9E,

PLANNING & DEVELOPMENT

G&SRB&M, Tax Parcels 210-36-002C & 004 (parcel list on file) (located at the northwest corner of Bella Vista Road and Cooper Road approximately 1 mile north of the Town of Florence).

5. **S-050-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** CV Pinal, LLC, and Wolfcor, LLC, landowners, Seth Keeler, agent, requesting approval of a tentative plat extension for **Bella Vista**, 2,104 lots on a 650± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 23, T3S, R8E, G&SRB&M, Tax Parcels 210-23-001D et al. (parcel list on file) (located at the southwest corner of Quail Run Lane and Bella Vista Road adjacent to the Town of Florence).
6. **S-042-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** SFD Management, LLC, landowner, requesting approval of a tentative plat extension for **Promontory at Magic Ranch**, 919 lots on a 240± acre parcel in the CR-3, CR-1, & SR/PAD zones; situated in a portion of Section 12, T4S, R9E, G&SRB&M, Tax Parcels 210-59-001 et al. (parcel list on file) (located at the southeast corner of Quail Run Lane and Heritage Road adjacent to the Town of Florence).
7. **S-023-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** Cholla Ridge, LLC, landowner, KSE Design Group, PLC, Inc., engineer, requesting approval of a tentative plat for **Cholla Ridge**, 46 lots on a 6.59± acre parcel in the CR-5/PAD zone; situated in a portion of the northwest quarter of Section 9, T1S, R9E, G&SRB&M, Tax Parcel 104-57-002E (legal on file) (located approximately 1½ miles northeast of US 60, in the Gold Canyon area).

#### NEW CASES:

8. **PZ-PA-001-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend **Chapter 3: Sense of Community** and **Chapter 5: Economic Sustainability**, to amend the Economic Development Plan and to add text regarding the Butterfield Stage Corridor.
9. **PZ-PA-003-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a non-major comprehensive plan amendment from **Major Open Space** (or 1 du/ac) to **Moderate Low Density Residential** (1 - 3.5 du/ac) on a .5 ± acre parcel pending and in conjunction with SUP request **SUP-002-13** in the MH zone (**PZ-315-72**); described as Lot 38, Lake View Park No. 2 Amended (Bk. 17 Pg 36 P.C.R) Section 3, T02S, R10E G&SRB&M, Tax Parcel 104-48-038 (located in the southwest corner area of Kirk Dr. & Pomeroy Rd. in Queen Valley).

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  
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**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
DRAFT MINUTES OF March 21, 2013**

**PRESENT:** Mr. Hartman, Chairman  
Ms. Aguirre-Vogler, Member  
Mr. Brown, Member  
Mr. Gutierrez, Member  
Mr. Anderson, Member  
Mr. Riggins, Vice-Chairman  
Mr. Salas, Member  
Ms. Moritz, Member  
Mr. Del Cotto, Member

**ABSENT:** Mr. Smyers, Member

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

**PLANNING STAFF PRESENT:**  
Mr. Stabley, Director  
Ms. MacDonald, Planner II  
Mr. Denton, Planner II  
Mr. Abraham, Planning Manager  
Mr. Ashbaugh, Planner I  
Ms. Cortez, Administrative Secretary

**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.

Chairman Hartman introduced Mr. Carl Anderson the new Planning and Zoning Commission Member representing District 2.

**DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: February 21, 2013**

Commissioner Salas arrived at 9:06 a.m.

Commissioner Brown stated on page five (5), fourth paragraph, needs clarification. What should read is, "the people who would best benefit are the ones who cannot drive out to the dispensary to pick it up."

**MOTION**

Commissioner Salas made a motion to approve the minutes of February 21, 2013, with the clarification. Commissioner Aguirre-Vogler seconded the motion. Motion passed unanimously.

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

Mr. Stabley gave an update from the February 27, 2013 meeting; SUP-009-12: Verizon Wireless, applicant, requesting approval of a Special Use Permit to construct and operate a 90 foot tall monopole wireless communication facility, the Board of Supervisors approved the case.

No cases on March 13, 2013 presented to the Board of Supervisors.

**PLANNING DIRECTORS DISCUSSION ITEMS:**

Mr. Stabley suggested to Commissioners to refrain from speaking their personal opinions of cases, until the public has presented their opinions.

Mr. Fritz Behring, County Manager came forward to address the Commission and gave an update on the County.

Chairman Hartman stated that by personal experience, he knows how expensive it is to maintain vehicles, and the Highway Department appears to be spending a lot of money and it may not be able to maintain the maintenance cost it currently has. Mr. Behring stated the Highway Department is not funded by property taxes; it is funded by State revenue called HURF (Arizona Highway User Revenue Fund) and a local sales tax that helps pay for road improvements. Currently, there is a Bill before the legislature that will help simplify the Tax Code for businesses. Arizona has one of the most difficult Tax Codes in the nation. Unfortunately, according to the State of Arizona, Pinal County will be one of the counties to lose money on the tax restructuring.

Commissioner Brown stated if the taxes are higher, and the commutes and roads are bad, it simply pushing people away from Pinal County. A top priority would be to spend money on the things that will improve the economy, and attract business people. Residents moved to Pinal County because it is cheaper to live here, and they are commuting to Maricopa County to work. Mr. Behring agreed with Commissioner Brown, and stated Pinal County currently has one of the lowest incomes in the State of Arizona. We have obviously done something wrong in the past when it comes to personal income; we are not doing the right things to attract high paid jobs. People live here and travel to other counties for work. The elected leaders need to come up with a common vision, and adopt a reasonable plan to follow. The Board of Supervisors recently had a workshop on developing an economic strategy; a county of this size should have had one already.

Commissioner Salas voiced his concern on cutbacks, and stated it is always the little guy that suffers. A business cannot operate by cutting the people, the workers. There are other ways of cutting back, for example, the Sheriff's Department purchasing vehicles to patrol the borders, when there is agency that is strictly for that. In the meantime, the County is spending the money on the vehicles, on maintenance, and on gas. Mr. Behring stated when government needs to make cutbacks, they do go after the little guys because they are not connected. It is easier for the Board of Supervisors to eliminate twenty (20) jobs, when they do not know who the people are. You have to fully evaluate all the positions equally and make sure the position is needed.

Commissioner Aguirre-Vogler requested an update on the following items:

- Pinal Airpark
- Pinal County Jail
- Facilities Board, regarding schools
- The Rail yard with 75 tracks, and how many jobs will it produce.

Mr. Behring stated that regarding the rail yard, the best estimate for permanent jobs would be three to four hundred (300-400). It will not be a large number of jobs, but it puts Union Pacific in Pinal County, and it opens the doors for other businesses to come into the County.

Mr. Behring stated the Pinal Airpark was turned over by the Federal Government after World War II; the management over the last 50 years has not been the greatest. It is not the Board of Supervisors fault or any of the staff members. The agency that had the lease to the airport was tied in with the CIA and the military and they had a lot more power than the Board of Supervisors. The airport has been degraded to the point that the runway almost has to be shut down. The County is in negotiations now with the new owners to restructure the lease, and once the lease has been restructured, we will be eligible for federal funding. The Airpark has been out of compliance for about the last twenty (20) years. A potential

company might be interested in the Airpark. The Airpark could be turned around in the next five (5) to ten (10) years.

Mr. Behring discussed the ICE Contract. He believes that it was not a good investment for the County. The jail had to collect about \$70 per inmate, just to break even. The County signed a contract for \$59 per inmate. The jail had an expansion that was much larger than needed. The estimated amount paid seven (7) years ago, for the original expansion was fifty (50) million dollars to hold fifteen hundred (1,500) inmates. The jail has never made money, if the jail would have been in the private sector it would have bankrupt within the first twelve (12) months. There were never any audits done, the contract was never reviewed. Homeland Security has advised Pinal County they cannot renegotiate a new rate until April. Everyone has always been under the assumption the jail is making money. There was an audit conducted recently, and the auditors have confirmed the County is losing money. We cannot continue to point fingers; the problem needs to be fixed.

Commissioner Aguirre-Vogler asked Mr. Behring why ADOT was not brought into the contract of the 35 million dollars promised by the Union Pacific for grade separations. Mr. Behring stated he is not aware why ADOT is not involved in that specific project.

Commissioner Moritz stated when you work in a private sector you have options to not purchase that product or service but when you work in a government entity, you do not have those choices. You have to use those utilities, and all the utilities are constantly going up. Everyone wants more; it would be good to see those revenues used on expenses that make a difference in the County. Mr. Behring stated whether you are defending the nation or educating students, you need to do it cost effectively. For two important reasons, you are taking care of the people and just as importantly; it is not your money to spend. The public's money needs to be spent wisely.

Commissioner Del Cotto stated as a small businessman in the County, it is very important for the County to have open arms and welcome people that are willing to do business in the County. Have the attitude that we can, verses we cannot. As a small businessman we pay the county approximately \$3.50 per square foot to own and operate a plaza. It may not sound like much, but it all adds up, and it makes you wonder what the County is offering. The larger businesses do not seem to be so eager to jump into the County. The smaller business should be welcomed. The impact fee is a very large fee, to pay upfront for the small business owner, if we could work with them and allow them to pay for it gradually.

Mr. Behring stated he has a reputation for being critical of decisions made, and he will continue to be critical if they are not the best decisions for the County, in his opinion. Mr. Behring stated that this is one of the most dedicated workforces he has worked with, and there are many good people in the County. The criticism from the past is with the Board of Supervisors, directors, and managers, the ranking men were not making the decisions. Mr. Behring stated he would continue to present the facts to the Board of Supervisors to help them make the correct decisions.

Commissioner Gutierrez thanked Mr. Behring for his honesty and presentation, and stated we do need to lure business to the County for success. Commissioner Gutierrez asked Mr. Behring if there are any plans on keeping a close eye on the water resources in the County. Mr. Behring stated The Board of Supervisors has adopted a water sustainability plan. Staff would be the best candidates to answer that question; Mr. Behring is not familiar with water resources.

Commissioner Anderson stated he would like to recognize the County, Clerk of the Clerk's office for improving their efficiency with a specific program providing information on what they do, how they do it, and how they can do it better. Mr. Behring stated the Clerk has done a good job with her people, getting them to embrace change. The Board of Supervisors had a performance management program in place years ago, that recently was modified. The County received a national award for the performance management program.

Vice Chairman Riggins thanked Mr. Behring for his honesty and presentation.

**CONTINUED CASES:**

**SUP-005-12 – PUBLIC HEARING/ACTION:** Avra Valley Fire District, applicant/landowner, Transworld Network, agent requesting a Special Use Permit to construct and operate a 100 foot tall wireless communication facility (guyed lattice tower) for 2-way radio signal coverage and Wi-Fi internet service on a 4.06± acre parcel in the (GR) General Rural zone; situated in a portion of the SE¼ of Section 18, T10S, R11E G&SRB&M, Tax parcel 410-22-008B (legal on file) (located at the NWC of Amber Sunrise Dr and Estancia Dr).**(Continued from the January 17, 2013 Planning Commission meeting)**

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

Chairman Hartman called the applicant forward.

Brian Delfs, Fire Chief, Avra Valley Fire District, 15790 W. Silverbell Rd. Marana, AZ 85653. Mr. Delfs came forward to address the Commission.

Milt Jenson, Transworld representative, 208 Richmond Ave, New Mexico.

Mr. Delfs gave a brief description of his request.

Commissioner Salas asked what entry road will be used to access the tower. Mr. Delfs responded the fire station is on the front part of the property the tower will be located directly on the back portion of the property, and there is access to the tower on both sides of the fire station.

Commissioner Salas voiced his concern about the towers not being secured behind a barrier or wall. Mr. Delfs stated there is a fence surrounding the property; the road is not accessible by four wheel drives, or ATV's. The site is secured; there will be an access road to get to the tower for service maintenance. The guy wires are well protected, there are also warning markers.

Commissioner Aguirre-Vogler asked Mr. Delfs if it is possible to install a fence. Mr. Delfs stated that the fire district does not have the financial means to put in a wall.

Vice Chairman Riggins stated that the requirements of surrounding fences have always been on monopoles, and this is not a monopole. This is a secured site, with 24-hour maintenance. The requirements for this tower are different from monopoles, there is no precedent being set.

Chairman Hartman stated that requesting a wall would be requiring more taxpayer money. Chairman Hartman asked Mr. Stabley if there are rules or guidelines for the number of square feet to be enclosed based on the height of guy wire tower. Mr. Stabley responded the County does not normally have guy wire towers; the fencing is more for aesthetics than it is for security.

Commissioner Brown agreed with Vice Chairman Riggins and stated he does not believe it is establishing a precedent.

Commissioner Gutierrez asked for a description of the warning posts located in the facility. Mr. Jenson stated they are 2-inch diameter, and have reflective material on them. They are metal post, 2-inch steel, concreted into the ground.

Commissioner Aguirre-Vogler stated Pinal Airpark is near the tower. Mr. Jenson responded the FAA does not require painting, lighting and strobing, unless it is located within twenty-thousand feet of the nearest registered airport, and the Pinal Airpark is not within the twenty-thousand feet.

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

### MOTION

Vice Chairman Riggins made a motion to forward case SUP-005-12 with a favorable recommendation along with the attached ten (10) stipulations to the Board of Supervisors. Commissioner Aguirre-Vogler seconded the motion. Motion passed 8-1 with Commissioner Salas opposing the motion.

### NEW CASES

Commissioner Del Cotto recused himself from case SUP-001-13 due to conflict of interest. Commissioner Del Cotto exited the room at 10:56 a.m.

**SUP-001-13 – PUBLIC HEARING/ACTION:** Clary Childers, applicant, Papago Properties, LLC, landowner requesting a Special Use Permit to operate the Ponderosa Botanical Care medical marijuana dispensary on a 3.3± acre parcel in the CB-2 zone (**PZ-430-74**); situated in a portion of the NW¼ of Section 19, T5S, R3E G&SRB&M, tax parcel 510-64-005 (legal on file) (located on the south side of Papago Rd, east of White Rd in the Maricopa area)

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

Chairman Hartman asked Ms. MacDonald if there would be more dispensaries coming before the Commission in the near future. Ms. MacDonald responded there are currently no additional applications that have been submitted to the County. Mr. Stabley stated there could be eight (8) maximum dispensaries in the County, not including the Indian Reservations.

Commissioner Salas asked Ms. MacDonald if there are any hospitals in the area. Ms. MacDonald responded she was not aware of any. Ms. MacDonald stated there are thirty-six (36) letters in support of the dispensary. Commissioner Brown asked Ms. MacDonald if any people attending the community meeting also submitted a letter. Ms. MacDonald stated she had not compared the names to the attendees of the meeting.

Chairman Hartman asked Ms. MacDonald if the stipulations covered the kitchen portion. Ms. MacDonald responded that there is no proposed kitchen, only a break room for employees, but it could be verified with the applicant.

Chairman Hartman called the applicant forward.

Clary Childers, 2480 E. Stephens Rd, Gilbert, Arizona, came forward to address the Commission. Mr. Childers gave a brief presentation of the project, and stated that the marijuana is very new to everyone. Mr. Childers stated that two (2) of the people that attended the meeting did send in letters, and the kitchen is just a break room and there will be no cooking done. There will be no cultivation or manufacturing on site.

Commissioner Salas asked who will be the medical professional handling the facility. Mr. Childers responded they would have a licensed doctor, who currently operates from Scottsdale. Commissioner Salas asked if there were more than the three (3) letters presented by staff opposing the dispensary. Mr. Childers responded no, and added no one opposing the dispensary was present at the community meeting.

Commissioner Moritz asked Mr. Childers about his background. Mr. Childers responded he has an agricultural background. Commissioner Moritz asked who would be operating the dispensary on a daily basis. Mr. Childers responded it will primarily be his wife, and they will hire an employee as well. Commissioner Salas asked if Mr. Childers' wife is a medical professional. Mr. Childers responded no.

Commissioner Moritz asked if the Medical Marijuana ID has a photograph of the approved user. Mr. Childers responded yes. Commissioner Moritz asked if the patient is extremely sick and cannot pick up the marijuana him or herself could the care provider pick it up for them. Mr. Childers responded stipulation number seven (7), states offsite delivery to a patient is prohibited. Mr. Childers would like to request that stipulation be removed. Ms. MacDonald stated the Commission could not remove the delivery stipulation because it is a requirement of the zoning ordinance.

Commissioner Gutierrez asked if the medical doctor would be issuing recommendations. Mr. Childers responded no; by law, the medical director cannot recommend medical marijuana. Commissioner Gutierrez asked what was the main reason for having the doctor be on site. Mr. Childers responded he would be answering questions from the patients.

Commissioner Anderson asked what the hours of operations would be. Mr. Childers responded 9a.m.-7p.m., probably six days a week. Commissioner Anderson asked how people would know about the business, and the hours. Mr. Childers responded they will have a website and the information will be posted on the site.

Commissioner Gutierrez asked how the product is being transported between the cultivation site and the dispensary. Mr. Childers responded there is a dispensary agent card issued by the state that gives you the ability to transport from the cultivation site to the dispensary and from the dispensary to a patient. All employees of a dispensary need to have an agent card, and the state will conduct all the background checks before the card is issued.

Chairman Hartman asked how much product a patient could receive. Mr. Childers responded under current law, qualified patients may purchase 2.5 ounces of marijuana every two weeks. Chairman Hartman asked how long will the substance stay in someone's system. Mr. Childers responded he did not know.

Chairman Hartman asked if they would keep a record when patients are buying product. Mr. Childers responded yes, the state records all the information. The Arizona Department of Health Services (DHS) requires the dispensary to scan the identification card into the DHS database for confirmation of card approval. Once the identification is scanned and sent to the DHS database, it will also tell the dispensary how much medical marijuana that client can receive on that specific visit. Chairman Hartman asked about security levels in the dispensary. Mr. Childers responded the DHS database would also keep a total count of the inventory. There are ten (10) security cameras that will be installed in the facility, along with a fire rated safe. When the dispensary is not open, all of the product will be placed in the safe.

Chairman Hartman asked Ms. MacDonald if there is a stipulation stating the County has the authority to inspect or enter the facility at any time. Ms. MacDonald stated the Commission could add a stipulation to authorize inspections at any time. Vice Chairman Riggins stated there is a stipulation that revocation proceedings can happen if the conditions are not met. Mr. Childers stated in order for a person to enter the premises they have to have a State Card. Vice Chairman Riggins asked if law enforcement agents must have a card to enter the premises. Mr. Childers responded probably not. Vice Chairman Riggins stated the County employee would be an agent of jurisdiction. Mr. Childers stated they do not have a problem with the County entering the site.

Commissioner Gutierrez asked how much product would be stored in the facility. Mr. Childers responded the facility will not be a high volume facility and they will probably keep a couple of pounds of different strains.

Commissioner Anderson asked how much traffic would be seen in a period of a year. Mr. Childers responded they are hoping for about one hundred (100) people a week. Five thousand people a year

would be a good outcome. Commissioner Anderson asked if they see an increase burden to law enforcement. Childers responded they would be following every requirement by the state, and abiding by all the laws. Chairman Hartman stated all businesses are subject to theft.

Commissioner Moritz asked what the age requirement is for someone to work in the dispensary.

Jerry Workman, 2415 E. Cloud Dr., Chandler, Arizona came forward to address the commission. Mr. Workman responded he is not aware of what the age limit is, but they will follow the age requirement set by the state.

Mr. Workman stated the dispensary has to be run as a nonprofit organization.

Commisisoner Brown asked if every dispensary set their own prices and if there is competition between dispensaries. Mr. Workman responded each dispensary could set their own prices; the prices are normally determined based on whether they grew it themselves or purchased it.

Chairman Hartman opened the meeting to the public.

George Wilder came forward to address the commission. Mr. Wilder spoke in favor of the case.

Chairman Hartman closed the public portion of the meeting.

Commissioner Gutierrez stated everyone is aware of the publicity on the abuse of the intent of the law. The Commission is being very careful; looking at every case to make sure they abide by the intent of the law.

**MOTION**

Vice Chairman Riggins made a motion to forward case SUP-001-13 with a favorable recommendation along with the attached fourteen (14) stipulations to the Board of Supervisors. Commissioner Salas seconded the motion. Motion passed 8-1 with Commissioner Anderson opposing the motion.

Commisisoner Anderson believes it will become a problem for the neighbors and it causes a problem for law enforcement because people will be driving under the influence.

Lunch Break 11:55 a.m.  
Reconvened 12:51 p.m.

**WORK SESSION:**

Discussion on a potential Major Comprehensive Plan Amendment to allow green, utility scale electricity production applications to be processed as Non-major Comprehensive Plan Amendments

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

Vice Chairman Riggins voiced his concerns about the major facilities that could potentially alter the landscape, and cause problems for the surrounding property owners.

Commisisoner Brown stated he aggress with Vice Chairman Riggins and would like to understand the reasons why it is being recommended. Mr. Stabley stated the Sustainable Pinal Task Force was very concerned about the amount of time it would take someone to go through the comprehensive plan amendment process. In order to encourage people, the task force wanted to reduce the process time.

Vice Chairman Riggins stated adding solar energy does not necessarily mean, you have authority to alter zoning laws, or to add what you want in any area and have it approved easily. Zoning laws are designed to balance new uses against the current uses.

Chairman Hartman asked Mr. Stabley if he had any contact with major utility, green providers. Mr. Stabley stated no.

(The Commission had no additional comments on this work session)

**DISCUSSION WITH AND PRESENTATION FROM ZOE RICHMOND, UNION PACIFIC RAILROAD; MICHAEL KIES, ADOT; AND KAZI HAQUE FROM THE CITY OF MARICOPA, TO DISCUSS PLANNING AND TRANSPORTATION IMPROVEMENT EFFORTS IN THE MARICOPA & WESTERN CASA GRANDE AREA:**

Zoe Richmond, Union Pacific Railroad, 631 S 7<sup>th</sup> Street, Phoenix, Arizona. Ms. Richmond came forward to address the Commission and used a PowerPoint Presentation.

Commissioner Aguirre-Vogler voiced her concerns about the classification yard and what the containers are carrying. Ms. Richmond stated some chemicals are carried by rail because it is safer than by truck, the rails safety record is 99.98%.

Commissioner Aguirre-Vogler stated she has been working with Ms. Richmond to use the old water towers.

Commissioner Salas asked Ms. Richmond if the railroad would be double tracking all the way to Guaymas, Mexico. Ms. Richmond responded from Tucson there is a line to Hermosillo then to Guaymas, Mexico. The Mexican line is investing in the infrastructure, but there is nothing currently on double tracking. From Tucson to Nogales, they would be adding more capacity, but not necessarily double tracking.

Chairman Hartman voiced his concerns on the railroad crossing, and double tracking in Maricopa. Ms. Richmond stated if there new developers looking for new crossings. There is a process to follow to assure the crossings are safe.

Commissioner Salas left at 1:38 p.m.

Commissioner Moritz stated that the Commission needed more of a clarification of what the process is between the builders and the railroad; there is a lot of blame on the Union Pacific not following up with the builders. Ms. Richmond stated it is hard to know what goes around in the neighborhood unless the builders are notifying them. Commissioner Aguirre-Vogler voiced her concerns about all the different agencies not working together and the lack of communication between everyone.

Michael Kies, Arizona Department of Transportation, no address given. Mr. Kies came forward to address the Commission and provided updates on ADOT projects.

Vice Chairman Riggins asked for more details on the widening of I-10 north of Casa Grande. Mr. Kies stated ADOT does not own the right of way in the Gila River community north of Casa Grande; they have the final say of what goes on the right of way.

Chairman Hartman asked if the rail from Tucson to Phoenix be in the center median. Mr. Kies stated that the rail that would be used would be like AMTRAK, not the light rail. There are currently seven (7) alternatives in the plan; there is no recommendation for rail in the I-10 corridor.

Commissioner Gutierrez asked if all the issues between ADOT and The Union Pacific regarding the Red Rock Yard have been resolved. Mr. Kies stated there are no issues between ADOT and The Union Pacific.

Commissioner Aguirre-Vogler stated that Pulte Development needed to complete a thousand homes before they were required to contribute to the interchange in Red Rock. Mr. Kies stated the Pulte Development has not yet met the required number of built homes to begin the contribution. Once Pulte achieves the required built homes, they will place the money in an escrow account. ADOT would provide the rest of the money for the project.

Commissioner Aguirre-Vogler voiced her desire to add a rail passenger station in the Red Rock area. Mr. Kies stated nothing has been set yet, they are in the planning stage and perhaps there would be a passenger station added in the Red Rock area.

Commissioner Moritz asked Mr. Kies if, once the study is complete in 2014 for 347, ADOT will have funding to begin the work. Mr. Kies responded that the City of Maricopa decided to join MAG (Maricopa Association of Governments) ADOT does not program projects within the boundaries of MAG. ADOT will provide MAG part of the funding, but they make the decisions of where that money is used to.

Mr. Kazi Haque, Planning Manager, City of Maricopa, 45145 W Madison Ave, Maricopa, Arizona. Mr. Haque came forward to address the Commission. Mr. Haque invited the Commission and staff members to a public meeting being held on April 25, 2013, at 6 p.m.

Commissioner Brown stated that we cannot accommodate all the residents of the county and they are traveling to neighboring County's for work and business. Commissioner Brown asked Mr. Haque how that could be controlled. Mr. Haque responded he is not sure, but considering all the changes and the studies going on, the cities needs to come together to develop a better plan.

Commissioner Gutierrez asked Mr. Haque why the City of Maricopa decided to join MAG compared to the other agencies. Mr. Haque responded he is not sure how that decision was made.

Commissioner Aguirre-Vogler stated that considering all the two (2) and (3) year plat extensions for the Maricopa area, why not consider annexation. Mr. Haque stated Maricopa did try to annex a large area several years ago, but for some technical reason it was invalidated. There was two hundred and twenty one (221) acres that were just annexed east of the Ak Chin community.

Chairman Hartman asked Mr. Haque if Ak-Chin converts land over to trust land would it be removed from the city limits. Mr. Haque responded no, but when the land becomes trust land, Maricopa would not have jurisdiction because the Ak-Chin community is a sovereign nation.

## **ADJOURNMENT**

Vice Chairman Riggins made a motion to adjourn. Commissioner Brown seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 2:30 p.m.

RESPECTFULLY submitted April 18, 2013

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Jerry Stabley, Planning Director

- \* AA. Request, by the Honorable Robert Carter Olson, Presiding Judge of the Superior Court, for the appointment of Sylvia Ruiz Lafferty as a Superior Court Judge Pro Tempore. Said appointment, to be authorized by the Supreme Court, is being requested due to the difficulty in obtaining coverage during the upcoming Judicial Conference. Sylvia Ruiz Lafferty is appointed to serve on a temporary, on-call basis. Approval of this request will authorize Human Resources to create a new position in cost center 2600214, if no vacant position is available. No additional budget capacity is required as funds previously allocated Judges' Pro Tempore is sufficient at this time.

Motion carried by unanimous vote.

**Consent items removed from the agenda:**

- \* O. **Resolution 032713-GRIC and the submission of a grant application for \$25,000 to Gila River Indian Community on behalf of Arizona Foundation for Social Justice Children and Youth Services (AFSJ-CYS). Monies are to be used for a youth mentoring program.**

Staff requested this item be moved to a future date.

- \* P. **Fair Housing Resolution No. 032713-FHR- A Resolution of the Board of Supervisors of the County of Pinal adopting a Fair Housing Policy, making known its commitment to the principle of Fair Housing and describing actions it shall undertake to affirmatively further fair housing.**

Staff requested this item be moved to a future date.

**Zoning Consent**

- A. **SUP-010-12: Paul Shaub, applicant, Glenn Wilt Jr., agent requesting a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on a 1.59± acre parcel in the CB-2 zone (PZ-518-77); situated in a portion of the NW¼ of Section 8, T6S, R16E G&SRB&M, tax parcel 300-20-007B (legal on file) (located on the west side of Highway 77, south of Valentine Road in the Dudleyville area) Planning Commission voted 4-2 to recommend approval of SUP-010-12 with eighteen (18) stipulations.**

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

for a hearing was made the Board would vote to approve the recommendation of the Commission.

Chairman Miller asked if there were any requests from the public, staff or the Board to have a zoning case pulled from the consent agenda for a public hearing. SUP-010-12 was removed for discussion.

Ashlee MacDonald with Planning and Development presented the additional information regarding the request to the Board. Staff asked that the Board consider the following things when making the decision to approve or disapprove the request: traffic conditions, services and utilities, surrounding uses, benefit to the public health, safety and general welfare of the community, road access, Mitigation of off-site impacts, the need for the proposed special use in the neighborhood/community and public input. The Planning and Zoning Commission recommended approval with 18 stipulations. The vote was 4-2 with the two opposed citing concerns about the amount of public input that were opposed and public health safety and welfare. The presentation can be viewed at <http://www.pinalcountyz.gov/Departments/BoardofSupervisors/Lists/Minutes/Attachments/606/04-SUP-010-12.pdf>

Supervisor Rios expressed concern regarding the security of the building as there will be an increase in cash flow in the area. He was also concerned about the traffic impact.

Ms. McDonald said the applicant did provide a security plan to include bars on the windows and security cameras.

Supervisor House wondered if anyone has looked into the current amount of criminal activity in the area.

David Dow, representative of the applicant, stated that the applicant, Dr. Glenn Wilt Jr. is a sound businessman who will run the facility professionally and successfully. There will be a minimal amount of marijuana stored there as it is not a growth facility nor does the applicant intend to request a growth facility permit in the future. Mr. Dow is aware of the opposition but stated that no one appeared at the public meeting or the Planning and Zoning meeting to state their opposition. The applicant is willing to comply with the 18 stipulations and Mr. Dow asked the Board to approve the applicant's request.

Supervisor Smith expressed concerns regarding the security plan that was submitted with the application.

Supervisor Rios felt there was not proper public notification of the community meeting, as the applicant simply posted a notice at the Palmer Steakhouse. It was not posted in the weekly newspaper, which would have reached the majority of the community. Supervisor Rios received several calls and letters from citizens stating their opposition. He expressed concern about the message being sent to young people.

Supervisor Chase was also concerned about the cash flow in the area. She requested to hear input from the County Attorney's office and the Sheriff's office.

Mr. Dow explained that the applicant intends to make a daily deposit to the local bank in order to minimize the amount of cash being stored in the facility.

Chairman Miller opened the public hearing and called for comments.

Roger Stern, resident and business owner in Kearny, Arizona was concerned about the message being sent to the youth. The only retail outlet within walking distance is the minute mart and service station next to the proposed property which is where several of the kids go daily. He felt it was not a good fit for the community.

Olivia Morales, with Dudleyville Fire was concerned about the traffic impact. There are buses from the surrounding areas that come through there and the children walk to the minute mart daily. She said the crime rate is already high and at times it can take deputies 20-35 minutes to get to the scene. Ms. Morales did not feel the applicant could successfully secure the building. She said that she and the majority of the community did not know about the public meeting as it was not sufficiently posted.

County Attorney, Lando Voyles, was uncomfortable with approving the application, because, although state law allows for this, federal law does not.

Chief Henry, PCSO said that from a law enforcement perspective, there are several safety concerns, including, an increase in the crime rate.

Chairman Miller said that it is clear the residents do not want a medical marijuana dispensary in the area. However, the Board must make their decision based on the zoning component. He asked the County Attorney's office, what legal boundaries the Board has to follow to deny the application.

Chris Keller, County Attorney's office, explained that considerations mentioned in staff's presentation need to be linked to the decision. Issues of Health and Safety, Welfare and Public Notice were discussed and could be reasons for denial.

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

Motion was made by Supervisor Rios and seconded by Supervisor Chase to deny SUP-010-12 based on concerns regarding the impact to traffic conditions, security concerns regarding the structure, the impact to public health, safety and general welfare of the community and the lack of sufficient public outreach for community input. Motion carried by unanimous vote.



## MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist  
Planning & Development

DATE: April 18, 2013

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

### **BOS HEARING OF MARCH 27, 2013 P&Z Cases**

**SUP-010-12** - Paul Shaub, applicant, Glenn Wilt Jr., agent requesting a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on a 1.59± acre parcel in the CB-2 zone.

**P&Z voted 4 to 2 to recommend approval**  
**BOS Action: Denied**

### **BOS HEARING OF APRIL 10, 2013 P&Z Cases**

**No Cases**

**S-048-04**



PINAL COUNTY  
*wide open opportunity*

## Staff Report

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### Pinal County Planning & Zoning Commission

Meeting Date: April 18, 2013

Case Number: S-048-04

Case Coordinator: Dedrick Denton

Subdivision Name: Ocotillo Verde

Landowner/Developer: Land Hill Holdings, LLC  
20301 East Superstition Drive  
Queen Creek, AZ 85142

Engineer: Chris Moore  
Sunrise Engineering  
2152 South Vineyard, #123  
Mesa, AZ 85210

Comprehensive Plan: Employment

Existing Zoning: CR-3/PAD

Existing Uses: Vacant Land

Surrounding Land Uses: North: GR; Vacant Land  
East: GR; Vacant Land  
South: GR; Agricultural  
West: GR; Vacant Land

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 northwest corner of Bella Vista Road and Cooper Road.

Legal Description: A 141± acre parcel situated in a portion of Section 17, T3S, R9E, G&SRB&M (legal on file).

Number of Lots: 495

Tax Parcel Numbers: 210-36-004 & 210-36-002C

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Ocotillo Verde.



**OWNER / APPLICANT**

CIRCLE R DEVELOPMENT  
2152 S. VINEYARD  
SUITE #105  
MESA, AZ 85210  
CONTACT: GERRY RIQUE  
PHONE: (480) 832-7272

**PLANNER**

IFLAN CONSULTING  
8823 E. LOMPOC AVENUE  
MESA, AZ 85210  
CONTACT: GREG DAVIS, AICP  
PHONE: (480) 807-5671

**ENGINEER**

SUNRISE ENGINEERING, INC.  
2152 VINEYARD, SUITE 123  
MESA, AZ 85210  
CONTACT: GREG POTTER  
PHONE: (480) 788-8800

**BASIS OF BEARING**

N89°32'28"W BEING THE SOUTH LINE  
OF THE SOUTHEAST 1/4 OF SECTION 17,  
TOWNSHIP 3 SOUTH, RANGE 9 EAST

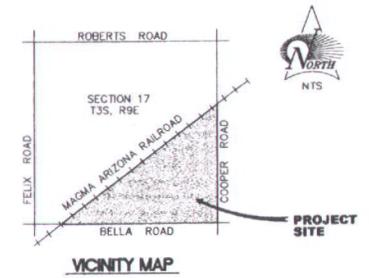
**UTILITIES / SERVICES**

WATER  
SANITARY SEWER  
ELECTRICAL  
NATURAL GAS  
TELEPHONE  
CABLE TV  
FIRE PROTECTION  
SCHOOLS

JOHNSON UTILITIES COMPANY, LLC  
JOHNSON UTILITIES COMPANY, LLC  
SALT RIVER PROJECT  
CITY OF MESA  
QWEST COMMUNICATIONS  
CENTRAL ARIZONA COMMUNICATIONS  
RURAL METRO FIRE DEPARTMENT  
FLORENCE SCHOOL DISTRICT

# TENTATIVE PLAT FOR OCOTILLO VERDE LOTS 1-495 AND TRACTS A-U

A PORTION OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 9 EAST,  
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

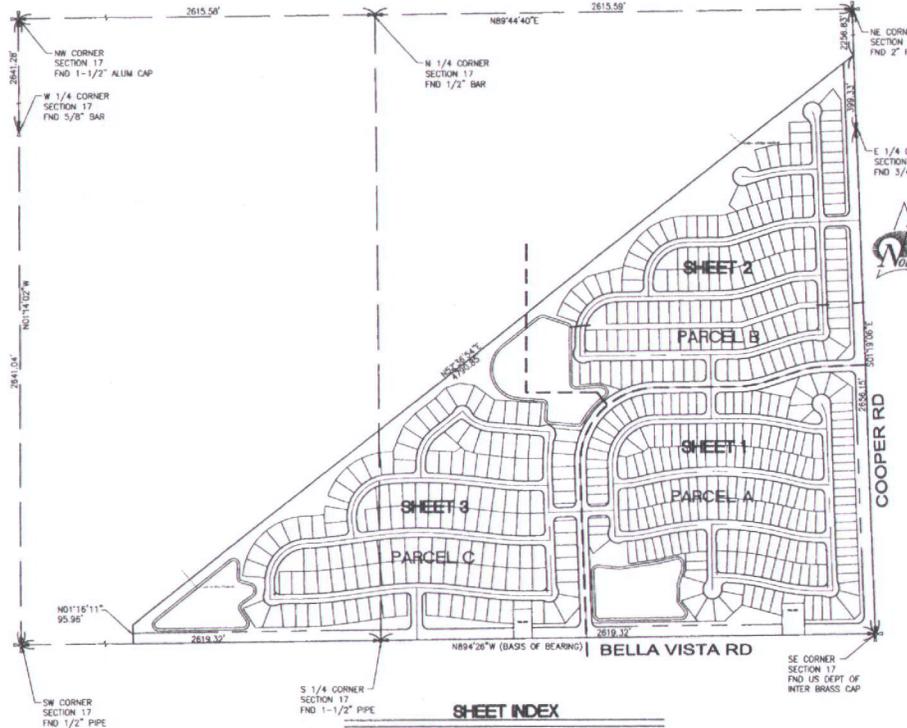


**GENERAL NOTES**

- LOCAL STREETS WILL BE DESIGNED TO ACCOMMODATE THE VEHICLES AT A SPEED OF 25 MPH.
- ALL ROADWAY AND INFRASTRUCTURE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT PINAL COUNTY SUBDIVISION STANDARDS OR AS APPROVED BY THE COUNTY ENGINEER.
- COOPER ROAD IS THE NEAREST ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THE EAST SIDE OF THIS SUBDIVISION. BELLA VISTA ROAD IS ADJACENT TO THE SOUTH SIDE OF THIS SUBDIVISION. BOTH COOPER AND BELLA VISTA ROADS WILL BE DEVELOPED TO THE 1/2 STREET SECTION PER THE CURRENT PINAL COUNTY STANDARDS.
- ANY RELOCATING, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.
- THE PROPERTY OWNER HOLDS PINAL COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL REMAIN UNDISTURBED EXCEPT AS MODIFIED ON THIS PLAT AND AS DESCRIBED IN THE "CONCEPTUAL DRAINAGE DESIGN REPORT" PREPARED FOR THIS SUBDIVISION.
- FINISHED FLOOR ELEVATIONS OF ANY STRUCTURE SHALL BE 18" ABOVE LOT DRAINAGE OUTFALL AND FREE FROM INUNDATION FROM A 100 YEAR, 1 HOUR FLOOD EVENT. MAINTENANCE OF DRAINAGE EASEMENTS, TRACTS AND RETENTION AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO APPLICABLE PROVISIONS OF THE COUNTY BUILDING CODE AND CRITERIA OF ADEQ.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING & SAFETY DEPARTMENT.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AND APPROVAL OF CONSTRUCTION FOR THE COUNTY HEALTH DEPARTMENT OF ADEQ.
- THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE AND AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- AN AGRICULTURAL SPRAY EASEMENT SHALL BE GRANTED & RECORDED TO ALL ADJACENT FARM OWNERS / OPERATORS.
- ALL CONSTRUCTION ACTIVITY MUST CONFORM TO THE EARTHMOVING ACTIVITY REQUIREMENTS OF THE PINAL COUNTY AIR QUALITY CONTROL DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO REZONING CONDITIONS FOUND IN CASE NUMBER PZ-041-03 / PZ-PD-041-03 AS APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 15, 2004. ANY DEVIATIONS FROM THE CURRENT PINAL COUNTY SUBDIVISION STANDARDS HAVE BEEN PRIOR APPROVED AS PART OF THE PLANNED AREA DEVELOPMENT AGREEMENT.

**LEGAL DESCRIPTION**

THAT PART OF SECTION 17, T.3S., R.9E., G.A.S.R.B.M., PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF SAID SECTION 17; THENCE N 89°32'28"W, (BASIS OF BEARINGS) ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 2619.32 FT TO THE S 1/4 CORNER OF SAID SECTION 17; THENCE CONTINUING N 89°32'28"W, 1309.68 FT TO THE SW CORNER OF THE E 1/2 W 1/2 OF SAID SECTION 17; THENCE N 1°18'11"W, ALONG THE WESTERLY LINE OF THE SAID E 1/2 W 1/2 OF SECTION 17, A DISTANCE OF 95.97 FT TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MAGNA ARIZONA RAILROAD; THENCE N52°28'58"E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE MAGNA ARIZONA RAILROAD, A DISTANCE OF 480.88 FT TO A POINT ON THE EASTERLY LINE OF SAID SECTION 17 AND FROM WHICH POINT, THE NE CORNER OF SAID SECTION 17 BEARS N1°18'11"W, 2255.82 FT DISTANCE THERE FROM; THENCE S1°19'08"E, ALONG THE SAID EASTERLY LINE OF SECTION 17, A DISTANCE OF 399.34 FT TO THE E 1/4 CORNER OF SAID SECTION 17; THENCE CONTINUING S1°19'08"E, ALONG THE SAID EASTERLY LINE OF SECTION 17, A DISTANCE OF 2650.15 FT TO THE POINT OF BEGINNING.



**SHEET INDEX**

NO.	DESCRIPTION
1	COVER SHEET AND GENERAL NOTES
2	PRELIMINARY PLAT PLAN SHEET 1 & TYPICAL LOT LAYOUT
3	PRELIMINARY PLAT PLAN SHEET 2 & TYPICAL OFFSET CUL-DE-SAC KNUCLE DETAIL
4	PRELIMINARY PLAT PLAN SHEET 3 & TYPICAL STREET SECTION

**LEGEND**

ROADWAY CENTER LINE	---
SUBDIVISION BOUNDARY LINE	---
PARCEL LINES	---
POTABLE WATER DISTRIBUTION SYSTEM	—W—
SANITARY SEWER LINE	—S—
18" CULVERT	—C—
SEWER MANHOLE	⊙
FIRE HYDRANT	⊙
WATER GATE VALVE	⊙
SIGHT VISIBILITY EASEMENT	△
VEHICULAR NON-ACCESS EASEMENT	▽
PUBLIC UTILITY EASEMENT	+
STREET NAME SIGN	+
STOP SIGN W/ STREET NAME	+

**PROJECT DATA TABLE**

GROSS AREA	141.28 ACRES
PROPOSED RESIDENTIAL LOTS	495
PROPOSED OPEN SPACE FOR PAD RESIDENTS	29.83 ACRES (21%)
PROPOSED MINIMUM LOT SIZE	5175 SF
PROPOSED OVERALL DENSITY	3.50U/ACRE
EXISTING ZONING	"GR" GENERAL RURAL
PROPOSED ZONING	"CR-3" SINGLE FAMILY RESIDENTIAL

**PROJECT LANDUSE TABLE**

PARCEL	PROPOSED ZONING	PROPOSED LOT SIZE	GROSS ACRES	PROPOSED DWELLING UNITS	DENSITY (units/acre)
A	CR-3	45'x115'	45.6	195	4.3
B	CR-3	55'x115'	43.3	154	3.6
C	CR-3	65'x120'	52.4	146	3.5
TOTALS			141.3	495	3.5

CALL FOR MORE INFO  
602-763-1100  
1-800-STAKE-111  
(OUTSIDE ARIZONA COUNTY)

DATE	REVISION	BY

GERRY RIQUE  
STATE OF ARIZONA  
NO. 11542

SUNRISE ENGINEERING  
INC.  
2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL - (480) 788-8800  
FAX - (480) 788-8800  
mesa@sunrise-eng.com

Circle R Development  
SEI Project Number 01548

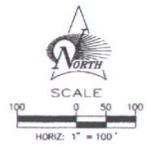
Ocotillo Verde  
TENTATIVE PLAT

HORIZ. SCALE 1" = 100'	DRAFT CY	REVISION DO	DATE 11/04	DATE 11/04	SHEET NO. 1 of 4	COV
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P:\CIRCLE-R-01548\DRAWING\TEMP\PLAT\OCOTILLO-PROP-AT-DWG\_COSET\_11/15/04\_1.04.dwg

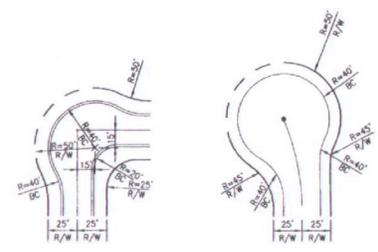
PINAL COUNTY CASE NO. PZ-041-03 & PZ-PD-041-03



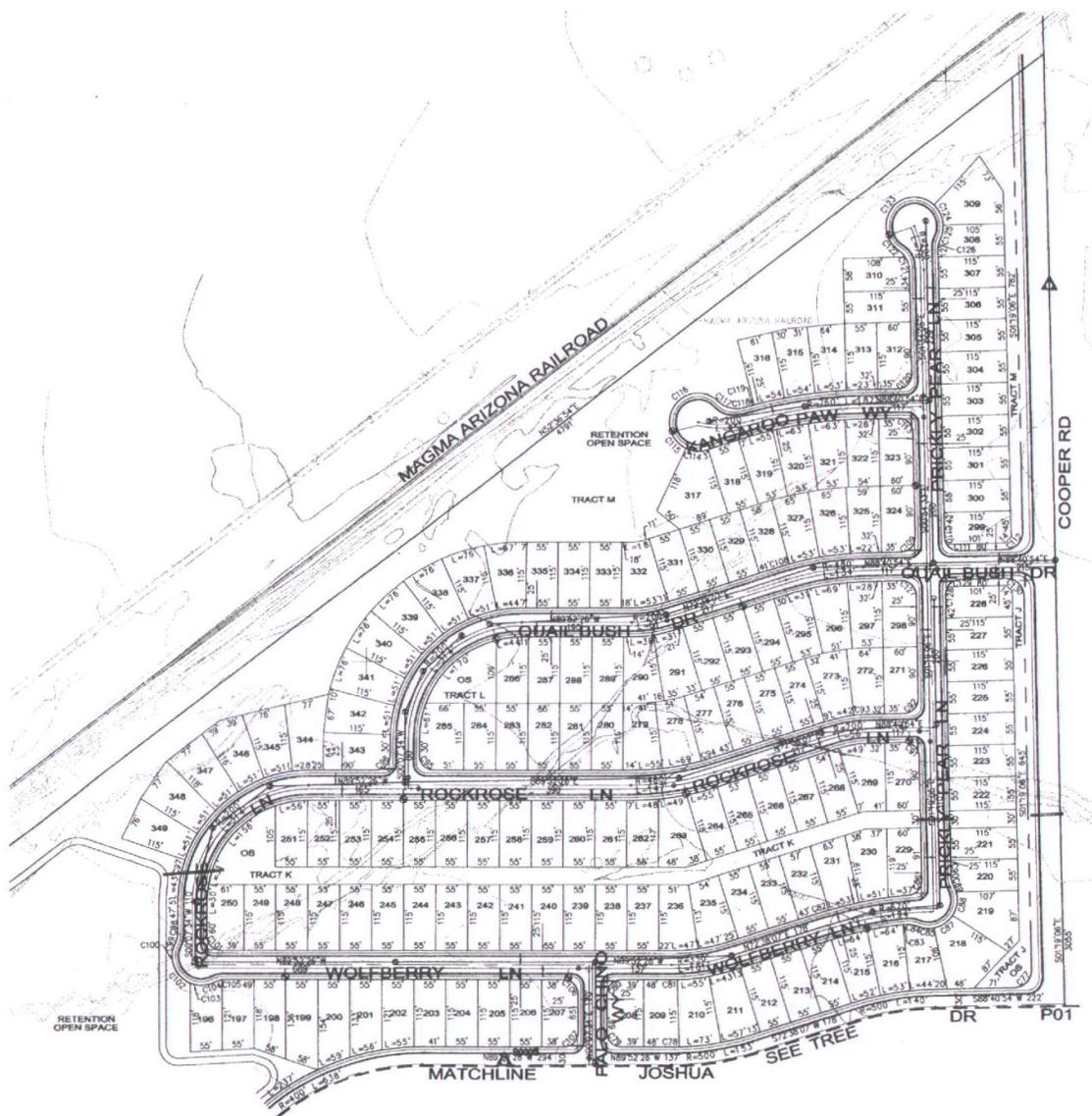


NO.	RADIUS	LENGTH
C77	30'	47'
C78	470'	13'
C79	25'	39'
C80	25'	39'
C81	305'	10'
C82	895'	11'
C83	845'	2'
C84	45'	22'
C85	50'	30'
C86	25'	39'
C87	50'	39'
C88	50'	43'
C89	50'	10'
C90	45'	21'
C91	25'	39'
C92	25'	39'
C93	225'	21'
C94	455'	15'
C95	25'	39'
C96	25'	39'
C97	225'	30'
C98	45'	8'
C99	45'	13'
C100	50'	44'
C101	25'	39'
C102	50'	38'
C103	50'	43'

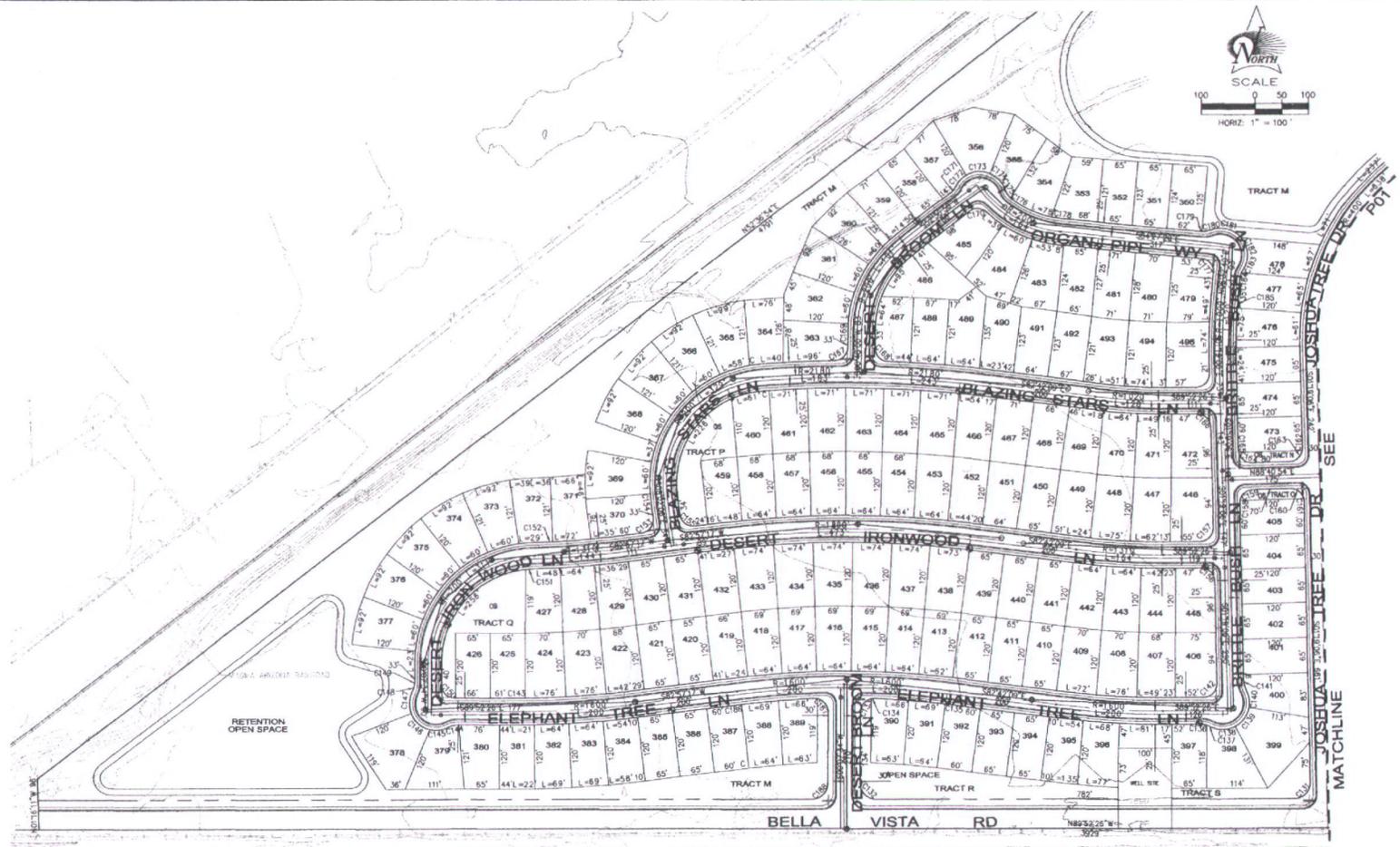
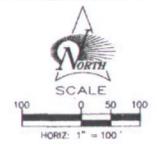
NO.	RADIUS	LENGTH
C104	45'	14'
C105	45'	6'
C106	25'	39'
C107	505'	14'
C108	25'	39'
C109	25'	14'
C110	25'	14'
C111	25'	28'
C112	30'	47'
C113	25'	39'
C114	30'	37'
C115	50'	39'
C116	50'	134'
C117	45'	43'
C118	175'	13'
C119	785'	10'
C120	25'	39'
C121	45'	26'
C122	45'	17'
C123	50'	165'
C124	50'	30'
C125	50'	24'
C126	45'	21'
C127	25'	39'
C128	25'	14'
C129	25'	28'
C130	30'	47'



TYPICAL OFFSET CUL-DE-SAC and KNUCKLE DETAIL  
N/S

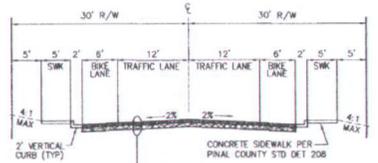


DATE	REVISION	BY
2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL - (480) 768-8600 FAX - (480) 768-8509 mesa@starinc-eng.com		
<b>Circle R Development</b> SEI Project Number 01548		
<b>Ocotillo Verde</b> TENTATIVE PLAT PARCEL B		
HORIZ. SCALE 1"=100'	DRAWN BY CY	DESIGN BY JDD
DATE 11/04	DATE 11/04	DATE 11/04
SHEET NO. 3 of 4		P02



CURVE TABLE		
NO	RADIUS	LENGTH
C131	30'	46'
C132	30'	47'
C161	25'	3'
C163	25'	34'
C164	25'	6'
C165	15.75'	6'
C166	45'	14'
C167	45'	7'
C168	50'	47'
C169	50'	46'
C140	50'	33'
C141	45'	21'
C142	25'	40'
C143	15.75'	4'
C144	45'	21'
C145	50'	35'
C146	50'	49'
C147	50'	41'
C148	45'	13'
C149	45'	7'
C150	25'	39'
C151	175'	16'
C152	1285'	34'
C153	25'	42'
C154	225'	13'
C155	25'	39'
C156	25'	38'
C157	25'	40'
C158	25'	5'
C159	25'	34'

CURVE TABLE		
NO	RADIUS	LENGTH
C160	25'	34'
C162	25'	3'
C163	25'	5'
C164	25'	34'
C165	25'	34'
C166	25'	38'
C167	25'	39'
C168	25'	39'
C169	225'	11'
C170	25'	36'
C171	45'	21'
C172	50'	29'
C173	50'	46'
C174	50'	43'
C175	45'	19'
C176	45'	8'
C177	25'	39'
C178	175'	19'
C179	45'	3'
C180	45'	18'
C181	30'	82'
C182	50'	53'
C183	45'	7'
C184	45'	13'
C185	975'	18'
C186	1575'	6'
C187	25'	34'
C188	30'	47'



**TYPICAL MINOR COLLECTOR**  
(JOSHUA TREE DRIVE)



**TYPICAL MEDIUM TO HIGH DENSITY RESIDENTIAL LOCAL ROAD**

DATE	REVISION	BY
 		
2152 SOUTH VINEYARD SUITE 123 MESA, ARIZONA 85210 TEL - (480) 768-8600 FAX - (480) 768-8609 mesa@sunrise-eng.com		
<b>Circle R Development</b> <b>SEI Project Number 01548</b>		
<b>Ocotillo Verde</b> <b>TENTATIVE PLAT</b> <b>PARCEL C</b>		
HORIZ. SCALE 1" = 100'	DRAW. DATE 11/24	DESIGN DATE 11/24
BUILT BY CITY	DATE 11/24	SHEET NO. 4 of 4
		<b>P03</b>

**ANALYSIS:**

1. On March 16, 2006 the Planning and Zoning Commission granted tentative plat approval for Ocotillo Verde with 40 stipulations.
2. On May 19, 2013 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 49 stipulations.
3. On March 15, 2013 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
4. The Planning & Development Department has no additional recommended stipulations.
5. The Public Works Department has no additional recommended stipulations.
6. Due to current market conditions and stage of final plat review 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.
7. The applicant may appeal any decision to the Board of Supervisors.

**STAFF SUMMARY AND RECOMMENDATION:**

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

**I move to approve the following stipulations for the tentative plat of Ocotillo Verde: Stipulations 1 – 49, modifying stipulation 39 to extend the tentative plat to May 19, 2015 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 included construction of acceleration/ deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the county engineer.
2. The approved Drainage Plan shall provide retention for the 100 year, 1 hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval.
3. An association, including all property owners in the development shall 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 (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. Provide 21'x 21' right of way sight visibility triangle easement at all local streets that intersect with interior local streets.
  - d. The minimum paving widths for all local streets within this development to be 32' (back of curb to back of curb) with a structural section of 6" of Class 1 aggregate base and 2" of asphalt concrete constructed within 50' of right of way. All minor collector streets to be 40' (back of curb to back of curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete constructed within 60' of right of way. All major collector streets 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 constructed 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.
  - e. The minimum paving width for Cooper Road and Bella 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. A 28' paved access shall be provided to the site to meet current Pinal County standards.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the Drainage Ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.

7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right of way adjacent to this site must be replaced with an underground pipeline outside of County right of way.
8. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
9. 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 street as required by the County Engineer.
10. Property line returns at street corners shall be provided with a minimum radius as follows; local to local to have a 25' radius, local to collector or collector to collector to have a 30' radius, and all arterial street intersections to have a 50' radius.
11. Provide a copy of the computer closure for subdivision boundary.
12. Lift stations if required shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
13. As Pinal County has no impact fees to cover the cost of traffic signals, the developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute 20% toward the total cost of a traffic signal at the intersection of Cooper Road and Bella Vista Road, not to exceed \$50,000.
14. Provide a barrier wall for safety purposes between the proposed subdivision and the Magma Arizona Railroad.
15. At the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to contribute \$123.00 per lot for the proposed residential lots (and \$898.00 prorated, per lot at Building Permit) based upon the Superstition Valley Transportation Study.
16. This subdivision shall be tied into two section corners as designated by the Pinal County Engineer.
17. 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**.
18. 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.
  19. 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 School 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 DWGfile 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 submittal documents for Ocotillo Verde, 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.
  22. Development of the 495 lot Subdivision (Ocotillo Verde) shall be in conformance with Planning Case PZ-PD-041-03, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
  23. Development of the proposed Subdivision (Ocotillo Verde) shall be in conformance with the applicable goals, policies and residential densities of the Transitional designation of the adopted Pinal County Comprehensive Plan.
  24. 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 upon submittal of the final plat for review.
  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 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.
27. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the Ocotillo Verde subdivision remains in open space with a maximum overall density of 3.5 dwelling units per gross acre.
28. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this subdivision and adjacent subdivision 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.
30. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
31. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.
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 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.
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 May 19, 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 to the County Engineer for review and approval.
- 41. The individual drainage reports shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval. A drainage report for each parcel shall be submitted to the County Engineer for review and approval.
- 42. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.
- 43. A paved all weather public access road shall be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
- 44. 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.
- 45. Sidewalks shall be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual or as approved by the County Engineer.

- 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.
- 48. 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.
- 49. 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: 04/2/11 - dld  
Revised:



Date: March 15, 2013

To: Dedrick Denton  
Planner II  
Pinal County Planning & Development Services  
31 N. Pinal Street  
Florence, AZ 85232

Subject: ***Request for Tentative Plat Extension  
Ocotillo Verde – SEI Project No. 01781  
Pinal County Planning Case No. S-048-04***

Dear Mr. Denton,

We are requesting a two year extension of the Ocotillo Verde tentative plat on behalf of Circle R Development. Circle R Development is continuing the development of Ocotillo Verde. In the past few years homebuilders have not been actively pursuing developments in the area of this project. It wasn't until recently that home builders are starting to have an interest in the surrounding area.

The improvement plans and drainage report need to be completed and approved in order to receive final plat approval. Improvement plans will be completed with the stipulations set forth in the last extension approval letter and any new stipulations coming from this approval.

We ask that the Planning and Zoning Commission consider in favor for the tentative plat extension. Thank you for your prompt response to this matter. Please feel free to give me a call if you have any questions.

Sincerely,  
SUNRISE ENGINEERING, INC.

A handwritten signature in cursive script that reads "Chris Moore".

Chris Moore  
Project Manager

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

**AGENCY AUTHORIZATION**

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

Land Hill Holdings, LLC

*[Insert Owner's Name – If a Corporation, Partnership or Association, Include State of Incorporation]*  
hereinafter referred to as "Owner," is/are the owner(s) of 141 acres located at NWC Cooper Road & Bella Vista Road, and further identified as N/A

*[Insert Address of Property]*  
assessor parcel number 210-36-002C & 004 and legally described as follows:  
*[Insert Parcel Number]*

*Legal Description is attached hereto as Exhibit A*

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

Owner hereby appoints Sunrise Engineering, Inc.

*[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]*  
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for tentative plat extension request.

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

~~**[INDIVIDUAL property owner signature block and acknowledgment. Do not sign here if signing as an officer of a corporation, a trustee or partner. See next page.]**~~

~~\_\_\_\_\_  
*[Signature]*~~

~~\_\_\_\_\_  
*[Signature]*~~

~~Dated: \_\_\_\_\_~~

~~Dated: \_\_\_\_\_~~

~~STATE OF \_\_\_\_\_ )~~

~~) ss.~~

~~COUNTY OF \_\_\_\_\_ )~~

~~The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_~~

~~*[Insert Name of Signor(s)]*~~

~~\_\_\_\_\_  
Notary Public~~

~~My commission expires: \_\_\_\_\_~~

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

Land Hill Holdings LLC  
[Insert Company or Trustee's Name]

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

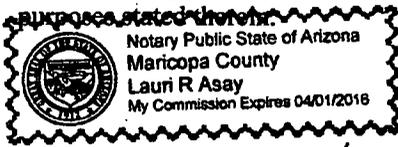
Its: Manager  
[Insert Title]

Dated: 4/4/2013

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me, this 4<sup>th</sup> day of APRIL, 2013,  
by CARY WALPOLE as MANAGER of  
[Insert Signor's Name] [Insert Title]  
LANDHILL HOLDINGS, LLC, an ARIZONA  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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



Lauri R. Asay  
Notary Public

My commission expires: 4-1-2016

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

~~STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )~~

~~On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared  
\_\_\_\_\_ who acknowledged himself/herself to be  
[Insert Signor's Name]  
\_\_\_\_\_ of \_\_\_\_\_, as  
[Title of Office Held] [Second Company]  
\_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]~~

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

~~\_\_\_\_\_  
Notary Public~~

~~My commission expires: \_\_\_\_\_~~

**S-050-04**



**Staff Report**

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**Pinal County Planning & Zoning Commission**

Meeting Date: April 18, 2013

Case Number: S-050-04

Case Coordinator: Dedrick Denton

Subdivision Name: Bella Vista

Landowner/Developer: CV Pinal, LLC  
3549 153<sup>RD</sup> Avenue SE  
Casselton, ND 58012

Agent: Seth Keeler  
W Holdings  
4550 North 12<sup>th</sup> Street  
Phoenix, AZ 85014

Comprehensive Plan: Moderate Low Density Residential

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

Existing Uses: Currently, agricultural

Surrounding Land Uses: North: GR & SR/PAD; Agricultural  
East: CR-3/PAD; Residential & Town of Florence  
South: GR; Agricultural  
West: GR; Agricultural

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

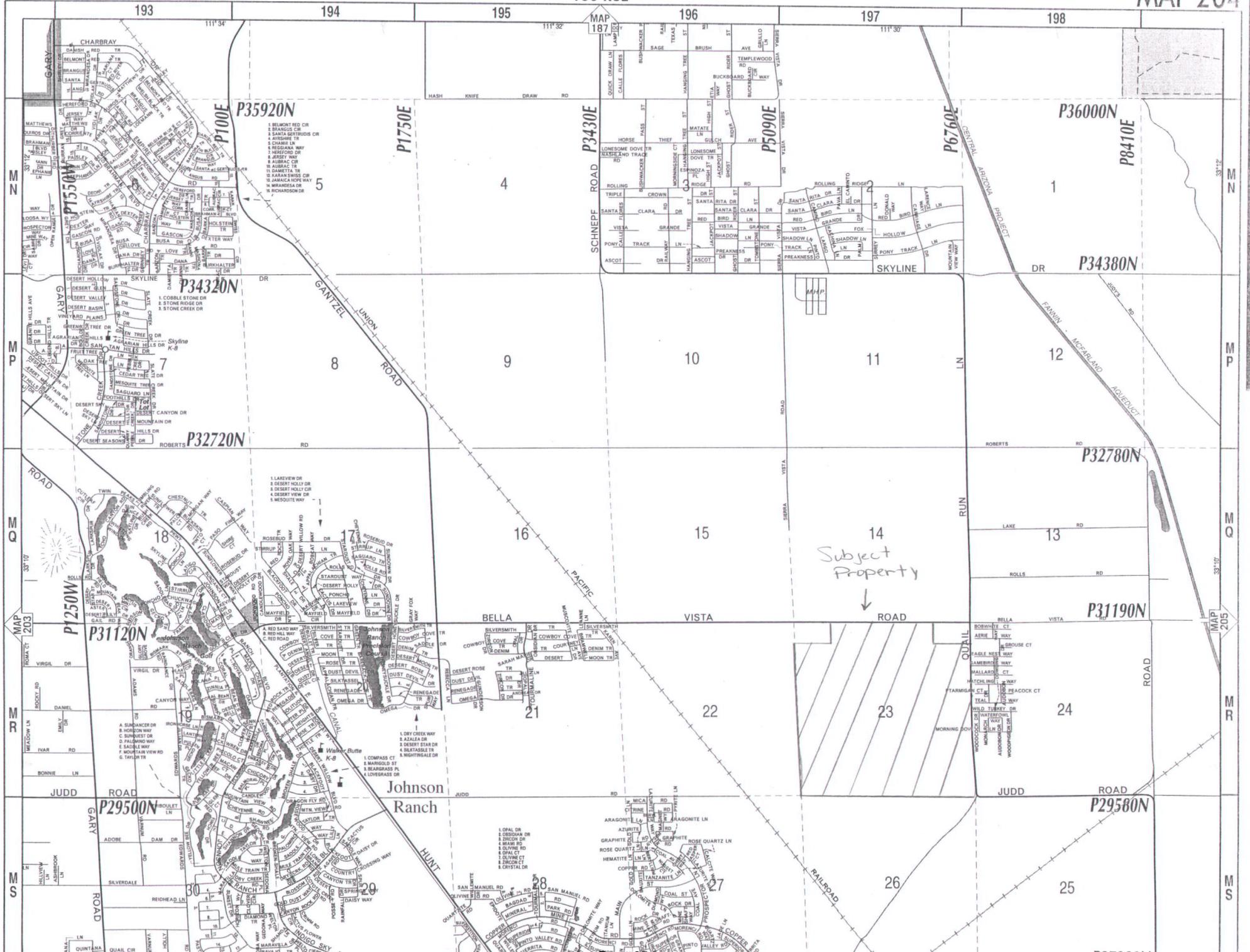
Location: The subject property is located adjacent to the west side of Quail Run Lane, the south side of Bella Vista Road, and the Town of Florence.

Legal Description: A 650± acre parcel described as Section 23 T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 1,840

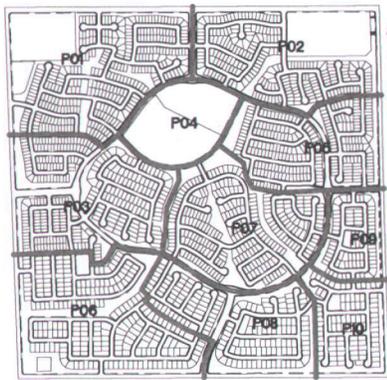
Tax Parcel Numbers: 210-23-001D, 001E, 001F, & 001H

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



# REVISED TENTATIVE PLAT FOR BELLA VISTA

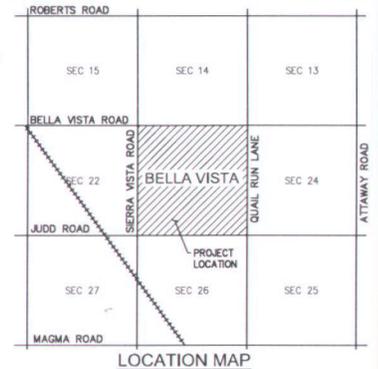
SECTION 23, T3S, R8E GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



SHEET MAP

**SHEET INDEX**

SHEET 1	COVER
SHEET 2	STREET SECTION AND TRACT TABLE
SHEET 3-12	TENTATIVE PLAT



LOCATION MAP

**OWNER/DEVELOPER**

VANDERBILT FARMS, LLC  
1121 WEST WARNER ROAD #109  
TEMPE, AZ 85284  
PHONE (480) 831-2000  
FAX (480) 893-1604  
CONTACT: SETH KEELER

**ENGINEER**

SUNRISE ENGINEERING  
2152 SOUTH VINEYARD, SUITE 123  
MESA, AZ 85210  
PHONE (480) 768-8600  
FAX (480) 768-8609  
CONTACT: GEOFF CHILD

**SITE DATA**

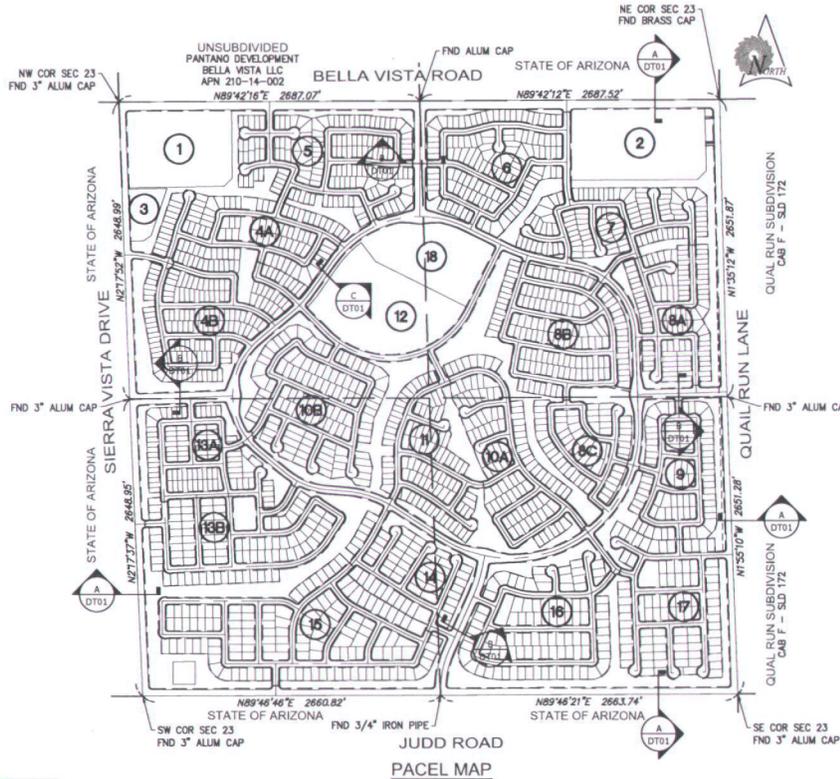
EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	612.913 AC
ARTERIAL R.O.W.	28.537 AC
NET RESIDENTIAL AREA	414.50 AC
TOTAL LOT YIELD	1840 LOTS
TOTAL OPEN SPACE PROVIDED	128.64 AC (21% OF NET RESIDENTIAL AREA)
GROSS DENSITY	3.00 DU/AC
NET RESIDENTIAL DENSITY	4.44 DU/AC
TAX PARCEL #	210-23-001A

**UTILITIES**

WATER	JOHNSON UTILITY COMPANY
SEWER	JOHNSON UTILITY COMPANY
ELECTRIC	SALT RIVER PROJECT
GAS	CITY OF MESA
TELEPHONE	QWEST
CABLE	JOHNSON UTILITY COMPANY
FIRE	RURAL METRO
POLICE	PINAL COUNTY SHERIFF'S DEPARTMENT

**NOTES**

1. ALL STREETS TO BE PUBLIC AND MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS FOUR PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1' VEHICULAR NOT ACCESS EASEMENT.



PACEL MAP

PARCEL #	ZONING*	PRODUCT TYPE	UNIT COUNT	GROSS AREA (ac)	GROSS DENSITY
1	CB-2	COMMERCIAL	0	15.77	-
2	CB-2	COMMERCIAL	0	17.80	-
3	CB-2	WORSHIP SITE	0	2.74	-
4A	CR-3	50x115	95	20.01	4.75
4B	CR-3	45x110	151	26.46	5.78
5	CR-3	45x110	151	27.35	5.52
6	CR-3	50x115	121	25.22	4.80
7	CR-3	45x110	108	20.10	5.37
8A	CR-3	45x110	100	17.38	5.76
8B	CR-3	50x115	137	26.49	5.17
8C	CR-3	55x120	56	13.55	4.13
9	CR-3	55x120	73	18.38	3.97
10A	CR-3	55x120	96	22.08	4.35
10B	CR-3	60x125	109	27.71	3.93
11	CR-3	50x115	88	17.55	5.02
12	CR-3	SCHOOL/PARK	0	18.57	-
13A	CR-3	45x110	91	16.78	5.42
13B	CR-3	65x120	96	25.93	3.70
14	CR-3	65x120	57	15.52	3.67
15	CR-3	70x125	128	40.55	3.16
16	CR-3	70x125	94	27.82	3.38
17	CR-3	70x125	87	25.61	3.40
18	CB-2	AQUATIC/PARK	0	12.44	-
TOTAL			1840		

\*ZONING PER BELLA VISTA PAD

**DEVELOPMENT STANDARDS**

LOT DIMENSIONS	45x110'	50x115'	55x120'	60x125'	65x120'	70x125'
MINIMUM LOT AREA SqFt	4950	5750	6600	7500	7800	8750
MINIMUM LOT WIDTH	45'	50'	55'	60'	65'	70'
MINIMUM LOT AREA PER DWELLING UNIT SqFt	4950	5750	6600	7500	7800	8750
MINIMUM FRONT YARD SETBACK	20', 10' TO LIVABLE OR SIDE ENTRY GARAGE	20', 10' TO LIVABLE OR SIDE ENTRY GARAGE	20', 10' TO LIVABLE OR SIDE ENTRY GARAGE	20', 10' TO LIVABLE OR SIDE ENTRY GARAGE	20', 10' TO LIVABLE OR SIDE ENTRY GARAGE	20', 10' TO LIVABLE OR SIDE ENTRY GARAGE
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'
MINIMUM REAR YARD SETBACK	5'	5'	5'	5'	5'	5'
BUILDABLE AREA	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 40% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 40% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 40% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 40% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS
BUILDING HEIGHT	30'	30'	30'	30'	30'	30'

**LEGEND**

- RIGHT OF WAY
- LOT LINE
- - - PUBLIC UTILITY EASEMENT
- - - MATCH LINE
- - - PARCEL BOUNDARY
- - - EASEMENT
- 15 PARCEL NUMBER

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS S 89°42'12" W (GEODETIC BEARING) ALONG THE NORTH LINE OF THE NE 1/4 OF SEC. 23-135-R8E.

**BENCHMARK**

NGS STANDARD DISK STAMPED "MAGNA 1936 1977" IN 12" CONCRETE MONUMENT FLUSH WITH GROUND. LOCATED FROM THE INTERSECTION OF JUDD ROAD AND QUAIL RUN LANE, SOUTHWESTERLY ALONG A GRAVEL ROAD 1.1 MILES TO THE SOUTHWEST SIDE OF THE SOUTHERN PACIFIC RAILROAD TRACKS, THEN SOUTHEASTERLY 540.2' TO THE NGS MONUMENT; ELEVATION = 1524.51 NAVD 88

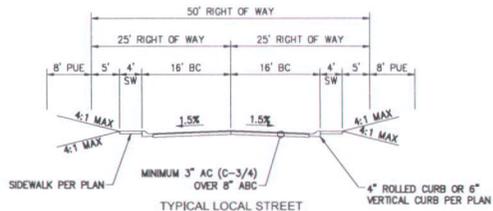
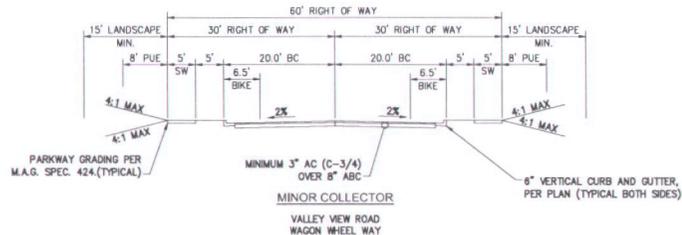
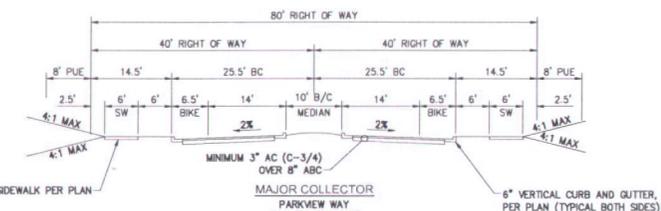
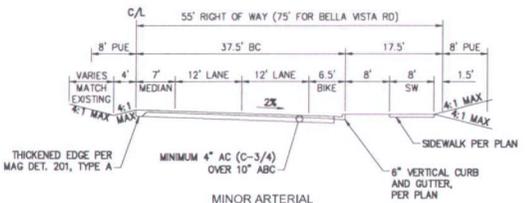
REV. NO.	COMMENT	DATE

2152 SOUTH VINEYARD, SUITE 123  
MESA, ARIZONA 85210  
TEL 480.768.8600 - FAX 480.768.8609  
www.sunrise-eng.com

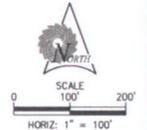
**CLIENT**  
**BELLA VISTA**  
REVISED TENTATIVE PLAT  
COVER SHEET

507 NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.
00000	AKK	SLF	CSC	1 of 12

**COV**



TRACT TABLE					
TRACT NO.	AREA SQFT	AREA AC	TRACT NO.	AREA SQFT	AREA AC
1	235,176	5.4	81	2,380	0.05
2	928	0.02	82	2,280	0.05
3	945	0.02	83	14,746	0.34
4	2,149	0.05	84	2,280	0.05
5	24,849	0.57	85	2,380	0.05
6	2,466	0.06	86	3,508	0.08
7	10,104	0.23	87	10,516	0.24
8	2,089	0.05	88	12,091	0.28
9	72,470	1.66	89	14,308	0.33
10	2,064	0.05	90	324,821	7.46
11	258,044	5.92	91	123,505	2.84
12	915	0.02	92	13,068	0.3
13	1,980	0.05	93	2,284	0.05
14	918	0.02	94	2,676	0.06
15	2,043	0.05	95	2,180	0.05
16	1,964	0.05	96	2,170	0.05
17	2,139	0.05	97	1,966	0.05
18	1,109	0.03	98	2,223	0.05
19	3,031	0.07	99	228,907	5.23
20	3,256	0.07	100	1,047	0.02
21	90,992	2.09	101	2,341	0.05
22	4,144	0.1	102	2,194	0.05
23	4,136	0.09	103	2,267	0.05
24	1,980	0.05	104	2,382	0.05
25	1,980	0.05	105	2,780	0.06
26	2,362	0.05	106	2,262	0.05
27	2,021	0.05	107	1,036	0.02
28	16,255	0.37	108	3,109	0.07
29	945	0.02	109	2,284	0.05
30	930	0.02	110	134,877	3.1
31	84,215	1.93	111	101,096	2.33
32	59,444	1.36	112	43,167	0.99
33	1,279	0.03	113	1,980	0.05
34	965	0.02	114	1,980	0.05
35	3,270	0.08	115	1,980	0.05
36	2,082	0.05	116	1,980	0.05
37	1,004	0.02	117	66,670	1.53
38	31,453	0.72	118	9,012	0.21
39	2,134	0.05	119	1,981	0.05
40	956	0.02	120	1,037	0.02
41	2,151	0.05	121	990	0.02
42	106,296	2.44	122	67,832	1.56
43	883	0.02	123	2,175	0.05
44	3,836	0.09	124	2,180	0.05
45	323,820	7.43	126	2,180	0.05
46	915	0.02	127	2,179	0.05
47	954	0.02	128	2,180	0.05
48	1,985	0.05	129	2,180	0.05
49	2,343	0.05	130	2,280	0.05
50	41,468	0.95	131	2,270	0.05
51	35,184	0.81	132	2,280	0.05
52	46,258	1.06	133	2,933	0.07
53	915	0.02	134	1,127	0.03
54	2,457	0.06	135	2,280	0.05
55	2,044	0.05	136	19,732	0.45
56	46,241	1.06	137	138,513	3.18
57	990	0.02	138	2,280	0.05
58	990	0.02	139	1,168	0.03
59	467,763	10.74	140	1,151	0.03
60	26,733	0.61	141	3,167	0.07
61	2,291	0.05	142	16,407	0.38
62	2,081	0.05	143	2,201	0.05
63	1,123	0.03	144	2,293	0.05
64	145,300	3.34	145	3,234	0.07
65	3,049	0.07	146	106,410	2.44
66	2,080	0.05	147	2,180	0.05
67	2,089	0.05	148	39,901	0.92
68	38,221	0.88	149	135,276	3.11
69	134,215	3.08	150	1,158	0.03
70	10,613	0.24	151	2,510	0.06
71	6,833	0.16	152	33,396	0.77
72	29,192	0.67	153	2,336	0.05
73	2,466	0.06	154	2,279	0.05
74	119,173	2.74	155	2,279	0.05
75	2,368	0.05	156	3,016	0.07
76	2,190	0.05	157	40,154	0.92
77	2,821	0.06	158	699,481	16.06
78	2,821	0.06	TOTAL	5,592,210	128.37
79	45,120	1.04			
80	471,324	10.82			



REV NO	COMMENT	DATE

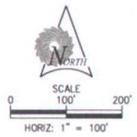
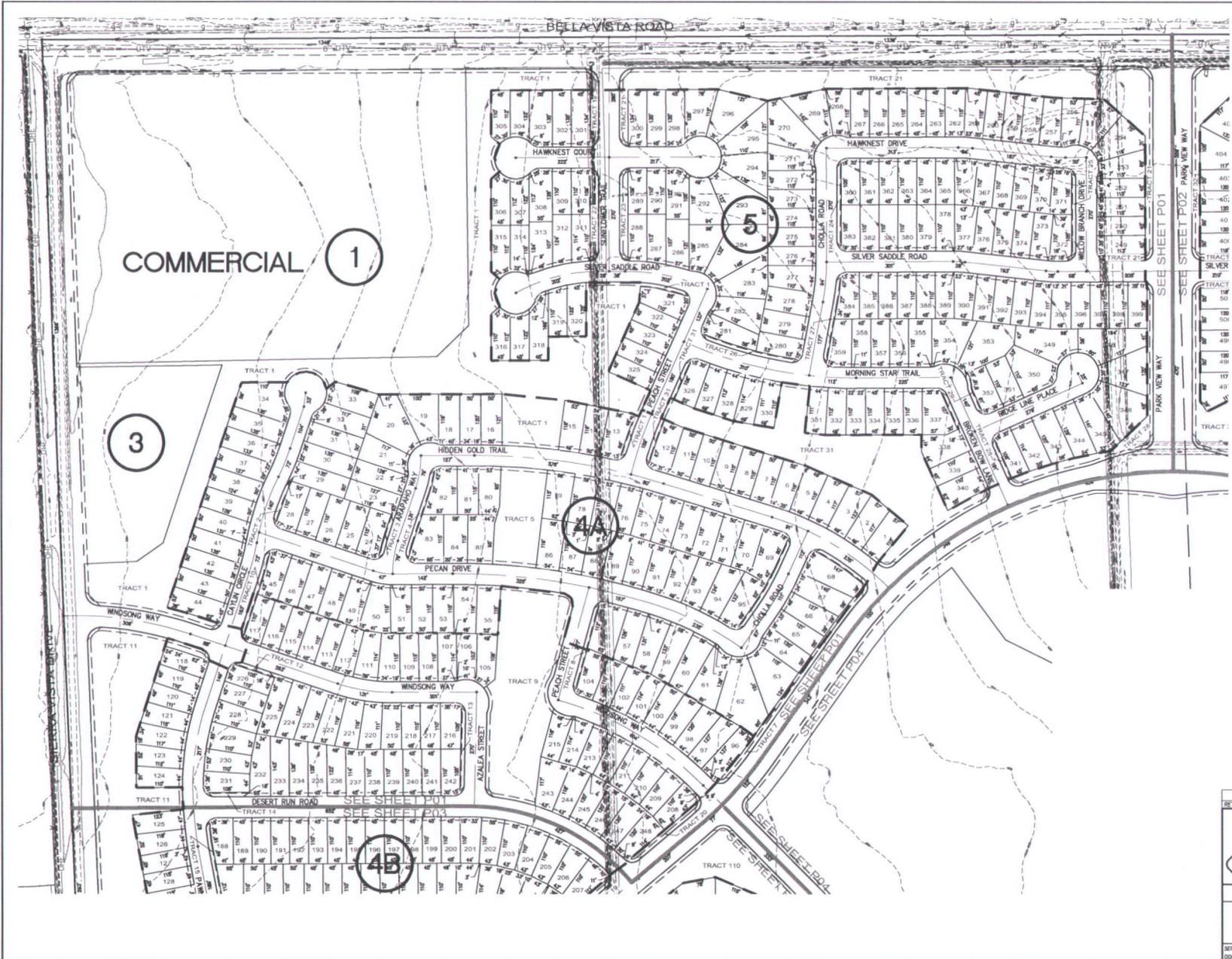
**SUNRISE ENGINEERING**

2152 SOUTH VINEYARD, SUITE 123  
 MESA, ARIZONA 85210  
 TEL 480.748.8600 FAX 480.748.8609  
 www.sunrise-eng.com

**CLIENT**

**BELLA VISTA**  
 REVISED TENTATIVE PLAT

DESIGNED SKK	DRAWN SLF	CHECKED CSC	SHEET NO. 2 of 12	<b>D01</b>
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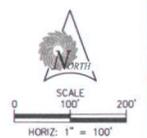
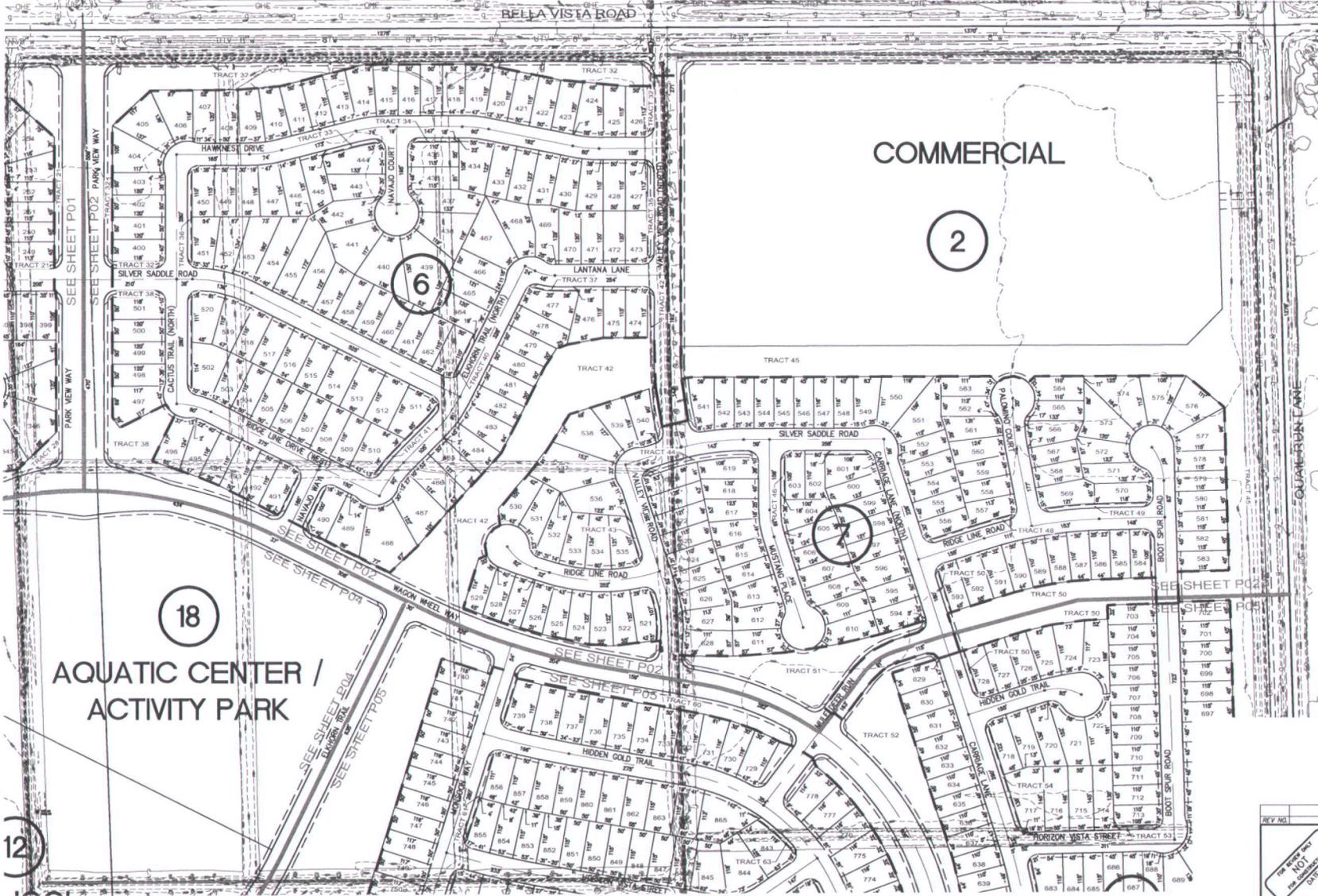


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BELLA VISTA  
 LOT NUMBERS 400 THROUGH 530 &  
 LOT NUMBERS 551 THROUGH 628



REV. NO.	COMMENT	DATE
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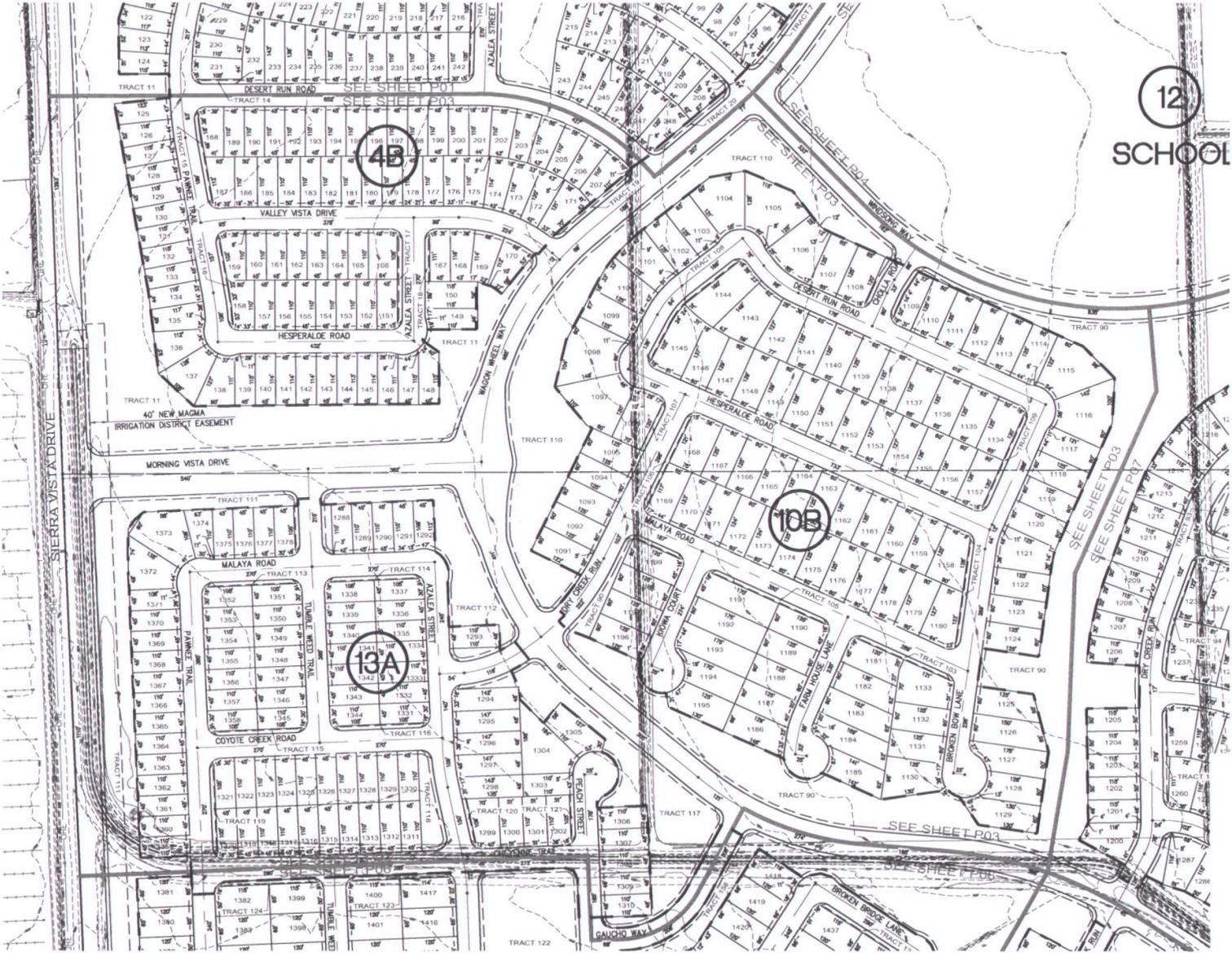
**SUNRISE ENGINEERING**  
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**CLIENT**  
**BELLA VISTA**  
 REVISED TENTATIVE PLAT

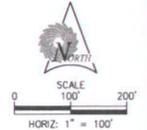
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**P02**

BELLA VISTA  
 LOT NUMBERS 123 THROUGH 207 &  
 LOT NUMBERS 1091 THROUGH 1193  
 LOT NUMBERS 1288 THROUGH 1378



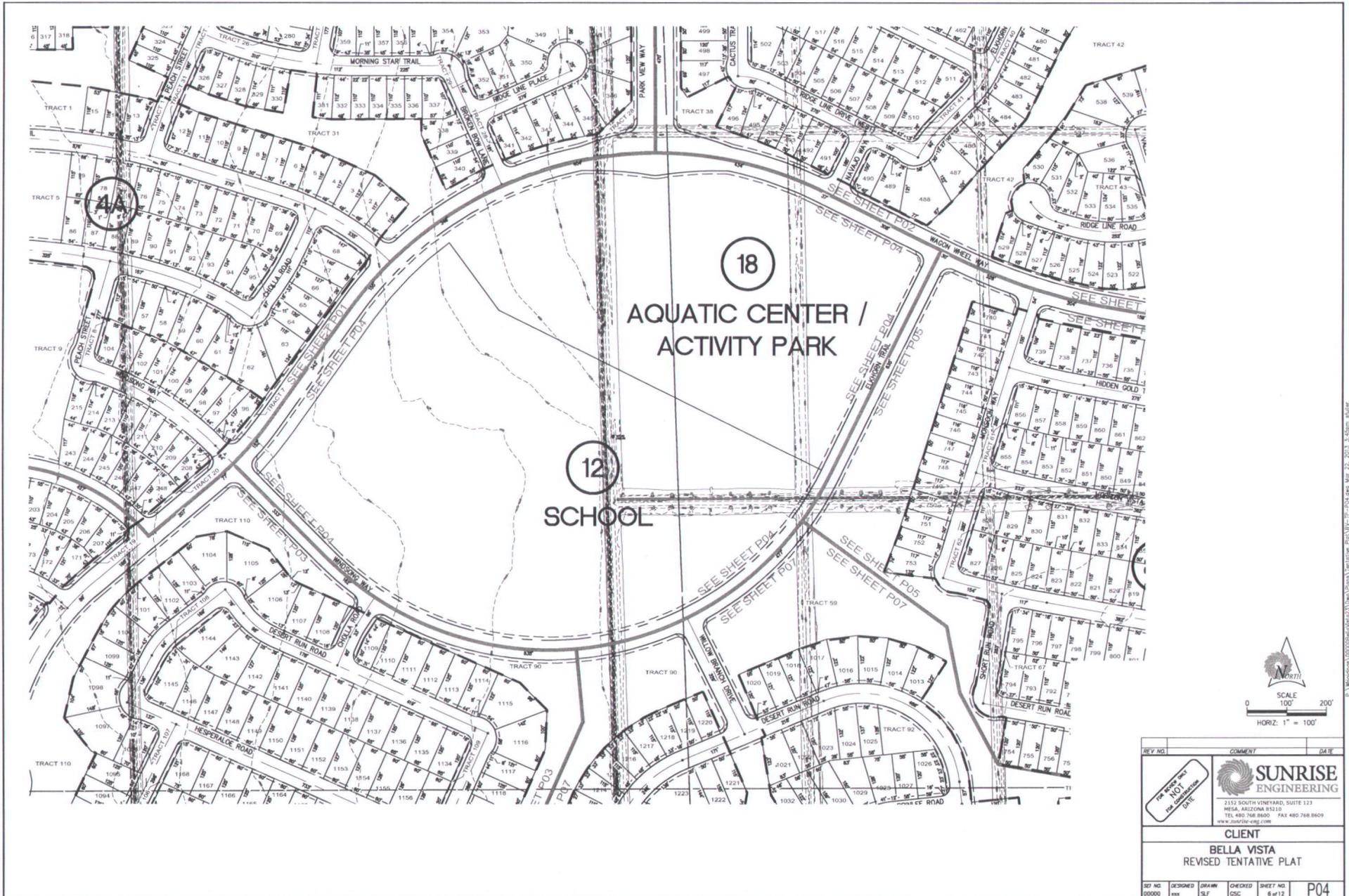
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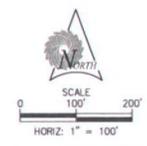
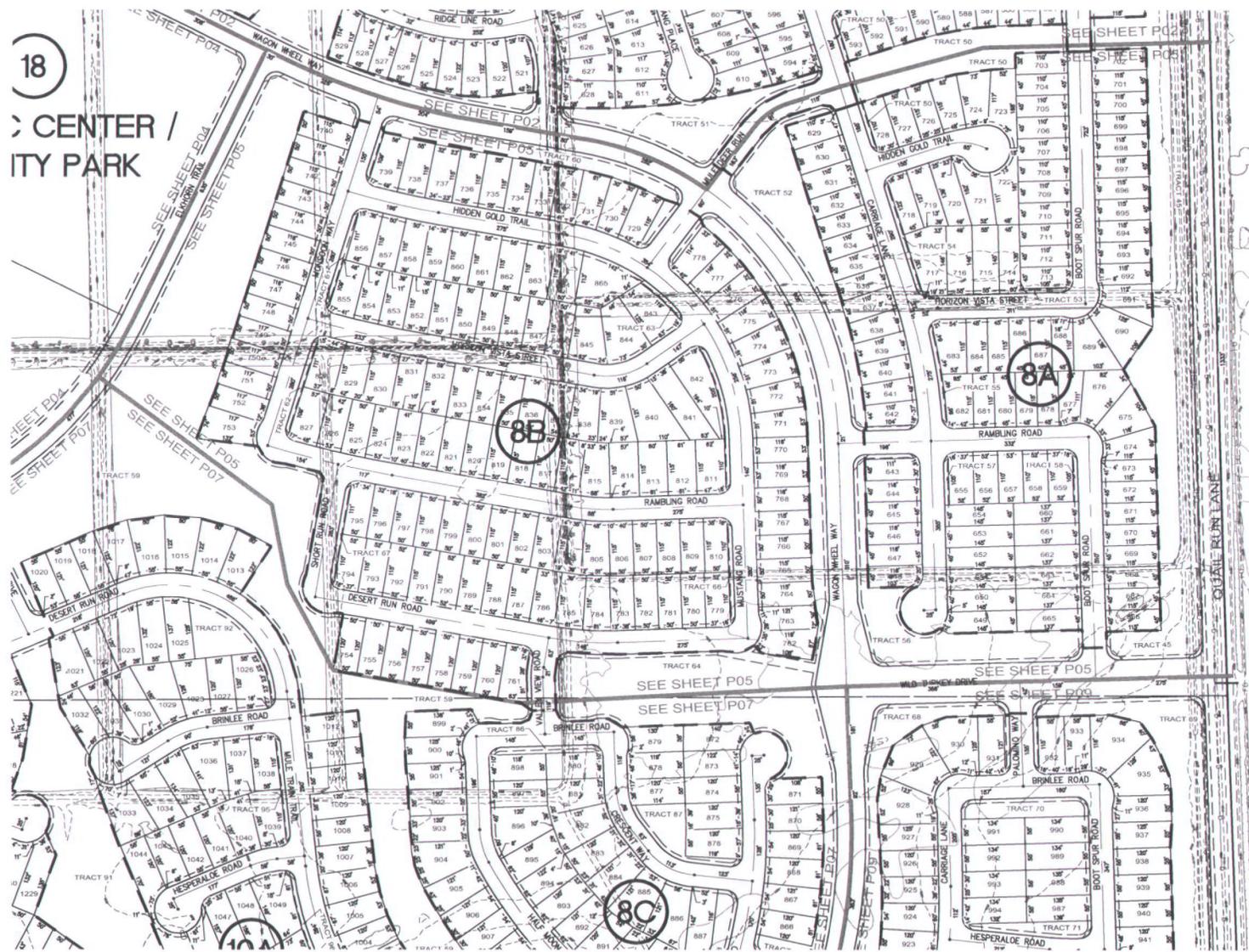
  

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<b>CLIENT</b> BELLA VISTA REVISED TENTATIVE PLAT	
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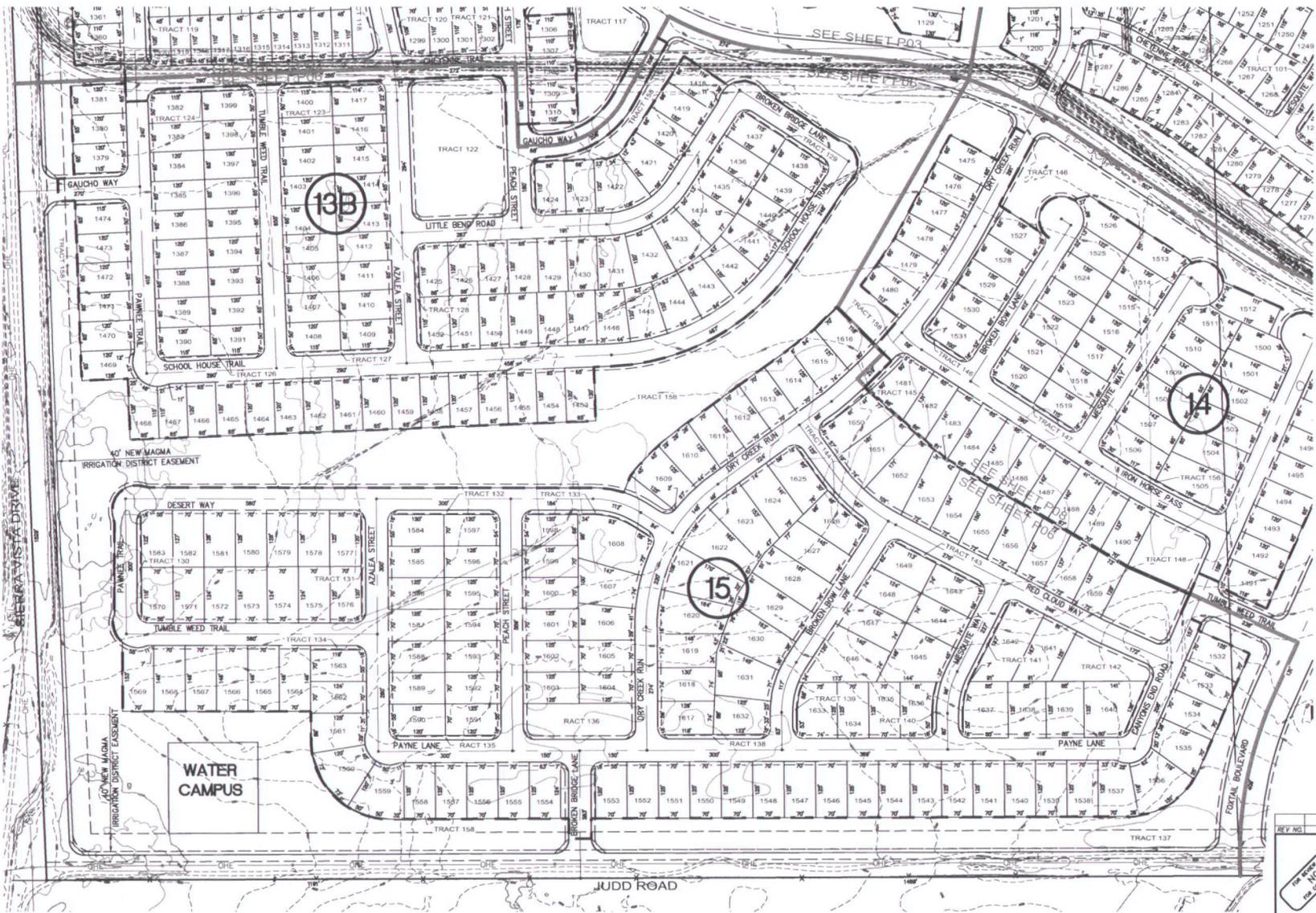
 <b>SUNRISE</b> ENGINEERING	2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL. 480.780.8800 FAX 480.748.8600 WWW.SUNRISE-ENG.COM
	<b>CLIENT</b>
	<b>BELLA VISTA</b>
	<b>REVISED TENTATIVE PLAT</b>

REV. NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	P05
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BELLA VISTA  
 LOT NUMBERS 1372 THROUGH 1474 &  
 LOT NUMBERS 1532 THROUGH 1659

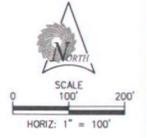
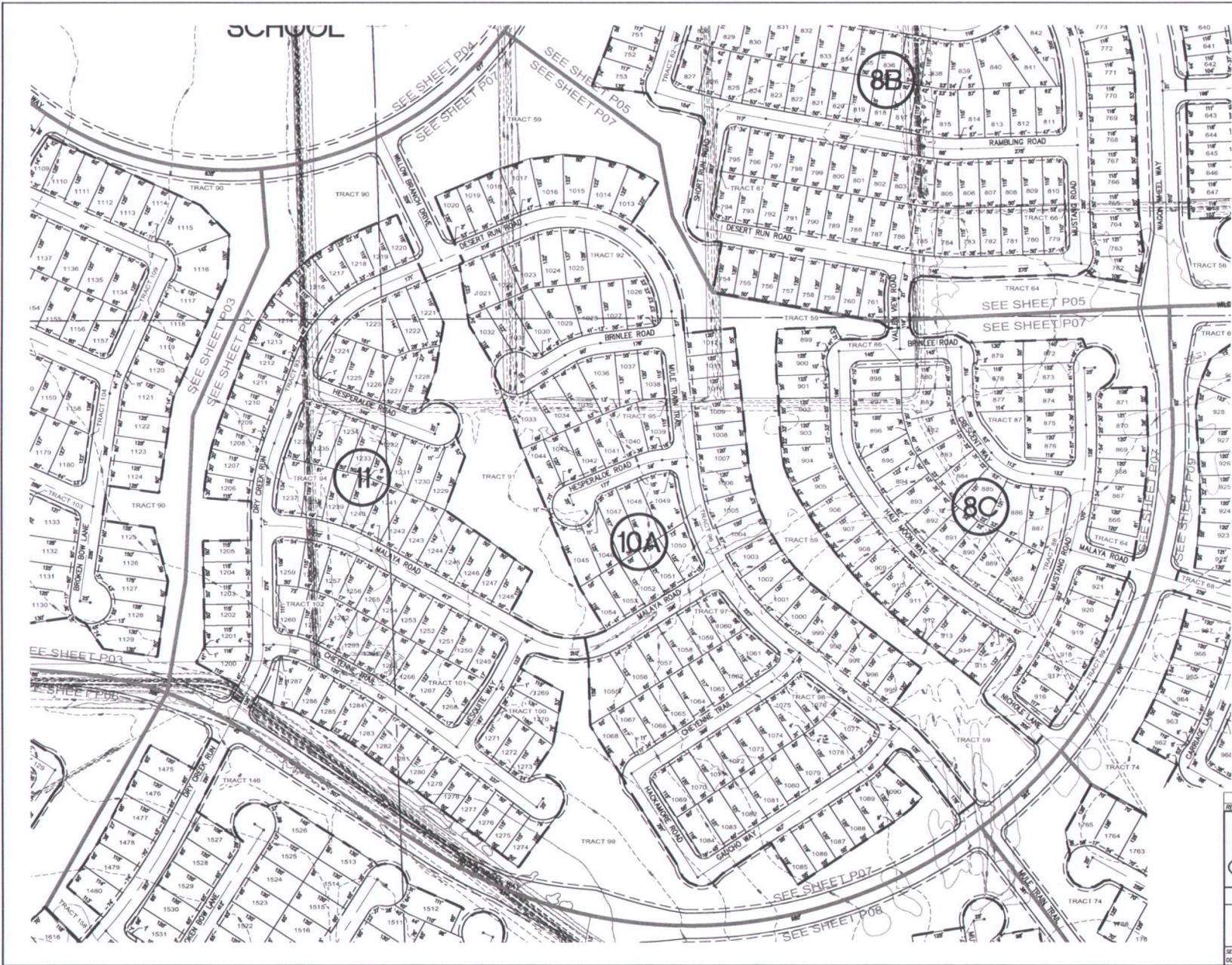


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<p><b>SUNRISE ENGINEERING</b>          2152 SOUTH VINEYARD, SUITE 123          MESA, ARIZONA 85210          TEL 480.748.8800 FAX 480.748.8809          www.sunrise-eng.com</p>	<p><b>CLIENT</b>  <b>BELLA VISTA</b>  <b>REVISED TENTATIVE PLAT</b></p>									
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00000	xxx	SLF	OSC	8 of 12						

BELLA VISTA  
 LOT NUMBERS 832 THROUGH 921 &  
 LOT NUMBERS 995 THROUGH 1090 &  
 LOT NUMBERS 1200 THROUGH 1287



REV NO	COMMENT	DATE
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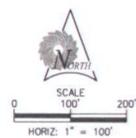
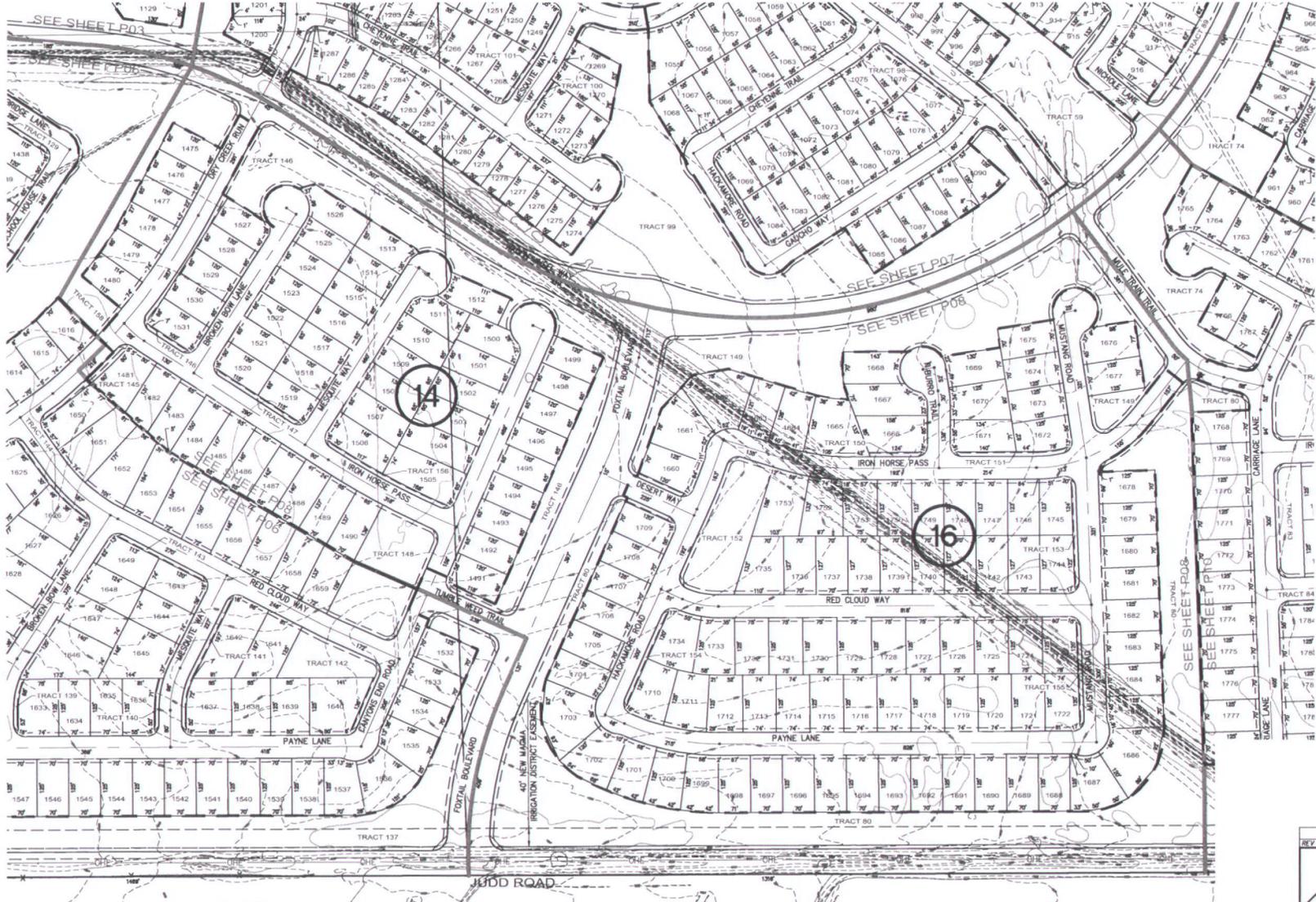
  

 <b>SUNRISE ENGINEERING</b> 2112 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 FAX 480.768.8609 www.sunrise-eng.com	
<b>CLIENT</b> <b>BELLA VISTA</b> REVISED TENTATIVE PLAT	

DESIGNED	DRAWN	CHECKED	SHEET NO
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BELLA VISTA  
 LOT NUMBERS 1478 THROUGH 1531 \*  
 LOT NUMBERS 1660 THROUGH 1753



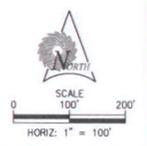
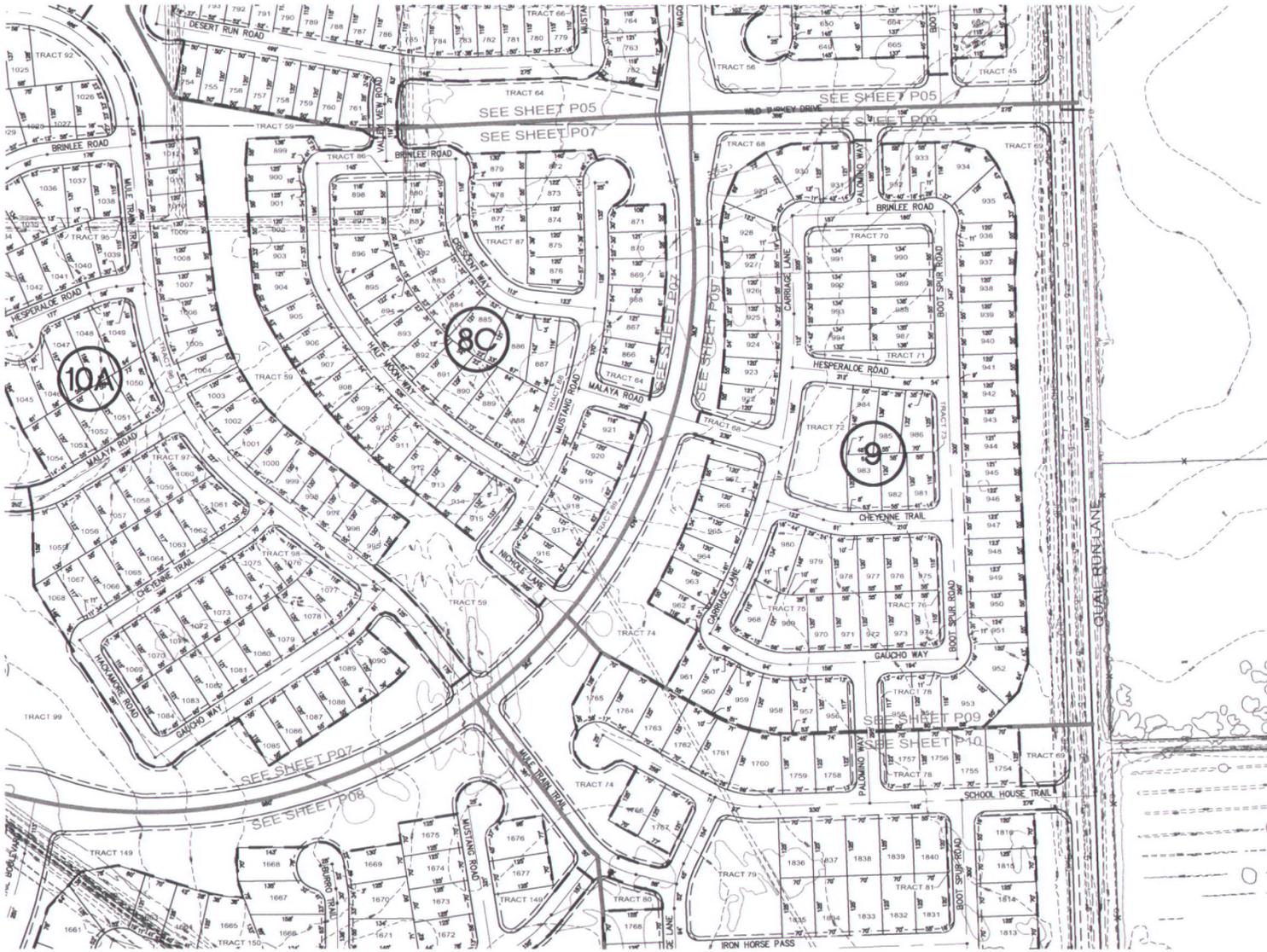
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 <b>SUNRISE</b> ENGINEERING	2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480 768 8600 FAX 480 768 8609 www.sunrise-eng.com
	<b>CLIENT</b> <b>BELLA VISTA</b> REVISED TENTATIVE PLAT

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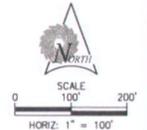
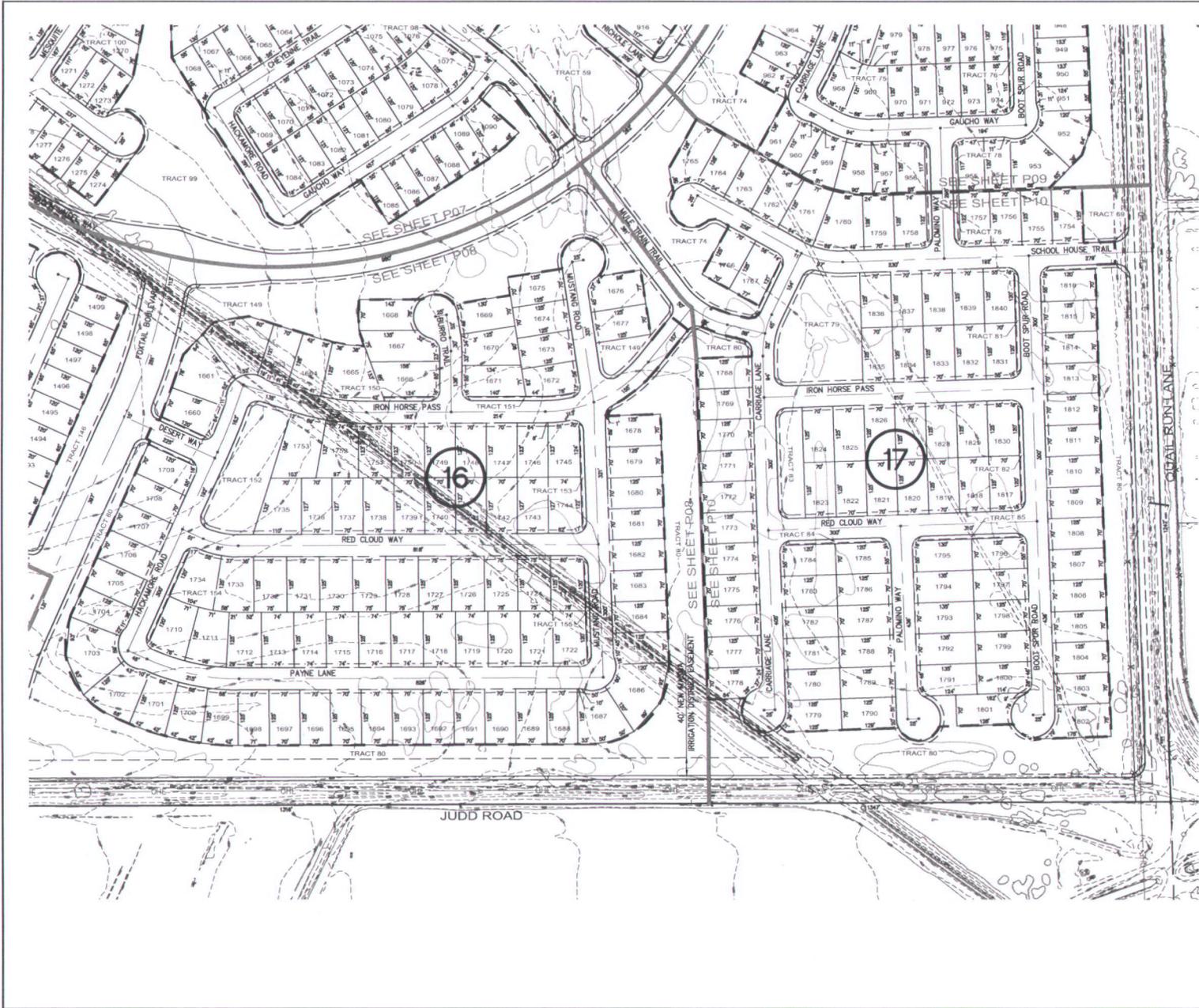


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**SUNRISE  
ENGINEERING**  
2152 SOUTH VINEYARD, SUITE 123  
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www.sunrise-eng.com

**CLIENT**  
**BELLA VISTA**  
REVISED TENTATIVE PLAT



REV. NO.	COMMENT	DATE
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<b>P10</b>		

<p><b>SUNRISE ENGINEERING</b></p> <p>2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 FAX 480.768.8609 www.sunrise-eng.com</p>	<b>CLIENT</b>	
	<p><b>BELLA VISTA REVISED TENTATIVE PLAT</b></p>	

**ANALYSIS:**

1. On January 27, 2005 the Planning and Zoning Commission granted tentative plat approval for Bella Vista with 37 stipulations.
2. On April 21, 2011 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 45 stipulations.
3. On March 6, 2013 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
4. The Planning & Development Department recommends modifying stipulation 28 to reflect the maximum number of allowed dwelling units as shown in the amended PAD.
5. The Public Works Department has no additional recommended stipulations.
6. Due to current 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-five has been modified to reflect staff's recommendation.
7. The applicant may appeal any decision to the Board of Supervisors.

**RECOMMENDATION:**

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

**I move to approve the following stipulations for the tentative plat of Bella Vista: Stipulations 1 – 45, modifying stipulation 28 showing the total dwelling unit count as 1,840 and modifying stipulation 45 to extend the tentative plat to April 21, 2015 as set forth in the staff report.**

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis 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 Traffic Impact Analysis shall comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.
2. Access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008.

3. Submit copies of a Drainage Report to Pinal County Public Works for review and approval by the County Engineer. The approved Drainage Plan shall provide retention for the 100-year, 2-hour storm waters in a common retention area.
4. The drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004.
5. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
  - a. Provide curb, gutter, sidewalk on both sides, paving and incidentals on all local, collector and arterial 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. Minimum 55' half street right-of-way dedication along all section lines and a minimum 40' half street right-of-way dedication along all mid-section lines.
  - d. Provide a minimum 75' half street right-of-way dedication along Bella Vista Rd.
  - e. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 51' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
  - f. The minimum paving width for SIERRA VISTA RD., QUAIL RUN LN., and JUDD RD. shall be 37.5' (centerline to back-of-curb) with a minimum structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within a minimum 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and

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

- g. The minimum paving width for BELLA VISTA RD. shall be 37.5' (centerline to back-of-curb) with a minimum structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within a minimum 75' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - h. The minimum paving width for all north/south, east/west and loop collector roadway shall be 51' (back of curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within a minimum 80' of half street right-of-way throughout the entire subdivision. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - i. Provide 6.5' bike lanes (measured from back of curb to centerline of striping) on both sides of all arterial and major collector roadways.
  - j. Provide sidewalks that meet the following minimum criteria: major arterials – minimum separation from back of curb is 5', minimum width of sidewalk is 10' (detached) or 12' (attached), minimum radius is 150' (if meandering); minor arterials – min. separation is 5', min. width is 10' (detached and attached), min. radius is 100' (meandering); collector streets – min. separation is 3', min. width is 6' (detached) or 8' (attached), min. radius is 50' (if meandering); and local streets – min. width of sidewalk is 4' (attached only).
  - k. A minimum 28' paved all weather public access shall be provided to the site to meet current Pinal County Standards.
  - l. All right-of-way dedication shall be free and unencumbered.
  - m. Provide a secondary access for the site as approved by the County Engineer.
  - n. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
7. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.

8. Prior to recordation of the final plats, the developer shall name in a letter to the County Engineer, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
9. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
10. 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.
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. 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. Public Utility Easements (PUE) are to be 8' and are to be located outside the rear and side of lots.
16. 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.
17. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.
18. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals.
19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the

immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.

20. Applicant/owner agrees to contribute to the Superstition Valley Subregional Transportation Fund a certain amount per dwelling unit plus an annual inflation rate of 3.5% as set forth in Exhibit 21 - Fee Schedule of the Superstition Valley Subregional Transportation Study and hereinafter referred to as the Transportation Fee. Said Transportation Fee is based on the year when the Board of Supervisors approves the zoning case and, if applicable, the adjoining planned area development case. Transportation Fees will be paid in installments as shown in the Fee Schedule. Transportation Fees are separate from any development or impact fee that the Board of Supervisors may adopt in the future. Transportation Fees paid on a dwelling unit shall be a credit against the transportation element of any development or impact fee imposed on the dwelling unit.
21. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.
22. Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.
23. 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**.
24. 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.
25. 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 School District.

26. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
27. The applicant/owner shall develop the subject property in accordance with the submittal documents for Bella Vista, 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.
28. Development of the 1,840 lot Subdivision (Bella Vista) shall be in conformance with Planning Case PZ-PD-020-04, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Ordinance.
29. Development of the proposed Subdivision (Bella Vista) shall be in conformance with the applicable goals, policies and residential densities of the Urban designation of the adopted Pinal County Comprehensive Plan.
30. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
31. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the final plat for review.
32. Place the following items on the face of the final plat:
  - a. Typical Public Utility Easements and Building Setback Lines.
  - b. Vicinity and Location Map.
  - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
  - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations 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.
33. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the Bella Vista subdivision remains in open space with a maximum overall density of 3.5 dwelling units per gross acre.
34. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this subdivision and adjacent subdivision both current and proposed.

35. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc. or approved under the zone change /PAD.
36. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
37. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.
38. 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.
39. With final plat submittal (**Required by A.R.S. § 11-806.01G**) provide (2) sets of final engineering plans (street, sewer, water utilities, drainage, flood control, grading and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
40. The final plat/map title (Required by A.R.S. § 11-481) shall include:
  - a. Type of map or plat.
  - b. Name of subdivision and description with township, range and section.
  - c. Name of the owner of record.
  - d. Recorder's information and seal block.

This information shall be located on the top 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.

41. With final plat submittal provide a current title report.
42. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
43. Note the 100 year certificate of assured water supply on the face of the final plat and provide a copy of that 100 year certificate to the planning department prior to final plat approval.

44. Place the following statement on the face of the final plat: **"Assurances"**  
Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.
45. The tentative plat shall be effective until April 21, 2015; it may be extended upon reapplication and review by the Planning and Zoning Commission.

Date Prepared: 04/10/13 – dld



March 6, 2013

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

Re: Bella Vista 23 (S-050-04) Tentative Plat Extension Request

Dear Mr. Denton,

This letter is a formal request to extend the Bella Vista 23 (S-050-04) Tentative Plat for an additional term of 2 years.

Bella Vista 23 has final engineering plans at 2<sup>nd</sup> submittal review for Units 1 and 2. The rest of the project, Units 3 and 4 are at 1<sup>st</sup> submittal review. The project has been on hold due to the market downturn. An extension to the tentative plat will allow the project to remain active.

Because the housing market has finally changed direction for the better, we will be back in to finalize the final engineering and commence development. We have already started working with Cairo Engineering with the intent to finalize the engineering plans to relocate the New Magma Irrigation District canal. This is the canal that runs through the middle of our project. This process will require approval by the Bureau of Reclamation.

We worked with Johnson Utilities in granting them a location on our property where they built a 1 million gallon storage facility, well and booster station for our future development.

It is well understood that when the economy recovers, projects with valid approvals will be the first to receive the financing necessary to move forward. In addition to servicing the interest of property owners, it is equally important for the economic future of Pinal County that projects maintain their viability and approvals remain current. Toward that end, we are requesting an additional 2 year extension of the Bella Vista 23 Tentative Plat.

Please contact me with a meeting time where we can discuss your review of the project and establish a hearing date with the Planning and Zoning Commission.

If you have any questions, please contact me at (480) 831- 2000.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Keeler', written over a horizontal line.

Seth Keeler  
W Holdings

1121 W. Warner Road  
Suite 109  
Tempe, AZ 85284

(480) 831-2000  
fax (480) 893-1604



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

CV Pinal, LLC  
[Insert Company or Trustee's Name]

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

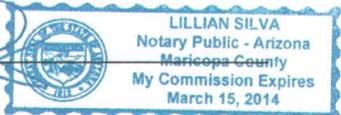
Its: Project Manager  
[Insert Title]

Dated: 3-7-2013

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me, this 7<sup>th</sup> day of March, 2013,  
by Seth Joseph Kuler as Project manager of  
*[Insert Signor's Name]* *[Insert Title]*  
CV Pinal, LLC, an LLC,  
*[Insert Name of Company or Trust]* *[Insert State of Incorporation, if applicable]*

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

[Signature]  
Notary Public 

My commission expires: 3/15/14

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared  
*[Insert Signor's Name]* who acknowledged himself/herself to be  
\_\_\_\_\_ of \_\_\_\_\_, as  
*[Title of Office Held]* *[Second Company]*  
\_\_\_\_\_ for \_\_\_\_\_, and who being  
*[i.e, member, manager, etc.]* *[Owner's Name]*

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

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



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

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

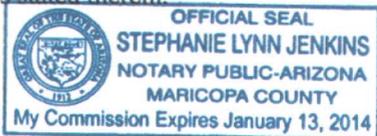
By: David Wolfswinkel  
[Signature of Authorized Officer or Trustee]

Its: Manager  
[Insert Title]

Dated: 3/11/13

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me, this 11 day of March, 2013, by David Wolfswinkel as Manager of Wolfcor, L.L.C., an Arizona Limited Liability Company and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.



Stephanie Lynn Jenkins  
Notary Public

My commission expires: January 13, 2014

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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ 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-042-05**



## Staff Report

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### Pinal County Planning & Zoning Commission

Meeting Date: April 18, 2013

Case Number: S-042-05

Case Coordinator: Dedrick Denton

Subdivision Name: Promontory at Magic Ranch

Landowner/Developer: Philip Amos  
SFD Magic Ranch, LLC  
PO Box 41194  
Tucson, AZ 85717

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: SR, CR-1, CR-3/PAD

Existing Uses: Vacant Land

Surrounding Land Uses: North: CR-2/PAD; Agricultural  
East: GR; Vacant Land  
South: CR-3/PAD; Vacant Land  
West: CR-3/PAD; Residential

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

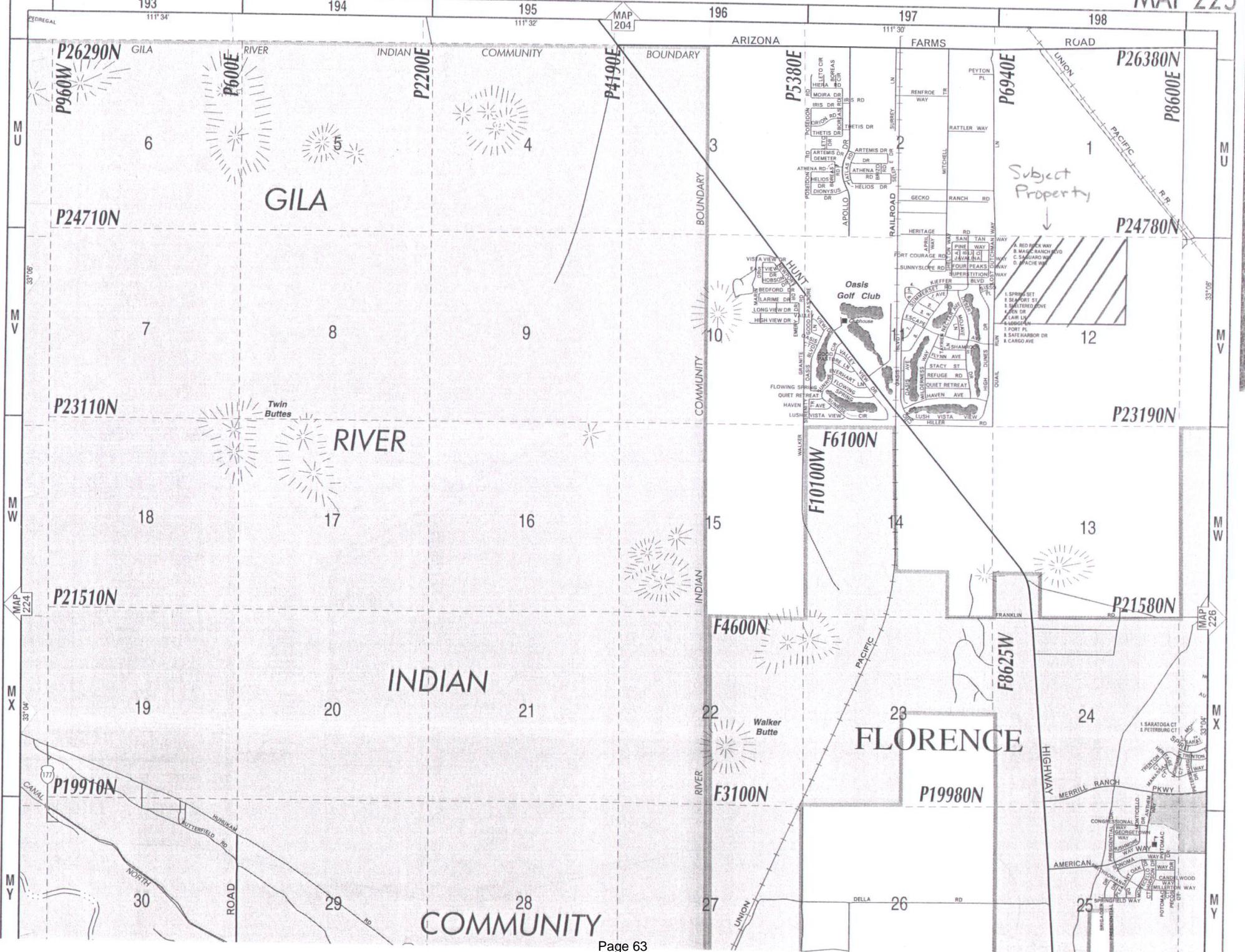
Location: The subject property is located adjacent to the south side of Heritage Road and the east side of Quail Run Lane.

Legal Description: A 240± acre parcel situated in a portion of Section 12, T4S, R8E, G&SRB&M (legal on file).

Number of Lots: 919

Tax Parcel Numbers: 200-59-001 et al.

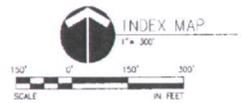
Request & Purpose: The applicant is requesting approval of a tentative plat extension for Promontory at Magic Ranch.



# TENTATIVE PLAT of PROMONTORY AT MAGIC RANCH

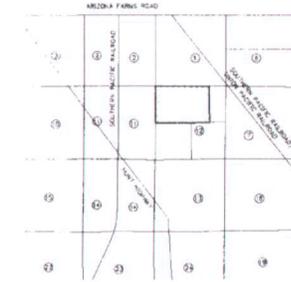
A SUBDIVISION OF A PORTION OF  
SECTION 12, T4S, R9E,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA

UNSUBDIVIDED



**LOT SIZES**

33'x115'	= 233
45'x110'	= 586
65'x125'	= 98
1 ACRE LOTS	= 8
<b>TOTAL</b>	<b>919</b>



- NOTES:**
1. ALL TRACTS ARE TO BE DEDICATED AS DRAINAGE easements.
  2. ALL STREETS SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
  3. DRAINAGE SHALL CONFORM TO THE MASTER DRAINAGE PLAN FOR THE PROMONTORY AT MAGIC RANCH DEVELOPMENT FLOWS SHALL BE TRANSMITTED VIA THE RIGHT-OF-WAY TO THE DRAINAGE ACCESSES AND OPEN AREA SPACES AS SHOWN ON SAID PLAN.
  4. NET UTILITY LOCATIONS WITHIN THE TENTATIVE PLAT ARE APPROXIMATELY DETERMINED ON THE STREET CROSS SECTIONS AND ON THE PRELIMINARY UTILITY MASTER PLANS.
  5. CERTIFICATE OF ASSURED WATER SUPPLY WILL BE REQUIRED FOR FINAL PLAT.
  6. ALL OVERHEAD UTILITIES ON THE SITE MUST BE PLACED UNDERGROUND OR REMOVED IF THEY ARE NO LONGER NEEDED UNLESS THEY ARE 89 KV OR GREATER THIS INCLUDES 12 KV OVERHEAD CROSSINGS OF ADJACENT STREETS.
  7. 89 KV LINES MUST BE RELOCATED OUTSIDE THE RIGHT OF WAY OR TO THE EDGE OF THE RIGHT OF WAY.
  8. ALL RIGHT OF WAY CURVE RETURN RADII ARE 1500 UNLESS OTHERWISE NOTED HEREON. ALL CUS-OR-SAC RADII ARE 5000 WITH 25' RETURNS UNLESS OTHERWISE NOTED HEREON.
  9. ALL TRACTS ARE OPEN SPACE.
  10. A PUBLIC USE EASEMENT SHALL BE DESIGNATED OVER ALL OPEN SPACE TRACTS.

**SHEET INDEX:**

C0-1	COVER SHEET
C1-1	DETAIL SHEET
C1-2	DETAIL SHEET
C2-1	PARCEL A LOT DIMENSIONS AND AREA CALCULATIONS
C2-2	PARCEL B & C LOT DIMENSIONS AND AREA CALCULATIONS
C2-3	PARCEL D & E LOT DIMENSIONS AND AREA CALCULATIONS
C2-4	PARCEL F & G LOT DIMENSIONS AND AREA CALCULATIONS
C2-5	PARCEL H LOT DIMENSIONS AND AREA CALCULATIONS
C2-6	PARCEL I & J LOT DIMENSIONS AND AREA CALCULATIONS
C2-7	PARCEL A CURVE DATA TABLES
C3-1	PARCEL A UTILITY LAYOUT PLAN
C3-2	PARCEL B & C UTILITY LAYOUT PLAN
C3-3	PARCEL D & E UTILITY LAYOUT PLAN
C3-4	PARCEL F & G UTILITY LAYOUT PLAN
C3-5	PARCEL H UTILITY LAYOUT PLAN
C3-6	PARCEL I & J UTILITY LAYOUT PLAN

UNSUBDIVIDED

**DEVELOPER:**  
MAGNEDIA BUILDERS  
4250 N. DRINKWATER BLVD.  
SCOTTSDALE, ARIZONA 85251  
ATTN: DAVID COHEN  
PHONE: (480) 945-4200  
FAX: (480) 945-4400

**PLANNER - ENGINEER:**  
OTAK  
51 W. THIRD STREET, SUITE 201  
TEMPE, ARIZONA 85281  
ATTN: DON ATWOOD  
PHONE: (480) 557-6670  
FAX: (480) 557-6506

**SERVICE PROVIDERS:**  
WATER: JOHNSON UTILITY COMPANIES  
SEWER: JOHNSON UTILITY COMPANIES  
ELECTRIC: SALT RIVER PROJECT (SRP)  
TELEPHONE: US WEST COMMUNICATIONS  
GAS: CITY OF MESA GAS UTILITY  
CABLE TV: JOHNSON RANCH  
IRRIGATION: NEW MEXICO IRRIGATION & DRAINAGE DISTRICT  
FIRE: RURAL METRO  
POLICE: PINAL COUNTY SHERIFFS OFFICE  
SCHOOLS: TULARENE UNIFIED SCHOOL DISTRICT #1  
SOLID WASTE: A. WASTE SERVICES

**BENCHMARK:**  
BM WBS WASHLER AND NAIL ON THE NORTH END OF THE OASIS GOLF COURSE CLUBHOUSE DRIVEWAY ENTRANCE ON THE WEST SIDE OF THE PARKING LOT E. 1/2 SECTION 11, T4S, R9E, 6 & 5 RM. PINAL COUNTY ELEVATION = 1517.30

**NOTE:**  
THE NAVD 83 DESIGNATION UTM DATUM FOR THE ABOVE BENCHMARK IS ELEV 1418.31 TO CONVERT THE ELEVATIONS AS SHOWN ON THE PLANS TO NAVD 83 DATUM SUBTRACT 2.74 FEET

**BASE OF BEARING:**  
BASIS OF BEARINGS S00°25'13"E BETWEEN THE MONUMENTED N.C. AND SE CORNERS OF SECTION 12, T4S, R9E, AS CALCULATED FROM SURVEY BOOK 13, PAGE 152. FIELD MEASUREMENTS SHOW THAT THIS BEARING IS ALSO AN ARIZONA STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, MAGNED GRID BEARING. DISTANCES SHOWN IN THE SURVEY REPRESENT GROUND SURFACE VALUES.

**SITE DATA:**

**PARCELS A-J**  
GROSS AREA 240 ACRES  
NO. OF LOTS 919  
OPEN SPACE - 45.83 ACRES  
% OPEN SPACE - 17.89%  
ZONED DP-3  
MEDIUM DENSITY RESIDENTIAL  
MIN. LOT AREA = 4950 SF  
MIN. LOT WIDTH = 45 FT.  
MIN. SETBACKS  
FRONT = 12 FT.  
SIDE = 5 FT.  
REAR = 25 FT.

8/15/05

1-800-782-5348

Preliminary : Not For Construction

PROMONTORY AT MAGIC RANCH  
TENTATIVE PLAT  
PARCELS  
COVER SHEET

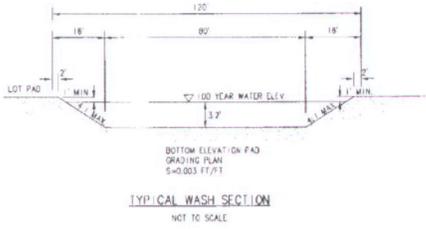
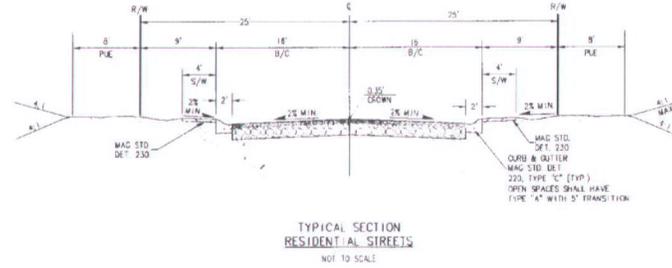
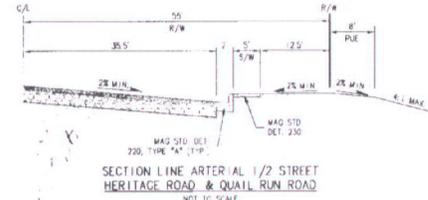
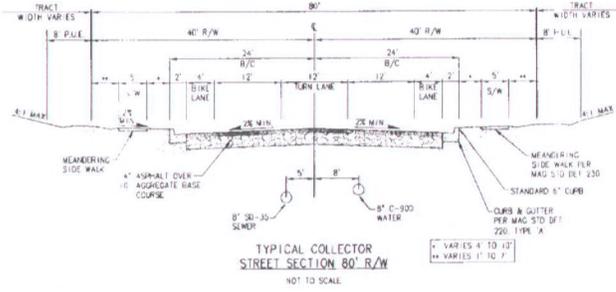


51 W. Third St. Suite 201  
Tempe, Arizona 85281  
Phone: (480) 557-6670  
FAX: (480) 557-6506  
Internet: www.otak.com

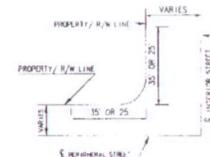
Project No.  
**C0.1**

Sheet No.  
Copyright © 2005

25/0000  
 2/1/01  
 10/1/01  
 10/1/01  
 10/1/01



NOTE:  
 STREET PAVEMENT SECTIONS A, L, & C, BE DETERMINED  
 BY A GEOTECHNICAL STUDY PRIOR TO THE  
 COMPLETION OF FINAL ENGINEERING.



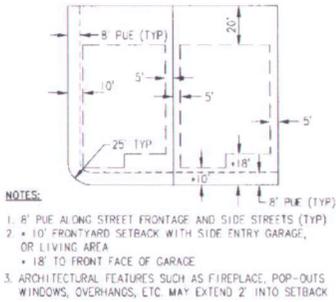
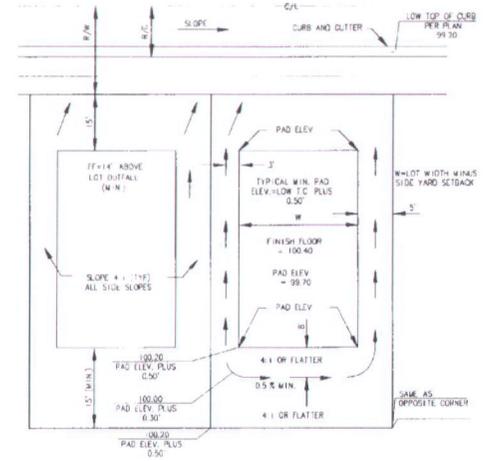
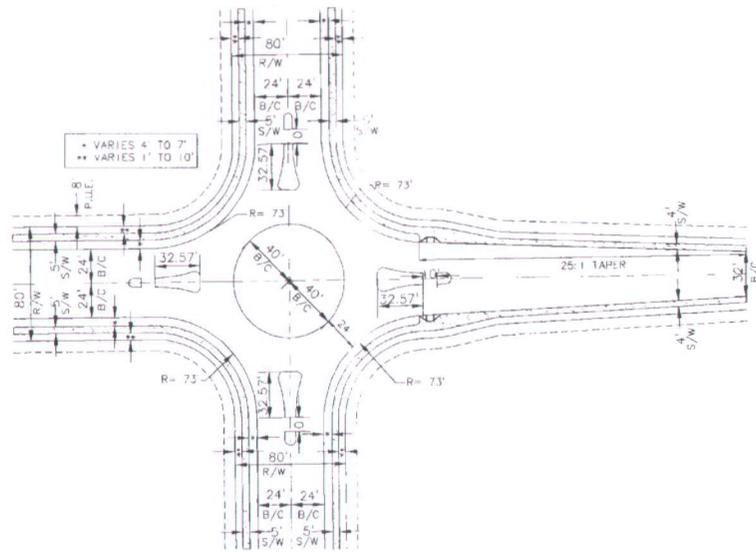
NOTE:  
 RESTRICTIVE EASEMENT: ALL STRUCTURES  
 AND UNDERPASS IN THIS EASEMENT  
 SHALL HAVE A 7' 0" MAX. SIGN HEIGHT.  
 STREET WIDER THAN 50' MUST HAVE A  
 35' X 35' SIGHT VISIBILITY TRIANGLE  
 EASEMENT.  
 LOCAL TO LOCAL STREETS MAY HAVE A  
 25' X 25' SIGHT VISIBILITY TRIANGLE  
 EASEMENT.  
 TYPICAL SIGHT VISIBILITY EASEMENT  
 NOT TO SCALE



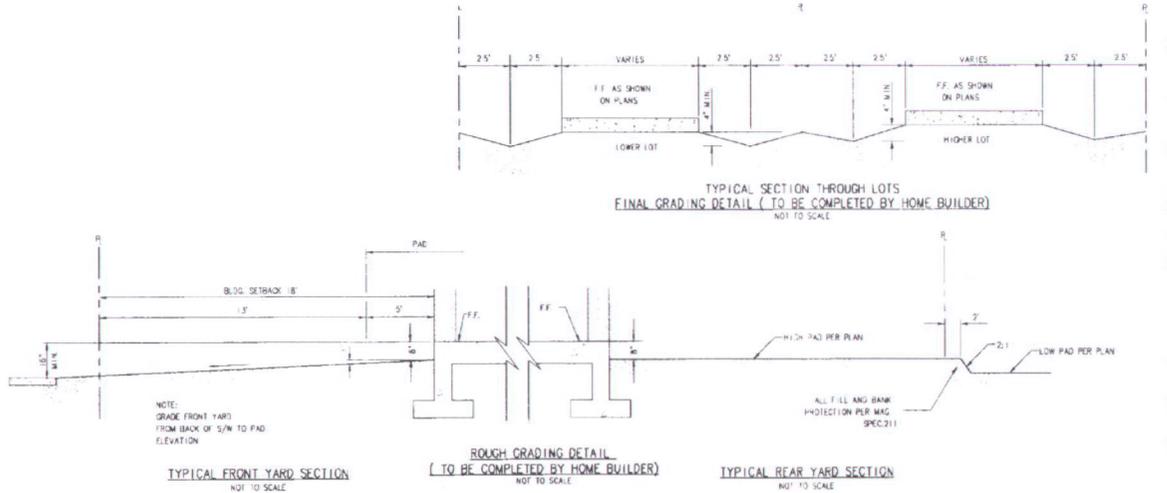
1-800-782-5348  
 10/1/01

Preliminary : Not For Construction  
**PROMONTORY AT MAGIC RANCH**  
 TENTATIVE PLAN  
 ROADWAY SECTIONS AND DETAILS  
  
 817 Third St. Salem, OR 97301  
 Phone: (503) 587-6870  
 Fax: (503) 587-6868  
 Internet: WWW.OTAK.COM  
 Project No: C1.1  
 Sheet No: 10/1/01

10/15/04  
 10/15/04  
 10/15/04



- NOTES:
- 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP)
  - 10' FRONTYARD SETBACK WITH SIDE ENTRY GARAGE, OR LIVING AREA  
 • 18' TO FRONT FACE OF GARAGE
  - ARCHITECTURAL FEATURES SUCH AS FIREPLACE, POP-OUTS, WINDOWS, OVERHANGS, ETC. MAY EXTEND 2' INTO SETBACK



1-800-782-5148

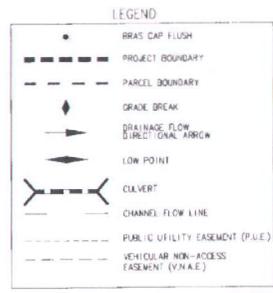
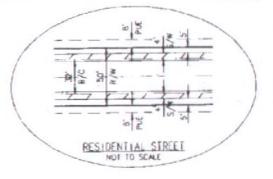
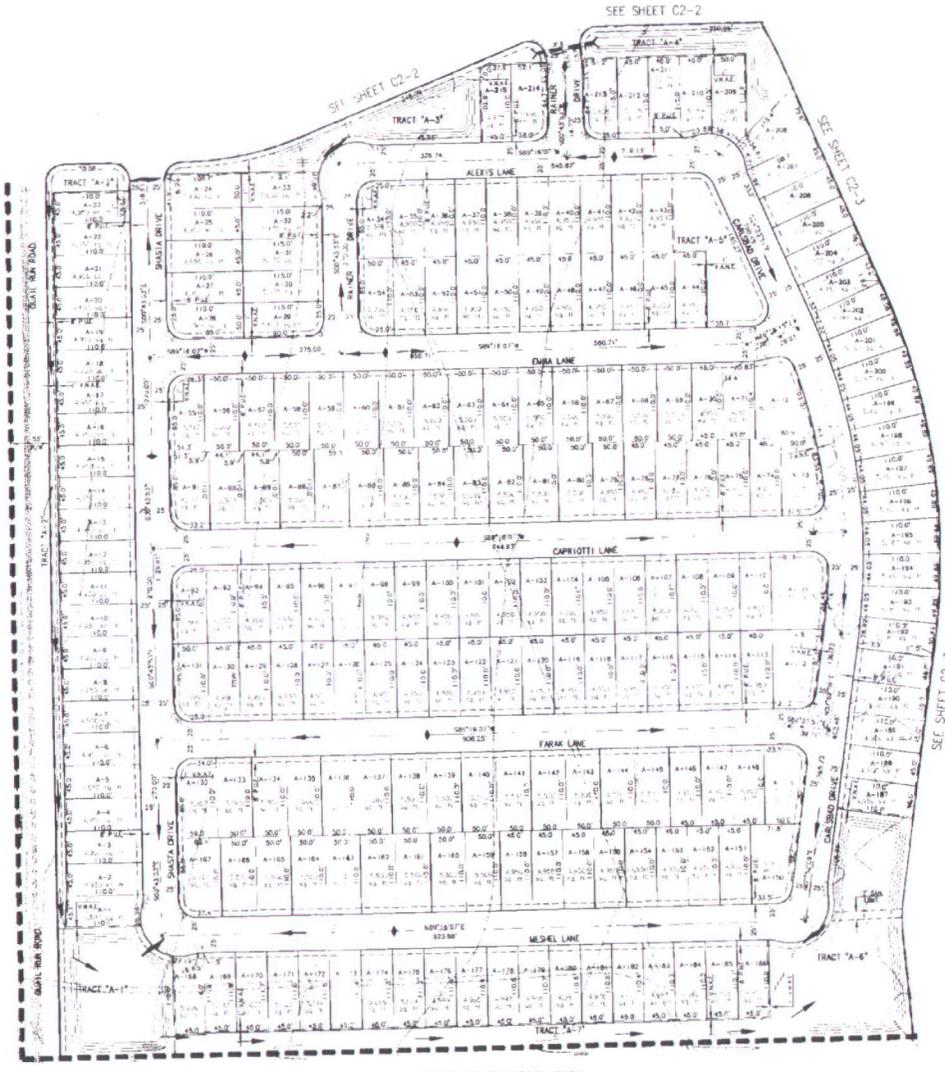
Preliminary : Not For Construction  
**PROMONTORY AT MAGIC RANCH**  
 TENTATIVE PLAT  
 ROADWAY SECTIONS AND DETAILS



51 W Third St, Suite 208  
 Tempe, Arizona 85281  
 Phone: (480) 557-0670  
 FAX: (480) 557-6536  
 Website: WWW.otak.com

Project No  
**C1.2**  
 Sheet No  
 Copyright 2004

DATE: 11/11/11  
 DRAWN BY: J. W. BROWN  
 CHECKED BY: J. W. BROWN  
 PROJECT: MAGIC RANCH  
 LOCATION: 10000 S. 100th St., Omaha, NE  
 SHEET NO.: C2-1  
 TOTAL SHEETS: 10



**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE	RETENTION
A-1	0.65				X
A-2	0.36	X		X	
A-3	0.56				X
A-4	0.38				X
A-5	0.37		X		
A-6	1.07				X
A-7	0.58			X	

NOTE: CURVE TABLES ARE ON SHEET C2.7



1-800-782-5348  
 37065 KENNETH A. NELSON  
 NEBRASKA



Preliminary : Not For Construction

**PROMONTORY AT MAGIC RANCH**

Preliminary Plat  
 Parcel A



5. W Third St., Suite 204  
 Omaha, Nebraska 68102  
 Phone: (402) 557-8870  
 Fax: (402) 557-8508  
 Internet: WWW.otak.com

Project No.  
**C2-1**  
 Sheet No.  
 Copyright 2011 O.T.A.K.

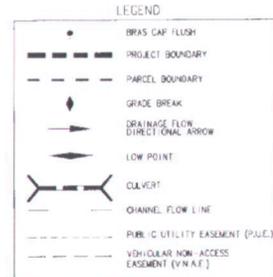
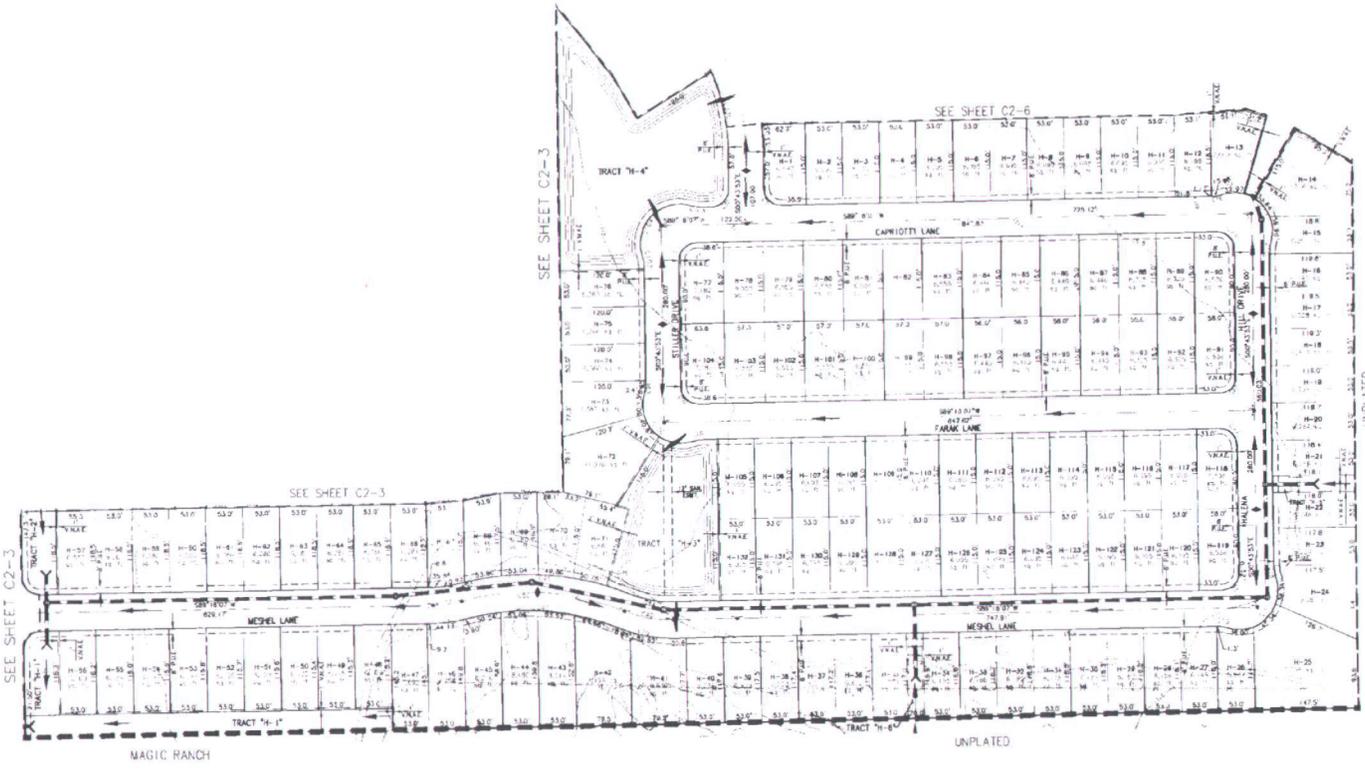
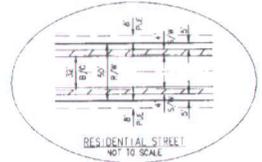
Lot Dimensions and Area Calculations







112-532  
112-533  
112-534  
112-535  
112-536  
112-537  
112-538  
112-539  
112-540  
112-541  
112-542  
112-543  
112-544  
112-545  
112-546  
112-547  
112-548  
112-549  
112-550



**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SHADE	PARK	DRAINAGE	RETENTION
H-1	0.49			X	
H-2	0.13			X	
H-3	0.68				X
H-4	1.26				X
H-5	0.05			X	
H-6	0.05			X	

NOTE: CURVE TABLES ARE ON SHEET C 7



112-532-538  
800-787-5348

**Preliminary : Not For Construction**  
**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plat  
 Parcel H  
 Lot Dimensions and Area Calculations

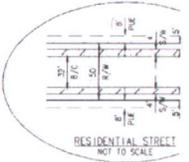
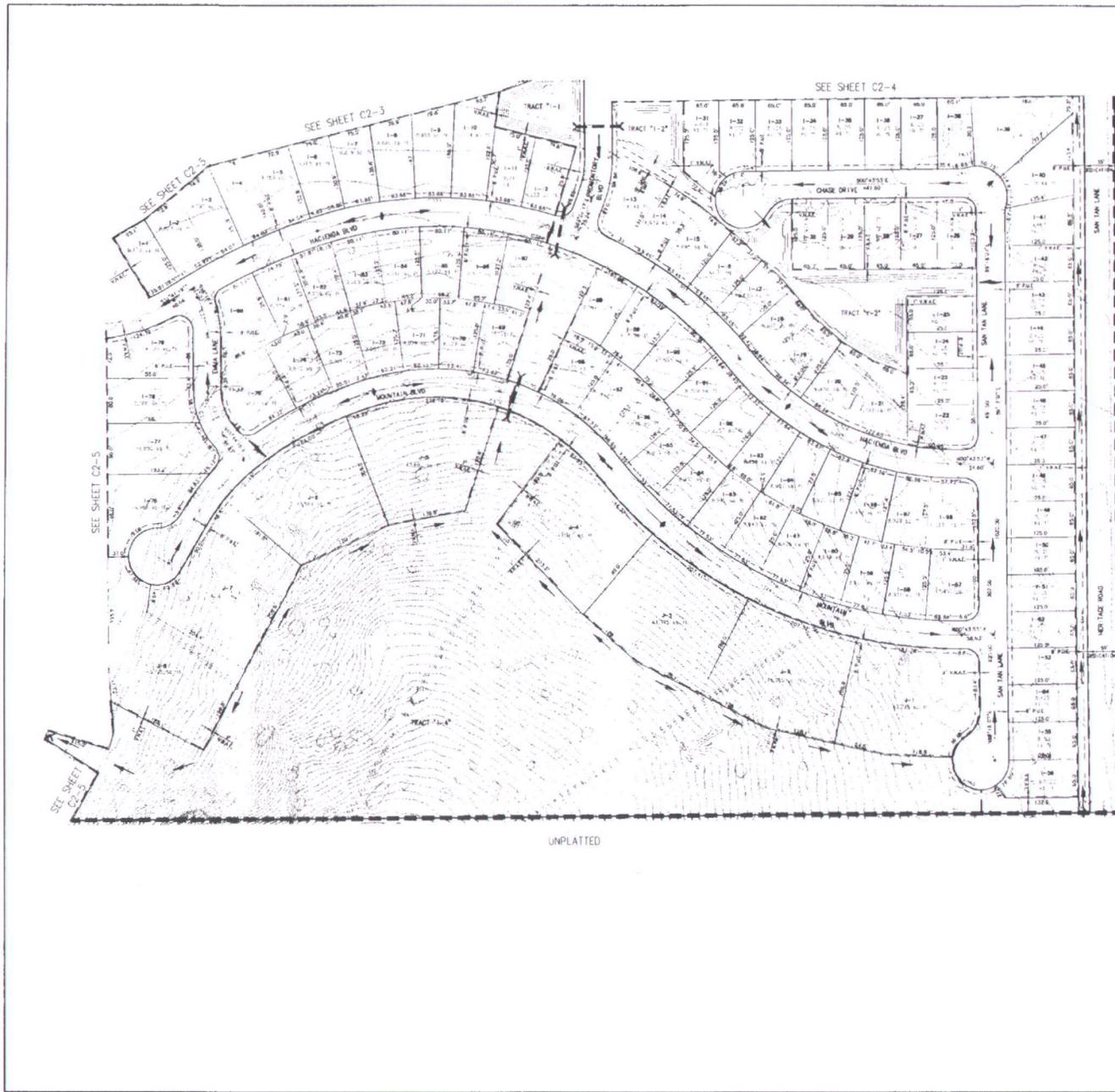


otak  
 Incorporated  
 61 Third St., Suite 201  
 Tempe, Arizona 85281  
 Phone: (480) 837-8070  
 Fax: (480) 837-8098  
 Internet: WWW.OTAK.COM



Project No.  
**C2-5**  
 Sheet No.  
 C-27-28-29-30-31

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL CURVE DATA IS ON SHEET C2-4.  
 3. ALL ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL.  
 4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.



LEGEND

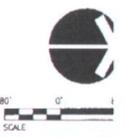
- BRAS CAP FLUSH
- PROJECT BOUNDARY
- - - PARCEL BOUNDARY
- ▲ GRADE BREAK
- DRAINAGE FLOW DIRECTIONAL ARROW
- ◀ LOW POINT
- CULVERT
- - - CHANNEL FLOW LINE
- - - PUBLIC UTILITY FEAS
- - - VEHICULAR NON-ACC EASEMENT (V.N.A.E.)

**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE
1-1	0.47			
1-2	0.49			
1-3	1.34			X
1-4	10.57	X	X	X
1-5	0.44	X	X	

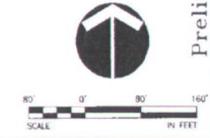
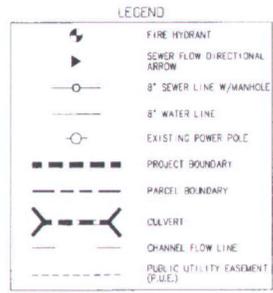
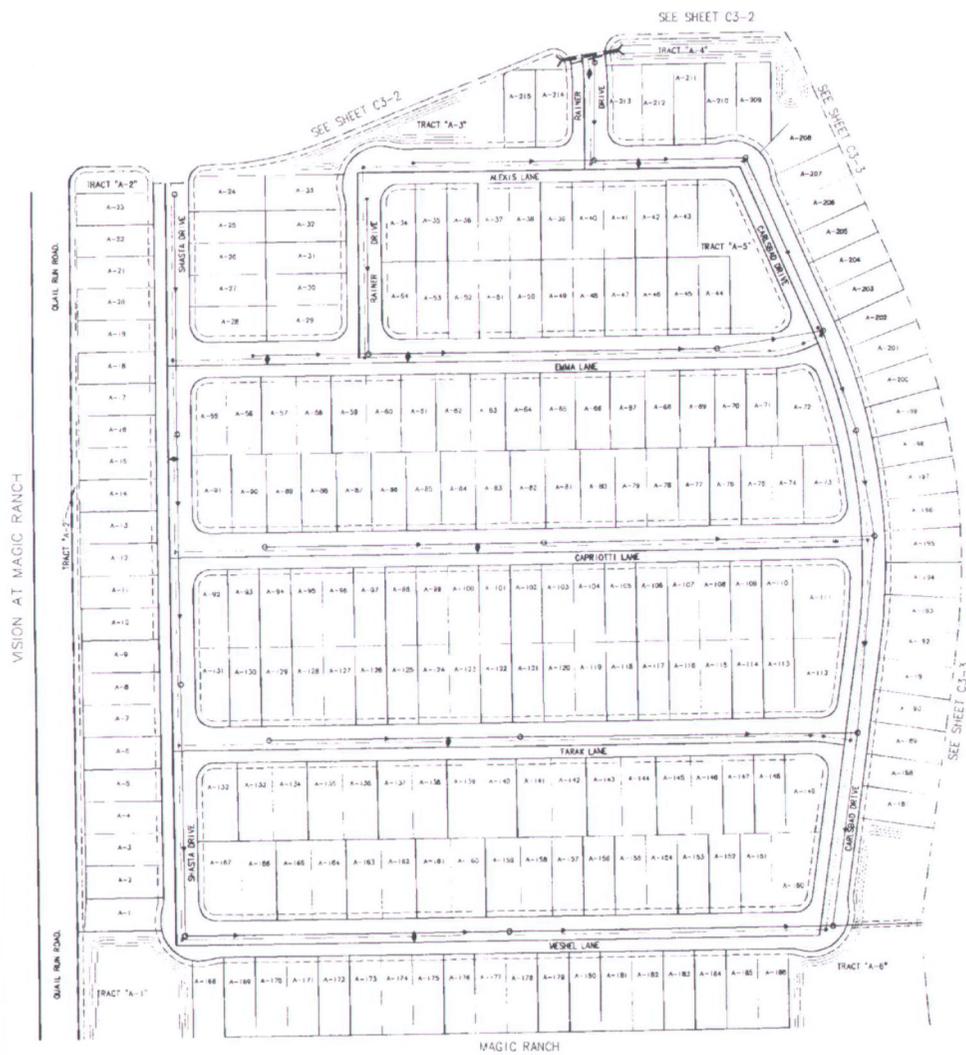
NOTE: CURVE TABLES ARE ON SHEET C2-4

KEY MAP



CURVE TABLE				CURVE TABLE																											
CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	84.85	225.00	21°38'36"	C51	206.44	50.00	24°30'00"	C101	39.27	25.00	90°00'00"	C151	111.43	55.00	16°04'56"	C201	18.65	55.00	17°20'29"	C251	125.14	380.00	18°52'05"	C301	66.00	175.00	21°36'36"				
C2	39.27	25.00	90°00'00"	C52	38.27	25.00	90°00'00"	C102	5.65	55.00	17°20'29"	C152	39.27	25.00	90°00'00"	C202	18.65	55.00	17°20'29"	C252	33.43	25.00	76°37'12"	C302	75.43	200.00	21°36'36"				
C3	52.36	50.00	60°00'00"	C53	38.27	25.00	90°00'00"	C103	16.65	55.00	17°20'29"	C153	16.65	55.00	17°20'29"	C203	119.69	55.00	124°40'58"	C253	45.11	25.00	93°22'48"	C303	333.53	725.00	28°21'31"				
C4	209.44	50.00	240°00'00"	C54	45.39	25.00	15°10'20"	C104	119.69	55.00	124°40'58"	C154	16.65	55.00	17°20'29"	C204	16.65	55.00	17°20'29"	C254	29.19	125.00	13°22'48"	C304	436.90	475.00	52°41'59"				
C5	15.86	150.00	6°03'27"	C55	28.44	225.00	11°14'36"	C105	16.65	55.00	17°20'29"	C155	119.69	55.00	124°40'58"	C205	16.65	55.00	17°20'29"	C255	18.65	55.00	17°20'29"	C305	481.49	525.00	52°32'49"				
C6	13.22	125.00	6°03'27"	C56	42.93	25.00	98°23'48"	C106	16.65	55.00	17°20'29"	C156	37.37	25.00	86°21'00"	C206	119.69	55.00	124°40'58"	C256	14.67	55.00	15°17'11"	C306	841.19	700.00	68°51'09"				
C7	39.27	25.00	90°00'00"	C57	40.30	275.00	4°23'48"	C107	119.69	55.00	124°40'58"	C157	42.21	25.00	98°43'42"	C207	39.27	25.00	90°00'00"	C257	138.75	55.00	144°32'18"	C307	480.68	400.00	68°51'09"				
C8	10.57	100.00	6°03'27"	C58	36.85	25.00	86°26'56"	C108	35.03	150.00	3°22'48"	C158	4.90	150.00	1°52'20"	C208	37.54	25.00	96°02'47"	C258	49.36	25.00	113°08'05"	C308	36.49	25.00	83°37'14"				
C9	52.36	50.00	60°00'00"	C59	46.63	25.00	110°15'13"	C109	41.07	25.00	95°57'41"	C159	18.76	125.00	8°38'14"	C209	39.27	25.00	91°26'12"	C259	46.33	25.00	106°10'58"	C309	36.80	25.00	84°19'50"				
C10	209.44	50.00	240°00'00"	C60	32.95	25.00	2°31'36"	C110	15.81	150.00	5°27'41"	C160	13.18	150.00	9°02'03"	C210	11.15	150.00	4°15'32"	C260	35.30	25.00	80°53'39"	C310	99.81	425.00	13°27'18"				
C11	39.18	25.00	89°47'46"	C61	38.72	25.00	88°44'37"	C111	39.27	25.00	90°00'00"	C161	40.21	25.00	92°08'58"	C211	10.52	125.00	4°49'15"	C261	87.97	820.00	11°44'12"	C311	103.49	150.00	39°31'51"				
C12	39.26	25.00	90°12'14"	C62	5.68	290.00	1°07'23"	C112	39.27	25.00	90°00'00"	C162	41.65	25.00	99°28'53"	C212	39.27	25.00	90°00'00"	C262	41.42	25.00	35°02'18"	C312	48.99	100.00	35°02'18"				
C13	39.28	25.00	90°00'57"	C63	8.96	290.00	1°46'10"	C113	39.27	25.00	90°00'00"	C163	37.37	25.00	1°58'14"	C213	34.64	25.00	79°23'44"	C263	510.72	425.00	88°51'09"	C313	86.28	25.00	39°31'51"				
C14	39.26	25.00	89°26'03"	C64	38.02	275.00	2°45'28"	C114	39.27	25.00	90°00'00"	C164	186.60	780.00	1°42'24"	C214	42.84	25.00	96°20'21"	C264	811.15	675.00	68°51'09"	C314	746.72	825.00	51°51'34"				
C15	16.85	55.00	17°20'29"	C65	102.00	225.00	1°10'59"	C115	39.27	25.00	90°00'00"	C165	37.50	25.00	85°57'09"	C215	24.89	225.00	6°20'21"	C265	37.33	25.00	85°33'33"	C315	450.64	375.00	68°51'09"				
C16	16.85	55.00	17°20'29"	C66	46.42	25.00	1°39'19"	C116	39.27	25.00	90°00'00"	C166	47.31	25.00	98°25'33"	C216	32.39	175.00	10°36'16"	C266	36.81	25.00	84°21'44"	C316	211.25	675.00	17°55'54"				
C17	119.69	55.00	124°40'58"	C67	149.83	250.00	1°42'14"	C117	209.44	50.00	240°00'00"	C167	39.55	150.00	15°06'26"	C217	54.86	200.00	15°42'58"	C267	62.7	380.00	9°22'25"	C317	159.96	725.00	24°26'27"				
C18	16.85	55.00	17°20'29"	C68	41.40	100.00	1°43'23"	C118	16.85	55.00	17°20'29"	C168	9.15	100.00	5°14'25"	C218	54.86	200.00	15°42'58"	C268	139.57	405.00	19°44'40"	C318	213.45	725.00	16°52'06"				
C19	16.85	55.00	17°20'29"	C69	39.27	25.00	90°00'00"	C119	17.43	55.00	18°09'41"	C169	49.81	125.00	22°49'52"	C219	39.27	25.00	90°00'00"	C269	135.94	820.00	9°29'54"	C319	701.47	725.00	9°51'34"				
C20	119.69	55.00	124°40'58"	C70	39.27	25.00	90°00'00"	C120	118.30	55.00	123°14'02"	C170	28.94	25.00	66°20'02"	C220	39.27	25.00	90°00'00"	C270	435.64	795.00	31°23'47"	C320	170.63	400.00	24°26'27"				
C21	39.27	25.00	90°00'00"	C71	39.27	25.00	90°00'00"	C121	38.49	25.00	86°12'07"	C171	16.85	55.00	17°20'29"	C221	39.27	25.00	90°00'00"	C271	79.54	430.00	10°35'53"	C321	36.40	150.00	13°54'10"				
C22	39.27	25.00	90°00'00"	C72	39.27	25.00	90°00'00"	C122	35.05	150.00	13°23'21"	C172	16.85	55.00	17°20'29"	C222	185.23	360.00	29°28'50"	C272	369.17	720.00	27°28'12"	C322	44.90	125.00	20°34'49"				
C23	39.27	25.00	90°00'00"	C73	61.27	165.00	4°16'37"	C123	23.37	100.00	13°23'21"	C173	96.97	55.00	15°10'00"	C223	38.36	25.00	87°55'07"	C273	317.73	560.00	32°30'30"	C323	45.11	25.00	103°22'48"				
C24	39.27	25.00	90°00'00"	C74	70.58	190.00	2°16'37"	C124	29.21	125.00	13°23'21"	C174	87.87	780.00	8°27'04"	C224	35.26	25.00	80°48'03"	C274	300.05	640.00	28°51'43"	C324	23.19	125.00	13°22'48"				
C25	39.57	25.00	90°41'15"	C75	79.84	215.00	2°16'37"	C125	64.23	175.00	8°02'30"	C175	493.34	805.00	32°18'00"	C225	67.51	100.00	38°40'47"	C275	334	560.00	13°23'08"	C325	33.43	25.00	28°37'12"				
C26	38.90	25.00	89°09'39"	C76	39.27	25.00	90°00'00"	C126	71.35	225.00	8°00'52"	C176	487.47	830.00	32°18'00"	C226	77.18	150.00	29°28'50"	C276	363.12	640.00	32°30'30"	C326	18.65	55.00	17°20'29"				
C27	37.57	25.00	86°06'33"	C77	133.69	300.00	1°16'37"	C127	39.07	25.00	82°32'07"	C177	39.27	25.00	90°00'00"	C227	210.41	440.00	27°23'58"	C277	340.43	600.00	32°30'30"	C327	16.85	55.00	17°20'29"				
C28	37.63	25.00	86°14'44"	C78	148.54	400.00	1°16'37"	C128	228.02	200.00	10°47'31"	C178	39.27	25.00	90°00'00"	C228	64.32	125.00	29°28'50"	C278	340.43	600.00	32°30'30"	C328	578	106.64	55.00	111°18'11"			
C29	35.60	25.00	81°35'02"	C79	163.40	440.00	1°16'37"	C129	39.27	25.00	90°00'00"	C179	39.27	25.00	90°00'00"	C229	205.81	400.00	29°28'50"	C279	78.54	30.00	90°00'00"	C329	39.27	25.00	90°00'00"				
C30	51.38	25.00	17°45'21"	C80	39.27	25.00	90°00'00"	C130	16.65	55.00	17°20'29"	C180	39.27	25.00	90°00'00"	C230	39.27	25.00	90°00'00"	C280	39.27	25.00	90°00'00"	C330	39.27	25.00	90°00'00"				
C31	39.27	25.00	90°00'00"	C81	39.27	25.00	90°00'00"	C131	16.65	55.00	17°20'29"	C181	39.27	25.00	90°00'00"	C231	39.27	25.00	90°00'00"	C281	39.27	25.00	90°00'00"	C331	39.27	25.00	90°00'00"				
C32	39.27	25.00	90°00'00"	C82	39.27	25.00	90°00'00"	C132	119.69	55.00	124°40'58"	C182	40.27	100.00	0°16'07"	C232	78.54	50.00	90°00'00"	C282	39.27	25.00	90°00'00"	C332	52.18	150.00	13°55'48"				
C33	52.36	50.00	60°00'00"	C83	39.27	25.00	90°00'00"	C133	39.27	25.00	90°00'00"	C183	39.27	25.00	90°00'00"	C233	78.54	50.00	90°00'00"	C283	39.27	25.00	90°00'00"	C333	67.54	125.00	30°57'26"				
C34	52.36	50.00	60°00'00"	C84	15.85	55.00	17°20'29"	C134	61.96	150.00	21°39'58"	C184	78.54	100.00	45°02'00"	C234	39.27	25.00	90°00'00"	C284	39.27	25.00	90°00'00"	C334	157.44	325.00	27°45'21"				
C35	52.36	50.00	60°00'00"	C85	15.85	55.00	17°20'29"	C135	22.28	175.00	23°39'58"	C185	117.81	150.00	45°02'00"	C235	39.27	25.00	90°00'00"	C285	39.27	25.00	90°00'00"	C335	148.58	275.00	30°57'26"				
C36	52.36	50.00	60°00'00"	C86	119.69	55.00	124°40'58"	C136	82.51	200.00	23°39'58"	C186	98.17	125.00	45°02'00"	C236	2.50	100.00	1°25'56"	C286	39.27	25.00	90°00'00"	C336	219.08	700.00	17°55'54"				
C37	42.28	90.00	59°54'56"	C87	40.63	150.00	1°31'10"	C137	72.28	175.00	23°39'58"	C187	39.27	25.00	90°00'00"	C237	39.27	25.00	90°00'00"	C287	39.27	25.00	90°00'00"	C337	193.19	675.00	11°21'10"				
C38	52.36	50.00	60°00'00"	C88	39.27	25.00	90°00'00"	C138	92.34	225.00	23°39'58"	C188	39.27	25.00	90°00'00"	C238	39.27	25.00	90°00'00"	C288	39.27	25.00	90°00'00"	C338	249.82	1075.00	13°57'52"				
C39	78.79	200.00	22°34'13"	C89	39.27	25.00	90°00'00"	C139	82.51	200.00	23°39'58"	C189	117.81	150.00	45°02'00"	C239	157.24	825.00	1°29'12"	C289	39.27	25.00	90°00'00"	C339	182.09	320.00	30°57'26"				
C40	68.94	175.00	22°34'13"	C90	27.09	100.00	1°31'10"	C140	209.44	50.00	240°00'00"	C190	78.54	100.00	45°02'00"	C240															

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1-800-782-5348  
 Ken Nelson  
 Ken Nelson & Associates, Inc.  
 1000 NE Oregon Street  
 Portland, Oregon 97232

**Preliminary : Not For Construction**  
**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plot  
 Parcel A  
 Preliminary Utility Plan



81 W Third St, Suite 204  
 Tempe, Arizona 85281  
 Phone: (480) 507-8870  
 Fax: (480) 507-8530  
 Internet: WWW.OTAK.COM

Project No.  
**C3-1**  
 Sheet No.  
 10/24/07



DATE: 11/11/11  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 11-0001  
 SHEET NO: C3-3  
 SCALE: AS SHOWN  
 DATE: 11/11/11

DATE: 11/11/11  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 11-0001  
 SHEET NO: C3-3  
 SCALE: AS SHOWN  
 DATE: 11/11/11



LEGEND

	FIRE HYDRANT
	SEWER FLOW DIRECTIONAL ARROW
	8" SEWER LINE W/MANHOLE
	8" WATER LINE
	EXISTING POWER POLE
	PROJECT BOUNDARY
	PARCEL BOUNDARY
	CULVERT
	CHANNEL FLOW LINE
	PUBLIC UTILITY EASEMENT (P.U.E.)

DATE: 11/11/11  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 11-0001  
 SHEET NO: C3-3  
 SCALE: AS SHOWN  
 DATE: 11/11/11



PHONE: 503-762-5348  
 FAX: 503-762-5348  
 WWW: WWW.OTAK.COM



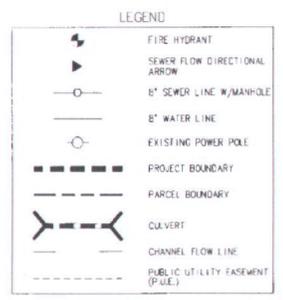
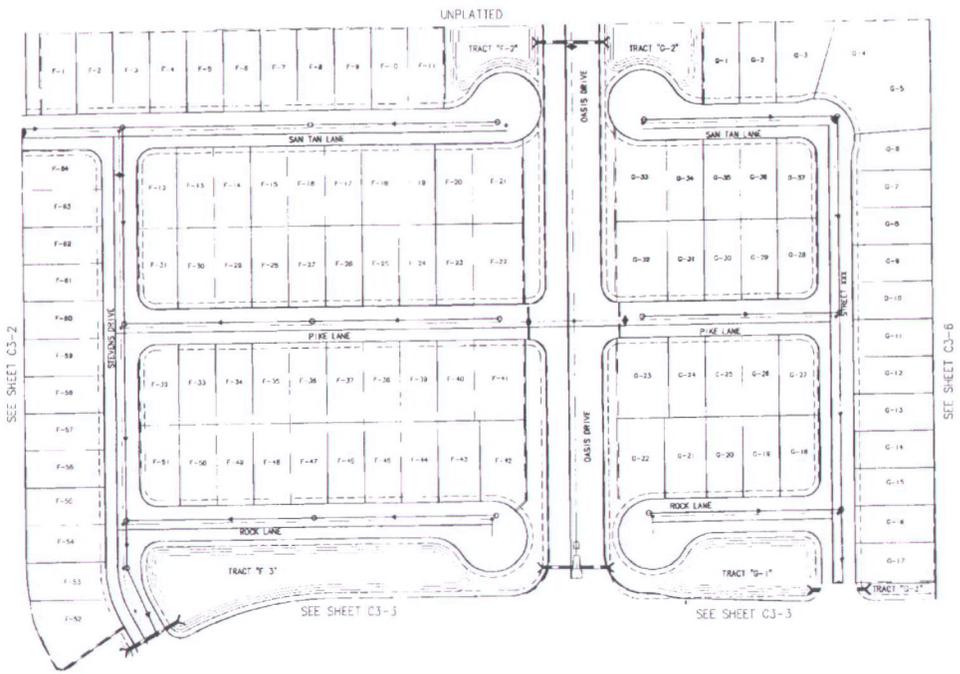
Preliminary : Not For Construction

**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plat  
 Parcel D-E  
 Preliminary Utility Plan

**otak**  
 Incorporated  
 51 1/2 Third St., Suite 203  
 Troutdale, Oregon 97136  
 Phone: (503) 667-6678  
 Fax: (503) 667-6668  
 Internet: WWW.OTAK.COM

Project No: **C3-3**  
 Sheet No: **C3-3**  
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DATE: 11/11/03  
 DRAWN BY: J. W. BROWN  
 CHECKED BY: J. W. BROWN  
 PROJECT NO: C3-4  
 SHEET NO: C3-4  
 TITLE: PRELIMINARY UTILITY PLAN  
 00270391



KLY MAP  
 NTS



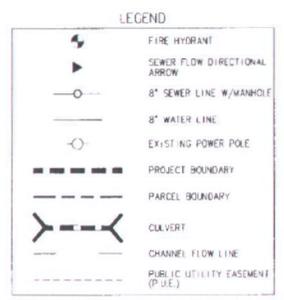
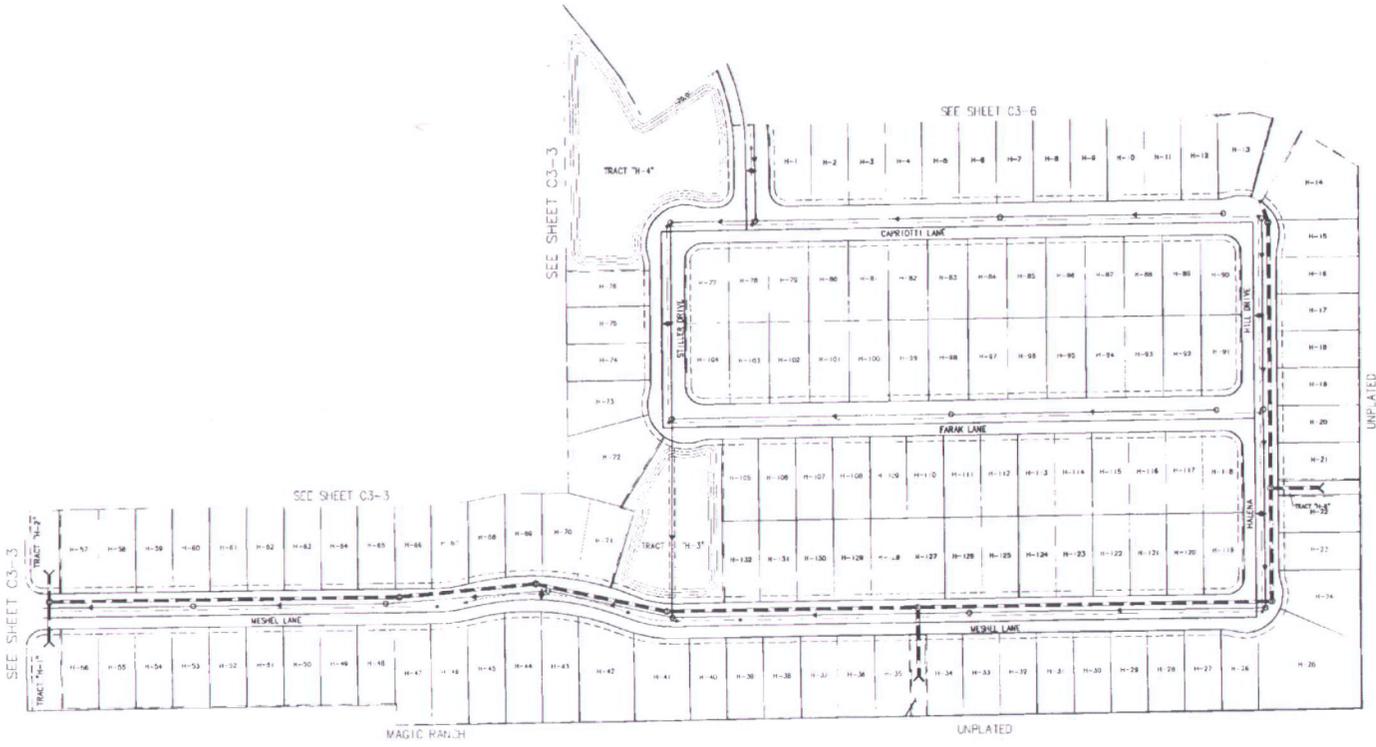
Preliminary : Not For Construction  
**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plot  
 Parcel F-G  
 Preliminary Utility Plan



otak  
 Incorporated  
 511 Third St. Suite 208  
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Project No:  
**C3-4**  
 Sheet No:  
 C3-4 of 4  
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DATE: 02/27/2012  
 TIME: 10:00 AM  
 PROJECT: 0277401



Preliminary : Not For Construction

PROMONTORY AT MAGIC RANCH  
 Preliminary Plan  
 Parcel H  
 Preliminary Utility Plan



61 1/2 Third St., Suite 201  
 Tempe, Arizona 85281  
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Project No.  
**C3-5**  
 Sheet No.



**ANALYSIS:**

1. On March 16, 2006 the Planning and Zoning Commission granted tentative plat approval for Promontory at Magic Ranch with 52 stipulations.
2. On May 19, 2013 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 59 stipulations.
3. On March 26, 2013 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
4. The Planning & Development Department has no additional recommended stipulations.
5. The Public Works Department has no additional recommended stipulations.
6. Due to current market conditions staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Existing stipulation number fifty has been modified to reflect staff's recommendation.
7. The applicant may appeal any decision to the Board of Supervisors.

**STAFF SUMMARY AND RECOMMENDATION:**

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

**I move to approve the following stipulations for the tentative plat of Promontory at Magic Ranch: Stipulations 1 – 59, modifying stipulation 50 to extend the tentative plat to May 19, 2015 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, 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, sidewalk (both sides), paving and incidentals on all interior local, collector and arterial streets.
  - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all collector and arterial street intersections. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
  - c. 55' 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 Quail Run Lane and Heritage 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 at the south property line from Oasis Blvd. east to the east end of "Tract H-I" 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. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

- g. A 28' paved access shall be provided to the site on Quail Run Lane from Heritage Road to Arizona Farms Road to meet current Pinal County Standards.
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.
15. Signing and striping plans are to be submitted as part of the improvement plans at time of submittal. Developer is responsible for all signage and striping within the subdivision which includes school signage and striping.

16. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.
17. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.
18. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of a traffic signal at the intersection of Hunt Hwy. & Oasis Lane, and Hunt Hwy. & Hiller Road.
19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.
20. Applicant/owner agrees to pay both zoning and plat on the Transportation Fees at the time of final plat approval by the Board of Supervisors and to pay the last installment at the time of issuance of building permits in accordance with the Fee Schedule set forth in Exhibit 21 of the Superstition Valley Transportation Study.
21. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.
22. Cul-de-sac lengths shall not exceed 500 feet as per Pinal County ordinance. Variances will need Board of Supervisor's approval and must be submitted separately prior to final plat approval.
23. Provide minimum 5' (foot) spacing between sidewalk ramps and driveways.
24. Continue Promontory Blvd. at its proposed 80' R/W to the intersection of Nelson Road.
25. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
26. Prior to final subdivision approval (final mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

- a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
  - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed subdivision(s) is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
27. 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.
  28. Prior to final subdivision approval (final mylar plat) the applicant/owner shall provide written verification from the Florence Unified School District #1, that all applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as maybe required.
  29. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
  30. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Promontory at Magic Ranch, 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.
  31. Development of the 919 lot subdivision (Promontory at Magic Ranch) shall be in conformance with Planning Case PZ-PD-007-98, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
  32. Development of the proposed Subdivision (Promontory at Magic Ranch) shall be in conformance with the applicable goals, policies and residential densities for the Urban designation of the adopted Pinal County Comprehensive Plan.
  33. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
  34. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
  35. 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.
36. The applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following, which shall also be noted on the face of the final plat:
- a. Notice that the subject property is in the vicinity of the Union Pacific Railroad and that dust, noise and land vibration may be present.
37. 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.
38. Provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk.
39. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
40. 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.
41. Applicant/developer/owner must show all existing gas line, power line, canal and utility corridor easements on the final plat. Gas line, power line, canal and utility corridors easements (minimum width twenty 20 feet) shall be designated as trails, with the written consent of the easement holders. Trails shall be meandering and contiguous through the subject property, a minimum of six (6) feet in width and allow for connectivity with adjacent parcels to the property.
42. 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.

43. 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, signing & striping plans and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
44. 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.

45. With final plat submittal provide one (1) copy of a current title report, compiled within sixty (60) days prior to submittal.
46. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
47. 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.
48. 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.
49. Place the following note on the face of the final plat: No structural development allowed above the 15% slope line. Label and show the 15% slope line as a dashed line on the face of the final plat.
50. The tentative plat shall be effective until May 19, 2015; it may be extended upon reapplication and review by the Planning and Zoning Commission.
51. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.
52. The drainage plan shall be per the current Pinal County Drainage 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.

53. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.
54. A paved all weather public access road shall be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
55. Sidewalks shall be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual or as approved by the County Engineer.
56. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
57. 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.
58. 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.
59. 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: 4/2/13 - dld  
Revised:



March 26, 2013

Mr. Dedrick Denton  
Pinal County Planning & Development  
31 North Pinal Street, Building F  
PO Box 2973  
Florence, Az.

Re: **Promontory at Magic Ranch**  
**Extension of Tentative Plat**

Dear Dedrick,

We are formally requesting that the Pinal County Planning Commission extend our tentative plat on the subject property "Promontory at Magic Ranch" for a period not less than 24 months.

The subject property is a +/- 240 acre residential development located south of Heritage Rd. alignment and east of Quail Run Lane alignment, in Pinal County, Arizona.

As you have made us aware of the commissioners concerns regarding potential traffic impacts to Hunt Highway, please inform the commissioners that our intention is to update the previous traffic impact analysis performed in 2006 and we will agree to mitigate the issues associated with the final updated report accepted by Pinal County. Our timing on the development will of course be market driven.

Please inform us promptly of any other issues as we request our extension be formally approved prior to the lapse date of approximately May 19<sup>th</sup>, 2013.

If you have any questions or concerns please do not hesitate to contact me directly at (520) 882-5971

Sincerely,

Philip Amos  
SFD Mgmt, LLC



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

SFO Magic Ranch, LLC  
[Insert Company or Trustee's Name]

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

Its: Authorized Signor  
[Insert Title]

Dated: 3/27/13

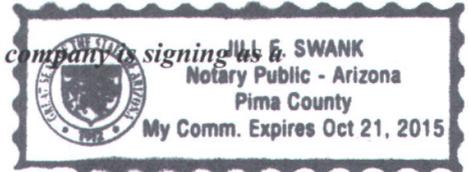
STATE OF Arizona )  
 ) ss.  
COUNTY OF Pima )

The foregoing instrument was acknowledged before me, this 27 day of MARCH, 2013,  
by Philip Amos as Authorized Signor of  
SFO Magic Ranch, LLC, an Arizona Limited Liability Company  
[Insert Signor's Name] [Insert Title]  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]  
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

[Signature]  
Notary Public

My commission expires: October 21, 2015

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



STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**S-023-12**



**Staff Report**

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**Pinal County Planning & Zoning Commission**

Meeting Date: April 18, 2013

Case Number: S-023-12

Case Coordinator: Travis Ashbaugh

Subdivision Name: Cholla Ridge

Landowner/Developer: Carlo Karim  
Cholla Ridge, LLC  
6040 North 22<sup>nd</sup> Place  
Phoenix, AZ 85016

Applicant: Craig Smith  
KSE Design Group, PLC  
2525 West Greenway, #306  
Phoenix, AZ 85023

Engineer: Craig Smith  
KSE Design Group, PLC  
2525 West Greenway, #306  
Phoenix, AZ 85023

Comprehensive Plan: Moderate Low Density Residential (1-3.5 du/ac)

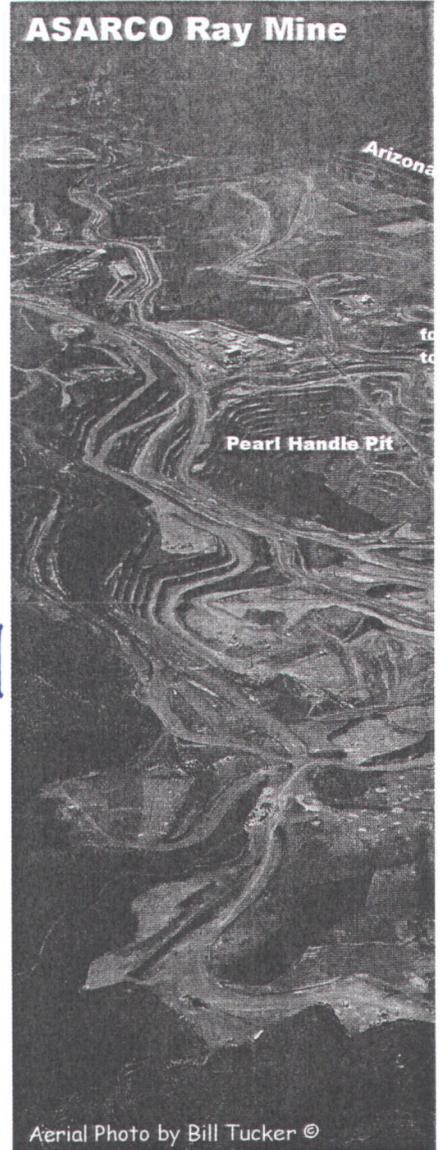
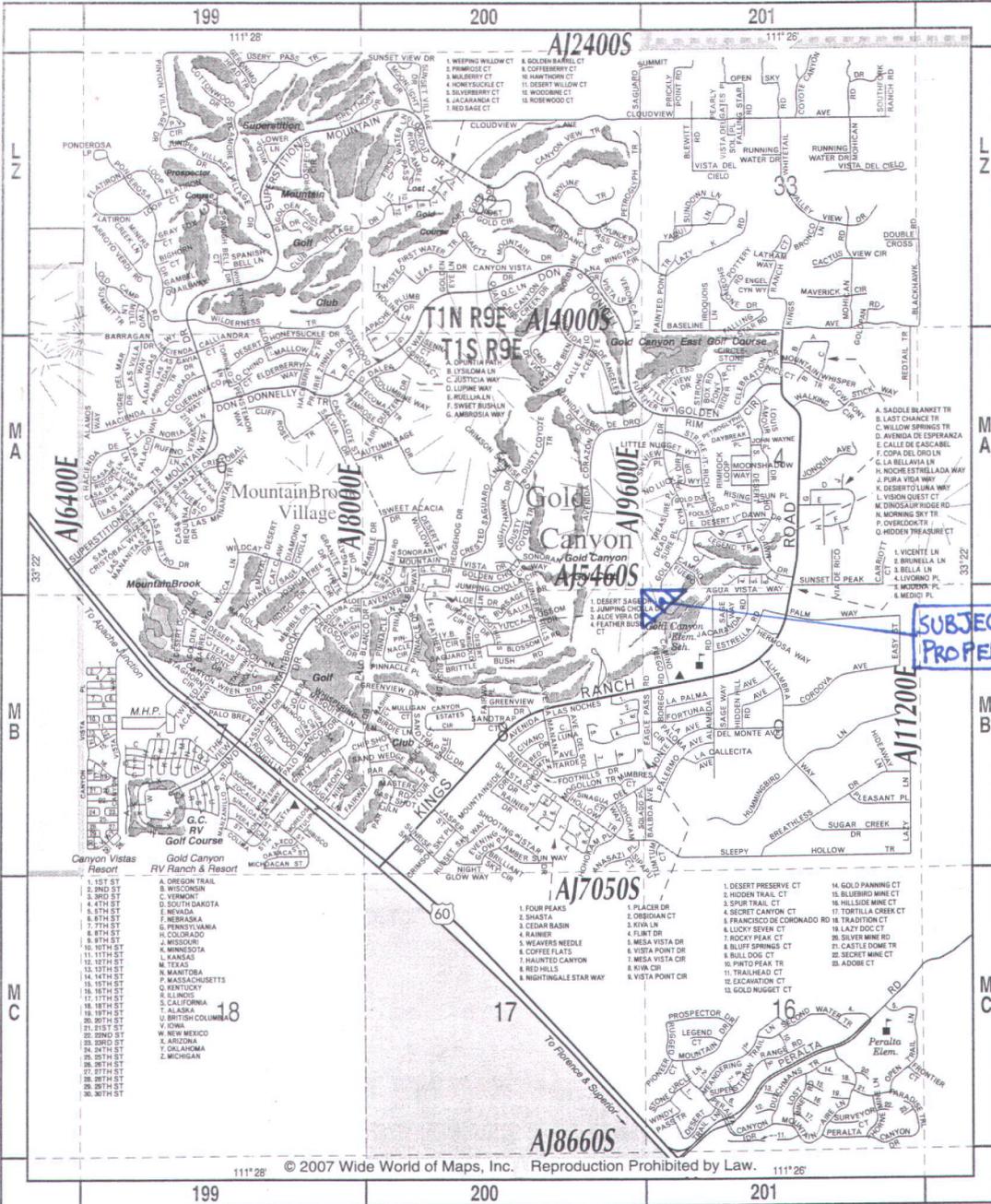
Existing Zoning: CR-5/PAD (PZ-PD-002-12)

Existing Uses: Vacant

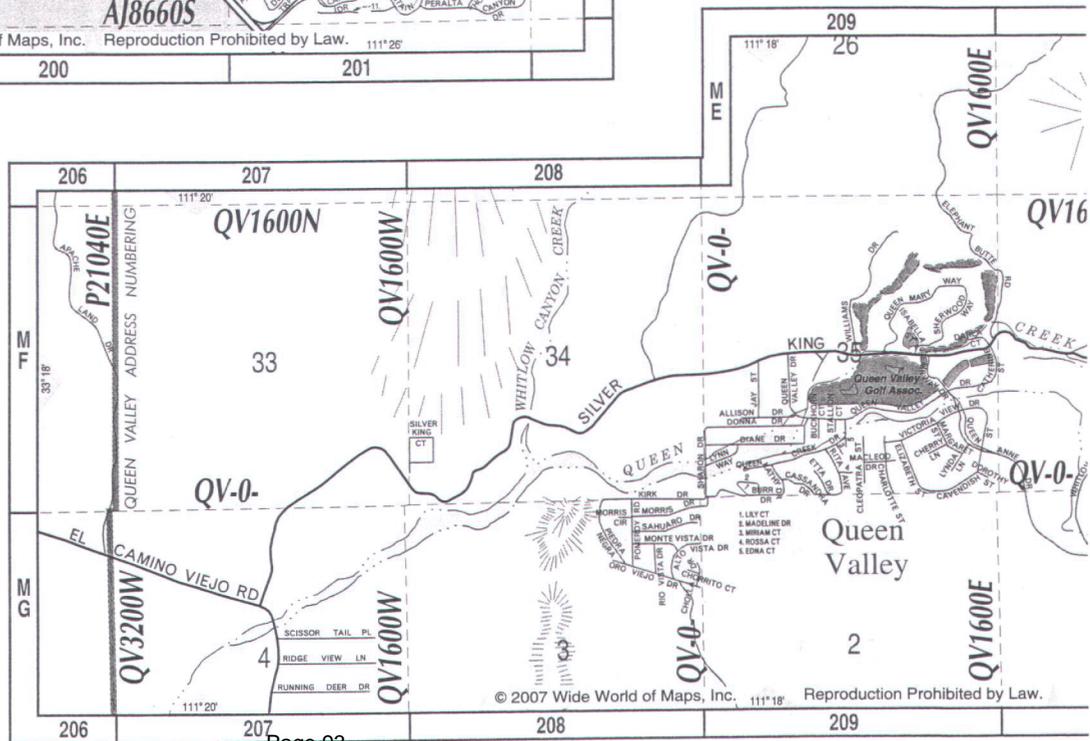
Surrounding Land Uses: North: CR-1/PAD; Residential  
East: SR; Golf Course  
South: SR; Golf Course  
West: GR/PAD; Vacant

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

Location: Located East and West of Gold Canyon Drive, approximately ¼ mile north of Kings Ranch Road in the Gold Canyon area.

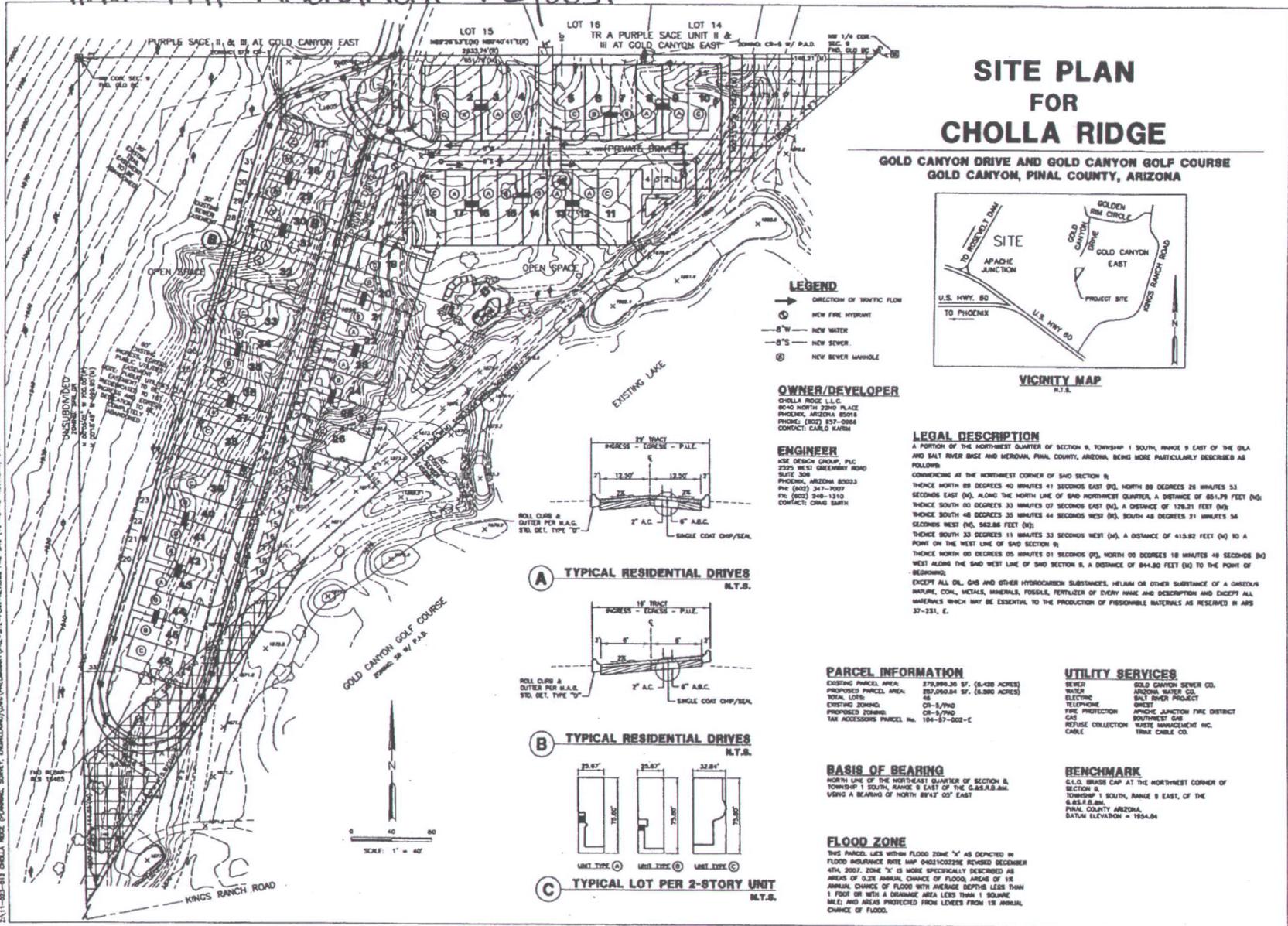


Aerial Photo by Bill Tucker ©



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# Minor PAD Amendment Request



**KSE DESIGN GROUP, P.L.C.**  
1000 West Greenway Road, Suite 308  
Phoenix, Arizona 85023  
PH: (602) 347-7007 FAX: (602) 248-1310

**SITE PLAN**  
CHOLLA RIDGE  
GOLD CANYON DRIVE AND GOLD CANYON GOLF COURSE  
GOLD CANYON, PINAL COUNTY, ARIZONA

JOB NO. 17-03-012  
REVISION C/L  
REVISION L/S  
DATE 10-10-2012  
**PSP**  
1.1

# TENTATIVE PLAT OF CHOLLA RIDGE

**A PORTION OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA**

STATE OF ARIZONA  
COUNTY OF PINAL

COUNTY SEAL

### 3.4 GENERAL NOTES

- 3.4.1 PLANNING DEPARTMENT  
A. THE GROSS AREA OF THE SUBDIVISION IS 6.59 ACRES.  
B. ZONING INFORMATION:  
ZONING IS CR-5/PAD.  
C. THE NUMBER OF LOTS IS 46.  
D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 4.343 ACRES.
- 3.4.2 PUBLIC WORKS DEPARTMENT  
A. STREET NAME GOLD CANYON DRIVE IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS SOUTH GOLD CANYON DRIVE 0 MILES/FEET AWAY FROM OR ADJACENT TO, THIS SUBDIVISION.  
B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.  
C. THERE ARE NO PROPOSED ABANDONMENTS OF PUBLIC RIGHT-OF-WAYS.
- 3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT  
A. PUBLIC SEWERS  
1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.  
2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

### 3.5 SPECIAL NOTES

- 3.5.1 PLANNING DEPARTMENT  
A. THERE ARE NO VARIANCES, WAIVERS OR SPECIAL USE PERMIT APPROVALS.  
B. THIS PARCEL LIES WITHIN FLOOD ZONE 'X' AS DEPICTED IN FLOOD INSURANCE RATE MAP 04021C0225E REVISED DECEMBER 4TH, 2007. ZONE 'X' IS MORE SPECIFICALLY DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH A DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED FROM LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.  
C. MINIMUM LOT SIZE 1,940 SQUARE FEET.  
D. THE FOLLOWING LOTS ARE SUBJECT TO HILLSIDE DEVELOPMENT DESIGN: NONE.
- 3.5.2 ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS  
A. PUBLIC SEWERS  
1. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.  
2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.  
3. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW. (THIS NOTE TO APPEAR IF INVERT AND RIM ELEVATIONS ARE NOT SHOWN ON PRELIMINARY SEWER PLANS).  
4. THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.  
5. THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.

### BENCHMARK

C.I.D. BRASS CAP AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 9 EAST, OF THE G.A.S.R.B.M. PINAL COUNTY ARIZONA. DATUM ELEVATION = 1954.84

### BASIS OF BEARING

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 9 EAST OF THE G.A.S.R.B.M. USING A BEARING OF NORTH 89°42' 05" EAST

### LAND USE TABLE

GROSS ACREAGE	6.590 ACRES
AREA OF STREETS (PRIVATE)	0.981 ACRES
NET ACREAGE	6.590 ACRES
AREA OF TRACTS	4.353 ACRES
TOTAL NUMBER OF LOTS	46 LOTS
OVERALL DENSITY	6.98 DU/AC
AVERAGE AREA PER LOT	0.049 ACRES

### TRACT TABLE

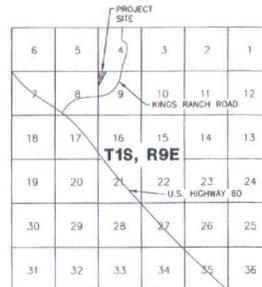
NAME	AREA	GENERAL USE
TRACT A	0.284 ACRES	OPEN SPACE/DRAINAGE EASEMENT
TRACT B	0.981 ACRES	PRIVATE ROADWAY
TRACT C	3.061 ACRES	OPEN SPACE/DRAINAGE EASEMENT/POOL USE
TRACT D	0.037 ACRES	OPEN SPACE
TOTAL	4.343 ACRES	

### OWNER/DEVELOPER

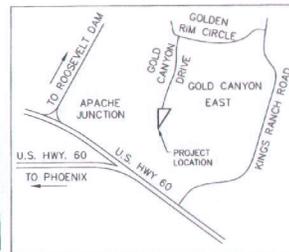
CHOLLA RIDGE LLC  
6040 NORTH 22ND PLACE  
PHOENIX, ARIZONA 85016  
PHONE: (602) 957-0968  
CONTACT: CARLO KAHM

### ENGINEER

KSE DESIGN GROUP, PLC  
2925 WEST GREENWAY ROAD  
SUITE 306  
PHOENIX, ARIZONA 85023  
PH: (602) 347-7007  
FX: (602) 249-1310  
CONTACT: CRAIG SMITH



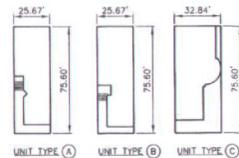
VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

### BASE ZONING AND ZONING CASE #

BASE ZONING:	CR-5/PAD
CASE NO.:	PZ-PD-002-12
FRONT YARD SETBACK	0'
REAR YARD SETBACK	0'
SIDE YARD SETBACK	0'
LOT COVERAGE	85%
DISTANCE BETWEEN BLDGS.	10'
MINIMUM LOT WIDTH	25'
MINIMUM LOT AREA	1,940 SF
OPEN SPACE	50%



TYPICAL LOT LAYOUTS  
NTS

NTS

### SERVICE PROVIDERS

SEWER	GOLD CANYON SEWER CO.
WATER	ARIZONA WATER CO.
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	ONEST
FIRE PROTECTION	APACHE JUNCTION FIRE DISTRICT
GAS	SOUTHWEST GAS
REFUSE COLLECTION	WASTE MANAGEMENT INC.
CABLE	MEDCOM CABLE CO.

### 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 DECEMBER, 2011, 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 RETRACED.

RICHARD T. WAAGE  
REGISTRATION NUMBER: 39954  
3657 N. KATMAI  
MESA, ARIZONA 85215  
P: 480-570-8058 DATE



### LEGEND

- DIRECTION OF TRAFFIC FLOW
- ⊕ NEW FIRE HYDRANT
- 6" W NEW WATER
- 8" S NEW SEWER
- ⊙ NEW SEWER MANHOLE
- ⊕ WATER SERVICE & METERS
- DIRECTION OF DRAINAGE FLOW
- NEW STORM DRAIN PIPE

KSE DESIGN GROUP, PLC

TENTATIVE PLAT

JOB #  
11-023-012  
SHEETS  
1 OF 2

DATE PREPARED: 04/05/13



Legal Description: An 6.59± acre parcel situated in portion of the NW¼ of Section 9, T01S, R09E, G&SRB&M (legal on file).

Number of Lots: 46

Tax Parcel Numbers: 104-57-002E

Request & Purpose: Cholla Ridge, LLC landowner, Carlo Karim, KSE Design Group, PLC, agent, requesting approval of a tentative plat for **Cholla Ridge**, 46 lots on a 6.59± acre parcel in the CR-5 PAD zone [**PZ-(PD)-002-12**].

**HISTORY:** The subject property was rezoned from GR to SR in 1977 under Planning Case PZ-510-77. After several other zone changes since then, the property was rezoned in 1998 from SR (Suburban Ranch Zone), TR (Transitional Zone), CR-4 (Multiple Residence Zone), and CR-5 (Multiple Residence Zone) to SR/PAD, TR/PAD, CR-4/PAD, and CR-5/PAD under Planning Case PZ-PD-029-98. In 2012, Planning Case PZ-PD-029-98 was amended under Planning Case PZ-PD-002-12 to revise the setbacks and number of units allowed from 30 to 46.

**UTILITIES:** The applicant has indicated that the proposed subdivision service providers are:

- Telephone: Century Link
- Electrical: Salt River Project
- Water: Arizona Water Company
- Sewer: Gold Canyon Sewer Company (Liberty Utilities)
- Fire District: Apache Junction Fire District
- Refuse: RAD Right Away Disposal
- Cable: Media Com
- Gas: Southwest Gas
- School: Apache Junction Unified School District
- 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 February 19, 2013 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 Arizona Water Company, Apache Junction Unified School District, Apache Junction Fire District, and RAD Right Away Disposal. 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
1,940 sq. ft.	0'	0'	0'	25'	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-5/PAD zoning classification. The Board approved seventeen stipulations of understanding for case PZ-PD-002-12.

**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 Cholla Ridge 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 slopes southeasterly from the northwestern portion corner of the subject 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 Gold Canyon Drive. Gold Canyon Drive is currently paved North of the subject property but will have to be improved within the subject property.

**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 Arizona Water Company. A will serve letter will be provided at time of final plat approval.

Sewage is to be provided by Gold Canyon Sewer Company (Liberty Utilities).

Police protection is to be provided by the Pinal County Sheriff's Dept.

Solid waste service is to be provided by RAD Right Away Disposal

**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-PD-002-12) 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-023-12 with the 21 stipulations as presented in the staff report.**

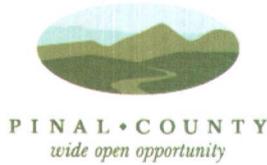
1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer’s cost. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures.
2. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer.
3. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
4. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

5. 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.
6. 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.
7. The applicant/owner shall develop the 46 lot subdivision in accordance with the subdivision submittal documents for Cholla Ridge and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-002-12), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
8. Development of the proposed subdivision (Cholla Ridge) shall be in conformance with the applicable goals, policies and densities, for Moderate Low Density Residential (1-3.5 du/ac) designations of the adopted Pinal County Comprehensive Plan.
9. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks.
10. Prior to final plat approval, the applicant/owner shall provide written verification from the Apache Junction Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.
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 and Safety Department.
12. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
13. 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.
14. 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.

15. 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
16. 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.
17. 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.
18. 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.
19. Prior to development approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
  - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.

20. Community open spaces shall adhere to the submitted "Open Space Exhibit" dated 12/14/2011 within the approved PAD narrative.
21. The development plan approved under planning case PZ-040-01 shall be considered null and void.



## Memorandum

Date: April 18, 2013

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

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

**Subject: Tentative Plat for CHOLLA RIDGE, Case No. S-023-12**

The Public Works Department has reviewed the Tentative Plat for CHOLLA RIDGE, Case No. S-023-12 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures;
- 2) The approved Drainage Plan shall provide retention for storm waters in an on-site retention area or as approved by the County Engineer;
- 3) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 4) If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;



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**II. GENERAL SUBDIVISION INFORMATION**

1. The name of the proposed subdivision: Cholla Ridge
2. Number of lots this subdivision contains: 46
3. Number of access roads proposed by this subdivision: 1
4. Are the streets within proposed subdivision intended to be: public: \_\_\_\_\_ private:
5. Parcel number(s): 104-57-002 E
6. Township 15 Range 9E Section(s) 9
7. Parcel size: 6.59 Acres, 287,061 square feet
8. Zoning Classification: CR-5/PAD Planning Case #: \_\_\_\_\_
9. Flood Zone Designation: X
10. Topography: HILLSIDE
11. Does it front a public road? NO Name of road(s) \_\_\_\_\_
12. Does it front a private road? NO Name of road(s) \_\_\_\_\_

**III. EXPLANATION OF THE SUBDIVISION PLANS**

1. Prior to acceptance of this application, the applicant should notify and coordinate with the following applicable utilities and agencies of this proposal:
  - a. Electricity, gas, water, sewer, telephone, cable, solid waste, fire district, and school district.
2. Coordination with the affected utilities and agencies should address the following questions with regards to your proposal:
  - a. Can they service your proposal? \_\_\_\_\_
  - b. When could service be installed? \_\_\_\_\_
  - c. What is the distance and size of line extension necessary? \_\_\_\_\_
  - d. Will the lines be buried or overhead? \_\_\_\_\_



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- e. What is the impact on other users in the area? \_\_\_\_\_
  - f. Are there funds budgeted to complete the installation for this subdivision? \_\_\_\_\_
  - g. Is there a need for easements? \_\_\_\_\_ If so, at what locations? \_\_\_\_\_
  - h. Additional comments or concerns. \_\_\_\_\_  
\_\_\_\_\_
3. Septic system or public/private sewer? Public Sewer
4. Sewer service provider:  
 Company Name: GCSC dba Liberty Utilities  
 Contact Person: Royell Foggy  
 Address: 6520 E. US 60 Apache Junction, AZ 85118  
 Phone Number: 480-983-1966
5. Water service provider:  
 Company Name: Arizona Water Company  
 Contact Person: Joe Whalen  
 Address: 3805 N. Black Canyon Hwy Phoenix, AZ 85015  
 Phone number: 602-240-6860
6. Electrical service provider:  
 Company Name: Salt River Project  
 Contact Person: \_\_\_\_\_  
 Address: 3160 S. Alma School Rd. Mesa, AZ 85210  
 Phone number: 602-236-3333
7. Gas service provider:  
 Company Name: Southwest Gas  
 Contact Person: \_\_\_\_\_  
 Address: 10851 N. Black Canyon Hwy #100 Phx, AZ 85029  
 Phone number: 602-271-4277



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8. Telephone service provider:

Company Name: CenturyLink

Contact Person: \_\_\_\_\_

Address: 6555 E. Southern Ave. Mesa, AZ

Phone number: 480-641-1680

9. Cable service provider:

Company Name: MediaCom Cable Company

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: 1-866-684-6657

10. Solid waste provider:

Company Name: RAO Right Away Disposal

Contact Person: Eric Brink

Address: PO Box 52768 Mesa, AZ 85208

Phone number: 480-980-1306

11. Fire District:

Company Name: Apache Junction Fire District

Contact Person: John Suniga

Address: 565 N. Idaho Rd. Apache Junction, AZ 85119

Phone number: 480-982-4440

12. School District:

Company Name: Apache Junction Unified School Dist.

Contact Person: Jim Lockwood

Address: 1575 W. Southern Ave #1 Apache Junction, AZ 85126

Phone number: 480-982-1110



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Please Print:

Craig Smith, KSE Design Group, PLC. 2525 W. Greenway #306 Phx, AZ 85023 602-347-7007  
Name of Applicant Mailing Address Phone

Craig@KSEAZ.com  
Applicant E-Mail Address

Carlo Karim, Cholla Ridge, L.L.C. 6100 S. Kings Ranch Rd. Gold Canyon, AZ 85218 480-671-5533  
Name of Landowner(s) Mailing Address Phone

Carlok1000@aol.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.

Same as above - Applicant  
Name and mailing address of person to be notified

Craig Smith 12-12-12  
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 X 46 UNITS = 2,208.00  
\$2,678.00

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: 12-18-12 Coordinator: \_\_\_\_\_



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

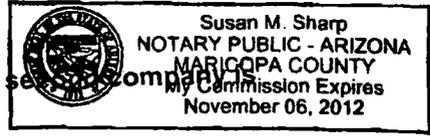
Gold Canyon Holdings  
[Insert Company or Trustee's Name]  
By: [Signature]  
[Signature of Authorized Officer or Trustee]  
Its: MANAGER  
[Insert Title]  
Dated: 3/13/12

STATE OF ARIZONA  
COUNTY OF MARICOPA ) ss.

The foregoing instrument was acknowledged before me, this 13 day of MARCH, 2012  
by Herbert CLARK MANAGER  
[Insert Signor's Name] [Insert Title]  
Gold Canyon Holdings #2 LLC, an ARIZONA  
[Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]  
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Susan M Sharp  
Notary Public

My commission expires: 11/6/12



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

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

# ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006  
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • [www.azwater.com](http://www.azwater.com)

February 28, 2013

Mr. Carlo Karim  
Managing Partner  
Gold Canyon Golf Resort  
6100 S. Kings Ranch Road  
Gold Canyon, AZ 85218

Re: Domestic Water Service to Cholla Ridge

Dear Mr. Karim:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Apache Junction, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

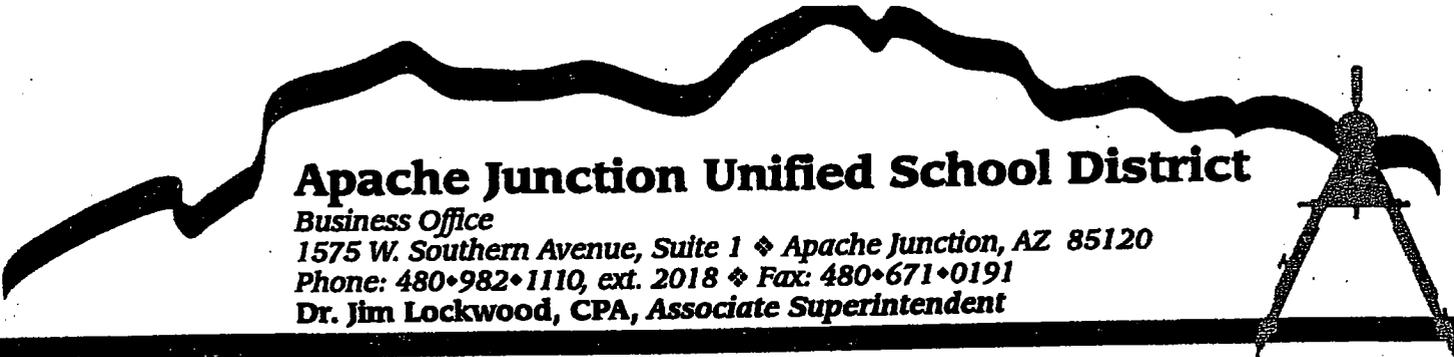
Very truly yours,



Joseph Whelan  
Engineering Development Coordinator  
[engineering@azwater.com](mailto:engineering@azwater.com)

afh  
Enclosure

E-MAIL: [mail@azwater.com](mailto:mail@azwater.com)



# Apache Junction Unified School District

*Business Office*

1575 W. Southern Avenue, Suite 1 ♦ Apache Junction, AZ 85120

Phone: 480•982•1110, ext. 2018 ♦ Fax: 480•671•0191

Dr. Jim Lockwood, CPA, Associate Superintendent

January 10, 2012

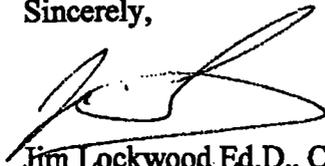
Carlo Karim, Managing Partner  
Gold Canyon Golf Resort  
6100 S. Kings Ranch Road  
Gold Canyon, AZ 85218

Mr. Karim:

Thank you for making the Apache Junction Unified School District (AJUSD) aware of an upcoming construction project in Gold Canyon, AZ. The proposed project of forty-six (46) town homes, entitled "Cholla Ridge" will not have any adverse impact on AJUSD schools. If any students were to originate from this project, they would attend Peralta Trail Elementary School, Cactus Canyon Junior High, or Apache Junction High School depending upon their educational placement. Each one of the schools mentioned have sufficient capacity to handle additional students created by your proposed project.

If you should require any further information, please do not hesitate in contacting my office.

Sincerely,



Jim Lockwood Ed.D., CPA  
Associate Superintendent



# Apache Junction Fire District

565 North Idaho Road, Apache Junction, AZ 85119

Phone (480) 982-4440, Fax (480) 982-0183

www.ajfd.org



January 5, 2012

Carlos Karim  
Gold Canyon Golf Resort  
6100 S. Kings Ranch Road  
Gold Canyon, Az. 85219  
ATTN: Carlos

Re: Cholla Ridge -- Site Plan

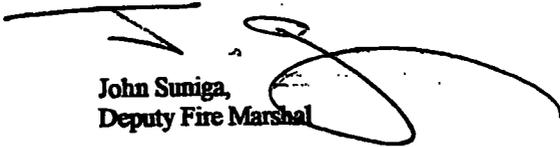
Carlos,

I have completed a preliminary site review of the plans and associated documents for the above-mentioned project, and have approved them as noted.

I have noticed that fire hydrants are not included on these plans, they will be required at a distance no greater than 600' apart.

If you should have any further questions regarding this review please feel free to contact my office at (480) 982-4440. Thank you.

Respectfully Submitted,

  
John Suniga,  
Deputy Fire Marshal



**RIGHT AWAY DISPOSAL**

December 7, 2012

Cholla Ridge L.L.C.

Attn: To whom it may concern

RE: Weekly Waste Removal and Recycle Service

Hello,

Right Away Disposal currently provides 2x per week, curbside trash service with an optional day of recycling service in the Gold Canyon (85118) area. We are always looking for new areas and actively pursuing new business in that area.

Right Away Disposal will surely be offering trash services to any new developments, anywhere in Gold Canyon, or anywhere else in Northern Pinal County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Brink', with a long, sweeping horizontal line extending to the right.

Eric Brink

(480) 980 1306

[eric@rightawaydisposal.com](mailto:eric@rightawaydisposal.com)

**PZ-PA-001-13**



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: April 18, 2013

CASE NO.: PZ-PA-001-13 (**Butterfield Stage Corridor**)

CASE COORDINATOR: Ashlee MacDonald

**REQUESTED ACTION & PURPOSE:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend **Chapter 3: Sense of Community** and **Chapter 5: Economic Sustainability**, to amend the Economic Development Plan and to add text regarding the Butterfield Stage Corridor

**PROPOSED AMENDMENT:** Update the Economic Development Map (Exhibit 3-10) within Chapter 3: Sense of Community by adding the Butterfield Stage Corridor and amending the text of Chapter 5: Economic Sustainability by adding a new policy 5.1.2.2 and renumbering policies within this section.

**HISTORY:** In 2009 the Comprehensive Plan was adopted and included an Economic Development Plan. This economic development plan included a tourism corridor within the eastern portion of the County shown as the Copper Corridor. No tourism corridors were shown on the economic development plan in the western portions of the County. This proposed initiation will allow Pinal County to showcase the historic significance of the Butterfield Stage Route and tie together Red Rock, Picacho Peak, the County Fairgrounds and Maricopa through a tourism corridor.

**ANALYSIS:** If this request is approved by the Commission, it will allow the Commission to hold a hearing on the proposed amendment.

**STAFF RECOMMENDATION:** Staff recommends the Commission approve the request to initiate Comprehensive Plan Amendment case PZ-PA-001-13.

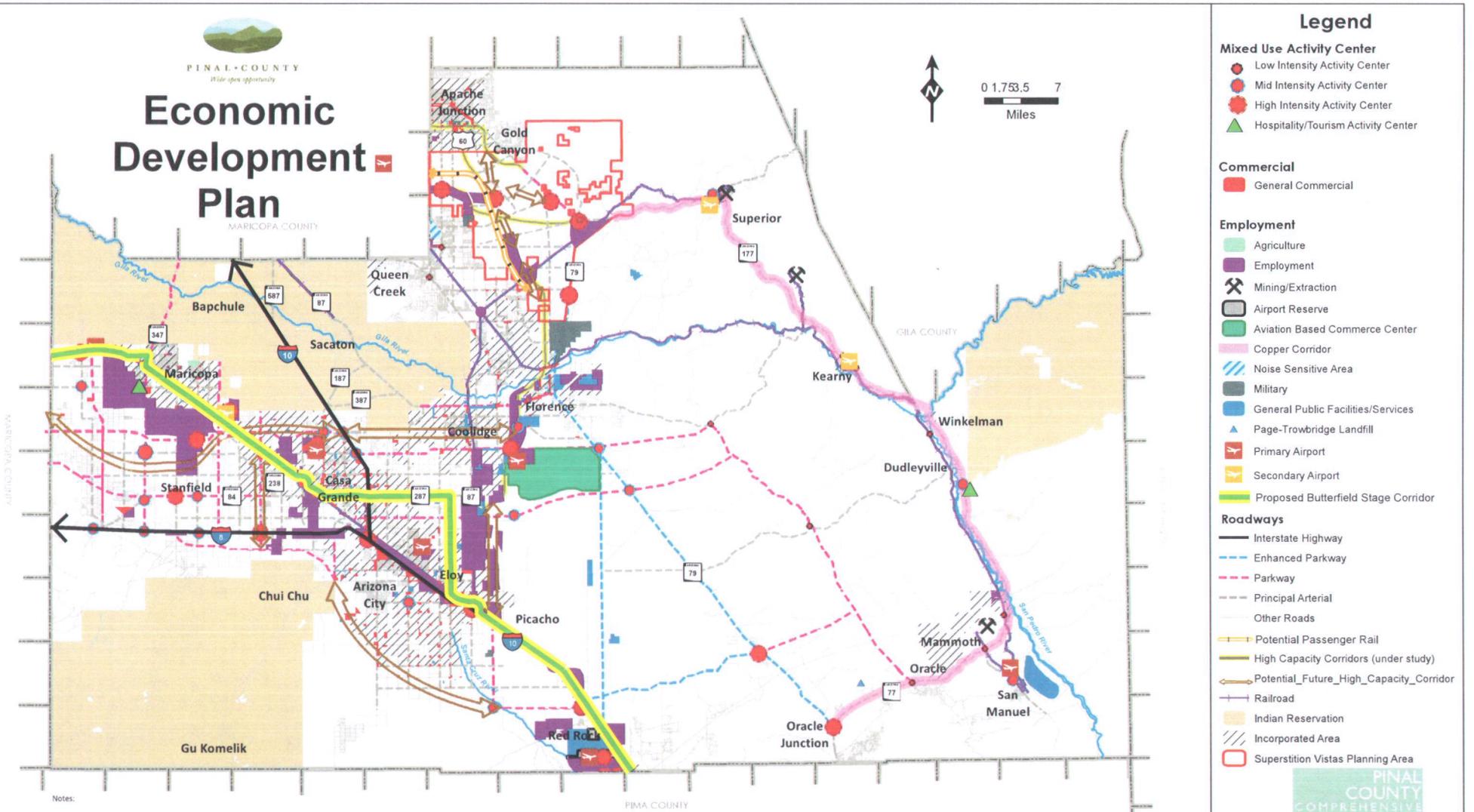
DATE PREPARED: 4/10/13 – arm



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# Economic Development Plan

MARICOPA COUNTY



## Legend

- Mixed Use Activity Center**
  - Low Intensity Activity Center
  - Mid Intensity Activity Center
  - High Intensity Activity Center
  - Hospitality/Tourism Activity Center

- Commercial**
  - General Commercial

- Employment**
  - Agriculture
  - Employment
  - Mining/Extraction
  - Airport Reserve
  - Aviation Based Commerce Center
  - Copper Corridor
  - Noise Sensitive Area
  - Military
  - General Public Facilities/Services
  - Page-Trowbridge Landfill
  - Primary Airport
  - Secondary Airport
  - Proposed Butterfield Stage Corridor

- Roadways**
  - Interstate Highway
  - Enhanced Parkway
  - Parkway
  - Principal Arterial
  - Other Roads
  - Potential Passenger Rail
  - High Capacity Corridors (under study)
  - Potential\_Future\_High\_Capacity\_Corridor
  - Railroad
  - Indian Reservation
  - Incorporated Area
  - Superstition Vistas Planning Area

- Notes:
- The Pinal County Comprehensive Plan does not change zone classifications, adopted development agreements, or planned area development overlay districts that exist on private property as of the effective date of the Plan. If any changes are made to land uses or planned developments existing at the time this Comprehensive Plan is effective, such changes should conform to the Pinal County Comprehensive Plan.
  - The land use designation boundaries are located along significant natural or man-made features, wherever possible. Boundary lines are to be considered approximate and discretion may be used in determining them.
  - While every effort has been made to ensure the accuracy of the information shown, Pinal County makes no warranty, expressed or implied, as to its accuracy and therefore, expressly disclaims liability for any errors.
  - The General Plans for cities and towns within Pinal County should be used to determine land used within incorporated boundaries. Generalized future land use plans (as of 2008, based on information provided by the municipalities) for incorporated cities and towns are illustrated for planning purposes.
  - The Pinal County Open Space and Trails Master Plan (adopted 2007 and readopted as part of this effort) provides the base open space network.

- Designations of private State Trust, or Bureau of Land Management lands as open space or regional park has no regulatory impact. The designation represents Pinal County's desired future management of the lands if they were acquired or otherwise considered for management as open space or regional park. These lands may be developed subject to applicable planning and zoning regulations.
- The land use and transportation networks depicted for Superstition Vistas are preliminary and conceptual in nature and will be refined through the Superstition Vistas visioning process. When this visioning process is complete, the vision will be considered in the form of an amendment to the Comprehensive Plan.
- Future roadway corridors reflect general locations where facilities may be located. Actual alignments will be determined by future studies with the results of these studies reflected in Comprehensive Plan updates.
- Roadway classifications shown may change due to the status of potential High Capacity Corridors.



Source: ALRIS 2007, ADOT 2007, Pinal County 2007, CAAG 2007, Open Space and Trails Master Plan 2007

## Potential Comprehensive Plan Amendment for the Butterfield Corridor

**5.1.2 Objective:** Increase the economic impact of visitors and seasonal residents in the County through wildlife watching and passive outdoor recreation.

**Policies:**

*5.1.2.1 Support a tourism corridor within the eastern County that stretches from Florence Junction through Superior to Dudleyville to Oracle and Oracle Junction. This should incorporate visitor destinations such as future state parks, rock climbing, arboretum, the Ore Cart Trail, future hotels, etc.*

*5.1.2.2 Support a tourism corridor for the Butterfield Stage Route that ties together Red Rock, Picacho Peak, the County Fairgrounds and Maricopa. The corridor could incorporate visitor attractions such as an auto tour, interpretive centers and festivals.*

*5.1.2.3 Cooperate with historic sites stewards, local business organizations, and tourist attraction owners and operators to organize, promote, coordinate, and publicize celebrations, festivals, etc., to stimulate local visitor industries.*

*5.1.2.4 Build on the County's strengths in regional tourism and recreation by linking regional trails, waterways, and other linear features to local communities for access and to increase economic impact.*

*5.1.2.5 Encourage long-term business investments in visitor facilities that generate net fiscal benefits to the region, protect environmental quality, and are consistent with the objective of higher wage jobs for Pinal County residents.*

*5.1.2.6 Encourage passive outdoor recreation activities such as trail riding, bird watching, hiking, cycling, angling and hunting that are potential economic drivers for the County.*

**PZ-PA-003-13**



P I N A L • C O U N T Y  
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TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: April 18, 2013

CASE NO.: PZ-PA-003-13 (**Leighty Non-major CPA, County Initiated**)

CASE COORDINATOR: Steve Abraham, AICP

REQUESTED ACTION & PURPOSE:

**PZ-PA-003-13 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a non-major comprehensive plan amendment from **Major Open Space** (or 1 du/ac) to **Moderate Low Density Residential** (1 - 3.5 du/ac) on a .5 ± acre parcel pending and in conjunction with SUP request **SUP-002-13** in the MH zone (**PZ-315-72**); described as Lot 38, Lake View Park No. 2 Amended (Bk. 17 Pg 36 P.C.R) Section 3, T02S, R10E G&SRB&M, Tax Parcel 104-48-038 (located in the southwest corner area of Kirk Dr. & Pomeroy Rd. in Queen Valley).

**PROPOSED AMENDMENT:** This is a county initiated non-major amendment to change the designation on .5 acres from Major Open Space to Moderate Low Density residential. This request is in conjunction with SUP request SUP-002-13 made by the Leighty's to allow a conventionally constructed single family dwelling in the MH zone.

**HISTORY:** In 2009 the Comprehensive plan was adopted and showed the entire "Queen Valley" area as major open space. This had the effect requiring that all future land use entitlements seek comprehensive plan amendments if any increase in density were to be proposed. Several areas within Queen Valley are developed at residential uses well above 1 d.u. per acre.

**ANALYSIS:** If this request is approved by the Commission, it will allow the Commission to hold a hearing on the proposed amendment.

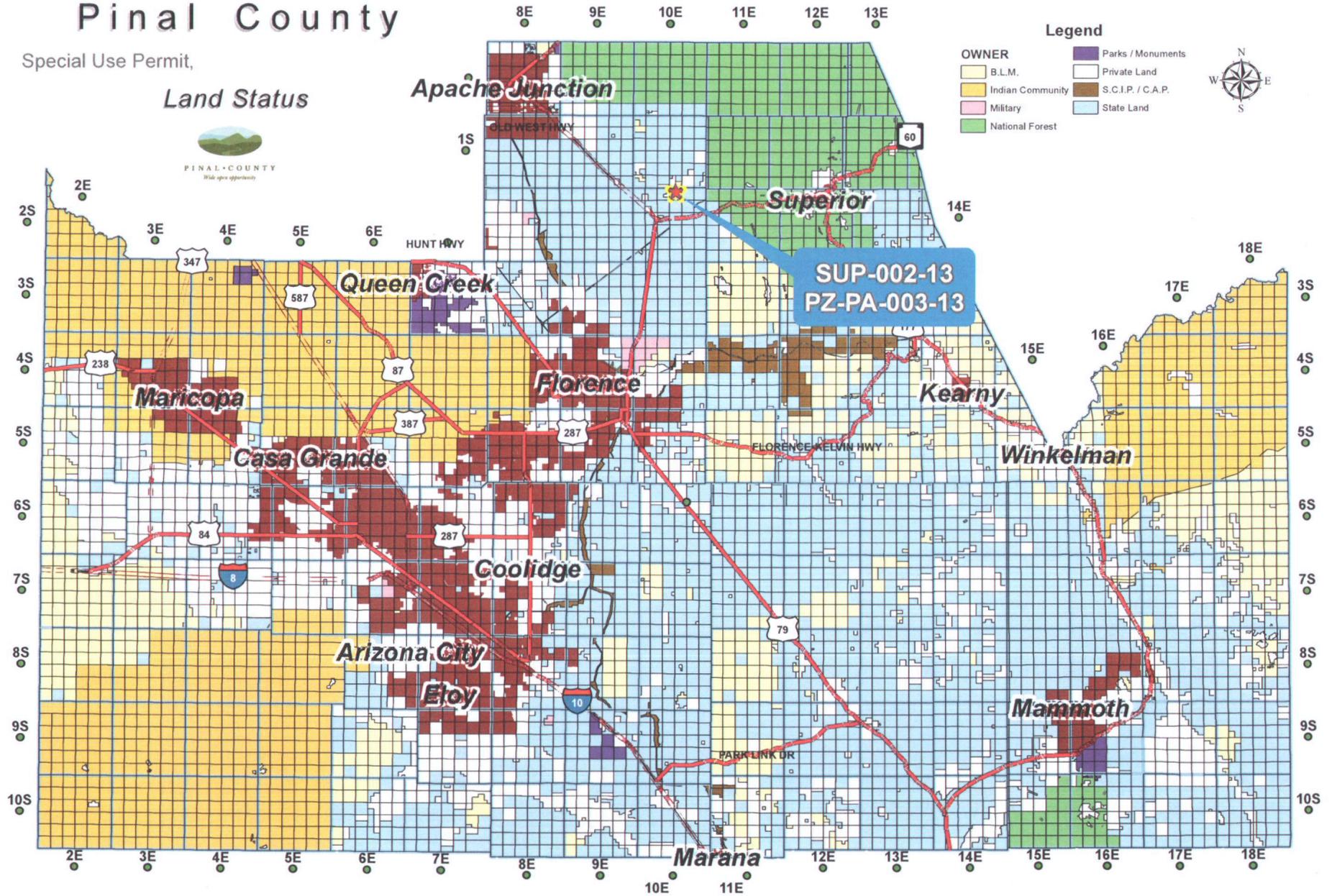
**STAFF RECOMMENDATION:** Staff recommends the Commission approve the request to initiate Comprehensive Plan Amendment case **PZ-PA-003-13**.

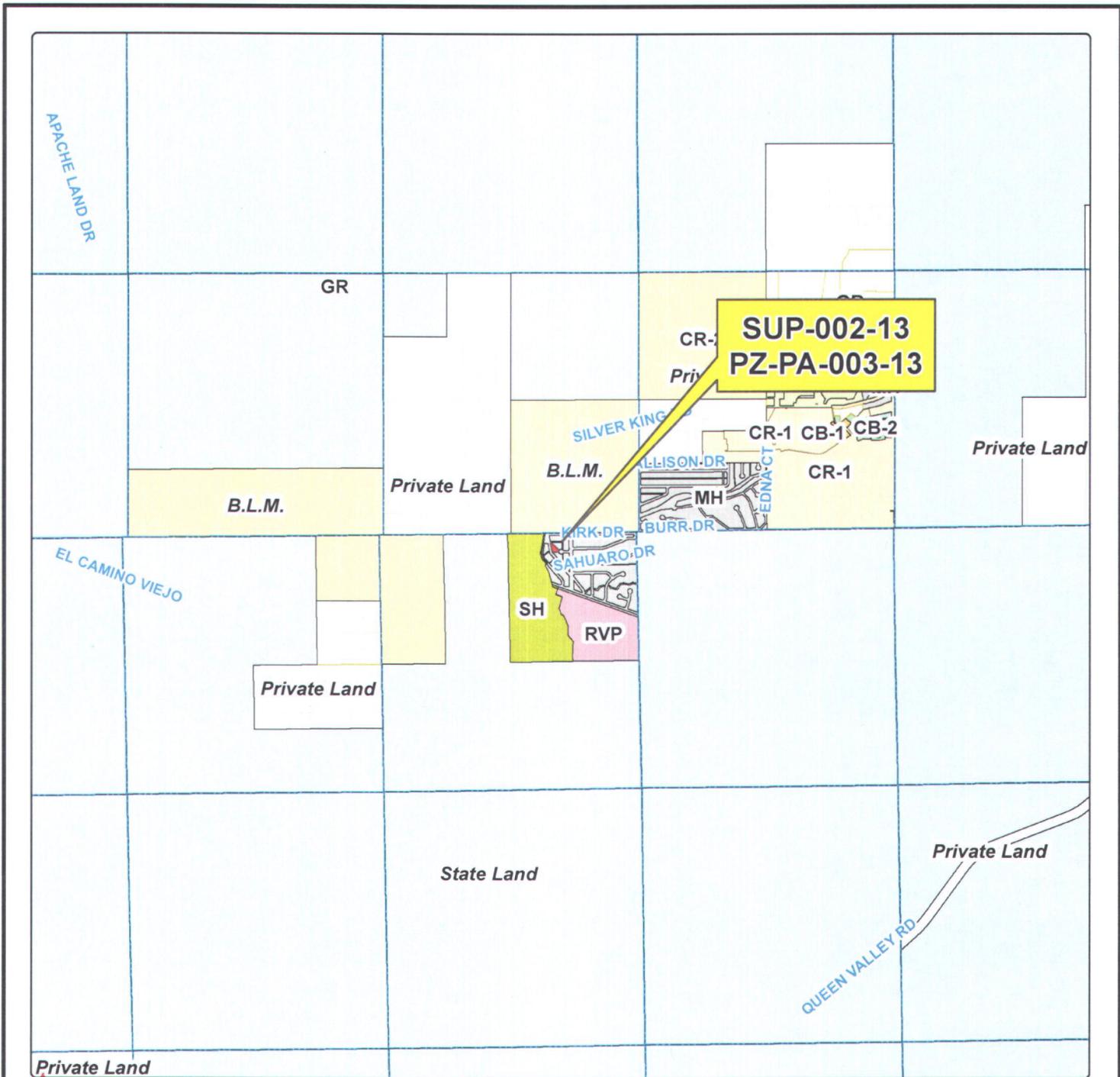
DATE PREPARED: 4/10/13 – sja

# Pinal County

Special Use Permit,

Land Status





## Planning & Development Services



PINAL COUNTY

*Wide open opportunity*

LEIGHTY RICHARD E & KAREN S

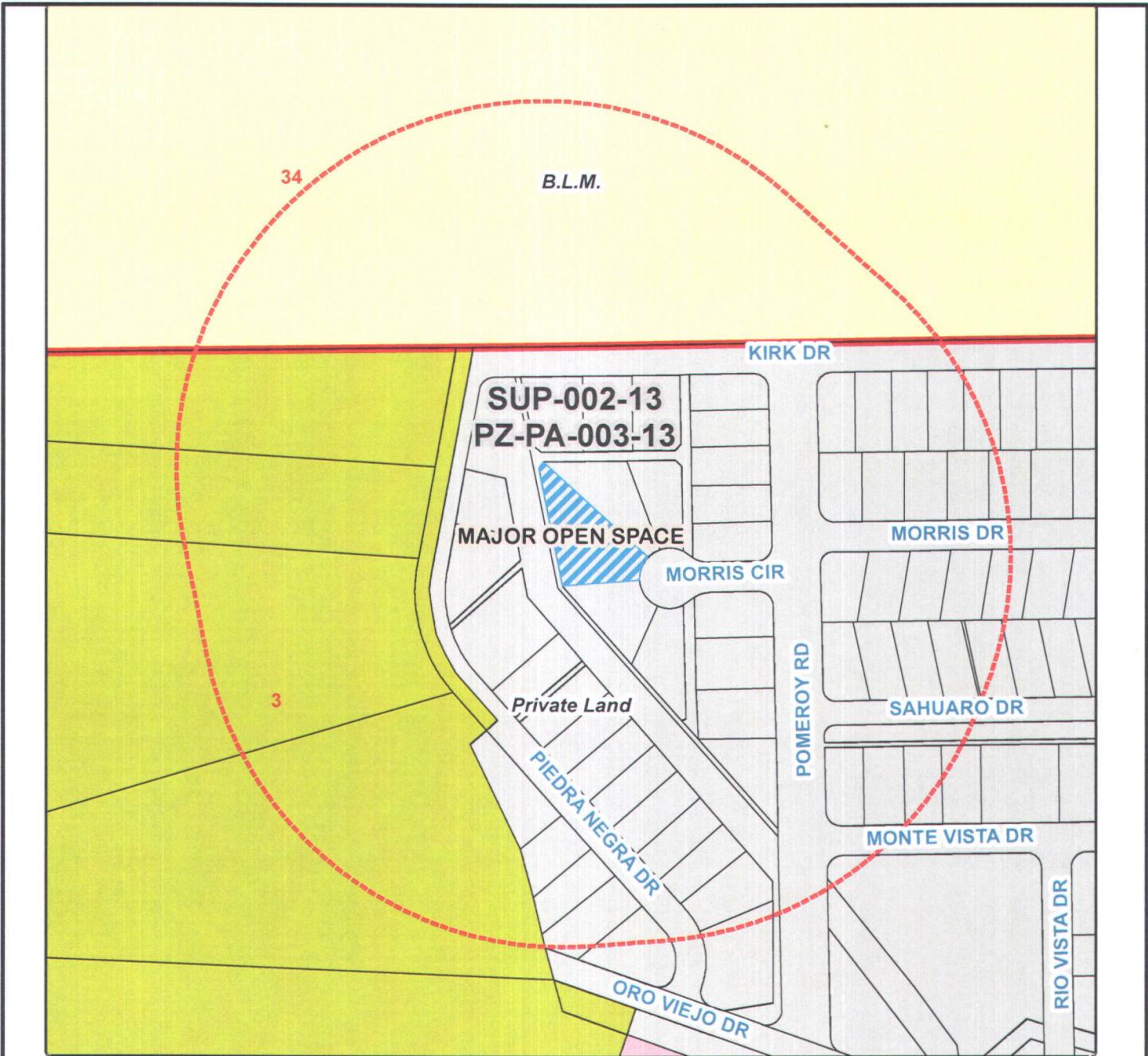
**Legal Description:**

Situated in a portion of the Section 03, T02S-R10E, G&SRB&M, Parcel 104-48-038.  
(legal on file) (Queen Valley area).

T02S-R10E Sec 03



03	02S Township	40E Range
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SUP-002-13, PZ-PA-003-13

Current Zoning: MH  
 Request Zoning: Special Use Permit,  
 Planned Area Development  
 Current Land Use: MAJOR OPEN



**Legal Description:**  
 Situated in a portion of Section 03, T02S, R10E, G&RB&M, Parcel: 104-48-038 (legal on file)  
 (Queen Valley area)

T02S-R10E Sec 03

 Sheet No. 1 of 1	Owner/Applicant: LEIGHTY RICHARD E & KAREN S		
	Drawn By: GIB / IT / LJT	Date: 04/19/2013	
	Sections: 03	Township: 02S	Range: 10E
Case Number: SUP-002-13, PZ-PA-003-13			



**SUP-002-13**  
**PZ-PA-003-13**

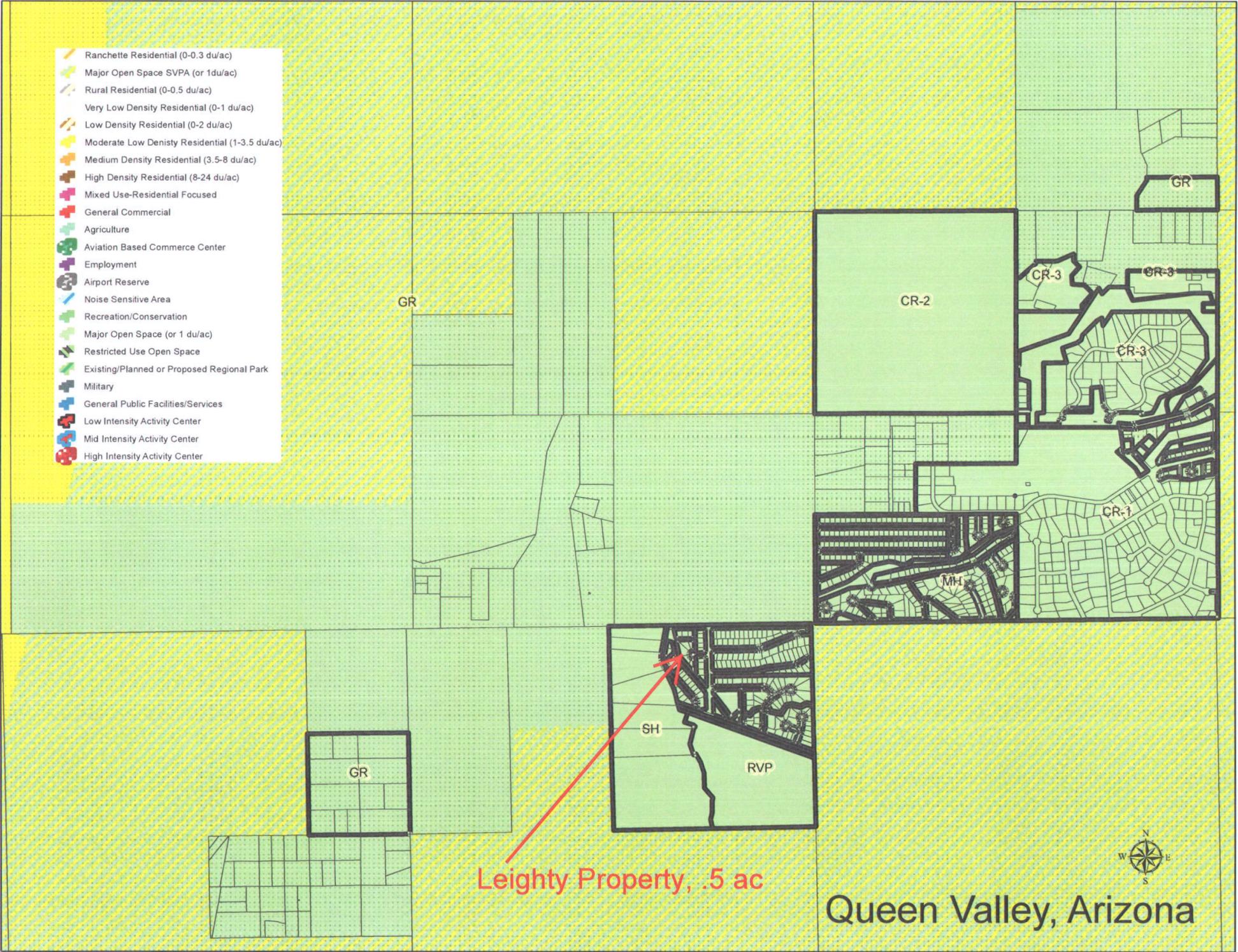
***Special Use Permit***



**SUP-002-13**  
**PZ-PA-003-13**



-  Ranchette Residential (0-0.3 du/ac)
-  Major Open Space SVPA (or 1du/ac)
-  Rural Residential (0-0.5 du/ac)
-  Very Low Density Residential (0-1 du/ac)
-  Low Density Residential (0-2 du/ac)
-  Moderate Low Density Residential (1-3.5 du/ac)
-  Medium Density Residential (3.5-8 du/ac)
-  High Density Residential (8-24 du/ac)
-  Mixed Use-Residential Focused
-  General Commercial
-  Agriculture
-  Aviation Based Commerce Center
-  Employment
-  Airport Reserve
-  Noise Sensitive Area
-  Recreation/Conservation
-  Major Open Space (or 1 du/ac)
-  Restricted Use Open Space
-  Existing/Planned or Proposed Regional Park
-  Military
-  General Public Facilities/Services
-  Low Intensity Activity Center
-  Mid Intensity Activity Center
-  High Intensity Activity Center



Leighty Property, .5 ac

Queen Valley, Arizona