



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, June 20, 2013

Hearing Room Pinal County Complex - Building A

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 |
| () GUTIERREZ, Member | () MORITZ, Member |
| () ANDERSON, Member | () DEL COTTO, Member |
| () SMYERS, Member | () GRUBB, 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:

- **May 16, 2013**

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- **Recognition of Former Commissioners**
- **Commissioners to Attend State Conference**
- **Possible Training Opportunity**
- **Follow up on Work Sessions**
- **News Article on John Wayne Parkway**

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

- **May 29, 2013 – No Cases**
- **June 5, 2013 – No Cases**

NEW CASES:**(AGENDA ITEMS 4 & 5 WILL BE DISCUSSED TOGETHER)**

4. **PZ-PA-003-13 – PUBLIC HEARING/ACTION:** Pinal County applicant, Richard and Karen Leighty landowners, requesting 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).
5. **SUP-002-13 – PUBLIC HEARING/ACTION:** Richard and Karen Leighty applicants/landowners requesting approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 ± acre parcel pending and in conjunction with non-major comprehensive plan amendment request **PZ-PA-003-13** 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).
6. **PZ-004-13 – PUBLIC HEARING/ACTION:** Eddie's Place, Inc landowner/applicant, Indevco Architecture, LLC, agent, requesting approval of a zone change from (CB-1) Local Business Zone to (C-3) General Commercial Zoning District on 0.95± acres to allow a restaurant and bar with outdoor dining and entertainment; situated in a portion of SE ¼ of Section 09, T08S, R08E G&SRB&M, Tax parcel 411-03-002A (legal on file) (located on the west side of Highway 87 approximately ¼ mile north of Milligan Rd in the Eloy area).
7. **SUP-003-13 – PUBLIC HEARING/ACTION:** Michael Mentser, applicant/landowner requesting a Special Use Permit to operate a diesel repair shop on a 1.45± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 20, T2S, R8E G&SRB&M, tax parcel 104-22-044 (legal on file) (located at the northwest corner of East Paint Horse Place and North Kenworthy Road in the San Tan Valley area).
8. **PZ-003-13 – PUBLIC HEARING/ACTION:** Sherwood Dwayne Profit Sharing Plan landowners/applicants, Rose Law Group Chris Webb, agent, requesting approval of a Rezone request from GR (General Rural) to R-7 (Single Residence Zoning District) to allow single-family residential housing within the 128.18± acre parcel; situated in a portion of the SW¼ of the NE¼, the SE¼ of the NW¼, the NE¼ of the SW¼, and the NW¼ of the SE¼ of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file) (located approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad).
9. **PZ-PD-003-13 – PUBLIC HEARING/ACTION:** Sherwood Dwayne Profit Sharing Plan landowners/applicants, Rose Law Group Chris Webb, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 444 single-family residential units within the 128.18± acre parcel; situated in a portion of the SW¼ of the NE¼, the SE¼ of the NW¼, the NE¼ of the SW¼, and the NW¼ of the SE¼ of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file) (located approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad).

10. **PZ-PD-002-13 – PUBLIC HEARING/ACTION:** Skyridge Lending, LLC landowners/applicants, United Engineering Group Christopher Lenz, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)006-06**) on 10.0± acres within the **Bella Villagio PAD** to plan and develop the 35 unit Bella Villagio single-family residential lots; situated in a portion of the NE¼ of Section 12, T3S, R7E G&SRB&M, a portion of tax parcel 509-02-002J (legal on file)(located south of West Skyline Drive and east of North Village Lane, approximately one mile southeast of the Town of Queen Creek).

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 PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF May 16, 2013**

PRESENT:

Mr. Hartman, Chairman	Mr. Riggins, Vice-Chairman
Ms. Aguirre-Vogler, Member	Mr. Salas, Member
Mr. Grubb, Member	Mr. Gutierrez, Member
Ms. Moritz, Member	Mr. Del Cotto, Member
Mr. Anderson, Member	Mr. Smyers, Member

LEGAL STAFF PRESENT:
Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:

Mr. Stabley, Planning Director	Mr. Abraham, Planning Manager
Ms. MacDonald, Planner II	Ms. Fisk, Drafting Specialist
Mr. Denton, Planner II	Mr. Ashbaugh, Planner I

The meeting was called to order at 9:03 a.m., this date by Chairman Hartman in the Hearing Room, Building A, Florence, Arizona.

Commissioner Anderson arrived at 9:04 am.

Chairman Hartman introduced Commissioner Grubb and asked him to tell the Commission a little about himself.

Commissioner Salas arrived at 9:05 am.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: March 21, 2013

Commissioner Aguirre-Vogler stated that she did not think staff had changed the notes to reflect her concerns about Red Rock interchange.

Ms. Grieb consulted with a staff member who stated that all of the notes in the minutes had been changed and there was not anymore to add.

MOTION

Commissioner Salas made a motion to approve the minutes from March 21, 2013. Commissioner Gutierrez seconded the motion. Motion passed unanimously.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: April 18, 2013

MOTION

Commissioner Salas made a motion to approve the minutes from April 18, 2013. Commissioner Moritz seconded the motion. Motion passed unanimously.

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Stabley apologized for having to meet in the old Board of Supervisors Room. The EOC cannot be used for the next couple of months due to an unforeseen problem.

Mr. Stabley stated that the amount of marijuana to be sold was 2.5 ounce every two weeks and not 8 ounces that was brought up in the last meeting.

Commissioner Moritz stated that the Commission Attorney Ms. Grieb was going to check into federal vs state law on the medical marijuana. Ms. Grieb addressed the Commission on the conflict between federal law and state law. The County Attorney's Office brought this issue up to the Board of Supervisors at their meeting that even though the state has passed it, the federal government still prohibits the sale of marijuana. The County Attorney stands behind the federal law. The Board of Supervisors have considered what the County Attorney has said and have still approved a dispensary SUP. The federal government is looking for people who are trafficking drugs, breaking the law and not those who are under the state law.

Vice-Chairman Riggins asked counsel what other counties are doing. Ms. Grieb stated that Maricopa County has really backed away from this issue and sides more with Federal Law. Ms. Grieb stated that other surrounding counties are standing behind State law and continuing to open these dispensaries.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

April 24, 2013 – The Board of Supervisors voted on and approved SUP-001-13

May 8, 2013 – No cases were heard.

TENTATIVE PLATS: None

PZ-PA-002-13 - 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 the **Land Use Plan** to re-designate 1379± acres of land from **Major Open Space (or 1 DU/AC)** to other **residential land use categories** in the Queen Valley area; situated in portions of Sections 26, 33, 34, T1S, R10E G&SRB&M, and portions of Sections 3, 4, T2S, R10E G&SRB&M; located approximately 3.5 miles northeast of Florence Junction.

Mr. Abraham read a portion of the staff report and used a PowerPoint Presentation. At the conclusion of Mr. Abraham's PowerPoint he stated there would be a neighborhood meeting on May 29, 2013 at 6:30 pm for any Commission member to attend.

Commissioner Aguirre-Vogler expressed concerns about the high density with only one road in or out.

Vice-Chairman Riggins stated there are two roads in and out of the area.

Mr. Abraham commented that Silver King and Queen Anne Rd will take you out of the area.

Commissioner Salas wants to know how far Queen Valley is from Superior. Mr. Abraham stated that Queen Valley is about fifteen miles from Superior. Vice-Chairman Riggins stated there was a sign off the freeway to Queen Valley.

Commissioner Moritz wanted to know how many acres Mr. Abraham is talking about. Mr. Abraham responded approximately 1300 acres of land are included in the designation change

Commissioner Moritz asked if there was fire, water, power, and sewer. Mr. Abraham stated yes, all are, but some lots are on septic systems.

Chairman Hartman stated there was fire, power, water and a cell tower.

Commissioner Aguirre-Vogler asked what the population was in Queen Valley. Mr. Abraham told the Commission that he did not know but could find out.

Mr. Abraham stated that Queen Valley had been in existence since the 1970's and the proposed action would not affect zoning. He stated the zoning in the area was primarily for residential and not commercial. Mr. Abraham stated that we just want to change one (Comprehensive Plan) designation to another (Comprehensive Plan) designation. He stated that he had a map that would clarify things better so the Commissioners will have a better understanding of the whole area.

Chairman Hartman told the Commission that our Comprehensive Plan is a roadmap to the future and like many of our roadmaps it needs to be updated.

Vice-Chairman Riggins made a motion to approve PZ-PA-002-13. Commissioner Gutierrez seconded the motion. Motion passed unanimously.

WORK SESSION

Discussion on future work session topics

Mr. Stabley stated Ms. Janeen Rohovit from SRP has meet with some of Pinal County Board Members and discussed having a joint session with BOS and Commissioners.

Chairman Hartman requested that if the meeting between the Board of Supervisors and Commissioners did not take place could she just come to a Commissioners Hearing and talk to them.

Mr. Stabley confirmed that he has requested this meeting. Mr. Stabley asked if there were any other questions on the SRP water agreement. There were none.

Commissioner Aguirre-Vogler requested a new Commissioners roster and district maps.

Mr. Stabley stated there were going to be twelve cases for them to hear in June so he would try to get work sessions scheduled in the next few sessions after June.

Chairman Hartman stated that new owners don't know what they can or can't do on their properties. He wants to know what staff is doing to communicate to new property owners.

Mr. Stabley explained it is extremely difficult to reach out to all of Pinal County residents and provide them with that kind of information. He stated that his staff attends community meetings, and going to businesses to explain when codes have changed. Mr. Stabley told Commissioners that he would keep them informed of what his staff was doing. Chairman Hartman stated that that he hoped so.

Commissioner Aguirre-Vogler asked about HURF and how the roads were being taken care of. She stated that many people think the roads are being taken care of out of their property taxes and asked Mr. Stabley to give them more information on it.

Chairman Hartman then stated that he does not have zoning R7 in his book and asked for clarification on it from Mr. Stabley.

Mr. Stabley stated it is one of our new code districts and they added R7 but it is close to the old CR3. They are still using old zoning categories along with the new ones. Mr. Stabley stated that the most up

to date codes are on the Pinal County website. He also stated that any printed information is antiquated as soon as it is printed since there are changes being made constantly.

Commissioners requested information on how to get to the Pinal County website to look at Planning and Zoning information. Mr. Stabley told Commissioners he would have written instructions for them at the next Commission Hearing.

Commissioner Moritz requested information on acronyms the County uses. She wants to know what the letters stand for. Last revision was 3/11. Mr. Stabley asked if there was a page number on it so he could look at it.

Chairman Hartman asked for an update on Fritz Behring the Pinal County Manager. Mr. Stabley stated that he knew only what he has read in the papers but didn't know if there was a time frame on the City of Scottsdale's decision.

Commissioner Gutierrez has some general questions for Ms. Grieb He wanted to know if there was anything that would preclude them from attending the meetings Mr. Abraham was talking about for Queen Valley on May 29, 2013.

Ms. Grieb stated that as long as they went as a resident or for information purposes only and not in a Commission capacity there would be no problems. If someone recognized them as a Commissioner to let them know they were only there to get information. If someone has questions encourage them to come to a Commission Hearing. Ms. Grieb stated that if more than one Commissioner attended a meeting they would have to have six for a quorum. She also stated that sometimes two of the three Board of Supervisors would attend a training class or attend a meeting, that did not mean they were there for a meeting, but what they did was post that more than one Board of Supervisor would be attending and they were not there in Board capacity.

Commissioner Del Cotto stated there have been problems with the zoning in District 2 area. He expressed concerns that the County has changed zoning that he was not privy to. Commissioner Del Cotto went on to talk about a Holiday trailer and how the County has now come to decide how big the trailer can be dependent on how big your dwelling is. He stated when he purchased his property he received a copy of the CC&R's that had the do's and don'ts of the community. He also stated that some Holiday trailers were now larger than the dwelling for those who live here in the winter only. He then stated that maybe the County could look at these new Holiday trailer zoning laws that are now in effect

Mr. Stabley stated that he was not aware of any new Holiday trailer laws that are in effect.

Commissioner Del Cotto stated that the County should make people aware of what zoning areas they are in. He stated that the Supervisor for his district had a meeting that turned into a heated discussion. He stated that he was aware that some were zoning violations and said just maybe take the zoning violations one by one. He stated that he felt that it was really up to your neighbor if they approved of what you were doing or not.

Commissioner Moritz asked Commissioner Del Cotto what he wanted from the County, do mass mail-outs, suggest changing zonings, or a walk-through of the area?

Commissioner Del Cotto stated he knew of people being cited for zoning violations and did not know why. He also stated that if you were friends with your neighbor then nothing would probably happen but if you were not then a citation would be issued.

Ms. Grieb stated that they were getting off the agenda for Work Sessions and would have another meeting with Staff to discuss the best way to handle the SUP's in Commissioner Del Cotto's district. She

stated staff would look into this new Holiday trailer rule that no one was aware of and bring it to future topics.

Chairman Hartman asked Mr. Stabley to put it on a future agenda.

Commissioner Gutierrez asked Mr. Stabley if San Tan Valley would be going through the same plan amendment Queen Valley is going through. Mr. Stabley stated he was not aware of any problems with San Tan Valley. Commissioner Gutierrez stated there was a pit that had a mobile home on it and chickens running around. Mr. Stabley said he would look into it.

ADJOURNMENT

Commissioner Moritz made a motion to adjourn. Commissioner Aguirre-Vogler seconded the motion. Chairman Hartman accepted the motion.

Meeting adjourned at. 10:19 am.

RESPECTFULLY submitted June 20, 2013.

Jerry Stabley, Planning Director

Zoning Districts Descriptions

(These districts are available to new projects)

RU-10 RURAL ZONING DISTRICT

Provides for very low density residential use and to conserve and protect rural uses with a 10 acre minimum lot size.

RU-5 RURAL ZONING DISTRICT

Provides for very low density residential use and conserves and protects rural uses with a 5 acre minimum lot size.

RU-3.3 RURAL ZONING DISTRICT

Provides very low density residential use and to conserve and protect rural uses with a 3.3 acre minimum lot size.

RU-2 RURAL ZONING DISTRICT

Provides for low density residential use and other rural uses with a 2 acre minimum lot size.

RU-1.25 RURAL ZONING DISTRICT

Provides for low density residential use and other rural uses with a 1.25 acre minimum lot size.

RU-C RURAL COMMERCIAL ZONING DISTRICT

The rural commercial zone is intended to create opportunities for small scale, low impact, rural commercial uses. It is the intent of this zone to support rural levels of commercial development which have a limited impact on surrounding uses and communities.

R-43 SINGLE RESIDENCE ZONING DISTRICT

Provides for low density single-family residential use with limited agricultural uses with a 1 acre minimum lot size.

R-35 SINGLE RESIDENCE ZONING DISTRICT

Provides for low density single-family residential use with a 35,000sf minimum lot size.

R-20 SINGLE RESIDENCE ZONING DISTRICT

Provides for medium density single-family residential use with a 20,000sf minimum lot size.

R-12 SINGLE RESIDENCE ZONING DISTRICT

Provides for medium density single-family residential use with a 12,000sf minimum lot size.

R-9 SINGLE RESIDENCE ZONING DISTRICT

Provides for medium density single-family residential use with a 9,000sf minimum lot size.

R-7 SINGLE RESIDENCE ZONING DISTRICT

Provides for medium density single-family residential use with a 7,000sf minimum lot size.

MD MIXED DWELLING ZONING DISTRICT

Provides for a wide range of housing types, including single-family detached, single-family attached and limited multifamily dwellings. This zone may serve as a transition between residential and commercial or mixed use.

MR MULTIPLE RESIDENCE ZONING DISTRICT

Provides for multifamily residential development.

AC-1 ACTIVITY CENTER ZONING DISTRICT

This zoning district is to be used in areas with a comprehensive plan designation of high intensity activity center transition, mid intensity activity center transition and low intensity activity center core.

AC-2 ACTIVITY CENTER ZONING DISTRICT

This zoning district is to be used in areas with a comprehensive plan designation of high intensity activity center core periphery and mid intensity activity center core. It is designed to create a vibrant area, while allowing for some less intense uses in the short term.

AC-3 ACTIVITY CENTER ZONING DISTRICT

This zoning district is to be used in areas with a comprehensive plan designation of high intensity activity center core. It is designed to create a vibrant urban center, while allowing for some less intense uses in the short term.

O-1 MINOR OFFICE ZONING DISTRICT

Provides for limited office uses located in close proximity to residential development.

O-2 GENERAL OFFICE ZONING DISTRICT

Provides for a variety of office uses.

C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

Provides for limited commercial uses in close proximity to residential development and to serve local neighborhood needs.

C-2 COMMUNITY COMMERCIAL ZONING DISTRICT

Provides for a variety of commercial uses which enhance a community's livability and provide for employment opportunities.

C-3 GENERAL COMMERCIAL ZONING DISTRICT

Provides for a variety of retail and wholesale business allowing for outdoor display of merchandise that is for sale or rent.

I-1 INDUSTRIAL BUFFER ZONING DISTRICT

Provides for a wide range of low impact manufacturing and related uses that result in employment opportunities and serve as a buffer area where industry abuts residential property.

I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT

Provides for manufacturing and related establishments and commercial uses with limited external impact.

I-3 INDUSTRIAL ZONING DISTRICT

Provides, protects and recognizes areas suited for medium and heavy industrial development and uses free from conflict with commercial, residential and other incompatible land uses. This zone is intended to be applied generally to those areas that have available highway, rail or other access.

MH-8 MANUFACTURED HOME ZONING DISTRICT

Provides for planned manufactured home developments with developed open space within a reasonable walking distance and permit a wider latitude of design without increasing existing densities with a 8,000sf minimum lot size.

MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT

Provides for planned manufactured home parks.

PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT

Provides for planned park model and recreational vehicle parks.

Zoning Districts Descriptions

(These districts are not available to new projects)

CAR Commercial Agricultural Ranch Zoning District

Provides a mix of rural residential and commercial agricultural and rural uses.

SR Suburban Ranch Zoning District

Provides very low density residential use and to conserve and protect rural uses with a 3.3 acre minimum lot size.

SH Suburban Homestead Zoning District

Provides for low density residential use and other rural uses with a 2 acre minimum lot size.

GR General Rural Zoning District

Provides for low density residential use and other rural uses with a 1.25 acre minimum lot size.

CR-1A Single Residence Zoning District

Provides for low density single-family residential use with limited agricultural uses with a one acre minimum lot size.

CR-1 Single Residence Zoning District

Provides for medium density single-family residential use with a 20,000 sf minimum lot size.

CR-2 Single Residence Zoning District

Provides for medium density single-family residential use with a 12,000 sf minimum lot size.

CR-3 Single Residence Zoning District

Provides for medium density single-family residential use with a 7,000 sf minimum lot size.

CR-4 Multiple Residence Zoning District

Provides for multifamily residential development (Multiple dwelling for not more than four families).

CR-5 Multiple Residence Zoning District

Provides for multifamily residential development.

MH Manufactured Home Zoning District

Provides for planned manufactured home developments with a 8,000 sf minimum lot size.

RV Recreational Vehicle Homesite Zoning District

Provides for Recreational vehicle/travel trailer subdivision with a minimum lot size of 6,000sf.

MHP Manufactured Home Park Zoning District

Provides for planned manufactured home parks with a minimum space size of 4,000sf.

PM/RVP Park Model/Recreational Vehicle Park Zoning District

Provides for planned park model and recreational vehicle parks with a minimum space size of 1,500sf on or before December 30, 1992 or 2,000sf after December 30, 1992.

TR Transitional Zoning District

Provides a mix of single family, multi-family and limited commercial type uses.

CB-1 Local Business Zoning District

Provides for limited commercial uses in close proximity to residential development and to serve local neighborhood needs.

CB-2 General Business Zoning District

Provides for a variety of retail and wholesale business allowing for outdoor display of merchandise that is for sale or rent

CI-B Industrial Buffer Zoning District

Provides for a wide range of low impact manufacturing and related uses that result in employment opportunities and serve as a buffer area where industry abuts residential property.

CI-1 Light Industry and Warehouse Zoning District

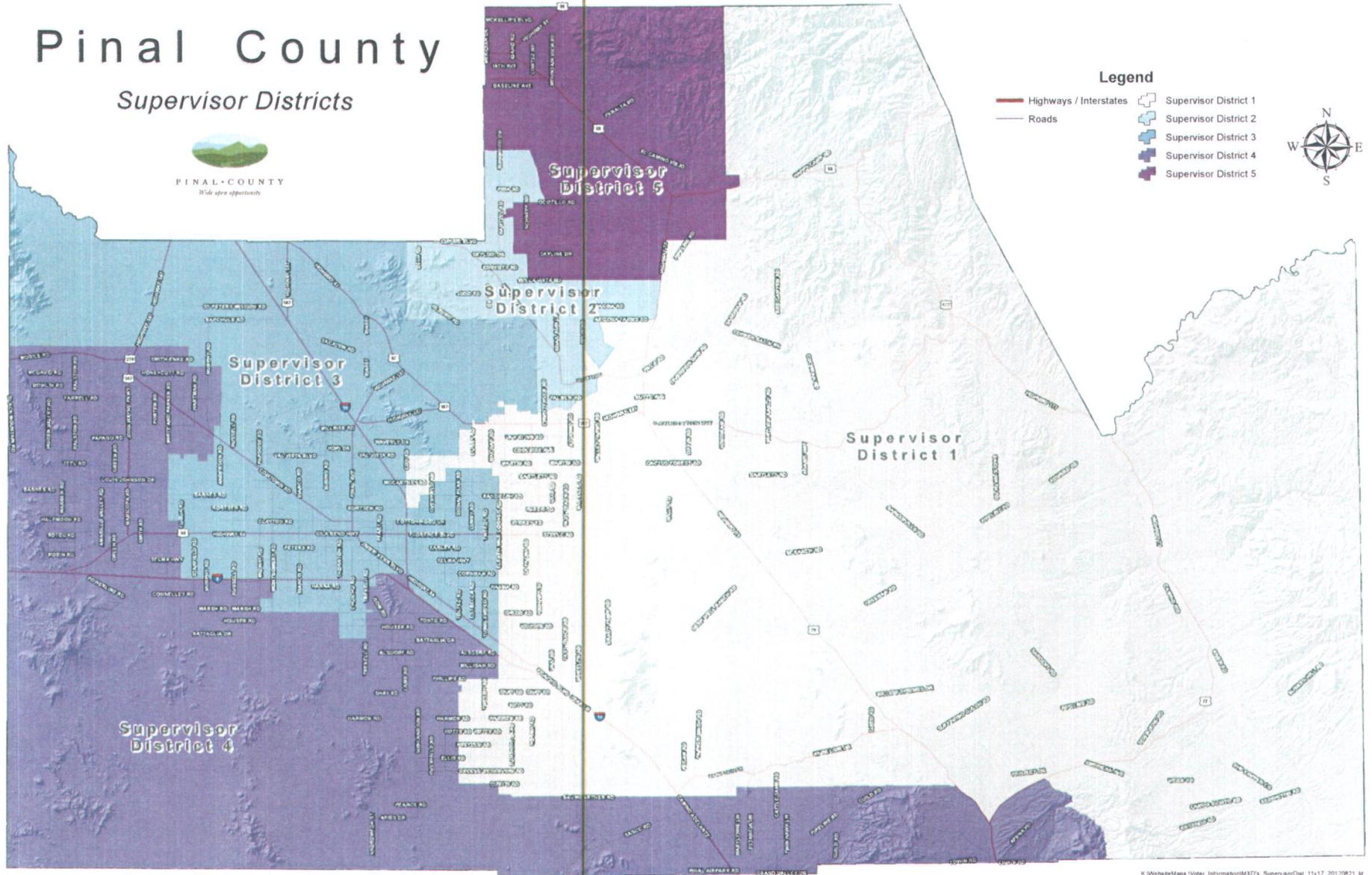
Provides for manufacturing and related establishments and commercial uses with limited external impact.

CI-2 Industrial Zoning District

Provides, protects and recognizes areas suited for medium and heavy industrial development and uses free from conflict with commercial, residential and other incompatible land uses.

Pinal County

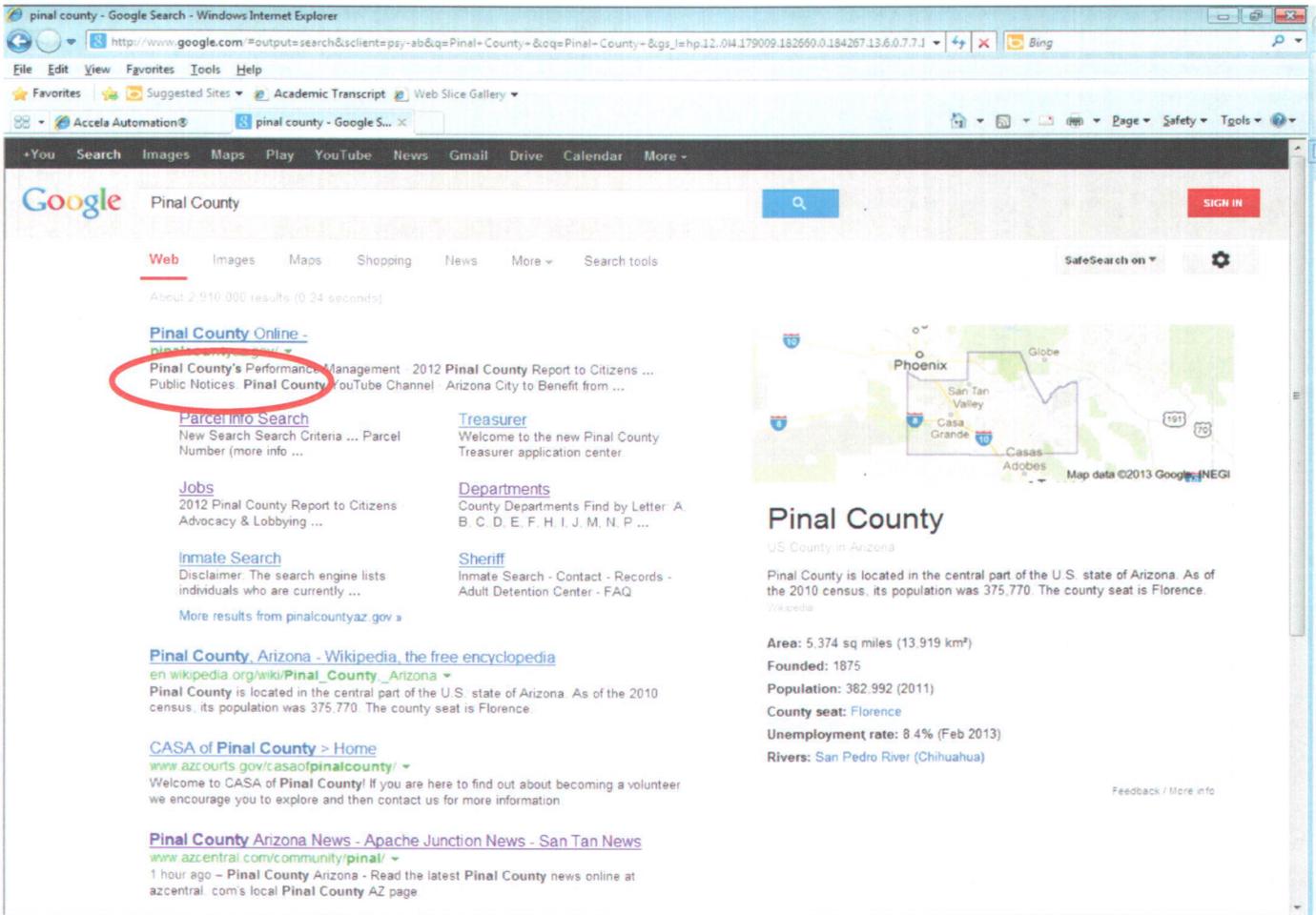
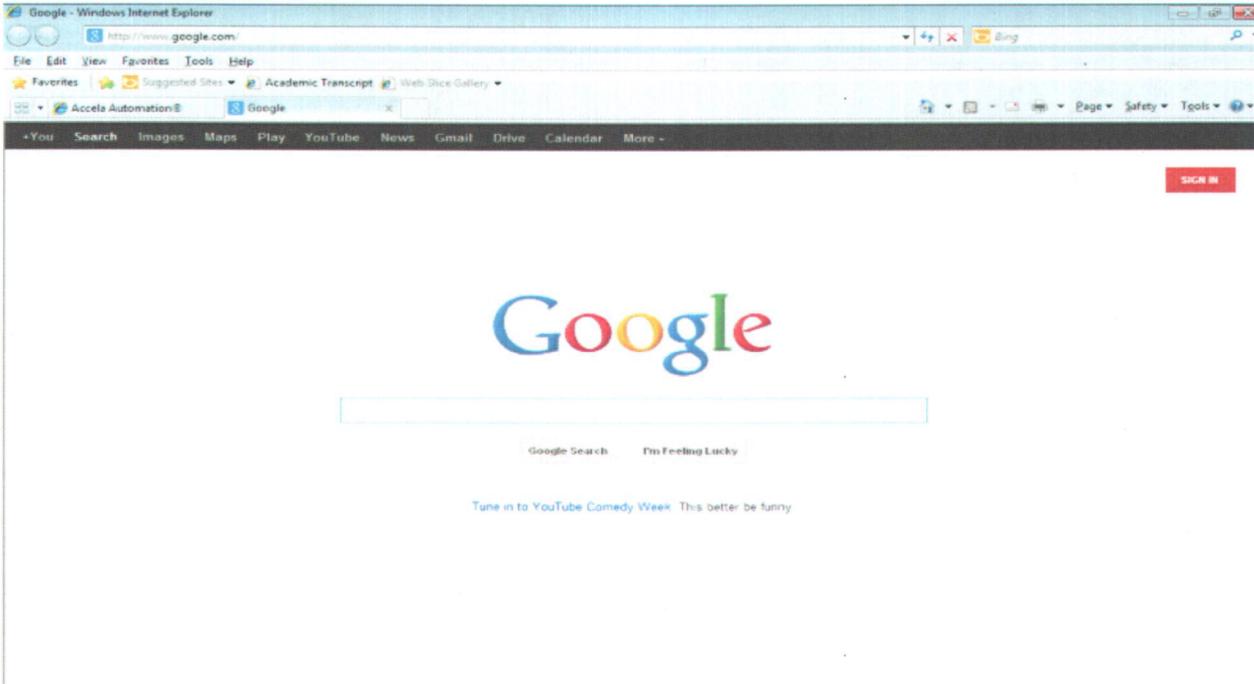
Supervisor Districts



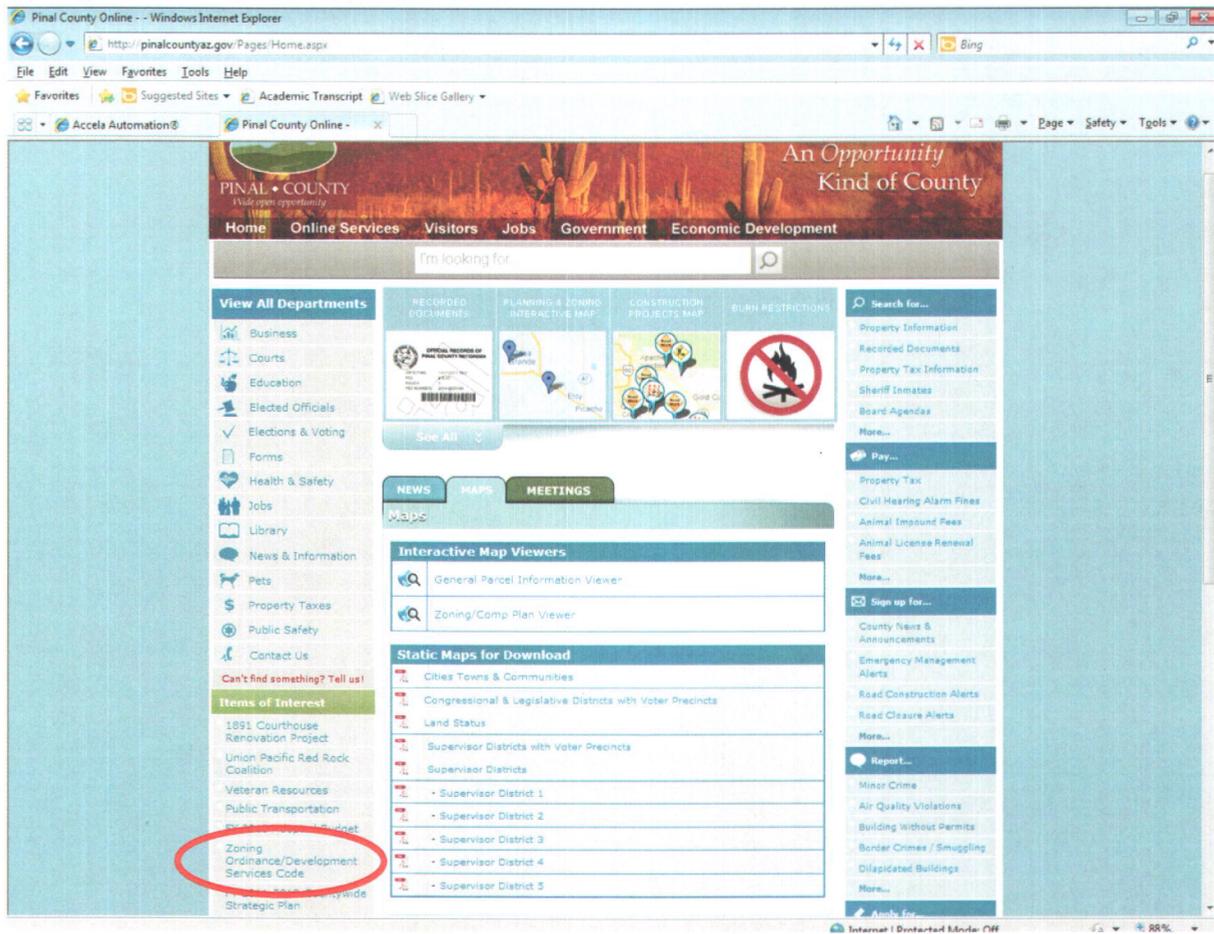
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Accessing the Pinal County Zoning Ordinance

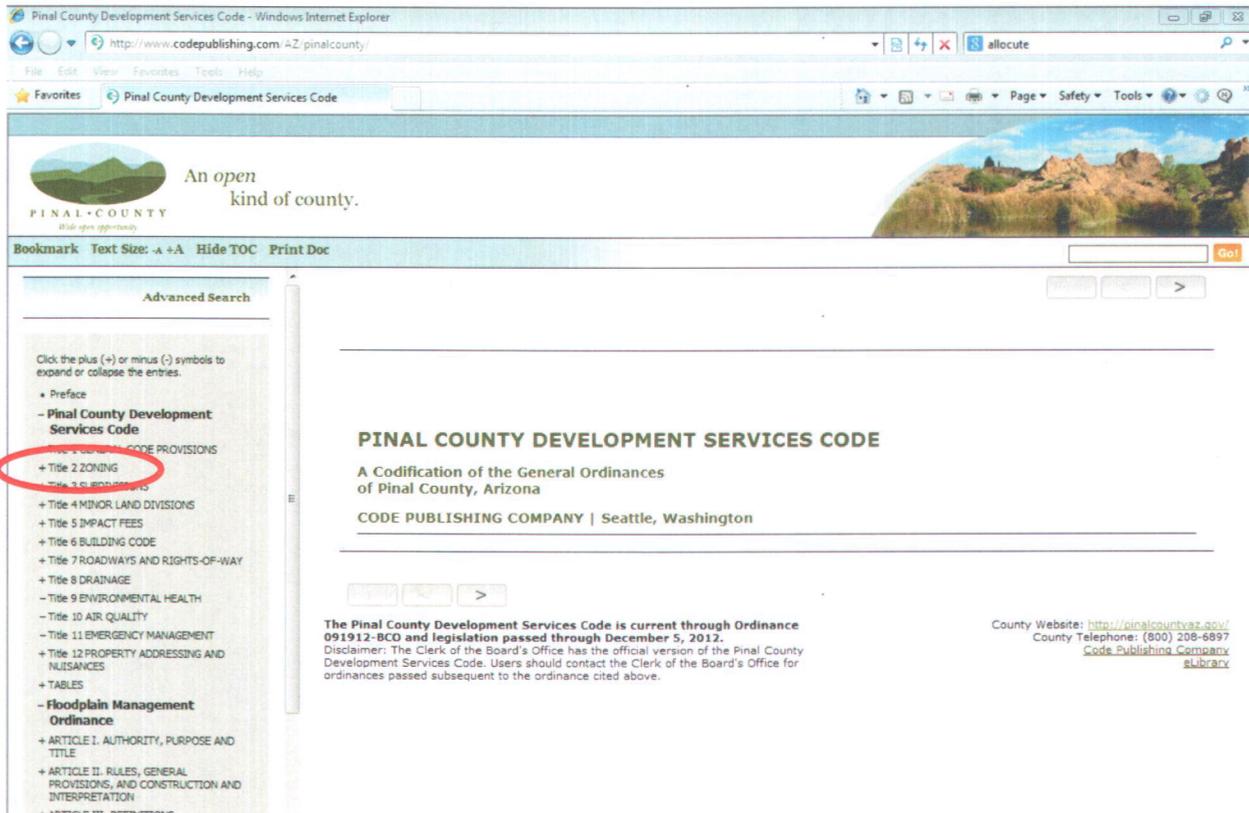
1. Open Internet Explorer
2. Go to www.google.com
3. Type **Pinal County** in the search box



4. Click on **Zoning Ordinance/Development Services Code**



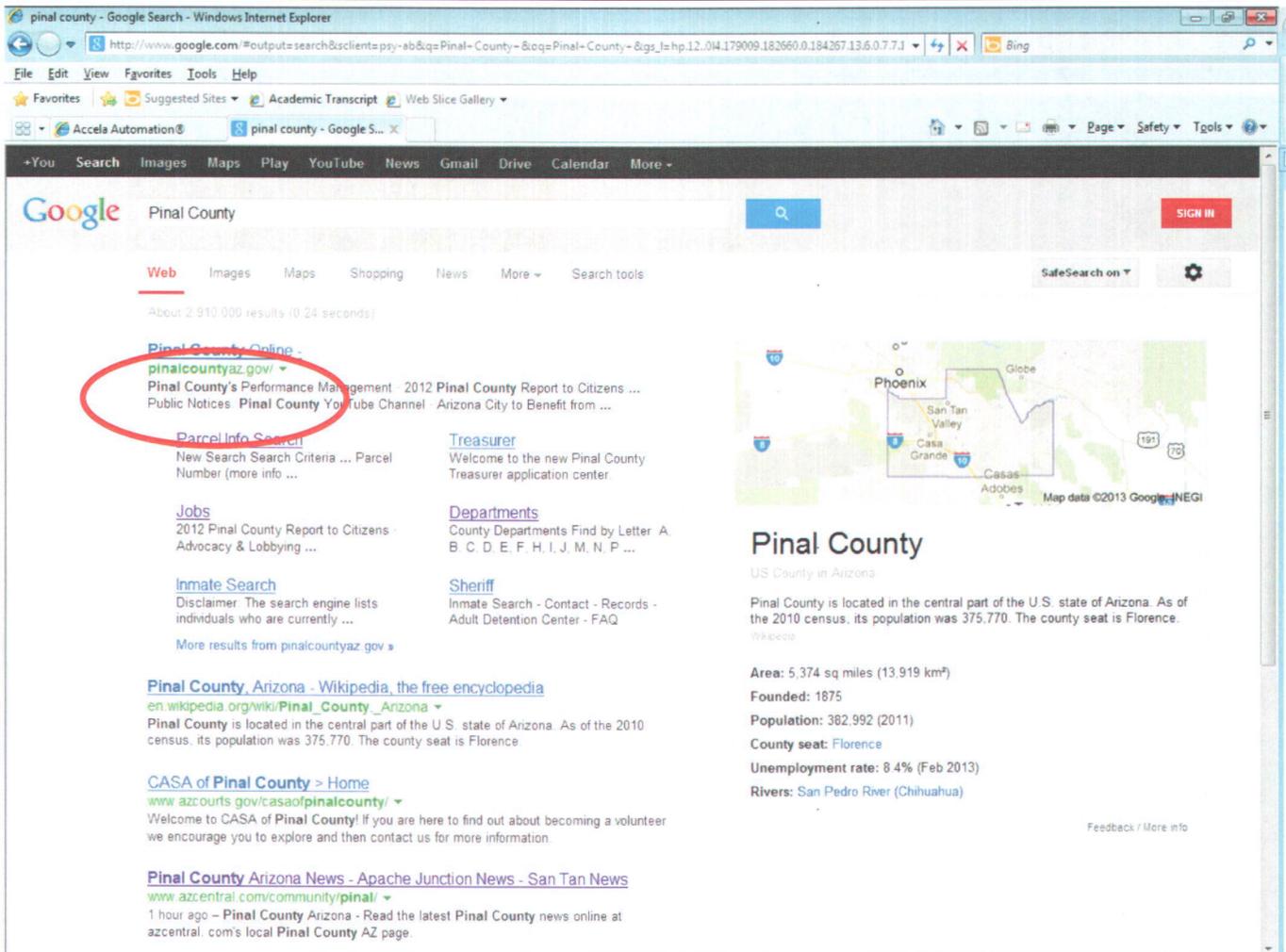
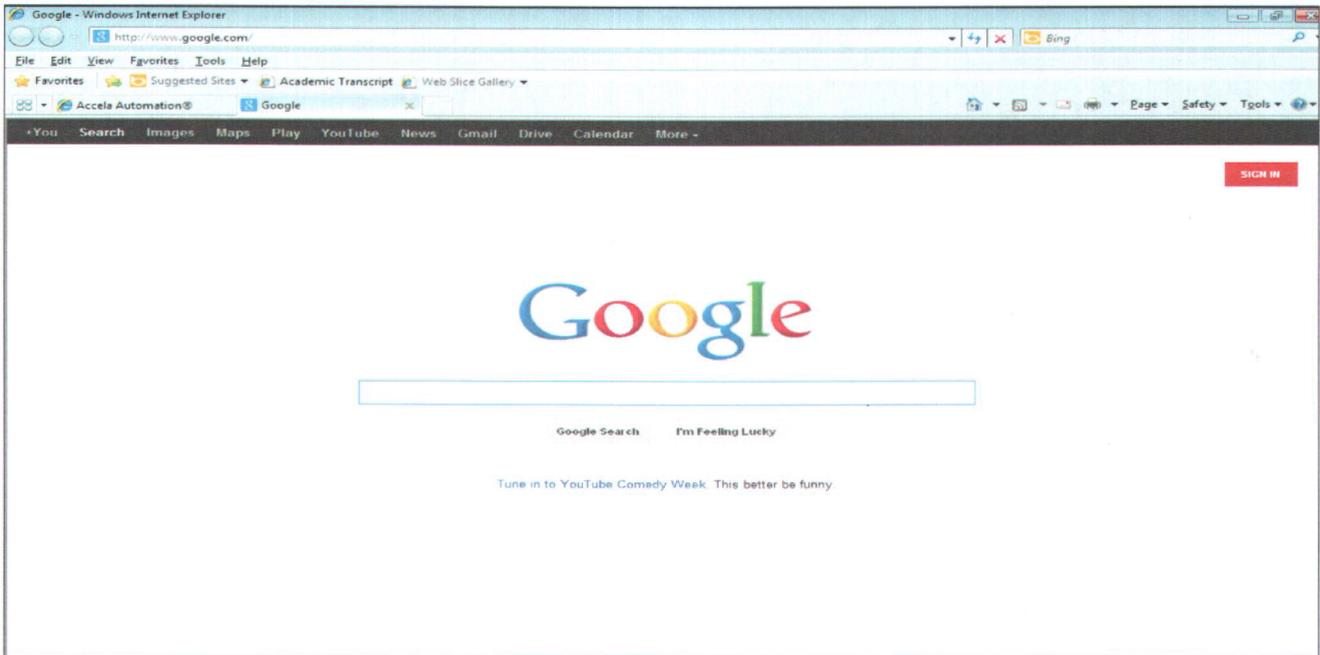
5. Click on **Title 2 Zoning**



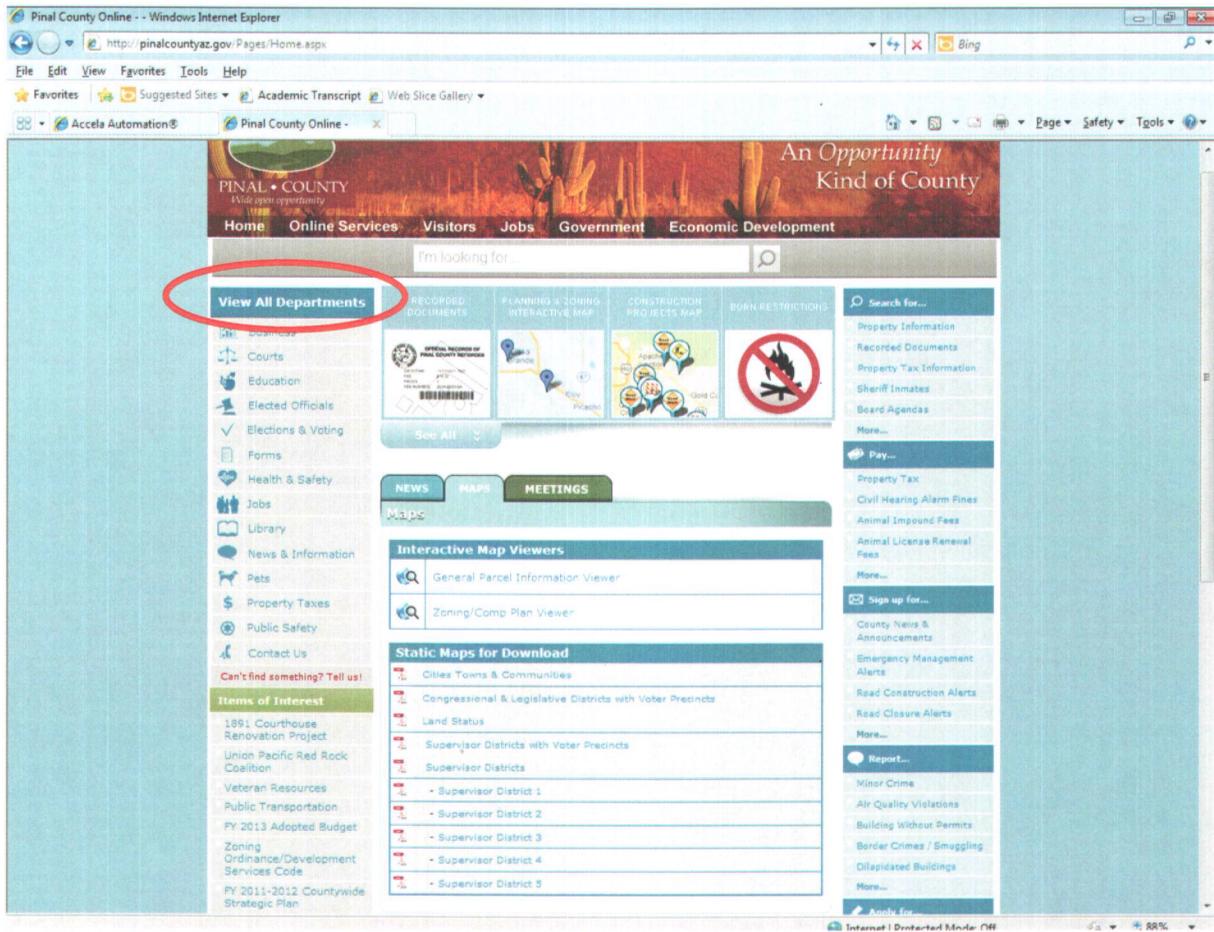
6. This will bring up the list of zoning designations.

Accessing the Pinal County Comprehensive Plan

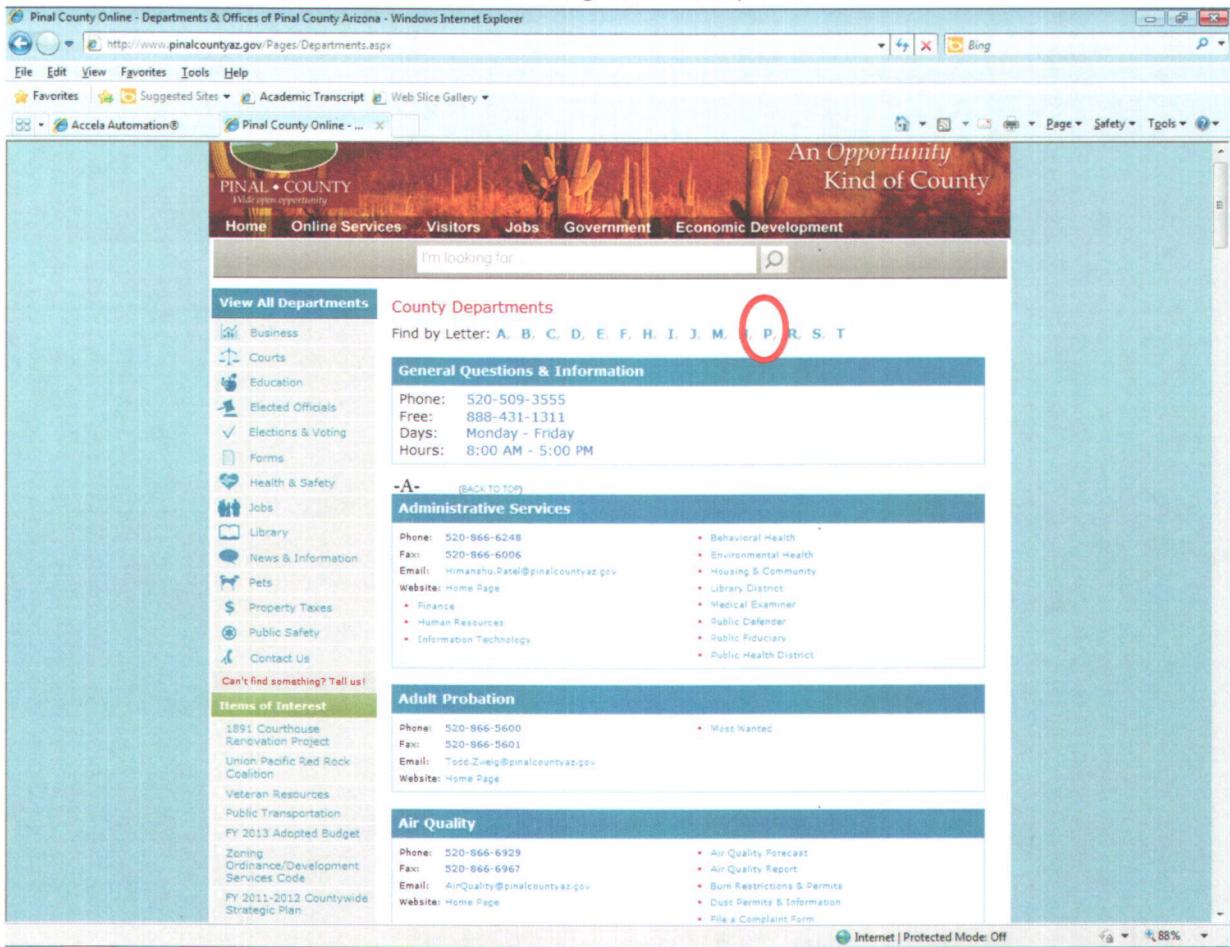
1. Open Internet Explorer
2. Go to www.google.com
3. Type **Pinal County** in the search box



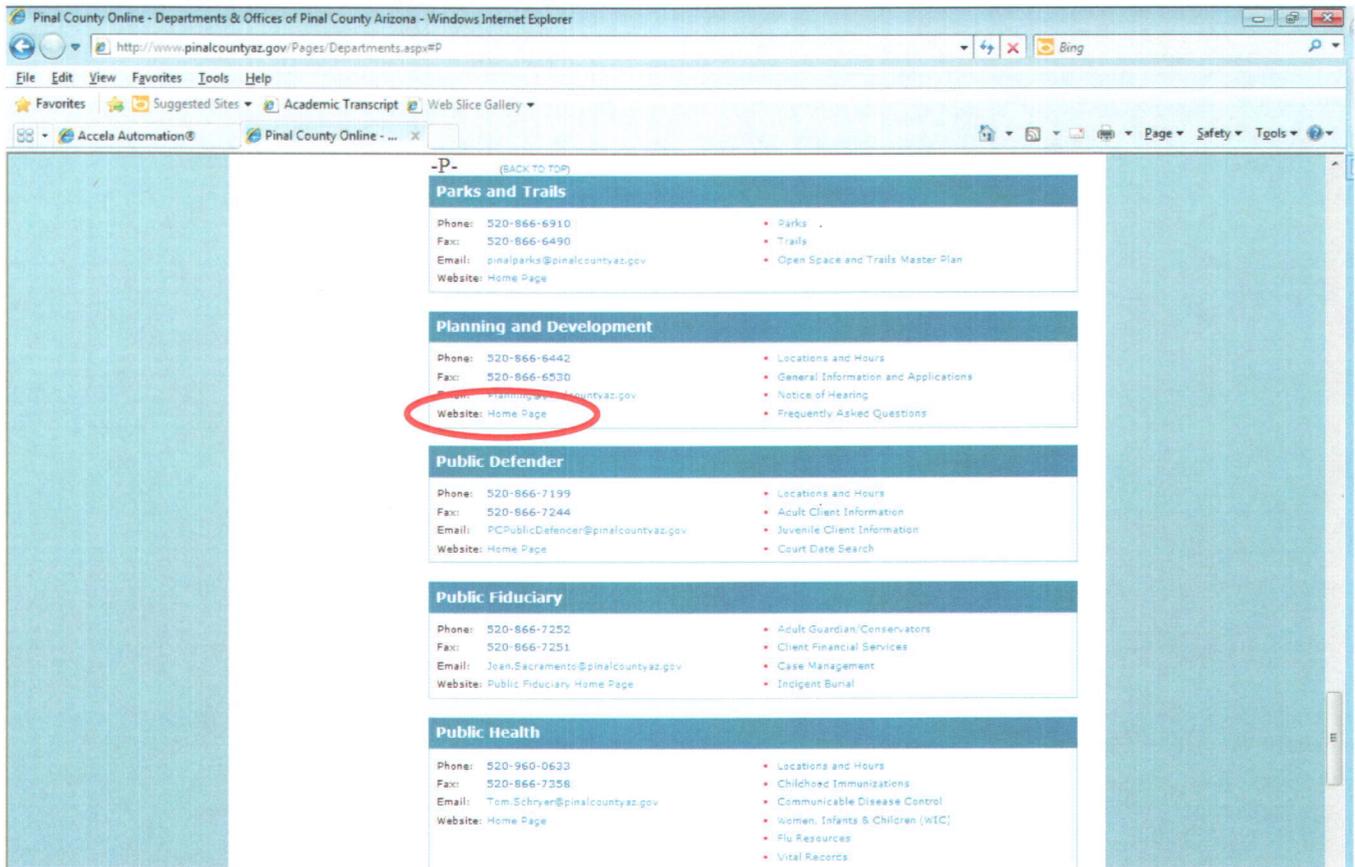
4. Click on View All Departments



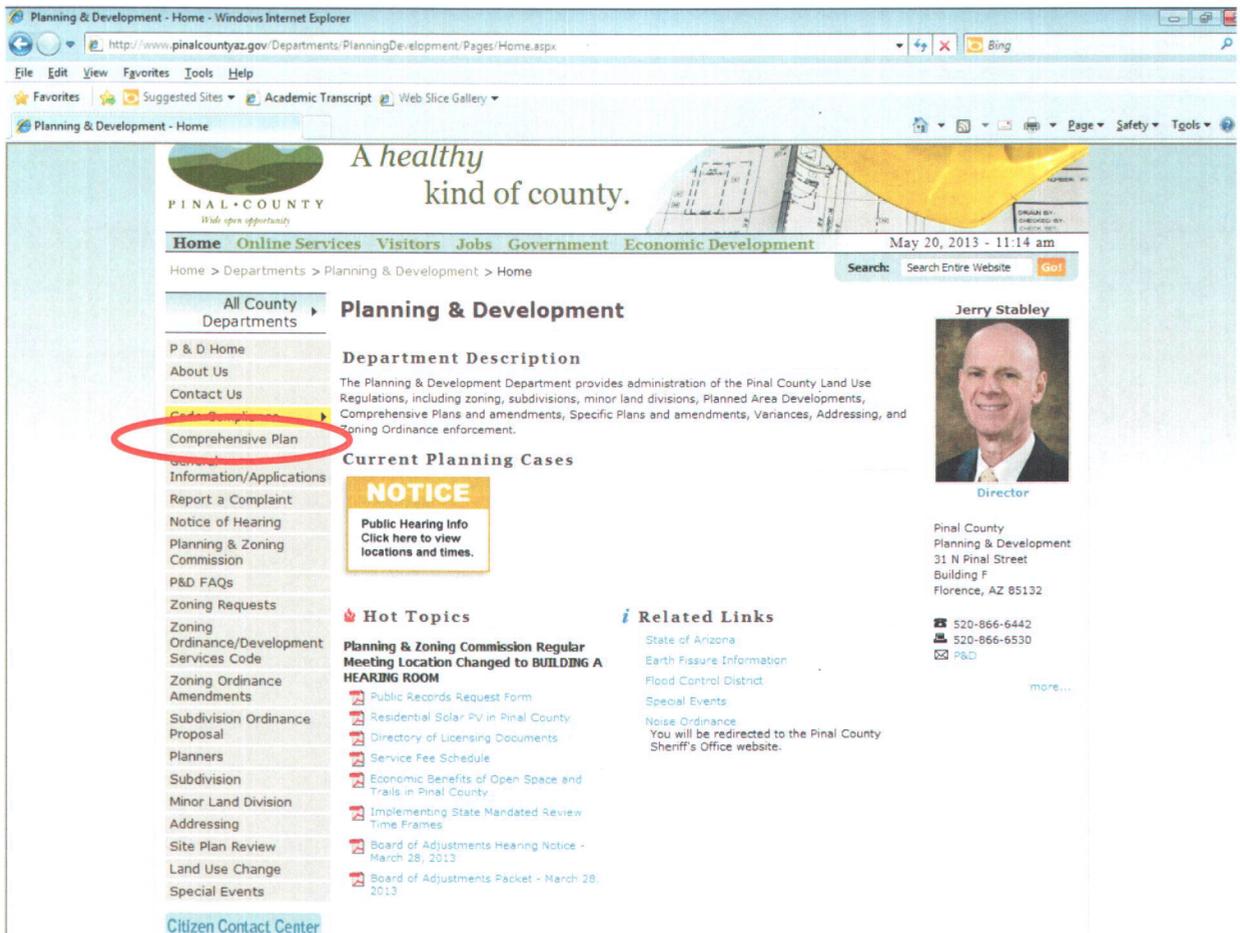
5. Under County Departments choose P for Planning and Development



6. Select Home Page Under Planning and Development



7. Click on Comprehensive Plan



8. On the Comprehensive Plan information page, click on **Pinal County Comprehensive Plan**

Comprehensive Plan Update

An opportunity kind of county.

PINAL COUNTY
Wide open opportunity

Home Online Services Visitors Jobs Government Economic Development May 20, 2013 - 11:15 am

Home > Departments > Planning & Development > Comprehensive Plan Update > Home

All County Departments

P & D Home
Comprehensive Plan Home
Key Documents

Citizen Contact Center
(520) 509-3555
(888) 431-1311
Mon-Fri 8-5pm
Email: Pinal County

STAY IN TOUCH WITH PINAL COUNTY:
SUBSCRIBE TO OUR EMAIL LIST

What is a Comprehensive Plan?
The Pinal County Comprehensive Plan is a statement of policy and an expression of the county's vision.

What is included in a Comprehensive Plan?
The plan is a tool to help guide and shape the county's future growth. The intent of the Comprehensive Plan is to achieve a sustainable future for Pinal County. The Comprehensive Plan will include:

- The vision statement that will guide decision-making;
- A plan for managing anticipated growth and development including all modes of transportation;
- Strategies to create employment centers so residents can live and work in close proximity;
- Goals and policies related to economic development, housing, infrastructure, and environment;
- An implementation plan to realize the vision.

A new Comprehensive Plan was adopted by the Pinal County Board of Supervisors on November 18, 2009. Clicking on the following icon will take you to the Comprehensive Plan.

 [Pinal County Comprehensive Plan](#)

Comprehensive Plan Amendments
As with any major Plan, revisions, adjustments, amendments, and corrections need to take place. These changes will fall into one of two categories, major or non-major amendments:

Major Amendments:

Major amendments are amendments to the plan that take place only once during a calendar year, and must be completed in the year in which they were started. Major amendments are defined as a substantial alteration of the County's land use mixture or balance. The criteria for a major amendment are defined within Chapter 10: Implementation of the Pinal County Comprehensive Plan. For additional information on the 2013 Major Amendment Process please view the [2013 Major Amendment Schedule and Process](#).

Pinal County
Planning & Development
31 N Pinal Street
Building F
Florence, AZ 85132
520-866-6442
520-866-6530
P&D

PINAL COUNTY COMPREHENSIVE PLAN
We Create Our Future

Overpass route options narrowed to three

Posted: Tuesday, June 11, 2013 9:55 am | Updated: 11:53 am, Tue Jun 11, 2013.

trivalleycentral.com/maricopa_monitor/news/overpass-route-options-narrowed-to-three/article_a8ef4892-d2b7-11e2-9125-0019bb2963f4.html

By BRIAN WRIGHT, News Editor @BrianWright05 | [0 comments](#)

An Arizona Department of Transportation meeting in Maricopa last summer was sparsely attended, but a standing-room-only crowd of more than 100 people attended a public comment meeting on the grade separation project Thursday night.

The people who attended the meeting last year, and those who participated in online voting or other forums, had an influence on what was presented Thursday at the Maricopa Unified School District administration building.

ADOT narrowed its list of possible grade separations – in this instance overpasses – at Arizona 347 and the Maricopa-Casa Grande Highway from 10 options down to a final three.

Union Pacific Railroad tracks run through the intersection, and it's no secret to Maricopa residents that this causes major traffic delays and headaches, in addition to safety concerns, with the state highway serving as the city's major north-south thoroughfare.

Maricopa's Amtrak station, which serves as the Phoenix hub, is adjacent to the intersection of 347 and the tracks. ADOT says loading and unloading of passengers at the station – which occurs during morning rush hour and then again at night – usually takes between 10 and 30 minutes, resulting in extended traffic delays.

ADOT estimates 31,000 vehicles travel on 347 each day, and its studies show that number could reach 67,000 vehicles per day by 2040.

"The need for [the overpass] is defined by the growth in Maricopa," said Elijah Williams, consultant project manager.

For those who want to know what the overpass in Maricopa will look like, Williams said it will likely be similar to ramps on 7th Street and 7th Avenue that carry traffic over railroad tracks in downtown Phoenix.

"When we look at crossing the railroad tracks, we know we need to maintain 23-and-a-half feet of clearance from the rail to the bottom of the bridge so that the trains can go underneath there the way they [were designed]," he said. "When the cars come across the bridge over the railroad tracks, that bridge will be about 30 feet in the air."

Each option, or alternative, was ranked based on a system in which 13 categories were scored between a score of 1 (highest impact and worst performance) and 5 (lowest impact and best performance).

Feasibility study 2 (F2) and Alternative H tied for the highest score of the finalists with 47, while Alternative E scored a 44.

Each of the three preferred alternatives require a realignment of Arizona 347 at the crossing further east, necessitating the need to potentially remove some existing businesses, such as Napa Auto Care, and others. Napa Auto Care owner Tena Dugan was told by officials that businesses that are relocated would be compensated and assisted in the process. The same goes for those who own homes in the grade separation area.

For example, ADOT said approximately four businesses and eight homes would be affected by Alternative H.

Other questions from the audience concerned the timeline for the project, and Williams said that really depends on how soon the City can secure grant funding for the overpass. He estimated the total cost of the project between \$50 million and \$60 million.

The City is in the process of trying to secure federal TIGER V grant dollars to fund the overpass. Williams said the most optimistic circumstance would have the project breaking ground in three years.

The general public is encouraged to give as much input as possible toward those three options. The public comment period is open until June 21, and people can go to azdot.gov to file comments and suggestions.

DIRECTOR'S ITEMS

MEMORANDUM

May 20, 2013

To: Planning and Zoning Commissioners
From: Jerry Stabley, Planning and Development Director
Topic: 2013 APA AZ Conference

The Great Recession has caused severe economic stress for Pinal County. One major indicator of this stress is the size of the Planning and Development Department. We are now less than ½ the size of when I first became Director, five years ago.

Last year, for the first time in many years, the County was able to send Commissioners to attend the APA Arizona Chapter State Conference. As I stated last year, Planning and Development is prepared to finance each Commissioner's attendance at the State Conference once every two years. To stay within budget, we will finance half of the Commission's attendance each year. This will include early registration, lodging and funds to cover transportation. Planners will have the same opportunity, which will allow AICP members to maintain their professional status.

The 2013 Conference will be held in the Saguaro Hotel, which is located in Downtown Scottsdale, close to the Scottsdale Center for the Arts. The Conference will be held from Wednesday, September 25th through Friday the 27th.

It will be up to the Commission to decide who attends the State Conference. I would suggest that the newest members have the opportunity to go first, followed by those who have not been able to attend in the past.

Early registration ends on June 28, so I have placed an item on your June agenda to discuss who will attend from the Commission. Commissioners Hartman, Aguirre-Vogler, Moritz and Gutierrez attended last year and would not be eligible in 2013.

As a manager of public funds, I have the responsibility to make sure that our budget is used as efficiently and effectively as possible. Unless Commissioners are ill, those who sign up for a conference and do not attend will need to finance future conferences on their own.



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist
Planning & Development

DATE: June 20, 2013

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

**BOS HEARING OF MAY 29, 2013
P&Z Cases**

No Cases

**BOS HEARING OF JUNE 5, 2013
P&Z Cases**

No Cases

PZ-PA-003-13/SUP-002-13



MEETING DATE: June 20, 2013

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-003-13 & SUP-002-13 (Leighty Conv. SFR)**

(These cases will be discussed together)

CASE COORDINATOR: Steve Abraham

LEGAL DESCRIPTION: a .5± acre parcel situated in a portion of the NW¼ of Section 3, T2S, R10E G&SRB&M

TAX PARCEL: 104-48-038

LANDOWNER/APPLICANT: Richard and Karen Leighty, 468 W Morris Circle, Queen Creek, AZ 85118

REQUESTED ACTION & PURPOSE:

PZ-PA-003-13: Pinal County applicant, Richard and Karen Leighty landowners, requesting 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**);

SUP-002-13: Richard and Karen Leighty applicants/landowners requesting approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 ± acre parcel pending and in conjunction with non-major comprehensive plan amendment request **PZ-PA-003-13** 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

LOCATION: Located in the southwest corner area of Kirk Dr. & Pomeroy Rd. in Queen Valley.

SIZE: .5± acres.

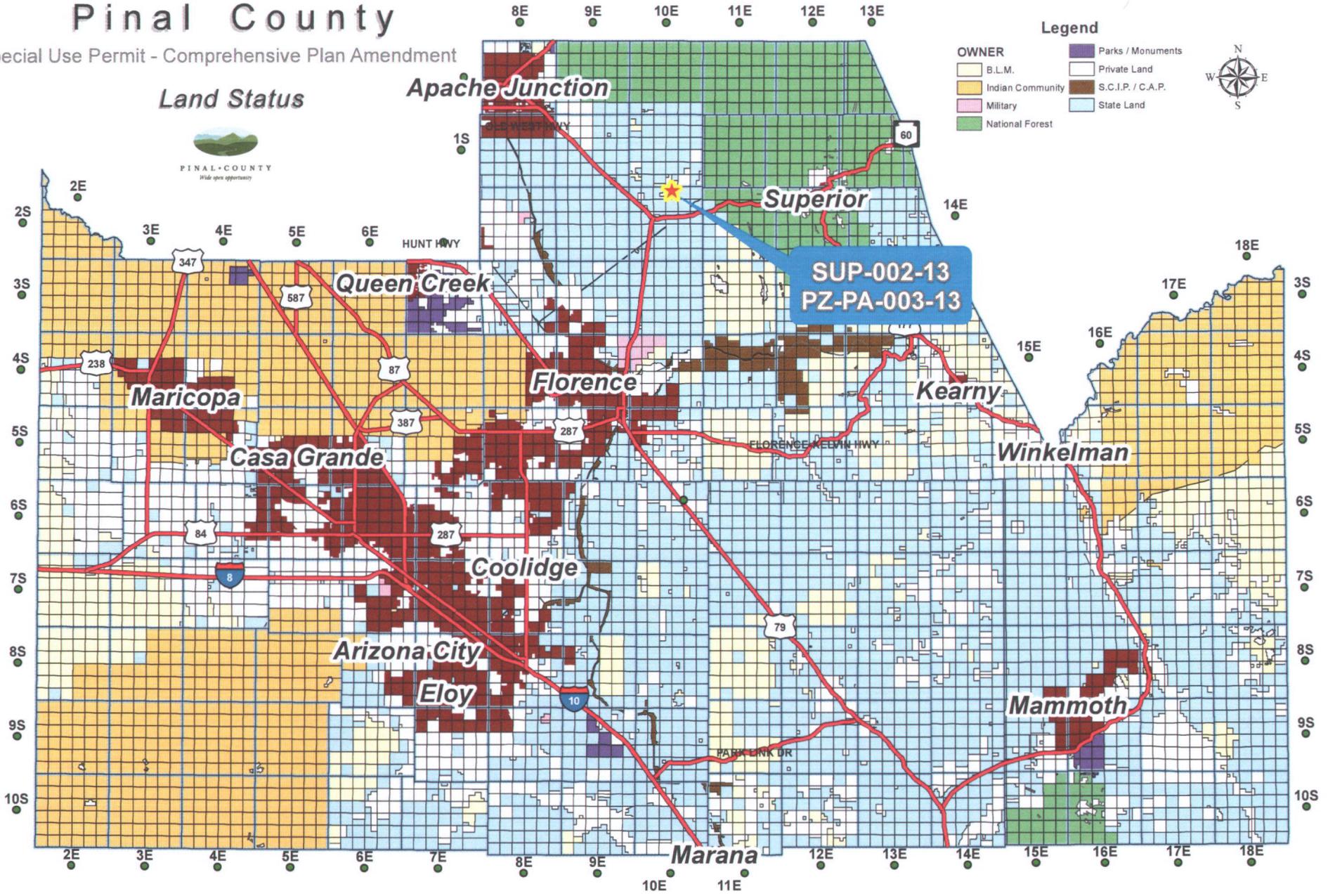
COMPREHENSIVE PLAN: The site is designated as Major Open Space (or 1 DU/AC) [MOS]. The surrounding properties are also designated MOS. Part of this case is a request to change the designation to Moderate Low Density Residential (MLDR), if the non major comprehensive plan amendment is approved, the proposed SUP will be in compliance with the MLDR designation. A discussion regarding the change is addressed later in this report.

EXISTING ZONING AND LAND USE: The subject property is zoned MH, Manufactured Home zone. The site is currently developed with a conventionally constructed single family residential dwelling, which is not in compliance with the zoning ordinance.

Pinal County

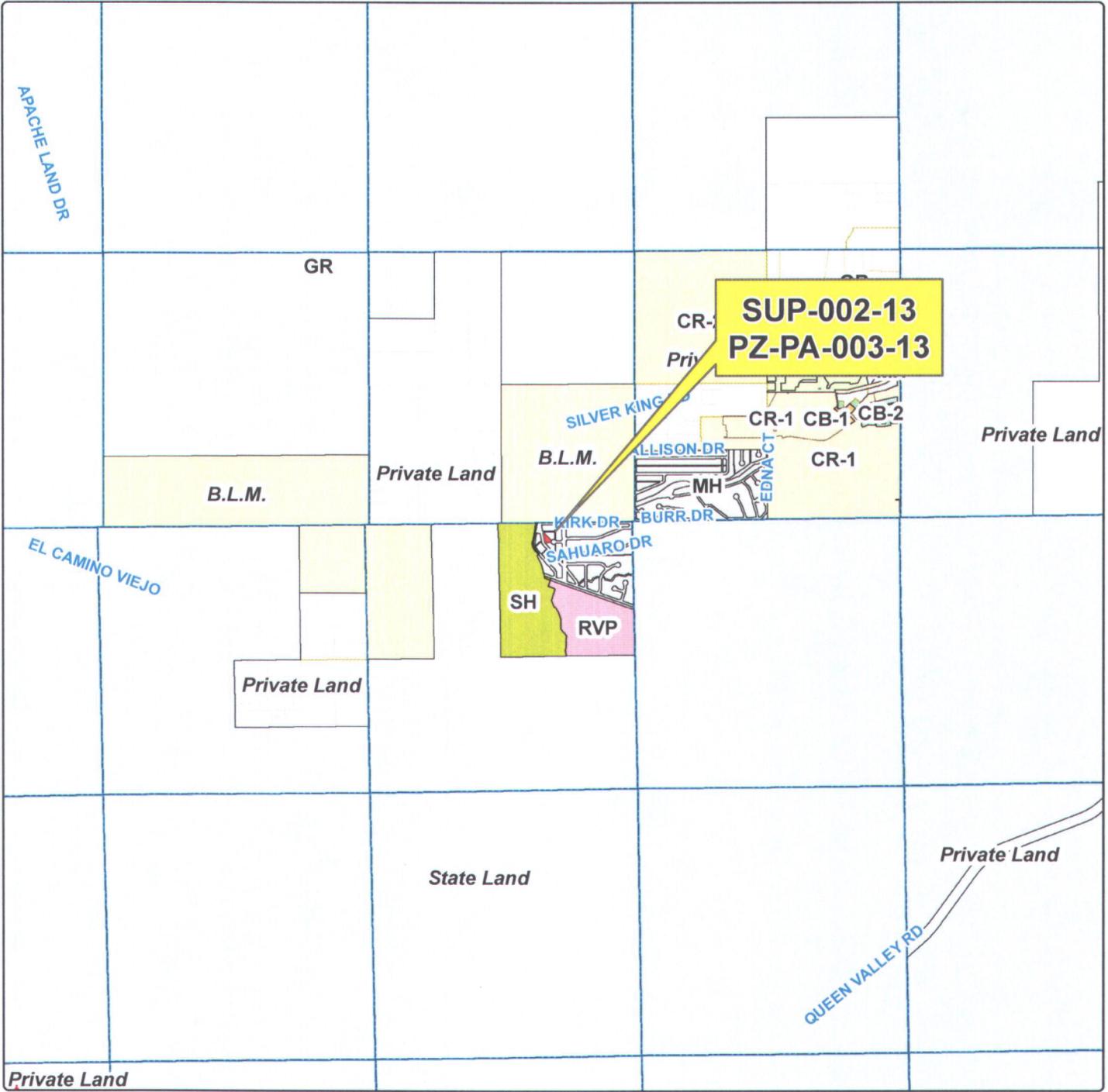
Special Use Permit - Comprehensive Plan Amendment

Land Status



Legend

- | | |
|------------------|-------------------|
| OWNER | Parks / Monuments |
| B.L.M. | Private Land |
| Indian Community | S.C.I.P. / C.A.P. |
| Military | State Land |
| National Forest | |



**Special Use Permit
Comprehensive Plan Amendment
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 104-46-03B.
(legal on file) (Queen Valley area).

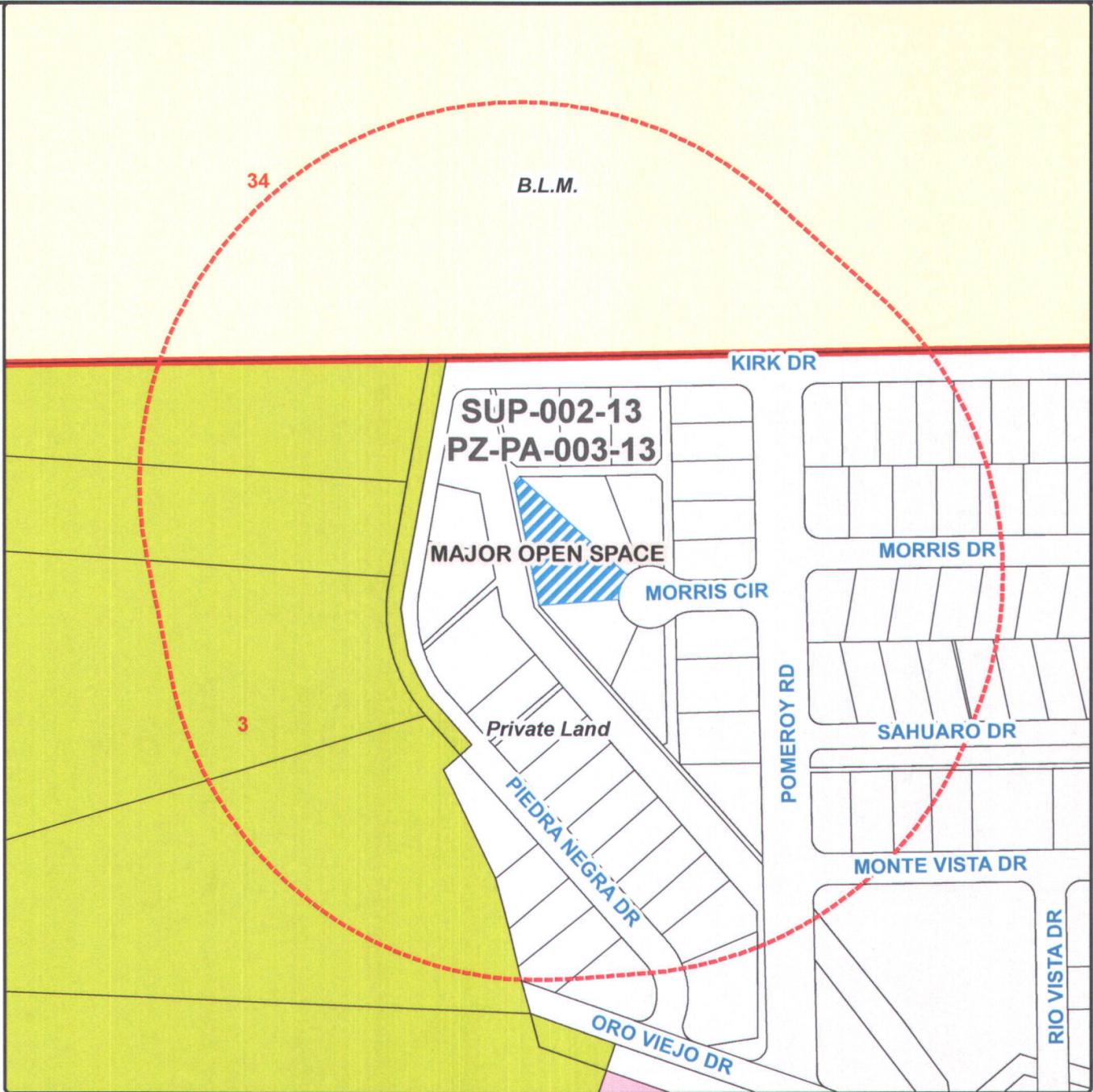
T02S-R10E Sec 03



LEIGHTY RICHARD E & KAREN S

Sheet No.
1 of 1

Drawn By: GIS / IT / LJT	Date: 04/10/2013
Section: 03	Township: 02S
Range: 10E	Case Number: SUP-002-13, PZ-PA-003-13



Special Use Permit Comprehensive Plan Amendment

SUP-002-13 – PZ-PA-003-13 - PUBLIC HEARING/ACTION: Richard and Karen Leighty applicants/landowners requesting approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 ± acre parcel pending and in conjunction with non-major comprehensive plan amendment request PZ-PA-003-13 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).

Current Zoning: MH
Request Zoning: Special Use Permit
Comprehensive Plan Amendment
Current Land Use: MAJOR OPEN



PINAL COUNTY
Wide open opportunity

Legal Description:

Situated in a portion of Section 03, T02S, R10E, G&SRB&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: GIS / JT / LJT	Date: 04/10/2013	
Sections: 03	Township: 02S	Range: 10E
Case Number: SUP-002-13, PZ-PA-003-13		



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

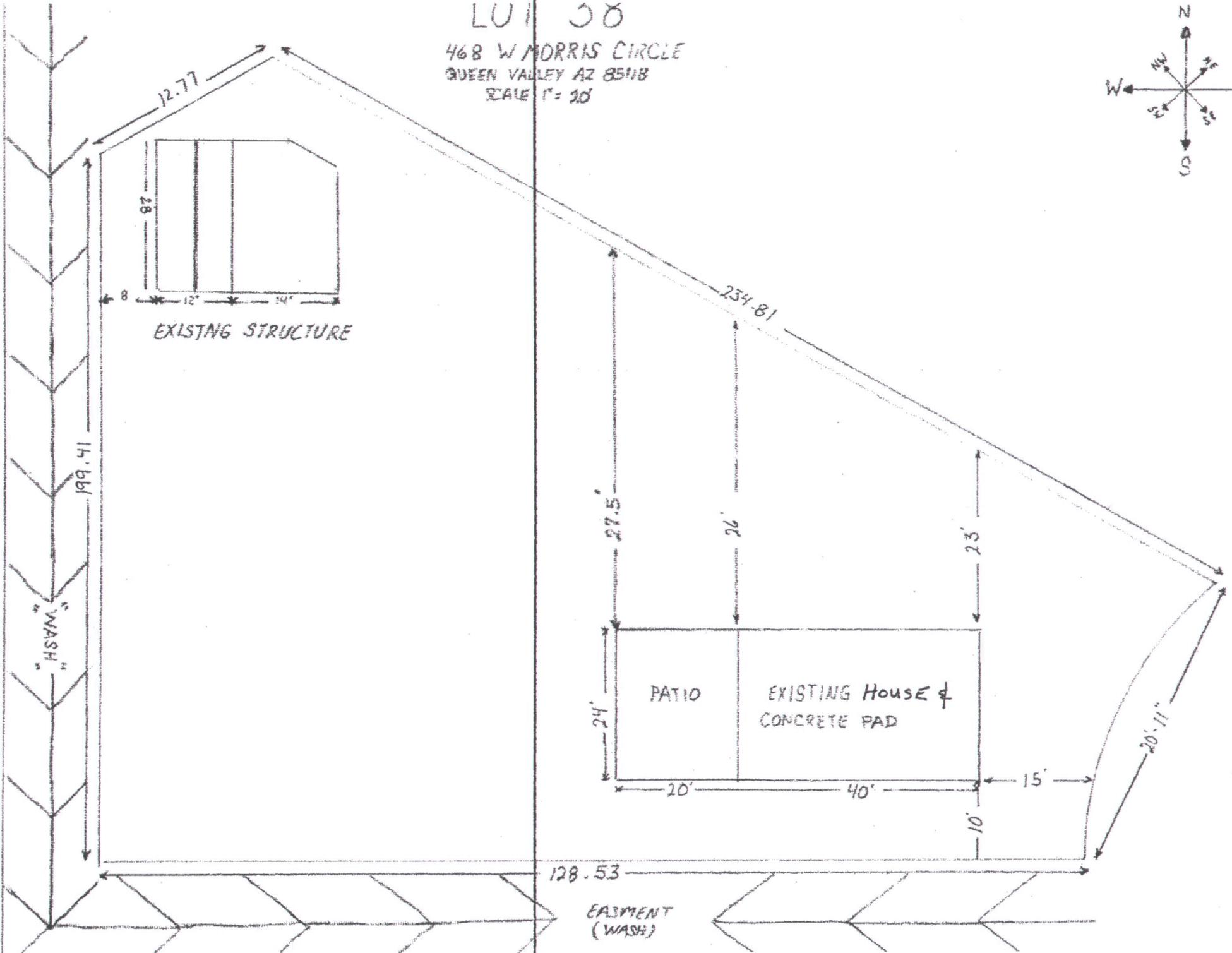
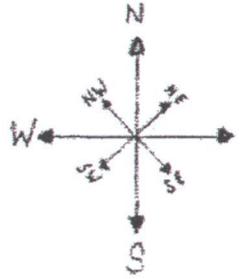
Special Use Permit
Comprehensive Plan Amendment



PINAL • COUNTY
Wide open opportunity

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

LUI 38
 468 W MORRIS CIRCLE
 QUEEN VALLEY AZ 85118
 SCALE 1" = 20'



SURROUNDING ZONING AND LAND USE:

North, South, East, West: MH zone in all directions

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.

Access: The site is accessed from Morris Circle.

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 28, 2013

Neighborhood and agency mail out: May 20, 2013

News paper Advertising: Week of May 27, 2013

Site posting: Applicant: May 29, 2013

Site posting: County: May 24, 2013

HISTORY: The subject property is zoned MH, Manufactured Home zone. It was rezoned from GR under case **PZ-315-72**, to TH (Trailer Home-site). The TH zone was later re-named to MH in 1991(case **PZ-C-003-90**). The site is currently developed with a conventionally constructed single family residential dwelling, which is not in compliance with the zoning ordinance and the owners have been cited by code compliance under case **CC-1777-12**. Further, the owners constructed the dwelling without a building permit and have been cited by the Building Safety dept. under case **BCC12-00243**. Both cases have been referred to the Hearing Office. The Hearing Office is delaying action until the outcome of this case has been decided.

ANALYSIS: There two requests covered under this report, A County initiated non-major comprehensive plan amendment and a Special Use Permit request by the Leighty's to allow a conventionally constructed single family residence.

Comprehensive Plan Discussion:

The county is initiating the non-major comprehensive plan amendment request primarily because the County has also proposed a Major Amendment to the entire "Queen Valley" area that will be heard later in the year. The subject parcel and the larger "Queen Valley" area is currently designated Major Open Space, which is not an accurate representation of existing land uses. Research done of the subject property and the area as a whole shows that the bulk of the "Queen Valley" area was rezoned and platted in the late 1960's through the early 1980's.

As mentioned above, many of the existing land uses are well above the 1 DU/AC limit placed on the property under the MOS designation. Staff feels that a designation change is appropriate, simply as a reflection of existing conditions, but not necessarily to allow additional land-use entitlements or to allow a change in dwelling type.

Special Use Permit Discussion:

The Leighty's are requesting a Special Use Permit to allow a conventionally constructed single family residence. The MH zone only allows manufactured home as a permitted dwelling type. Albeit with this request to allow a different dwelling type doesn't increase density or intensity of allowed land uses there are still important factors to consider

when evaluating this request. One important factor is that when the MH zone was created it was intended to allow mobile homes only. This was primarily in part because the previous zoning category "TH" allowed conventionally constructed dwellings, mobile manufactured single family dwellings, RV parks, Mobile home parks. Essentially when the TH zone went away it created for separate zoning categories; MH, MHP, PMRVP and RV zoning, that specifically prohibited conventionally constructed dwellings and dealt with mobile, manufactured, RV housing types and development patterns. If the SUP is approved it would create and maybe encourage the blending of these zoning categories which the code was amended to separate.

The second point is that one of the major benefits of zoning is that a property owner will know what will happen around them and understand what their neighbor is allowed to do. Generally speaking manufactured homes are more affordable housing choices than their conventionally constructed counterparts and this zoning category allows areas of similar dwelling types and certainty of neighborhood appearance. Over time if more conventionally constructed dwellings are allowed property values could increase and the affordability could decrease. Further to the point, the sub-division was designed and platted with mobile homes in mind as the primary dwelling type.

Third the Leighty's attest that there are other conventionally constructed residences in the area. Staff was able to find four of the five units the Leighty's are speaking of. They were permitted as a result of a previous Planning Director's interpretation that conventionally constructed units were an allowed dwelling type. After additional review Staff has determined that interpretation to be in error. In all very few of the lots in the particular subdivision have conventional constructed homes lots on them.

The SUP the Commission is considering is for an conventionally constructed dwelling automotive repair shop. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the use.

To date, a total of three letters in favor have been received in support and three in opposition from property owners within 600' of the subject property. The Leighty's circulated a petition in favor and received several signatures.

The **Pinal County Department of Public Works** reviewed the case but had no comments.

The **Pinal County Air Quality Control District** reviewed the case but had no additional comments.

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments other than it is in a Flood zone "X"

The SUP is located more than 3 miles from any municipal planning area boundary.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP & non-major comprehensive plan amendment under Planning Cases **SUP-002-13 and PZ-PA-003-13**. Furthermore, the Commission must determine that this SUP & non major comprehensive plan amendment will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of an SUP & non-major comprehensive plan amendment.
2. To date, a total of 6 letters have been received 3 in opposition and 3 in favor from property owners within 600ft of the subject property.
3. The site is accessed from Morris Circle.

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

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-003-13** to the Board of Supervisors with a favorable recommendation with no attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

** No recommended stipulations*

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The applicant/owner shall apply for a building permit within 31 days of Board of Supervisors approval of this SUP for a conventionally constructed single family residence.
- 2) All future construction shall done in compliance with the MH zoning district.
- 3) the layout, design and set up of a conventionally constructed residence be as shown and set forth on the applicant's submittal documents and site plan;
- 4) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 5) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department; and

Narrative for Special Use Permit by :

**Richard and Karen Leighty
468 West Morris Circle
Queen Valley, Arizona 85115**

We purchased our home in Queen Valley on July 28, 2004. We did purchase a single family home, we mortgaged a single family home, paid taxes on a single family home and paid insurance on a single family home.

One month after moving into our home, the 100 year flood came, and as I sat on the corner of Morris and Pomeroy and watched as the water started filling our home, the sewer plant broke loose and over 50,000 gallons of raw sewage gushed down Pomeroy and into the cul-de-sac and filled our home. The title company advised us that since we did not live in a flood area, there was no reason to have flood insurance, why pay for something that you would never need. My husband worked in waist high water trying to save whatever he could, but the water came to fast, as did the raw sewage, and we lost everything.

Pinal County came to inspect the house, still full of sewage and mildew and told us that it was safe for us to be there. I was in and out of hospitals for over three years, but our home was safe. We lived in one room, no kitchen and a make shift bathroom for several years. We rebuilt as we could afford to, replacing all floors throughout the whole house, replacing walls, up to 4 feet from the floors and with no help from anyone. We knew our home was a "real" home, from top to bottom. My husband and son did all the work, and we raised our two grandchildren in the one room that was livable. Life was not easy and it took quite awhile to become whole again.

Now, eight years later, our home burns to the ground. Nothing could be saved. We did have good insurance and we were ready to move on with our lives, once again.

We worked hard on the clean up, getting the permits from Pinal County, getting our electricity permits and always doing this the right way. I must say that Pinal County has not always treated us well, we left their office on more than one occasion with me in tears and totally frustrated. We met with Steve Abraham one day, when, he told us that if we were planning on building a home, we would be unable to do that, due to the fact that our area was zoned for mobile homes only. This did not seem quite right, as we had watched in the past as several homes were built with no problems.

At this point, the insurance company wanted us to get started building asap. We were told that if we did not start to rebuild within ninety day, that, right off the bat, we would lose \$50,000 up front. And of course we did lose that money because Pinal Co. would not give us a building permit to start building. Then the insurance was paying our living expenses for up to one year at \$2000 per month. But that was discontinued due to not starting our home within 90 days. We had bought insurance that would make our monthly mortgage \$1200 per month or up to one year, but that too, was discontinued, due to not starting to rebuild within 90 days. We made many trips to Pinal Co. and they could not come up with a resolution. Terrilyn Klucar suggested that we file for a variance and was reasonably sure that we would get one, but Steve Abraham stopped us again and said that a variance could not be granted. Steve, did however, say that we could move a mobile home onto the property and everything would be legal. We spoke to Steve and Terrilyn to try to work something out, but everytime it ended the same. We even went around our area and took pictures of all the homes that have been built and took them to Steve, but he said he did not know how that had happened.

I spoke to some homeowners about this and they said they had gotten building permits like normal and there was never any issues, and no one ever said that this was only zoned for mobile homes.

So in talking with the mortgagor, they wanted a stick build home rebuild, the insurance company wanted a stick build home and with absolutely no input from Pinal Co., we started rebuilding the front house again. It had burned, but still had three walls still standing, and rebuilt, using the original foundation of the previous house. Even the bathroom is still in the same place as before the fire. Our home is not an eyesore, but a beautiful house, that beautifies the neighborhood and inspires the people who come to see it.

I believe that Pinal County should grant up a building permit and allow us to continue to build our home.

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010 WE WANT TO REBUILD OUR SFR HOME.
IT IS WHAT WE PURCHASED AND ONLY WANT TO REBUILD.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public BY REBUILDING OUR SFR HOME,
THERE WOULD BE NO COSTS TO THE RESIDENCES OR PUBLIC.
3. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. THERE WOULD NOT BE ANY NEW TRAFFIC
GENERATED DUE TO OUR REBUILDING.
4. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. N/A
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? N/A
6. What type of landscaping are you proposing to screen this use from your neighbors? WE WOULD HAVE DESERT LANDSCAPING AS IT WAS PREVIOUS.
7. What type of signage are you proposing for the activity? Where will the signs be located?
N/A
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested THE
APPEARANCE OF THE PROPERTY WOULD BE CONSISTANT
WITH ALL SURROUNDING AREA.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

6-5-13

PINAL COUNTY PLANNING
+ DEVELOPMENT DEPARTMENT
P.O. Box 2973
Florence, Az. 85132

RECEIVED

JUN 11 2013

PINAL COUNTY
PLANNING & DEVELOPMENT SERVICES

RE: PZ-PA-003-13 PUBLIC HEARING
SUP-002-13 PUBLIC HEARING
SPECIAL USE PERMIT LOT 38, LAKEVIEW PARK #2
(BUK 17 P936 PCR) SECTION 3, T02S, R10E G + SRB/M
TAX PARCEL 104-48-038

FROM: JERRY E. + WANDA C. VAN DOLAH
469 W. MORRIS CIRCLE, QUEEN VALLEY, AZ. 85118
480-606-8027
PARCEL # 104-48-0376

We totally support the request for allowing a conventionally constructed single family dwelling. We feel that this will add to our future values.

Note that we lost motor home, and had a few trees scotched during the fire which took their original site (conventional home). We were not happy but support their request.

Sincerely, Jerry E. Vandalah - Carol Vandalah

File

Steve Abraham

From: Stephan Green <stephan@queenvallyproperties.com>
Sent: Wednesday, May 22, 2013 10:28 AM
To: Steve Abraham
Subject: Case Number/s: PZ-PA-003-13 & SUP-002-13
Attachments: Public Hearing010.pdf

Hello Steve,

Thank you for the notice of public hearing

As a local owner of 4 properties in Queen Valley, I am writing to pledge my absolute support for Richard and Karen Leighty in their endeavors at Lot 38 of Lake View Park #2, in replacing old outdated MH with modern conventional construction.

Building standards and expectations of homeowners have changed so, it can only benefit the community as a whole if older manufactured housing is replaced by substantially better conventional homes on an ongoing basis throughout this small rural community.

This will enhance local home values and in turn the treasurers purse. I hope to see an increase in this activity which, over the years will transform Queen Valley for the betterment of all. A real "Win Win"

I shall be attending the Hearing at 9:00 am on the 20th June.

Tax Parcels: **104-19-135D**, 253 Margaret St - **104-48-189**, 303 Alta Vista - **104-48-040**, 444 Morris Cir - **104-44-062**, 204 Sahuaro Dr.

Stephan L Green - Associate Broker
Queen Valley Properties, Inc (480) 861 5292 Cell
1464 E Queen Valley Drive, Queen Valley, AZ. 85118

Steve Abraham

From: Joanne <joanne@esi-us.com>
Sent: Wednesday, May 22, 2013 10:46 AM
To: Steve Abraham
Subject: Richard and Karen Leighty landowners Public Hearing/Action

We support approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 acre parcel.

Dave and Joanne Kengott
Property tax parcel # 104-44-0740
PZ-PA-003-13

Thank you in advance for your immediate attention to this matter.

Sincerely,

Joanne Kengott
Executive Strategies of Arizona
75 West Sahuaro Drive
Queen Valley, AZ 85118
Office: 520-463-1991
Fax: 866-371-7745
Mobile: 602- 618-5054

 Please consider the environment before printing this email.

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To: Pinal County
Planning & Development Services Dept.
P.O. Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ. 85132

May 28, 2013

Attn: Steve Abraham, Planning Manager

RE: Planning Case Number SUP-002-13 PZ-PA-003-13 PZ 315-72

Dear Steve Abraham,

I have been in Queen Valley since 1989, and felt the need to respond to the above case number. I have to wonder what has happened in Queen Valley, that it seems that there are people who live here, and now believe the law does not apply to them. Richard & Karen Leighty applied for and were denied a permit to build a stick built home in what is a zoned area for mobile homes only. They went ahead & started to build in violation of the law. Pinal County officials came out & told them to stop. They did not. County officials came out a second time & told them to stop, or the structure would be torn down. They did not. Pinal County officials did not return. Now, after the structure is built, the homeowners are requesting a zoning change. How can this be? If the homeowners did not want a mobile home, why did they not leave the area & go where stick built homes can be built? What if this area was zoned for stick built homes, & someone put a mobile home in?

In the last seven months I have seen two room additions built onto homes, with no posted permit. The attitude seems to be that if you live in Queen Valley you can do what you want, as others have seen the home in question built with no permit so why should they have to obtain one. Also, people point to the lack of Pinal County oversight, and little law enforcement.

Finally, where does this leave the homeowner who is law abiding, obtains his permit and works with Pinal County to comply with the law. I hope these people are considered when the ruling on this matter is rendered.

In closing, I feel the need to write this,

Anonymously

PINAL COUNTY

PLANNING & DEVELOPMENT SERVICES DEPT.

PO BOX 2973 (31 N PINAL, BLDG. F)

FLORENCE AZ. 85132

ATTN. STEVE ABRAHAM

Steve Abraham

From: Christy Coolidge [REDACTED]
Sent: Wednesday, June 12, 2013 4:40 PM
To: Steve Abraham
Subject: Re: Public hearing

Dear Steve,

We are opposed to the "stick" house built by the Leightys on Morris Circle. Our area is zoned mobile home and should stay that way. My understanding is that the Leightys were told they could not build a house on Morris Circle and they built it anyway. What is the purpose of building permits if people can build what they want where they want and get a variance, after the fact. I have lived in Queen Valley for 20 years and hope to remain here for many more years. I shutter to think what will happen to our community if people have no regard to the rules and building codes.

What would happen if we bought a lot on Queen Anne Way or another area zoned for houses and tried to put a mobile home on our lot.? I bet there would be an uproar.

John C. and Christy L. Coolidge

SPECIAL USE PERMIT MEETING

**for Richard and Karen Leighty
468 W. Morris Circle
Queen Valley, Arizona 85118**

This meeting is to show support for Richard and Karen Leighty, in helping them to rebuild their home that burned to the ground in April of 2012. We will meet at their home on Sunday, March 3rd of 2013. If you have questions or concerns, or if you just want to show support, and take a short tour, we will begin at 1:00. If you are in support, please show it by writing a short letter stating why you support the Leighty's in their endeavors.

Please bring your friends and Thank you all for the signing of their petition.

*Richard & Karen Leighty
(Dick & Sue)*

This meeting is a Pinal Co. requirement for a Special Use Permit.

Dick & Sue Leighty
468 West Morris Circle
Queen Valley, Arizona 85118

SPECIAL USE PERMIT MEETING

MINUTES

March 3, 2013

PUBLIC NOTICE:

The announcement for this meeting was posted February 4, 2013 thru March 2, 2013 in Queen Valley, Arizona at the main gathering place for the neighborhood, Fitz Stop Queen Valley Market and Fuel, as well as copies hand-delivered to the Queen Valley Golf Course Office, Queen Valley Realty and approximately 40 individual residences.

The above-referenced meeting convened on Sunday, March 3, 2013 at 1:00 p.m. at the Leighty residence.

IN ATTENDANCE:

Approximately 35 Queen Valley residents were in attendance on Sunday. (See attached sign-in sheets.)

GENERAL DESCRIPTION OF MATTERS CONSIDERED:

Sue Leighty introduced herself and her husband and outlined the purpose for this meeting as follows:

On April 28, 2012, the residence of Dick and Sue Leighty at 468 West Morris Circle, Queen Valley, AZ burned to the ground. Since that date they have been trying to reconstruct their home and return to a normal way of life. Countless trips to Pinal County offices to satisfy requirements for obtaining a building permit have proven futile for various reasons as prescribed by Pinal County Department of Building Safety. Dick and Sue Leighty have lost insurance funding and life savings due to prevention of construction of their residence.

Attendees were invited to tour the property and to ask questions or make statements as they saw fit.

QUESTIONS AND/OR COMMENTS DISCUSSED:

Following is a summarization of the comments and questions that took place:

- Dick and Sue Leighty must be able to finish their home.
- There is a community-wide need to combine efforts to get guidance from the County as to what steps are necessary to have this valley re-zoned in order for residents to be able to construct stick houses and improve the whole community.
- There is an imminent need to know exactly what our zoning options are. Several attendees voiced a willingness to form a committee to approach Todd House, District 5 Supervisor and discuss our zoning variances and how to remedy this dilemma.
- This current situation needs to be resolved and Dick and Sue Leighty, as well as the several other residents currently in this same situation, need to be able to proceed with construction of their homes.
- The residents of Queen Valley are uneasy about what the future might hold for them personally if they find themselves in this same situation. We need to get something definite established for our future to insure this not happening over and over again.

RESPECTFULLY SUBMITTED this ____ day of March, 2013.

Dick Leighty

Sue Leighty

Attachments

PINAL COUNTY 2/25/2013
Re: Mr. Richard and Karen Leighty
And their home.

Mr and Mrs R. Leighty are
wonderful neighbors of ours.
They should be allowed to
build, to be allowed to finish,
what they have started without
interruption, and harassment.

Sincerely
Mr and Mrs Kersek

February 27, 2013

To whom it may concern:

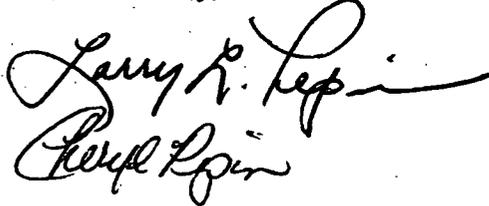
As you know our nation and the world is presently undergoing economic hard times and during times like this is when you find out just who are the givers, and who are the takers. While many Americans are takers the same can not be said of the Leighty's. When their home was devastated by a flood they didn't cry out for government help nor for local aid but instead they just dug in and rebuilt their home without a whimper, but now only a few short years later that same home was totally destroyed by fire. How much can one family endure? When many Americans would have just thrown up their hands in defeat they once again persevered and this time built a new home that not only can but will withstand flood or fire. We all understand that zoning laws of 40 plus years ago claim some areas of Queen Valley to be a mobile home or pre-manufactured community but for one reasons or another this has gone unchecked through the years resulting in many infractions. The Leighty's new home being one of the exceptions not only helps to improve the neighborhood but it also increases the property values for surrounding homes and ultimately increases the tax base for Pinal County. I would hope that the County would not only reconsider in favor of the Leighty's "Special Use Permit" but would also look at rezoning of Queen Valley to allow for more construction of site built single family dwellings. These neighbors have been an inspiration to the community and we are proud to have them in Queen Valley.

Sincerely;

Larry & Cheryl Pepin

515 E. Diane Dr

Queen Valley, AZ 85118

Handwritten signatures of Larry R. Pepin and Cheryl Pepin. The signature of Larry R. Pepin is written in a cursive style, and the signature of Cheryl Pepin is written below it in a similar cursive style.

March 3, 2013

To whom it may concern:

With regard to the 468 Morris Circle, Queen Valley, AZ.
We have known this property and it's previous owner since moving here in 2001.
This property has always been a stick build single family residence.

Under the ownership of Richard and Karen Leighty this property has been destroyed by the flood of 2004, and the recent fire of 2012. The Leighty's have continuously worked to improve this property after both incidents.

Our view is that any attempt of any property owner in Queen Valley to improve their property should be given the full support of the Pinal county building safety, planning and zoning department.

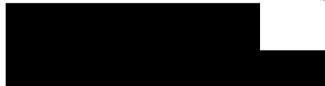
As neighbors we give our full support and approval of the current structure. We urge the county to grant any permits necessary for these owners to complete the building of their home.

Respectfully,

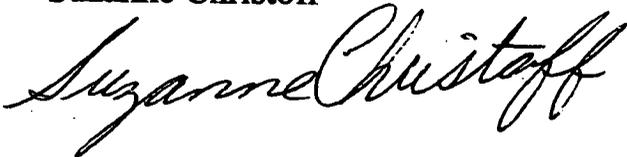
Steve Christoff



323 South Piedra Negra Queen Valley AZ



Suzanne Christoff



2-3-13

To Whom It May Concern:
Regarding Special Use Permit
Per Richard and Karen Heigley
468 W. Morris Circle, Queen Valley,
Arizona 85118.

My wife & I give full support
in their building activities. We
believe that this present situation
per their building a new home
should not be delayed any further.
We have been their neighbors for
8 years, and do not believe that their
building a stick built home will
do nothing but add value to our
property. Sincerely,

My wife & I give full support
in their building activities. We
believe that this present situation
per their building a new home
should not be delayed any further.
We have been their neighbors for
8 years, and do not believe that their
building a stick built home will
do nothing but add value to our
property.

Sincerely
Jerry + Carol Van Dolen
469 W. Morris Circle, Queen Valley, AZ 85118

PETITION

On April 28, 2012, the residence of Dick and Sue Leighty at 468 West Morris Circle, Queen Valley, AZ burned to the ground. Since that date the Leightys have been trying to reconstruct their home and return to a normal way of life. Countless trips to Pinal County offices to satisfy requirements for obtaining a building permit have proven futile for various reasons as prescribed by Pinal County Department of Building Safety. The Leightys are in jeopardy of losing insurance funding and their life savings if construction of their residence does not progress expeditiously.

We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	11/30/12	Elisa Lambertus	272 Santa Vista Dr.	<i>Elisa Lambertus</i>
2	11/30/12	Chris Dyo	272 Santa Vista Dr.	<i>Chris Dyo</i>
3	11/30	JAY PALACIO	685 Firway Dr	<i>Jay Palacio</i>
4	11/30	Morris DeKucper	50 W Oro Vieja Dr	<i>Morris DeKucper</i>
5	11/30	Carol DeKucper	50 W Oro Vieja Dr	<i>Carol DeKucper</i>
6	11/30	Bandy Wainke	227 N. Sharon Dr	<i>Bandy Wainke</i>
7	11/30	Bessie Wainke	227 N. Sharon Dr	<i>Bessie Wainke</i>
8	11-30	Ellen Thomas	402 E Queen Ck	<i>Ellen Thomas</i>
9	11-30	Dick Thomas	402 E Queen Ck	<i>Dick Thomas</i>
10	11-30	CAREY BERGLIANN	620 E. QUEEN VALLEY DR.	<i>Carey Bergliann</i>
11	11-30	Thomas Bergliann	" "	" "
12	11-30	Thomas Merriman	50 W Oro Vieja #37	<i>Thomas Merriman</i>
13	11:30	Susan Sears	50 W Oro Vieja #192	<i>Susan Sears</i>
14	11-30	Cheryl Merriman	50 W Oro Vieja #37	<i>Cheryl Merriman</i>
15	11-30	John Sears	50 W Oro Vieja 192	<i>John Sears</i>
16	11-30	STEPHAN GREEN	444 W MORRIS CIR.	<i>Stephan Green</i>
17	12-1	CAROL L. WILLIAMS	1484 N WILLIAMS DR	<i>Carol L. Williams</i>
18	12-1	Betty Leighty	524 E DONNA	<i>Betty Leighty</i>
19	12-1	Jim Kern	524 E DONNA	<i>Jim Kern</i>
20				

PETITION

On April 28, 2012, the residence of Dick and Sue Leighty at 468 West Morris Circle, Queen Valley, AZ burned to the ground. Since that date the Leightys have been trying to reconstruct their home and return to a normal way of life. Countless trips to Pinal County offices to satisfy requirements for obtaining a building permit have proven futile for various reasons as prescribed by Pinal County Department of Building Safety. The Leightys are in jeopardy of losing insurance funding and their life savings if construction of their residence does not progress expeditiously.

We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	11-29-12	LISA R. KELLS	341 W. MORRIS DR.	L. Kells
2	11-29-12	Vanessa V. Stevens	1931 N. Queen Valley Dr	Vanessa Stevens
3	11-29-12	Jason R. Scott	196 E. Diane Dr	J. Scott
4	11/29/12	Dick & Sue	562 Queen Ct	Dick & Sue
5	11/29-12	Kent L Stevens	1931 N Queen Valley ^{DR} _{QV AZ}	Kent L Stevens
6	11-30-12	Judith L. Hyland	22 W. Sahara Dr	Judith Hyland
7	11/30/12	Robert Reid	43 DA; 59 Ct	Robert Reid
8	11/30/12	Robert Langefeld	244 W. Monte Vista Dr.	Robert Langefeld
9	11/30/12	Genevieve Hekkerath	224 W. Monte Vista	Genevieve Hekkerath
10	11/30/12	Ron D. Swank	310 S. Alta Vista	Ron Swank
11	11-30-12	Christine Bird	150 W Monte Vista Dr	Christine Bird
12	11/30/12	John Tarnow	297 S. Alta Vista Dr	John Tarnow
13	11/30/12	Uladia Graham	289 ALTA VISTA	Uladia Graham
14	11/30/12	Roger Graham	289 ALTA VISTA	Roger Graham
15	11/30/12	Jodi Perry	246 S. Alta Vista	Jodi Perry
16	11/30/12	Carroll Larsen	246 S. Alta Vista	Carroll Larsen
17	11/30/12	BRIAN BEAVER	432 QUEEN CREEK DR.	Brian Beaver
18	11/30/12	Phil & Herbessatt	224 W Monte Vista	Phil & Herbessatt
19	11/30/12	John E. Baker	298 W Monte Vista	John E. Baker
20	12/3/12	Carol Palacio	453 Silver King	Carol Palacios

PETITION

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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	11-28-12	JERRY E. VAN DORN	469 W. MORRIS CIRCLE	Jerry Van Dorn
2	11-29-12	Billie & Mike Ziemer	436 W MORRIS Cir	Billie & Ziemer
3	11-29-12	LEE SPRAGUE	437 W. MORRIS CR	Lee Sprague
4	11-29-12	Sally Henningsen	362 W. Saburo	Sally Henningsen
5	11-30-12	GUDY BACKSTROM	182 S POMEROY RD	Gudy Backstrom
6	11-30-12	LARRY BACKSTROM	182 S. POMEROY RD	Larry Backstrom
7	11/30/12	GERALD HALBROOK	206 S. POMEROY RD	Gerald Halbrook
8	11/30/12	STEVE CHRISTOFF	323 S. PIEDRA NEGRA	Steve Christoff
9	11/30/12	SUZANNE CHRISTOFF	323 S Piedra Negra Dr	Suzanne Christoff
10	11/30/12	TOM & HAZEL MILLER	301 S PIEDRA NEGRA	Tom Miller
11	11/30/12	Donna Lake	205 S " "	Donna Lake
12	11/30/12	Bob Gale	205 S. " "	Bob Gale
13	11/30/12	Marybeth Ogarovich-Lewis	101 S. Piedra Negra	Marybeth Ogarovich-Lewis
14	11/30/2012	Edward J. Davis	101 S. Piedra Negra Dr	Edward J. Davis
15	11-30-12	CHARLES B. GASTON	277 W. MORRIS DR.	Charles B. Gaston
16	11-30-12	ROSE P. GASTON	277 W. MORRIS DR.	Rose P. Gaston
17	11-30-12	BRENDA ALLEN	163 W MORRIS DR	Brenda J. Allen
18	11-29-12	CHRIS MATTY	9 W MORRIS DR.	Chris Matty
19	11-30-12	DWIGHT TURULA	21 W. KIRK DR	Dwight Turula
20	11/30/12	STEPHANIE RICE	2 W KIRK DR	Stephanie Rice

PETITION

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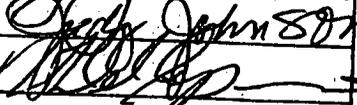
We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	12-1-12	JOAN PAVELEK	50 W ORO VIEJO # 167	<i>Joan Pavlek</i>
2	12-1-12	Kenneth Pavlek	50 W ORO VIEJO # 167	<i>Kenneth Pavlek</i>
3	12-1-12	NATHAN EKART	1128 N SHERWOOD WAY	<i>Nathan Ekart</i>
4	12-1-12	ROD EKART	1128 N SHERWOOD WAY	<i>Rod Ekart</i>
5	12-1-12	Joyce Stone	50 W ORO VIEJO # 29	<i>Joyce Stone</i>
6	10-1-12	F. E. Haas	50 W. Oro Viejo	<i>F. E. Haas</i>
7	12-1	MARY HANZLIP	1544 E VICTORIA	<i>Mary Hanzlip</i>
8	12-1-12	Sally Salo	1320 E VICTORIA VIEW	<i>Sally Salo</i>
9	12-1-12	GRACE LUND	1114 N. QUEEN MART	<i>Grace Lund</i>
10	12/1/12	W E LUND	1114 N Queen Mart	<i>W E Lund</i>
11	12/1/12	Joyce Price	119 W SAHARA DR	<i>Joyce Price</i>
12	12/1/12	ROBERT STEWART	945 E. QUEEN VALLEY DR	<i>Robert Stewart</i>
13	12/1/12	Samuel Cox Jr	26 E DONNA DR	<i>Samuel Cox Jr</i>
14	12-1-12	DAS COX	26 E DONNA DR	<i>Das Cox</i>
15	12-1-12	Steve Sues	50 W ORO VIEJO 104	<i>Steve Sues</i>
16	12-1-12	Christa Sues	50 W ORO VIEJO 104	<i>Christa Sues</i>
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PETITION

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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	12/1/12	JC Tappan	QV AZ	
2	12/1/12	Virginia Rice	QV AZ	Virginia Rice
3	12/1/12	Sue Leighty	QV AZ	Sue Leighty
4	14/1/12	Dale Malstrom	QV AZ	Dale Malstrom
5	12/1/12	Kyle Schroeder	QV, AZ	Kyle Schroeder
6	12/1/12	Judy Johnson	QV, AZ	Judy Johnson
7		Doh Capreth	QV AZ	
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PETITION

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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood. *HL*

	Date	Name (Print)	Address	Signature
1	2/25/2013	MARUZA SUKOK	456 W. Morris Circle	<i>M. Sukok</i>
2	3/2/2013	ROSE PINGO	231 E DONNA DR	<i>Rose Pingo</i>
3	3/2/13	Joseph Carol Van Dalen	409 W. Morris Circle, AZ, 85118	<i>J. Van Dalen</i>
4	3/3/13	GRANVILLE RICE	119 W SAHUARO	<i>Granville Rice</i>
5	3/3/13	JANE ALBERY	244 W. SAHUARO DR	<i>Jane Albery</i>
6	3/3/13	CECIL ALBERY	244 W SAHUARO DR	<i>Cecil Albery</i>
7	3/2/13	Judi Nyland	22 W. Sahuaro Dr	<i>Judi Nyland</i>
8	3/3/13	Dave Kengott	75 W. Sahuaro Dr	<i>Dave Kengott</i>
9	3/3/13	Ed Davis	101 S. Piedra Negra Dr	<i>Ed Davis</i>
10	3/3/13	JANAE KENBOOZ	75 W SAHUARO	<i>Janae Kenbooz</i>
11	3/3/13	Kathryn Matthews	444 W MORRIS CIR	<i>Kathryn Matthews</i>
12	3-3-13	Richard Matthews	444 W MORRIS CIR	<i>Richard Matthews</i>
13	3-3-13	LARRY PEPIN	515 E. DIANE DR	<i>Larry Pepin</i>
14	3-3-13	Cheryl Pezin	515 E. DIANE DR.	<i>Cheryl Pezin</i>
15	3-13-13	Billie Lerner	486 W Morris Cir	<i>Billie Lerner</i>
16	3-3-13	Zeke Lerner	436 W MORRIS CIR	<i>Zeke Lerner</i>
17	3-3-2013	Rob Langseth	244 W. Monte Vista Dr QV	<i>Rob Langseth</i>
18	3-3-2013	BETTE HILLNER	66 Pomeroy, QV.	<i>Bette Hillner</i>
19	3-3-2013	Jim Hillner	66 Pomeroy, QV.	<i>Jim Hillner</i>
20	3-3-2013	James Kern	574 DONNA DR	<i>James Kern</i>

PETITION

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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	3/3/13	Robert Reid	43 Daisy CT	Robert Reid
2	3/3/13	Carole L. Williams	1484 N Williams Dr	Carole L Williams
3	3/3/13	Janet Antolik	337 Buckhorn Ct	Janet Antolik
4	3/3/13	Tricia Engler	374 N Beckhorn	Tricia Engler
5	3/3/13	William Engler	374 N Beckhorn	William Engler
6	3/3/13	Susan Stewart	945 E. Queen Valley Dr	Susan Stewart
7	3/3/13	Robert E. Stewart	945 E. Queen Valley Dr	Robert E Stewart
8	3/3/13	Edwin Robinson	925 N Williams Dr	Edwin Robinson
9	3-3-13	Wendel Kuecker	584 E QU. DR.	Wendel Kuecker
10	3/3-13	SHARON ANDERSON	525 E DONNA DR	Sharon Anderson
11	3/3/13	DEAN ANDERSON	525 E DONN DR	Dean Anderson
12	3/3/13	VICKI REYNOLDS	492 E QUEEN CREEK	Vicki Reynolds
13	3/3/13	FLOYD REYNOLDS	492 E QUEEN CREEK	Floyd Reynolds
14	3/3/13	POT KUECKER	584 E - Q.V. DR	Pot. Kuecker
15	3 Mar 2013	KEN NEWMAN	104 S. Pomeroy, QV.	Ken Newman
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APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. Pinal County Staff Coordinator: SUP - OTHER USE
2. Date of Concept Review: 8/21/2012 Concept Review No.: CR-037.12
3. The Legal Description of the Property: BOOK 104 MAP 48 PARCEL 038 SEC 38 TOWNSHIP 015-RANGE
4. Tax Assessor Parcel No(s): 104-48-0380
5. Current Zoning: MH
6. Parcel size: .5 AC
7. The existing use of the property is as follows: SINGLE FAMILY RESIDENCE
8. The exact use proposed under this request: CONVENTIONALLY CONSTRUCTED SINGLE FAMILY RESIDENCE
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
 YES NO
If yes, zoning violation # BCC12-0243 CC-1777-12
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. WHEN WE MOVED INTO THE AREA, WE BOUGHT A SINGLE FAMILY HOME. WE WATCHED AS HOMES WERE BUILT IN OUR AREA. WHEN OUR HOME BURNED DOWN, WE KNEW WE WOULD REBUILD HERE. NO ONE EVER TOLD US THAT THIS AREA WAS ZONED MH. APPROX. 5 HOMES HAVE BEEN BUILT HERE IN OUR AREA.
13. Explain why the proposed development is needed and necessary at this time. WHEN TALKING WITH OTHER PEOPLE IN OUR AREA, THEY TOO WANT TO BUILD HOMES. NO ONE IS EVER TOLD THAT THIS IS MH ONLY COMMUNITY. EVEN THE REALTORS SAY THAT THEY DID NOT KNOW ABOUT THE MH AREA.

RECEIPT #:

AMT:

DATE:

CASE: SUP-002-13

3/5/13

REVISED MARCH 2013

PAGE 2

have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

RICHARD E. LEIGHTY 468 W. MORRIS CR [REDACTED]
Name of Applicant Address Phone Number

Richard E. Leighty [REDACTED]
Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Signature of Agent/Representative E-Mail Address

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

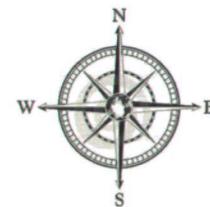
Name of Landowner Address Phone Number

Signature of Landowner E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

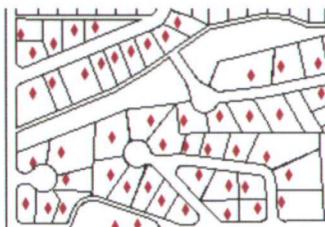
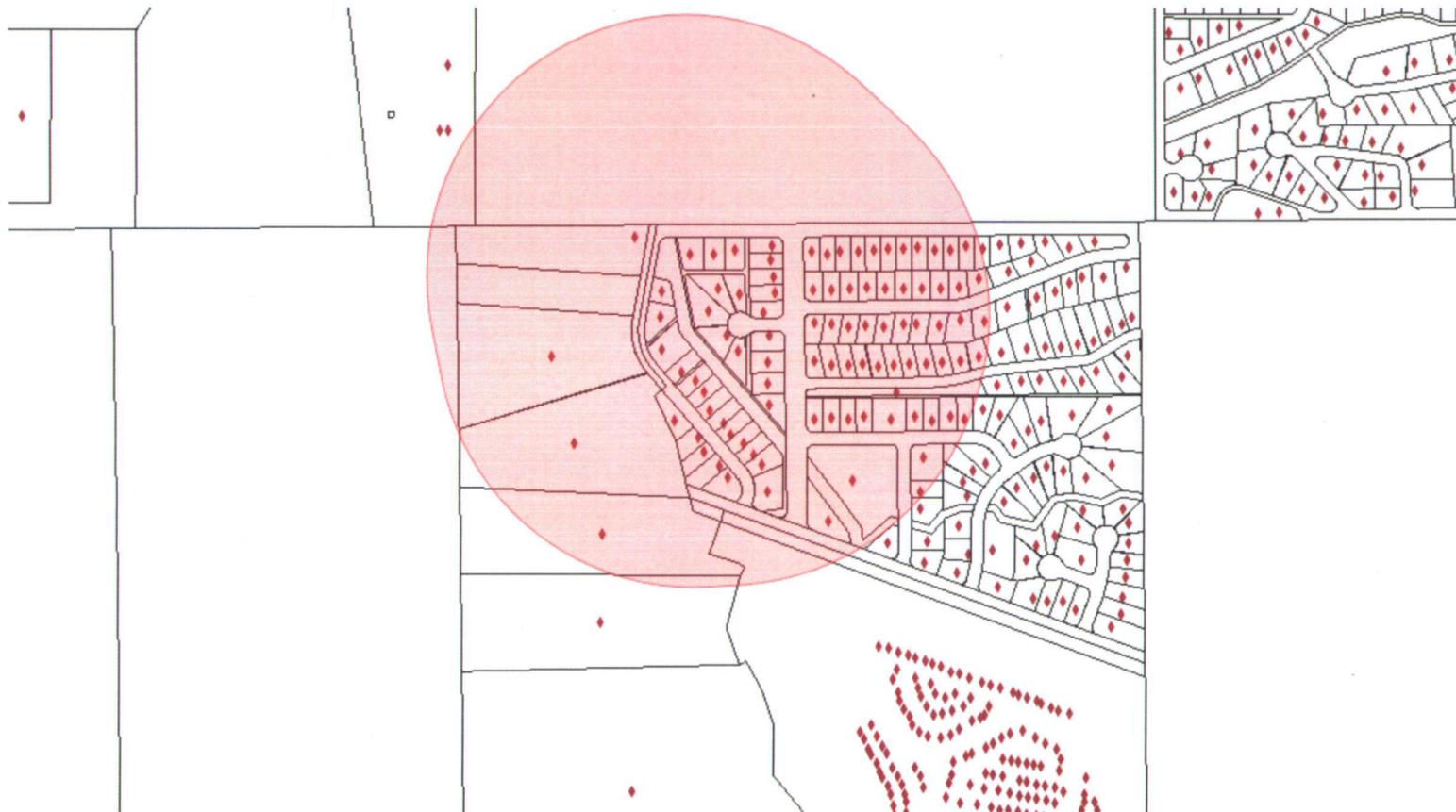


Pinal County Web Map



Zoning(Color)

-  CAR
-  CB-1
-  CB-2
-  CI-1
-  CI-2
-  CI-B
-  CR-1
-  CR-1A
-  CR-2
-  CR-3
-  CR-4
-  CR-5
-  GR
-  MH
-  MHP
-  Multiple, See PAD
-  RV
-  RVP
-  SH
-  SR
-  TR
-  Undesignated



Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

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

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

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

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

See Attached

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 5 day of Mar, 2013 at the office of Planning + Development and is accurate and complete to the best of my knowledge.

Karen J Leighty
Signature

3/5/2013
Date

Acknowledged before me by Karen Leighty on this 5 day of March, 2013



Angela A Sanchez
Signature of Notary Public

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

104307010

104480010

DAVIS EDWARD J ETAL,
101 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480050

LAKE ROBERT A ETAL,
205 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480080

GASTON CHARLINE M,
247 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480110

PASTOR MICHAEL A & LINDA L LIV 1
647 S THIRD ST
GLOBE, AZ 85501

10448017A

RING BEN JAMES,
258 BENNETT AVE
COUNCIL BLUFFS, IA 51503

104480200

BOYER STANLEY DEAN & BARBARA
7937 N UNION RD
JANESVILLE, IA 50647

104480260

PIONEER BANK & TRUST TR,
PO BOX 729
BELLE FOURCHE, SD 57717

104480300

NEWMAN KENNETH A,
PO BOX 3909
APACHE JUNCTION, AZ 85117

104480330

BACKSTROM LARRY D ETAL,
182 S POMEROY RD
QUEEN VALLEY, AZ 85118

10445006C

PALACIO EMILIO, PALACIO CAROL
562 N QUEEN CT
QUEEN VALLEY, AZ 85118

104480020

POLUS JOSEPH B & BARBARA J CO
PO BOX 92
SEELEY LAKE, MT 59868

104480060

SPRAGUE LA GARMES & PATRICIA I
21414 S MOOSE POINT LN
GRAND RAPIDS, MN 55744

104480090

COOLIDGE CHRISTY L,
273 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480120

MILLER THOMAS W, MILLER HAZEL
122 803 HERITAGE CRESCENT
SASKATOON,

104480180

CARNAHAN GLENN F & JANIS L,
1196 E 1950 S
MALTA, ID 83342

104480240

SCOTT HOWARD M & CARLA,
10550 ROSE BUD CT
MCKINNEY, TX 75070

104480280

HILLNER JAMES C, HILLNER BETTE
5301 S SUPERSTITION MTN DR PMB
GOLD CANYON, AZ 85118

104480310

ZIEMER EVERETT D & BILLIE J,
436 W MORRIS CIR
QUEEN VALLEY, AZ 85118

104480340

FIGARD DEBRA, HOLBROOK GERAL
206 S POMEROY RD
QUEEN VALLEY, AZ 85118

104450070

QUEEN VALLEY DOMESTIC WATER I
1552 E QUEEN VALLEY DR
QUEEN VALLEY, AZ 85118

10448004A

BALLHAGEN JAY T, BALLHAGEN SU
2494 E BRIGANTINE CT
EAGLE, ID 83616

104480070

SHANE MICHEAL R,
235 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480100

JOHN C & CHRISTY L COOLIDGE TR:
273 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

10448016A

RING BEN,
258 BENNETT AVE
COUNCIL BLUFFS, IA 51503

104480190

MAIRS BETTY L,
1106 LINCOLN ST
LISBON, ND 58054

104480250

KADELOCK STEPHEN & MARLENE,
1015 OLD HIGHWAY RD
MONROE TOWNSHIP, PA 18618

104480290

HELMER ROBERT,
MAIL RETURN

104480320

SPRAGUE LEGARMES & PATRICIA L
21414 S MOOSE POINT LN
GRAND RAPIDS, MN 55744

104480350

CIPRA CHRISTINE A,
242 S POMEROY RD
QUEEN VALLEY, AZ 85118

104480360
DROLSHAGEN RONALD L & ERMINIE
445 W MORRIS CIR
QUEEN VALLEY, AZ 85118

104480390
KEREK MARCUS & SUSAN E .
456 W MORRIS CIR
QUEEN VALLEY, AZ 85118

10448226C
MASON ROBERT L & MARGARET W
601 S PIONEER WAY STE F #145
MOSES LAKE, WA 98837

10462001B
KUHENS ELWOOD L, KUHENS ROBE
PO BOX 4150
APACHE JUNCTION, AZ 85178

104480370
VAN DOLAH JERRY E, VAN DOLAH V
469 W MORRIS CIR
QUEEN VALLEY, AZ 85118

104480400
GREEN STEPHAN L & LAMB NANCY
9440 E MOGOLLON TRL
GOLD CANYON, AZ 85118

10448226D
FEDERAL NATIONAL MRTG ASSOC .
3476 STATEVIEW BLVD
FORT MILL, SC 29715

USA104004

104480380
LEIGHTY RICHARD E, LEIGHTY KARI
468 W MORRIS CIR
QUEEN VALLEY, AZ 85118

10448226A
SJM FAMILY LP,
4016 HIGHLANDS WEST DR
FORT COLLINS, CO 80526

10448226E
HEINONEN RUSSELL W & LESLIE F,
43179 218TH ST
OSAGE, MN 56570

PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)

INSTRUCTIONS:

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

Parcel No.: 104-48-032-0
 Name: Legarman + Patricia Sprague
 Address: 21414 S. Moose Pt. LN
 City/ST/Zip: Grand Rapids, MI 55744

Parcel No.: 104-48-032-0
 Name: ~~Legarman + Patricia Sprague~~
 Address: _____
 City/ST/Zip: _____

Parcel No.: 104-48-0330
 Name: LARRY BACKSTROM
 Address: 192 S Pomeroy Rd
 City/ST/Zip: Queen Valley Az 85118

Parcel No.: 104-48-0050
 Name: ROBERT LAKE
 Address: 205 S. Piedra Negra
 City/ST/Zip: Queen Valley Az 85118

Parcel No.: 104-48-0340
 Name: Gerald Holbrook
 Address: 206 S. Pomeroy Rd
 City/ST/Zip: Queen Valley, Az

Parcel No.: 104-48-0020
 Name: Joseph + Barbara Polus
 Address: PO Box 92
 City/ST/Zip: Seeley Lake, MT 59868

Parcel No.: 104-48-0080
 Name: CHARLENE GASTON
 Address: 247 S. Piedra Negra JR
 City/ST/Zip: Queen Valley, Az 85118

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

Parcel No.: MICHAEL SHANE
 Name: 235 S. Piedra Negra DR
 Address: Queen Valley, Az 85118
 City/ST/Zip: 104-48-0070

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

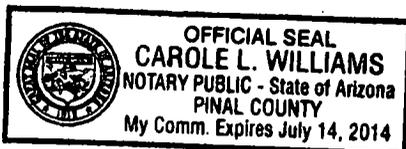
I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 2nd DAY OF July, 2012, AT THE OFFICE OF Pinal County AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Karen Leighty
 SIGNATURE

July 2, 2012
 DATE

ACKNOWLEDGED BEFORE ME BY Karen Leighty ON THIS DAY 2nd OF July, 2012

(SEAL)



Carole L. Williams
 SIGNATURE OF NOTARY PUBLIC

**PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)**

INSTRUCTIONS:

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

Parcel No.: 104-48-0390
 Name: MARKUS AND SUZANNE Kerek
 Address: 456 W. MORRIS Cir
 City/ST/Zip: QUEEN VALLEY AZ 85718

Parcel No.: 104-48-0240
 Name: HOWARD AND CARLA Scott
 Address: 10530 Rose Bud Ct.
 City/ST/Zip: McKinney, TX 75070

Parcel No.: 104-48-370
 Name: JERRY AND Wanda Van Dolah
 Address: 469 W. MORRIS Cir
 City/ST/Zip: Queen Valley AZ 85118

Parcel No.: 104-48-030
 Name: KENNETH NEWMAN
 Address: Po Box 3909
 City/ST/Zip: Apache Junction, AZ 85117

Parcel No.: 104-48-360
 Name: Ronald and Maria Drolshagen
 Address: 445 W. MORRIS Cir
 City/ST/Zip: Queen Valley AZ 85118

Parcel No.: 104-48-029
 Name: Robert Helmer
 Address: 86 S. Pomeroy Rd
 City/ST/Zip: Queen Valley, AZ 85118

Parcel No.: 104-48-0260
 Name: Pioneer Bank + TRUST
 Address: Po Box 729
 City/ST/Zip: Belle Fourche, SD 57717

Parcel No.: James + Betty Hillner
 Name: 5301 S. Superstition Mt DR
 Address: GOLD CANYON, AZ 85118
 City/ST/Zip: 104-48-028

Parcel No.: 104-48-250
 Name: Stephen + Marlene Kadelock
 Address: RR1 Box 367
 City/ST/Zip: Dallas, Pa 18612

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

I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 2nd DAY OF July, 2012, AT THE OFFICE OF Pinal County AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

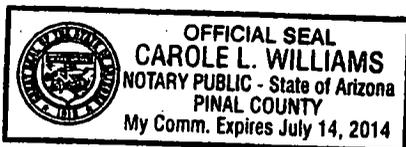
Karen Leighty
 SIGNATURE

July 2, 2012
 DATE

ACKNOWLEDGED BEFORE ME BY Karen Leighty, ON THIS DAY 2nd OF July, 2012.

(SEAL)

Carole L. Williams
 SIGNATURE OF NOTARY PUBLIC



104-48-03805

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
Primary Parcel: 104-48-0380 5
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale?

Please list the additional parcels below (no more than four):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Donald LeRoy Spencer and Irma Jean Spencer

3. (a) BUYER'S NAME AND ADDRESS:
Richard E. Leighty and Karen S. Leighty
468 West Morris Circle
Queen Valley, AZ 85218

(b) Are the Buyer and Seller related: Yes _____ No
If yes, state relationship:

4. ADDRESS OF PROPERTY:
468 West Morris Circle
Queen Valley, AZ 85218

5. MAIL TAX BILL TO:
Richard E. Leighty and Karen S. Leighty
468 West Morris Circle
Queen Valley, AZ 85218

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
a. Vacant Land
b. Single Family Residence
c. Condo or Townhouse
d. 2-4 Plex
e. Apartment Building
f. Commercial or Industrial Use
g. Agricultural
h. Mobile or Manufactured Home
i. Other Use, Specify:

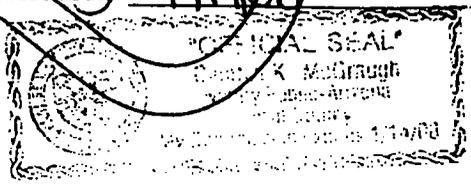
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d, or h in Item 6 above, please check one of the following:
 To be occupied by owner or family member.
 To be rented to someone other than family member.

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: Donald LeRoy Spencer
State of AZ County of Pinal
Subscribed and sworn to before me on this _____ day of _____
Notary Public: [Signature]
Notary Expiration Date: 11/14/08



COUNTY OF RECORDATION: PINAL
FEE NO: 2004-058312
RECORD DATE: 07/30/04

(d) Fee / Recording Number: _____
Validation Codes: _____
(e) ASSESSOR: _____ (f) DOR _____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____
Use Codes: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed
b. Special Warranty Deed
c. Joint Tenancy Deed
d. Contract or Agreement
e. Quit Claim Deed
f. Other

11. SALE PRICE: 160,000.00
12. DATE OF SALE (Numeric Digits): July 12, 2004
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 2,000.00 20000.00 00

14. METHOD OF FINANCING:
a. Cash (100% of Sale Price)
b. Exchange of trade
c. Assumption of existing loan(s)
d. Seller Loan (Carryback)
e. New loan(s) from Financial Institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify:

15. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No

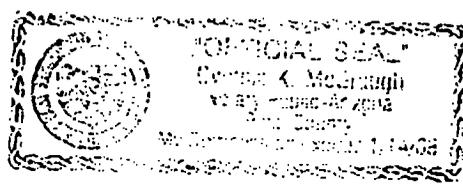
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Agency, Inc.
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85219
240-4326389 (c/m) Phone (480) 288-0883

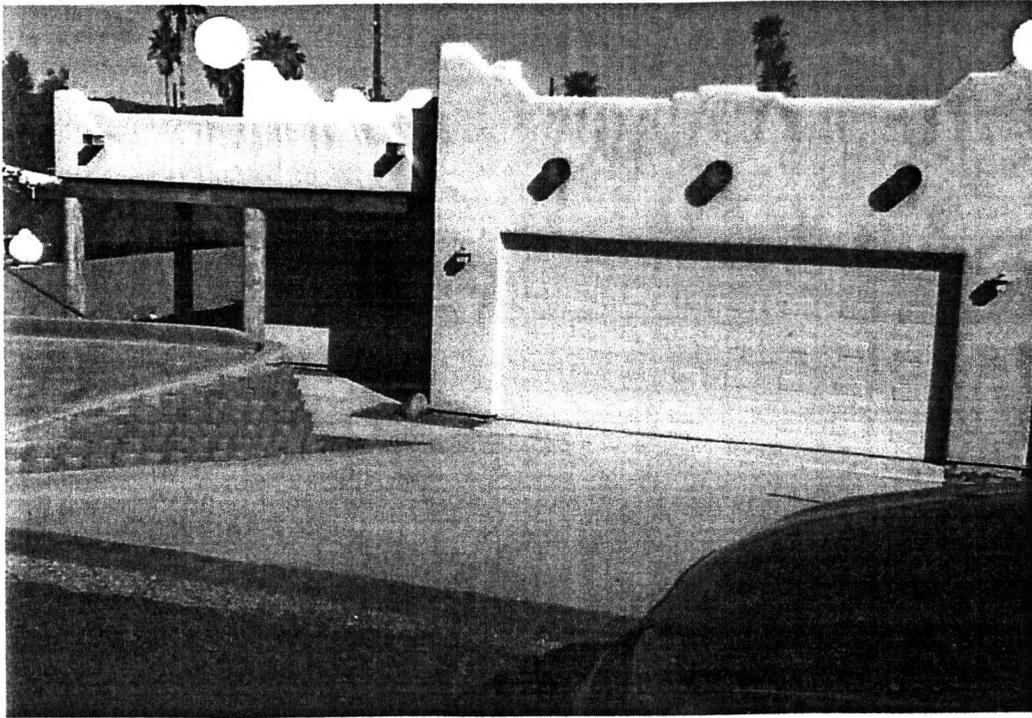
18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 38, of LAKEVIEW PARK NO. 2 AMENDED (17 / 36)

Signature of Buyer/Agent: Karen S. Leighty
State of AZ County of Pinal
Subscribed and sworn to before me on this _____ day of _____
Notary Public: [Signature]
Notary Expiration: 11/14/08



Reproduction by First American Title Insurance 05/2003

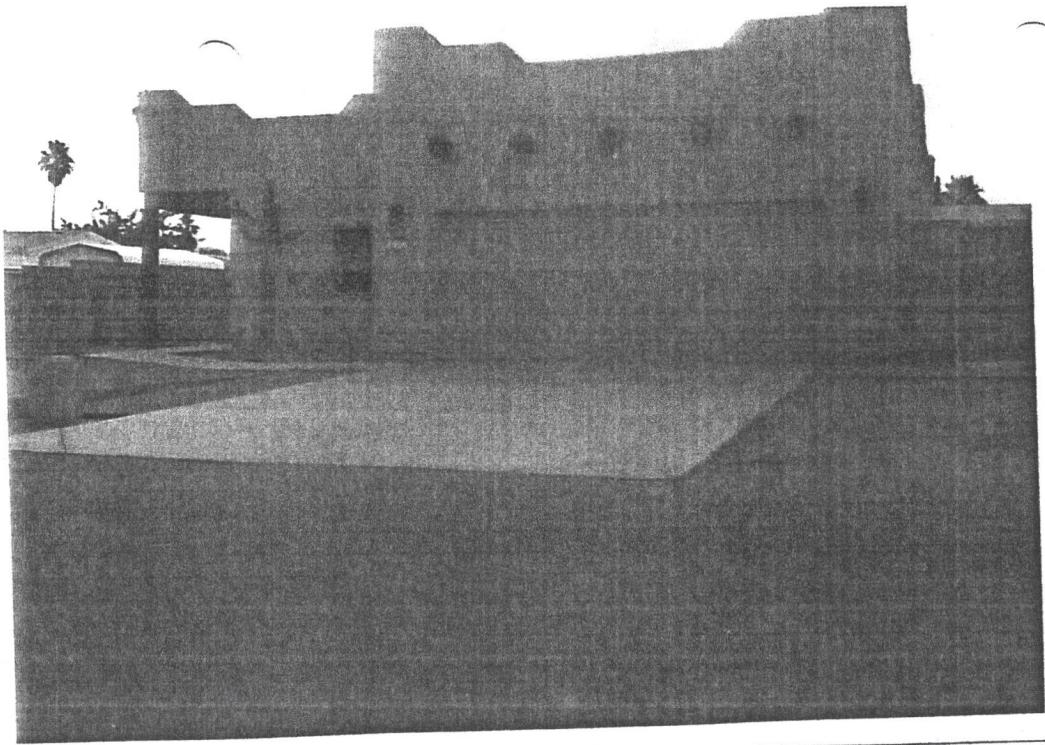
This is photo documentation, showing that Pinal County has allowed and granted permits to these residents to build their homes. This has been done within the eight years that we have lived in Queen Valley.



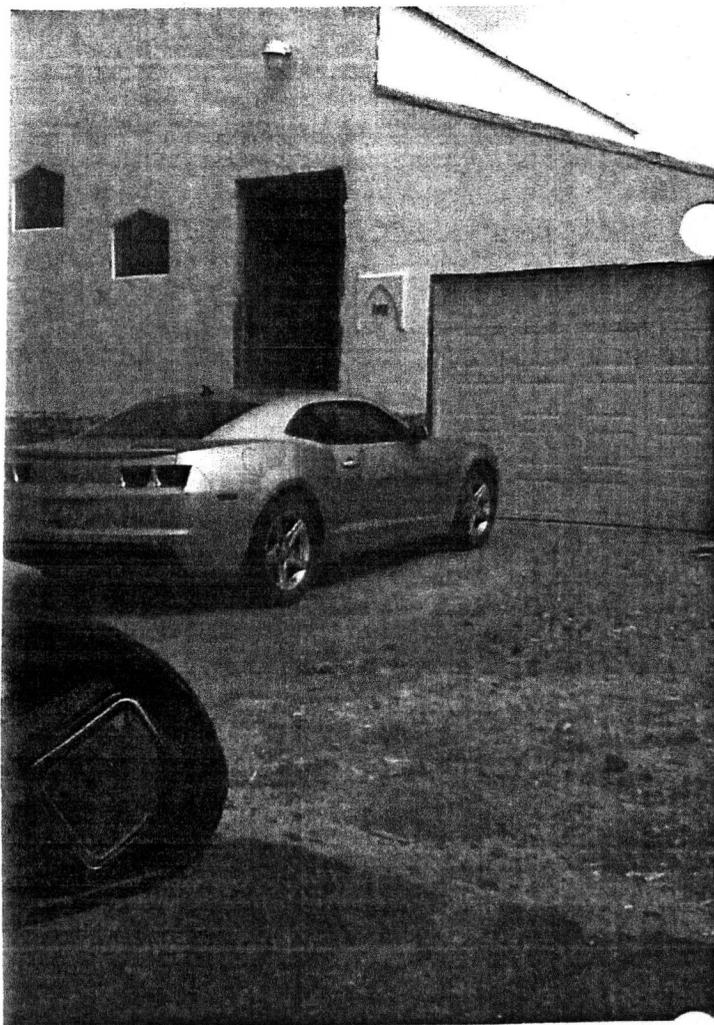
738 Queen Creek



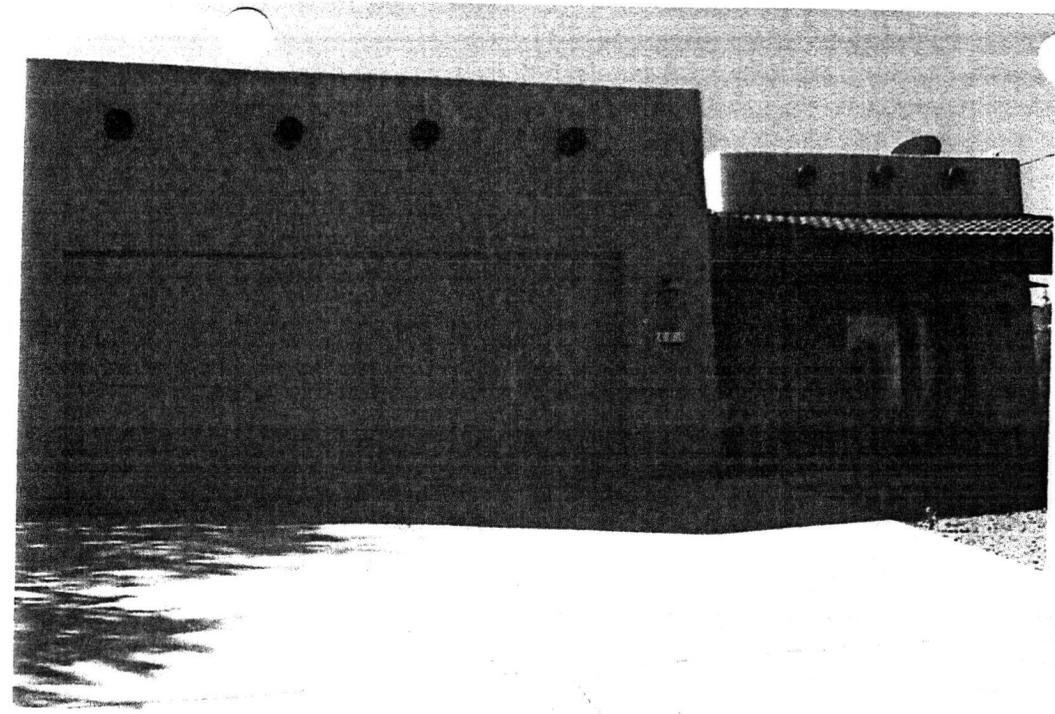
112 Donna



227 Sharon



386 Diane Dr.



485 Queen Creek

SEC 3 NW NE, TN.2S RG.10E

104-48_2

LAKE VIEW PARK
UNIT 2 AMENDED

BK 17 - PG 036

SEE MAP 104-45

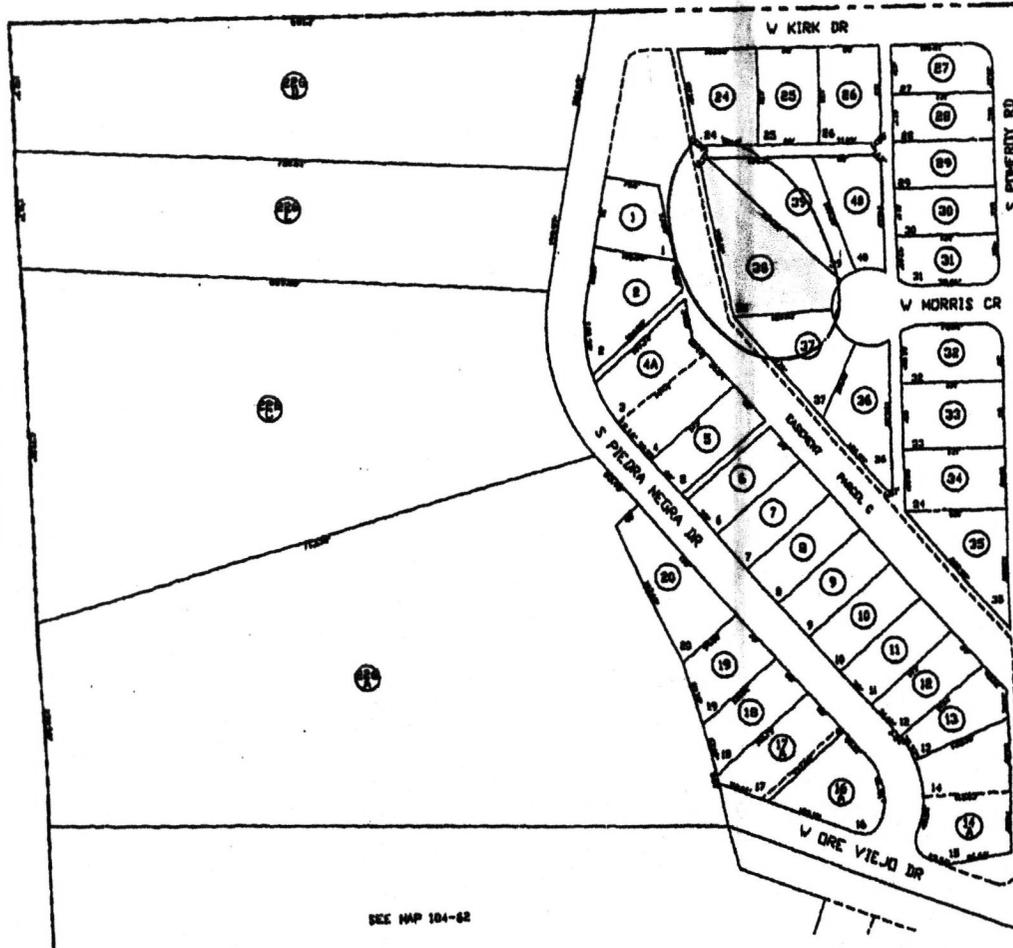
AREA CODE
0000

SPECIAL DISTRICTS
00000
00000

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDERS
OFFICE. FOR COMPLETE INFORMATION OF PLAT
AND C&R'S CALL (620) 868-7100.

SEE MAP 104-30_1



SEE MAP 104-62

SEE MAP 104-62

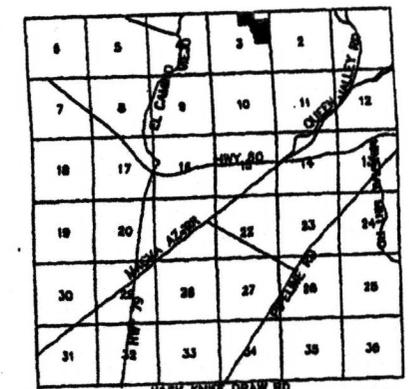


SCALE: 1" = 150'

04-01-2005

SEE MAP 104-48_1

VICINITY MAP



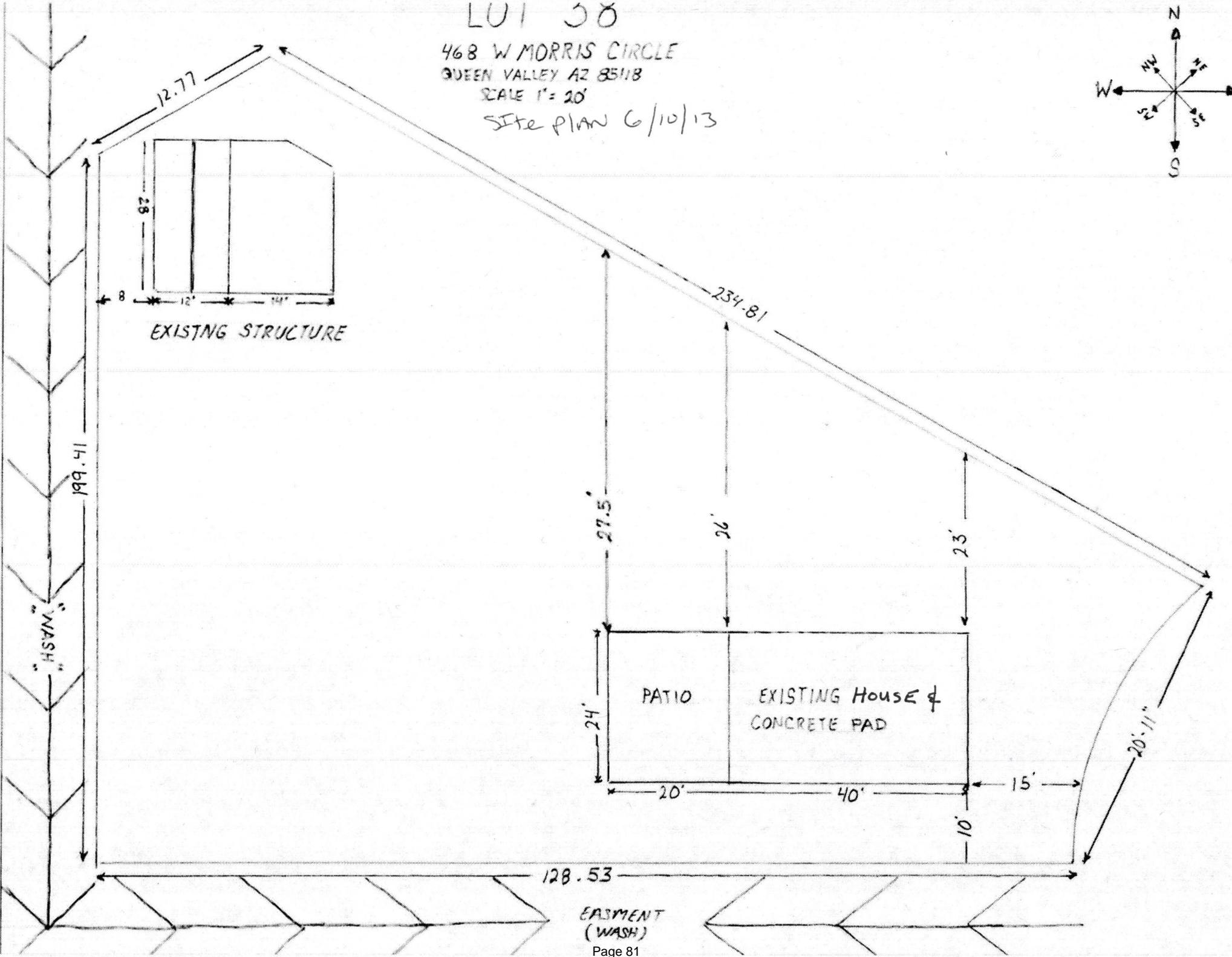
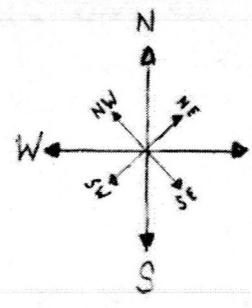
PINAL COUNTY ASSESSORS MAP

LUI 38

468 W MORRIS CIRCLE
QUEEN VALLEY AZ 85118

SCALE 1" = 20'

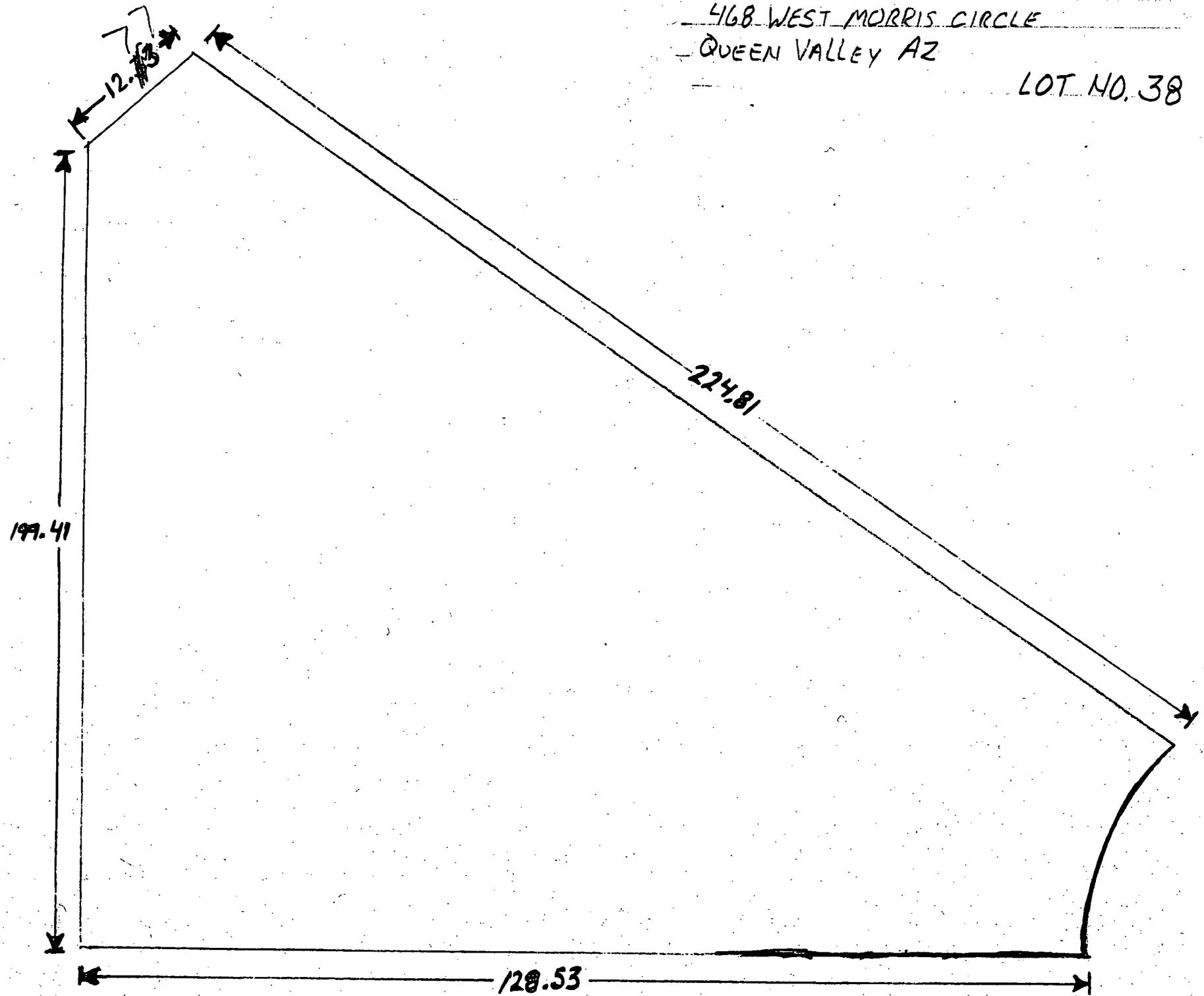
Site plan 6/10/13

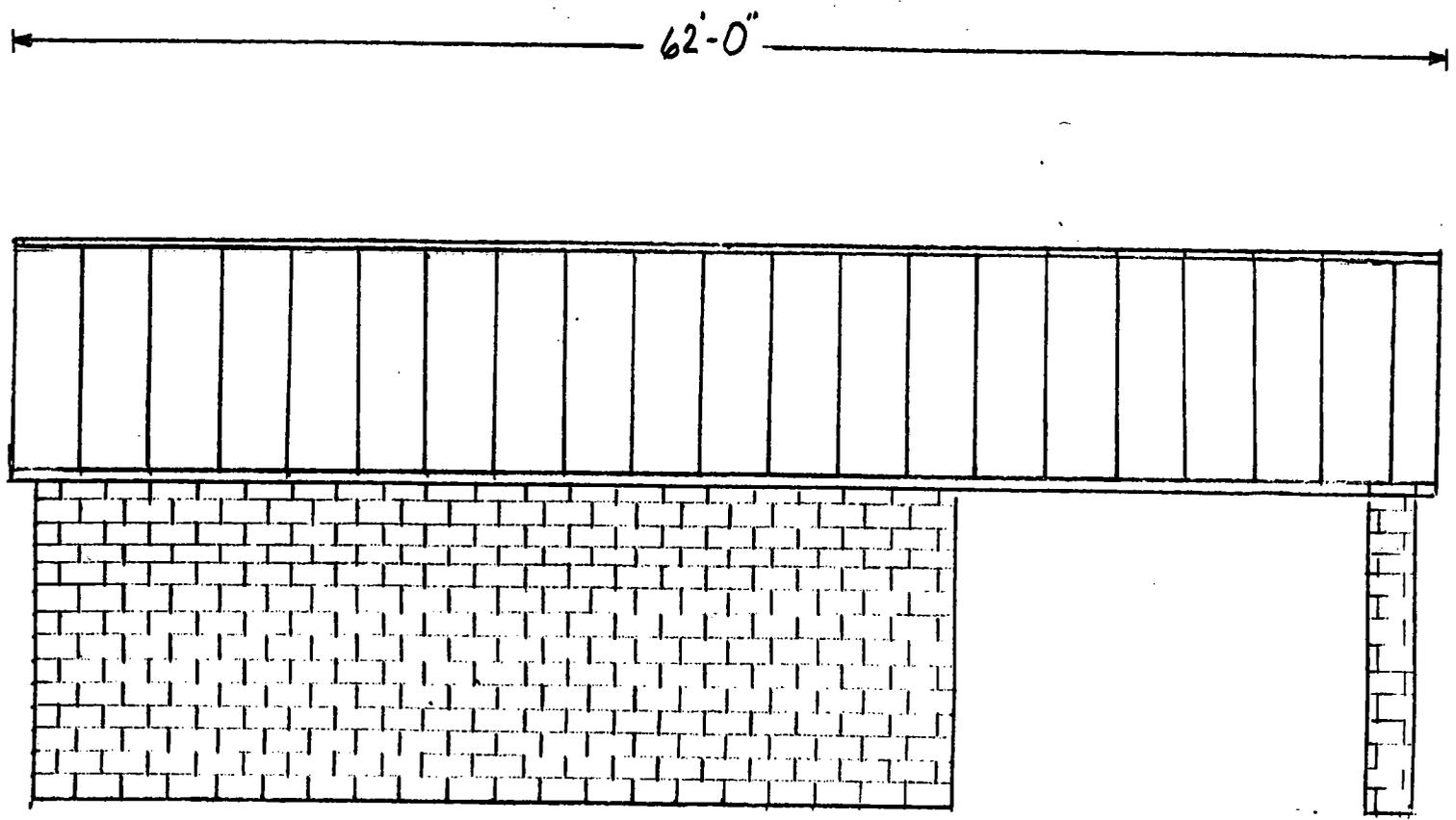


EASEMENT
(WASH)

LEIGHTY
468 WEST MORRIS CIRCLE
QUEEN VALLEY AZ

LOT NO. 38





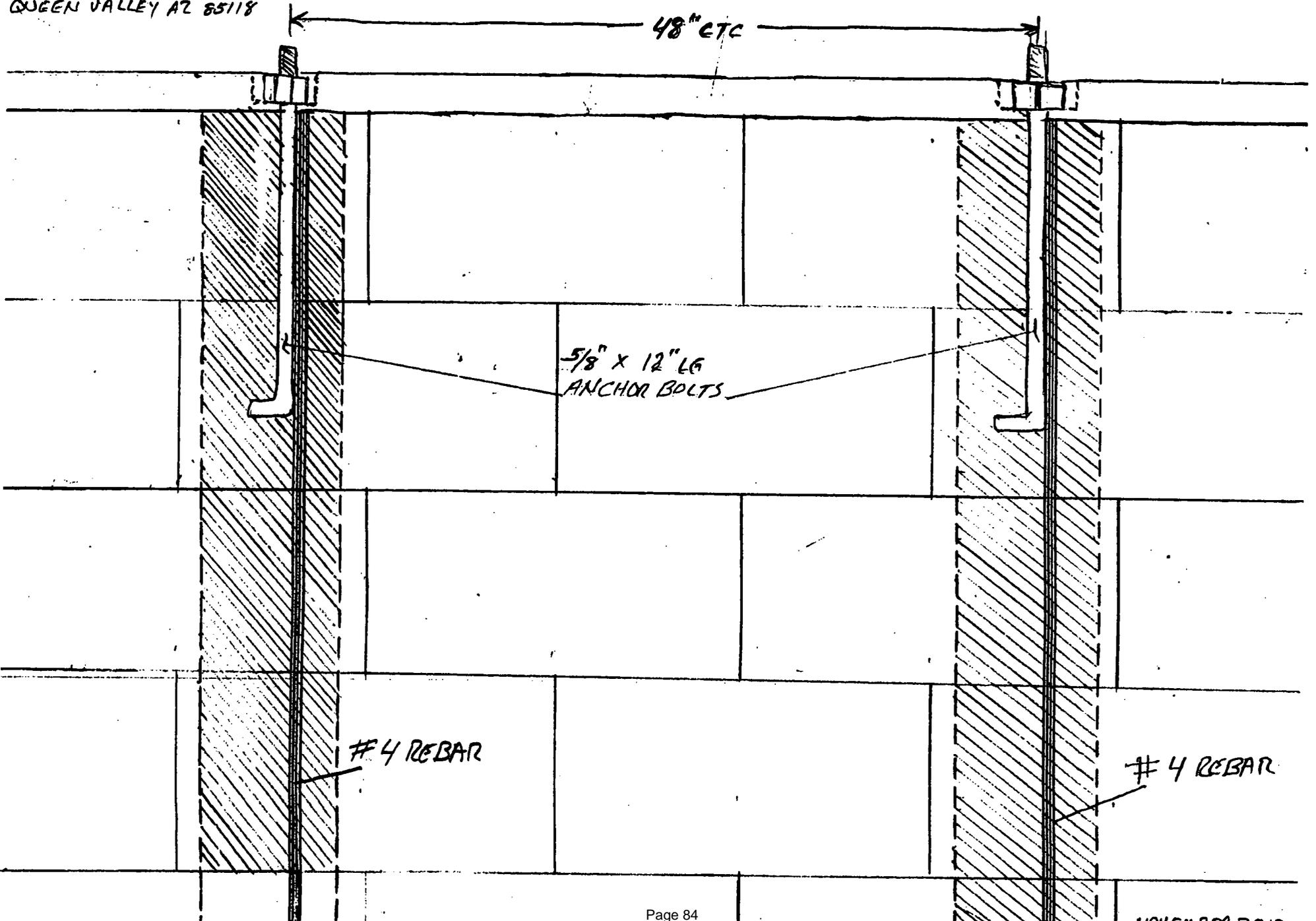
24'-11.5"

62'-0"

VIEW A-A

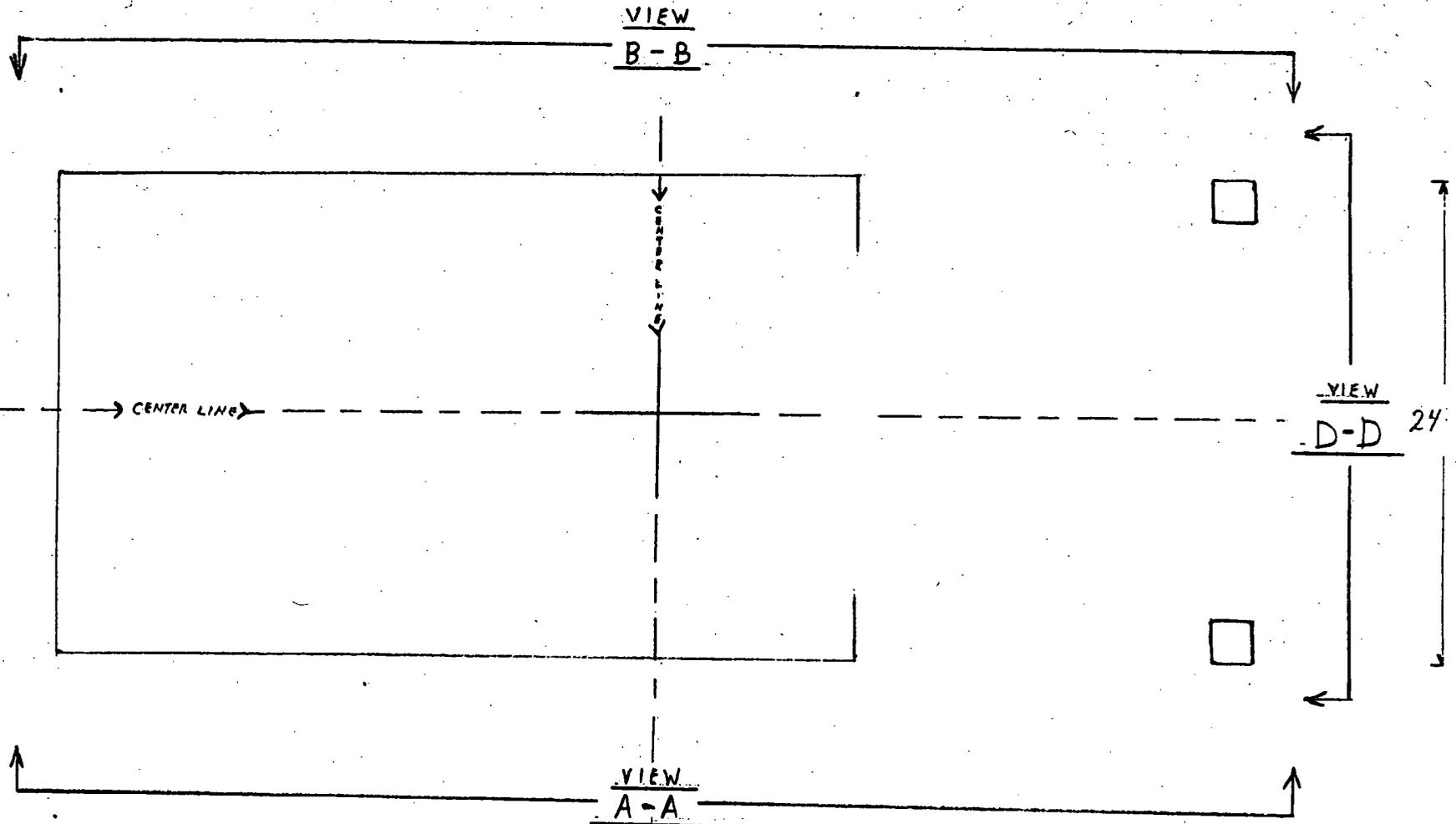
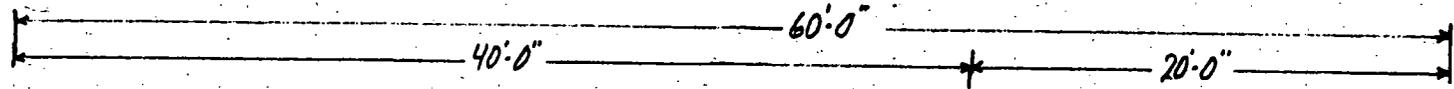
ANCHOR BOLTS ON 48" CENTERS
ALL BLOCK COLLS WITHOUT REBAR AND OR ANCHORS
ARE FILLED WITH PERLITE AS AN INSULANT.

468 WEST MORRIS CIRCLE
QUEEN VALLEY AZ 85118



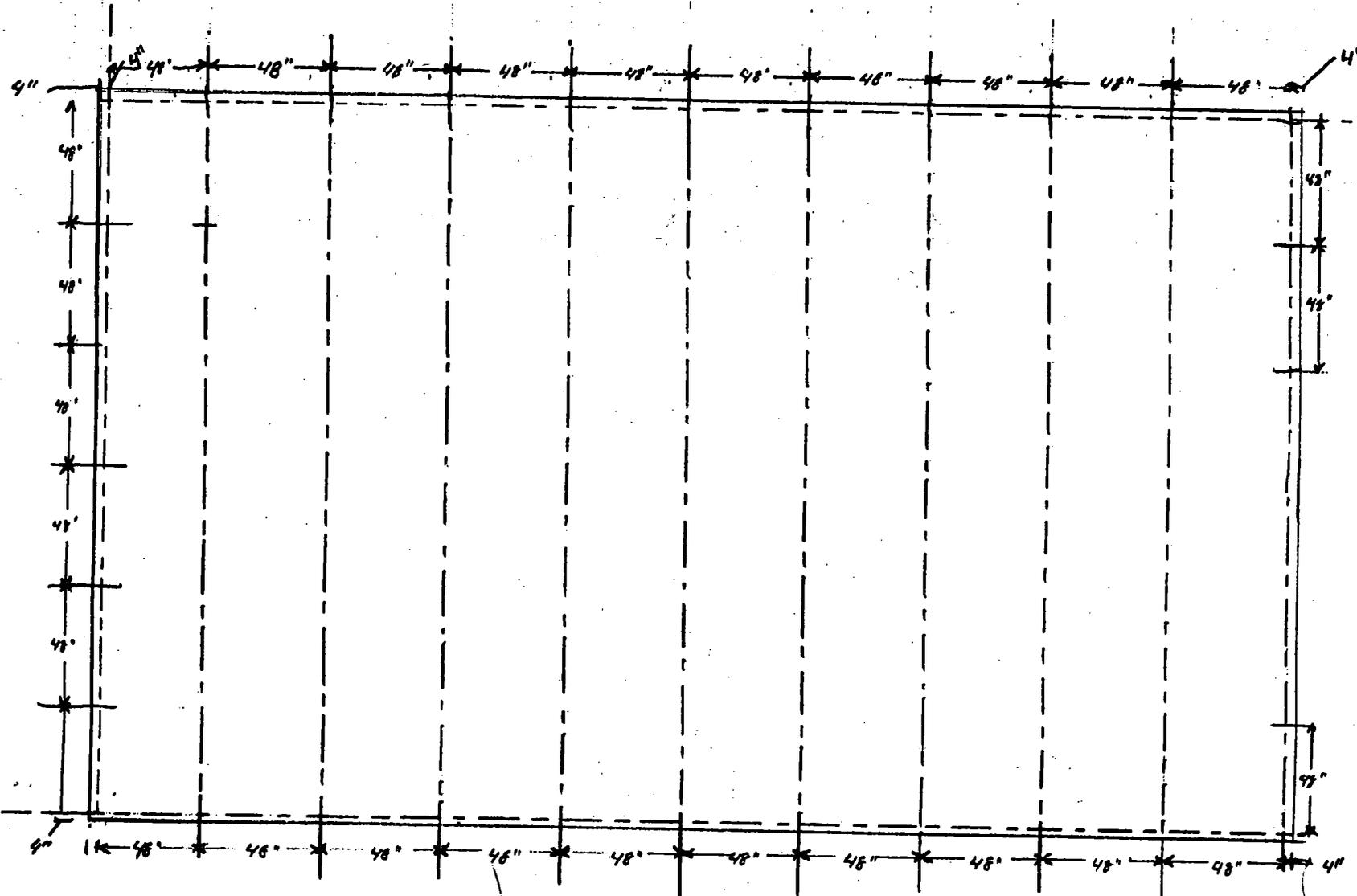
468 WEST MORRIS CIRCLE
QUEEN VALLEY AZ 85118

31



FLAT AREA OVERALL
DIMENSIONS

REBAR TO FLOOR/FOOTER DETAIL

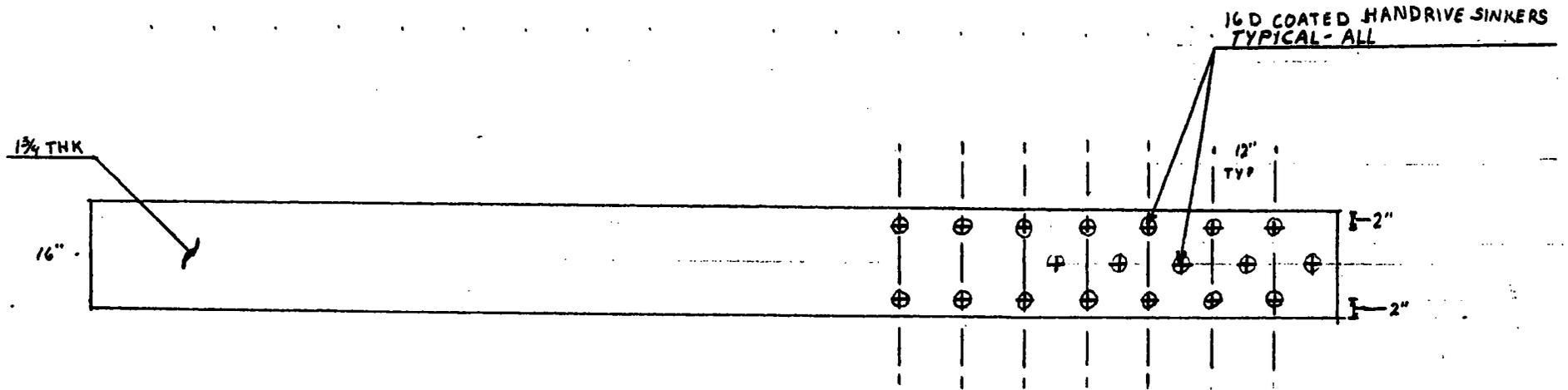
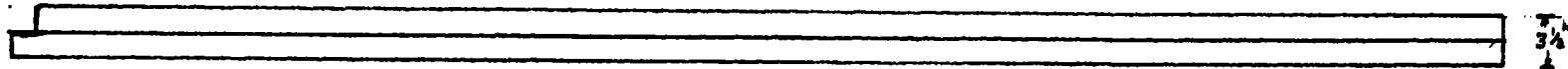


DRILL 5/8" HOLE 6" DEEP TYPICAL 30 PLACES

EPOXY #4 REBAR IN ALL - REBAR CUT LENGTH 30" LONG

MATERIAL LIST
#4 REBAR 30 pcs 30' LG
EPOXY

RIDGELAM MFG - LVL LAMINATED BEAMS

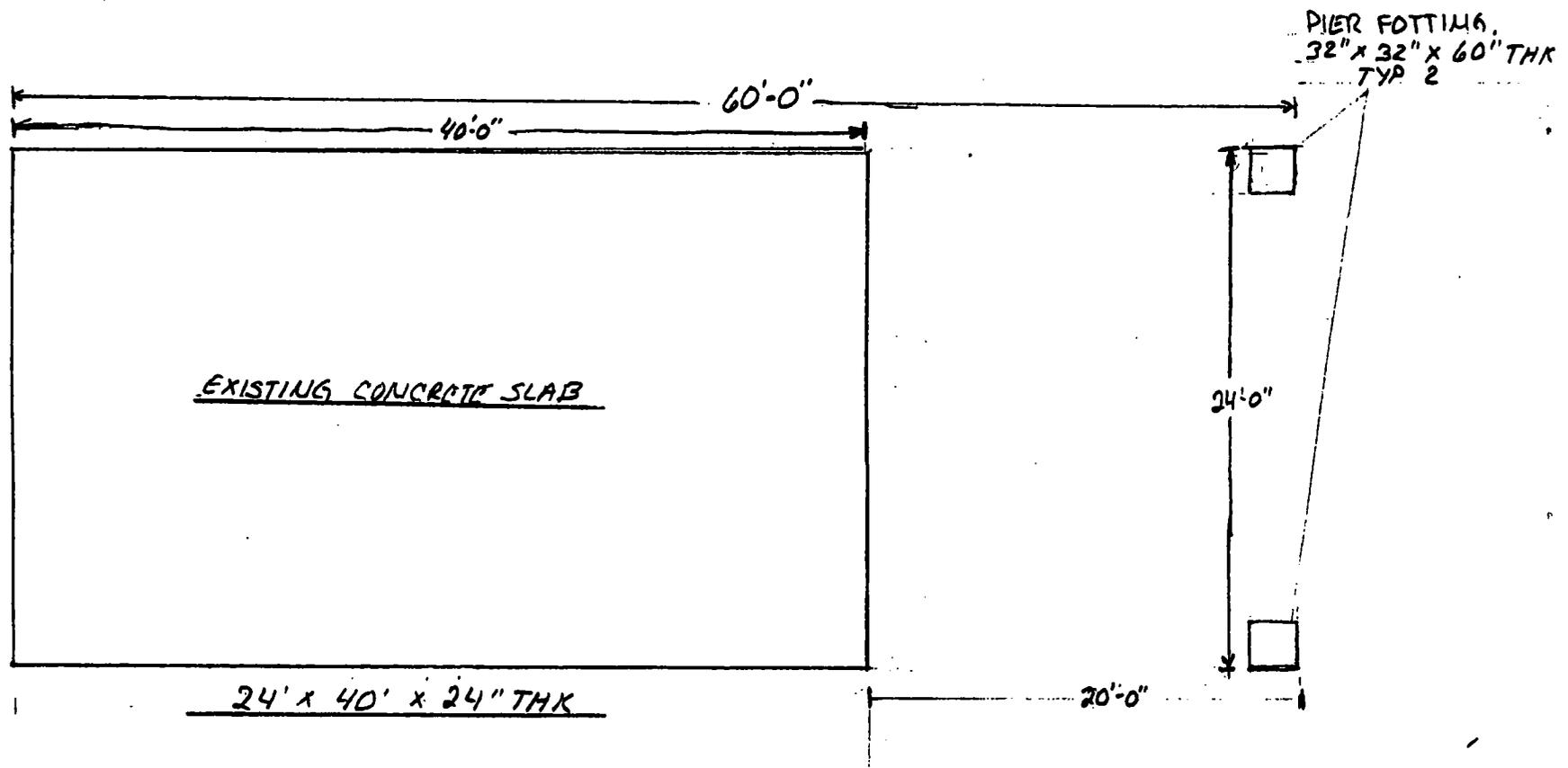


RIDGELAM MFG - SUGGESTED NAILING PATTERN FOR LAMINATING TWO LVL RIDGELAM LAMINATED BEAMS

VIEW A-A-1

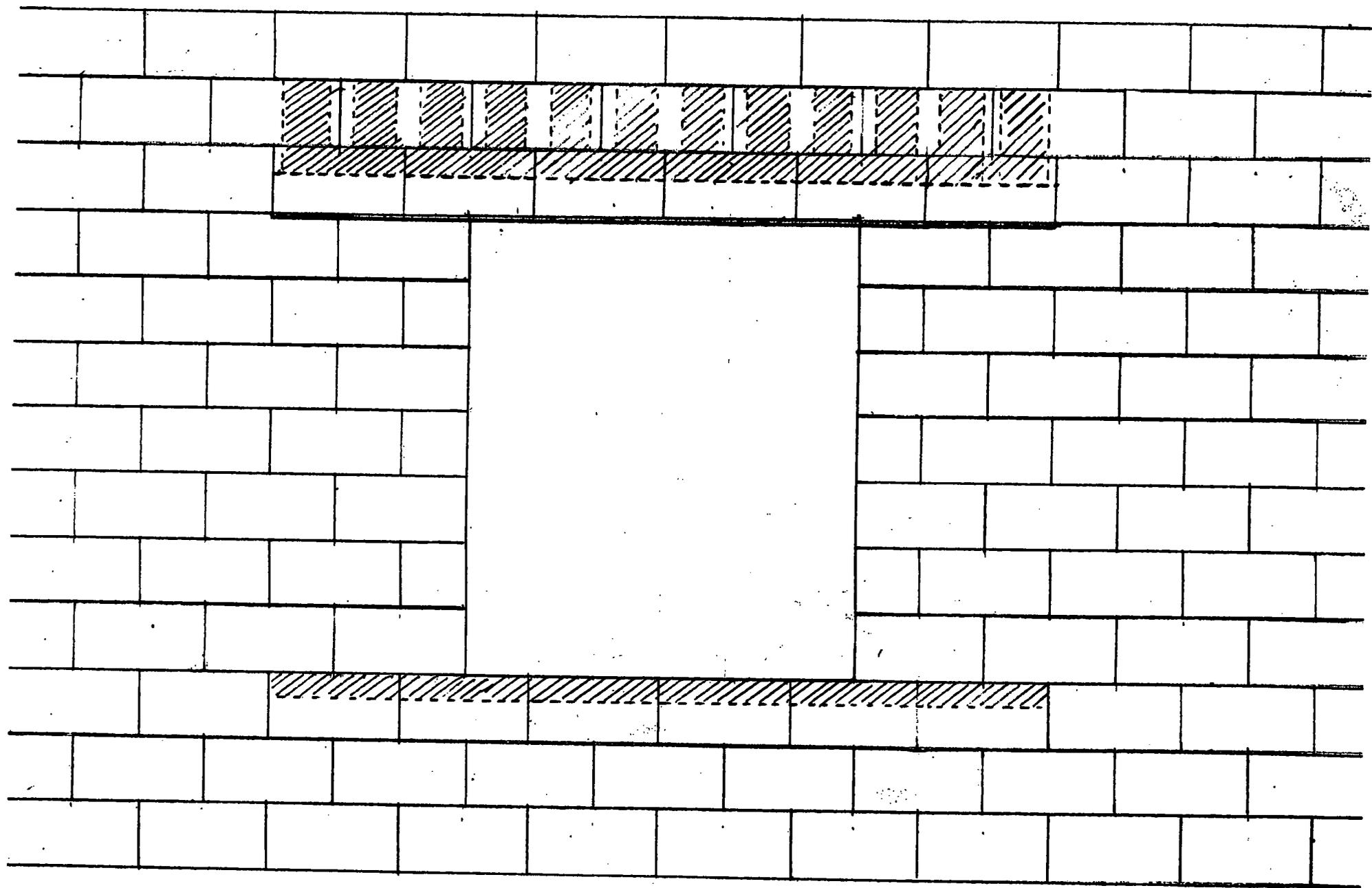
8 WEST MORRIS CIRCLE
34 VALLEY AZ 85118

FOOTING, FLOOR AND PIER SETS



TI VALLEY AZ 85118

BOND BEAMS - ONE ABOVE AND ONE BELOW
EACH WINDOW AND DOORWAY



PZ-PA-003-13/SUP-002-13



MEETING DATE: June 20, 2013

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-003-13 & SUP-002-13 (Leighty Conv. SFR)**

(These cases will be discussed together)

CASE COORDINATOR: Steve Abraham

LEGAL DESCRIPTION: a .5± acre parcel situated in a portion of the NW¼ of Section 3, T2S,
R10E G&SRB&M

TAX PARCEL: 104-48-038

LANDOWNER/APPLICANT: Richard and Karen Leighty, 468 W Morris Circle, Queen Creek, AZ
85118

REQUESTED ACTION & PURPOSE:

PZ-PA-003-13: Pinal County applicant, Richard and Karen Leighty landowners, requesting 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**);

SUP-002-13: Richard and Karen Leighty applicants/landowners requesting approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 ± acre parcel pending and in conjunction with non-major comprehensive plan amendment request **PZ-PA-003-13** 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

LOCATION: Located in the southwest corner area of Kirk Dr. & Pomeroy Rd. in Queen Valley.

SIZE: .5± acres.

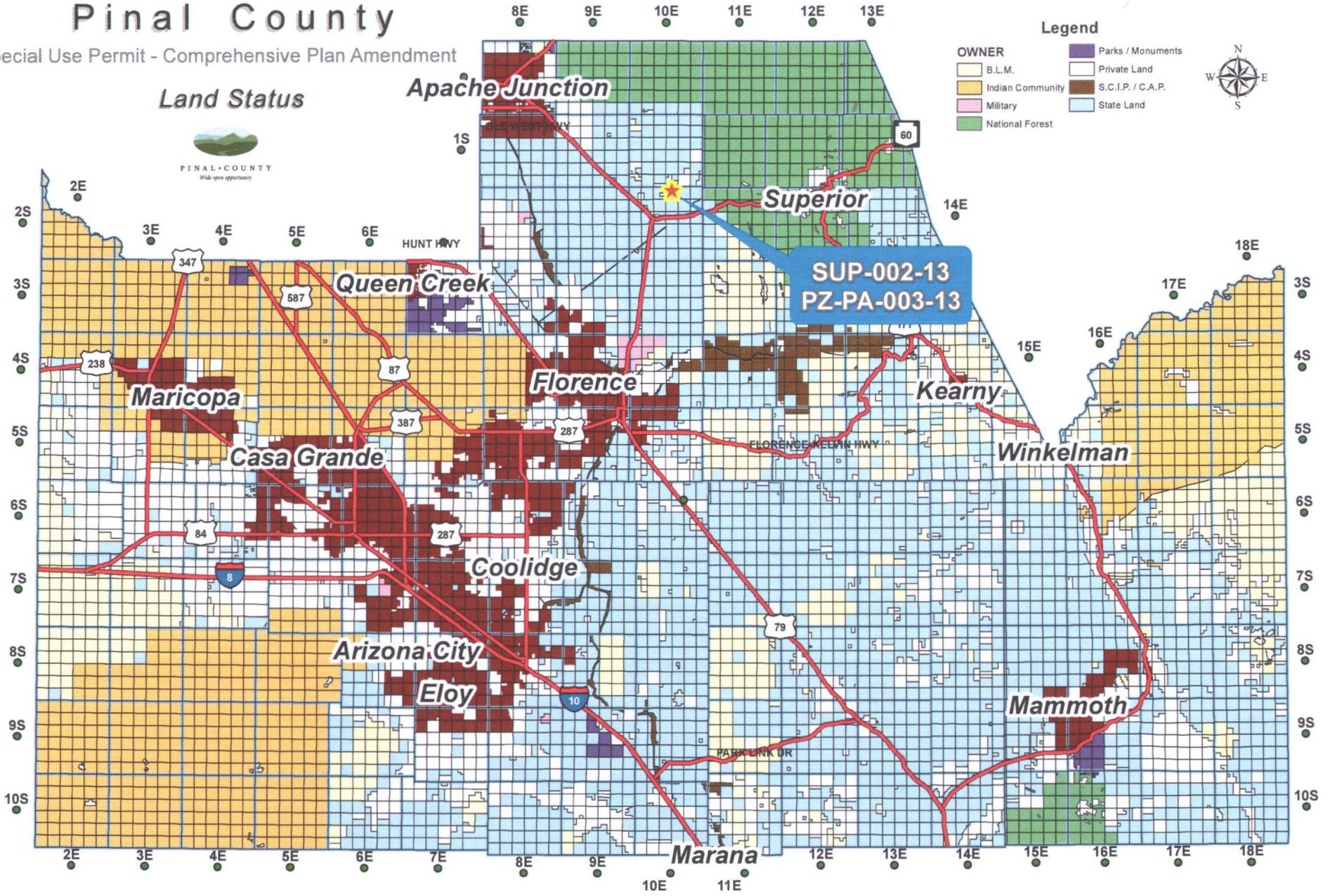
COMPREHENSIVE PLAN: The site is designated as Major Open Space (or 1 DU/AC) [MOS]. The surrounding properties are also designated MOS. Part of this case is a request to change the designation to Moderate Low Density Residential (MLDR), if the non major comprehensive plan amendment is approved, the proposed SUP will be in compliance with the MLDR designation. A discussion regarding the change is addressed later in this report.

EXISTING ZONING AND LAND USE: The subject property is zoned MH, Manufactured Home zone. The site is currently developed with a conventionally constructed single family residential dwelling, which is not in compliance with the zoning ordinance.

Pinal County

Special Use Permit - Comprehensive Plan Amendment

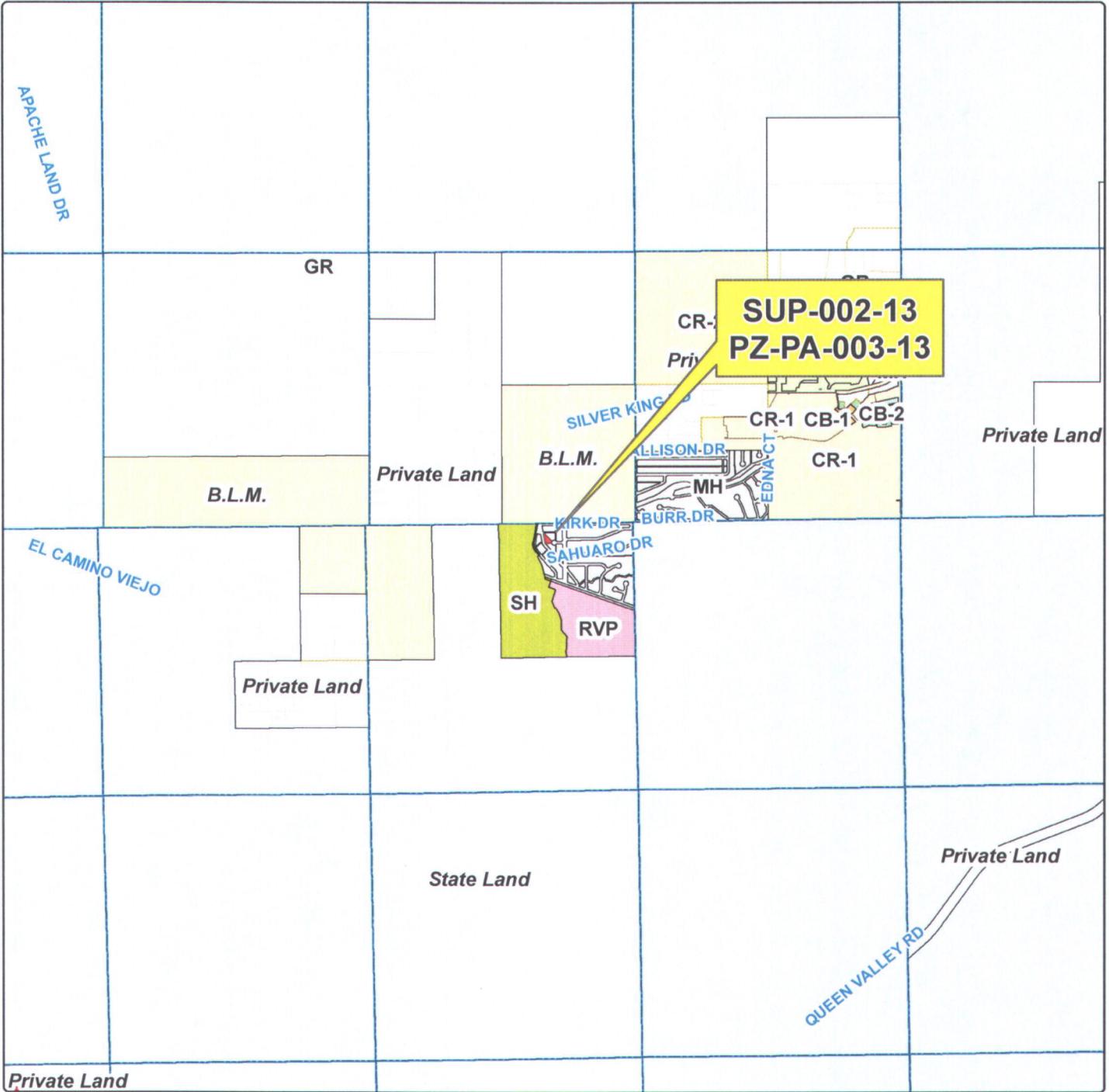
Land Status



Legend

- | OWNER | |
|-------|-------------------|
| | B.L.M. |
| | Indian Community |
| | Military |
| | National Forest |
| | Parks / Monuments |
| | Private Land |
| | S.C.I.P. / C.A.P. |
| | State Land |





**Special Use Permit
Comprehensive Plan Amendment
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 104-46-03B.
(legal on file) (Queen Valley area).

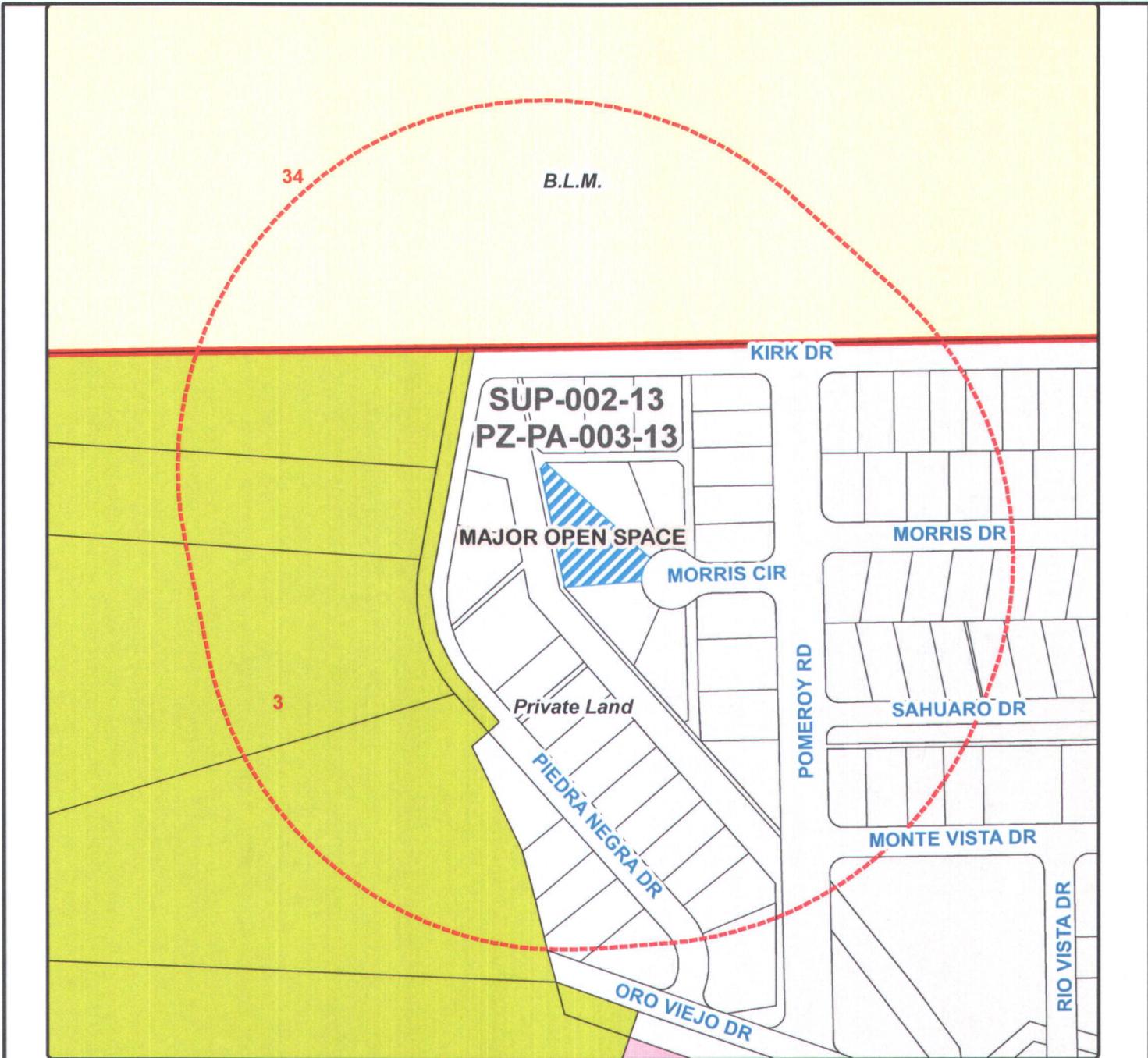
T02S-R10E Sec 03



LEIGHTY RICHARD E & KAREN S

Sheet No.
1 of 1

Drawn By: GIS / IT / LJT	Date: 04/10/2013
Section: 03	Township: 02S
Range: 10E	Case Number: SUP-002-13, PZ-PA-003-13



Special Use Permit Comprehensive Plan Amendment

SUP-002-13 – PZ-PA-003-13 - PUBLIC HEARING/ACTION: Richard and Karen Leighty applicants/landowners requesting approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 ± acre parcel pending and in conjunction with non-major comprehensive plan amendment request PZ-PA-003-13 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).

Current Zoning: MH
Request Zoning: Special Use Permit
Comprehensive Plan Amendment
Current Land Use: MAJOR OPEN



Legal Description:
Sited in a portion of Section 03, T02S, R10E, G&SRB&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: GIS / JT / LJT	Date: 04/10/2013	
	Sections: 03	Township: 02S	Range: 10E
	Case Number: SUP-002-13, PZ-PA-003-13		



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

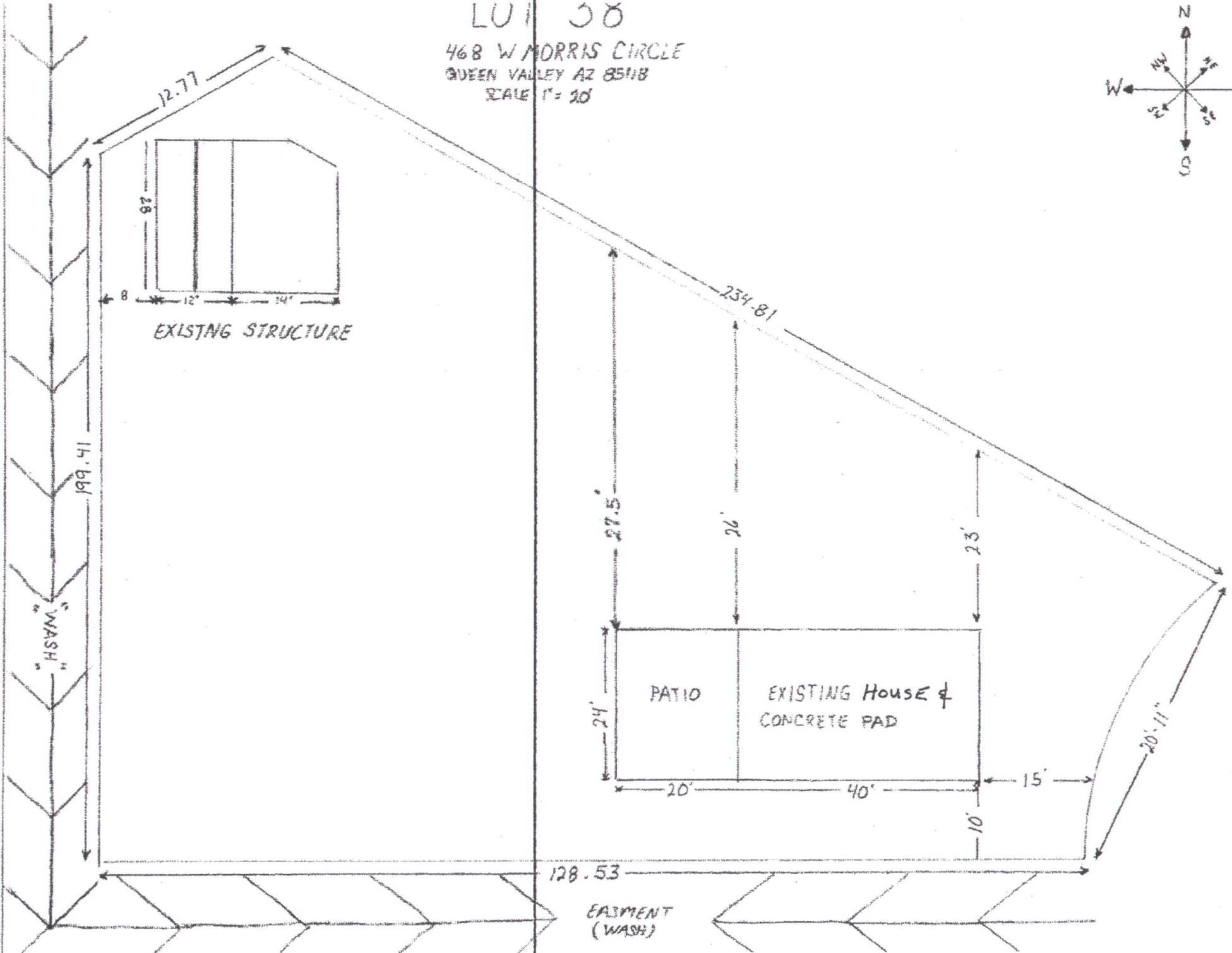
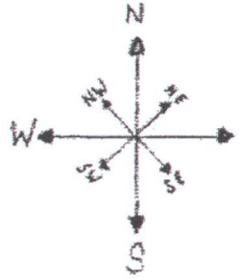
Special Use Permit
Comprehensive Plan Amendment



PINAL • COUNTY
Wide open opportunity

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

LU 1 38
468 W MORRIS CIRCLE
QUEEN VALLEY AZ 85118
SCALE 1" = 20'



SURROUNDING ZONING AND LAND USE:

North, South, East, West: MH zone in all directions

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.

Access: The site is accessed from Morris Circle.

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 28, 2013

Neighborhood and agency mail out: May 20, 2013

News paper Advertising: Week of May 27, 2013

Site posting: Applicant: May 29, 2013

Site posting: County: May 24, 2013

HISTORY: The subject property is zoned MH, Manufactured Home zone. It was rezoned from GR under case **PZ-315-72**, to TH (Trailer Home-site). The TH zone was later re-named to MH in 1991(case **PZ-C-003-90**). The site is currently developed with a conventionally constructed single family residential dwelling, which is not in compliance with the zoning ordinance and the owners have been cited by code compliance under case **CC-1777-12**. Further, the owners constructed the dwelling without a building permit and have been cited by the Building Safety dept. under case **BCC12-00243**. Both cases have been referred to the Hearing Office. The Hearing Office is delaying action until the outcome of this case has been decided.

ANALYSIS: There two requests covered under this report, A County initiated non-major comprehensive plan amendment and a Special Use Permit request by the Leighty's to allow a conventionally constructed single family residence.

Comprehensive Plan Discussion:

The county is initiating the non-major comprehensive plan amendment request primarily because the County has also proposed a Major Amendment to the entire "Queen Valley" area that will be heard later in the year. The subject parcel and the larger "Queen Valley" area is currently designated Major Open Space, which is not an accurate representation of existing land uses. Research done of the subject property and the area as a whole shows that the bulk of the "Queen Valley" area was rezoned and platted in the late 1960's through the early 1980's.

As mentioned above, many of the existing land uses are well above the 1 DU/AC limit placed on the property under the MOS designation. Staff feels that a designation change is appropriate, simply as a reflection of existing conditions, but not necessarily to allow additional land-use entitlements or to allow a change in dwelling type.

Special Use Permit Discussion:

The Leighty's are requesting a Special Use Permit to allow a conventionally constructed single family residence. The MH zone only allows manufactured home as a permitted dwelling type. Albeit with this request to allow a different dwelling type doesn't increase density or intensity of allowed land uses there are still important factors to consider

when evaluating this request. One important factor is that when the MH zone was created it was intended to allow mobile homes only. This was primarily in part because the previous zoning category "TH" allowed conventionally constructed dwellings, mobile manufactured single family dwellings, RV parks, Mobile home parks. Essentially when the TH zone went away it created for separate zoning categories; MH, MHP, PMRVP and RV zoning, that specifically prohibited conventionally constructed dwellings and dealt with mobile, manufactured, RV housing types and development patterns. If the SUP is approved it would create and maybe encourage the blending of these zoning categories which the code was amended to separate.

The second point is that one of the major benefits of zoning is that a property owner will know what will happen around them and understand what their neighbor is allowed to do. Generally speaking manufactured homes are more affordable housing choices than their conventionally constructed counterparts and this zoning category allows areas of similar dwelling types and certainty of neighborhood appearance. Over time if more conventionally constructed dwellings are allowed property values could increase and the affordability could decrease. Further to the point, the sub-division was designed and platted with mobile homes in mind as the primary dwelling type.

Third the Leighty's attest that there are other conventionally constructed residences in the area. Staff was able to find four of the five units the Leighty's are speaking of. They were permitted as a result of a previous Planning Director's interpretation that conventionally constructed units were an allowed dwelling type. After additional review Staff has determined that interpretation to be in error. In all very few of the lots in the particular subdivision have conventional constructed homes lots on them.

The SUP the Commission is considering is for an conventionally constructed dwelling automotive repair shop. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the use.

To date, a total of three letters in favor have been received in support and three in opposition from property owners within 600' of the subject property. The Leighty's circulated a petition in favor and received several signatures.

The **Pinal County Department of Public Works** reviewed the case but had no comments.

The **Pinal County Air Quality Control District** reviewed the case but had no additional comments.

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments other than it is in a Flood zone "X"

The SUP is located more than 3 miles from any municipal planning area boundary.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP & non-major comprehensive plan amendment under Planning Cases **SUP-002-13 and PZ-PA-003-13**. Furthermore, the Commission must determine that this SUP & non major comprehensive plan amendment will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of an SUP & non-major comprehensive plan amendment.
2. To date, a total of 6 letters have been received 3 in opposition and 3 in favor from property owners within 600ft of the subject property.
3. The site is accessed from Morris Circle.

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

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-003-13** to the Board of Supervisors with a favorable recommendation with no attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

** No recommended stipulations*

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The applicant/owner shall apply for a building permit within 31 days of Board of Supervisors approval of this SUP for a conventionally constructed single family residence.
- 2) All future construction shall done in compliance with the MH zoning district.
- 3) the layout, design and set up of a conventionally constructed residence be as shown and set forth on the applicant's submittal documents and site plan;
- 4) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 5) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department; and

Narrative for Special Use Permit by :

**Richard and Karen Leighty
468 West Morris Circle
Queen Valley, Arizona 85115**

We purchased our home in Queen Valley on July 28, 2004. We did purchase a single family home, we mortgaged a single family home, paid taxes on a single family home and paid insurance on a single family home.

One month after moving into our home, the 100 year flood came, and as I sat on the corner of Morris and Pomeroy and watched as the water started filling our home, the sewer plant broke loose and over 50,000 gallons of raw sewage gushed down Pomeroy and into the cul-de-sac and filled our home. The title company advised us that since we did not live in a flood area, there was no reason to have flood insurance, why pay for something that you would never need. My husband worked in waist high water trying to save whatever he could, but the water came too fast, as did the raw sewage, and we lost everything.

Pinal County came to inspect the house, still full of sewage and mildew and told us that it was safe for us to be there. I was in and out of hospitals for over three years, but our home was safe. We lived in one room, no kitchen and a makeshift bathroom for several years. We rebuilt as we could afford to, replacing all floors throughout the whole house, replacing walls, up to 4 feet from the floors and with no help from anyone. We knew our home was a "real" home, from top to bottom. My husband and son did all the work, and we raised our two grandchildren in the one room that was livable. Life was not easy and it took quite awhile to become whole again.

Now, eight years later, our home burns to the ground. Nothing could be saved. We did have good insurance and we were ready to move on with our lives, once again.

We worked hard on the clean up, getting the permits from Pinal County, getting our electricity permits and always doing this the right way. I must say that Pinal County has not always treated us well, we left their office on more than one occasion with me in tears and totally frustrated. We met with Steve Abraham one day, when, he told us that if we were planning on building a home, we would be unable to do that, due to the fact that our area was zoned for mobile homes only. This did not seem quite right, as we had watched in the past as several homes were built with no problems.

At this point, the insurance company wanted us to get started building asap. We were told that if we did not start to rebuild within ninety day, that, right off the bat, we would lose \$50,000 up front. And of course we did lose that money because Pinal Co. would not give us a building permit to start building. Then the insurance was paying our living expenses for up to one year at \$2000 per month. But that was discontinued due to not starting our home within 90 days. We had bought insurance that would make our monthly mortgage \$1200 per month or up to one year, but that too, was discontinued, due to not starting to rebuild within 90 days. We made many trips to Pinal Co. and they could not come up with a resolution. Terrilyn Klucar suggested that we file for a variance and was reasonably sure that we would get one, but Steve Abraham stopped us again and said that a variance could not be granted. Steve, did however, say that we could move a mobile home onto the property and everything would be legal. We spoke to Steve and Terrilyn to try to work something out, but everytime it ended the same. We even went around our area and took pictures of all the homes that have been built and took them to Steve, but he said he did not know how that had happened.

I spoke to some homeowners about this and they said they had gotten building permits like normal and there was never any issues, and no one ever said that this was only zoned for mobile homes.

So in talking with the mortgagor, they wanted a stick build home rebuild, the insurance company wanted a stick build home and with absolutely no input from Pinal Co., we started rebuilding the front house again. It had burned, but still had three walls still standing, and rebuilt, using the original foundation of the previous house. Even the bathroom is still in the same place as before the fire. Our home is not an eyesore, but a beautiful house, that beautifies the neighborhood and inspires the people who come to see it.

I believe that Pinal County should grant up a building permit and allow us to continue to build our home.

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010 WE WANT TO REBUILD OUR SFR HOME. IT IS WHAT WE PURCHASED AND ONLY WANT TO REBUILD.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public BY REBUILDING OUR SFR HOME, THERE WOULD BE NO COSTS TO THE RESIDENCES OR PUBLIC.
3. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. THERE WOULD NOT BE ANY NEW TRAFFIC GENERATED DUE TO OUR REBUILDING.
4. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. N/A
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? N/A
6. What type of landscaping are you proposing to screen this use from your neighbors? WE WOULD HAVE DESERT LANDSCAPING AS IT WAS PREVIOUS.
7. What type of signage are you proposing for the activity? Where will the signs be located? N/A
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested THE APPEARANCE OF THE PROPERTY WOULD BE CONSISTANT WITH ALL SURROUNDING AREA.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

6-5-13

PINAL COUNTY PLANNING
+ DEVELOPMENT DEPARTMENT
P.O. Box 2973
Florence, Az. 85132

RECEIVED

JUN 11 2013

PINAL COUNTY
PLANNING & DEVELOPMENT SERVICES

RE: PZ-PA-003-13 PUBLIC HEARING
SUP-002-13 PUBLIC HEARING
SPECIAL USE PERMIT LOT 38, LAKEVIEW PARK #2
(BUK 17 P936 PCR) SECTION 3, T02S, R10E G + SRB4M
TAX PARCEL 104-48-038

FROM: JERRY E. + WANDA C. VAN DOLAH
469 W. MORRIS CIRCLE, QUEEN VALLEY, AZ. 85118



PARCEL # 104-48-0376

We totally support the request for allowing a conventionally constructed single family dwelling. We feel that this will add to our future values.

Note that we lost motor home, and had a few trees scotched during the fire which took their original site (conventional home). We were not happy but support their request.

Sincerely, Jerry E. Vandalah - Carol Vandalah

File

Steve Abraham

From: Stephan Green <stephan@queenvalleyproperties.com>
Sent: Wednesday, May 22, 2013 10:28 AM
To: Steve Abraham
Subject: Case Number/s: PZ-PA-003-13 & SUP-002-13
Attachments: Public Hearing010.pdf

Hello Steve,

Thank you for the notice of public hearing

As a local owner of 4 properties in Queen Valley, I am writing to pledge my absolute support for Richard and Karen Leighty in their endeavors at Lot 38 of Lake View Park #2, in replacing old outdated MH with modern conventional construction.

Building standards and expectations of homeowners have changed so, it can only benefit the community as a whole if older manufactured housing is replaced by substantially better conventional homes on an ongoing basis throughout this small rural community.

This will enhance local home values and in turn the treasurers purse. I hope to see an increase in this activity which, over the years will transform Queen Valley for the betterment of all. A real "Win Win"

I shall be attending the Hearing at 9:00 am on the 20th June.

Tax Parcels: **104-19-135D**, 253 Margaret St - **104-48-189**, 303 Alta Vista - **104-48-040**, 444 Morris Cir - **104-44-062**, 204 Sahuaro Dr.

Stephan L Green - Associate Broker
Queen Valley Properties, Inc (480) 861 5292 Cell
1464 E Queen Valley Drive, Queen Valley, AZ. 85118

Steve Abraham

From: Joanne <joanne@esi-us.com>
Sent: Wednesday, May 22, 2013 10:46 AM
To: Steve Abraham
Subject: Richard and Karen Leighty landowners Public Hearing/Action

We support approval of a Special Use Permit to allow a conventionally constructed single family dwelling on a .5 acre parcel.

Dave and Joanne Kengott
Property tax parcel # 104-44-0740
PZ-PA-003-13

Thank you in advance for your immediate attention to this matter.

Sincerely,

Joanne Kengott
Executive Strategies of Arizona
75 West Sahuaro Drive
Queen Valley, AZ 85118
Office: 520-463-1991
Fax: 866-371-7745
Mobile: 602- 618-5054

 Please consider the environment before printing this email.

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To: Pinal County
Planning & Development Services Dept.
P.O. Box 2973 (31 N. Pinal Bldg. F)
Florence, AZ. 85132

May 28, 2013

Attn: Steve Abraham, Planning Manager

RE: Planning Case Number SUP-002-13 PZ-PA-003-13 PZ 315-72

Dear Steve Abraham,

I have been in Queen Valley since 1989, and felt the need to respond to the above case number. I have to wonder what has happened in Queen Valley, that it seems that there are people who live here, and now believe the law does not apply to them. Richard & Karen Leighty applied for and were denied a permit to build a stick built home in what is a zoned area for mobile homes only. They went ahead & started to build in violation of the law. Pinal County officials came out & told them to stop. They did not. County officials came out a second time & told them to stop, or the structure would be torn down. They did not. Pinal County officials did not return. Now, after the structure is built, the homeowners are requesting a zoning change. How can this be? If the homeowners did not want a mobile home, why did they not leave the area & go where stick built homes can be built? What if this area was zoned for stick built homes, & someone put a mobile home in?

In the last seven months I have seen two room additions built onto homes, with no posted permit. The attitude seems to be that if you live in Queen Valley you can do what you want, as others have seen the home in question built with no permit so why should they have to obtain one. Also, people point to the lack of Pinal County oversight, and little law enforcement.

Finally, where does this leave the homeowner who is law abiding, obtains his permit and works with Pinal County to comply with the law. I hope these people are considered when the ruling on this matter is rendered.

In closing, I feel the need to write this,

Anonymously

PINAL COUNTY

PLANNING & DEVELOPMENT SERVICES DEPT.

PO BOX 2973 (31 N PINAL, BLDG. F)

FLORENCE AZ. 85132

ATTN. STEVE ABRAHAM

Steve Abraham

From: Christy Coolidge [REDACTED]
Sent: Wednesday, June 12, 2013 4:40 PM
To: Steve Abraham
Subject: Re: Public hearing

Dear Steve,

We are opposed to the "stick" house built by the Leightys on Morris Circle. Our area is zoned mobile home and should stay that way. My understanding is that the Leightys were told they could not build a house on Morris Circle and they built it anyway. What is the purpose of building permits if people can build what they want where they want and get a variance, after the fact. I have lived in Queen Valley for 20 years and hope to remain here for many more years. I shutter to think what will happen to our community if people have no regard to the rules and building codes.

What would happen if we bought a lot on Queen Anne Way or another area zoned for houses and tried to put a mobile home on our lot.? I bet there would be an uproar.

John C. and Christy L. Coolidge

SPECIAL USE PERMIT MEETING

**for Richard and Karen Leighty
468 W. Morris Circle
Queen Valley, Arizona 85118**

This meeting is to show support for Richard and Karen Leighty, in helping them to rebuild their home that burned to the ground in April of 2012. We will meet at their home on Sunday, March 3rd of 2013. If you have questions or concerns, or if you just want to show support, and take a short tour, we will begin at 1:00. If you are in support, please show it by writing a short letter stating why you support the Leighty's in their endeavors.

Please bring your friends and Thank you all for the signing of their petition.

*Richard & Karen Leighty
(Dick & Sue)*

This meeting is a Pinal Co. requirement for a Special Use Permit.

Dick & Sue Leighty
468 West Morris Circle
Queen Valley, Arizona 85118

SPECIAL USE PERMIT MEETING

MINUTES

March 3, 2013

PUBLIC NOTICE:

The announcement for this meeting was posted February 4, 2013 thru March 2, 2013 in Queen Valley, Arizona at the main gathering place for the neighborhood, Fitz Stop Queen Valley Market and Fuel, as well as copies hand-delivered to the Queen Valley Golf Course Office, Queen Valley Realty and approximately 40 individual residences.

The above-referenced meeting convened on Sunday, March 3, 2013 at 1:00 p.m. at the Leighty residence.

IN ATTENDANCE:

Approximately 35 Queen Valley residents were in attendance on Sunday. (See attached sign-in sheets.)

GENERAL DESCRIPTION OF MATTERS CONSIDERED:

Sue Leighty introduced herself and her husband and outlined the purpose for this meeting as follows:

On April 28, 2012, the residence of Dick and Sue Leighty at 468 West Morris Circle, Queen Valley, AZ burned to the ground. Since that date they have been trying to reconstruct their home and return to a normal way of life. Countless trips to Pinal County offices to satisfy requirements for obtaining a building permit have proven futile for various reasons as prescribed by Pinal County Department of Building Safety. Dick and Sue Leighty have lost insurance funding and life savings due to prevention of construction of their residence.

Attendees were invited to tour the property and to ask questions or make statements as they saw fit.

QUESTIONS AND/OR COMMENTS DISCUSSED:

Following is a summarization of the comments and questions that took place:

- Dick and Sue Leighty must be able to finish their home.
- There is a community-wide need to combine efforts to get guidance from the County as to what steps are necessary to have this valley re-zoned in order for residents to be able to construct stick houses and improve the whole community.
- There is an imminent need to know exactly what our zoning options are. Several attendees voiced a willingness to form a committee to approach Todd House, District 5 Supervisor and discuss our zoning variances and how to remedy this dilemma.
- This current situation needs to be resolved and Dick and Sue Leighty, as well as the several other residents currently in this same situation, need to be able to proceed with construction of their homes.
- The residents of Queen Valley are uneasy about what the future might hold for them personally if they find themselves in this same situation. We need to get something definite established for our future to insure this not happening over and over again.

RESPECTFULLY SUBMITTED this ____ day of March, 2013.

Dick Leighty

Sue Leighty

Attachments

PINAL COUNTY 2/25/2013
Re: Mr. Richard and Karen Leighty
and their home.

Mr and Mrs R. Leighty are
wonderful neighbors of ours.
They should be allowed to
build, to be allowed to finish,
what they have started without
interruption, and harassment.

Sincerely
Mr and Mrs Kersek

February 27, 2013

To whom it may concern:

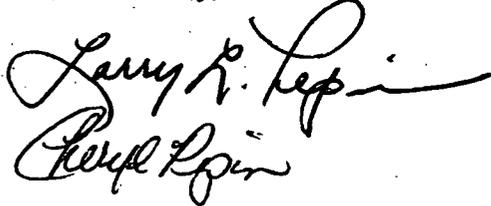
As you know our nation and the world is presently undergoing economic hard times and during times like this is when you find out just who are the givers, and who are the takers. While many Americans are takers the same can not be said of the Leighty's. When their home was devastated by a flood they didn't cry out for government help nor for local aid but instead they just dug in and rebuilt their home without a whimper, but now only a few short years later that same home was totally destroyed by fire. How much can one family endure? When many Americans would have just thrown up their hands in defeat they once again persevered and this time built a new home that not only can but will withstand flood or fire. We all understand that zoning laws of 40 plus years ago claim some areas of Queen Valley to be a mobile home or pre-manufactured community but for one reasons or another this has gone unchecked through the years resulting in many infractions. The Leighty's new home being one of the exceptions not only helps to improve the neighborhood but it also increases the property values for surrounding homes and ultimately increases the tax base for Pinal County. I would hope that the County would not only reconsider in favor of the Leighty's "Special Use Permit" but would also look at rezoning of Queen Valley to allow for more construction of site built single family dwellings. These neighbors have been an inspiration to the community and we are proud to have them in Queen Valley.

Sincerely;

Larry & Cheryl Pepin

515 E. Diane Dr

Queen Valley, AZ 85118

Handwritten signatures of Larry R. Pepin and Cheryl Pepin. The signature of Larry R. Pepin is written in a cursive style, with the first name clearly legible. Below it, the signature of Cheryl Pepin is also written in cursive, with the first name clearly legible.

March 3, 2013

To whom it may concern:

With regard to the 468 Morris Circle, Queen Valley, AZ.
We have known this property and it's previous owner since moving here in 2001.
This property has always been a stick build single family residence.

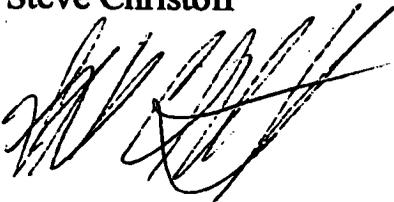
Under the ownership of Richard and Karen Leighty this property has been destroyed by the flood of 2004, and the recent fire of 2012. The Leighty's have continuously worked to improve this property after both incidents.

Our view is that any attempt of any property owner in Queen Valley to improve their property should be given the full support of the Pinal county building safety, planning and zoning department.

As neighbors we give our full support and approval of the current structure. We urge the county to grant any permits necessary for these owners to complete the building of their home.

Respectfully,

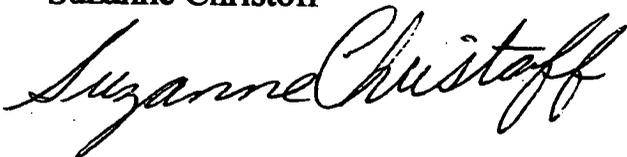
Steve Christoff



323 South Piedra Negra Queen Valley AZ



Suzanne Christoff



2-3-13

To Whom It May Concern:
Regarding Special Use Permit
Per Richard and Karen Heigley
468 W. Morris Circle, Queen Valley,
Arizona 85118.

My wife & I give full support
in their building activities. We
believe that this present situation
per their building a new home
should not be delayed any further.
We have been their neighbors for
8 years, and do not believe that their
building a stick built home will
do nothing but add value to our
property. Sincerely,

My wife & I give full support
in their building activities. We
believe that this present situation
per their building a new home
should not be delayed any further.
We have been their neighbors for
8 years, and do not believe that their
building a stick built home will
do nothing but add value to our
property.

Sincerely
Jerry + Carol Van Dolen
469 W. Morris Circle, Queen Valley, AZ 85118

PETITION

On April 28, 2012, the residence of Dick and Sue Leighty at 468 West Morris Circle, Queen Valley, AZ burned to the ground. Since that date the Leightys have been trying to reconstruct their home and return to a normal way of life. Countless trips to Pinal County offices to satisfy requirements for obtaining a building permit have proven futile for various reasons as prescribed by Pinal County Department of Building Safety. The Leightys are in jeopardy of losing insurance funding and their life savings if construction of their residence does not progress expeditiously.

We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	11/30/12	Elisa Lambertus	272 Santa Vista Dr.	Elisa Lambertus
2	11/30/12	Chris Dyo	272 Santa Vista Dr.	Chris Dyo
3	11/30	JAY PALACIO	685 Firway Dr	Jay Palacio
4	11/30	Morris DeKucper	50 W Oro Viejo Dr	Morris DeKucper
5	11/30	Carol DeKucper	50 W Oro Viejo Dr	Carol DeKucper
6	11/30	Randy Wankle	227 N. Sharon Dr	Randy Wankle
7	11/30	Ressie Wankle	227 N. Sharon Dr	Ressie Wankle
8	11-30	Ellen Thomas	402 E Queen Ck	Ellen Thomas
9	11-30	Plex N Thomas	402 E Queen Ck	Plex N Thomas
10	11-30	CAREY BERGLIANN	620 E. QUEEN VALLEY DR.	Carey Bergliann
11	11-30	Therese Bergliann	" "	" "
12	11-30	Thomas Merriman	50 W Oro Viejo #37	Thomas Merriman
13	11:30	Susan Sears	50 W Oro Viejo #192	Susan Sears
14	11-30	Cheryl Merriman	50 W Oro Viejo #37	Cheryl Merriman
15	11-30	John Sears	50 W Oro Viejo 192	John Sears
16	11-30	STEPHAN GREEN	444 W MORRIS CIR.	Stephan Green
17	12-1	CAROL L WILLIAMS	1484 N WILLIAMS DR	Carol L Williams
18	12-1	Betty Lemuel	524 E DONNA	Betty Lemuel
19	12-1	Jim Kern	524 E DONNA	Jim Kern
20				

PETITION

On April 28, 2012, the residence of Dick and Sue Leighty at 468 West Morris Circle, Queen Valley, AZ burned to the ground. Since that date the Leightys have been trying to reconstruct their home and return to a normal way of life. Countless trips to Pinal County offices to satisfy requirements for obtaining a building permit have proven futile for various reasons as prescribed by Pinal County Department of Building Safety. The Leightys are in jeopardy of losing insurance funding and their life savings if construction of their residence does not progress expeditiously.

We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	11-29-12	LISA R. KELLS	341 W. MORRIS DR.	L. Kells
2	11-29-12	Vanessa V. Stevens	1931 N. Queen Valley Dr	Vanessa Stevens
3	11-29-12	Jason R. Scott	196 E. Diane Dr	Jason R. Scott
4	11/29/12	Dick & Sue	562 Queen Ct	Dick & Sue
5	11/29-12	Kent L Stevens	1931 N Queen Valley ^{DR} _{QV AZ}	Kent L Stevens
6	11-30-12	Judith L. Hyland	22 W. Sahara Dr	Judith Hyland
7	11/30/12	Robert Reid	43 DA; 59 Ct	Robert Reid
8	11/30/12	Robert Langefeld	244 W. Haute Vista Dr.	Robert Langefeld
9	11/30/12	Genevieve Hekkerath	224 W. Monte Vista	Genevieve Hekkerath
10	11/30/12	Ron D. Swank	310 S. Alta Vista	Ron D. Swank
11	11-30-12	Christine Bird	150 W Monte Vista Dr	Christine Bird
12	11/30/12	John Tarnow	297 S. Alta Vista Dr	John Tarnow
13	11/30/12	Uladia Graham	289 ALTA VISTA	Uladia Graham
14	11/30/12	Roger Graham	289 ALTA VISTA	Roger Graham
15	11/30/12	Jodi Perry	246 S. Alta Vista	Jodi Perry
16	11/30/12	Carroll Larsen	246 S. Alta Vista	Carroll Larsen
17	11/30/12	BRIAN BEAVER	432 QUEEN CREEK DR.	Brian Beaver
18	11/30/12	Phil & Hebernett	224 W Monte Vista	Phil & Hebernett
19	11/30/12	John E. Baker	298 W Haute Vista	John E. Baker
20	12/3/12	Carol Palacio	453 Silver King	Carol Palacios

PETITION

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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	11-28-12	JERRY E. VAN DORN	469 W. MORRIS CIRCLE	Jerry Van Dorn
2	11-29-12	Billie & Mike Ziemer	436 W MORRIS Cir	Billie & Ziemer
3	11-29-12	LEE SPRAGUE	437 W. MORRIS CR	Lee Sprague
4	11-29-12	Sally Henningsen	362 W. Saburo	Sally Henningsen
5	11-30-12	GUDY BACKSTROM	182 S POMEROY RD	Gudy Backstrom
6	11-30-12	LARRY BACKSTROM	182 S. POMEROY RD	Larry Backstrom
7	11/30/12	GERALD HALBROOK	206 S. POMEROY RD	Gerald Halbrook
8	11/30/12	STEVE CRISTOFF	323 S. PIEDRA NEGRA	Steve Cristoff
9	11/30/12	SUZANNE CRISTOFF	323 S Piedra Negra Dr	Suzanne Cristoff
10	11/30/12	TOM & HAZEL MILLER	301 S PIEDRA NEGRA	Tom Miller
11	11/30/12	Donna Lake	205 S " "	Donna Lake
12	11/30/12	Bob Gale	205 S. " "	Bob Gale
13	11/30/12	Marybeth Ogarovich-Lewis	101 S. Piedra Negra	Marybeth Ogarovich-Lewis
14	11/30/2012	Edward J. Davis	101 S. Piedra Negra Dr	Edward J. Davis
15	11-30-12	CHARLES B. GASTON	277 W. MORRIS DR.	Charles B. Gaston
16	11-30-12	ROSE P. GASTON	277 W. MORRIS DR.	Rose P. Gaston
17	11-30-12	BRENDA ALLEN	163 W MORRIS DR	Brenda J. Allen
18	11-29-12	CHRIS MATTY	9 W MORRIS DR.	Chris Matty
19	11-30-12	DWIGHT TURULA	21 W. KIRK DR	Dwight Turula
20	11/30/12	Stephanie Rice	2 W KIRK DR	Stephanie Rice

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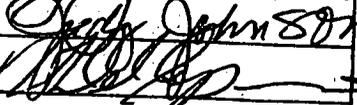
We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	12-1-12	JOAN PAVELEK	50 W ORO VIEJO # 167	<i>Joan Pavlek</i>
2	12-1-12	Kenneth Pavlek	50 W ORO VIEJO # 167	<i>Kenneth Pavlek</i>
3	12-1-12	NATHAN EKART	1128 N SHERWOOD WAY	<i>Nathan Ekart</i>
4	12-1-12	ROD EKART	1128 N SHERWOOD WAY	<i>Rod Ekart</i>
5	12-1-12	Joyce Stone	50 W ORO VIEJO # 29	<i>Joyce Stone</i>
6	10-1-12	F.E. Haas	50 W. Oro Viejo	<i>F.E. Haas</i>
7	12-1	MARY HANZLIP	1544 E VICTORIA	<i>Mary Hanzlip</i>
8	12-1-12	Sally Salo	1320 E VICTORIA VIEW	<i>Sally Salo</i>
9	12-1-12	GRACE LUND	1114 N. QUEEN MART	<i>Grace Lund</i>
10	12/1/12	W E LUND	1114 N Queen Mart	<i>W E Lund</i>
11	12/1/12	Joyce Price	119 W SAHARA DR	<i>Joyce Price</i>
12	12/1/12	ROBERT STEWART	945 E. QUEEN VALLEY DR	<i>Robert Stewart</i>
13	12/1/12	Samuel Cox Jr	26 E DONNA DR	<i>Samuel Cox Jr</i>
14	12-1-12	DAS COX	26 E DONNA DR	<i>Das Cox</i>
15	12-1-12	Steve Sues	50 W ORO VIEJO 104	<i>Steve Sues</i>
16	12-1-12	Christa Sues	50 W ORO VIEJO 104	<i>Christa Sues</i>
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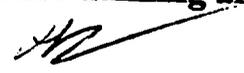
We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	12/1/12	JC Tappan	QV AZ	
2	12/1/12	Virginia Rice	QV AZ	Virginia Rice
3	12/1/12	Sue Leighty	QV AZ	Sue Leighty
4	14/1/12	Dale Malstrom	QV AZ	Dale Malstrom
5	12/1/12	Kyle Schroeder	QV, AZ	Kyle Schroeder
6	12/12	Judy Johnson	QV, AZ	Judy Johnson
7		Doh Capreth	QV AZ	
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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.



	Date	Name (Print)	Address	Signature
1	2/25/2013	MARUZA SUKOK	456 W. Morris Circle	Maruza Sukok
2	3/2/2013	ROSE PING	231 E DONNA DR	Rose Ping
3	3/2/13	Joseph Carol Van Dalen	409 W. Morris Circle, AZ, 85118	Joseph Van Dalen
4	3/3/13	GRANVILLE RICE	119 W SAHUARO	Granville Rice
5	3/3/13	JANE ALBERY	244 W. SAHUARO DR	Jane Albery
6	3/3/13	CECIL ALBERY	244 W SAHUARO DR	Cecil Albery
7	3/2/13	Judi Nyland	22 W. Sahuaro Dr	Judi Nyland
8	3/3/13	Dave Kengott	75 W. Sahuaro Dr	Dave Kengott
9	3/3/13	Ed Davis	101 S. Piedra Negra Dr	Ed Davis
10	3/3/13	JANE KENBOOZ	75 W SAHUARO	Jane Kenbooz
11	3/3/13	Kathryn Matthews	444 W MORRIS CIR	Kathryn Matthews
12	3-3-13	Richard Matthews	444 W MORRIS CIR	Richard Matthews
13	3-3-13	LARRY PEPIN	515 E. DIANE DR	Larry Pepin
14	3-3-13	Cheryl Pezin	515 E. DIANE DR.	Cheryl Pezin
15	3-13-13	Billie Lerner	486 W Morris Cir	Billie Lerner
16	3-3-13	Zeke Lerner	436 W MORRIS CIR	Zeke Lerner
17	3-3-2013	Rob Langfitt	244 W. Monte Vista Dr QV	Rob Langfitt
18	3-3-2013	BETTE HILLNER	66 Pomeroy, QV.	Bette Hillner
19	3-3-2013	Jim Hillner	66 Pomeroy, QV.	Jim Hillner
20	3-3-2013	James Kern	574 DONNA DR	James Kern

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PETITION

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We, the undersigned, are aware of the site plan the Leightys are utilizing and support the addition of their new residence in our neighborhood.

	Date	Name (Print)	Address	Signature
1	3/3/13	Robert Reid	43 Daisy CT	Robert Reid
2	3/3/13	Carole L. Williams	1484 N Williams Dr	Carole L Williams
3	3/3/13	Janet Antolik	337 Buckhorn Ct	Janet Antolik
4	3/3/13	Tricia Engler	374 N Beckhorn	Tricia Engler
5	3/3/13	William Engler	374 N Beckhorn	William Engler
6	3/3/13	Susan Stewart	945 E. Queen Valley Dr	Susan Stewart
7	3/3/13	Robert E. Stewart	945 E. Queen Valley Dr	Robert E Stewart
8	3/3/13	Edwin Robinson	925 N Williams Dr	Edwin Robinson
9	3-3-13	Wendel Kuecker	544 E QU. DR.	Wendel Kuecker
10	3/3-13	SHARON ANDERSON	525 E DONNA DR	Sharon Anderson
11	3/3/13	DEAN ANDERSON	525 E DONN DR	Dean Anderson
12	3/3/13	VICKI REYNOLDS	492 E QUEEN CREEK	V Reynolds
13	3/3/13	FLOYD REYNOLDS	492 E QUEEN CREEK	F Reynolds
14	3/3/13	POT KUECKER	584 E - Q.V. DR	Pot. Kuecker
15	3 Mar 2013	KEN NEWMAN	104 S. Pomroy, QV.	Ken Newman
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APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. Pinal County Staff Coordinator: SUP - OTHER USE
2. Date of Concept Review: 8/21/2012 Concept Review No.: CR-037.12
3. The Legal Description of the Property: BOOK 104 MAP 48 PARCEL 038 SEC 38 TOWNSHIP 015-RANGE
4. Tax Assessor Parcel No(s): 104-48-0380
5. Current Zoning: MH
6. Parcel size: .5 AC
7. The existing use of the property is as follows: SINGLE FAMILY RESIDENCE
8. The exact use proposed under this request: CONVENTIONALLY CONSTRUCTED SINGLE FAMILY RESIDENCE
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
 YES NO
If yes, zoning violation # BCC12-0243 CC-1777-12
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. WHEN WE MOVED INTO THE AREA, WE BOUGHT A SINGLE FAMILY HOME. WE WATCHED AS HOMES WERE BUILT IN OUR AREA. WHEN OUR HOME BURNED DOWN, WE KNEW WE WOULD REBUILD HERE. NO ONE EVER TOLD US THAT THIS AREA WAS ZONED MH. APPROX. 5 HOMES HAVE BEEN BUILT HERE IN OUR AREA.
13. Explain why the proposed development is needed and necessary at this time. WHEN TALKING WITH OTHER PEOPLE IN OUR AREA, THEY TOO WANT TO BUILD HOMES. NO ONE IS EVER TOLD THAT THIS IS MH ONLY COMMUNITY. EVEN THE REALTORS SAY THAT THEY DID NOT KNOW ABOUT THE MH AREA.

RECEIPT #:

AMT:

DATE:

CASE: SUP-002-13

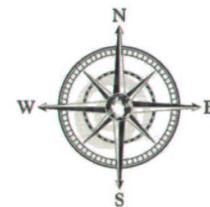
3/5/13

REVISED MARCH 2013

PAGE 2

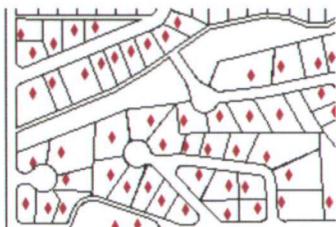


Pinal County Web Map



Zoning(Color)

-  CAR
-  CB-1
-  CB-2
-  CI-1
-  CI-2
-  CI-B
-  CR-1
-  CR-1A
-  CR-2
-  CR-3
-  CR-4
-  CR-5
-  GR
-  MH
-  MHP
-  Multiple, See PAD
-  RV
-  RVP
-  SH
-  SR
-  TR
-  Undesignated



Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

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

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

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

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

See Attached

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 5 day of Mar, 2013 at the office of Planning + Development and is accurate and complete to the best of my knowledge.

Karen J Leighty
Signature

3/5/2013
Date

Acknowledged before me by Karen Leighty on this 5 day of March, 2013



Angela A Sanchez
Signature of Notary Public

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

104307010

104480010

DAVIS EDWARD J ETAL,
101 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480050

LAKE ROBERT A ETAL,
205 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480080

GASTON CHARLINE M,
247 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480110

PASTOR MICHAEL A & LINDA L LIV 1
647 S THIRD ST
GLOBE, AZ 85501

10448017A

RING BEN JAMES,
258 BENNETT AVE
COUNCIL BLUFFS, IA 51503

104480200

BOYER STANLEY DEAN & BARBARA
7937 N UNION RD
JANESVILLE, IA 50647

104480260

PIONEER BANK & TRUST TR,
PO BOX 729
BELLE FOURCHE, SD 57717

104480300

NEWMAN KENNETH A,
PO BOX 3909
APACHE JUNCTION, AZ 85117

104480330

BACKSTROM LARRY D ETAL,
182 S POMEROY RD
QUEEN VALLEY, AZ 85118

10445006C

PALACIO EMILIO, PALACIO CAROL
562 N QUEEN CT
QUEEN VALLEY, AZ 85118

104480020

POLUS JOSEPH B & BARBARA J CO
PO BOX 92
SEELEY LAKE, MT 59868

104480060

SPRAGUE LA GARMES & PATRICIA I
21414 S MOOSE POINT LN
GRAND RAPIDS, MN 55744

104480090

COOLIDGE CHRISTY L,
273 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480120

MILLER THOMAS W, MILLER HAZEL
122 803 HERITAGE CRESCENT
SASKATOON,

104480180

CARNAHAN GLENN F & JANIS L,
1196 E 1950 S
MALTA, ID 83342

104480240

SCOTT HOWARD M & CARLA,
10550 ROSE BUD CT
MCKINNEY, TX 75070

104480280

HILLNER JAMES C, HILLNER BETTE
5301 S SUPERSTITION MTN DR PMB
GOLD CANYON, AZ 85118

104480310

ZIEMER EVERETT D & BILLIE J,
436 W MORRIS CIR
QUEEN VALLEY, AZ 85118

104480340

FIGARD DEBRA, HOLBROOK GERAL
206 S POMEROY RD
QUEEN VALLEY, AZ 85118

104450070

QUEEN VALLEY DOMESTIC WATER I
1552 E QUEEN VALLEY DR
QUEEN VALLEY, AZ 85118

10448004A

BALLHAGEN JAY T, BALLHAGEN SU
2494 E BRIGANTINE CT
EAGLE, ID 83616

104480070

SHANE MICHEAL R,
235 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

104480100

JOHN C & CHRISTY L COOLIDGE TR:
273 S PIEDRA NEGRA DR
QUEEN VALLEY, AZ 85118

10448016A

RING BEN,
258 BENNETT AVE
COUNCIL BLUFFS, IA 51503

104480190

MAIRS BETTY L,
1106 LINCOLN ST
LISBON, ND 58054

104480250

KADELCK STEPHEN & MARLENE,
1015 OLD HIGHWAY RD
MONROE TOWNSHIP, PA 18618

104480290

HELMER ROBERT,
MAIL RETURN

104480320

SPRAGUE LEGARMES & PATRICIA L
21414 S MOOSE POINT LN
GRAND RAPIDS, MN 55744

104480350

CIPRA CHRISTINE A,
242 S POMEROY RD
QUEEN VALLEY, AZ 85118

104480360
DROLSHAGEN RONALD L & ERMINIE
445 W MORRIS CIR
QUEEN VALLEY, AZ 85118

104480390
KEREK MARCUS & SUSAN E .
456 W MORRIS CIR
QUEEN VALLEY, AZ 85118

10448226C
MASON ROBERT L & MARGARET W
601 S PIONEER WAY STE F #145
MOSES LAKE, WA 98837

10462001B
KUHENS ELWOOD L, KUHENS ROBE
PO BOX 4150
APACHE JUNCTION, AZ 85178

104480370
VAN DOLAH JERRY E, VAN DOLAH V
469 W MORRIS CIR
QUEEN VALLEY, AZ 85118

104480400
GREEN STEPHAN L & LAMB NANCY
9440 E MOGOLLON TRL
GOLD CANYON, AZ 85118

10448226D
FEDERAL NATIONAL MRTG ASSOC .
3476 STATEVIEW BLVD
FORT MILL, SC 29715

USA104004

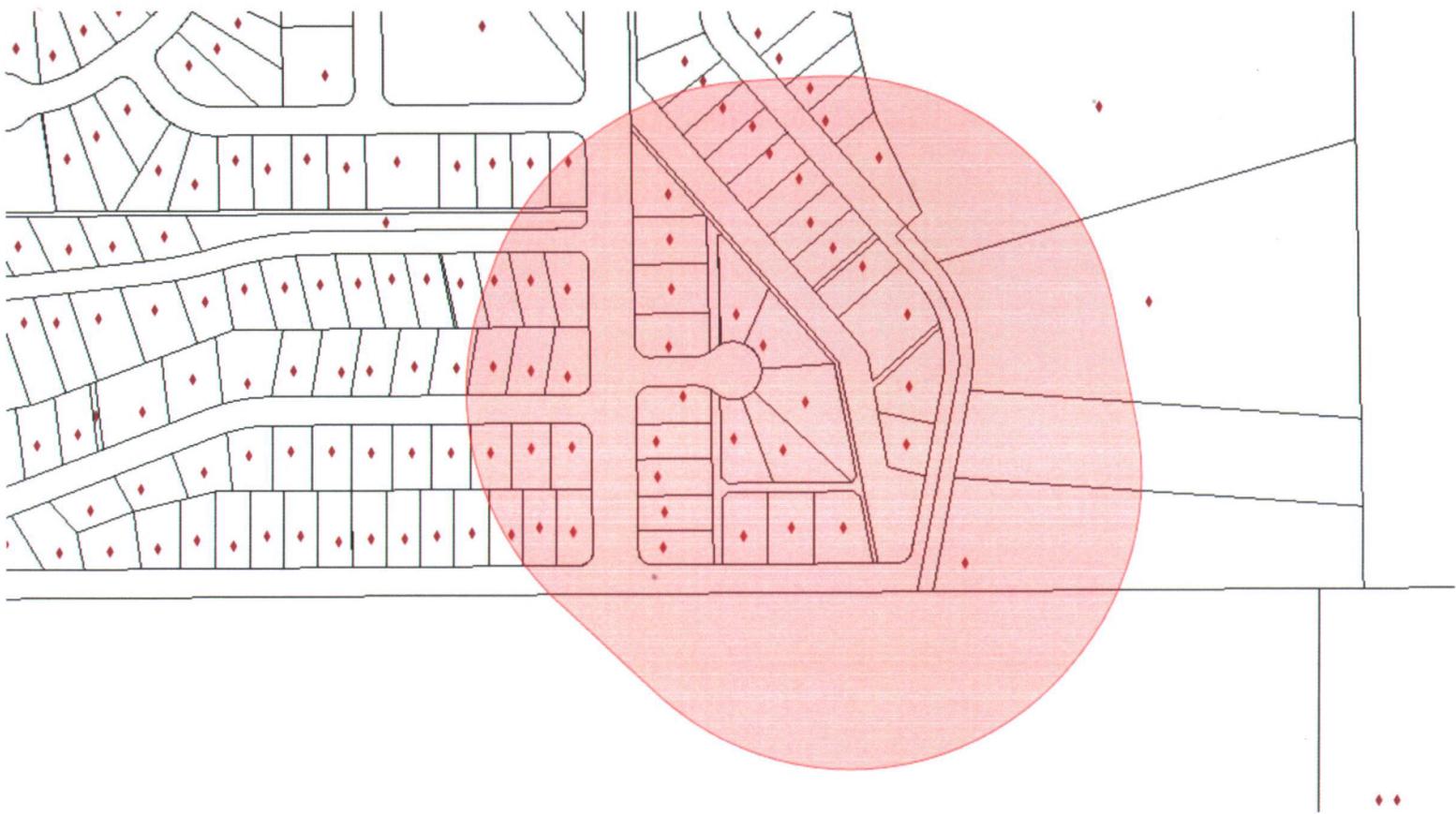
104480380
LEIGHTY RICHARD E, LEIGHTY KARI
468 W MORRIS CIR
QUEEN VALLEY, AZ 85118

10448226A
SJM FAMILY LP,
4016 HIGHLANDS WEST DR
FORT COLLINS, CO 80526

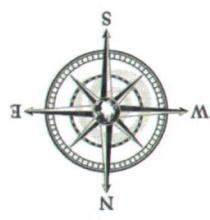
10448226E
HEINONEN RUSSELL W & LESLIE F,
43179 218TH ST
OSAGE, MN 56570



- Undesignated
 - TR
 - SR
 - SH
 - RVP
 - RV
 - Multiple, See PAD
 - MHP
 - MH
 - GR
 - CR-5
 - CR-4
 - CR-3
 - CR-2
 - CR-1A
 - CR-1
 - CI-B
 - CI-2
 - CI-1
 - CB-2
 - CB-1
 - CAR
- Zoning(Color)



Pinal County Web Map



3/5/2013



Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions

PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)

INSTRUCTIONS:

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

Parcel No.: 104-48-032-0
 Name: Legumes + Patricia Sprague
 Address: 21414 S. Moose Pt. LN
 City/ST/Zip: Grand Rapids, MI 55744

Parcel No.: ~~104-48-032-0~~
 Name: ~~Legumes + Patricia Sprague~~
 Address: _____
 City/ST/Zip: _____

Parcel No.: 104-48-0330
 Name: LARRY BACKSTROM
 Address: 192 S Pomeroy Rd
 City/ST/Zip: Queen Valley Az 85118

Parcel No.: 104-48-0050
 Name: ROBERT LAKE
 Address: 205 S. Piedra Negra
 City/ST/Zip: Queen Valley Az 85118

Parcel No.: 104-48-0340
 Name: Gerald Holbrook
 Address: 206 S. Pomeroy Rd
 City/ST/Zip: Queen Valley, Az

Parcel No.: 104-48-0020
 Name: Joseph + Barbara Polus
 Address: PO Box 92
 City/ST/Zip: Seeley Lake, MT 59868

Parcel No.: 104-48-0080
 Name: CHARLENE GASTON
 Address: 247 S. Piedra Negra JR
 City/ST/Zip: Queen Valley, Az 85118

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

Parcel No.: MICHAEL SHANE
 Name: 235 S. Piedra Negra DR
 Address: Queen Valley, Az 85118
 City/ST/Zip: 104-48-0070

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

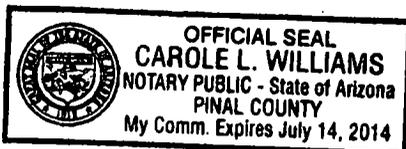
I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 2nd DAY OF July, 2012, AT THE OFFICE OF Pinal County AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Karen Leighty
 SIGNATURE

July 2, 2012
 DATE

ACKNOWLEDGED BEFORE ME BY Karen Leighty ON THIS DAY 2nd OF July, 2012

(SEAL)



Carole L. Williams
 SIGNATURE OF NOTARY PUBLIC

**PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)**

INSTRUCTIONS:

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

Parcel No.: 104-48-0390
 Name: MARKUS AND SUZANNE Kerek
 Address: 456 W. MORRIS Cir
 City/ST/Zip: QUEEN VALLEY AZ 85718

Parcel No.: 104-48-0240
 Name: HOWARD AND CARLA Scott
 Address: 10530 Rose Bud Ct.
 City/ST/Zip: McKinney, TX 75070

Parcel No.: 104-48-370
 Name: JERRY AND Wanda Van Dolah
 Address: 469 W. MORRIS Cir
 City/ST/Zip: Queen Valley AZ 85118

Parcel No.: 104-48-030
 Name: KENNETH NEWMAN
 Address: Po Box 3909
 City/ST/Zip: Apache Junction, AZ 85117

Parcel No.: 104-48-360
 Name: Ronald and Maria Drolshagen
 Address: 445 W. MORRIS Cir
 City/ST/Zip: Queen Valley AZ 85118

Parcel No.: 104-48-029
 Name: Robert Helmer
 Address: 86 S. Pomeroy Rd
 City/ST/Zip: Queen Valley, AZ 85118

Parcel No.: 104-48-0260
 Name: Pioneer Bank + TRUST
 Address: Po Box 729
 City/ST/Zip: Belle Fourche, SD 57717

Parcel No.: James + Betty Hillner
 Name: 5301 S. Superstition Mt DR
 Address: GOLD CANYON, AZ 85118
 City/ST/Zip: 104-48-028

Parcel No.: 104-48-250
 Name: Stephen + Marlene Kadelock
 Address: RR1 Box 367
 City/ST/Zip: Dallas, Pa 18612

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

I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 2nd DAY OF July, 2012, AT THE OFFICE OF Pinal County AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

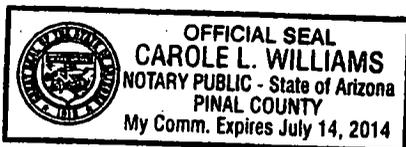
Karen Leighty
 SIGNATURE

July 2, 2012
 DATE

ACKNOWLEDGED BEFORE ME BY Karen Leighty, ON THIS DAY 2nd OF July, 2012.

(SEAL)

Carole L. Williams
 SIGNATURE OF NOTARY PUBLIC



104-48-03805

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
Primary Parcel: 104-48-0380 5
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale?

Please list the additional parcels below (no more than four):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Donald LeRoy Spencer and Irma Jean Spencer

3. (a) BUYER'S NAME AND ADDRESS:
Richard E. Leighty and Karen S. Leighty
468 West Morris Circle
Queen Valley, AZ 85218

(b) Are the Buyer and Seller related: Yes _____ No
If yes, state relationship:

4. ADDRESS OF PROPERTY:
468 West Morris Circle
Queen Valley, AZ 85218

5. MAIL TAX BILL TO:
Richard E. Leighty and Karen S. Leighty
468 West Morris Circle
Queen Valley, AZ 85218

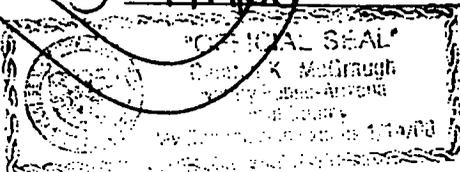
6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Other Use, Specify:
e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d, or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent: Donald LeRoy Spencer
State of AZ County of Pinal
Subscribed and sworn to before me on this _____ day of _____
Notary Public: [Signature]
Notary Expiration Date: 11/14/08



COUNTY OF RECORDATION: PINAL
FEE NO: 2004-058312
RECORD DATE: 07/30/04

(d) Fee / Recording Number: _____
Validation Codes:
(e) ASSESSOR: _____ (f) DOR _____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____
Use Codes: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other

11. SALE PRICE: 160,000.00
12. DATE OF SALE (Numeric Digits): July 12, 2004
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 2,000.00 20,000.00 00

14. METHOD OF FINANCING:
a. Cash (100% of Sale Price)
b. Exchange of trade
c. Assumption of existing loan(s)
d. Seller Loan (Carryback)
e. New loan(s) from Financial Institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify:

15. PERSONAL PROPERTY (see reverse side for definition):
(a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No

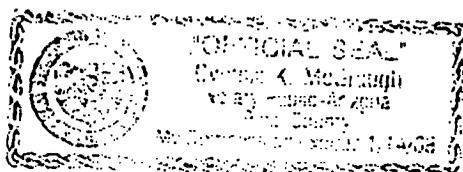
(b) If Yes, provide the dollar amount of the Personal Property:
\$ 00 AND
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

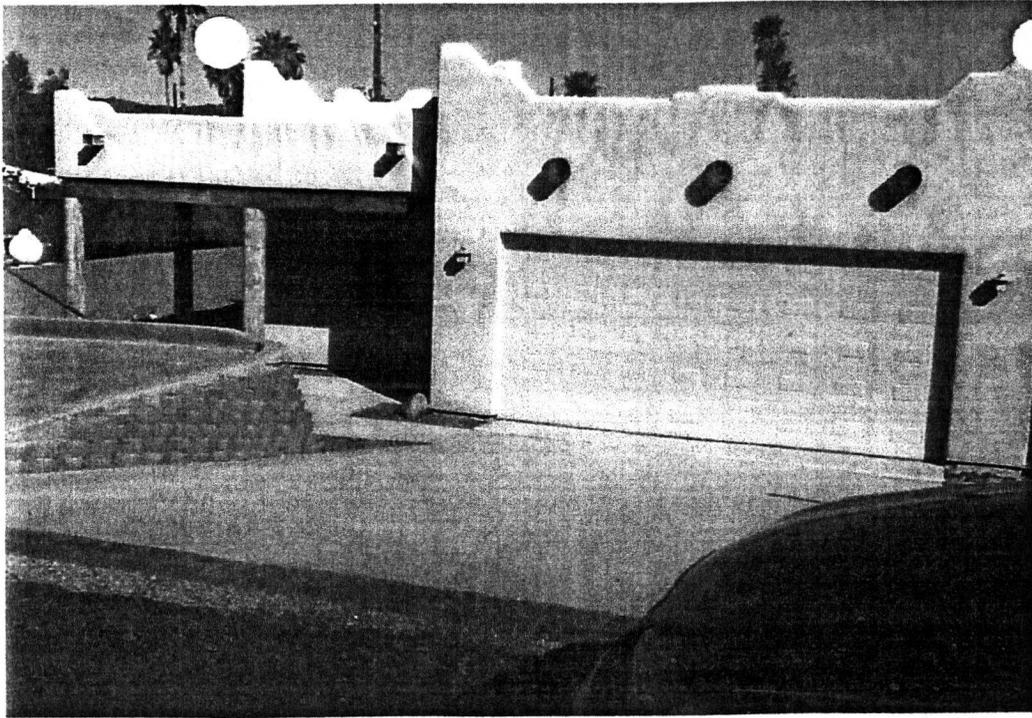
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Agency, Inc.
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85219
240-4326389 (ckm) Phone (480) 288-0883

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 38, of LAKEVIEW PARK NO. 2 AMENDED (17 / 36)

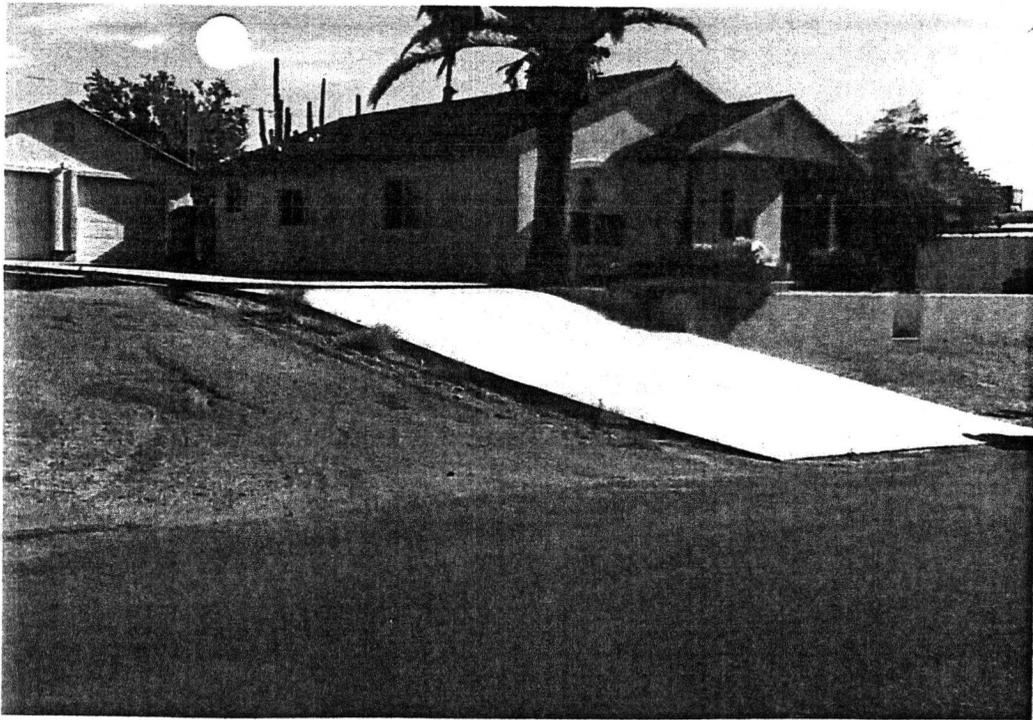
Signature of Buyer/Agent: Karen S. Leighty
State of AZ County of Pinal
Subscribed and sworn to before me on this _____ day of _____
Notary Public: [Signature]
Notary Expiration: 11/14/08
Reproduction by First American Title Insurance 05/2003



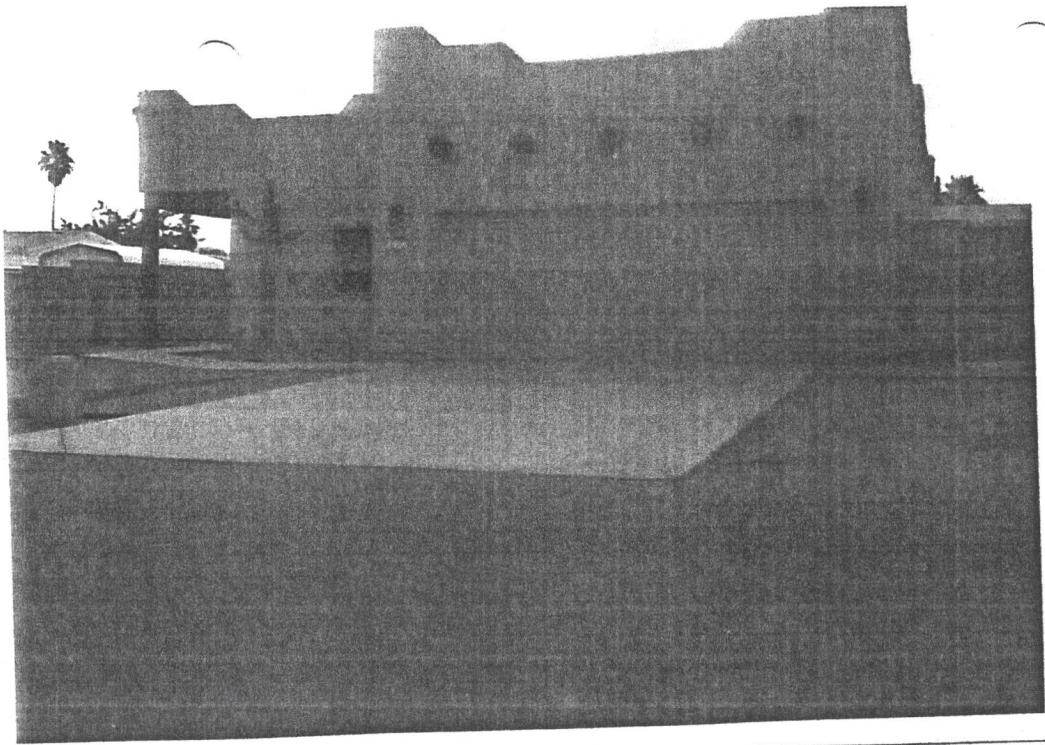
This is photo documentation, showing that Pinal County has allowed and granted permits to these residents to build their homes. This has been done within the eight years that we have lived in Queen Valley.



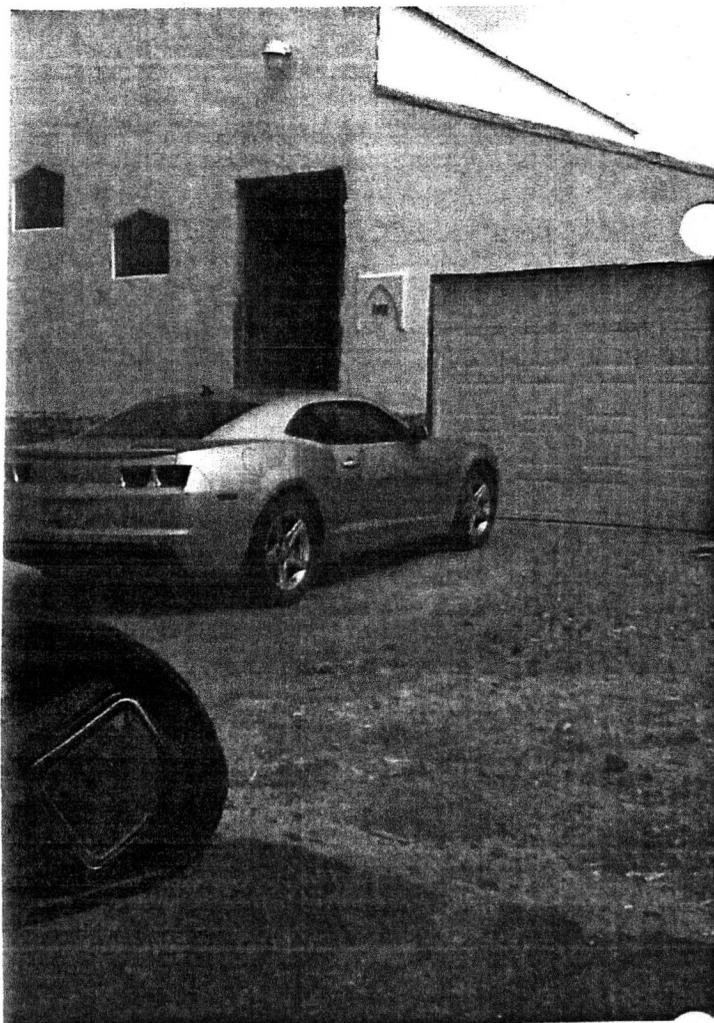
738 Queen Creek



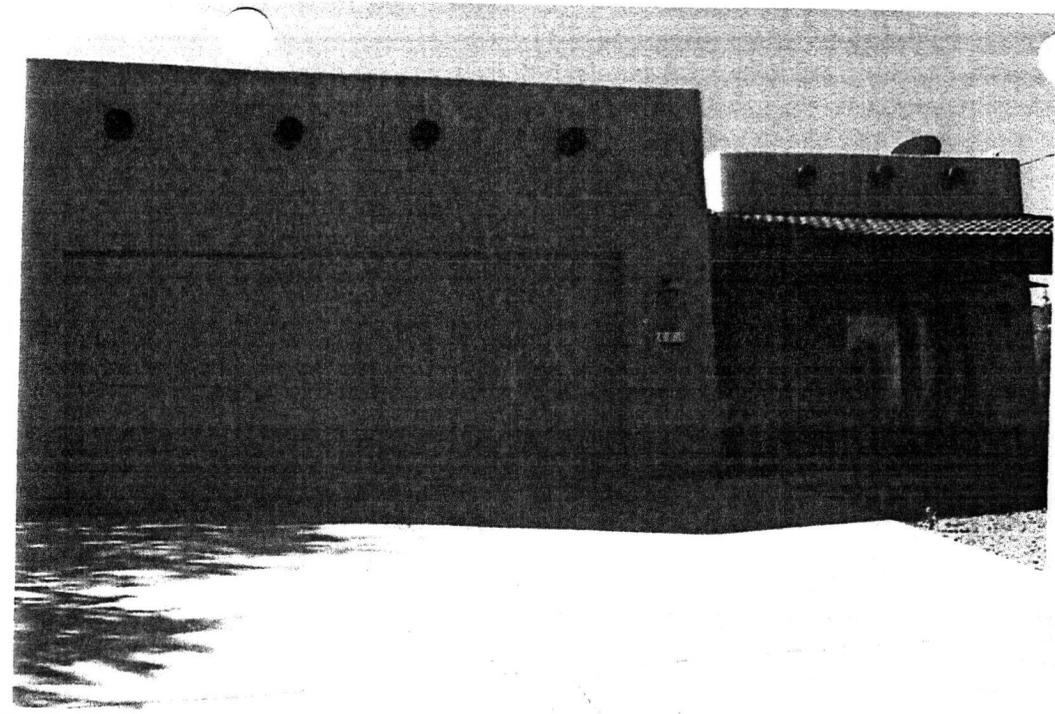
112 Donna



227 Sharon



386 Diane Dr.



485 Queen Creek

SEC 3 NW NE, TN.2S RG.10E

104-48_2

LAKE VIEW PARK
UNIT 2 AMENDED

BK 17 - PG 036

SEE MAP 104-45

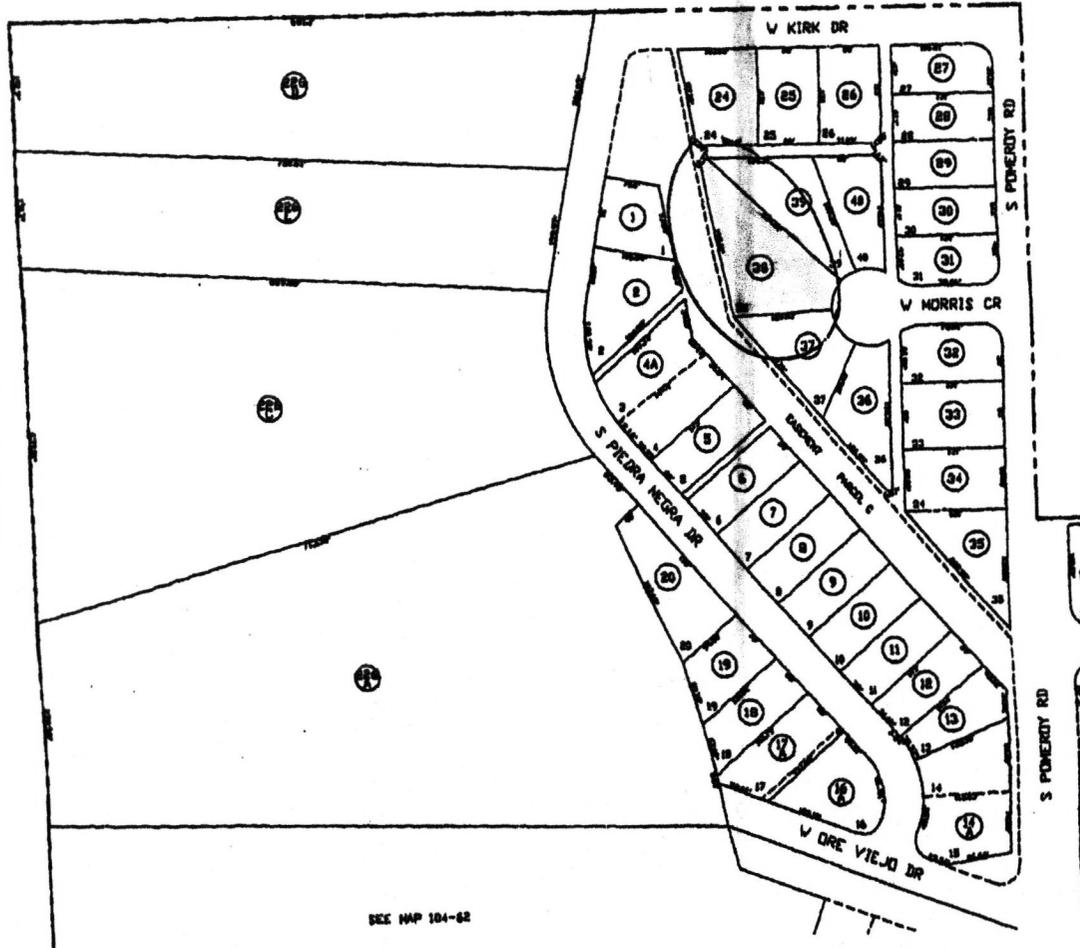
AREA CODE
0000

SPECIAL DISTRICTS
00000
00000

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDERS
OFFICE. FOR COMPLETE INFORMATION OF PLAT
AND C&R'S CALL (620) 868-7100.

SEE MAP 104-30_1



SEE MAP 104-62

SEE MAP 104-62

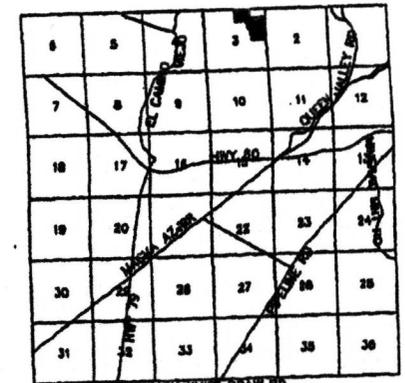


SCALE: 1" = 150'

04-01-2005

SEE MAP 104-48_1

VICINITY MAP



PINAL COUNTY ASSESSORS MAP

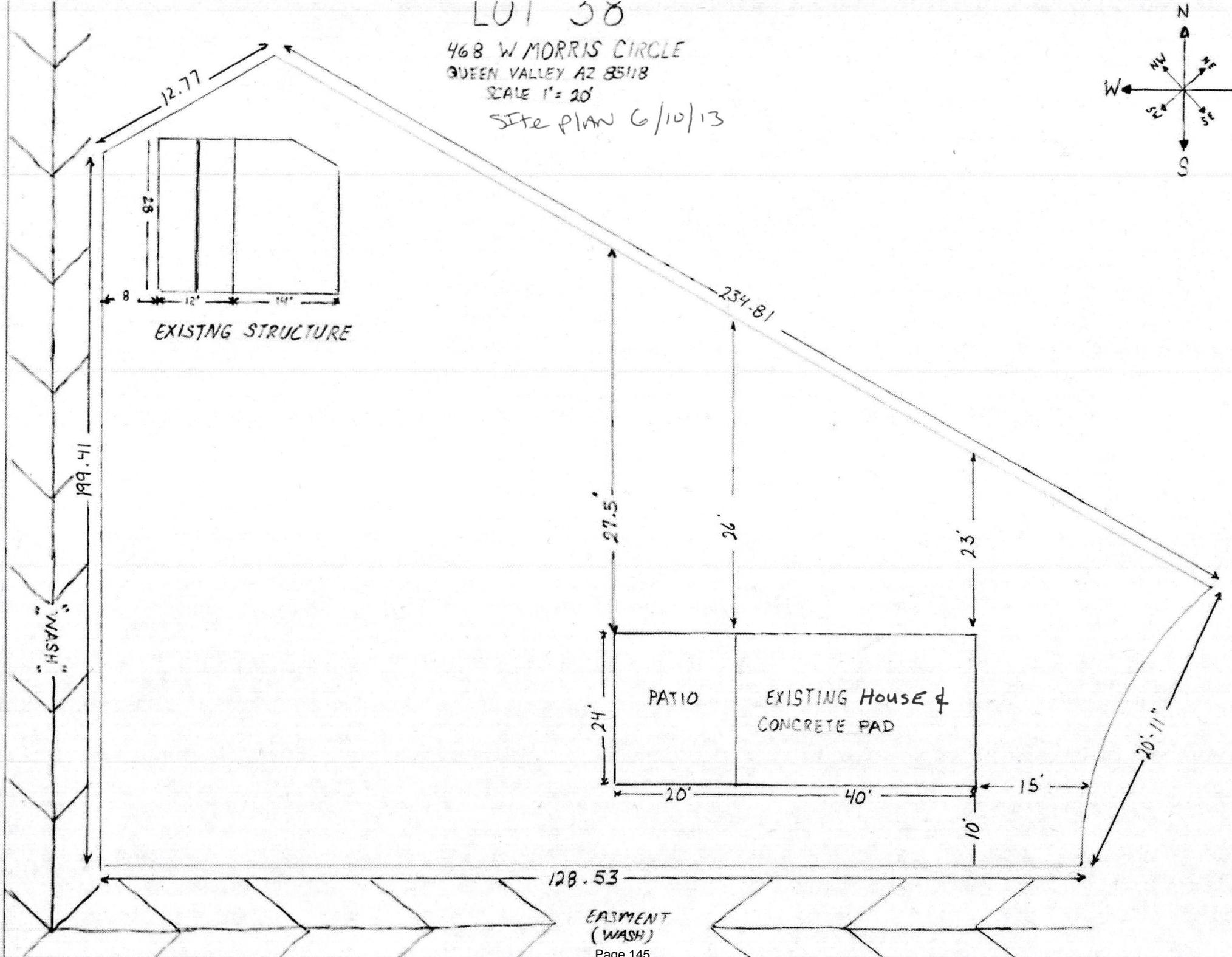
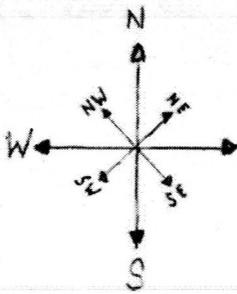
LUI 38

468 W MORRIS CIRCLE

QUEEN VALLEY AZ 85118

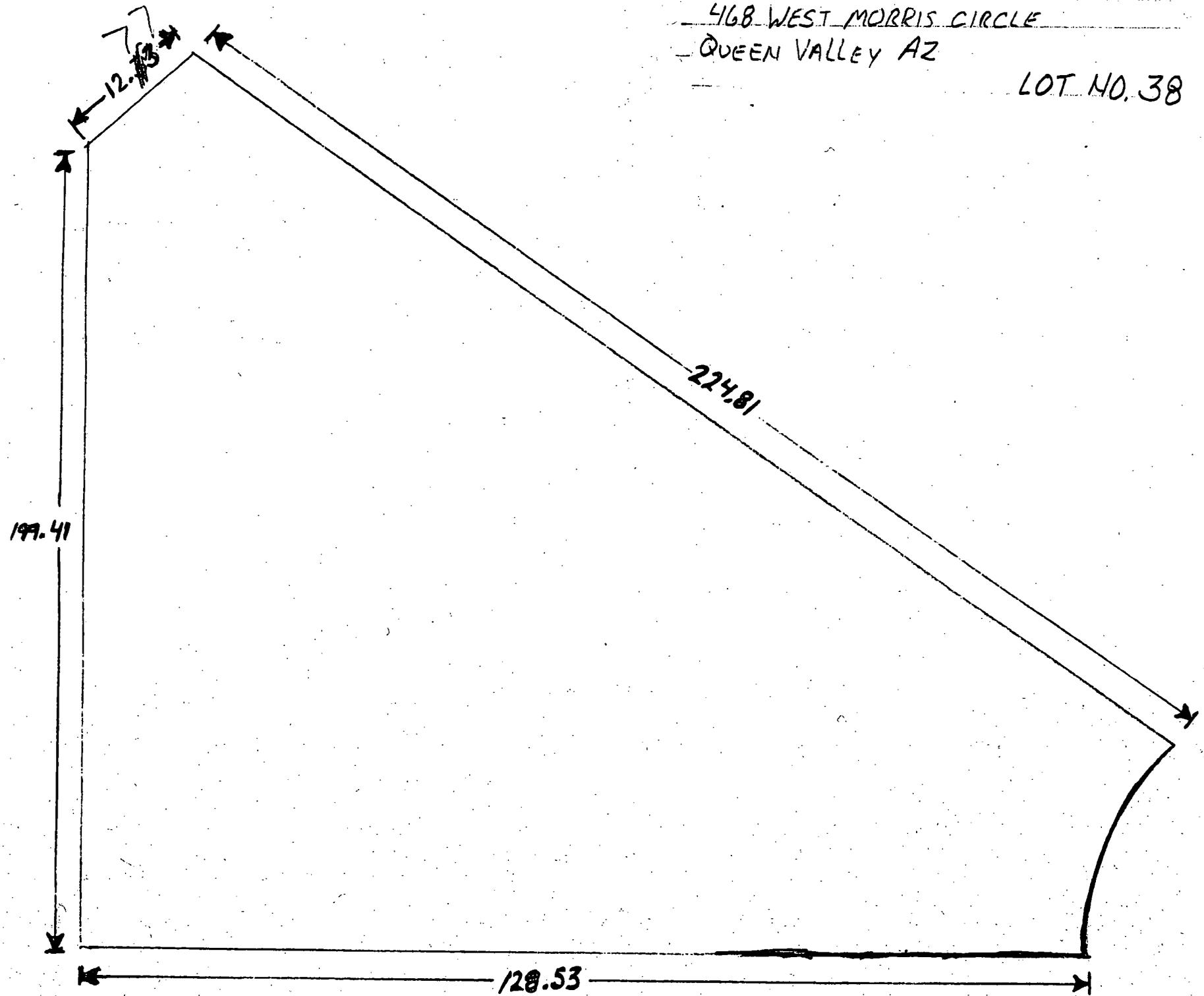
SCALE 1" = 20'

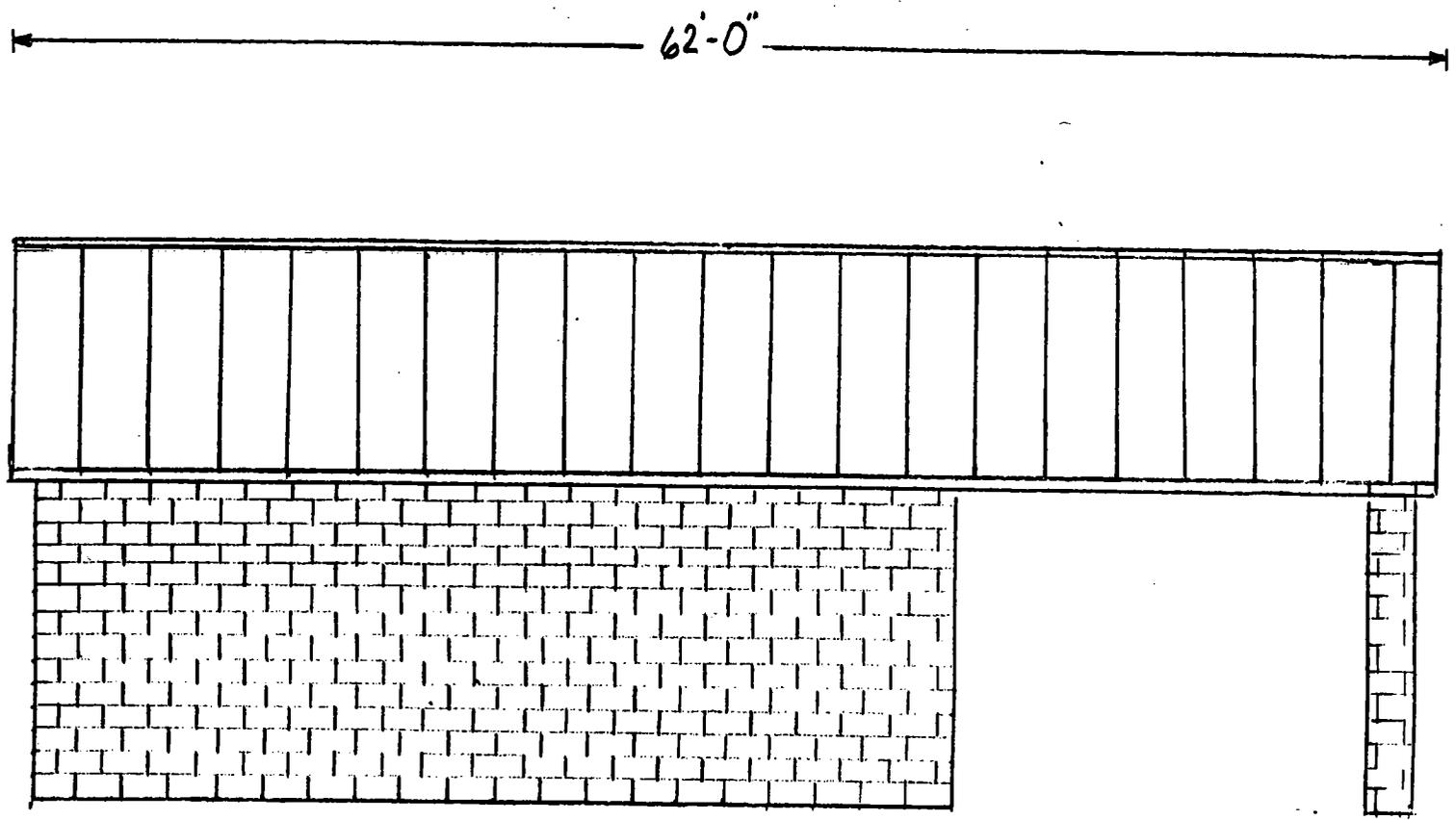
Site plan 6/10/13



LEIGHTY
468 WEST MORRIS CIRCLE
QUEEN VALLEY AZ

LOT NO. 38

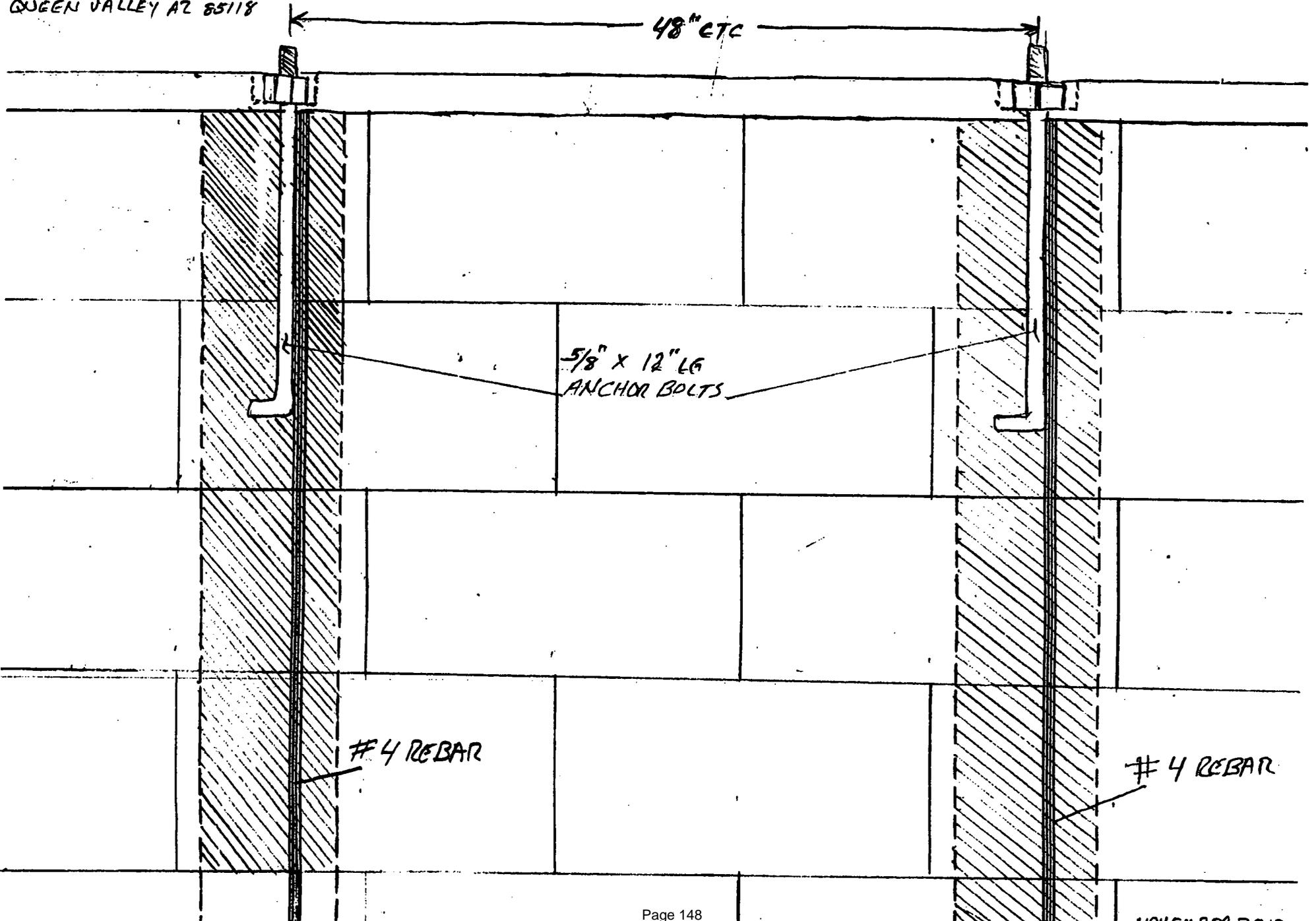




VIEW A-A

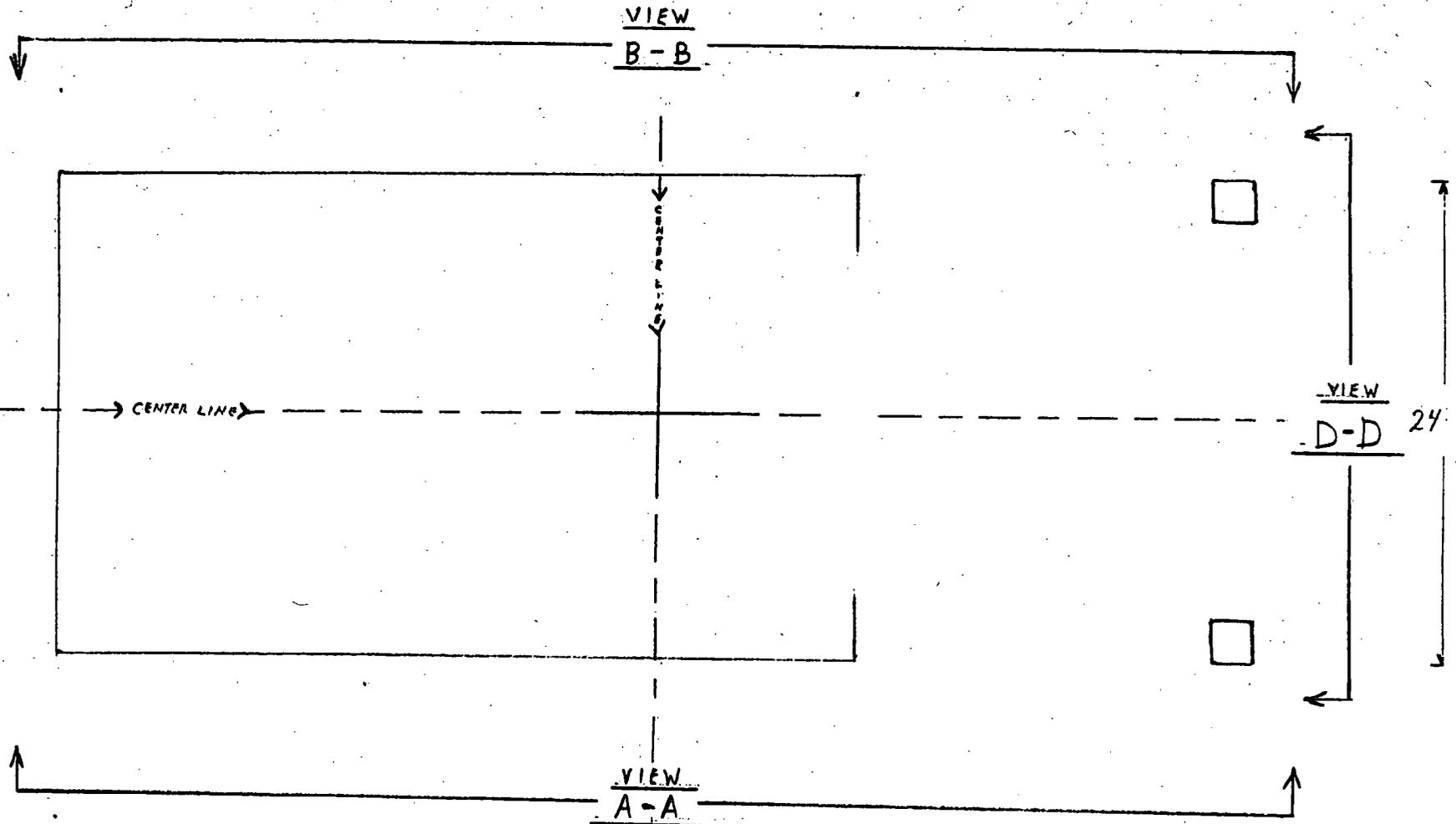
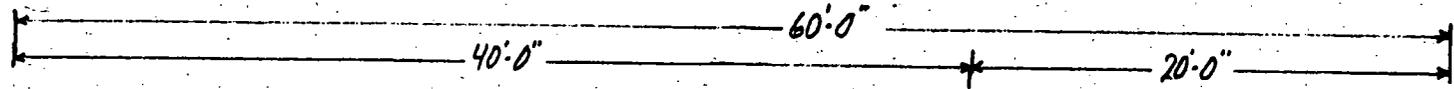
ANCHOR BOLTS ON 48" CENTERS
ALL BLOCK COLLS WITHOUT REBAR AND OR ANCHORS
ARE FILLED WITH PERLITE AS AN INSULANT.

468 WEST MORRIS CIRCLE
QUEEN VALLEY AZ 85118



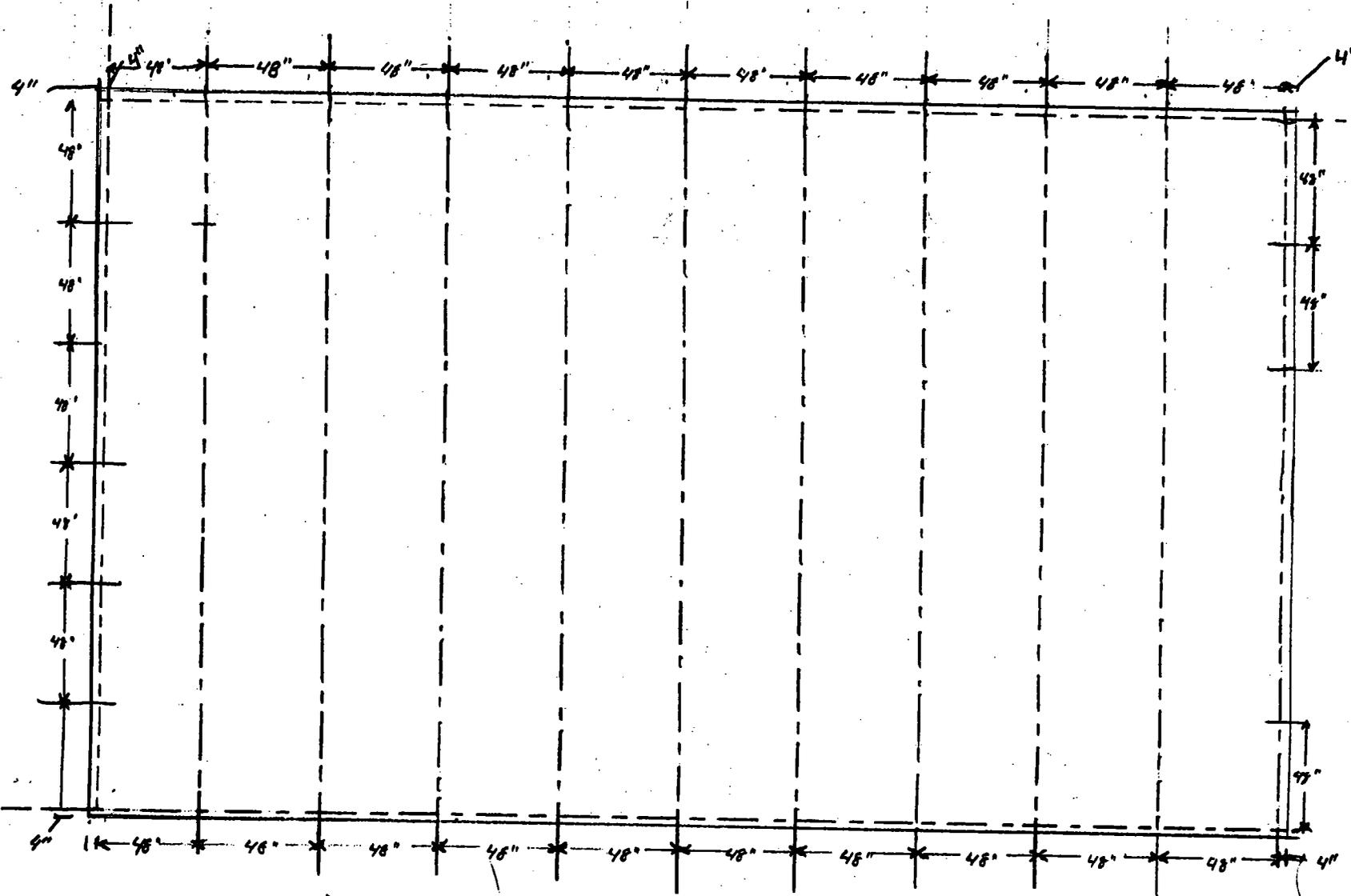
468 WEST MORRIS CIRCLE
QUEEN VALLEY AZ 85118

31



FLAT AREA OVERALL
DIMENSIONS

REBAR TO FLOOR/FOOTER DETAIL

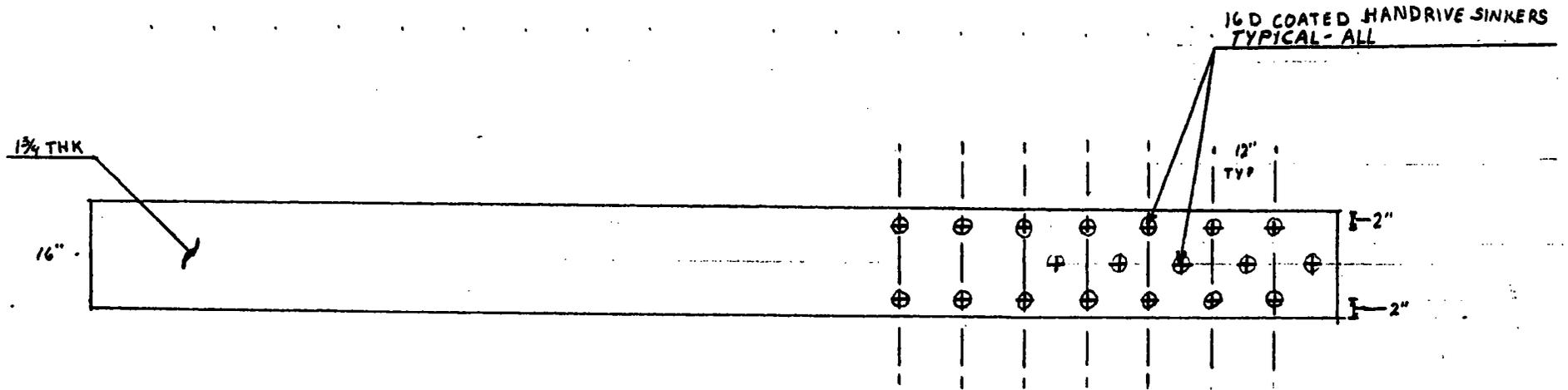
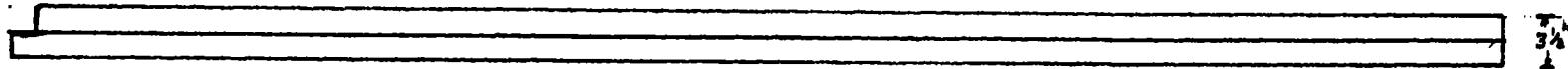


DRILL 5/8" HOLE 6" DEEP TYPICAL 30 PLACES

EPOXY #4 REBAR IN ALL - REBAR CUT LENGTH 30" LONG

MATERIAL LIST
#4 REBAR 30 PCS 30' LG
EPOXY

RIDGELAM MFG - LVL LAMINATED BEAMS

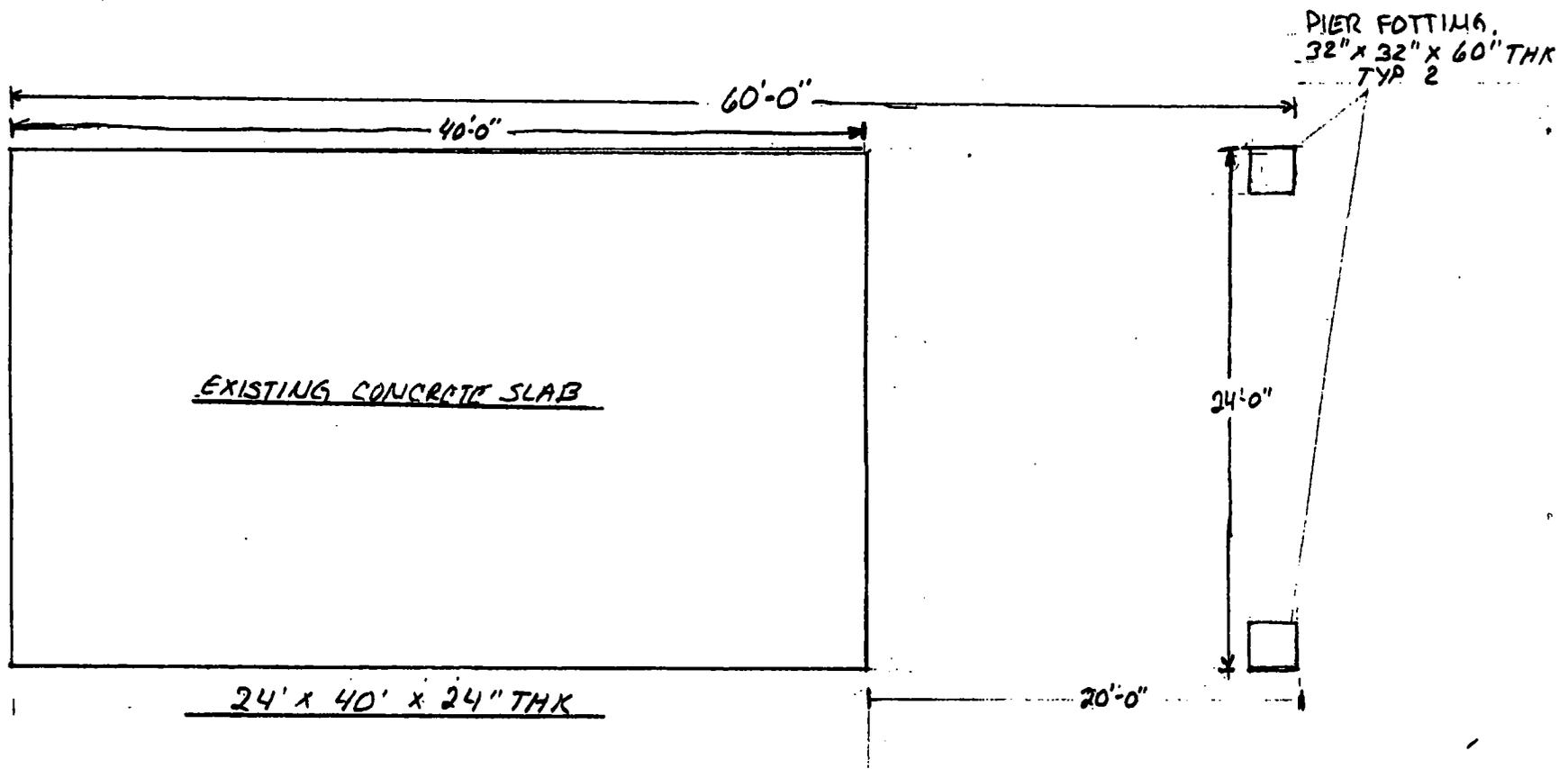


RIDGELAM MFG - SUGGESTED NAILING PATTERN FOR LAMINATING TWO LVL RIDGELAM LAMINATED BEAMS

VIEW A-A-1

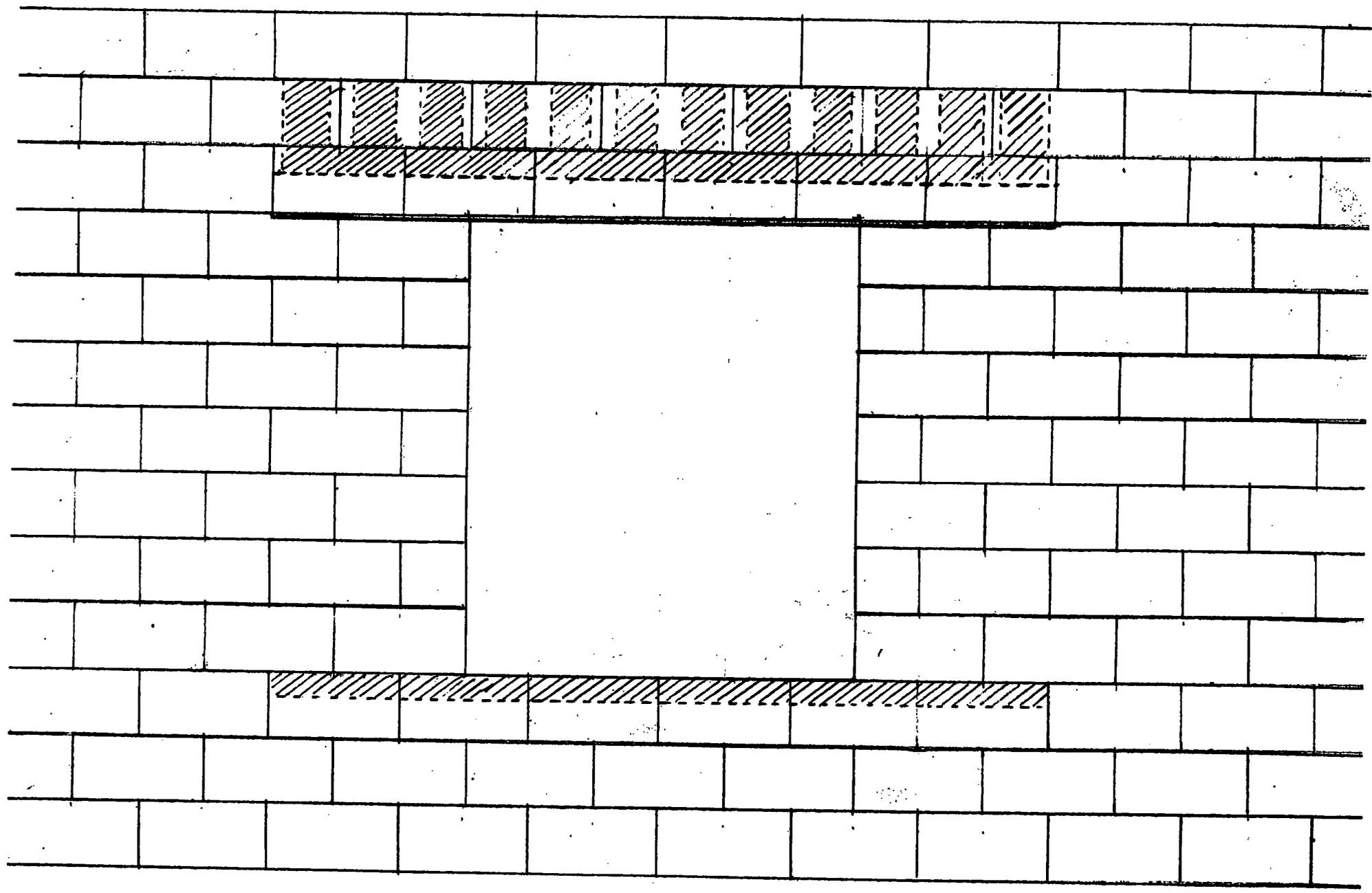
8 WEST MORRIS CIRCLE
34 VALLEY AZ 85118

FOOTING, FLOOR AND PIER SETS

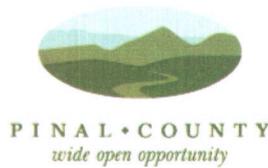


TI VALLEY AZ 85118

BOND BEAMS - ONE ABOVE AND ONE BELOW
EACH WINDOW AND DOORWAY



PZ-004-13



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 20, 2013

CASE NO.: **PZ-004-13 (Eddie's Oasis)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: situated in a portion of SE ¼ of Section 09, T08S, R08E G&SRB&M
(legal on file)

TAX PARCEL: 411-03-002A

APPLICANT/LANDOWNER: Eddie's Place, Inc

AGENT: Indevco Architecture, LLC

REQUESTED ACTION & PURPOSE: requesting approval of a zone change from (CB-1) Local
Business Zone to (C-3) General Commercial Zoning District on 0.95± acres to allow a
restaurant and bar with outdoor dining and entertainment

LOCATION: Located on the west side of Highway 87 approximately ¼ mile north of Milligan Rd
in the Eloy area.

SIZE: 0.95± acres

COMPREHENSIVE PLAN: The subject property is designated Employment. The requested
zoning and use are compliant with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property was rezoned from GR to CB-2 in
1981 under planning case PZ-019-81. The property was previously used as a café and
a second hand store, but the building burned down in 2012 and is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: (CB-1); vacant
South: (CI-2); Cotton Gin
East: (GR); Highway 87
West: (Eloy); Vacant/agriculture

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 20, 2013
Neighborhood and agency mail out: week of May 13, 2013
News paper Advertising: May 30, 2012
Site posting: County June 3, 2013 Applicant: May 21, 2013

FINDINGS:

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

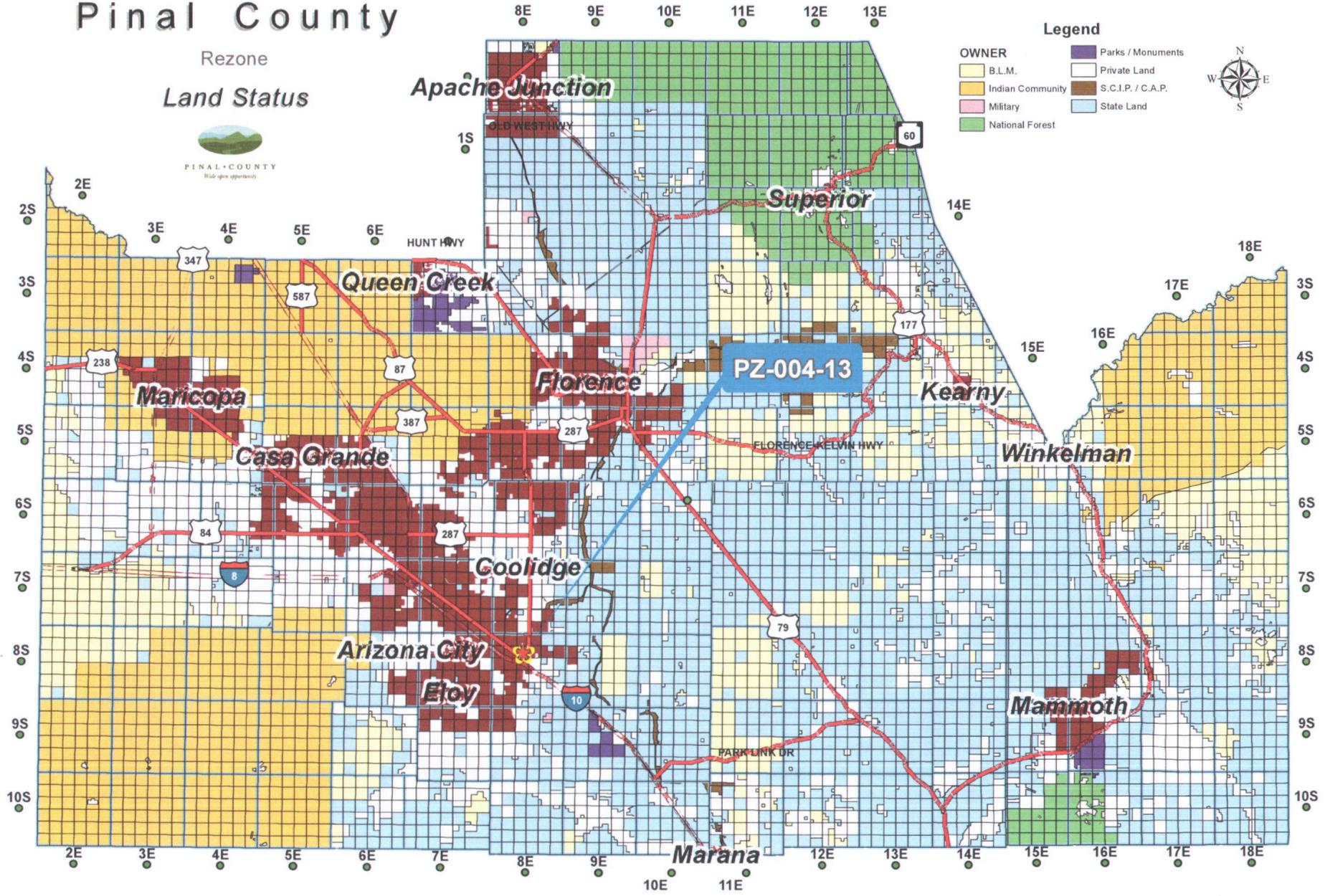
Pinal County

Rezone

Land Status



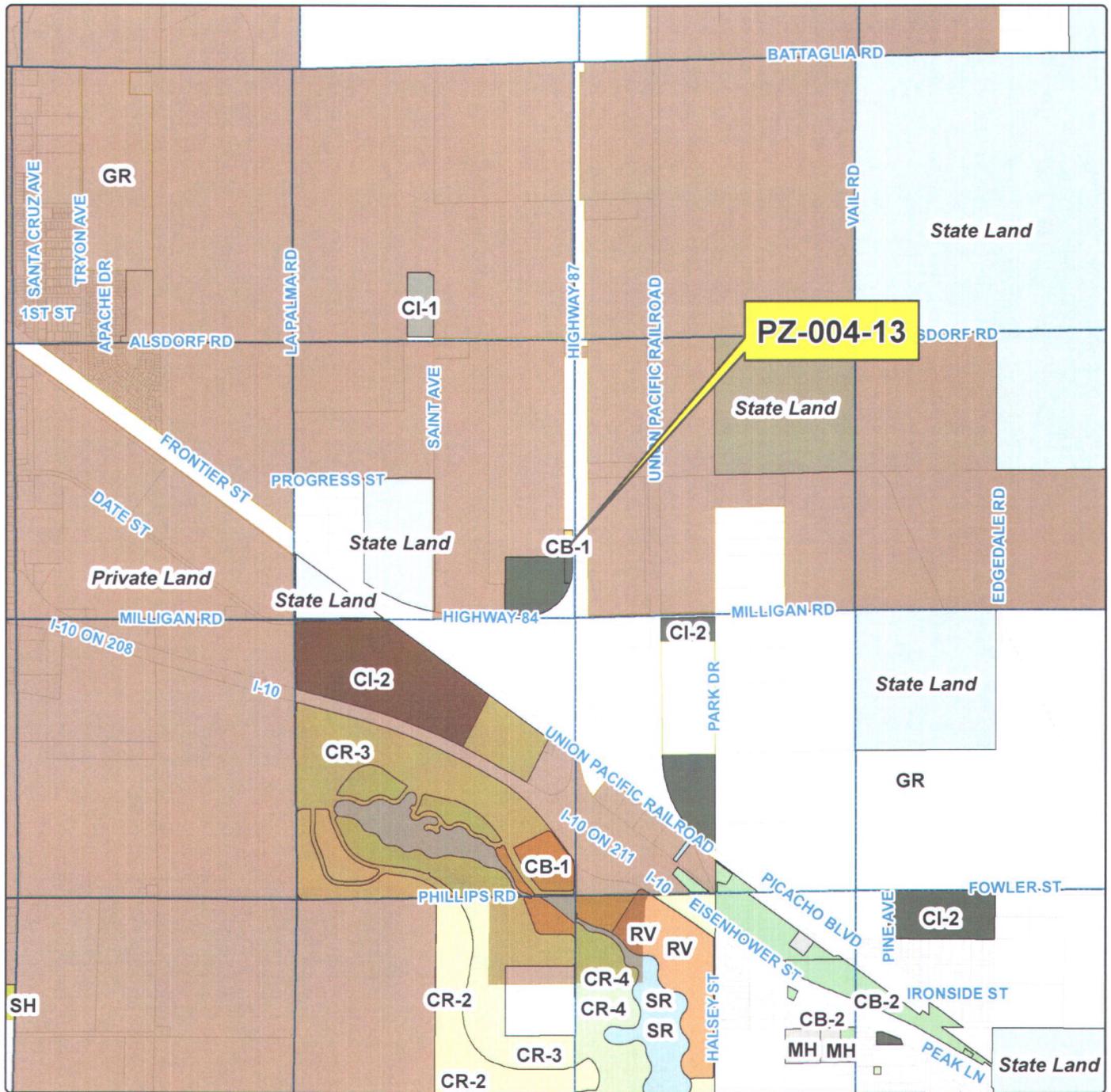
PINAL COUNTY
Wild open opportunities



Legend

- | OWNER | |
|--|--|
| B.L.M. | Parks / Monuments |
| Indian Community | Private Land |
| Military | S.C.I.P. / C.A.P. |
| National Forest | State Land |





Rezone

Planning & Development Services



PINAL COUNTY

Wide open opportunity

EDDIES PLACE INC

Legal Description:

Situated in a portion of the Section 09, T08S, R08E, G&SRB&M, Parcel 411-03-002A. (legal on file) (Eloy area).

T08S-R08E Sec 09

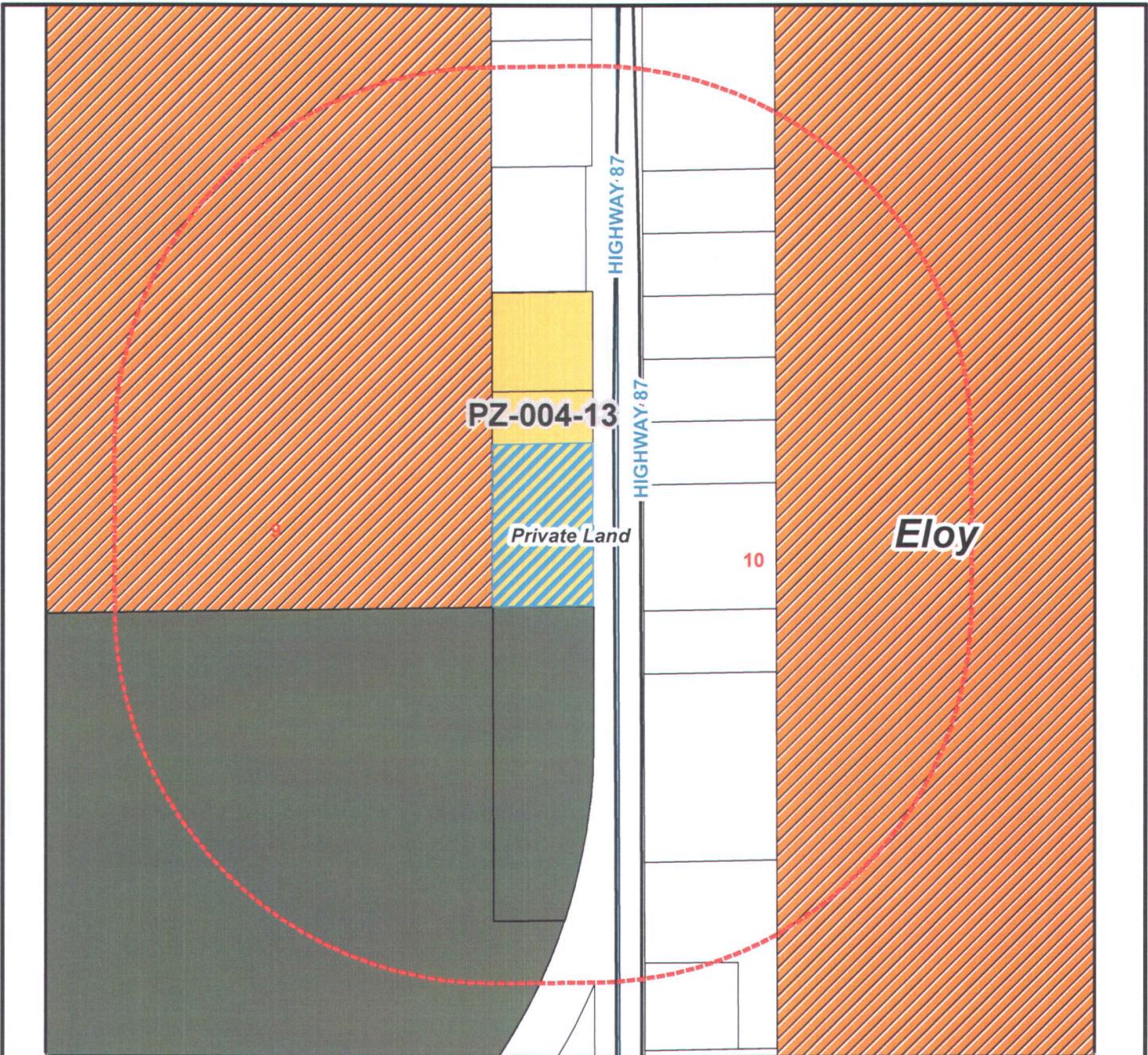


EDDIES PLACE INC

Drawn By: GIS / JT / LJT Date: 04/15/2013

Sheet No.
1 of 1

Section 09	Township 08S	Range 08E
Case Number: PZ-004-13		



Rezone

PZ-004-13 – PUBLIC HEARING/ACTION: Eddie's Place, Inc landowner/applicant, Indevco Architecture, LLC, agent, requesting approval of a zone change from (CB-1) Local Business Zone to (C-3) General Commercial Zoning District on 0.95± acres to allow a restaurant and bar with outdoor dining and entertainment; situated in a portion of SE ¼ of Section 09, T08S, R08E G&SRB&M, Tax parcel 411-03-002A (legal on file) (located on the west side of Highway 87 approximately ¼ mile north of Milligan Rd in the Eloy area).

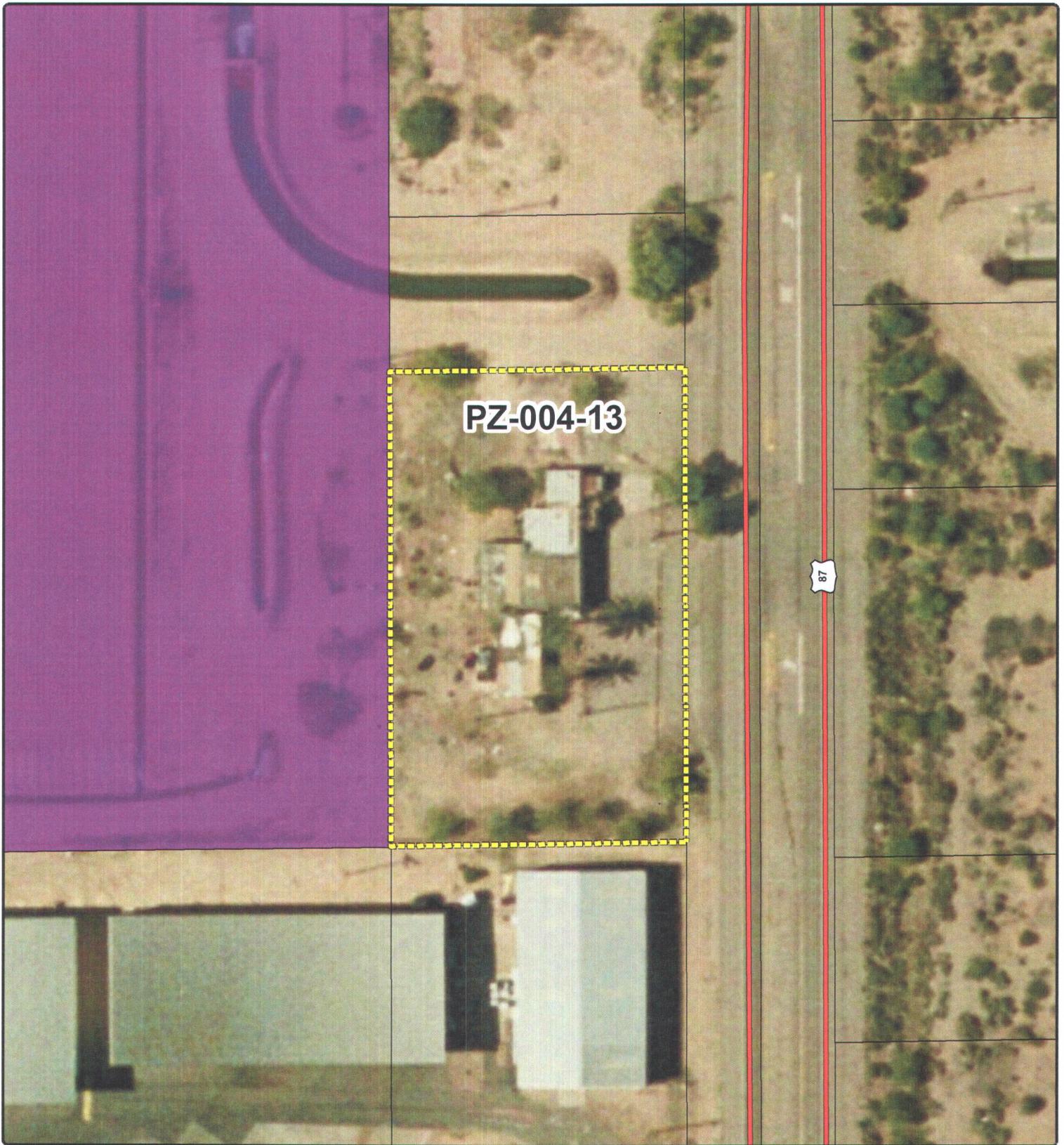
Current Zoning: CB-1
Request Zoning: Rezone
Current Land Use: Employment



Legal Description:
Situated in a portion of Section 09, T08S, R08E, G&SRB&M, Parcel 411-03-002A, (legal on file) (Eloy area).

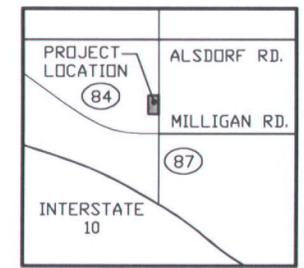
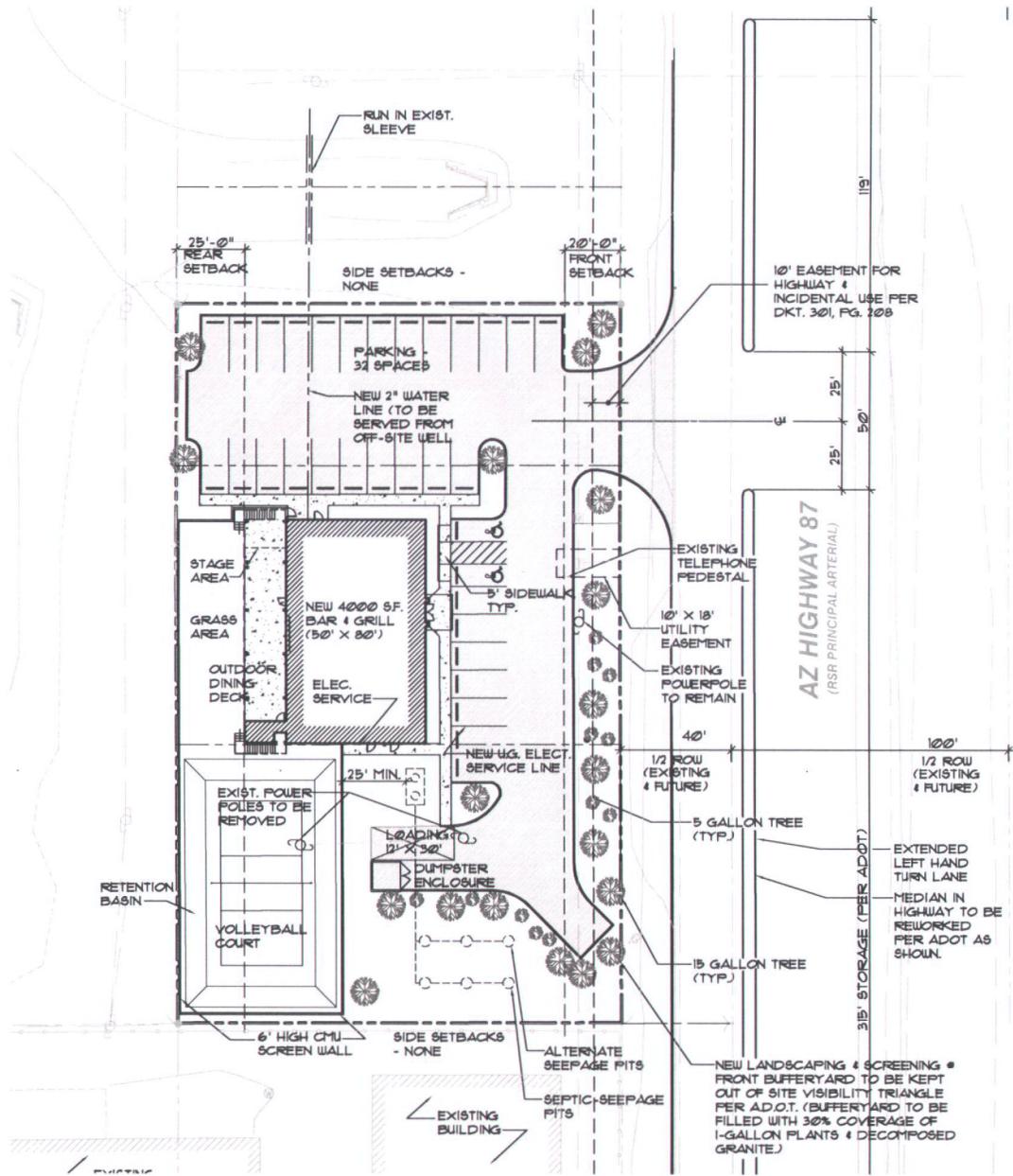
T08S-R08E Sec 09

	Owner/Applicant: EDDIE'S PLACE INC		
	Drawn By: GIS/IT/LJT	Date: 04/15/2013	
Sheet No. 1 of 1	Sections 09	Township 08S	Range 08E
Case Number: PZ-004-13			



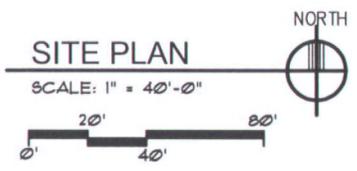
Rezone





SEC 10 & SEC 9 T.08S R.08E
 NORTH
VICINITY PLAN
 NO SCALE

LEGAL DESCRIPTION:
 SUBJECT PARCEL
 LOT 6, LOT 7 & PTN LOT 8
 BLOCK 1
 WALLACE SUBDIVISION
 BOOK 5, PAGE 37, M&P
 A.P.N. 411-03-002A
 15900 S. HIGHWAY 87
 OWNER:
EDDIE'S PLACE INC.
 P.O. BOX 365
 PICACHO, AZ. 85241
 PHONE: 520.431.3012
 DEVELOPER / ARCHITECT / APPLICANT
INDEVCO ARCHITECTURE, LLC
 5995 E. GRANT RD., STE 111
 TUCSON, AZ. 85712
 PHONE: 520.545.0091



INDEVCO
 INDEVCO Architecture, LLC
 5995 East Grant Road, Ste 111
 Tucson, Arizona 85712-2356
 Phone: 520.545.0091
 Fax: 520.545.0092
 www.indevcopartners.com



EDDIES OASIS
 15600 S. HIGHWAY 87
 PINAL COUNTY, ARIZONA



SITE PLAN



PROJECT: 12024A
 DATE: 05.08.13
 DRAWN: DD
 CHECKED: KD
 REV. -
 REV. -

COPYRIGHT: INDEVCO ARCHITECTURE, LLC
 DO NOT SCALE DRAWING
 SHEET:

AS1.0

flood plain
Water/Sewer: Well/Private Septic
Access: The property is accessible from Highway 87.

HISTORY: This property was rezoned from GR to CB-1 in 1981 under planning case PZ-019-81.

ANALYSIS: The applicant is requesting approval of a zone change to C-3.

To date, no letters in opposition or support have been received from property owners within the notification area.

The subject property is located within the City of Eloy's planning area and is designated Light Industrial. The proposal was sent to the City of Eloy for review and they provided no comments.

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

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

Fit within the neighborhood

The applicant's proposal features an approximately 4,000 square foot restaurant and bar with indoor and outdoor food service and entertainment. The applicant has indicated that they hope to begin development of the site at the end of 2013 and hope to have the project complete in the Spring of 2014.

Although the proposed use is compliant with the Comprehensive Plan, zoning and land uses immediately adjacent to the site to the south include industrial/agricultural uses. Looking at the proposal as it relates to zoning and uses in a larger scale, the use would be compatible with existing uses in the area as there are existing residences north of the subject site that could benefit from this commercial use as well employment oriented uses. Further, the site is currently zoned commercial as is the property directly north of the subject site. As stated previously, notices were sent to residential neighbors to the south and as of the writing of this report no comments have been received.

Lastly, the proposal includes outdoor entertainment and features an outdoor stage area. Because the site is bordered by industrial and agricultural uses staff feels that the outdoor entertainment is compatible with the area.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this rezone case under PZ-004-13. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE

APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

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

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

- 1. This land use request is for approval of a rezone from CB-1 to C-3.
- 2. To date, no letters in opposition have been received from property owners inside the notification area.
- 3. The property has legal access.
- 4. The subject property is located within the “Employment” designation.
- 5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION(PZ-004-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-004-13** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 0.95± acres covered under case PZ-004-13;
- 2. Applicant/property owner shall improve the property as a restaurant and bar, improve means obtaining a building permit and completing the conditions enumerated herein, within (5) five years from the effective of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date.
- 3. the applicant/property owner shall submit for a site plan review application within (2) two years from the effective date of this ordinance.

4. the applicant/property owner shall complete all required on-site and offsite improvements required as part of the site plan review process within (5) five years from the effective date of this ordinance.
5. the applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
6. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
7. if at the expiration of the (5) five year time period the Property has not been developed with a restaurant and bar, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
8. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
9. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
10. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
11. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
12. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
13. the layout, design and set up of the restaurant shall be as shown and set forth on the applicant's submittal documents and site plan dated 5/8/2013;
14. a Traffic Impact Analysis will be required to be submitted to ADOT and the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval. ADOT approval is required prior to the Site Plan

approval and the applicant shall provide copies of ADOT approval documents to Pinal County; and

15. a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

Date Prepared: 06/12/13 – am
Revised:

ZONE CHANGE REQUEST

FROM CB-1 to C-3

FOR APN 411-03-002A

OWNER: EDDIE'S PLACE, INC.

OWNER'S AGENT: INDEVCO ARCHITECTURE, LLC

PURPOSE OF THE REQUEST

The Interstate-10, Casa Grande to Tucson, widening project has improved access to the area while eliminating through eminent domain a number of businesses that served travelers and the local population. Eddie's Place, Inc., a restaurant and bar on Camino Adelante in Picacho, was started by the owner of the subject property's family in 1976, with family businesses having been operated from this location since the late 1940's. Eddie's Place, Inc. was one of the properties taken by ADOT as part of the I-10 widening project. The subject's owner, Mr. Edward Bruce "Eddie" Martan would like to replace Eddie's Place, Inc. with a new business, to be known as Eddie's Oasis. Based on operations at Eddie's Place, Inc., he strongly believes that adding outdoor food service and entertainment to his restaurant/bar use would be well received by the community. The subject site, located less than two miles from the Camino Adelante location, currently allows for a café use, but not for the restaurant and bar with indoor and outdoor food service and entertainment that Mr. Martan would like to bring to the community. The proposed zone change would allow this use.

DESCRIPTION OF THE PROPOSAL

Mr. Martan would like to develop and operate on the subject site an approximately 4,000 SF restaurant and bar with indoor and outdoor food service and entertainment.

Nature of the Project/Proposed Land Use

As noted on the site plan, the site is intended to include the building itself, a parking lot, a sand volleyball court and several landscaped areas.

The Building: The building measures 4,000 SF and includes a restaurant area that can seat up to 100 diners, a bar area intended to serve up to 30 patrons, a commercial kitchen, men's and women's restrooms, a manager's/chef's office accessible from the kitchen with a separate entry from the parking lot, a covered back patio with a unisex bathroom and a small storage room, a walk-up observation deck, and a shower accessible from the outside for use by volleyball players.

The Volleyball Court/Landscaping: A grass area situated west of the covered patio/observation deck and a sand volleyball court which will double as the site's retention basin serve as outdoor amenities for Eddie's Oasis. This entire area is proposed to be surrounded by a six foot high masonry wall. To the degree that it is possible, healthy, mature plants on the site will be preserved. Trees and shrubs will be used to enhance the look of the parking areas and to provide a level of screening of the back-of-house garbage and loading areas from the highway and from the property

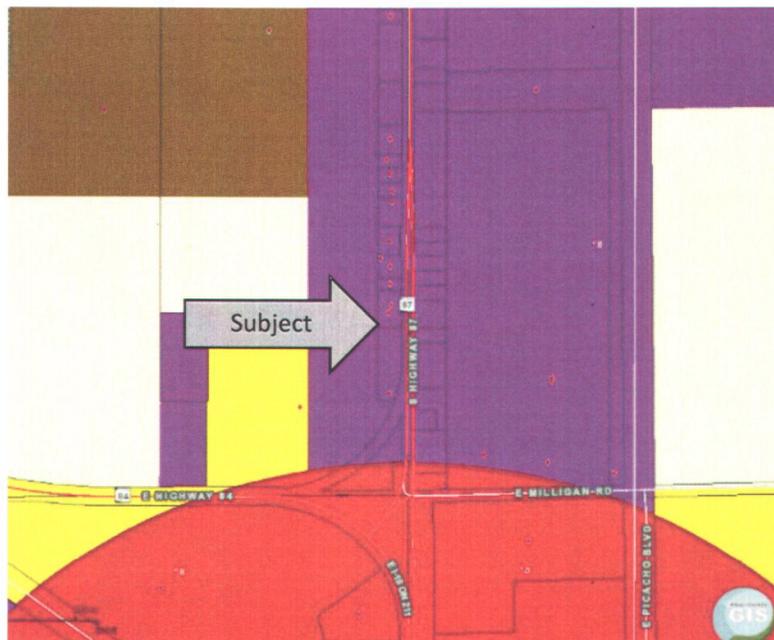
adjacent south. Plantings will be sited and chosen so as not to interfere with visibility at the property's entrance.

Hours of Operation: Mr. Martan has indicated that his proposed hours of operation would be from 11:00AM to Midnight, Sunday through Thursday, and from 11:00AM to 2:00AM on Fridays and Saturdays.

Project Schedule: We are hoping to obtain approval for this rezoning by late July or early August of 2013. Assuming rezoning approval, we will submit our Site and Building Plans in August 2013. We hope to begin development of the site in September 2013 and to complete the project in the Spring of 2014.

Conformance to Adopted Comprehensive Plan

Per the Comprehensive Plan, the subject site is in a strip of land located along Highway 87 designated for Employment uses (Purple). To the east and west of the Employment Corridor are areas planned for High, Moderate-Low and Very Low Density Residential uses (Brown, Yellow and Light Tan, respectively). South of the Employment Corridor is a site of a future High Intensity Activity Center (Red), which is defined in the Plan as an area of "approximately 1,000 or more acres with a mix of professional office, business parks, and industrial often in a campus-like setting, as well as high and medium density residential."



As set forth in the Comprehensive Plan, "Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use." The proposed subject use would be a retail/service use with a civic bent intended to serve the local

community and travelers in the near term and to compliment long term future large scale employment uses along the Highway 87 corridor.

Answers to Supporting Information Questions

1. Note any services that are not available to the site. Discuss any improvements of service that would be paid for by the public.

The subject will require the installation of a septic system and the drilling of a new well. No improvements to services would be paid for by the public.

2. What is the amount of traffic to be generated? (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:

We consulted with CLA, traffic engineers on this issue. CLA staff analyzed relevant maps and visited the site to arrive at preliminary ideas of traffic issues that might arise as result of the development of the proposed subject project. They concluded that average trips per day generated by the subject would be between 50 and 100. They then met with Maria Deal of ADOT and determined that it would be appropriate to move both the subject's proposed entry and the median cut north, while adding some length to the turn lane and taper in the median. This solution is depicted on the proposed site plan. At the time of submittal of this application, a final plan had not yet been approved.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

A total of 32 parking spaces are proposed. Two of these are to be handicap accessible. This meets code requirements which calls for one space for every 150 SF of interior floor area and one space for every 250 SF of exterior floor area (excluding the first 250 SF).

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

The subject use is a neighborhood restaurant and bar with "noises" and "fumes" that are typical of that use. Our proposed outdoor uses – dining, volleyball, kids playing in the grass, and gatherings that could include a live band – will create moderate, but not "excessive", levels of "noise".

Further, the subject's immediate neighbors are a cotton gin to the south, farmland to the west, an irrigation canal to the north, and State Highway 87 to the east. Future neighbors are anticipated to be employment-oriented – perhaps an industrial park. The "noises" and "smells" that could potentially be generated by the subject are certainly not considered to be excessive in an "employment zone".

In light of the adjacent uses, the outdoor dining and volleyball areas will be screened by a six foot high masonry wall, both to screen the subject use from the neighbors and to screen the neighbors from the subject use.

5. What type of landscaping are you proposing to screen this use from your neighbors?

The outdoor dining and volleyball areas will be screened by a six foot high masonry wall. Trees and shrubs will be used to enhance the look of the parking areas and the frontage along Highway 87 and to provide a level of screening of the back-of-house garbage and loading areas from the highway and from the property adjacent south. Plantings will be sited and chosen so as not to interfere with visibility at the property's entrance.

6. What type of signage are you proposing for the activity? Where will the signs be located?

There is an existing sign on the property. It is approximately 18 feet tall and has two roughly 6 by 20 faces. It does not conform with the current sign code. The owner would like to go through the comprehensive sign review process and utilize the Flexibility Provisions in the Code in order to utilize the existing sign for his proposed use.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:

Not Applicable

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

The C-3 General Commercial Zoning District provides "for a variety of retail and wholesale business allowing for outdoor display of merchandise that is for sale or rent." The subject is proposed to be an approximately 4,000 SF restaurant and bar utilizing a pre-engineered metal structure, similar to the adjacent buildings, with "Indoor and outdoor food service with ... alcoholic beverage service at the table" and "Indoor and outdoor live entertainment" (2.325.020.S.1 & 2). This use is compatible with intensive

commercial and light industrial uses (including outdoor storage) that tend to characterize C-3 uses.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES NO

No. However, the subject's owner does not intend to pursue drive-through service (allowed under 2.325.020.S.3.) and would be happy to stipulate that drive through service not be permitted on the site.

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

LOCATION AND ACCESSIBILITY

The subject property is located on the west side of State Highway 87 (a RSR Principal Arterial), about a quarter of a mile north of the future signalized intersection to be located at Milligan Road. This location allows for good access from those living or working in Picacho, Eloy, and Coolidge, as well as from travelers on Interstate-10.

Access limitations as set forth in the RSR Access Management Manual and ADOT requirements that are intended to increase capacity and safety have been discussed with ADOT. Access management strategies recommended by ADOT include relocation of the Highway median cut to the north, extension of the turn lane in the median for northbound traffic and relocation of the subject's single point of entry opposite the new median cut location.

UTILITIES AND SERVICES

Electricity (APS) and natural gas (Southwest Gas) are located in the right-of-way along Highway 87. Water will be provided by a new well. An approved septic system, including an approved grease tap for the kitchen use, will be sited in the southern portion of the site. The location of the septic system takes into consideration the require setback of 25' from the retention basin ad 100' from the irrigation canals adjacent west and north of the site.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting was held on March 20, 2013 at the owner's sister's house, which is located about 1.75 miles south of the subject property. It was scheduled to start at 6:00 pm. Although we stayed at the house until about 6:45 pm, no neighbors arrived. Representatives of our company, Mr. Martan, his sister and Ms. Delia Corralejo (Mr. Martan's mother's caregiver) signed the neighborhood meeting sign-in list. We presented poster boards of (1) the site plan and (2) the floor plan and elevations for the project to those assembled. All agreed it was a great project. Copies of the notice mailed to neighbors, the list of property owners notified (those within 1200'), the sign-in sheet and the plans made available at the meeting are all in Addendum A to this document.

WATER SUPPLY

The property owner owns not just the subject property (APN 411-03-002A), but also three other parcels a short distance to the north (APN's 411-03-002B, -0030 & -0040). The water needs of the prior users of the subject site were served by a well on APN 411-03-0030. The water reached the subject site by means of a sleeve that crosses the irrigation canal that passes east-west across APN 411-03-002C.

We provided our preliminary building plans to our mechanical engineer, who prepared a water demand analysis for the project (See Addendum B). Per this analysis, the subject project will require about 42 gallons of water per minute. In order to accommodate this need, the property owner intends to abandon the old well and have a new well drilled on APN 411-03-0030. The new well will extend to a depth of 500'. Per a discussion with Michael Lister of Mike's Drilling, LLC, the depth of water in this area is at about 400' and although the depth to bedrock is not known precisely, it will be more than the 500' well depth.

We visited the ADWR website and downloaded the data for the eight wells in the ADWR database that are located in the subject's quarter section. A copy of this data is contained in Addendum C to this document. The well listed under the name Huddleston (the prior owner of the property) is the well on APN 411-03-0030. It is listed as having a depth of 360 feet with a water level of 340 feet and a pump capacity of 25 gallons per minute. The other wells on the list range in depth from 460 feet to 1500 feet, with water levels of 200 to 350 feet and pump capacities ranging from 7 to 10,000 gallons per minute.

We obtained a copy of Sheet 2 of 3 of the Earth Fissure Map of the Picacho Study Area: Pinal County, Arizona (February 2009, Arizona Geological Survey) from the Arizona Geological Survey website. Per this map, there are no known fissures in the vicinity of the subject property.

PROJECT NARRATIVE ADDENDA

ADDENDUM A

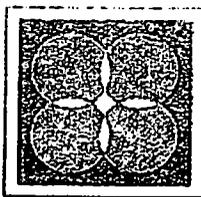
NEIGHBOR MEETING DOCUMENTS

NOTICE MAILED TO NEIGHBORS

LIST OF PROPERTY OWNERS NOTIFIED (THOSE WITHIN 1200')

SIGN-IN SHEET

THE PLANS MADE AVAILABLE AT THE MEETING



INDEVCO

INDEVCO Architecture, LLC

March 7, 2013

Dear Neighbor:

The purpose of this letter is to inform you that we will soon be submitting a formal application for a rezoning on the property located at 15600 S Highway 87. We have had preliminary meetings and discussions with County staff and would now like to discuss our plans with nearby property owners. Our rezoning request will be from CB-1 (Local Business) to C-3 (General Commercial) and is in accordance with the Pinal County Comprehensive Plan.

The property owner, Mr. Eddie Martan, was the owner and operator of Eddie's Place, Inc., a restaurant and bar located on Camino Adelante in Picacho. Eddie's Place was taken by ADOT as part of the Interstate 10, Casa Grande to Tucson widening project.

Over the years, the property at 15600 S Highway 87 has been used as a café, a bar and a second hand store. It burnt to the ground in the summer of 2012 and has become an eyesore. Mr. Martan intends to demolish the burned out building, clean up the site and replace Eddie's Place with the new and improved Eddie's Oasis in this location. The rezoning request, if approved, will allow for a restaurant with indoor and outdoor food service and live entertainment.

If you would like to learn more about our rezoning request and Mr. Martan's plans for his new and improved business, we have scheduled an informational meeting at 6:00 PM on March 20, 2013. The meeting will be held at the home of Mr. Martan's sister, located at 18555 S Martan Drive¹, about a mile and a half south-southeast of 15600 S Highway 87.

So as to respect the value of your time, our presentation will be brief and we will allow a lot of opportunity for questions. If that time and date is inconvenient for you, please give me a call at 520-545-0022 and I will be happy to discuss our plans with you personally at your convenience.

Thank you. We look forward to meeting you on the 20th of March.

Respectfully,


Perry Whitthorne
Director of Operations, Indevco

¹ From Tucson, exit at mile post 212 and cross under I-10. At stop sign, turn right onto Peak Lane. Head northwest about 1/2 mile. Turn left on Martan Dr. and proceed 1/2 mile to the last house on street. From Phoenix, exit at milepost 211A and follow Peak Lane (frontage road) along freeway 3/4 mile to Martan Dr. Turn right and proceed 1/2 mile to last house on street.

11030010
DELTA & PINE LAND CO, C/O TAX DE
800 N LINDBERGH BLVD
ST LOUIS, MO 63167

1103002C
SNEROS JOSE A & CASIMIRA TRS.
516 E LAIRD ST
EMPE, AZ 85281

11030050
KHAN MAHMOOD,
PO BOX 425
ELOY, AZ 85131

11030080
PALPERIN JACK J & MOLLY TRS.
250 N 19TH AVE #141
PHOENIX, AZ 85015

1103016E
OSBORNE DONALD J & BRENDA L,
141 N COLTER DR
TUCSON, AZ 85715

11030180
VELLS MILTON & MARY M,
6119 N 9TH AVE
PHOENIX, AZ 85085

1103019E
DEPA STABLES INC, C/O P MORGAN
52 N DESERT LN
COOLIDGE, AZ 85128

1103020A
STS LAND HOLDINGS LLC,
322 S 80TH ST
MESA, AZ 85212

1112015A
DELTA & PINE LAND CO, C/O TAX DE
800 N LINDBERGH BLVD
ST LOUIS, MO 63167

41103002A
EDDIE'S PLACE INC, HUDDLESTON V
17930 S MARTAN DR
PICACHO, AZ 85141

411030030
EDDIE'S PLACE INC,
PO BOX 365
PICACHO, AZ 85141

41103006B
KHAN MAHMOOD,
PO BOX 425
ELOY, AZ 85131

41103016B
STATE OF ARIZONA,
205 S 17TH AVE
PHOENIX, AZ 85007

41103016F
STATE OF ARIZONA,
205 S 17TH AVE - MD 612E
PHOENIX, AZ 85007

41103019B
GREWELL RONALD VINCENT & CAR
1140 CRIMSON CT
WAYNEVILLES, OH 45068

41103019F
HATFIELD CHRIS,
MAIL RETURN

411030280
DELTA & PINE LAND COMPANY, C/O
800 N LINDBERGH BLVD
ST LOUIS, MO 63167

41113003A
STS LAND HOLDINGS LLC,
4322 S 80TH ST
MESA, AZ 85212

41103002B
EDDIE'S PLACE INC,
PO BOX 365
PICACHO, AZ 85141

411030040
EDDIE'S PLACE INC,
PO BOX 365
PICACHO, AZ 85141

41103006C
KHAN MAHMOOD,
PO BOX 425
ELOY, AZ 85131

41103016C
OSBORNE DONALD J & BRENDA L,
2141 N COLTER DR
TUCSON, AZ 85715

411030170
PAUL MARY LYNN & BACHMAN G L (,
1650 W GLENDALE AVE APT 2294
PHOENIX, AZ 85021

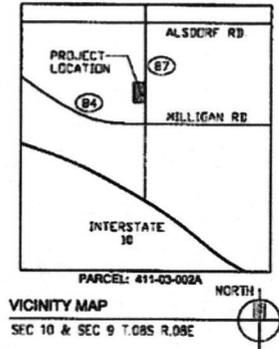
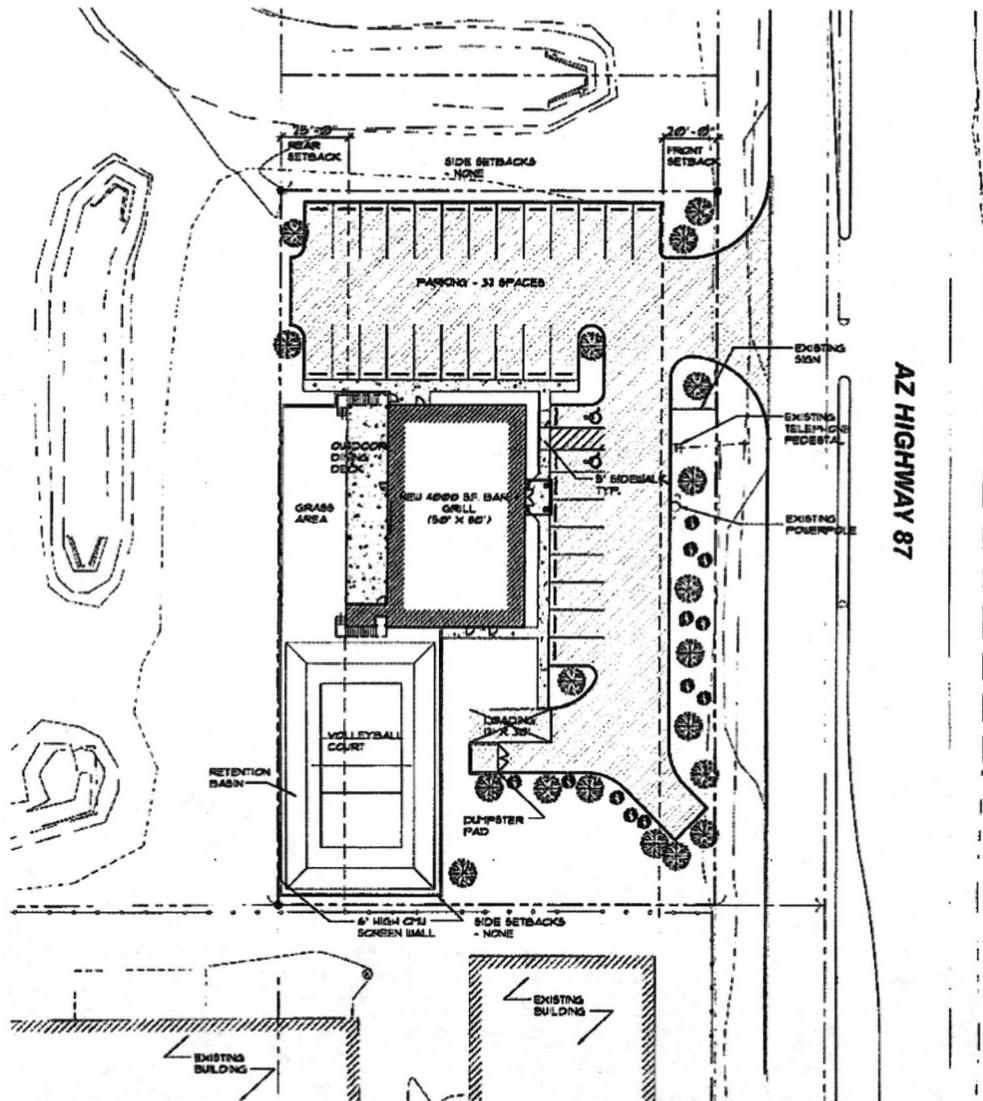
41103019C
GREWELL RONALD VINCENT & CAR
1140 CRIMSON CT
WAYNESVILLE, OH 45068

41103019G
TWIN OAKS LLC,
MAIL RETURN

41112001F
BOOL PROPERTIES LP,
6844 N 36TH ST
PHOENIX, AZ 85018

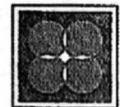
Eddie's Oasis
Neighborhood/Community Meeting, March 20, 2013
Attendance/Sign-in Sheet
Rezoning of 15600 S Highway 87 – APN 411-03-002A

Name	Address	Phone	E-mail
Edward B. MARTAN	17930 S. MARTAN DR.	[REDACTED]	Eddieplace76@yahoo.com
KURT DINGLE	5995 E. GRANT RD. #111 TUC. AZ 85712	[REDACTED]	KDINGLE@INDEVELOPARTNERS.COM
PERRY WHITHORNE	5995 E. GRANT RD #111 TUC. AZ 85712	[REDACTED]	pwhithorne@indocupartners.com
ELAINE M. WATSON	18355 S. MARTAN DR.	[REDACTED]	
Delia Corrales	505 W 5 th St Eloy, AZ 85131	[REDACTED]	



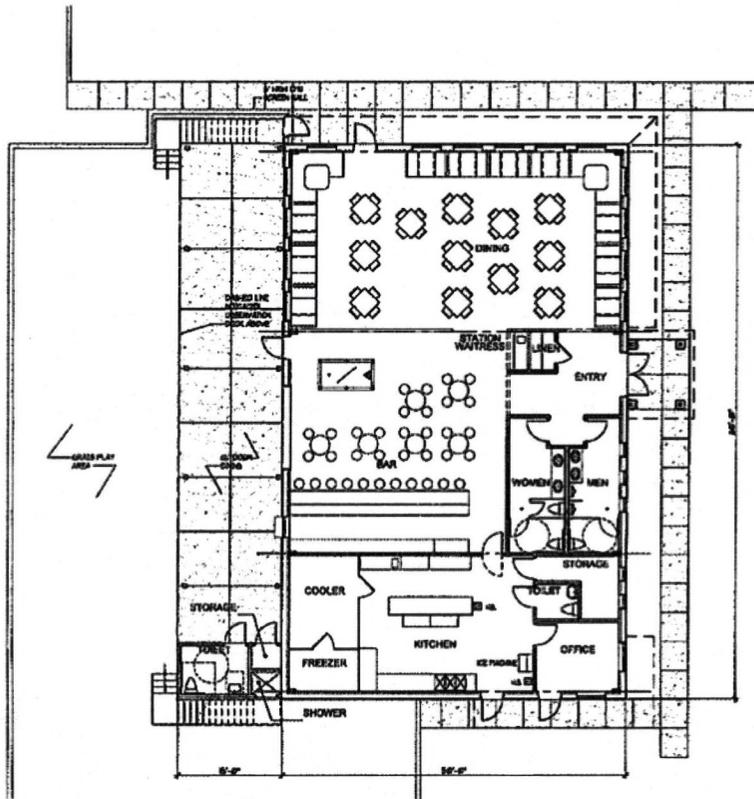
EDDIES OASIS
 15600 S. HIGHWAY 87
 PINAL COUNTY, ARIZONA

SITE PLAN
 SCALE: 1" = 20'

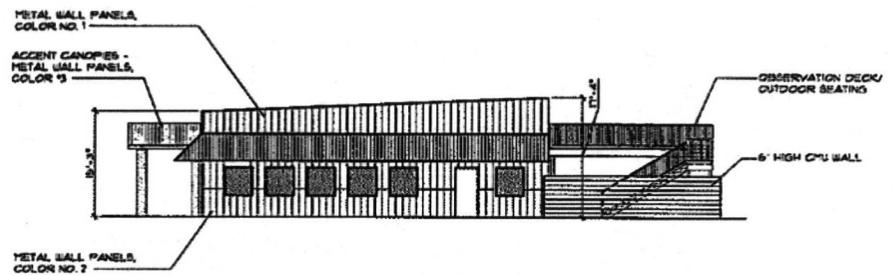


INDECO
 INDECO Architecture, LLC
 1995 East Grant Road, Ste 111
 Tucson, Arizona 85712-2336
 Phone: 520.548.0291
 Fax: 520.543.0092
 www.indecopartner.com

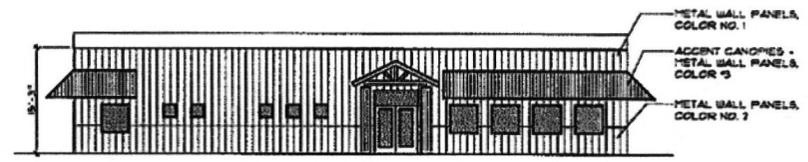
03.28.13



FLOOR PLAN
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

EDDIES OASIS
15600 S. HIGHWAY 87
PINAL COUNTY, ARIZONA

INDEVCO
INDEVCO Architecture, LLC
8995 East Grant Road, Ste 111
Tucson, Arizona 85712-2354
Phone: 520.545.0091
Fax: 520.543.0092
www.indevcoarchitecture.com
03.20.13

ADDENDUM B

WATER DEMAND CALCULATIONS



Transmittal
 Fax
 Memo

To: Indevco Architecture, LLC
Address: 5995 E. Grant Road, Suite 111
 Tucson, Arizona 85712
Attention: Kory Dingle
Tel No: 520-545-0032
Fax No: 520-545-0092

Date: March 27, 2013
Sender: Dave Nicholson
MEC File No.: 13-014
1 pages total
Originals will NOT follow by mail

Reference: Eddles Oasis – Preliminary Plumbing Utility Data

As requested the following is preliminary plumbing utility data for Eddles Oasis based on your preliminary space plan dated March 20, 2013.

Eddles Oasis						MEC: 13-014
Preliminary Estimated Plumbing Utility Demand						27-Mar-13
Notes:						
1. Water Supply Fixture Units (WSFU) are based on the 2012 International Plumbing Code Table E 103.3(2)						
2. WSFU values are based on Flush Tank Type Water Closets.						
3. GPM value for the building is based on the 2012 International Plumbing Code Table E103.3 (3).						
4. Water Meter and Distribution Pipe Sizing is based on the 2012 International Plumbing Code Table E 201.1.						
5. Drainage Fixture Unit (DFU) values are based on the 2012 International Plumbing Code Table 709.1.						
Eddles Oasis	Quantity	WSFU	WSEU Totals	Water GPM	DFU	DFU Totals
Lavatory	6	2	12		1	6
Water Closet	5	5	25		4	20
Urinal	2	5	10		2	4
Shower	1	4	4		2	2
Mop Basin	1	3	3		2	2
Floor Drain	2	0	0		0	0
Floor Sink	5	0	0		2	10
Kitchen 3-Compartment Sink	1	4	4		2	2
Kitchen Hand Sink	2	2	4		2	4
Kitchen Prep Sink	1	4	4		2	2
Ice Machine	1	0.5	0.5		0	0
Dishwasher	1	2	2		0	0
Waitress Station Sink	1	2	2		2	2
Waitress Drink Dispenser	1	0.5	0.5		0	0
Bar 3-Compartment Sink	1	4	4		2	2
Bar Hand Sink	1	2	2		2	2
Bar Drink Dispenser	1	0.5	0.5		0	0
Hose Bib	5	0	0		0	0
			77.5	38	58	

Preliminary Estimated Water and Sewer Service Size Data						
Component						Size
Water Meter Size:						1.5"
Reduced Pressure Backflow Preventer Size:						2"
Water Service Distribution Line Size:						2"
Sewer Service Size						4"

Please contact me with any questions.

MECHANICAL ENGINEERING CONSULTANTS, LLC

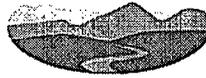


By: David D. Nicholson

ADDENDUM C

**ADWR WELL LIST FOR
SUBJECT QUARTER SECTION**

Reg No.	GWSI Site ID	Cadastral	Owner Name	Well Type	Well Depth (ft)	Casing Depth (ft)	Case Dia (in)	Drill Date	Application Date	Water Level	Pump Capacity (GPM)	Pump Data Available	Completion Report	Log Received	UTM X (meters)	UTM Y (meters)
606867	<u>3.24E+14</u>	D08008009 DDA	HERBERT J & ELIZABETH L BOOL HERBERT J &	NON- EXEMPT	1200.00	1200.00	20.00	1/1/1960	5/7/1982	350.00	800.00	YES			451576.10	3622229.00
606864	<u>3.24E+14</u>	D08008009 DCD	ELIZABETH L BOOL	NON- EXEMPT	1500.00	1500.00	20.00	1/1/1946	5/7/1982	350.00	10000.00	YES			451172.90	3622027.00
602974		D08008009 DDA	DELTA AND PINE LAND, HUDDLESTON,	NON- EXEMPT	1200.00	1200.00	10.00	9/30/1960	1/27/1982	320.00	55.00	YES			451576.10	3622229.00
804484		D08008009 DAD	WILLIAM, MILLER	EXEMPT	360.00	0.00	8.00	1/1/1950	2/12/1987	340.00	25.00	NO			451575.70	3622432.00
602971		D08008009 DDC	ENTERPRISES, MAHMOOD	EXEMPT	0.00	0.00	6.00	1/1/1950	1/27/1982	0.00	0.00	NO			451374.10	3622027.00
901241		D08008009 DDA	KHAN GABRIEL &	EXEMPT	600.00	600.00	6.00	11/13/2004	11/8/2004	280.00	7.00	NO	X	X	451576.10	3622229.00
203026		D08008009 DBC	KIMBERLY RODRIGUEZ	EXEMPT	460.00	460.00	5.00		4/5/2004	200.00		NO		X	450969.00	3622431.00
500136		D08008009 DDA	MILLER ENTERPRISES,	NON- EXEMPT	1200.00	1200.00	8.00	1/1/1981	6/15/1981	348.00	0.00	NO	X	X	451576.10	3622229.00



Memorandum

Date: June 20, 2013

To: Steve Abraham, Senior Planner
Planning and Development Services Department

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

Subject: **Rezoning Application for EDDIE'S OASIS BAR & GRILL,
Case No. PZ-004-13**

The Public Works Department has reviewed the Rezoning Application for EDDIE'S OASIS BAR & GRILL, Case No. PZ-004-13 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis will be required to be submitted to ADOT and the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;
- 2) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area ;

rev: L. Chow



MEMORANDUM FROM AIR QUALITY

Date: June 7, 2013
To: Ashlee MacDonald
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/20/13	PZ-(PD)003-13	Dwayne Sherwood	Sherwood Park	See Comments 1 & 2
6/20/13	PZ-004-13	Eddie's Place, Inc.	Eddie Oasis Bar & Grill	See Comments 1 & 2
6/20/13	SUP-003-13	Michael Mentser	Monster Diesel Repair Shop	See Comments 1 & 2
6/20/13	PZ-PD-002-13	Skybridge Lending, LLC	Bella Villagio PAD Amendment	See Comments 1 & 2
6/20/13	SUP-002-13	Richard Leighty	Leighty SFR	See Comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

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

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

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

- 1. Pinal County Staff Coordinator: Ashlee MacDonald, Planner II
- 2. Date of Concept Review: 01/08/13 Concept Review Number: CR-029-12
- 3. The legal description of the property: Lots 6 & 7 and the South 58 feet of Lot 8, Block 1, of Wallace Subdivision according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, in Book 5 of Maps, Page 37
- 4. Tax Assessor Parcel Number: 411-03-002A
- 5. Current Zoning: CB-1 Requested Zoning: C-3
- 6. Parcel size: .95 Acres
- 7. The existing use of the property is as follows: Burnt down former Restaurant/Bar (Billy Ray's). It had also been used as a cafe and as a secondhand store.
- 8. The exact use proposed under this request: Approximately 4,000 SF Restaurant/Bar with Outdoor Dining & Entertainment
- 9. Is the property located within three (3) miles of an incorporated community?
 YES NO
- 10. Is an annexation into a municipality currently in progress?
YES NO
- 11. Is there a zoning or building violation on the property for which the owner has been cited?
YES NO If yes, zoning/building violation number: _____
- 12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. _____
The Interstate-10, Casa Grande to Tucson, widening project has improved access to the area while eliminating through eminent domain a number of businesses that served travelers and the local population. The Picacho location for Eddie's Place, Inc., the site of Martan family businesses since the late 1940's, was one of the properties taken by ADOT as part of the I-10 widening project.
- 13. Explain why the proposed development is needed and necessary at this time. _____
Mr. Martan would like to replace Eddie's Place, Inc. with a new business, to be known as Eddie's Oasis. Based on operations at Eddie's Place, Inc., he strongly believes that adding outdoor food service and entertainment to his restaurant/bar use would be well received by the community.

RECEIPT #:

AMT:

DATE:

CASE: PZ-004-13

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

EDDIE'S PLACE, INC.

520-431-3012

Name of Landowner (Applicant)

Phone Number

P.O. BOX 365 PICACHO, AZ 85241

Address (City, State, Zip Code)



EDWARD BRUCE

"EDDIE" MARTAN eddiesplace76@yahoo.com

Signature of Landowner (Applicant) Print Name

E-Mail Address

3-29-13

INDEVCO ARCHITECTURE, LLC

520-545-0022

Name of Agent

Phone Number

5995 E GRANT ROAD #111 TUCSON, AZ 85712

Address (City, State, Zip, Code)



Kory Dingle

kdingle@indevcopartners.com

Perry Whitthorne

pwhitthorne@indevcopartners.com

Signature of Agent

Print Name

E-Mail Address

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

**LIST OF AND MAP OF NEIGHBORS
WITHIN 600' OF APN 411-03-002A**

EDDIE'S PLACE, INC. REZONING

(Note that two of the neighboring property owners whose names were obtained from the Pinal County "Buffer Tool" process had names and APN's, but no other contact information. These neighbors were identified as Hatfield Chris (41103019F) and Twin Oaks LLC (41103019G)

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 411-03-0010 & 411-12-015A
Name: Delta Pine & Land, LLC
Address: 800 N Lindbergh Blvd.
City/ST/Zip: St Louis, MO 63167

Parcel No.: 411-03-002C
Name: Jose & Casimira Cisneros Trust
Address: 2516 E Laird Street
City/ST/Zip: Tempe, AZ 85281

Parcel No.: 411-03-001F
Name: Bool Properties, LP
Address: 6844 N 36th Street
City/ST/Zip: Phoenix, AZ 85018

Parcel No.: 411-03-002B, -0030 & -0040
Name: Eddie's Place, Inc.
Address: P.O. Box 365
City/ST/Zip: Picacho, AZ 85141

Parcel No.: 411-03-003A & -020A
Name: STS Land Holdings, LLC
Address: 4322 S 80th Street
City/ST/Zip: Mesa, AZ 85212

Parcel No.: 411-03-019E
Name: Repa Stables, Inc.
Address: 352 N Desert Lane
City/ST/Zip: Coolidge, AZ 85128

Parcel No.: 411-03-019B & -019C
Name: Ronald Vincent & Caroline Rachel Grewell
Address: 1140 Crimson Ct.
City/ST/Zip: Waynesville, OH 45068

Parcel No.: 411-03-0180
Name: Milton & Mary Wells
Address: 26119 N 9th Ave
City/ST/Zip: Phoenix, AZ 85085

Parcel No.: 411-03-0170
Name: Mary Lynn Paul & G L Bachman (Estate of)
Address: 1650 W Glendale Ave Apt 2294
City/ST/Zip: Phoenix, AZ 85021

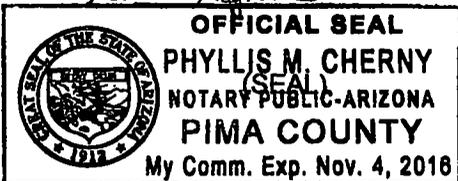
Parcel No.: 411-03-016C & -016E
Name: Donald & Brenda Osborne
Address: 2141 N Colter Drive
City/ST/Zip: Tucson, AZ 85715

I hereby verify that the name list above was obtained on the 7 day of March, 2013, at the office of Indevco Architecture, LLC, and is accurate and complete to the best of my knowledge.

[Signature]
Signature

April 2, 2013
Date

Acknowledged before me by Perry Whitthorne, on this 2nd day of April, 2013.



[Signature]
Signature of Notary Public

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

Labeled Map of Neighbors within 600' of APN 411-03-002A



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

EDDIE'S PLACE, INC.

[Insert Company or Trustee's Name]

By:

Edward Bruce Marten
[Signature of Authorized Officer or Trustee]

Its:

DIRECTOR

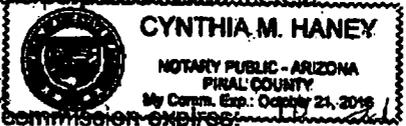
[Insert Title]

Dated:

APRIL 3, 2013

STATE OF Arizona
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 4 day of April, 2013 by Edward Bruce Marten Director
[Insert Signor's Name] [Insert Title]
Eddie's Place Inc, 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.



Cynthia M Haney
Notary Public

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My commission expires: _____

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

The Martan family operated family businesses on Camino Adelante in Picacho since the 1940's, running a bar and grill called Eddie's Place out of that location starting in 1976. The site was recently taken by ADOT for the widening of I-10. Approval of the current proposal would allow Mr. Martan to continue the family business as Eddie's Oasis in a new location less than two miles away, returning an "Eddie's" to the community.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

Please explain:

Eddie's Oasis will bring a restaurant to a currently underserved focal point of future growth. We are working with ADOT as part of this project to adjust the median cut on Highway 87 in a way that will make sense for the property and benefit future uses in the area.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

The new Eddie's Oasis will bring a restaurant use to the southern end of the future employment corridor along Highway 87. It will provide a place to meet for a meal or a drink for those already in the area and will provide an amenity for those who might choose to live or locate their business in this area. As a locally-owned business, it will provide jobs to this area and its profits will stay in the community.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

The proposed project is a redevelopment of a site located in a future employment corridor along Highway 87, just north of I-10. Redevelopment and the clustering of more intense uses in corridors like this helps to enable "large connected open spaces" to be maintained elsewhere.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

The project is planned to include fully insulated walls and roof systems, insulated glass windows protected by roof canopies, and primarily drought-tolerant plants on a drip irrigation system.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

Eddie's Oasis is intended to bring happiness to the community, providing a place for friends and family to interact in a healthy, positive manner. The outdoor volleyball court and grass play area will contribute to health and happiness.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

Not applicable

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

The proposed use is consistent with the Land Use, Economic, and Circulation graphics.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

Not Applicable

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Not Applicable

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

As set forth in the Employment Planning Guidelines, "Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use." The proposed subject use would be a retail/service use with a civic bent intended to serve the local community and travelers in the near term and to compliment long term future large scale employment uses along the Highway 87 corridor.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The new Eddie's Oasis will bring a restaurant use to the southern end of the future employment corridor along Highway 87. It will provide a place to meet for a meal or a drink for those already in the area and will provide an amenity for those who might choose to live or locate their business in this area. As a locally-owned business, it will provide jobs to this area and its profits will stay in the community.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The proposed project is a redevelopment of a site located in a future employment corridor along Highway 87, just north of I-10. Redevelopment and the clustering of more intense uses in corridors like this helps to encourage the continuation of viable agriculture and protecting it in other areas of the Plan.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The proposed project is a redevelopment of a site located in a future employment corridor along Highway 87, just north of I-10. Redevelopment and the clustering of more intense uses in corridors like this helps to preserve, protect and provide "large swaths of open space and the development of a connected system of trails."

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The subject does not impact natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

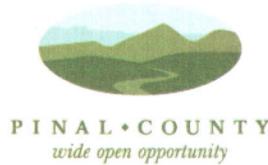
The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

Most necessary public facilities are in place. As public water and sewer are not immediately available, the project will use its own well for water and will use a septic system (with appropriate setbacks relative to the subject's well and the adjacent property's irrigation channel taken into account. We are working with ADOT on the plans for modifications to the median cut in Highway 87. The cost of the modifications will be borne by this project.

SUP-003-13



MEETING DATE: June 20, 2013

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-003-13 (Monster Diesel Repair)**

CASE COORDINATOR: Dedrick Denton

LEGAL DESCRIPTION: a 1.45± acre parcel situated in a portion of the NE¼ of Section 20, T2S, R8E G&SRB&M

TAX PARCEL: 104-22-044

LANDOWNER/APPLICANT: Michael Mentser, 1754 East Paint Horse Place, San Tan Valley, AZ 85140

REQUESTED ACTION & PURPOSE: Michael Mentser, landowner/applicant, requesting a Special Use Permit to operate an automotive (diesel engine) repair shop on a 1.45± acre parcel in the General Rural Zone.

LOCATION: Located at the northwest corner of Kenworthy Road and Paint Horse Place, San Tan Valley area.

SIZE: 1.45± acres.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The surrounding properties are also designated Moderate Low Density Residential. Commercial uses are allowed up to 20 acres within this designation.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural. The site is currently developed as single family residential.

SURROUNDING ZONING AND LAND USE:

North: GR - Residential
East: CR-4/PAD (PZ-PD-025-00) - Residential
South: GR - Residential
West: GR - Residential

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed from Paint Horse Place.

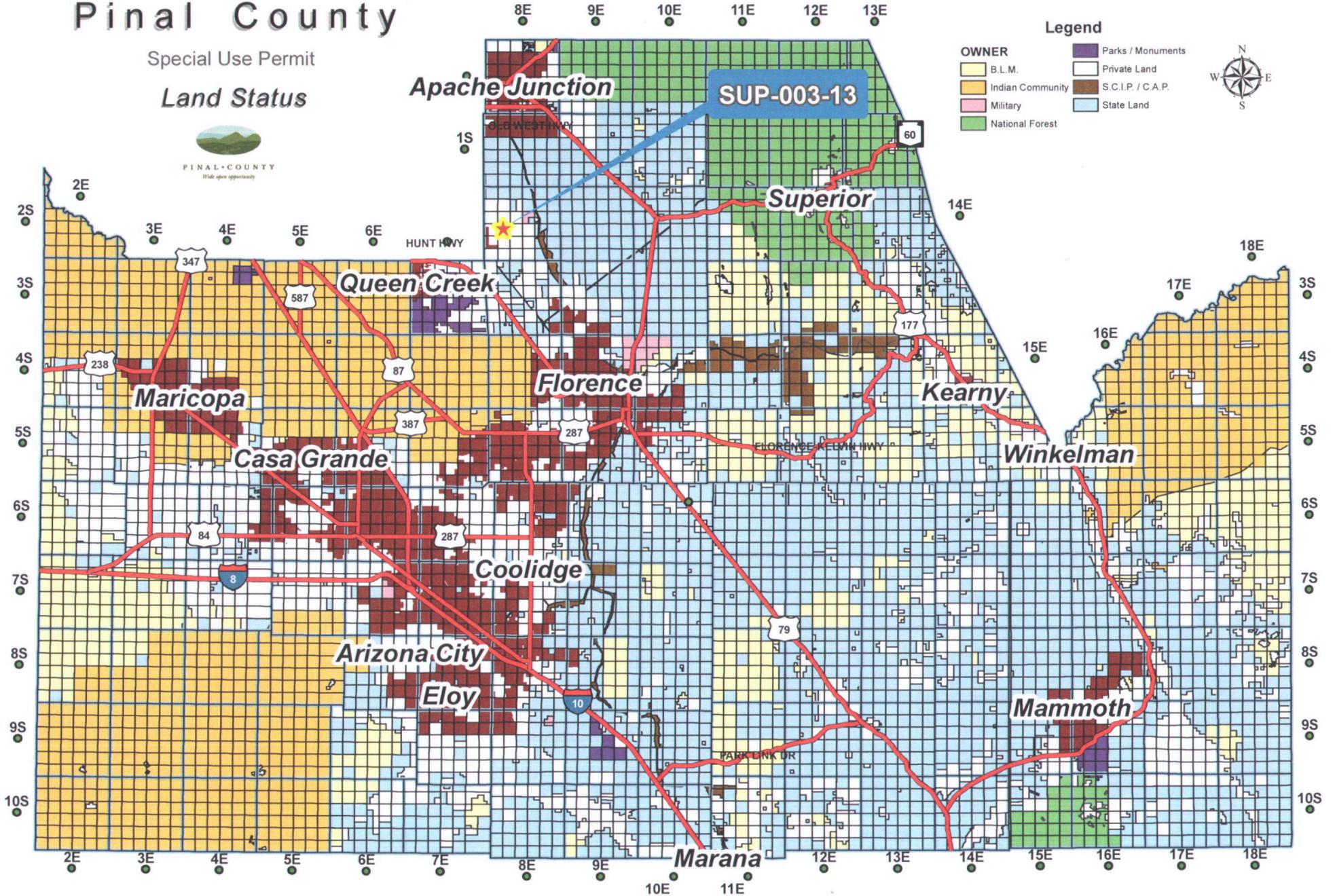
PUBLIC PARTICIPATION:

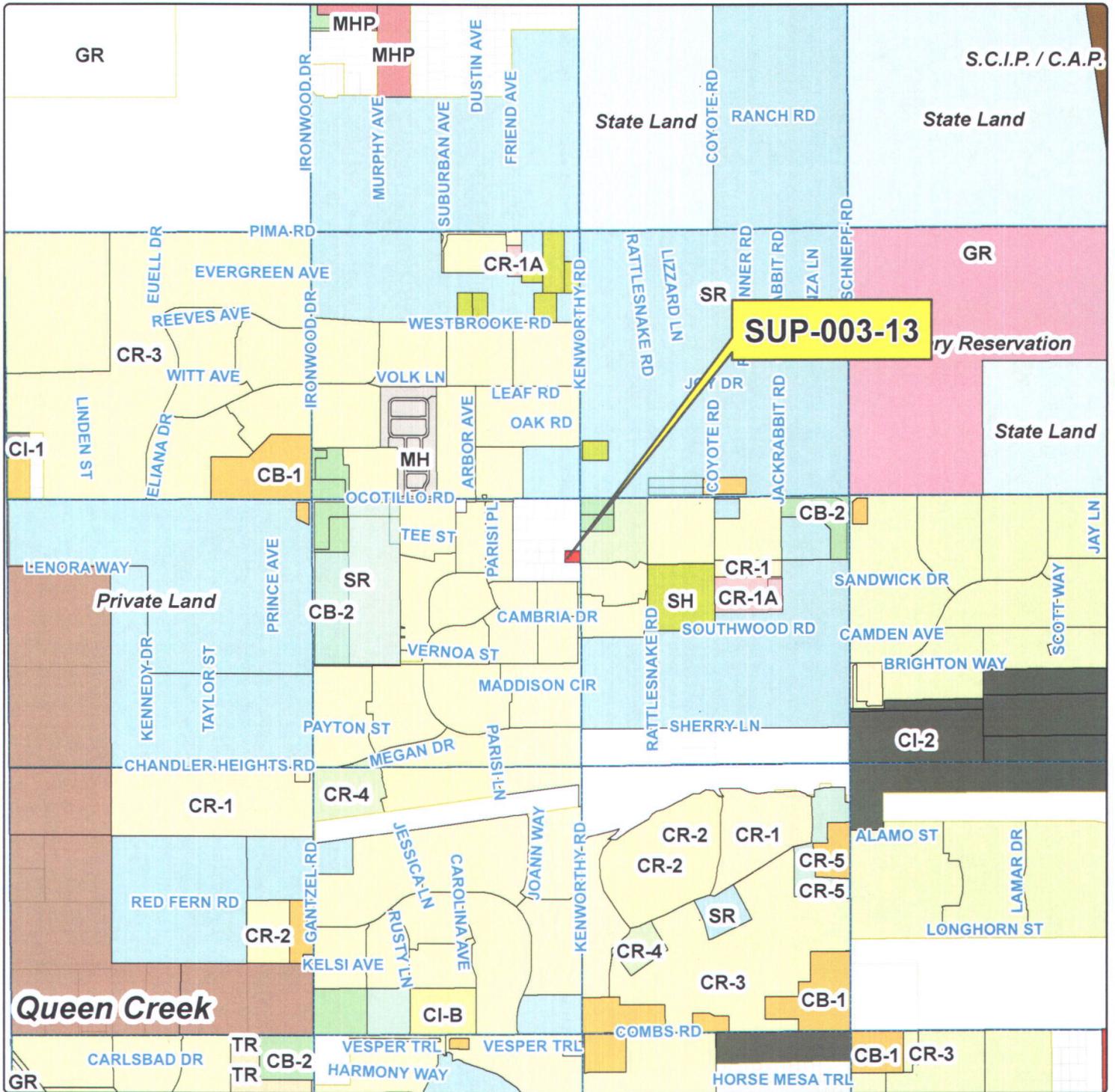
Neighborhood Meeting: March 5, 2013
Neighborhood and agency mail out: May 16, 2013
News paper Advertising: Week of May 27, 2013
Site posting: Applicant: May 20, 2013
Site posting: County: May 28, 2013

Pinal County

Special Use Permit

Land Status





Special Use Permit

Planning & Development Services



PINAL COUNTY
Wide open opportunity

MENTSER MICHAEL & CYNTHIA

Legal Description:
Sited in a portion of the Section 20, T02S, R08E, G&SRB&M, Parcel 104-22-044
(legal on file) (San Tan Valley area).

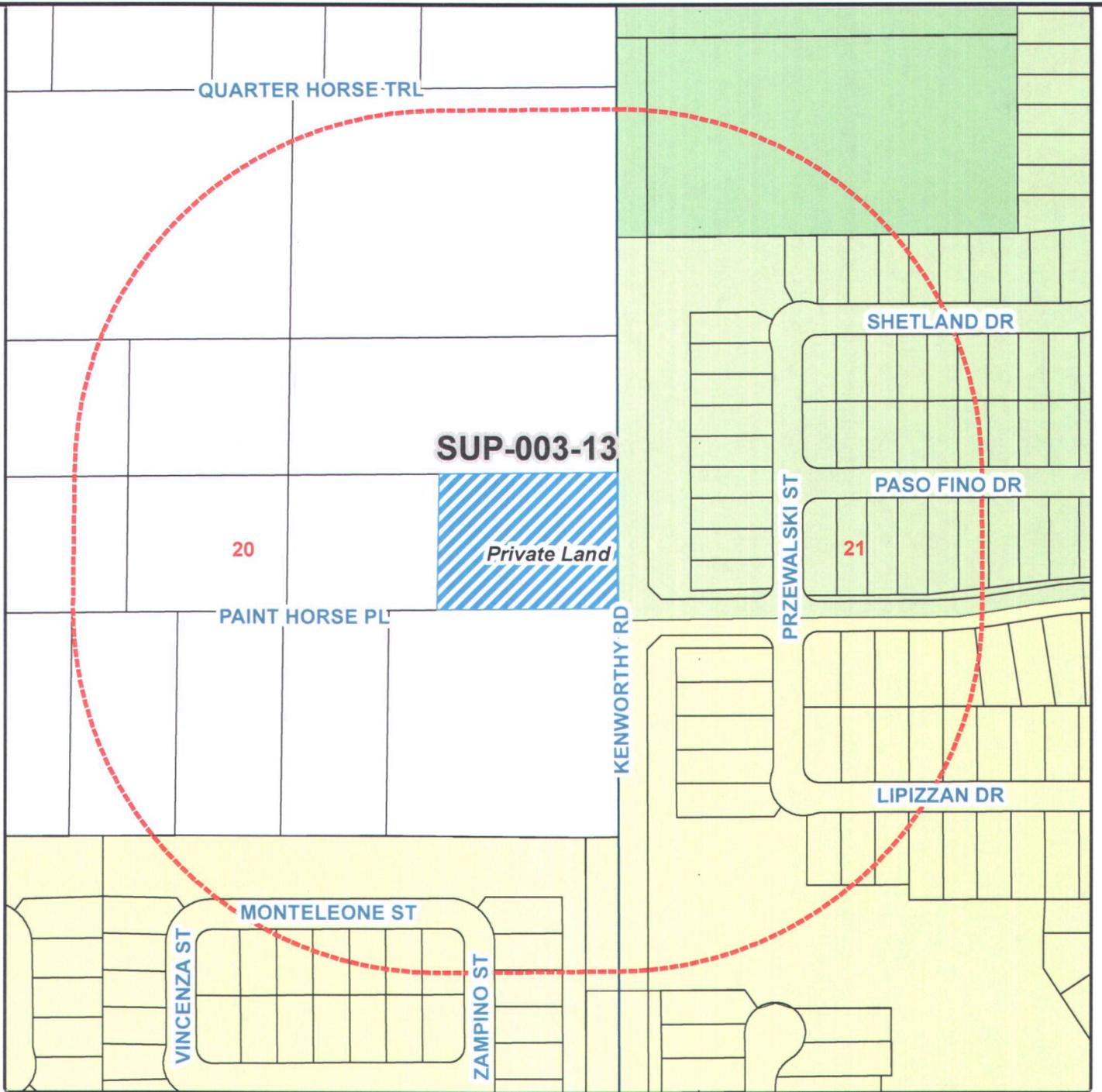


MENTSER MICHAEL & CYNTHIA

Sheet No.
1 of 1

Drawn By: GIS / JT / LJT	Date: 04/12/2013
Section: 20	Township: 02S
Case Number: SUP-003-13	Range:

T02S-R08E Sec 20



Special Use Permit

SUP-003-13 – PUBLIC HEARING/ACTION: Michael Mentser, applicant/landowner requesting a Special Use Permit to operate a diesel repair shop on a 1.45± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 20, T2S, R8E G&SRB&M, tax parcel 104-22-044 (legal on file) (located at the northwest corner of East Paint Horse Place and North Kenworthy Road in the San Tan Valley area).

Current Zoning: GR
 Request Zoning: Special Use Permit
 Current Land Use: MLDR



Legal Description:
 Situated in a portion of Section 20, T02S, R08E, G&SRB&M, Parcel 10422044. (legal on file)
 (San Tan Valley area).
 T02S-R08E Sec 20

 Sheet No. 1 of 1	Owner/Applicant: MENTSER MICHAEL & CYNTHIA		
	Drawn By: GIS / JT / LJT	Date: 04/12/2013	
	Sections: 20	Township: 02S	Range: 08E
	Case Number: SUP-003-13		



SUP-003-13

Special Use Permit

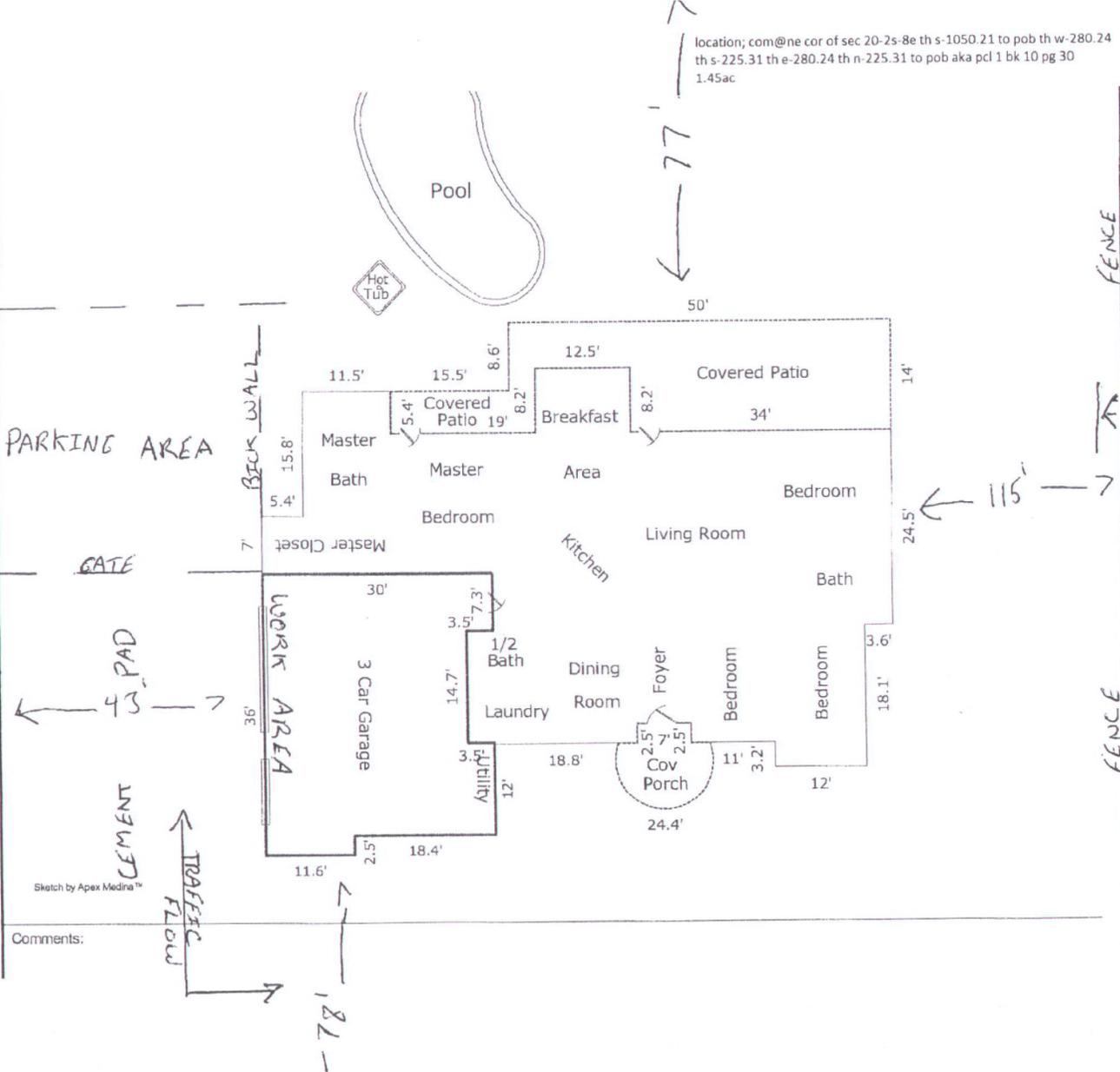


PINAL COUNTY
Wide open opportunity



SUP-003-13

NEIGHBOR PROPERTY LINE FULL GROWN TREE.



HISTORY: The subject property has the General Rural zoning classification and has never been rezoned. It has been developed as single family residential.

ANALYSIS: The applicant is requesting a Special Use Permit to operate an automotive repair shop on a 1.45± acre parcel in the General Rural Zone.

The Subject property is located within the Moderate Low Density Residential land use designation of the Comprehensive Plan. The Comprehensive Plan allows for the location of neighborhood commercial under 20 acres in any land use category provided the land use and property meet the planning guidelines. Planning guidelines for Neighborhood commercial include adequate access, buffers and compatibility with surrounding land uses, location in close proximity to residential, and location on collector or arterial streets.

The proposed use is located at Kenworthy Road and Paint Horse Place and is within a residential area. Adjacent to the east side of Kenworthy Road is Ocotillo and Kenworthy Planned Area Development. This community is zoned CR-3, CR-4, and CB-2. It is a developed residential subdivision consisting of 271 dwelling units. Approximately 380 feet south of the subject property is Cambria Planned Area Development. It is zoned CR-3 and is developed as well. There are 821 dwelling units within this subdivision.

These types of businesses are an allowed use in CB-2 and C-3 zones. The development standards in C-3 do require a commercial use that abuts residential zones to have a 25 foot side setback to create a buffer between the two uses. Currently, there are undeveloped commercial (CB-2) zoned properties at the southeast corner of Ocotillo Road and Kenworthy Road and the southwest corner of Ocotillo Road and Schnepf Road. There is developed, CB-2, property at the northeast corner of Ocotillo Road and Ironwood Drive. Most automotive repair shops are located within the appropriate commercial designation and would have to go through site plan review which would require the business owner to meet more stringent requirements. They would also need to submit some type of building plan to Building & Safety for review unless an existing facility is being used.

Staff does have concerns with the proposed use fitting the character of the neighborhood and impacting adjacent land uses if the business expands. Staff has attached stipulations for the Commission's consideration to mitigate these concerns. However, some stipulations would be difficult for staff to enforce on an ongoing basis and would primarily be enforce by a complaint basis.

Currently there is an active complaint on the subject property for operating an automotive repair shop in a residential zone. Staff respectfully requests that the Commission forward a recommendation to the Board of Supervisor so staff can have direction on how to proceed with the complaint.

The Town of Queen Creek had no comments in regards to the applicant's proposal and the property is outside their planning area boundary.

The SUP the Commission is considering is for an automotive repair shop. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the use.

To date, a total of 9 letters have been received. There are four letters in support of the proposal and 5 letters in opposition. Two letters in support are from property owners within 300' of the subject property and there are no letters of oppositions from property owners within 300'.

The **Pinal County Department of Public Works** had no comments.

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

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments other than it is in a Flood zone "X"

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-003-13**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING**
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE**
- C) NEIGHBORHOOD IMPACT**
- D) FLOOD CONTROL**

- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

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

1. This land use request is for approval of an SUP.
2. To date, a total of 9 letters have been received. There are four letters in support of the proposal and 5 letters in opposition. Two letters in support are from property owners within 300' of the subject property and there are no letters of oppositions from property owners within 300'.
3. The site is accessed from Paint Horse Place.
4. The subject property is located within the "Moderate Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The special use permit for Monster Diesel Repair is issued for three (3) years from the date of the Board of Supervisors approval;
- 2) the layout, design and set up of an automotive repair shop shall be as shown and set forth on the applicant's submittal documents and site plan;
- 3) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 4) applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 5) the applicant shall keep the property free of trash, litter and debris;

- 6) advertising signs are prohibited on the property;
- 7) repair work shall be limited to two vehicles at a time;
- 8) repair work shall be confined to light duty trucks only and repair work to semi-trailer trucks are prohibited;
- 9) hours of operation shall be limited to the hours of 8:00 a.m. and 6:00 p.m. Monday through Friday and weekend hours shall be limited to Saturday between the hours of 8:00 a.m. and 12:00 noon;
- 10) all hazardous waste shall be disposal of by a professional environmental services company such as Safety-Kleen;
- 11) applicant/owner shall submit proof of waste disposal service contract within thirty (30) days of Board of Supervisors approval.
- 12) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department; and
- 13) the Pinal County Planning & Development Services Department may invoke revocation proceedings should the automotive repair shop not adhere to the approved stipulations and site plan.

Date Prepared: 06/5/2013 - did
Revised:

MONSTER DIESEL REPAIR

Michael Mentser
1754 E Paint Horse Pl
San Tan Valley, AZ 85140

Tax Parcel Number: 104-22-044
Case #: SUP-003-13

The purpose of this application is to get a Special Use Permit for a couple of years to run a small automotive repair shop out of my garage. My long term plan is to raise enough capital to rent a building at another location. For the short term, I will be living at the property and helping the community with my low labor rates.

The name of my shop is Monster Diesel Repair. I work on light duty diesel trucks such as Ford, GM, and Dodge. My shop does not perform repair work on semi-trucks. I have no employees at this time. However, I may hire a part time person in the future to help with consumer relations and help out around the shop.

I did attend a Concept Review with county staff. At the meeting it was determine that my proposal was in conformance with the Comprehensive Plan.

I believe traffic will not be an issue. I work on so few vehicles there is not enough people coming and going to cause an impact. I do have a neighbor on the west side of my property. There is a vegetation buffer between my house and theirs along the driveway. There is also an open field between my house and Kenworthy Road. Adjacent to the rear of my property is an open field. There is a house across the street but both houses are setback from the street.

My property is located at the northwest corner of Kenworthy Road and Paint Horse Place. It is accessible off of Paint Horse Place which is a dead end street. The cement driveway is wide and can accommodate my customer's vehicle. Ocotillo Road is approximately a quarter mile north of my property.

Work hours are typically from 8 AM to 6 PM depending on work load, Monday through Friday, and weekends are by appointment only. Weekend hours are from 8 AM to noon, these appointments are rare but do occur. My adjacent neighbors do not mind the work I am doing and I also work on their vehicles as well.

All oil and chemicals are stored in two 55 gallon containers. I also have another 55 gallon container to store coolant. All containers are labeled as waste. A professional company called "Safety Kleen" comes by every few months to empty the waste. The garage floor is painted epoxy concrete, so any spills can be mopped up easily. There are oil absorbance pads for the larger messes.

I am aware of a complaint on my property. I believe the complaint originated out of my area and is another business located within the Town of Queen Creek. To my knowledge my surrounding neighbors do not have any issues with me doing this use on my property.

Obviously, I want my company to grow and when that day comes I intend to relocate my business to a suitable area. Right now with the customers I have I cannot afford to buy a building for my business. I also live on the property and the neighborhood is very nice and I do not have any intentions on my place looking like a junk yard. My business is discrete and you might see a truck or two in the driveway but a person driving by would have no clue that I have a small repair shop in my garage.

I am looking forward to stimulating the economy by performing A+ work at low rates, which only can happen if I am able to work from home for the time being; otherwise I will have to close my company due to not being busy enough to save enough money to rent a decent building. Thank you for your time.

Sincerely,

Michael Mentser
Owner of Monster Diesel Repair

Dedrick Denton

From: chowe@howeprecast.com
Sent: Friday, May 24, 2013 10:22 AM
To: Dedrick Denton
Subject: letter

To whom it may concern,

My name is Cassidy Howe I live at 1769 E Painthorse Pl. San Tan Valley AZ. I am the neighbor of Mike with Monster Diesel repair. I know he has a public hearing coming up, via this big yellow sign they put up in front of my street. I would just like to take some time and tell you our thoughts and experiance with Mike. Since Mike has moved in across the street I have not had 1 single problem with him or his business. He has been a great neighbor, very courteous and respectful. I didn't even know he was running his business there until he told me. He usually only has 1 or 2 vehicles there at a time so there is never any congestion in the neighborhood. I would have no problem what so ever with him continuing to run his company there, and or building a small garage to house vehicles. He has plenty of land to do so, in my opinion. Thank you for your time, if you would like to ask me any questions feel free to do so.

Thanks,

Cassidy Howe
Howe Precast Concrete Barrier Inc.
Office 480-988-2073
Cell 602-803-4083
Email Chowe@Howeprecast.com

Within 300'

Dedrick Denton

From: Dedrick Denton
Sent: Tuesday, May 28, 2013 8:40 AM
To: 'Michael Durtschi'
Subject: RE: Michael Mentser's Application for Small Auto repair

Thank you for your comments. Your letter will be included in the Planning and Zoning Commission packet.

From: Michael Durtschi [mailto: [REDACTED]]
Sent: Saturday, May 25, 2013 9:16 PM
To: Dedrick Denton
Subject: Michael Mentser's Application for Small Auto repair

Mr Denton,

My name is Michael Durtschi and I live at 1684 East Paint Horse Place. The only thing separating me from the work Michael Denton does out of his home is my driveway. This work has never created any excessive noise or bother since he moved in. I am in a position to know better than anyone as My family and I live closer than anyone else. Additionally, My wife and I really like the idea of a neighbor who works from his home during the day. Michael is familiar with the vehicles that belong on this dead end street and keeps his eyes open for those that do not belong. My wife and I both give our full support to the approval of his application. If you have any questions or would like to talk with me, email me at this address or call me at [REDACTED]

Sincerely, Michael and Doi Durtschi

JTHW 300'

Dedrick Denton

From: Linda Berns [REDACTED]
Sent: Saturday, June 01, 2013 9:59 PM
To: Dedrick Denton
Subject: Monster Diesel

Mr.
Denton,

06-01-2013

I would like to encourage you to grant Mike Mentzer a permit to operate his business in Pinal County. Mike has been very helpful recently overcoming challenges with my own vehicle as well as the vehicles of other acquaintances I have referred to Mike. His rates are extremely reasonable and affordable. He has repaired issues that were quoted to be much worse and more expensive at other shops. He keeps his shop clean and organized and treats his customers vehicles the same. He always tries to solve problems over the phone before I even bring my vehicle in and is always willing to share ideas to help solve simple repairs.

Please feel free to contact me if you have any additional questions.

Sincerely,
Steve Berns
Tire Retailer 30 Years



Dedrick Denton

From: Bridgette Crosby [REDACTED]
Sent: Monday, June 10, 2013 2:18 PM
To: Dedrick Denton
Subject: RE: Special Permit Hearing SUP 003-13

I am writing regarding the Special Permit Hearing SUP 003-13 by Micheal Menster on June 20, 2013 for a special use permit to operate on his property in a residential area. According to applicant, he has no plans to build a diesel repair shop - and will only be using his garage and has been doing so for over 10 months. I would be opposed to this permit if this shop impacts local residential area with increased traffic and sets the stage for industrial development in this area.

HOWEVER, I am deeply concerned that the hearing for this permit is taking place in FLORENCE and not in the residential area in San Tan Valley, AZ. This causes several problems by setting a future precedence for the development of this area near Ocotillo and Kenworthy Roads and does not allow residents and neighbors to gather to address accordingly. Many of the residents in this area commute to Maricopa County to work and are not available to drive to Florence for this meeting. As a concerned homeowner and active community member, I would like to know why this hearing is not being held in our neighborhood and would like to address this issue.

Please feel free to contact me at any time,

Bridgette Crosby
1939 E Andalusian Loop
San Tan Valley, AZ 85140
[REDACTED]
Moonshadow Community
[REDACTED]

DeMURO ENTERPRISES, INC.

114 Mary Street
Winnetka, IL 60093
847-786-4099

email: gdemuro@me.com

May 22, 2013

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

Ref: SUP-003-13 Public Hearing Action
Applicant - Michael Mentser

Mr. Dedrick Denton;

I am Gene DeMuro, President of DeMuro Enterprises, Inc, the owner of Pima County Parcel Nos. 104-27-031C & 109-21-272A, or the SEC of Ocotillo and Kenworthy Roads.

We fully recognize Mr. Menster's desire to locate diesel repair shop and wish to be respectful of his request. However, do to the heavy residential development in the immediate area, such a use seems very inappropriate. Customarily these types of operations are located in light or even heavy industrial areas. In short, this would be very harmful to the neighborhood.

I will be unable to appear since I live in Illinois.

Therefore, we respectfully OBJECTIVE to this request for special use and ask the Commissioners to deny it.

Thank you very much.



Eugene DeMuro
President

Dedrick Denton

From: Teresa Davis [REDACTED]
Sent: Sunday, June 09, 2013 9:29 PM
To: Dedrick Denton
Subject: SUP-003-13 Against application

Dear Mr. Denton,

Re: SUP-003-13

The diesel shop application should not go through. This is a quiet area and we moved here because of that. The noise level would increase exponentially. The pollution levels would rise and affect the residents with C.P.O.D./asthma and special needs, like myself and my daughter. The proposed business would be directly across from the entrance of Moon Shadow. It would increase traffic, and endanger the children in the area because they ride bikes and scooters in this area. The streets are set up for residential use and many people use it to walk, and ride bikes. The increased traffic, especially the heavy duty trucks, increases the risks to the public safety, and is not in the best interest of the residents and children in the area.

Please feel free to contact me with any further questions.

Sincerely,

Mrs. Mary Jane Pickle

Dedrick Denton

From: Jim Dunlap [REDACTED]
Sent: Saturday, May 25, 2013 9:51 AM
To: Dedrick Denton
Subject: Planning Case Number SUP-003-13

Planning Case Number SUP-003-13
Jim T. and Christine Dunlap, Property Owners
2018 E. Paso Fino Dr.
Telephone: [REDACTED]
San Tan Valley, AZ
Property Tax Parcel # 10921021

We, as property owners in the Moon Shadow subdivision, are hereby filing a protest regarding the proposed special use permit to operate a diesel repair shop at the northwest corner of East Paint Horse Place and North Kenworthy Road in San Tan Valley. We believe that approving this zoning change would:

1. Greatly harm the property values in our area, which are already depressed.
2. Increase truck traffic at an already congested intersection.
3. Increased expense to the city/county for repair and rebuilding of the streets/roads because of deterioration from heavy truck traffic.
4. Noise pollution. This is a quiet bedroom community which is the reason many people purchased their homes there. It would elevate the noise level greatly.

We will not appear at the hearing. **Please file our opposition to this requested change.**

Dedrick Denton

From: gordon ryan <[REDACTED]>
Sent: Saturday, June 08, 2013 8:31 AM
To: Dedrick Denton
Subject: special use permit, planning case #SUP-003-13

Sirs:

My name is Gordon Ryan and I am responding to the Notice Of Public Hearing SUP-003-13. I don't know, and can't find, my property tax number, but my address and phone # are below. I live about a block away from the property in question, tax parcel 104-22-044, requesting a special use permit, to put in a diesel repair shop. When my wife and I first moved here, we bought specifically because it was a RESIDENTIAL area surrounded by horse farms. Now to request to have a diesel repair shop put in this area is a travesty. This goes against everything a quiet, residential area is supposed to stand for. EVERY diesel repair shop has one main goal---to get more and more business and get bigger and bigger. Would YOU like a diesel repair shop in YOUR neighborhood testing out their diesel repairs by running the engines loudly, diesel parts stored laying around, and the ensuing traffic that comes with it? I don't know anyone who would! Please don't approve to change this neighborhood for the worse. My wife and I, and neighbors are **against** this. Do not approve this. I am unable to make the public hearing.

THANK YOU

Gordon Ryan
1723 East Monteleone Street
San Tan Valley, Arizona, 85140
phone-[REDACTED]

May 21, 2013

Mr. Dedrick Denton
Pinal County Planning & Development Department
PO Box 2973
Florence, Arizona 85132

RE: Planning Case # SUP-003-13

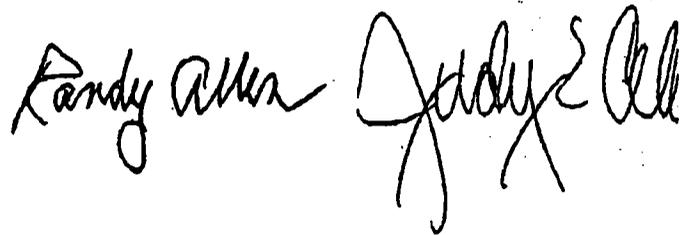
We hereby want to go on record as opposing Mr. Mentser's request for a "Special Use Permit" (SUP-003-13) at the corner of North Kenworthy Road and East Paint Horse Place. Even though we applaud his efforts in running a small business we don't feel this is the correction location. This is an area of single family residences and small horse acreages. It is a quiet rural type area where you can see families out walking with their kids. It doesn't seem conducive to have a diesel repair shop in the middle of all this. We have safety concerns regarding big diesel trucks coming and going on North Kenworthy Road. The unsightliness, noise and smell of a diesel repair shop among residences including our residence on Monteleone Street will impact the peaceful enjoyment of all our homes.

We hope Mr. Mentser can find a better suited location for his diesel repair shop. We hereby reiterate that we are opposing his request.

We are unable to attend the hearing, so we are putting our opinion in writing. Thank you for your time and consideration in this matter.

Sincerely,

Randolph A. Allen
Judy E. Allen
PO Box 70491
Springfield, Oregon 97475
[REDACTED]



Parcel # 109-47-094
1705 E. Monteleone Street
Queen Creek, Arizona 85140



P I N A L • C O U N T Y
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: June 7, 2013
To: Ashlee MacDonald
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/20/13	PZ-(PD)003-13	Dwayne Sherwood	Sherwood Park	See Comments 1 & 2
6/20/13	PZ-004-13	Eddie's Place, Inc.	Eddie Oasis Bar & Grill	See Comments 1 & 2
6/20/13	SUP-003-13	Michael Mentser	Monster Diesel Repair Shop	See Comments 1 & 2
6/20/13	PZ-PD-002-13	Skybridge Lending, LLC	Bella Villagio PAD Amendment	See Comments 1 & 2
6/20/13	SUP-002-13	Richard Leighty	Leighty SFR	See Comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

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

Dedrick Denton

From: Ashlee MacDonald
Sent: Wednesday, June 05, 2013 3:03 PM
To: Travis Ashbaugh; Dedrick Denton
Subject: FW: Town of Queen Creek Comments

Ashlee MacDonald
Planner II
Pinal County Planning and Development
P.O. Box 2973
Florence, AZ 85132
phn 520-866-6642
fax 520-866-6435

From: Wayne Balmer [mailto:wayne.balmer@queencreek.org]
Sent: Wednesday, June 05, 2013 2:56 PM
To: Ashlee MacDonald
Subject: Town of Queen Creek Comments

Good morning Ashley:

Thank you for sending us the information on the following cases for review and comment by the Town. Our comments are as follows:

SUP-003-13

- The property is not located within the Queen Creek Planning Area
- The Town has no comments

PZ-PD-002-13

- The property is not located within the Queen Creek Planning Area
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

PZ-PD-003-13

- The property is not located within the Queen Creek Planning Area
- The applicant has done a good job of providing a distance separation for the proposed lots from the railroad
- There appears to be only a single point of access for the entire 444 lot subdivision, the extension of Schnepf Road. Will this limited access "cul-de-sac" create traffic and/or emergency service concerns?
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

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

Wayne Balmer, AICP | Planning Administrator, Development Services Department | Town of Queen Creek | phone: 480-358-3095 | fax: 480-358-3105 | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org

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

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of Queen Creek's Town Attorney: 602-285-5000.

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

(all applications must be typed or written in ink)

1. Pinal County Staff Coordinator: TRAVIS ASHBAUGH
2. Date of Concept Review: 2-26-13 Concept Review Number: CR-003-13
3. The legal description of the property: COM R NE COR OF SEC 20-25-8E TH S-1050.21 TO POB TH W-280.24 TH S-225.31 TH E-280.24 TH N-225.31 TO POB AKA PCL 1 BK 10 PG 30 1.45 AC
4. Tax Assessor Parcel Number: 104220440
5. Current Zoning: GR
6. Parcel size: 1.45 ACRES
7. The existing use of the property is as follows: LIVING / SMALL AUTO REPAIR
8. The exact use proposed under this request: TEMPORARY 1-2 YEARS OF SMALL AUTO REPAIR UNTILL ENOUGH MONEY TO RENT BUILDING ELSEWHERE / LIVING
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
YES NO
11. Is there a zoning or building violation on the property for which the owner has been cited?
 YES NO If yes, Zoning/Building Violation Number: CC-1790-12
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. N/A
13. Explain why the proposed development is needed and necessary at this time. N/A

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010 SMALL AUTO REPAIR/LIVING
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public N/A
3. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. 0-5 TRIPS A DAY, 0-20 DELIVERIES A WEEK
4. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. 10 PARKING PLACES
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? I WORK INSIDE CANOPY & AIR COMPRESSOR BEHIND BLOCK WALL
6. What type of landscaping are you proposing to screen this use from your neighbors? EXISTING LANDSCAPE OF WALLS, HOUSE, TREES
7. What type of signage are you proposing for the activity? Where will the signs be located? NO SIGNS
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested ORGANIZED PARKING, WONT LOOK LIKE JUNK YARD
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

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

MICHAEL MENTSEN 1754 E PARIOT HOUSE PL [Redacted]
Name of Applicant Address Phone Number
SAN TAN VALLEY, AZ 85140

[Signature] [Redacted]
Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Signature of Agent/Representative E-Mail Address

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

MICHAEL MENTSEN 1754 E PARIOT HOUSE PL 614 586 2227
Name of Landowner Address Phone Number
SAN TAN VALLEY, AZ 85140

[Signature] COLSCHILL@XAHDO.COM
Signature of Landowner E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

SEE ATTACHED LIST & MAP

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary.

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

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

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

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

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

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

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

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

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

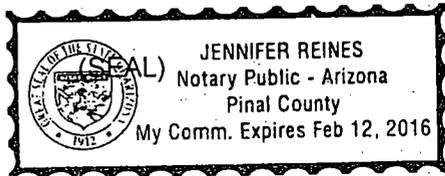
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 28 day of FEB, 2013, at the office of PINAL COUNTY TERRILYN KLUOGAN and is accurate and complete to the best of my knowledge.

[Signature]
Signature

3-8-13
Date

Acknowledged before me by Michael Mentser on this 8 day of March, 2013.

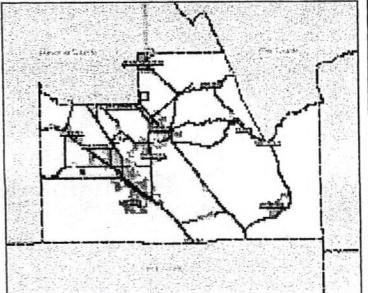
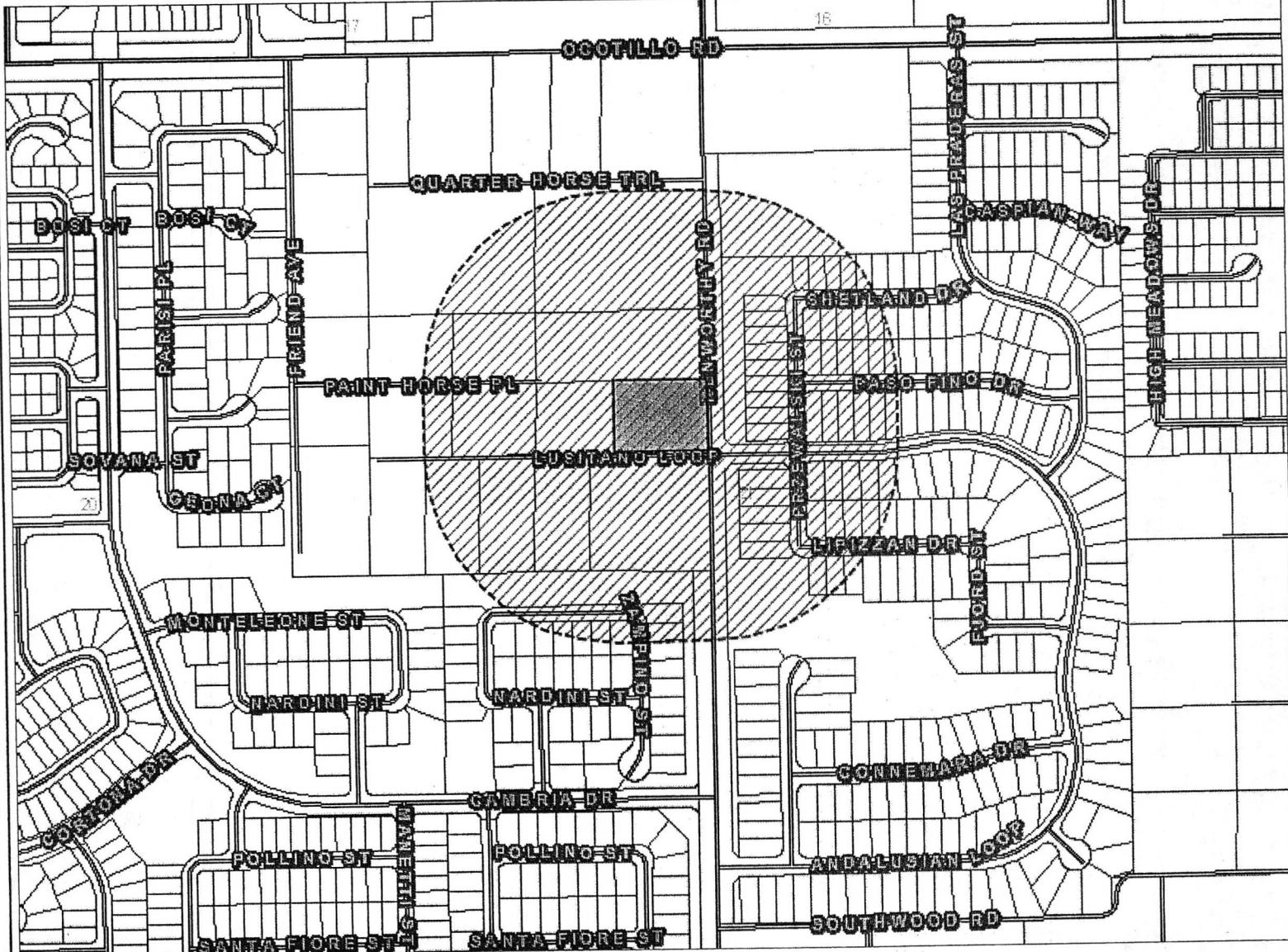


[Signature]
Signature of Notary Public

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



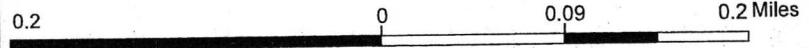
Pinal County Site



Legend

- AZ Major HWY
- Highways
 - Interstate
 - US Hwy
 - State Hwy
 - County Hwy
- Roads
- Railroads
 - COPPER BASIN RR
 - UNION PACIFIC RAILROAD
- AZ Counties
- Situs Address
- Tax Parcels
- Survey Lines
 - County Line
 - Township Line
- Section Lines
- Section Numbers
- Township Anno
- Townships
- Cities/Towns

1:5,778



Printed On: 28-Feb-2013

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet
 © Pinal County.

Notes

Enter Map Description

10422037K

NEVITT EDWARD O JR, NEVITT BREI
1595 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

10422037V

CHAUDOIN RIC G & BARBARA M, C/I
400 COUNTRYWIDE WAY
SIMI VALLEY, CA 93065

104220430

NELSON GARY,
516 E TREMAINE AVE
GILBERT, AZ 85234

104220510

MARTINEZ JOHNNY R, MARTINEZ M/
1590 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

109210130

OTERO ANGEL MIGUEL ETAL,
1969 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210160

TALIS MICHAEL & GALINA FAMILY T
10903 CORTE PLAYA MAZATLAN
SAN DIEGO, CA 92124

109210190

MACALLISTER MICHAEL A,
1986 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210460

MAAT ROBERT & LONA,
1953 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210490

NELSON LAWRENCE, NELSON VERC
40394 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210520

MILLER ALLEN D & KAY A,
40676 N CAPE WRATH DR
SAN TAN VALLEY, AZ 85140

10422037M

LEMIEUX FAMILY PROPERTIES VII LI
8989 S HARDY DR
TEMPE, AZ 85284

10422037W

BABCOCK KIM & KEN,
RR #1 SITE 15 COMP 57
FORT ST JOHN,

104220440

MENTSER MICHAEL & CYNTHIA,
1754 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

104220540

JACQUES CORAZON E TRUST,
1550 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

109210140

LISI JANE,
1953 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210170

GONZALES TONY, GONZALES HEIDI
MAIL RETURN

109210440

DOESN'T MATTER LLC,
PO BOX 1758
QUEEN CREEK, AZ 85142

109210470

CARLSON ERIK,
1937 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210500

PALACIOS CESAR,
40412 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210530

LDM PROPERTIES LLC,
3101 BLUFFS DR
RICHLAND, WA 99354

10422037T

HOWE CASSIDY,
1769 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

10422037X

SNEDIGAR DAWN P,
1611 E QUARTER HORSE TRL
QUEEN CREEK, AZ 85142

104220450

DURTSCHI MICHAEL S, DURTSCHI D
1684 E PAINT HORSE PL
QUEEN CREEK, AZ 85140

109210120

HINMAN JACOB C,
1985 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210150

DELOSTIA REBECCA ,
1937 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210180

POOLEY DUANE TRUST ,
19852 S 193RD ST
QUEEN CREEK, AZ 85142

109210450

MCDONALD ROBERT,
4540 REBECK RD
NAROL,

109210480

DILLOW ARCH & LORETTA,
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SAN TAN VALLEY, AZ 85140

109210510

SKON TAMMY,
40430 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210540

RAUB JAYNA L,
40484 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210550
HARRIS SCOTT & PRISCILLA,
40502 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210580
ROSE V MARIE,
1944 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109212370
CLEVELAND TERESA,
1937 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

109212400
MARGO INVESTMENTS LLLP,
21738 E ORION WAY
QUEEN CREEK, AZ 85142

109212430
STEINHART STEVEN J TRUST,
MAIL RETURN

109212460
UKELE BERTHA LYNN,
4811 E 17TH ST
CASPER, WY 82609

109212710
VICKERY JUSTIN, VICKERY NATALE
1938 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

109470460
NOBLE JASON M ,
39787 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

109210560
SANDERS TRAVIS & DIANE,
MAIL RETURN

109210590
WILLIAMS TYLER J H,
1960 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109212380
BLUMER HAROLD K,
5862 E ENROSE ST
MESA, AZ 85205

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REIFEISS MARIE A,
MAIL RETURN

109212440
MOONSHADOW HOMEOWNERS ASS
1955 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

109212690
WARTA ZACH D,
1974 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

10921272A
DEMURO ENTERPRISES,
114 MARY ST
WINNETKA, IL 60093

109470810
HALLMAN ROBERT & DONNA ,
40193 N ZAMPINO ST
SAN TAN VALLEY, AZ 85140

109210570
PAVLICEK LORALYNNE,
22336 E QUEEN CREEK RD
QUEEN CREEK, AZ 85142

109212360
BAKER SHELLY,
MAIL RETURN

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BACEROTT JEAN PIERRE U,
40282 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

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DOWDLE DANIEL H, DOWDLE ESTHE
40336 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

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PICKLE MARY JANE & WILLIAM A,
1973 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

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OLSON CARISSA M ETAL,
MAIL RETURN

10921272B
MOONSHADOW HOMEOWNERS ASS
MOONSHADOW HOMEOWNERS ASS
MOONSHADOW HOMEOWNERS ASS

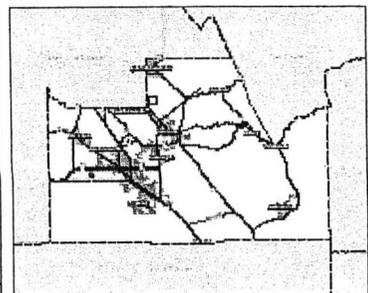
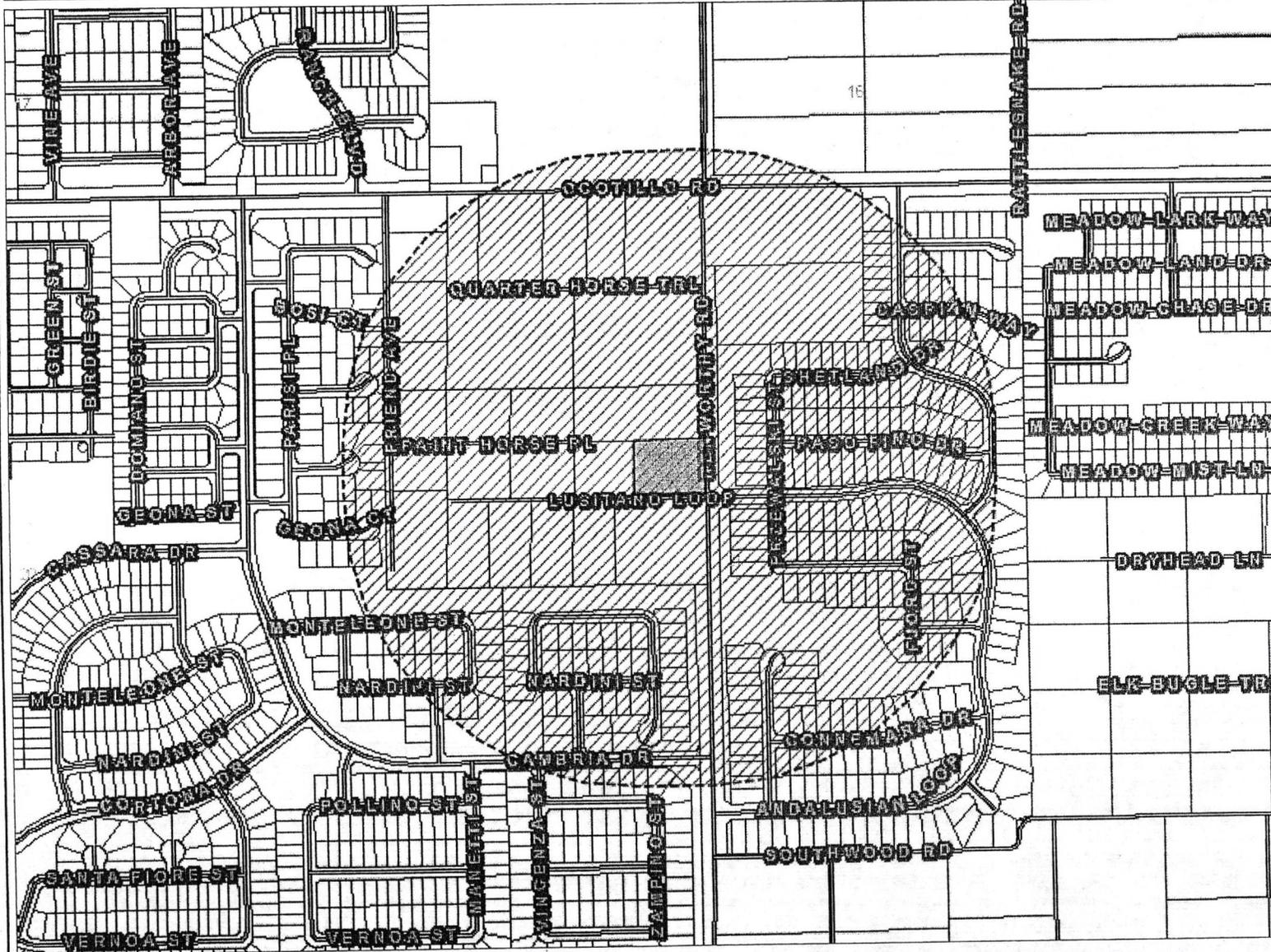
Meeting Info and Minutes

I had a neighborhood meeting on Tuesday March 5, 2013 at 5pm at my house. Two of my neighbors showed up at 5:25pm and we talked about my temporary use of the property until I can afford to relocate the business. We discussed hours of operation, type of vehicles I work on, and they don't mind the work I am doing. The meeting lasted approximately 15 minutes then we talked as normal neighbors for awhile. Rick asked how long I was going to work out of my house and I responded a few years max, until I can afford it. He responded no problem. Mike never asked any questions or had any concerns.



Pinal County Site

1200'



- Legend**
- AZ Major HWY
 - Highways
 - Interstate
 - US Hwy
 - State Hwy
 - County Hwy
 - Roads
 - Railroads
 - ≡ COPPER BASIN RR
 - ≡ UNION PACIFIC RAILROAD
 - AZ Counties
 - Situs Address
 - Tax Parcels
 - Ponding Area
 - Survey Lines
 - County Line
 - Township Line
 - Section Lines
 - Section Numbers
 - Township Anno
 - Townships
 - Cities/Towns

1:7,513



Printed On: 27-Feb-2013

0.2 0 0.12 0.2 Miles

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Enter Map Description

10422002S
HEINZ LARRY, HEINZ DIANE M
40497 N FRIEND AVE.
QUEEN CREEK, AZ 85142

10422002X
EAGER SHAROD JAY,
40441 N FRIEND AVE
SAN TAN VALLEY, AZ 85140

10422037M
LEMIEUX FAMILY PROPERTIES VII LI
8989 S HARDY DR
TEMPE, AZ 85284

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CASE MICHAEL A, CASE CONNIE R
1703 E TREMAINE AVE
GILBERT, AZ 85234

10422037W
BABCOCK KIM & KEN,
RR #1 SITE 15 COMP 57
FORT ST JOHN,

104220420
GAPEN KENT R & VIRGINIA L,
1714 E QUARTER HORSE TRL
SAN TAN VALLEY, AZ 85140

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DURTSCHI MICHAEL S, DURTSCHI D
1684 E PAINT HORSE PL
QUEEN CREEK, AZ 85140

104220530
NICHOLS JARRED A TRUST,
1566 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

10427031D
DEMURO ENTERPRISES,
114 MARY ST
WINNETKA, IL 60093

109210040
PAVAO SUSAN M,
551 SYKES RD
FALL RIVER, MA 02720

10422002V
US TITLE AGENCY LLC TR #00007491
MAIL RETURN

10422037J
GERMAINE RICHARD K, GERMAINE,
1535 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

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DE LA RIVA AMADO, DE LA RIVA ALI
1620 E QUARTERHOUSE TRL
QUEEN CREEK, AZ 85142

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HOWE CASSIDY,
1769 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

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SNEDIGAR DAWN P,
1611 E QUARTER HORSE TRL
QUEEN CREEK, AZ 85142

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NELSON GARY,
516 E TREMAINE AVE
GILBERT, AZ 85234

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MARTINEZ JOHNNY R, MARTINEZ M/
1590 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

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JACQUES CORAZON E TRUST,
1550 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

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MAIL RETURN

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LCT VENTURES ONE LLC,
18716 E OLD BEAU TRL
QUEEN CREEK, AZ 85142

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SOTO RICK G,
40427 N FRIEND AVE
QUEEN CREEK, AZ 85142

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NEVITT EDWARD O JR, NEVITT BREI
1595 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

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BANK OF AMERICA NA,
2380 PERFORMANCE DR
RICHARDSON, TX 75082

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CHAUDOIN RIC G & BARBARA M, C/K
400 COUNTRYWIDE WAY
SIMI VALLEY, CA 93065

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HANNA SALIM Y & NOUAL A,
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GILBERT, AZ 85234

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MENTSER MICHAEL & CYNTHIA,
1754 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

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HANNA SALIM Y & NAUAL,
118 N GILBERT RD
GILBERT, AZ 85264

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BORGENT KENT W,

109210030
MARQUEZ FRANCES,
40516 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

109210060
JIRON LEROY & DOROTHY J,
413 E ZUNI DR
FLAGSTAFF, AZ 86001

109210070

UTSCHIG ANTHONY,
1700 S KERNAN AVE
APPLETON, WI 54915

109210100

COLPITTS JOANN,
2017 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210130

OTERO ANGEL MIGUEL ETAL,
1969 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210160

TALIS MICHAEL & GALINA FAMILY T
10903 CORTE PLAYA MAZATLAN
SAN DIEGO, CA 92124

109210190

MACALLISTER MICHAEL A,
1986 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

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EAST DARREL PROPERTIES LLC,
3820 W HAPPY VALLEY RD STE 141 #
GLENDALE, AZ 85310

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NIELSEN NELS F, NIELSEN TERESA
2082 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

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JENKINS CHAD F,
2130 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

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MUTH STEPHAN C, MUTH JAMIE
709 W LYLE AVE
SAN TAN VALLEY, AZ 85140

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FRANK WEST CAPITAL LLC,
2812 N NORWALK STE 101
MESA, AZ 85215

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RIVERA CRISTI,
2049 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

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KELLY LISA ANN,
2001 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

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LISI JANE,
1953 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

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GONZALES TONY, GONZALES HEIDI
MAIL RETURN

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ROXBERRY PAMELA V,
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SAN TAN VALLEY, AZ 85140

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PHELPS TARA,
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SAN TAN VALLEY, AZ 85140

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KAPLANIS JULIE M,
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SAN TAN VALLEY, AZ 85140

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KOZERSKI BETTY ,
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BOLIN KIMBERLY,
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SAN TAN VALLEY, AZ 85140

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LEINEN RANDY V, LEINEN NANCY
MAIL RETURN

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SHETLAND 0409 LLC,
5514 S CROWS NEST RD
TEMPE, AZ 85283

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HINMAN JACOB C,
1985 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210150

DELOSTIA REBECCA ,
1937 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210180

POOLEY DUANE TRUST ,
19852 S 193RD ST
QUEEN CREEK, AZ 85142

109210210

DUNLAP JIM T & CHRISTINE N,
740 HIGHWAY 170
FARMINGTON, NM 87401

109210240

JONES NICK C, JONES KRISTINA T
2066 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210270

CASE BETTY PRISCILLA TR, CASE F
19069 VAN BUREN BLVD STE 114-10E
RIVERSIDE, CA 92508

109210300

BABBITT BRITTNEY,
2162 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210350

RAEL CHRIS PAUL, RAE LORA LEE
2129 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210380

CHURCH ALLAN L,
2081 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210390
MONASHEFSKY ROBERT SCOTT,
MAIL RETURN

109210420
VANDUYNE ALAN, SEVERSON TERR
2017 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

109210450
MCDONALD ROBERT,
4540 REBECK RD
NAROL,

109210480
DILLOW ARCH & LORETTA,
40376 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210510
SKON TAMMY,
40430 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

109210540
RAUB JAYNA L,
40484 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

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PAVLICEK LORALYNNE,
22336 E QUEEN CREEK RD
QUEEN CREEK, AZ 85142

109210600
GARCIA EDWARD M, GARCIA AUROI
1976 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210630
MARONE ROBERT T,
2024 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

109210660
WESTER MARK, WESTER JESSICA
MAIL RETURN

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EMPIRE RESIDENTIAL OPPORTUNIT
4500 N 32ND ST STE 200
PHOENIX, AZ 85018

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VAN EPPS KEVIN R,
1725 W GRISWOLD RD
PHOENIX, AZ 85021

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MAAT ROBERT & LONA,
1953 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

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NELSON LAWRENCE, NELSON VERC
40394 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

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MILLER ALLEN D & KAY A,
40676 N CAPE WRATH DR
SAN TAN VALLEY, AZ 85140

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HARRIS SCOTT & PRISCILLA,
40502 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

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ROSE V MARIE,
1944 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

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EASTMAN ANN S,
MAIL RETURN

109210640
AIM PROPERTIES LLC,
2656 N ROCA
MESA, AZ 85213

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KARTCHNER MICHAEL,
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SAN TAN VALLEY, AZ 85140

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ISCH ROBERT D III,
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SAN TAN VALLEY, AZ 85140

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PO BOX 1758
QUEEN CREEK, AZ 85142

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SAN TAN VALLEY, AZ 85140

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PALACIOS CESAR,
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SAN TAN VALLEY, AZ 85140

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LDM PROPERTIES LLC,
3101 BLUFFS DR
RICHLAND, WA 99354

109210560
SANDERS TRAVIS & DIANE,
MAIL RETURN

109210590
WILLIAMS TYLER J H,
1960 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

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BURKHARDT BARBARA ETAL,
MAIL RETURN

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PINNER JOSIAH L,
2227 W PLATA CIR
MESA, AZ 85202

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PEELER ALVA L TR, PEELER FAM RI
86 SALT CEDAR RD
DUNCAN, AZ 85534

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FOX KELLY,
40588 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

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KANE WILLIS S, KANE LEONA M
40636 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

109211110
YU ZHAOHUI CINDY,
3085 162 ST
SURREY,

109211970
BENNETT ELLAN M,
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SAN TAN VALLEY, AZ 85140

109212000
HURLEY GLEN M & HELEN M,
40110 N THOROUGHbred WAY
SAN TAN VALLEY, AZ 85140

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5735 E MCDOWELL RD LOT 370
MESA, AZ 85215

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AZ RE VENTURES LLC,
2812 N NORWALK STE 101
MESA, AZ 85215

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PAYNE TOMASI, PAYNE JOY
1942 E CONNEMARA DR
SAN TAN VALLEY, AZ 85140

109212120
CAMPBELL KATHLEEN P, WOOD SC
8451 E SQUAW LAKE RD
LAC DU FLAMBEAU, WI 54538

109212280
EMPIRE RESIDENTIAL OPPORTUNIT
2141 E PECOS RD
CHANDLER, AZ 85225

109210700
STORINO ROBERT C, STORINO BETI
40604 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

109210730
BOGENN BRIAN,
6239 E BROWN RD STE 101
MESA, AZ 85205

109211120
LYONS JENNIFER,
40523 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

109211980
WINTERS RICHARD JAY, WINTERS M
40074 N THOROUGHbred WAY
SAN TAN VALLEY, AZ 85140

109212010
STITH EARL W, C/O CTX MORTGAGE
2728 N HARWOOD ST STE 100
DALLAS, TX 75201

109212040

109212070
AGUAYO JUAN P, AGUAYO MARIA G
40099 N THOROUGHbred WAY
SAN TAN VALLEY, AZ 85140

109212100
JOHNSON KRISTIN, JOHNSON JACO
1960 E CONNEMARA DR
SAN TAN VALLEY, AZ 85140

109212260
EASTMAN EDWARD M, EASTMAN C/
MAIL RETURN

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MATUS MARIO D, MATUS CHRISTINE
2081 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

109210710
MONTIJO MARTIN N,
40620 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

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WADE BRENDA M,
2117 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

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PIXLEY MEGAN & CHRISPEN,
40517 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

109211990
FRANTZ FRANK F, MAZZOCCHI DOL
4113 WHITE ASH RD
CRYSTAL LAKE, IL 60014

109212020
BIRD FREDERICK M, BIRD ELIZABET
40146 N THOROUGHbred WAY
SAN TAN VALLEY, AZ 85140

109212050
ALLEN RANDOLPH A & JUDY E,
PO BOX 70491
SPRINGFIELD, OR 97475

109212080
BEETERVILLE PROPERTIES LLC,
PO BOX 268
HIGLEY, AZ 85236 X

109212110
REINHOLD DAVID, REINHOLD VOND,
36621 SE TRACY RD
ESTACADA, OR 97023

109212270
FERRIN JESSICA L, C/O DONOVAN R
40186 N FJORD ST
SAN TAN VALLEY, AZ 85140

109212300
UPHOFF TODD A, UPHOFF JENNIFER
2063 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

109212310
FONG BENNY,
51B APPIAN WAY
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109212400
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109212470
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Rezoning & Planned Area Development Narrative for

Sherwood Park

Submitted by:

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Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

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Revised: May 6, 2013

Revised: April 30, 2013

Prepared: April 3, 2013

Rezoning & Planned Area Development
for

Sherwood Park

128.18 acres

South of Bella Vista Road, West of Sierra Vista Drive

Narrative

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Submitted on Behalf of:

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Pinal County

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Revised: May 6, 2013

Revised: April 30, 2013

Prepared: April 3, 2013

Sherwood Park

Rezoning & Planned Area Development Narrative

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1. Purpose of Request

The purpose of this request is to rezone the subject property from General Rural to R-7 with a PAD overlay, to facilitate the development of a single-family residential community with a density that is consistent with the property's existing Comprehensive Plan land use designation. This request will provide the flexibility necessary to accommodate a variety of lot sizes, product offerings, and meaningful and useable open space.

"Sherwood Park", which will be developed by Lifestyle Homes, consists of approximately 128 undeveloped acres and is ideally suited for residential development. Located in the San Tan Valley area of unincorporated Pinal County, just ½-mile south of the new Central Arizona College ("CAC") San Tan campus (**see Exhibit A – Vicinity Map and Exhibit B – Aerial Photo Exhibit**), Sherwood Park will be a planned single-family residential community that will provide housing opportunities for CAC students and their families, as well as for current and future residents of the County. Sherwood Park will allow CAC to attract families who want to further their education in the County without a lengthy commute. The development of Sherwood Park in such close proximity to the CAC San Tan campus will create a positive impact on the entire County, enhancing the student population at CAC, and ultimately providing for a well-educated workforce in Pinal County.

2. Description of Proposal

Nature of the Project

Sherwood Park is a planned 128-acre single-family residential community complete with passive and active recreational open space and a connective trail system. The current zoning of the property is General Rural, which only allows for the development of one lot per 1.25 acres. Due to the proximity of the new CAC San Tan campus and the demand for new housing in this area of the County, the existing zoning is no longer appropriate (**see Exhibit C – Existing Zoning**). This request would amend the existing zoning to an R-7 PAD designation to allow for a variety of lot sizes and configurations with an overall density not to exceed 3.5 dwelling units per acre (**see Exhibit D – Proposed Zoning**).

Proposed Land Use Summary

Under the proposed development plan, a total of 444 single-family lots will be developed; comprised of three different lot sizes (**see Exhibit E – Conceptual Site Plan**). Non-residential uses are not being proposed with this request. In addition, the project will boast 25% open space or approximately 32 total acres; equating to over 3,100 square feet of open space per lot (**see Table 1 – Land Use Summary**). This well-amenitized open space, which will feature a substantial trail network, will help create walkable neighborhoods, increased opportunities for active and passive amenities, as well as efficient and integrated drainage solutions. Amenities and lot



Sherwood Park

placement are strategically planned at locations and intensities that create a strong neighborhood identity. The design team focused on open space, diversity in product type and connectivity of the community.

Single-Family Residential

The Conceptual Site Plan contemplates three single-family residential lot sizes: 48' x 120', 55' x 120', and 65' x 120' to allow for a wide variety of product and floor plan options (see **Table 2 – Lot Size Distribution**). These typical lot sizes will range from 5,760 SF to 7,800 SF, with many of the knuckle and cul-de-sac lots exceeding these minimums. Each lot is strategically located within a five minute walk from an open space amenity, with a majority of the homes being much closer. The lot layout has been strategically configured such that none of the lots back, front or side directly toward the railroad corridor on the western boundary of the property.

Residential Development Standards

In order to create diversity in product type, floor plan, elevations, and the overall street scene of the community, a series of design standards have been proposed to govern the development of Sherwood Park. These design standards will result in 62% of the lots exceeding the minimum lot width of the R-7 base zoning district, and 24% of the lots exceeding the minimum lot area. **Table 3 – Proposed Residential Development Standards** outlines these standards.

Permitted Uses

Sherwood Park will provide for a palette of principally permitted and specially permitted uses that is consistent with those of the R-7 base zoning district, as outlined in **Table 4 – Permitted Uses**. It should be noted that this palette of permitted uses also includes their accessory buildings and uses. Any uses not identified herein, are prohibited.

3. Relationship to Surrounding Properties

Sherwood Park is located south of Bella Vista Road, just west of Sierra Vista Drive. The property is surrounded on the north, east, and south by undeveloped State Trust land, and bordered on the west by the Union Pacific Railroad line. Because the only two property owners within both the 600' and 1,200' notification radii are the Arizona State Land Department and Union Pacific Railroad, a formal neighborhood meeting is not being required for this project. However, notification letters have been sent to both entities to advise them of the proposed development and to offer individual meetings or phone conferences to discuss any issues or concerns they may have.

Within a one-mile vicinity of the property, the existing developments and zoning designations are compatible with the proposed R-7 PAD zoning (see **Exhibit C – Existing Zoning and Exhibit D – Proposed Zoning**). Regarding

Sherwood Park

the property to the north of Bella Vista Road, the proposed Sherwood Park development will be a compliment to the Bella Vista Farms PAD and the CAC San Tan campus, providing housing opportunities for CAC students and their families. To the east, west and south, the few existing residential developments have similar zoning and densities to that proposed by this request. Consequently, the proposed development will have no negative impacts on properties within a one-mile vicinity.

4. Schools

Sherwood Park is located within the boundaries of Florence Unified School District #1. Currently, Copper Basin Elementary School, located approximately 1 mile from the community, and Walker Butte Elementary School, located approximately 2 miles from the community, can service the residents of Sherwood Park. Additionally, new elementary schools have been identified in the Bella Vista Farms PAD, located north of Sherwood Park. Once Bella Vista Farms develops, the students from Sherwood Park will attend school at one of the new Bella Vista Farms elementary schools. Poston Butte High School, located on Gantzel Road north of Bella Vista Road and approximately 1 mile from Sherwood Park, will serve as the high school for Sherwood Park residents. Efforts are currently being coordinated with the Florence Unified School District to enter into a service and donation agreement for the property. Confirmation of these discussions has been provided herein (**see Exhibit F – School District Correspondence**).

5. Public Services

Fire Protection

Efforts are being coordinated with Rural Metro Fire Department to provide fire protection and emergency services to the residents of Sherwood Park. Rural Metro has indicated the ability to provide fire protection services to the development with existing resources. A new fire station will not be required. Fire hydrants will be installed within Sherwood Park to provide adequate water and fire flows.

Police/ Public Safety

The Pinal County Sheriff's Department will provide law enforcement and protection services for Sherwood Park. These services will be provided with existing facilities and resources which are adequate for the proposed development. The Pinal County Sheriff's office has an existing San Tan Valley station within 3 miles of Sherwood Park.

Sherwood Park

Solid Waste Disposal

There are a couple of options for private solid waste disposal service providers in the area. As the project gets closer to development and issuance of a public report, the developer or the HOA can determine the best provider and contract for those services at that time.

6. Community Services

The development of any new residential community will generate additional need for and demand on community services such as churches, libraries, museums, or community centers. Very large-scale master-planned developments, such as Anthem at Merrill Ranch, often provide many of these community services as part of the development itself. In the case of smaller developments, such as Sherwood Park, while future residents will certainly seek out some of these services, the scale of the development does not warrant providing these services internally. Future residents of Sherwood Park will be able to locate and utilize many of these community services that already exist in the area.

7. Location & Accessibility

Location

Sherwood Park is located in Section 22, Township 3 South, Range 8 East, in the San Tan Valley area of unincorporated Pinal County, south of Bella Vista Road and just west of Sierra Vista Drive. The property is strategically located just ½-mile south of the new CAC San Tan campus. Sherwood Park's proximity to the CAC San Tan campus will allow it to provide housing opportunities for CAC students and their families, as well as for current and future residents of the County.

Access

Sherwood Park's primary access will be a planned extension of Schnepf Road, south from Bella Vista Road across the surrounding State Trust land. Bella Vista Road is designated as a Route of Regional Significance & Mobility by Pinal County. The approved Bella Vista Farms PAD to the north established the realignment of Schnepf Road, approximately ¼ mile east of its current section line alignment. Sherwood Park will extend Schnepf Road south of Bella Vista Road along this newly established alignment using a four-lane, raised median roadway cross-section. This roadway cross-section was presented to the Pinal County Public Works Department as a viable solution to comply as both a primary and secondary point of access. This roadway will be fully paved to the County's roadway profile standards. The extension of Schnepf Road to Sherwood Park will require the acquisition of right-of-way from the State Land Department. This right-of-way application is being sponsored by

Sherwood Park

Pinal County and has already been submitted to the State Land Department for review. It is anticipated that the right-of-way will be secured before the Final Plat process is completed.

Circulation

The main vehicular access within Sherwood Park will be a minor collector roadway, extending through the property at the new Schnepf Road alignment. This collector roadway will end at a large cul-de-sac near the eastern boundary of the property, but may be extend east in the future if and when the adjacent State Trust land is developed. This collector roadway will be designed to adequately accommodate the estimated average daily trips as identified in the Preliminary Traffic Impact Analysis included with this request. Entrances to each neighborhood within the community will be provided off of this minor collector roadway. Each residential lot will front on a local residential street, designed to provide both vehicular and pedestrian access throughout the community (See Exhibit E – Conceptual Site Plan).

Street Improvements

Because the property has no actual frontage on Bella Vista Road, half-street improvements to Bella Vista Road are not required. According to the Preliminary Traffic Impact Analysis included with this request, improvements to Bella Vista Road are limited to acceleration and deceleration lanes for accessing the new Schnepf Road extension to the property. As previously indicated, the Schnepf Road extension to the property will consist of a four-lane cross-section with a raised median.

Per the Pinal County Subdivision and Infrastructure Design Manual, the internal major collector road will be developed with a detached 6-foot sidewalk and an attached 6-foot sidewalk to accommodate pedestrian movement. The roadway width allows for 52 feet of pavement which will accommodate vehicular traffic in both directions with adequate space for bicycle traffic. All roadways associated with the project are being proposed to be dedicated to Pinal County for ownership and maintenance upon approval by the Pinal County Public Works Department, and will be constructed in accordance with Pinal County standards.

8. RSRSM Compliance

Sherwood Park's primary access will be a planned extension of Schnepf Road, south from Bella Vista Road across the surrounding State Trust land. While not immediately adjacent to any Routes of Regional Significance & Mobility, the property's main access road will connect to Bella Vista Road which is designated as a Route of Regional Significance & Mobility Principal Arterial by Pinal County. The extension of Schnepf Road to the property has been carefully aligned at Bella Vista Road with its alignment to the north, established through the approved Bella Vista Farms PAD. The location of the proposed Schnepf Road/Bella Vista Road intersection, approximately ¼ -mile east of Schnepf Road's current section line alignment, is consistent and compatible with



Sherwood Park

the requirements of the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008, which allows access onto RSRSM Principal Arterials for publicly dedicated streets at ¼-mile intervals.

9. Utilities & Services

Water Service

Potable water service will be provided by Johnson Utilities, a private water company currently serving a majority of the developments in this area. Johnson Utilities owns and operates a water storage and booster station located approximately 1,100 feet to the east of the property, at the northeast corner of Sierra Vista Drive and Judd Road. Additionally, water lines have been installed or are currently under construction in Sierra Vista Drive and Bella Vista Road. Connecting water lines required to serve the proposed development will be extended across the surrounding State Trust land to the property. Easement applications to facilitate these extensions are being coordinated with Johnson Utilities for submittal to the State Land Department.

The Sherwood Park property is not currently within the Johnson Utilities certificated service area, however, efforts are being coordinated with Johnson Utilities to expand its coverage area through the Arizona Corporation Commission to include the property. Once these efforts have been completed, Johnson Utilities will issue a will-serve letter for Sherwood Park. Johnson Utilities has obtained the status of a certificated water provider by the Arizona Department of Water Resources. As such, Johnson Utilities has demonstrated its access to physical water to supplies within its region. Consequently, a Certificate of Assured Water Supply is not required as part of the final approval process for this project.

Wastewater Service

Wastewater service will also be provided by Johnson Utilities. The Sherwood Park property is not currently within the Johnson Utilities certificated service area, however, efforts are being coordinated with Johnson Utilities to expand its coverage area through the Arizona Corporation Commission to include the property. Once these efforts have been completed, Johnson Utilities will issue a will-serve letter for Sherwood Park. The company has several existing wastewater lines installed in the area. Efforts are being coordinated with Johnson Utilities to determine the ideal route to connect Sherwood Park to this existing infrastructure. The required easement applications will then be submitted to the State Land Department.

Sherwood Park

Electrical Service

The property is within the service area of Salt River Project. The necessary electrical infrastructure is available in the vicinity of the property and will be extended to serve the proposed development. It is anticipated that the extension of electrical facilities to the property will occur within or adjacent to the proposed Schnepf Road alignment to the development. The necessary easements will be secured from the State Land Department.

Natural Gas Service

The property is within the service area of Mesa Gas. A natural gas supply line is located in Bella Vista Road and will be extended along the Schnepf Road alignment to provide service to the proposed development. The necessary easements will be secured from the State Land Department.

Telephone Service

The property is within the service area of Century Link (formerly Qwest). Century Link can provide telephone and data service to the community with existing infrastructure located in Bella Vista Road. It is anticipated that the extension of telephone facilities to the property will occur within or adjacent to the proposed Schnepf Road alignment to the development. The necessary easements will be secured from the State Land Department.

Cable TV/Data Service

The property is within the service area of Century Link and Cox Communications. These providers can offer cable television, digital telephone, and data service to the community with infrastructure located in Bella Vista Road. It is anticipated that the extension of cable TV and data facilities to the property will occur within or adjacent to the proposed Schnepf Road alignment to the development. The necessary easements will be secured from the State Land Department.

10. Ownership & Control

All roadways associated with Sherwood Park are being proposed to be dedicated to Pinal County for ownership and maintenance upon approval by the Pinal County Public Works Department, and will be constructed in accordance with Pinal County standards.

All water and wastewater improvements will be owned and maintained by Johnson Utilities. Dry utility improvements such as electric, natural gas, and data lines, will be owned and maintained by the providers of those services as identified in **Table 5 – Utilities & Services**.



Sherwood Park

All open space areas and recreational amenities will be owned and maintained by the Sherwood Park Homeowners Association, which will be formed for this purpose.

11. Timing of Development

It is anticipated that Sherwood Park will be developed in a single phase. Should future market conditions dictate that phasing of the project is required, a phasing plan will be submitted to Pinal County for review and may be approved administratively.

Site grading, utility work, installation of street improvements and construction of recreational amenities are anticipated to begin by mid-2014 and be completed by mid-2015, conditioned upon issuance of the necessary roadway and utility easements from the State Land Department. It is anticipated that delivery of the first homes in Sherwood Park will occur in 2015, with build-out of the community occurring over a period of several years, depending on market conditions.

12. Conformance with Comprehensive Plan

Sherwood Park is currently classified as *Medium Low Density Residential (1 - 3.5 du/ac)* in the Pinal County Comprehensive Plan (**See Exhibit G – Comprehensive Plan Exhibit**). The total number of dwelling units and residential density proposed for the project (444 and 3.46 du/ac respectively) are both consistent with this Comprehensive Plan land use designation.

The requested R-7 PAD zoning conforms to the requirements and goals established in this Comprehensive Plan Land Use category. As indicated on the Comprehensive Plan Compliance Checklist included with this request and attached hereto (**see Exhibit H – Comprehensive Plan Compliance Checklist**), the proposed Sherwood Park development is in conformance with the County's Vision Components, including *Sense of Community, Mobility & Connectivity, Open Space & Places, Environmental Stewardship* and *Healthy Happy Residents*. This request is also in conformance with the planning and design elements and guidelines established for this land use designation under the Comprehensive Plan.

13. Recreational Amenities

Open Space Design

Sherwood Park has been designed to provide a balance of both active and passive open space and recreation areas. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for residents of all ages. Sherwood Park provides 25% of the total



Sherwood Park

project acreage as open space (32 acres) which greatly exceeds the 18% requirement for PAD's with slopes less than 5%, as well as the goals of the County's Comprehensive Plan.

A hierarchy of open space has been provided throughout Sherwood Park in the form of retention areas, trail corridors, and multi-use paths (passive), as well as neighborhood parks and a centralized community park (active). Each of these spaces and uses offer a destination for residents. All open space areas will be owned by the Sherwood Park Homeowners Association. The open space areas and amenities at Sherwood Park meet or exceed the minimum requirements as outlined in Chapter 2.176 of the Pinal County Development Services Code **(See Exhibit I – Open Space Plan, Sheet 1)**.

Sherwood Park is a family oriented community, and the proposed open space and recreation areas have been designed with this target market in mind. Despite having only 444 total lots, Sherwood Park will provide several

neighborhood park recreation areas with a variety of amenities for residents to use, as well as a large centralized community park. The provided recreation area open space will also exceed the 7% requirement for PAD's with slopes less than 5%. The larger centralized park area provides for active open space while also enhancing the community design through the creation of an appealing drive corridor with view sheds into the development's open spaces along the main collector road. Because the property has been actively farmed for many years and is entirely disturbed, no conservation open space areas are required.

Neighborhood Parks

The neighborhood park recreation areas have been located and sized to meet the needs of individual neighborhoods within the community. These smaller open space recreation areas are designed for more intimate gatherings and are equipped for both active and passive recreation. These parks will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. Each neighborhood park will provide a ramada and seating area, along with areas for turfed open space. Where appropriate, tot lots and sports courts will also be provided **(See Exhibit I – Open Space Plan, Sheet 2)**. Adequate open space lighting will be provided. All neighborhood parks will be owned and maintained by the Sherwood Park Homeowners Association.

Community Park

The centralized community park recreation area is the focal point of Sherwood Park. This approximately 5.37 acre open space recreation area provides for larger scale recreation such as pick-up football games or large family gatherings. The community park will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. The community park will feature a large turf area, tot lot and other appropriate amenities **(See Exhibit I – Open Space Plan, Sheet 2)**. Adequate open space lighting will



Sherwood Park

be provided. The community park will be owned and maintained by the Sherwood Park Homeowners Association.

Paths and Multi-use Trails

In addition to the more active recreation areas provided in the neighborhood parks and the large centralized community park, a network of open space paths, sidewalks, and multi-use trails will be provided to achieve true community connectivity and a healthy lifestyle for residents. These trails will connect each neighborhood to the other, as well as to the various open spaces, recreational amenities, and the large trail corridor on the western boundary. Benches and shaded seating areas may be provided at appropriate locations throughout the trail system.

On the western boundary of the property adjacent to the railroad right-of-way, Sherwood Park will provide for a substantial multi-use suburban trail corridor, consistent with the Pinal County Open Space and Trails Master Plan. This corridor accommodates space for a regional trail, internal trail connections and passive open space retention areas. This corridor begins outside of the existing railroad right-of-way and gas line easement. This open space corridor is a minimum of 100' wide and will coincide with SRP's future Abel-Moody power line easement. It will include a stabilized unpaved suburban multi-use trail within a minimum 30' wide trail corridor. Connections to this amenity for the community residents are made through the numerous cul-de-sacs which terminate along the open space area, as well as the local street knuckles which have view shed openings into the space. The lot and street layout for Sherwood Park has been strategically designed to provide numerous view sheds into this regional trail corridor (**See Exhibit I – Open Space Plan, Sheet 3**).

14. Fences, Walls & Screening

The community walls and monumentation designed for Sherwood Park will unify the overall project theme through the consistent use of materials and simple detailing. Theme walls will be used along the main collector road to create visual interest as one travels through the community. View fencing will be provided for lots backing to open space, common areas, and where appropriate based on the final lot layout. The theme walls will be accented with trees, shrubs, and groundcover to soften the collector road and provide visual relief and interest. Subdivision walls, which complement the theme walls, will be utilized throughout the project where theme walls and view walls are not appropriate. Subdivision walls will be used at the end of blocks where a landscape tract separates the lot from the local roadway and where lots back or side directly on the property line (**See Exhibit J – Entry Monument & Walls**).



Sherwood Park

15. Total Number of Dwelling Units

The Comprehensive Plan land use designation for the 128.18 acre Sherwood Park property is *Medium Low Density Residential (1 - 3.5 du/ac)*. The development plan for Sherwood Park proposes a total of 444 single-family dwelling units, with three different lot sizes (see **Table 1 – Land Use Summary** and **Table 2 – Lot Size Distribution**), consistent with this land use designation.

16. Maintenance of Streets & Common Areas

All of the streets associated with the proposed Sherwood Park development will be publically dedicated streets, and are being proposed to be dedicated to Pinal County for ownership and maintenance upon approval by the Pinal County Public Works Department. No private streets are proposed within the development. All open space and common areas, including the recreational and landscaping improvements within those areas, will be owned and maintained by the Sherwood Park Homeowners Association.

17. Maximum Residential Density

Under the *Medium Low Density Residential (1 - 3.5 du/ac)* Comprehensive Plan land use designation for property, the maximum overall residential density is 3.5 dwelling units per acre. Sherwood Park is proposed to be developed as a single-phase development with a total overall residential density of 3.46 dwelling units per acre (see **Table 1 – Land Use Summary**), consistent with the Comprehensive Plan land use designation.

18. Parking for Recreational Facilities

All of the recreational areas and facilities proposed for Sherwood Park are within walking distance of the community's residential lots (see **Exhibit I – Open Space Plan**). Consequently, dedicated parking spaces are not proposed for any of the recreation areas or facilities. Adequate parking can be accommodated adjacent to the street curb of the local streets the front these recreation areas.

19. Landscaping

The landscape theme for Sherwood Park has been developed to provide a transition from the rural and agricultural land uses that surround the project site, to a more suburban environment. The design intent of the landscaping is to utilize a variety of low water use trees, shrubs, and groundcovers that will provide shade, visual interest, buffering and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transition from the surrounding and more native landscape. Turf will be used sparingly at select locations, such as adjacent to more passive recreational amenities or in specific active recreation areas. The landscaping design will adhere to the landscape recommendations for open space and recreation areas as outlined in the Pinal County Open Space and Recreation Area Guideline Manual.

Sherwood Park

20. Preliminary Hydrology & Drainage

Existing Site & Drainage Conditions

The subject property is currently used for agricultural purposes and is essentially flat (overall slope of 0.25%), sloping slightly to the northwest. The property contains no improvements other than irrigation canals and canal service roads. Historical drainage flows in this area are directed to the north. The intersection of the railroad tracks and Bella Vista Road creates a barrier to these historical flows, resulting in a backup that eventually crests Bella Vista Road and continues northward along railroad tracks and the historical drainage path. This drainage backup does not directly affect the property and mitigation measures are not required. However, since the property will retain all additional storm water run-off created by the property, the historical flows will be somewhat reduced through its development. The Preliminary Drainage Report included with this request further describes the storm water activity in this area.

Flood Zone

The property is located outside of any hazardous flood plains, within Flood Zone "X", as identified in the FEMA FIRM map dated December 2007. As indicated in the Preliminary Drainage Report, all storm water related activity will be designed according to the Pinal County requirements.

21. Commercial & Industrial Uses

Commercial and Industrial uses are not permitted within the R-7 base zoning district and no such uses are proposed with this request.

22. Tables

Table 1 - Land Use Summary

Land Use Designation	Gross Acres	Density	% of Acres
Single-Family Residential ¹	92.71		72%
Open Space	32.06		25%
Arterial & Collector ROW ²	3.41		3%
Total Gross Development Area	128.18		100%
Total Single-Family Lots	444		
Overall Proposed Density³		3.46 DU/AC	

1. The Single-Family Residential acreage listed includes all local road ROW
2. There are no Arterial streets adjacent to the property
3. The Overall Proposed Density is calculated by dividing the Total Single-Family Lots by the Total Development Area

Sherwood Park

Table 2 – Lot Size Distribution

Lot Size	Total Lots	% of Total
Type A: 48' x 120'	169	38%
Type B: 55' x 120'	167	38%
Type C: 65' x 120'	108	24%
Total	444	100%

Table 3 – Proposed Residential Development Standards

Development Standard	Proposed R-7 Single-Family Residential Development Standards					
	Product Type A		Product Type B		Product Type C	
	Code	Proposed	Code	Proposed	Code	Proposed
Minimum Lot Width	50'	48'	50'	55'	50'	65'
Minimum Lot Depth	-	120'	-	120'	-	120'
Minimum Lot Area	7,000 SF	5,700 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Minimum Front Setback ⁽¹⁾	20'	20'/15'	20'	20'/15'	20'	20'/15'
Minimum Side Setback	10'/10'	5'/8'	10'/10'	5'/10'	10'/10'	5'/10'
Minimum Street Side Setback ⁽²⁾	-	10'	-	10'	-	10'
Minimum Rear Setback ⁽³⁾	25'	20'	25'	20'	25'	20'
Minimum Distance Between Buildings	-	10'	-	10'	-	10'
Maximum Building Height	30'	30'/2 Story	30'	30'/2 Story	30'	30'/2 Story
Maximum Buildable Area	None	None	None	None	None	None

- (1) Front setback is measured from right-of-way line to face of front –facing garage door. Minimum driveway length is 20'. Front setback for porches, livable area, and side load garage is 15'.
- (2) PUE to be located outside of property line. No walls or other improvements to be located within PUE.
- (3) Covered patio may encroach 5' into rear setback line.

Note: Development Standards for detached accessory buildings shall be per the Zoning Ordinance.

Sherwood Park

Table 4 – Permitted Uses

Use Description	Principally Permitted	Specially Permitted
Single-Family Residential Dwelling	X	
Child Care (no more than 5 children)	X	
Child Care (more than 5 children)		X
Church	X	
Guest House/Casita	X	
Home Occupation	X	
Parks	X	
Public Schools	X	
Private School		X
Group Home		X
Clubs, Lodges & Assembly Halls		X
Government Structures, Fire Stations, Sheriff's Facilities		X
Wireless Communication Facility		X
Solar Energy Device	X	

Note: The permitted uses listed herein shall also include all associated accessory building and uses.

Table 5 – Utilities & Services

Utility/Service	Provider
Water	Johnson Utilities
Wastewater	Johnson Utilities
Electrical	Salt River Project (SRP)
Natural Gas	Mesa Gas
Telephone	Century Link
Cable TV/Data	Century Link/Cox Communications
Solid Waste Disposal	Private Provider via Contract
Fire Protection	Rural Metro Fire Department
Police/Public Safety	Pinal County Sheriff
Schools	Florence Unified School District



Sherwood Park

San Tan Valley, Arizona
 Vicinity Map - Exhibit A

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
 www.bowmanconsulting.com

Bowman CONSULTING

JOB #	9763
DATE	April, 2013
SCALE	1"=1000'
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SHT	1 OF 1

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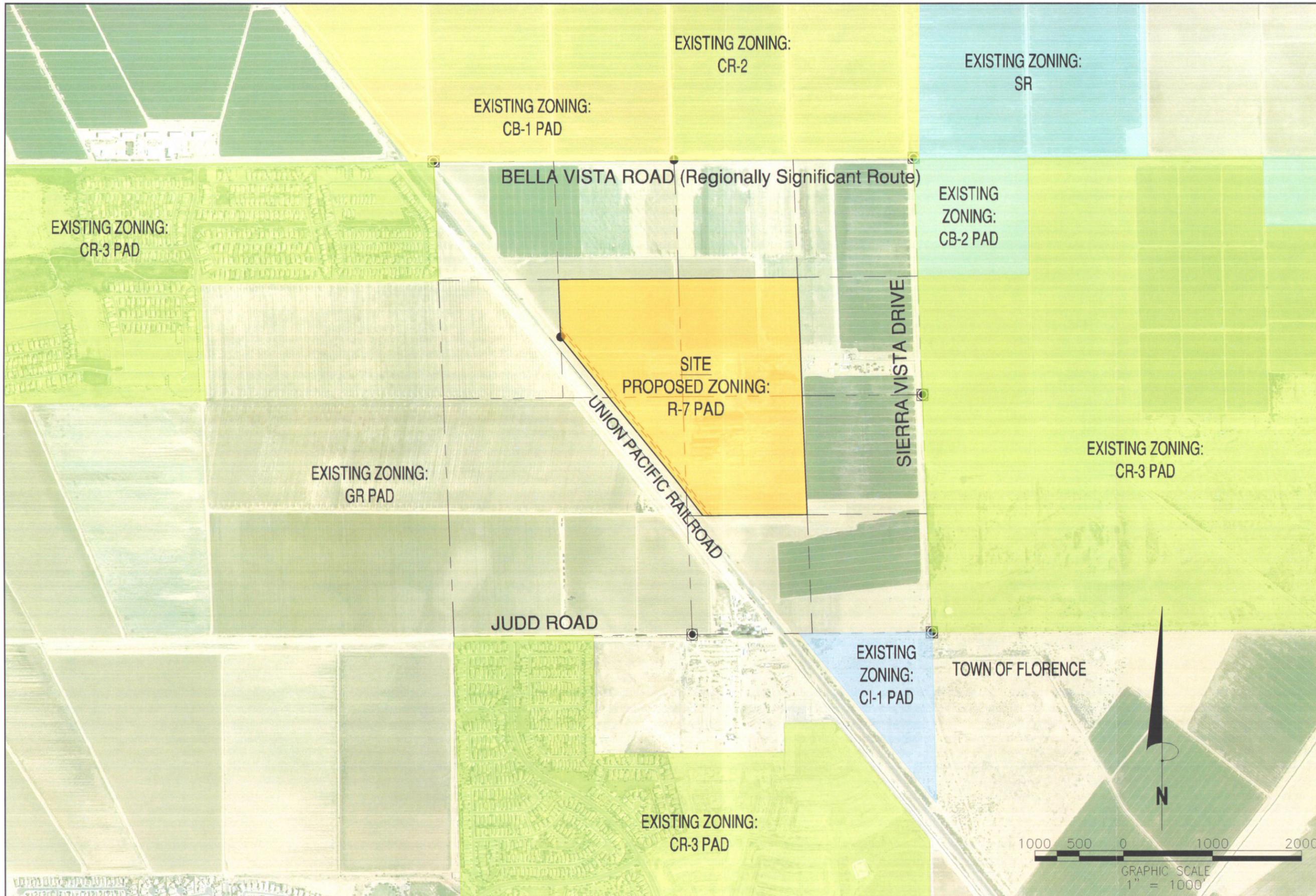


<h1>Sherwood Park</h1> <p>San Tan Valley, Arizona Aerial Exhibit - Exhibit B</p>											
<p>3010 South Priest Drive Ste 103 Tempe, Arizona 85282 Phone: (480) 629-8830 www.bowmanconsulting.com</p>	<p>Bowman CONSULTING</p>										
<table border="1" style="width: 100%;"> <tr> <td>JOB #</td> <td>9763</td> </tr> <tr> <td>DATE</td> <td>Mar., 2013</td> </tr> <tr> <td>SCALE</td> <td>1"=600'</td> </tr> <tr> <td>DRAWN</td> <td>jas</td> </tr> <tr> <td>SHT 1</td> <td>OF 1</td> </tr> </table>		JOB #	9763	DATE	Mar., 2013	SCALE	1"=600'	DRAWN	jas	SHT 1	OF 1
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DATE	Mar., 2013										
SCALE	1"=600'										
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D



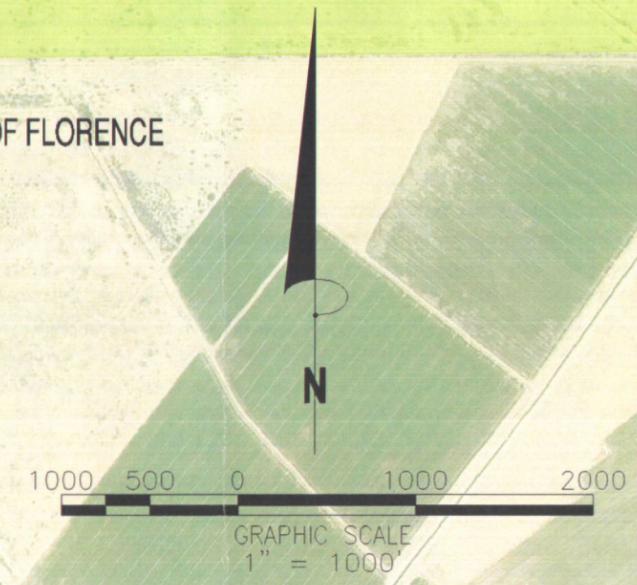
Sherwood Park
 San Tan Valley, Arizona
 Proposed Zoning - Exhibit D

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



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DATE	April, 2013
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PLANNED AREA DEVELOPMENT FOR SHERWOOD PARK

Bowman CONSULTING

3010 South River Road, Suite 100
Tempe, Arizona 85282
Phone: (480) 829-8830
www.bowmanconsulting.com

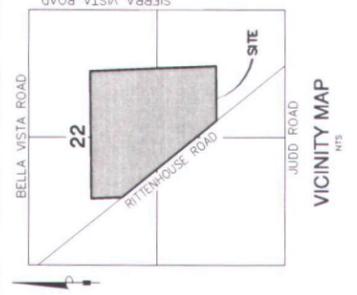
San Tan Valley, Arizona

Sherwood Park

Site Plan - Exhibit E

Final County

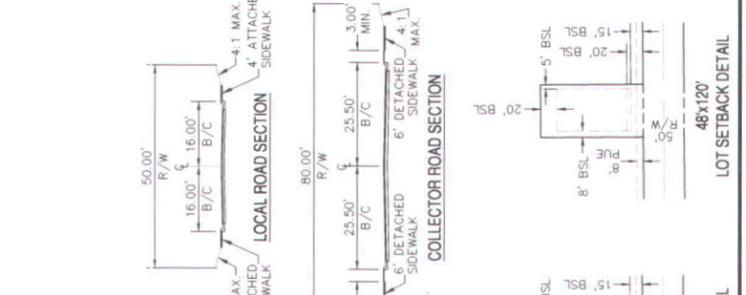
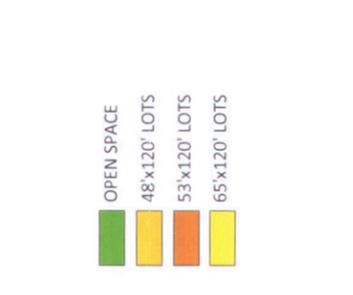
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JOB No.	9783
JOB No.	9783
DATE	April, 2013
SHEET	1 OF 1



CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD.
3010 S. PRIEST DRIVE
SUITE 101
TEMPE, ARIZONA 85282
PHONE: 480-829-8830
CONTACT: TROY PETERSON

DEVELOPER
LIFESTYLE HOMES INVESTMENTS, LLC
9383 E. BAHIA DR. SUITE 130
SCOTTSDALE, AZ 85260
CONTACT: LANCE KELLER

LAND OWNER
D'WAYNE SHERWOOD PROFIT SHARING PLAN
18521 E. QUEEN CREEK ROAD
SUITE 105-558
QUEEN CREEK, AZ 85142



CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LIVING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 43 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

UTILITIES TABLE

Electric	583
Telecommunications	Century Link/7 Con
Natural Gas	Meigs Gas
Water/Wastewater	Johnson Utilities
Road	Pinal County Sheriff
Fire	Rural Metro
Schools	Florence Unified School District #4

LAND USE TABLE

Gross Acreage	128.18
Collector Streets	3.41 acres
Open Space	32.06 acres
Recreational OS	22.55 acres
Net Area	124.77 acres
Product Type A: 48' x 120'	169 lots
Product Type B: 53' x 120'	167 lots
Product Type C: 65' x 120'	108 lots
Total Dwelling Units	444
Density	3.46 du/ acre

ZONING COMPARISON TABLE

Development Standard	Product Type A		Product Type B		Product Type C	
	R-7 PAD	R-7 PAD	R-7 PAD	R-7 PAD	R-7 PAD	R-7 PAD
Minimum Lot Width	50'	48'	50'	55'	50'	65'
Minimum Lot Area	7,000 SF	5,700 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Minimum Setback	20'	20'/15'	20'	20'/15'	20'	20'/15'
Front Setback	107/10'	5/8'	107/10'	5/10'	107/10'	5/10'
Street Side Setback	35'	10'	35'	10'	35'	10'
Rear Setback	30'	30'	30'	30'	30'	30'
Building Height	30'	30'/2.5story	30'	30'/2.5story	30'	30'/2.5story

CONTROL/MAINTAIN
ALL LANDSCAPING, RECREATIONAL FACILITIES, AND DRAINAGE FACILITIES

RESPONSIBLE PARTY
SHERWOOD PARK HOMEOWNERS ASSOCIATION

ALL STREETS ARE DESIGNATED AS PUBLIC STREETS UPON APPROVAL BY FINAL COUNTY PUBLIC WORKS DEPARTMENT

REFUSE DISPOSAL

NOTE:
REFER TO PRELIMINARY DRAINAGE REPORT FOR NARRATIVE, AND DRAINAGE MAP FOR DRAINAGE PATTERNS AND RETENTION REQUIREMENTS. SITE IS WITHIN FLOOD ZONE "X".
REFER TO LANDSCAPE PLAN FOR CONCEPTUAL LANDSCAPING AND PLANT PALETTE.
REFER TO ENTRY MONUMENT & WALLS EXHIBIT FOR PERIMETER WALLS, VIEW FENCE AND ENTRY MONUMENT DETAILS, WITHIN THE PAD NARRATIVE. EXHIBIT J
NO EXISTING ROADWAYS/EASEMENTS EXIST ON THE PROPERTY
NO NATURAL FEATURE ON SITE



F



Florence Unified School District No. 1

P.O. Box 2850 Florence, Arizona 85132
(520) 866-3500 Fax (520) 868-2302

Gary S. Nine, Ed.D., Superintendent

Tony Jimenez, Assistant to Superintendent for Administrative Services
Amy Fuller, Ed.D., Assistant Superintendent for Instructional Services

May 6, 2013

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

Dear Mr. Denton,

This letter is to confirm that the District has met with Carolyn Oberholtzer of Rose Law Group to negotiate an agreement for the Bella Vista 118/Sherwood Park development to be located south of Bella Vista and east of the Union Pacific Railroad tracks. Preliminary plans indicate that a school site will not be required; however, the District will continue to work with Ms. Oberholtzer to determine the type and number of housing units that will be offered and the corresponding fees. As discussions continue in good faith, I believe that we will be able execute an appropriate agreement before final plats are recorded.

Thank you,

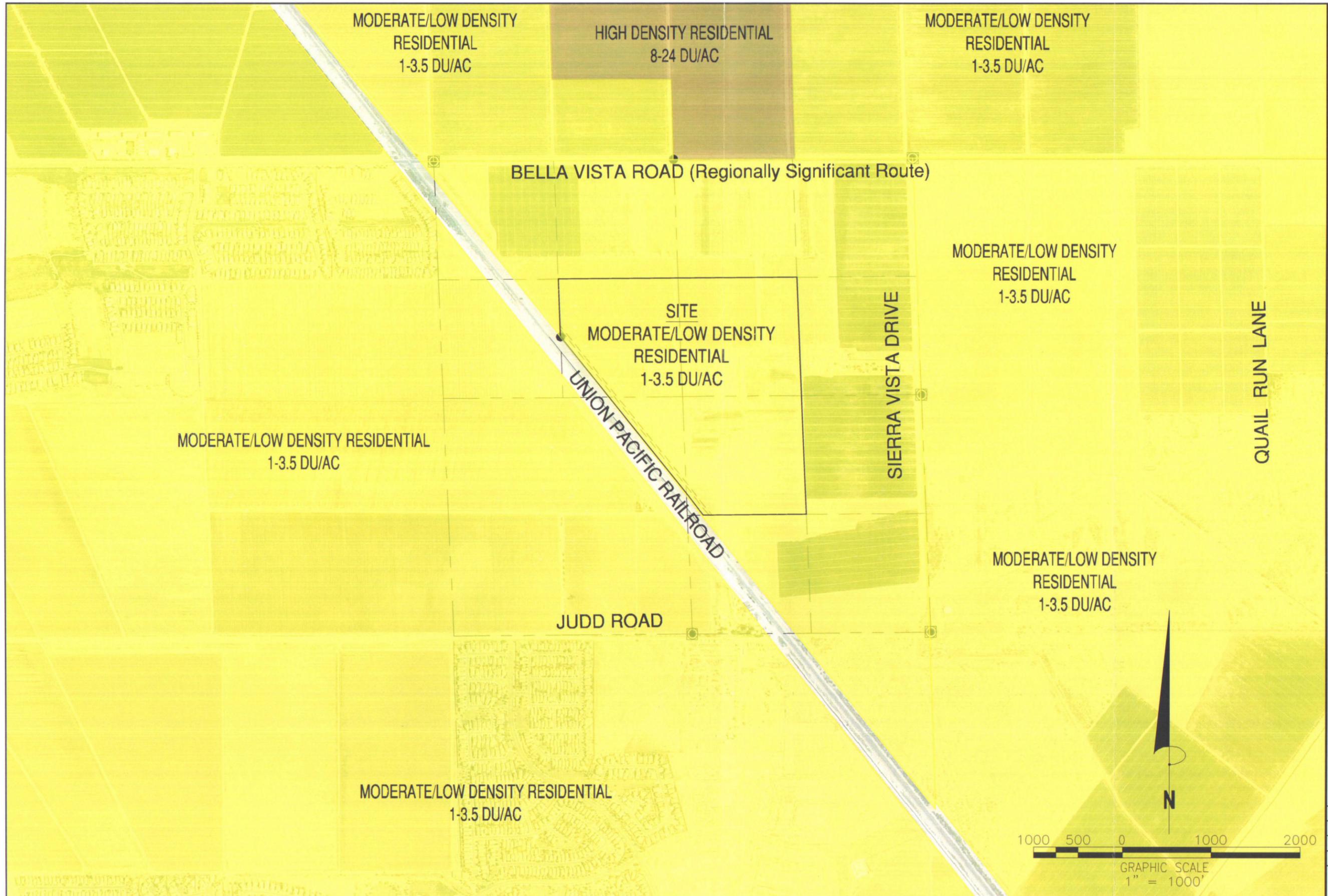
Dana Hawman

Director of School Construction & Public Relations
Florence Unified School District
520-866-3532
520-280-8603 (cell)

cc: Carolyn Oberholtzer

Board of Education/Trustees

Bob Dailey, President Denise Guenther, Vice-President
Jim Thomas, Trustee Rose Marie M. Monks, Trustee Janeane Candelaria, Trustee



Sherwood Park

San Tan Valley, Arizona

Comprehensive Plan - Exhibit G

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
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JOB #	9763
DATE	April, 2013
SCALE	1"=1200'
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PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

The Sherwood Park Development Plan has been designated to create a strong sense of community through the creation of centralized and interconnected open spaces and amenity areas that can be utilized by residents of all ages and lifestyles

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

The Sherwood Park Development will be accessed off of Bella Vista Road, which is designated as a route of regional significance and mobility, and which will distribute residents and from other areas of the county. Internally, the project's roadway circulation system includes space for vehicular, bicycles and pedestrian traffic.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

N/A

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

- Is consistent with the **Open Spaces and Places** vision component

Internally, Sherwood Park will provide extensive open space and recreation areas for its residents. Additionally, the large trail corridor on the western boundary provides opportunities for regional connectivity to other natural amenities.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

- Is consistent with the **Environmental Stewardship** vision component

The Sherwood Park project will not have any negative environmental impact on the surrounding area. It is consistent and compatible with development trends in the area. Land planning efforts maintain historical drainage patterns and provide ample view corridors outward from the community.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Sherwood Park provides an abundance of open space, trails and outdoor amenities that will encourage residents to spend time outdoors engaging in health promoting activities.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
N/A

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Sherwood Park is consistent with the property's moderate low density residential (1-3.5 du/ac) designated under the comprehensive plan

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

Sherwood Park is consistent with the suburban residential planning guidelines

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Sherwood Park will provide needed housing opportunities near the new CAC San Tan campus. The development of this area will serve to promote a well-educated work force in Pinal County.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Sherwood Park is designed and themed to respect the County's rural heritage. Extensive multi-use trail systems provide opportunities for regional connectivity and equestrian use.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space vision and goals

Sherwood Park provides an abundance of open space (25%); all of which is interconnected by an extensive trails and pathways system.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

N/A - no impact to sensitive natural or cultural resources

Water Resources, Public Facilities/Services, and Infrastructure Support

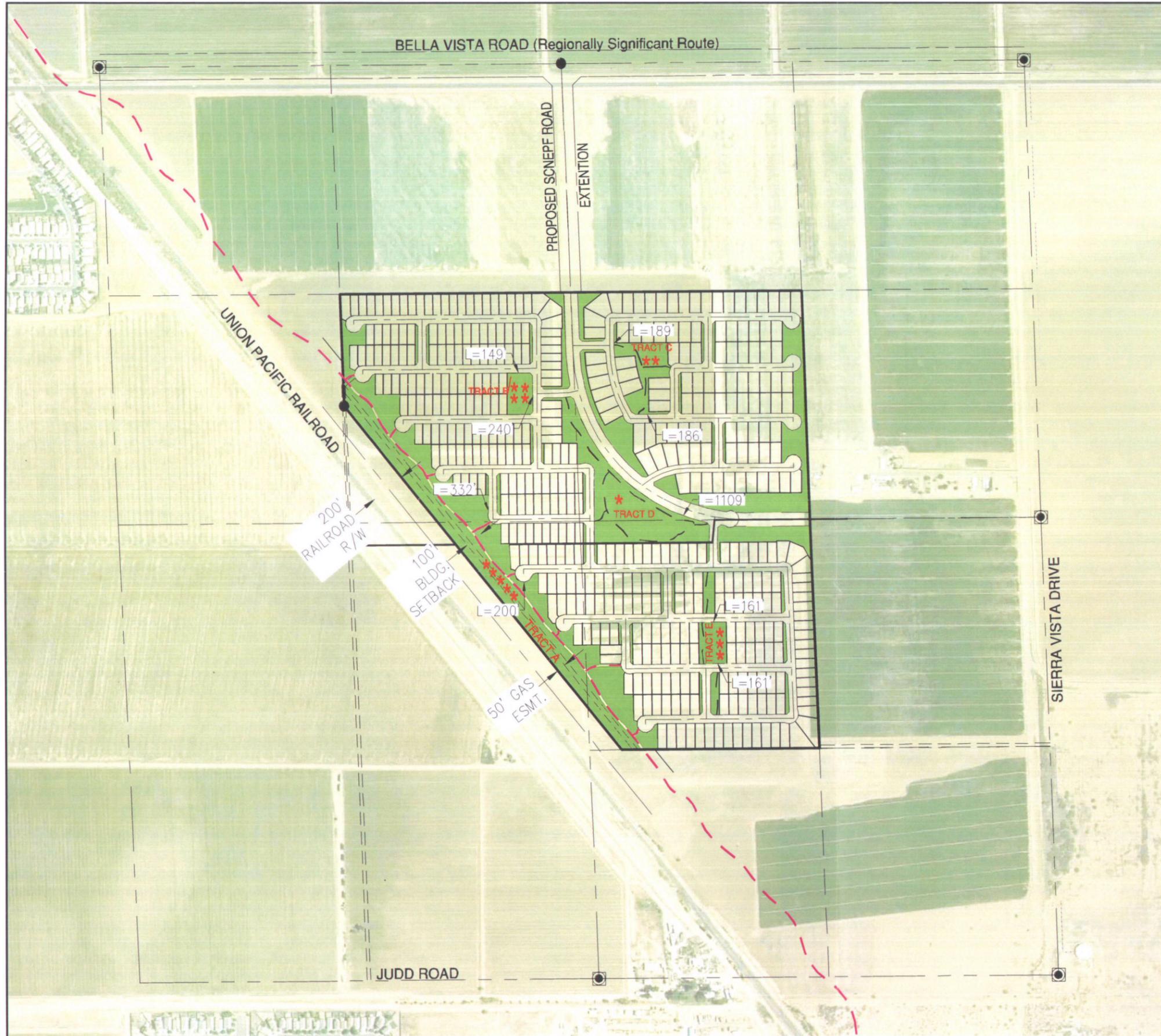
All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

All required public facilities will be constructed by the developer.



- * COMMUNITY PARK
DETAIL
SHEET OS02
- ** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- *** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- **** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- ***** REGIONAL TRAIL SYSTEM
SHEET OS03
- - - LOCAL PEDESTRIAN TRAIL

OPEN SPACE TABLE

TRACT	ACRES	USE
A	13.86	OPEN SPACE, RETENTION, LANDSCAPING, REGIONAL TRAIL
B	0.81	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
C	1.63	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
D	5.37	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
E	0.88	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY

SITE DATA TABLE

BOUNDARY (GROSS)	128.18 AC
OPEN SPACE	32.08 AC
OPEN SPACE PROVIDED	25%
SITE SLOPE	0.25%



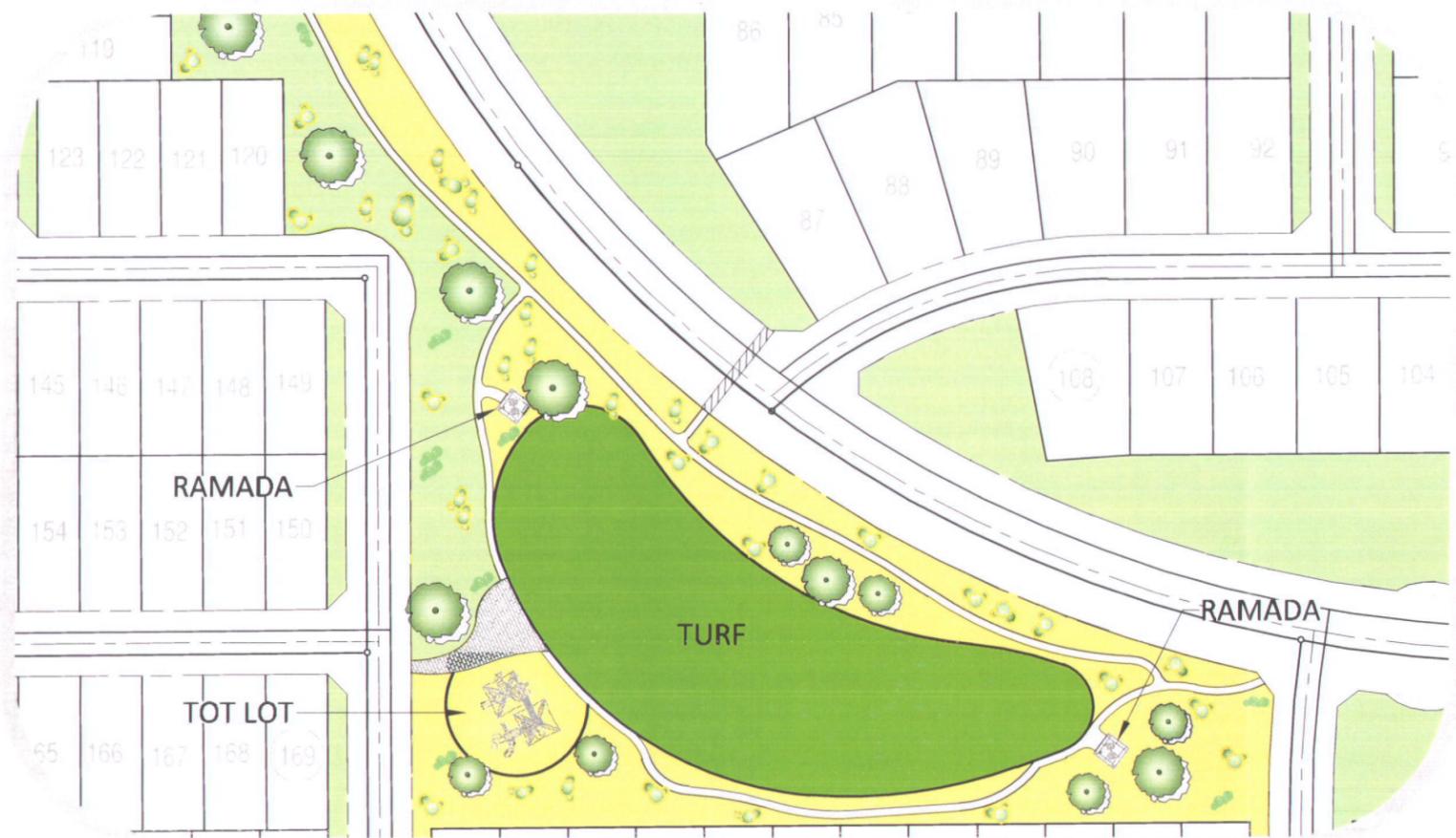
Sherwood Park
San Tan Valley, Arizona
Open Space Plan - Exhibit I

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
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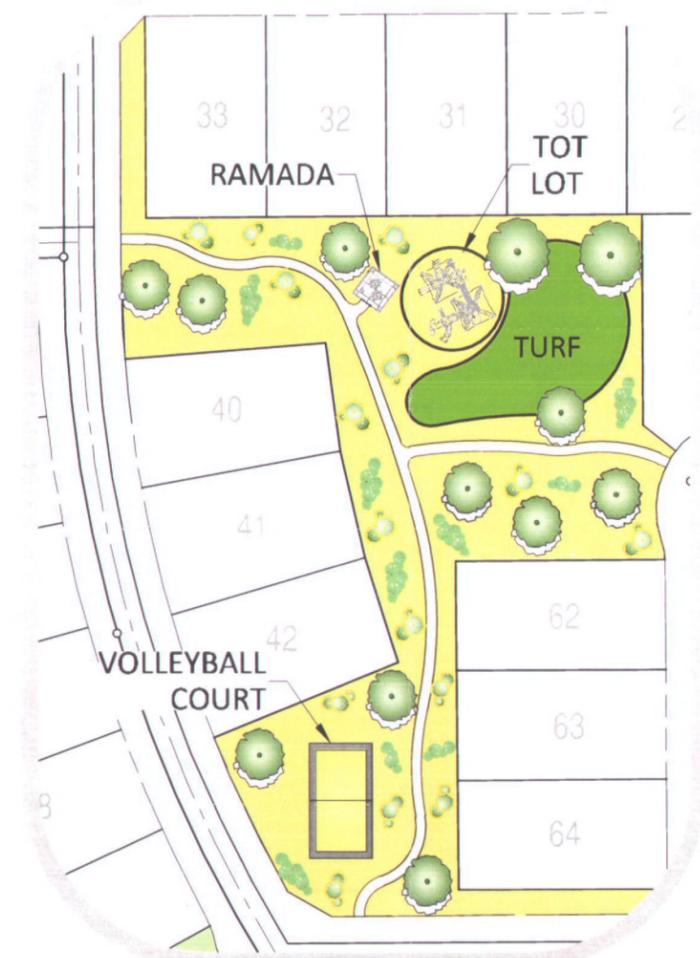
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CONSULTING

JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 1	OF 3

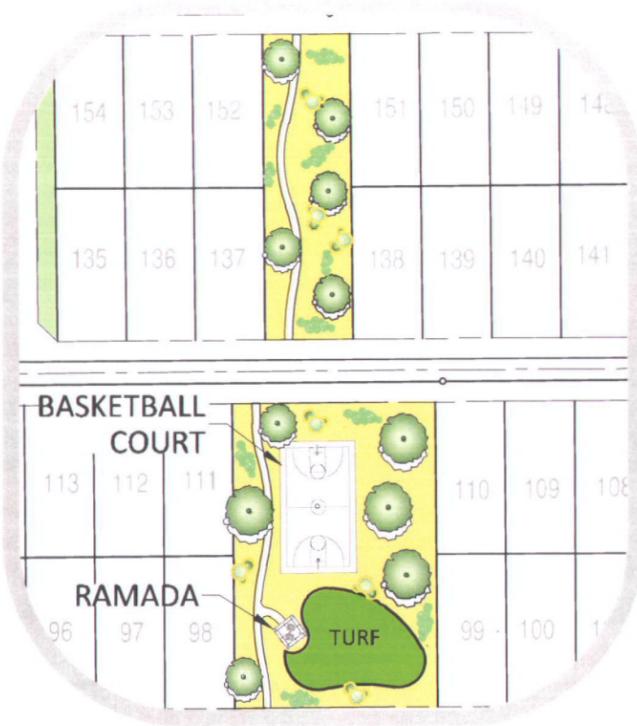
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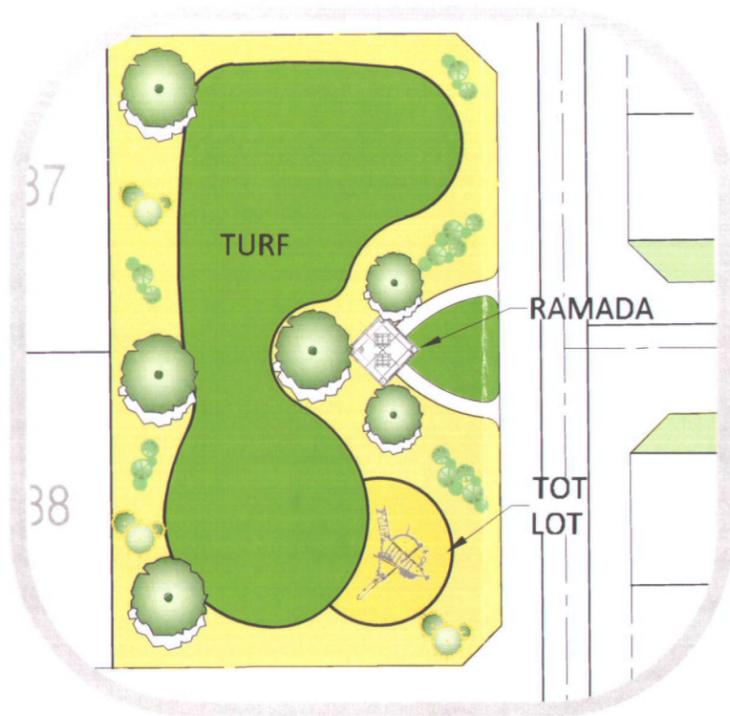
*** COMMUNITY PARK DETAIL**



**** NEIGHBORHOOD PARK DETAIL**



***** NEIGHBORHOOD PARK DETAIL**



****** NEIGHBORHOOD PARK DETAIL**



Sherwood Park
 San Tan Valley, Arizona
 Open Space Plan - Exhibit I

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 Tempe, Arizona 85282
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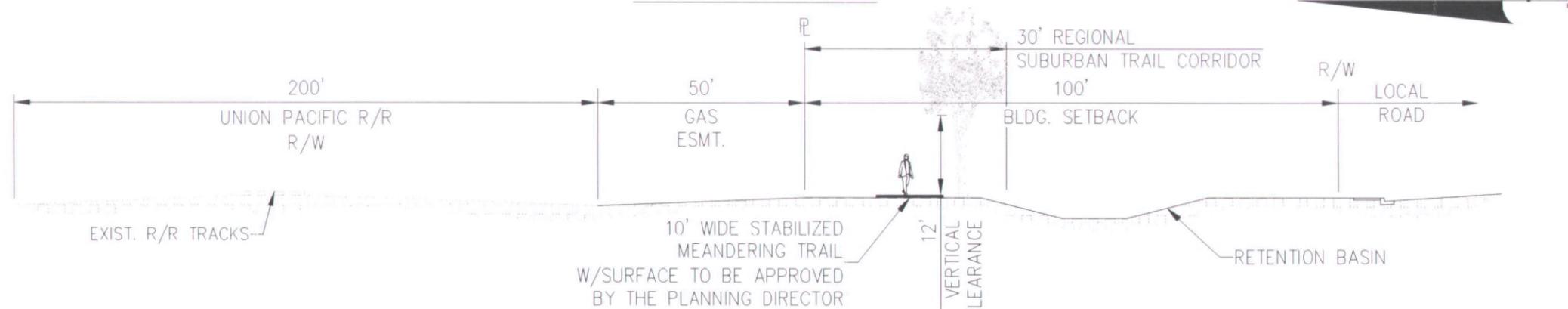
Bowman
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JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT	2 OF 3

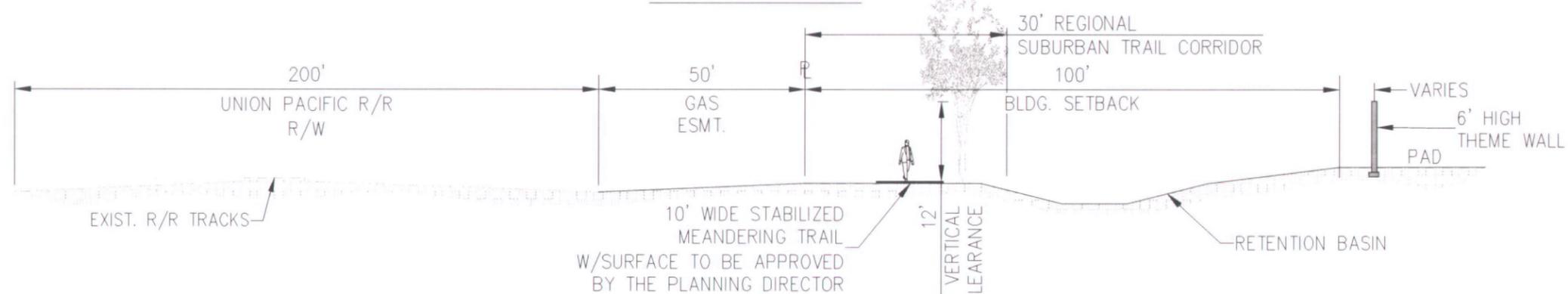
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***** TRAIL DETAIL



SECTION 'A'



SECTION 'B'

Sherwood Park

San Tan Valley, Arizona

Open Space/Recreation Plan - Exhibit I

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 Tempe, Arizona 85282
 Phone: (480) 629-8830

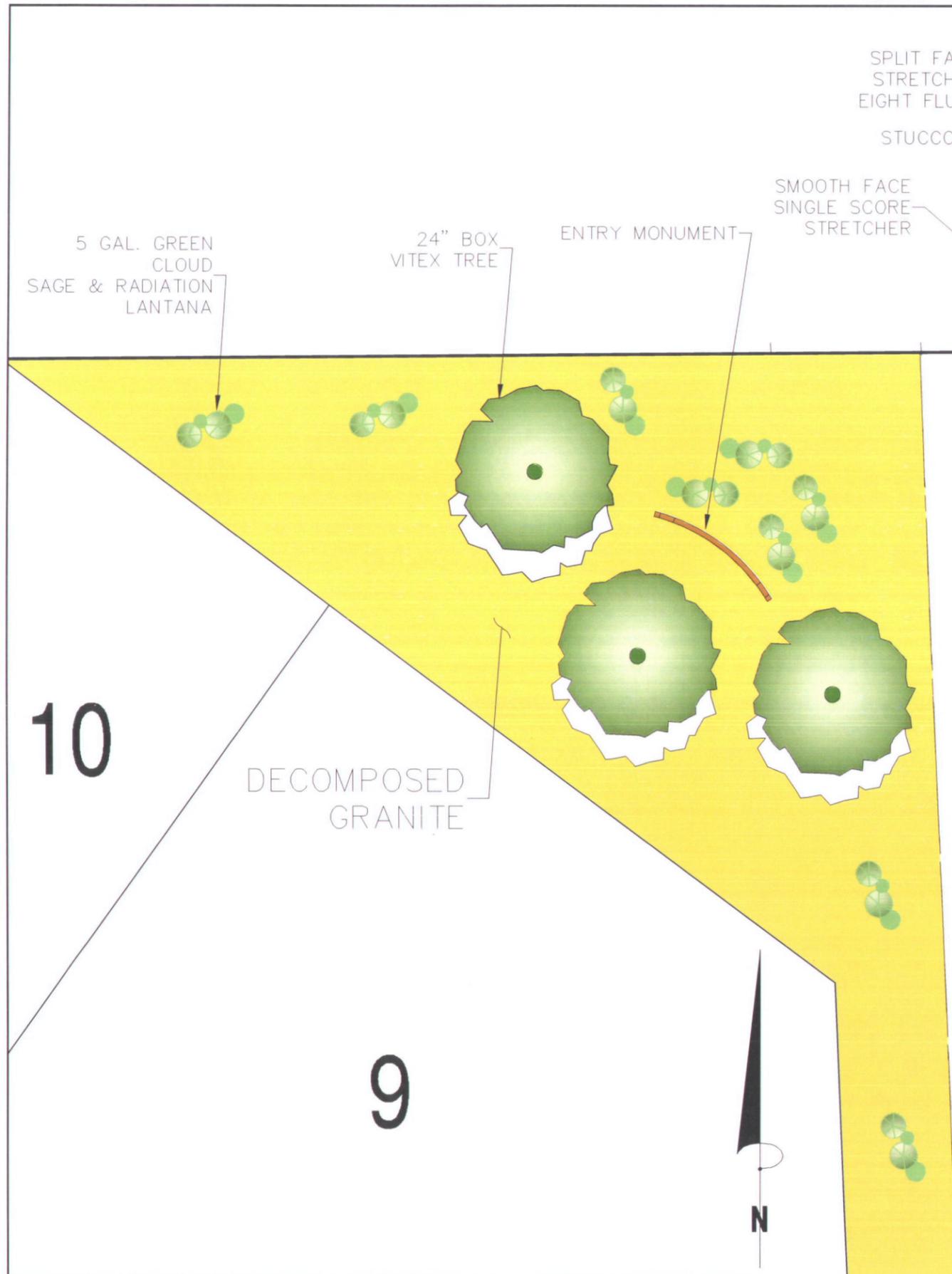
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JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 3	OF 3

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-05-Rec_Plan-03.dwg 04/30/2013

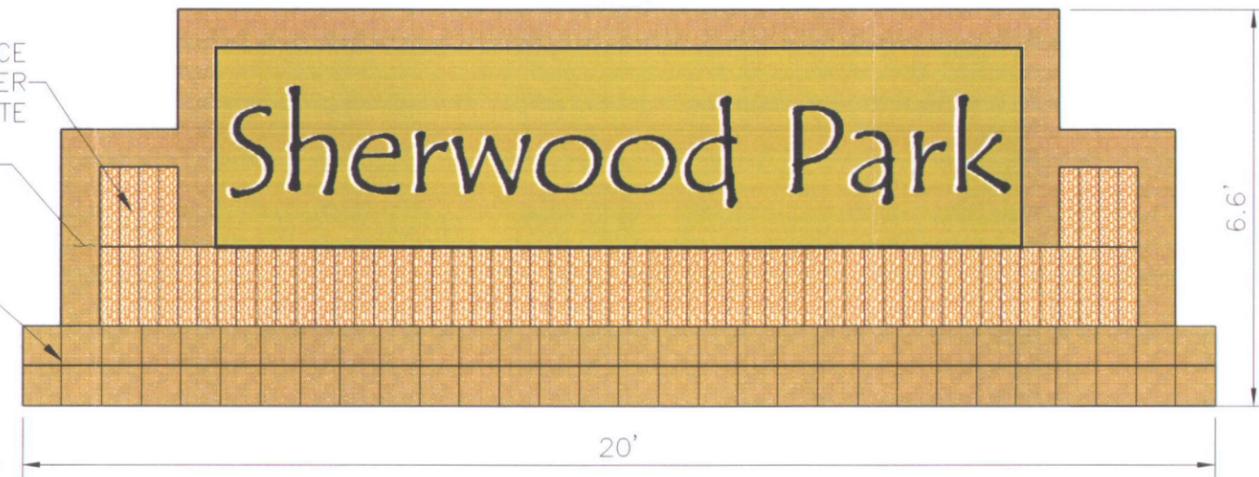
J



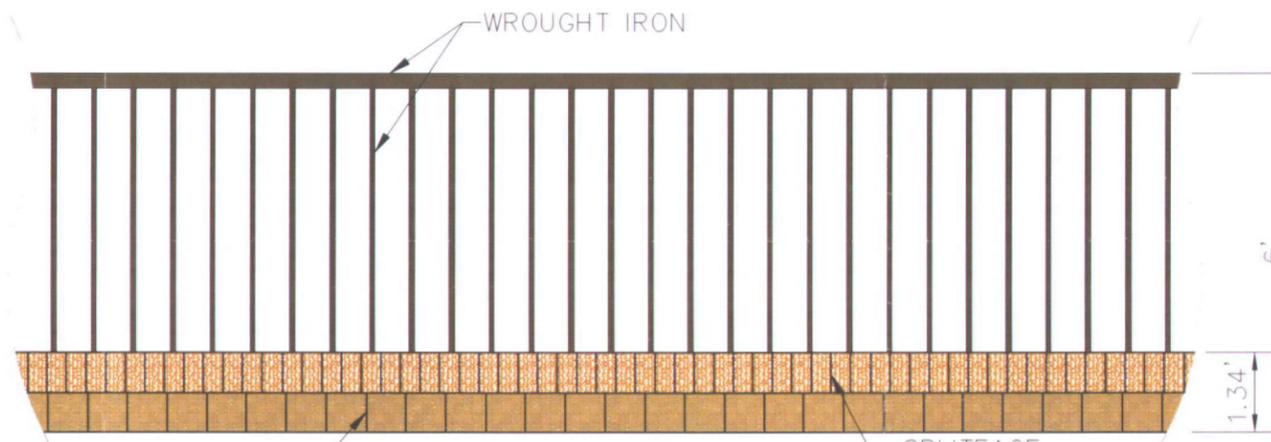
SPLIT FACE
STRETCHER
EIGHT FLUTE

STUCCO

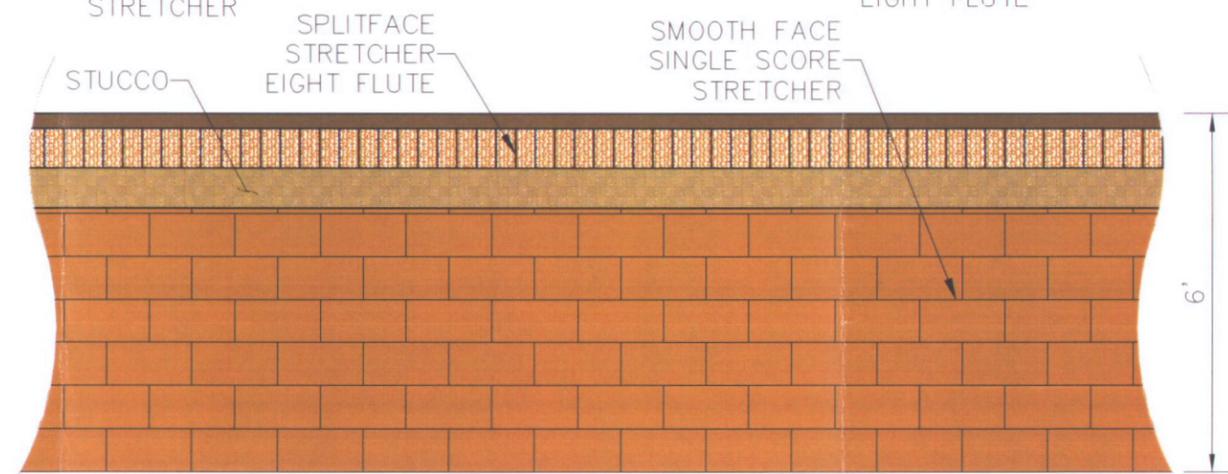
SMOOTH FACE
SINGLE SCORE
STRETCHER



ENTRY MONUMENT DETAIL



VIEW FENCE DETAIL



THEME WALL DETAIL

Sherwood Park
San Tan Valley, Arizona
Entry Monument & Walls - Exhibit J

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Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB # 9763
DATE April, 2013
SCALE N.T.S.
DRAWN jas
SHT 1 OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Entry Monument.dwg 04/30/2013

Open Space and Recreation Plan for Sherwood Park

Submitted by:

Rose Law Group pc

Jordan Rose

6613 North Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Revised: May 6, 2013
Revised: April 30, 2013
Prepared: April 3, 2013

Open Space & Recreation Plan
for

Sherwood Park

128.18 acres

South of Bella Vista Road, West of Sierra Vista Drive

Narrative

Submitted by:

Rose Law Group pc

Jordan Rose

6613 North Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Submitted to:

Pinal County

31 North Pinal Street, Building F
Florence, AZ 85132

Revised: May 6, 2013

Revised: April 30, 2013

Prepared: April 3, 2013

Sherwood Park

Open Space & Recreation Plan Narrative

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Exhibit F – Open Space Plan.....	Tab F
Exhibit G – Landscape Plan.....	Tab G



Sherwood Park

1. Open Space & Recreation Plan Overview

This Open Space and Recreation Plan (the “OSRP”) for Sherwood Park has been designed to provide a balance of both active and passive open space and recreation areas. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for residents of all ages. Sherwood Park provides 25% of the total project acreage as open space (32 acres) which greatly exceeds the requirements for PAD overlays as well as the goals of the County’s Comprehensive Plan.

A hierarchy of open space has been provided throughout Sherwood Park in the form of retention areas, trail corridors, and multi-use paths (passive), as well as neighborhood parks and a centralized community park (active). Each of these spaces and uses offer a destination for residents. All open space areas will be owned by the Sherwood Park Homeowners Association. The open space areas and amenities at Sherwood Park meet or exceed the minimum requirements as outlined in Chapter 2.176 of the Pinal County Development Services Code.

Sherwood Park is a family oriented community, and the proposed open space and recreation areas have been designed with this in mind. Despite having only 444 total lots, Sherwood Park will provide several neighborhood park recreation areas with a variety of amenities for residents to use, as well as a large centralized community park. This larger centralized park area provides for active open space while also enhancing the community design through the creation of an appealing drive corridor with view sheds into the development’s open spaces along the main collector road as you drive south into the community from Bella Vista Road.

2. Context

Sherwood Park is comprised of 128.18 contiguous acres located south of Bella Vista Road, just west of Sierra Vista Drive. The site is surrounded on the north, east, and south by State Trust land, and bordered on the west by the Union Pacific Railroad line (**see Exhibit A – Aerial Photo Exhibit**). Because the property is surrounded by undeveloped State Trust land, Sherwood Park will have no direct connectivity to adjacent neighborhoods or developments via trails or pathways. The property is immediately adjacent to a regional County trail corridor, adjacent to the railroad, as identified in the Pinal County Open Space and Trails Master Plan (**see Exhibit B – Context Map**). There are no existing or proposed conservation open space areas within one-mile of the site. Some existing developed open space areas exist within the few residential developments located to the east, west and south. These developed open space areas consist of typical residential community amenity areas and are used for retention and/or recreation facilities. Given the distance to, and separation from these developed open space areas, no connections are proposed.

Sherwood Park

3. Development Concept

Sherwood Park is a planned single-family residential community with a total of 444 lots; comprised of three different lot sizes (See Exhibit C – Conceptual Site Plan); 48' x 120', 55' x 120', and 65' x120' to allow for a wide variety of product and floor plan options. Each lot is strategically located within a five minute walk from an open space amenity, with a majority of the homes being much closer. The lot layout has been strategically configured such that none of the lots back, front or side directly toward the railroad corridor on the western boundary of the property. Each neighborhood offers a unique community amenity to serve the nearby residents and the entire Sherwood Park community.

4. Target Market

Sherwood Park is a family oriented community, located within ½-mile of the new Central Arizona College (“CAC”) San Tan campus. Sherwood Park will provide housing opportunities for CAC students and their families, as well as for current and future residents of the County. Sherwood Park will allow CAC to attract families who want to further their education in the County without a lengthy commute. This OSRP has been developed with this target market in mind.

5. Slope Analysis

The property is currently used for agricultural purposes and is essentially flat, with a slope of 0.25%, sloping slightly to the northwest (see Exhibit D – ALTA Survey). The existing elevation at the southeast corner of the property is 1517.37' and the existing elevation at the northwest corner of the property is 1507.63'. This 9.74' drop over approximately 3,900 linear feet equates to an overall slope for the property of 0.25%. For PAD's with slopes less than 5%, a minimum of 18% of the overall property must be provided as open space, with 7% comprising recreation area open space. The proposed OSRP will provide 25% of the overall property as open space and 17% as recreation area open space, both of which greatly exceed the County's requirements. Because the property has been actively farmed for many years and is entirely disturbed, no conservation open space areas are required. There are no significant natural features on the property.

Table 1 – Open Space Requirements for 0 – 5% Slopes, Disturbed Property

Open Space Requirement	Required	Provided	Acres
Conservation Open Space	0%	0%	0
Recreation Area Open Space	7%	17%	22.55
Total Open Space	18%	25%	32.06
Total Acreage			128.18



Sherwood Park

6. Preliminary Hydrology

Historical drainage flows in this area are directed to the north. The intersection of the railroad tracks and Bella Vista Road creates a barrier to these historical flows, resulting in a backup that eventually crests Bella Vista Road and continues northward along railroad tracks and the historical drainage path. This drainage backup does not directly affect the property and mitigation measures are not required. However, since the property will retain all additional storm water run-off created by the property, the historical flows will be somewhat reduced through its development. There are no existing washes or wash corridors on the property.

7. Flood Zone

The property is located outside of any hazardous flood plains, within Flood Zone "X", as identified in the FEMA FIRM map dated December 2007.

8. Riparian Vegetation & Biological Habitats

The subject property is essentially flat, agricultural land that has been farmed for many years. Consequently, there are no riparian vegetation or biological habitats on the property.

9. General OSRP Design Guidelines

The following general design guidelines will be implemented in the OSRP for Sherwood Park, and are consistent with the requirements of the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (the "OSRAM"):

- Open space has been designed to be a community amenity and will be provided in all areas or neighborhoods of the community.
- Open space areas have been strategically situated in high visibility locations; at the end of entry roads into individual neighborhoods, adjacent to the main community collector street, or at the end of cul-de-sacs where trails and pathway can feed into them.
- The lot layout for Sherwood Park has been designed around the open space areas, to ensure close proximity, visibility and interconnectivity of the open space.
- Fragmentation of open space areas has been avoided whenever possible.

Sherwood Park

10. Conservation Open Space

Because the property has been used for agricultural purposes for many years, there are no sensitive resource areas on the property that merit conservation as natural open space. The property is essentially flat farm ground with a slope of less than 5%. Consequently, no conservation open space is required. Nevertheless, natural and historic drainage patterns in the area have been maintained.

11. Archaeological Sites

The Arizona State Museum has issued a letter (**see Exhibit E – ASM Letter**) indicating that while several archaeological inspections have been conducted within the vicinity of the project, no historic properties are identified in the project area. Should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and can investigate.

12. Developed Open Space

The developed open space at Sherwood Park consists of a balance of both active and passive recreation areas. The following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area have been maintained.
- Storm water retention areas have been designed to appear as natural as possible with meandering edges, gradual grade changes, and varying side slopes.
- Storm water retention areas have been located in visible and accessible areas throughout the community.
- Non-vegetative and vegetative ground covers, trees and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage and placement requirements of the OSRAM.
- Because the community has no arterial street frontage, ample meandering landscape tracts and open space areas (per the OSRAM requirements) have been located along the main collector street frontage to create a sense of openness for the community.
- Enhanced landscape areas have been provided on both sides of the main collector street at the entrance to the community in order to create a sense of arrival.



Sherwood Park

13. Recreation Area Open Space

Sherwood Park is a family oriented community as defined in the OSRAM, and the community's recreation areas have been designed accordingly. Despite having only 444 total lots, which is well below the OSRAM's 1,000 lot threshold for minimum recreation area facilities, this OSRP provides several neighborhood park recreation areas with a variety of amenities for residents to use, as well as a large centralized community park. This larger centralized park area provides for active open space while also enhancing the community design through the creation of an appealing drive corridor with view sheds into the development's open spaces along the main collector road (see Exhibit F – Open Space Plan, Sheet 1).

Neighborhood Parks

The neighborhood park recreation areas have been located and sized to meet the needs of individual neighborhoods within the community. These smaller open space recreation areas are designed for more intimate gatherings and are equipped for both active and passive recreation. These parks will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. Each neighborhood park will provide a ramada and seating area, along with areas for turfed open space. Where appropriate, tot lots and sports courts will also be provided (See Exhibit F – Open Space Plan, Sheet 2). Adequate open space lighting will be provided. All neighborhood parks will be owned and maintained by the Sherwood Park Homeowners Association.

Community Park

The centralized community park recreation area is the focal point of Sherwood Park. This approximately 5.37 acre open space recreation area provides for larger scale recreation such as pick-up football games or large family gatherings. The community park will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. The community park will feature a large turf area, tot lot and other appropriate amenities (See Exhibit F – Open Space Plan, Sheet 2). Adequate open space lighting will be provided. The community park will be owned and maintained by the Sherwood Park Homeowners Association.

Paths and Multi-use Trails

In addition to the more active recreation areas provided in the neighborhood parks and the large centralized community park, a network of open space paths, sidewalks, and multi-use trails will be provided to achieve true community connectivity and a healthy lifestyle for residents. These trails will connect each neighborhood to the other, as well as to the various open spaces, recreational amenities, and the large trail corridor on the western

Sherwood Park

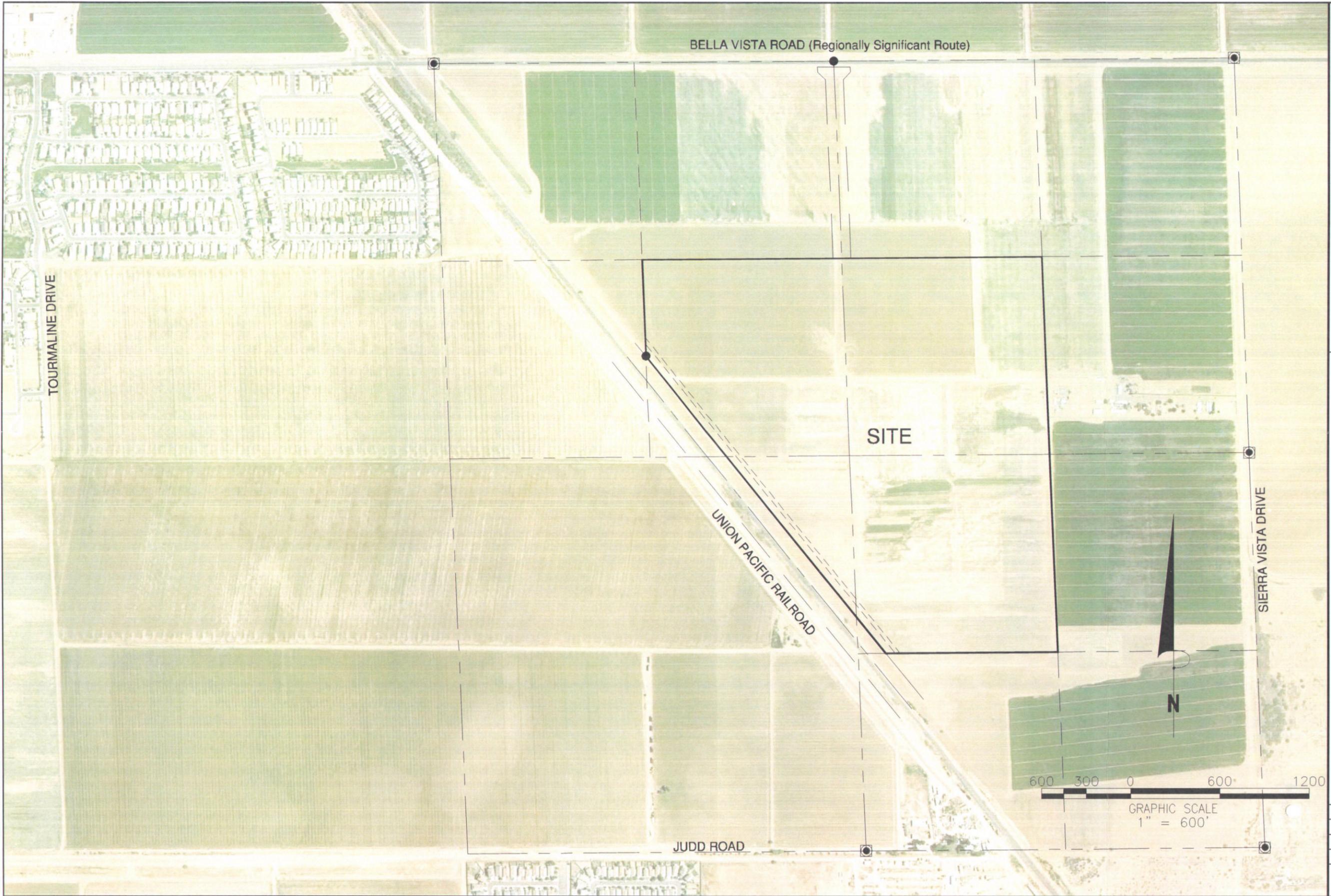
boundary. Benches and shaded seating areas may be provided at appropriate locations throughout the trail system.

On the western boundary of the property adjacent to the railroad right-of-way, Sherwood Park will provide for a substantial 30' multi-use suburban trail corridor, consistent with the Pinal County Open Space and Trails Master Plan. This large open space area will accommodate space for a regional trail, internal trail connections and passive open space retention areas. This corridor begins outside of the existing railroad right-of-way and gas line easement. This open space corridor is a minimum of 100' wide and will coincide with SRP's future Abel-Moody power line easement. It will include a 10' wide stabilized unpaved suburban multi-use trail within a minimum 30' wide regional suburban trail corridor. Connections to this amenity for the community residents are made through the numerous cul-de-sacs which terminate along the open space area, as well as the local street knuckles which have view shed openings into the space. The lot and street layout for Sherwood Park has been strategically designed to provide numerous view sheds into this regional trail corridor (**See Exhibit F – Open Space Plan, Sheet 3**).

14. Landscaping

The landscape theme for Sherwood Park has been developed to provide a transition from the rural and agricultural land uses that surround the project site, to a more suburban environment. The design intent of the landscaping is to utilize a variety of low water use trees, shrubs, and groundcovers that will provide shade, visual interest, buffering and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transition from the surrounding and more native landscape. Turf will be used sparingly at select locations, such as adjacent to more passive recreational amenities or in specific active recreation areas. The landscaping design will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet the requirements for PAD's outlined in the Pinal County Development Services Code.

Trees and shrubs will be planted in sizes and quantities that meet the requirements of the OSRM and Chapter 2.176.160(C) of the Pinal County Development Services Code. While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas (**see Exhibit G – Landscape Plan**). Turf and decomposed granite areas are also identified. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans. Because the subject property is an active farm, a Vegetative Salvage Plan is not required.



Sherwood Park
 San Tan Valley, Arizona
 Aerial Exhibit - Exhibit A

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	9763
DATE	Mar., 2013
SCALE	1"=600'
DRAWN	jas
SHT	1 OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\PR-EXH-aerial.dwg 04/30/2013



Sherwood Park

San Tan Valley, Arizona
Context Map - Exhibit B

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Tempe, Arizona 85282
Phone: (480) 629-8830
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JOB #	9763
DATE	April, 2013
SCALE	1"=1000'
DRAWN	jas
SHT 1	OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-Zoning.dwg 04/30/2013

C

PLANNED AREA DEVELOPMENT FOR SHERWOOD PARK

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;
 THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST, 1,324.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
 THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;
 THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;
 THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;
 THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST, 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
 THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST, 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;
 AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

UTILITIES TABLE

Electric	SRP
Telecommunications	Century Link/ Cox
Natural Gas	Mesa Gas
Water/Wastewater	Johnson Utilities
Police	Pinal County Sheriff
Fire	Rural Metro
Schools	Florence Unified School District #1

LAND USE TABLE

Gross Acreage	128.18
Collector Streets	3.41 acres
Open Space	32.06 acres
Recreational OS	22.55 acres
Net Area	124.77 acres
Product Type A: 48' x 120'	169 lots
Product Type B: 55' x 120'	167 lots
Product Type C: 65' x 120'	108 lots
Total Dwelling Units	444
Density	3.46 du/ acre

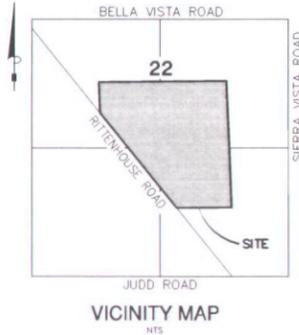
ZONING COMPARISON TABLE

Development Standard	Product Type A		Product Type B		Product Type C	
	R-7	R-7 PAD	R-7	P-7 PAD	R-7	R-7 PAD
Minimum Lot Width	50'	48'	50'	55'	50'	65'
Minimum Lot Area	7,000 SF	5,700 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Front Setback ⁽¹⁾	20'	20'/15'	20'	20'/15'	20'	20'/15'
Side Setback	10'/10'	5'/8'	10'/10'	5'/10'	10'/10'	5'/10'
Street Side Setback ⁽²⁾	-	10'	-	10'	-	10'
Rear Setback ⁽³⁾	25'	20'	25'	20'	25'	20'
Building Height	30'	30/2 Story	30'	30/2 Story	30'	30/2 Story

CONTROL/MAINTAIN	RESPONSIBLE PARTY
ALL LANDSCAPING, RECREATIONAL FACILITIES, OPEN SPACE AREAS AND DRAINAGE FACILITIES	SHERWOOD PARK HOMEOWNERS ASSOCIATION
ALL STREETS ARE DESIGNATED AS PUBLIC STREETS	PINAL COUNTY UPON APPROVAL BY PINAL COUNTY PUBLIC WORKS DEPARTMENT
REFUSE DISPOSAL	*****

NOTE:

REFER TO PRELIMINARY DRAINAGE REPORT FOR NARRATIVE, AND DRAINAGE MAP FOR DRAINAGE PATTERNS AND RETENTION REQUIREMENTS. SITE IS WITHIN FLOOD ZONE "X".
 REFER TO LANDSCAPE PLAN FOR CONCEPTUAL LANDSCAPING AND PLANT PALETTE.
 REFER TO ENTRY MONUMENT & WALLS EXHIBIT FOR PERIMETER WALLS, VIEW FENCE AND ENTRY MONUMENT DETAILS, WITHIN THE PAD NARRATIVE: EXHIBIT J
 NO EXISTING ROADWAYS/EASEMENTS EXIST ON THE PROPERTY
 NO NATURAL FEATURE ON SITE



CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
 3010 S. PRIEST DRIVE
 SUITE 101
 TEMPE, ARIZONA 85282
 PHONE: 480.629.8830
 CONTACT: TROY PETERSON

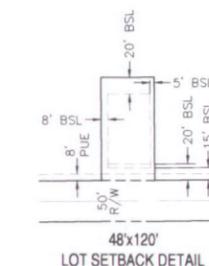
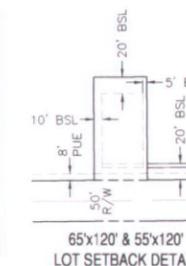
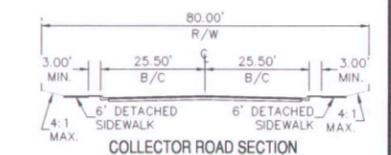
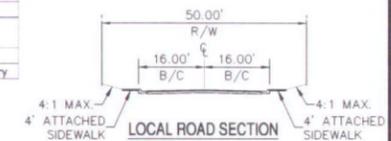
DEVELOPER

LIFESTYLE HOMES INVESTMENTS, LLC
 9383 E. BAHIA DR. SUITE 130
 SCOTTSDALE, AZ 85260
 CONTACT: LANCE KELLER

LAND OWNER

D'WAYNE SHERWOOD PROFIT SHARING PLAN
 18521 E. QUEEN CREEK ROAD
 SUITE 105-458
 QUEEN CREEK, AZ 85142

- OPEN SPACE
- 48'x120' LOTS
- 53'x120' LOTS
- 65'x120' LOTS



Bowman CONSULTING

Bowman Consulting Group, Ltd.
 3010 South Priest Drive, Ste 101
 Tempe, Arizona 85282
 Phone: (480) 629-8830
 www.bowmanconsulting.com
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Site Plan - Exhibit C
 Sherwood Park
 Pinal County
 San Tan Valley, Arizona

9763	PROJECT NUMBER
PLAN STATUS	
DATE	DESCRIPTION
jas DESIGN	jas DRAWN
SCALE	H: 1"=300'
JOB No.	9763
DATE	April, 2013
1	SHEET 1 OF 1

D

E

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

Letter Request Received: 3/27/2013

Search Completed: 4/3/2013

Requester Name and Title: Jessica Sarkissian, AICP, LEED AP | Planner II
Company: Bowman Consulting
Address: 3010 South Priest Drive, Suite 103
City, State, Zip Code: Tempe, AZ 85282
Phone/Fax/or E-mail: 480.629.8830

Project Name and/or Number	Project Description
Sherwood Park / Parcel 210-220-001	Planned community development on ±128 ac

Project Area Location: SWC of Bella Vista Farms Rd & Sierra Vista Dr, Pinal County, Arizona.

Legal Description: central portion of section 22, T3S, R8E, G&SRB&M, Pinal County, Arizona.

Search Results: A search of the archaeological records retained at the Arizona State Museum (ASM) found that the proposed project area has not been inspected. Ten inspections were completed within a mile of the project area between 1987 and 2009. No historic properties are identified in the project area. Six historic properties are identified within a mile of the proposed project area, including Bella Vista Farmhouse, spurs of the Southern Pacific Railroad, and segments of three historical canals. A 2010 color orthophotograph taken of the project area, enclosed, shows mostly cultivated and formerly cultivated land.

Sites in Project Area: Unknown; without a visual inspection of the ground surface of the project area, it is impossible to ascertain the presence or absence of cultural resources.

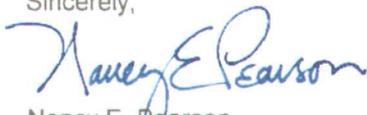
Recommendations: Because the project area has not been inspected archaeologically and because important cultural resources are known to exist in the region, it is possible that important cultural resources lie within the project area. The ASM recommends that the ground surface within the area of the proposed development be inspected by an archaeological professional before any ground-disturbing activities are initiated.

Upon the completion of an archaeological inspection performed under city or county ordinance or state regulation in Arizona, an archaeological contractor writes a report that summarizes and evaluates the inspection results and makes recommendations for the treatment of the cultural resources, if any are identified. The archaeological contractor should be familiar with current reporting standards and will follow standard procedures in submitting a draft report to you to give to the appropriate agency for review and consultation. A list of qualified archaeological contractors is posted on the ASM website at the following address: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to *Arizona Revised Statutes* § 41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Dr. Todd Pitezal, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions regarding the results of this records search, please contact me at the letterhead address or at the phone number or e-mail address as follows.

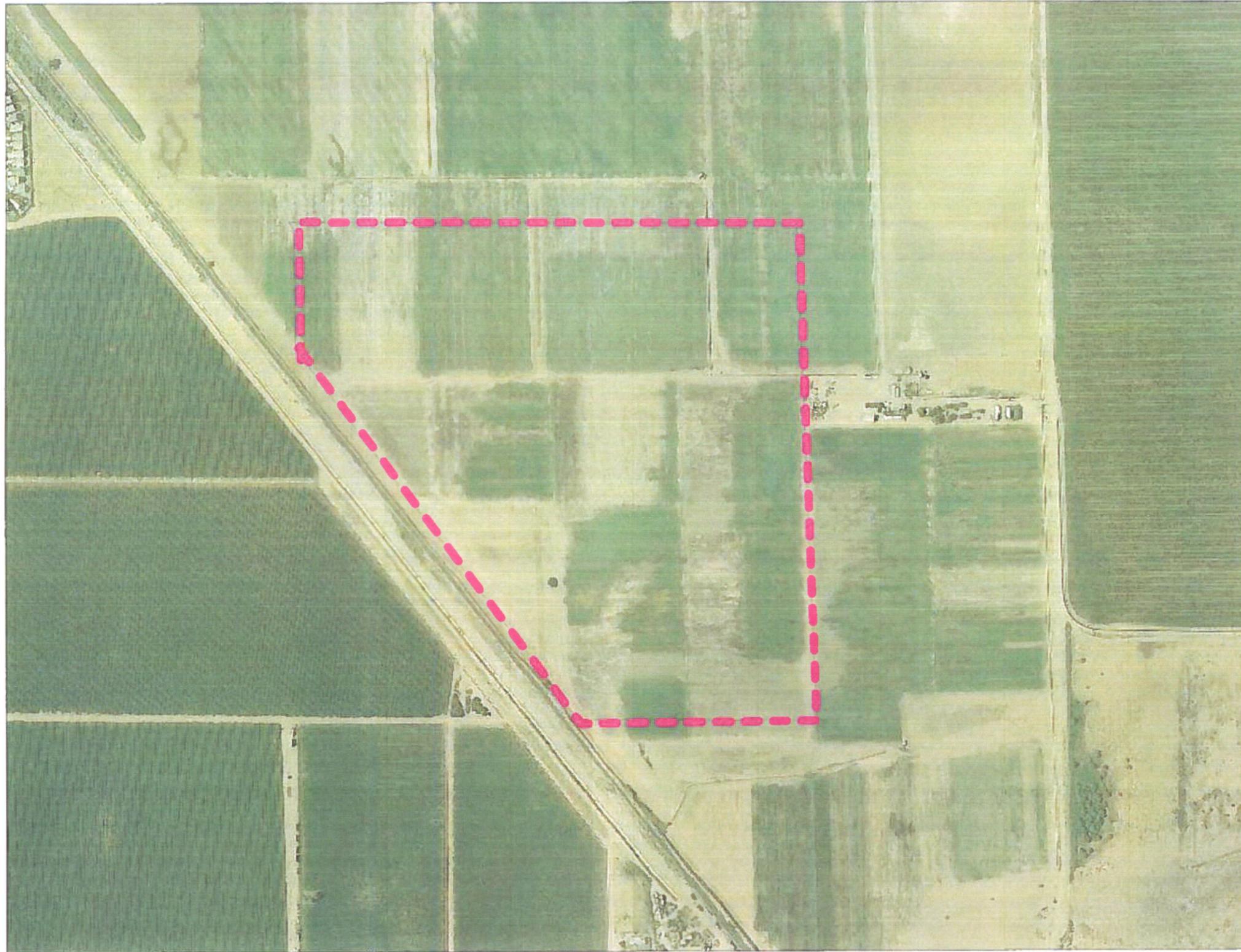
Sincerely,



Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu



Bowman Consulting: PINAL, S of Bella Vista Farms & W of Sierra Vista Dr



SCALE 1 : 9,039

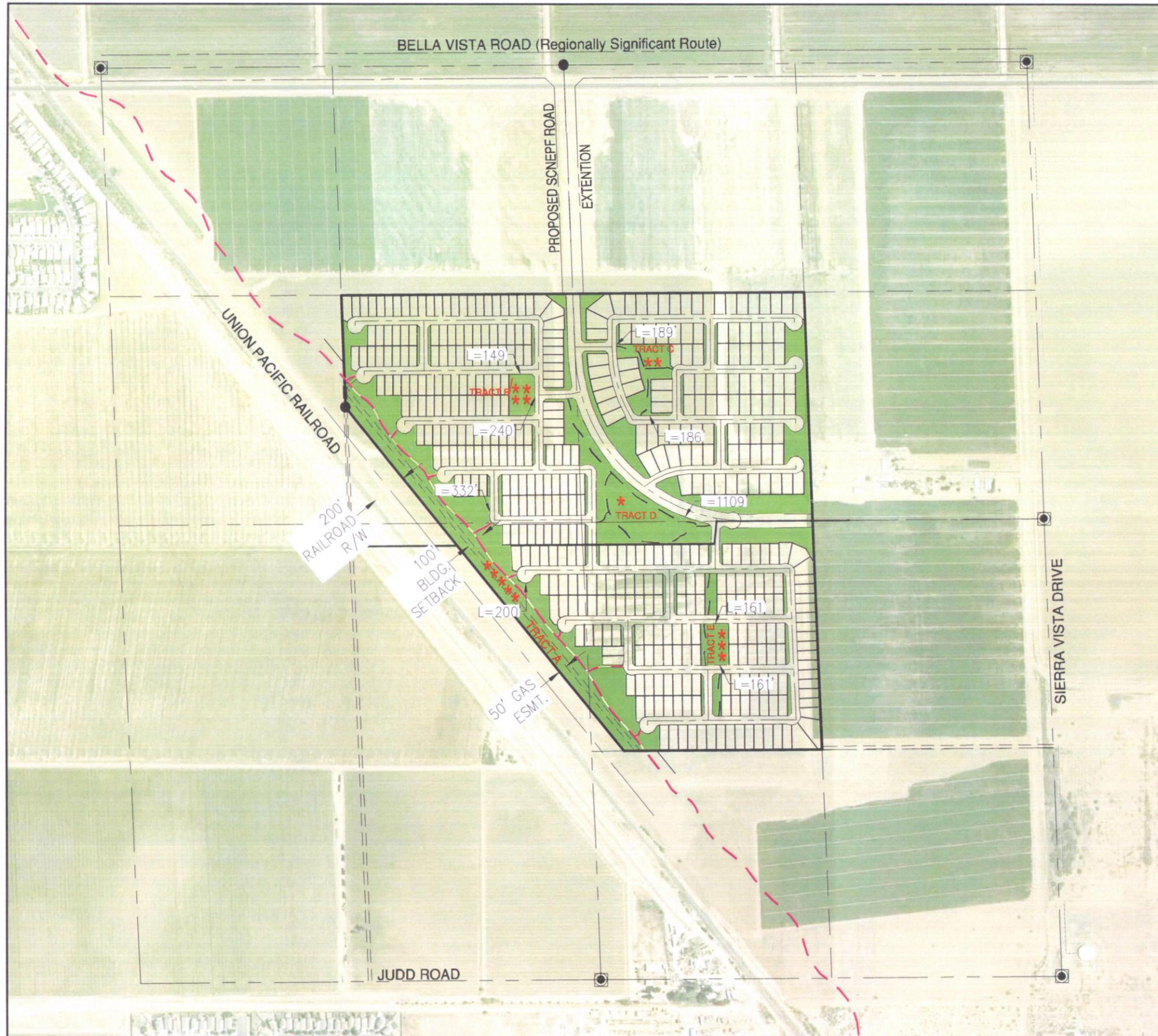


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F



- * COMMUNITY PARK
DETAIL
SHEET OS02
- ** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- *** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- **** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- ***** REGIONAL TRAIL SYSTEM
SHEET OS03
- - - LOCAL PEDESTRIAN TRAIL

OPEN SPACE TABLE

TRACT	ACRES	USE
A	13.86	OPEN SPACE, RETENTION, LANDSCAPING, REGIONAL TRAIL
B	0.81	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
C	1.63	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
D	5.37	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
E	0.88	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY

SITE DATA TABLE

BOUNDARY (GROSS)	128.18 AC
OPEN SPACE	32.08 AC
OPEN SPACE PROVIDED	25%
SITE SLOPE	0.25%



Sherwood Park

San Tan Valley, Arizona

Open Space/Recreation Plan - Exhibit F

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830

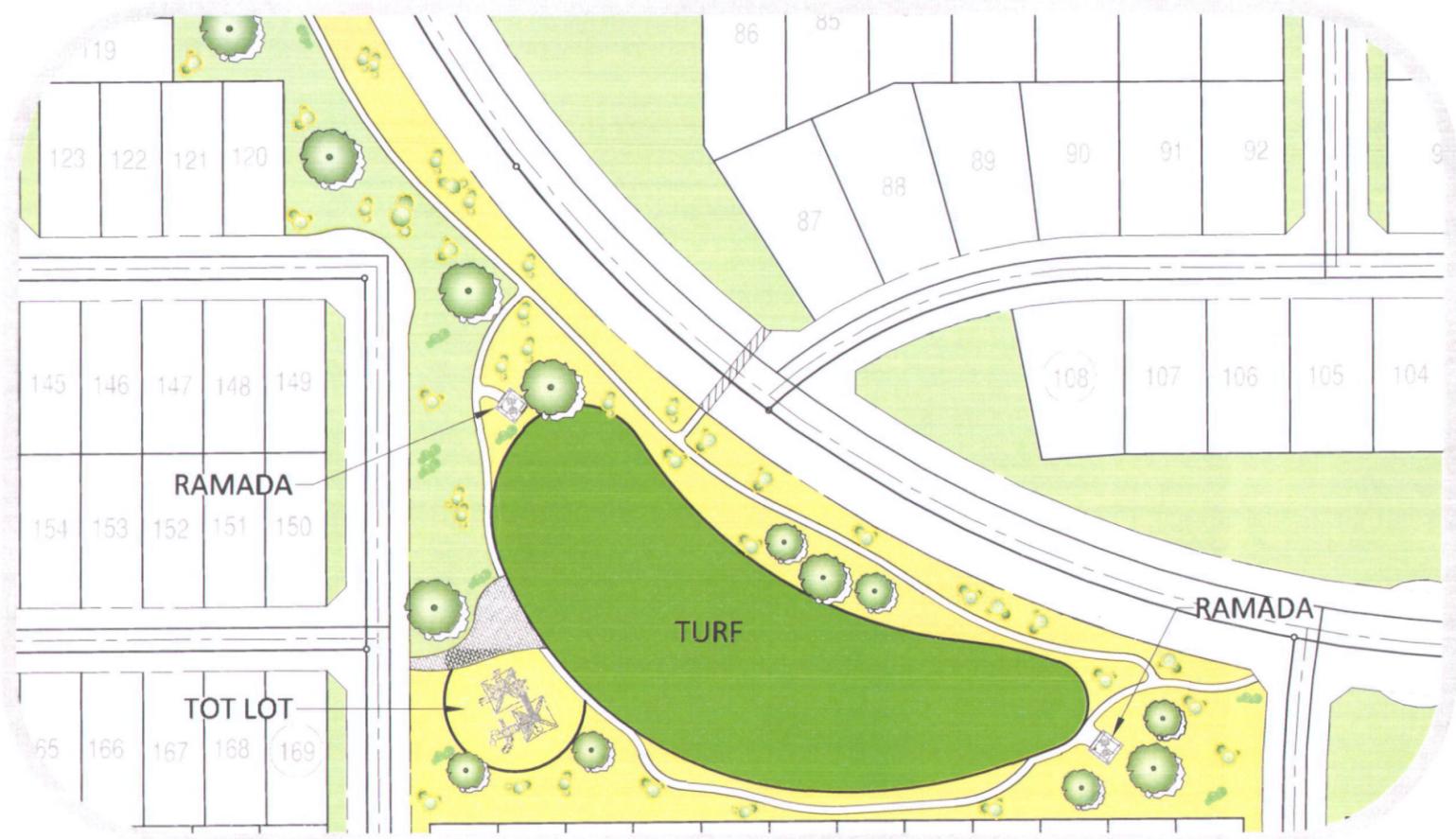
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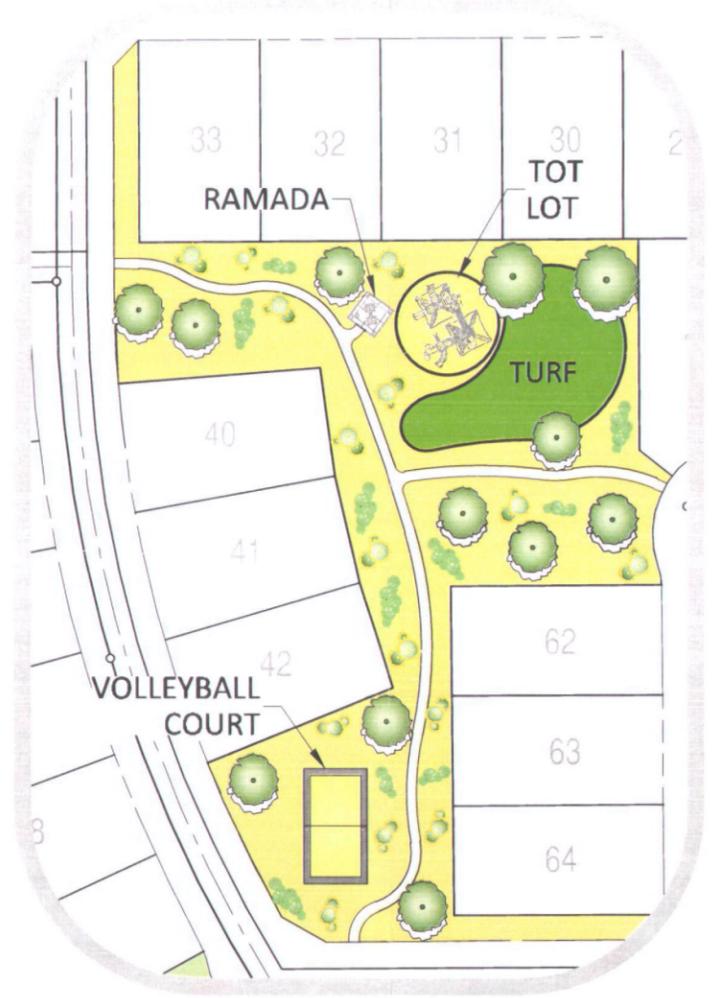
www.bowmanconsulting.com

JOB # 9763
DATE April, 2013
SCALE N.T.S.
DRAWN jas

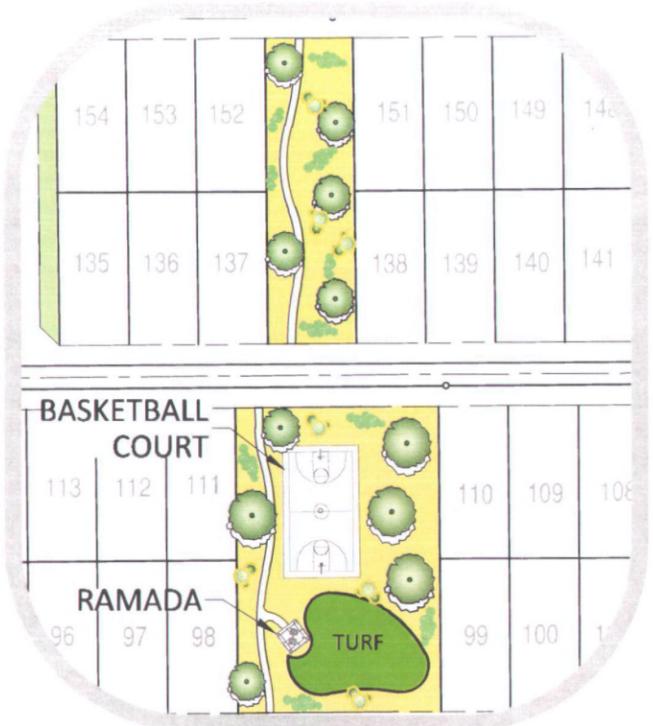
SHT 1 OF 3



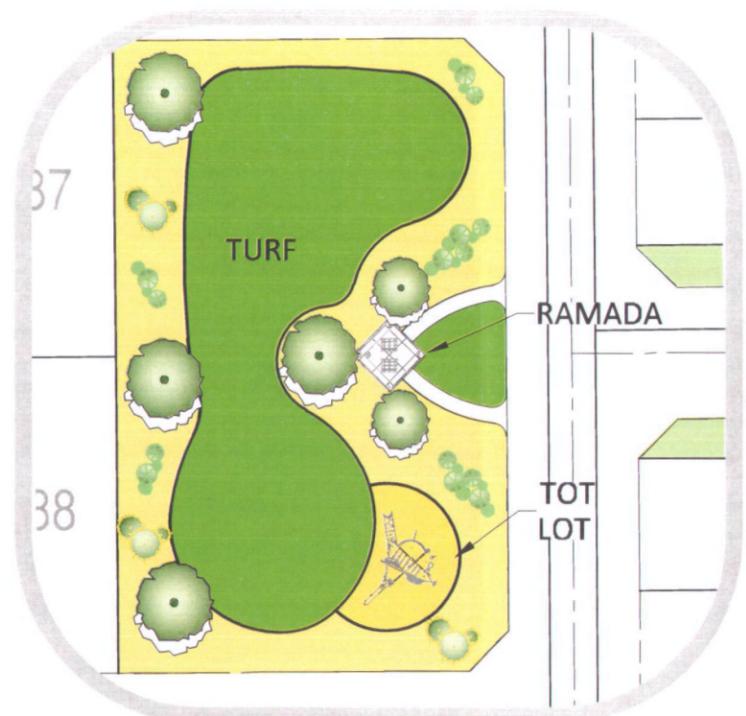
*** COMMUNITY PARK DETAIL**



**** NEIGHBORHOOD PARK DETAIL**



***** NEIGHBORHOOD PARK DETAIL**



****** NEIGHBORHOOD PARK DETAIL**



Sherwood Park
 San Tan Valley, Arizona
 Open Space/Recreation Plan - Exhibit F

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
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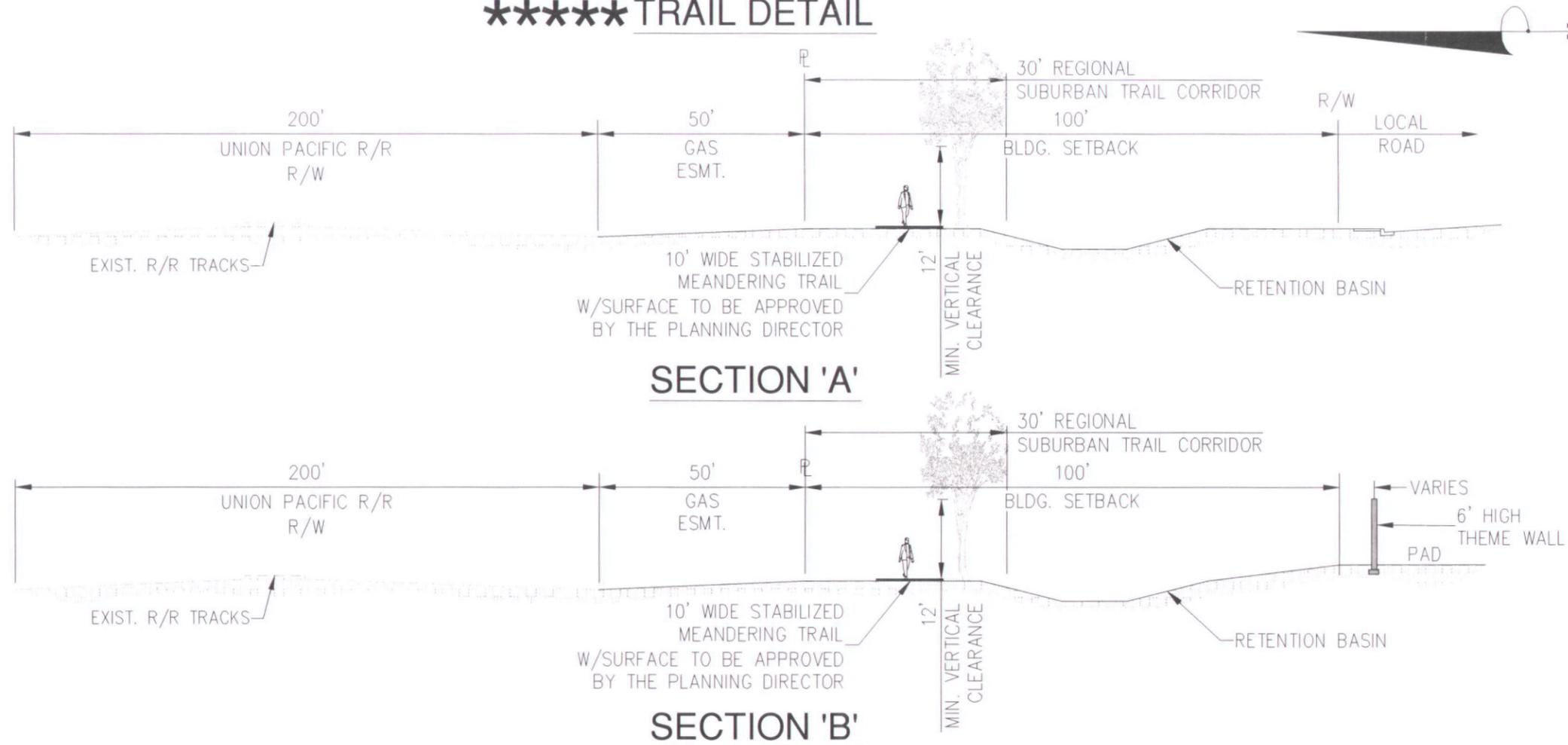
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 CONSULTING

JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 2	OF 3

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-OSRP-02.dwg 04/30/2013



***** TRAIL DETAIL



Sherwood Park

San Tan Valley, Arizona
 Open Space/Recreation Plan - Exhibit F

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DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT	3 OF 3

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-OSRP-03.dwg 04/30/2013

G



- CONCEPTUAL LANDSCAPE PALETTE**
- TREES (25% TO BE MIN. 24" BOX)**
- ACACIA ANEURA (MULGA ACACIA) 24" BOX STD. TRUNK
 - ACACIA SMALLII (SWEET ACACIA) 24" BOX STD. TRUNK
 - VITEX AGNUS-CASTUS (VITEX) 15 GAL MULTI TRUNK
 - CHILOPSIS LINEARIS (DESERT WILLOW) 15 GAL STD. TRUNK
 - PROSOPIS CHILENSIS (CHILEAN MESQUITE THORNLESS) 24" BOX MULTI TRUNK
- SHRUBS & ACCENTS**
- CAESALPINIA MEXICANA (MEXICAN BIRD-OF-PARADISE) 15 GAL
 - RUELLIA PENINSULARIS (DESERT RUELLIA) 5 GAL
 - SENNA PHYLLODINIA (SILVER LEAF CASSIA) 15 GAL
 - CALLIANDRA CALIFORNICA (RED FAIRY DUSTER) 5 GAL
 - LEUCOPHYLLUM FRUTESCENS (GREEN CLOUD SAGE) 5 GAL
 - HESPERALOE PARVIFLORA (RED YUCCA) 5 GAL
 - SALVIA GREGGII (DESERT BLAZE) 5 GAL
- GROUNDCOVERS**
- LANTANA SPECIES 'RADIATION' (RADIATION LANTANA) 1 GAL
 - LANTANA MONTEVIDENSIS (PURPLE LANTANA) 1 GAL
 - TETRANEURIS ACAULIS (ANGELITA DAISY) 1 GAL

- MISCELLANEOUS**
- DECOMPOSED GRANITE: 'SADDLEBACK BROWN' 1/2" SCREENED, 2" DEPTH, IN ALL PLANTING AREAS
 - TURF: 'MID IRON' BERMUDA SOD

- GROUND SURFACE TREATMENTS SHALL BE AS FOLLOWS:**
- TRAILS:** DECOMPOSED GRANITE OR MATERIAL APPROVED BY THE PLANNING DIRECTOR
 - TOT LOTS:** SAND OR MATERIAL APPROVED BY THE PLANNING DIRECTOR
 - BASKETBALL COURT:** SPORT COURT OR SIMILAR MATERIAL
 - VOLLEYBALL COURT:** SAND

- Notes:**
1. All five (5) gallon shrubs shall be planted at a rate of five (shrubs per 30 feet of linear street frontage)
 2. Five (5) gallon shrubs within recreation areas shall be planted at a rate of seven (7) shrubs per 1,000 square feet of surface area provided
 3. The minimum number of trees required shall be planted per the Open Space and Recreation Area Manual
 4. Twenty-five percent (25%) of the trees required shall be at least 24-inch box trees
 5. Decorative design elements such as benches and paving accents, shall be provided where appropriate to enhance the open space areas
 6. No wash corridors or natural features exist within the site
 7. A vegetative salvage plan does not apply on this site as it is existing farmland
 8. There is no Conservation Open Space within the site or vicinity
 9. Location of water outlets will be provided during the construction documents process and will meet the minimum standards and specifications for plant material of the Arizona Nurserymen's Association or Arizona Association of Nurserymen
 10. Riparian vegetation and biological habitats are not present on the site

TREE TABLE

Requirement: One tree per 1,000 sq. ft. of open space

Min. Size: 15 gallon with 25% to be 24-inch box

Est. Sq. Ft. of Area: 32.08 ac * 43,560 = 1,397,404.8 / 1,000 =

Est. Trees Required: 1398

TREES FOR STREETSCAPES AND ENTRYWAYS

Requirement: One tree per 1,000 sq. ft. of surface area

Min. Size: 15 gallon with 25% to be 24-inch box

Est. Sq. Ft. of Area: 3.41 ac * 43,560 = 148,539.6 / 1,000 =

Est. Trees Required: 149

SITE DATA TABLE

BOUNDARY (GROSS)	128.18
48'x120' LOTS	169
55'x120' LOTS	167
65'x120' LOTS	108
TOTAL NUMBER OF LOTS	444
D/U PER ACRE	3.46
OPEN SPACE	32.08
% OPEN SPACE	0.25

Bowman
CONSULTING

Landscape Plan - Exhibit G
Sherwood Park

San Tan Valley, Arizona

PINAL COUNTY

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
jas DESIGN	jas DRAWN
	CHKD
SCALE	H: 1"=120'
	V:
JOB No.	9783
DATE	April, 2013

SHEET 1 OF 1

**SHERWOOD PARK
PRELIMINARY TRAFFIC IMPACT ANALYSIS
(PTIA)**

PREPARED FOR:

**LIFESTYLE HOMES INVESTMENTS, LLC
9383 E. BAHIA DRIVE, SUITE 130
SCOTTSDALE, AZ 85260**

ON BEHALF OF:

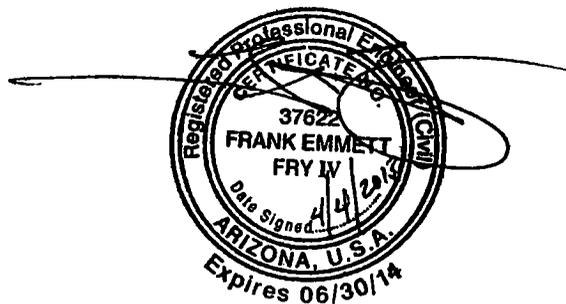
**BOWMAN CONSULTING
3010 SOUTH PRIEST DRIVE, SUITE 103
TEMPE, AZ 85282
(480) 559-8355**

PREPARED BY:



DOWL HKM

**430 W. WARNER ROAD, STE B101
TEMPE, ARIZONA 85284
(480) 753-0800**



**PROJECT #3024.41011.01
APRIL 2013**

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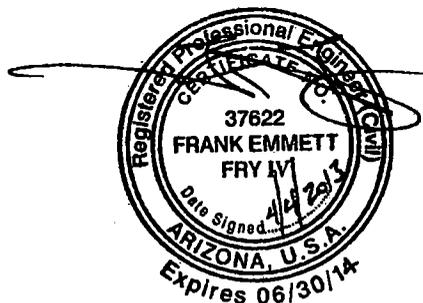
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1.0 INTRODUCTION AND SUMMARY

1.1 Purpose of Report and Study Objectives

The purpose of this Preliminary Traffic Impact Analysis (PTIA) is to project the traffic impacts of the proposed Sherwood Park residential development, a 128-acre, 444-lot subdivision south of E. Bella Vista Road approximately 2.5 miles east of the Hunt Highway. This study falls under the jurisdiction of Pinal County.

A meeting between the project owner/developer and Pinal County staff was held on February 26, 2013 to conceptually review the development application for the site at Bella Vista Road and Sierra Vista Road. At this meeting it was discussed that a PTIA would be required for the submittal of the Development Plan. Following this meeting, the following check list was provided by Pinal County, listing the requirements of the PTIA:

- Proposed/Conceptual Subdivision Development Plan
 - Show proposed Uses
 - Show proposed ingress/egress locations and spacing
- Trip generation for the proposed site
- Trip distribution including the number of new trips on the adjacent streets
- Compliance with RSRSM (If Applicable)

This PTIA document is anticipated to be the foundation for the future Traffic Impact Analysis (TIA) for Sherwood Park. While all that is currently required for this document is trip generation and distribution at the site access, DOWL HKM prepared the Category IIb TIA for the Central Arizona College (CAC) San Tan Campus being constructed immediately north of Bella Vista Road and the project site. Additional information from that report has been included in this document in order to assist in the planning for this current project and the future analysis that will be required.

1.2 Executive Summary

Site Location and Study Area

The site is located in the San Tan Valley, an unincorporated area in northern Pinal County. The study area for the PTIA is the intersection of Bella Vista Road and the proposed entrance to Sherwood Park. The proposed entrance to Sherwood Park is located approximately 3,000 feet east of the existing railroad crossing and will match the future alignment of Schnepf Road, a planned north-south collector road that will be constructed with the Bella Vista Farms development.

Due to the anticipated number of trips being less than 500 in each peak hour, this project will require a future Category I Assessment as defined by the Pinal County Traffic Impact Assessment Guidelines and Procedures (TIA G&P). The study area for the future Traffic Impact Analysis (TIA) will include site access driveways as well as adjacent signalized and/or major un-signalized intersections within one-half mile of the project boundary. The one-half mile area will only include the access to the

site (intersection of Schnepf Road), the access to the Central Arizona College (CAC), San Tan Campus being constructed immediately north of Bella Vista Road, and Sierra Vista Drive. However, due to our familiarity with this area after completing the TIA for the CAC San Tan Campus in October of 2012, the required trip generations and distributions have been extended to the following additional intersections for the planning use of Pinal County staff: Hunt Highway, Gantzel Road, and Quail Run Lane.

Development Description

The Sherwood Park residential development is a 128-acre parcel that will consist of 444 lots and be developed in one phase.

Conclusions

- The development of Sherwood Park will have an impact on the daily and peak hour traffic of Bella Vista. A TIA will be required for the project development through Pinal County.
- The site will add 4,249 vehicles per day.
- The traffic demand on Bella Vista is anticipated to grow from a current ADT of 2,890 vehicles per day to 7,569 vehicles per day by 2018 due to this project.
- The Sherwood Park access location and any required improvements at Bella Vista will need to meet the requirements of the RSRFSM. By locating the access for Sherwood Park at the future intersection of the re-aligned Schnepf Road, the development will meet the access management component of the RSRFSM.

Recommendations

Recommended improvements at the site access location are as follows:

2018:

- An Eastbound to Southbound Right Turn Lane will be required (150' Storage Length).
- A Westbound to Southbound Left Turn Lane will be required (100' Storage Length).
- The site access should provide two egress lanes and two ingress lanes separated by a raised median.
- The Northbound to Eastbound Right Turn Lane should be constructed to include 100' of storage.
- The Northbound to Westbound Left Turn Lane should be constructed to include 150' of storage.

2.0 PROPOSED DEVELOPMENT

2.1 Site Location

The project site is located south of E. Bella Vista Road (Bella Vista) approximately 2.5 miles east of the Hunt Highway and 1.5 miles west of Quail Run Lane (Quail Run). The site is comprised of a 128-acre portion of Section 22, Township 3 South, Range 8 East, with the western edge of the property being bordered by the Union Pacific Railroad. Location, Vicinity and Aerial maps can be found in Exhibits 1, 2 and 3 as follows.

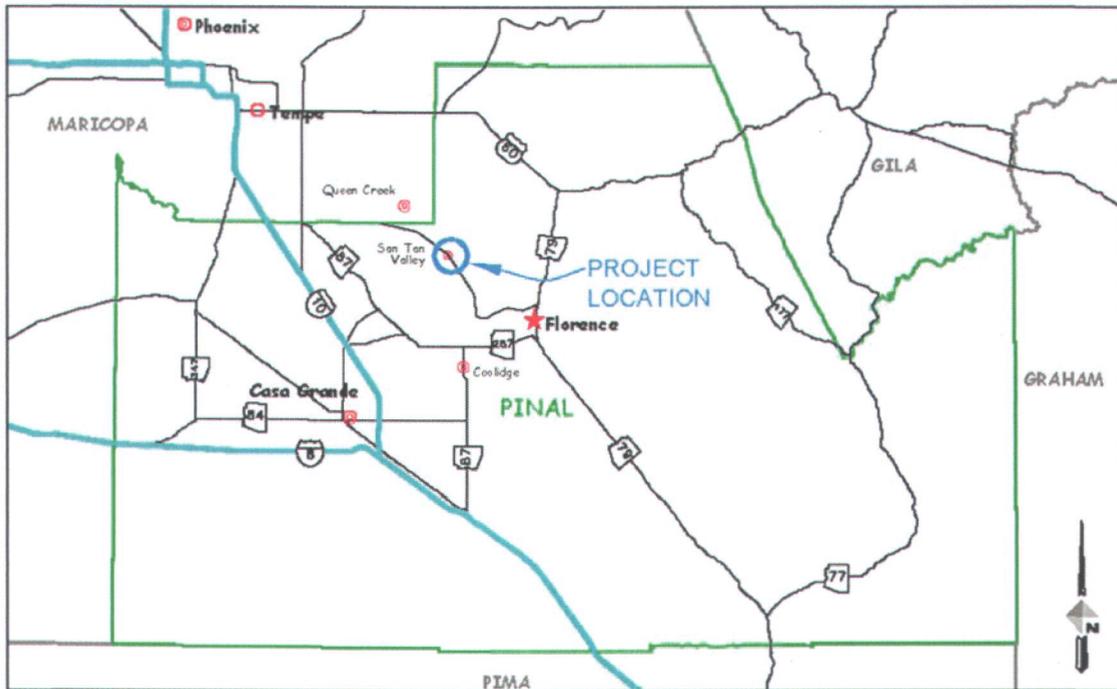


Exhibit 1: Location Map

2.2 Land use and Intensity

The proposed land use for this 128-acre site is a single-phase build out of 444 lots for single family residences. The anticipated Average Daily Traffic (ADT) generated by this site is 4,249 vehicles per day (vpd) and anticipated peak hour trips for morning and afternoon peak periods are 342 vehicles per hour (vph) and 453 vph, respectively.

The existing land use is agricultural in nature. It is anticipated that the land undisturbed by development will remain agricultural.

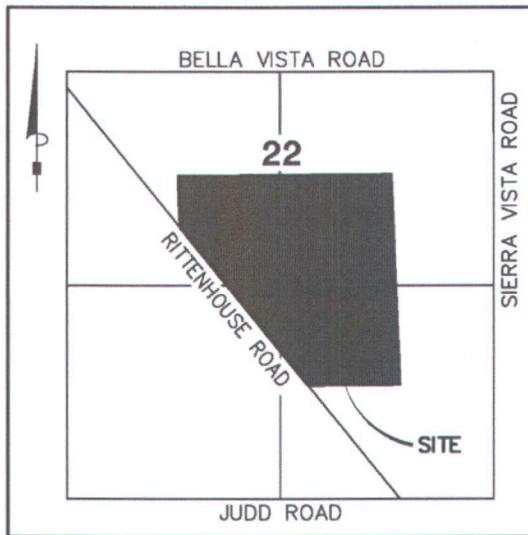


Exhibit 2: Vicinity Map

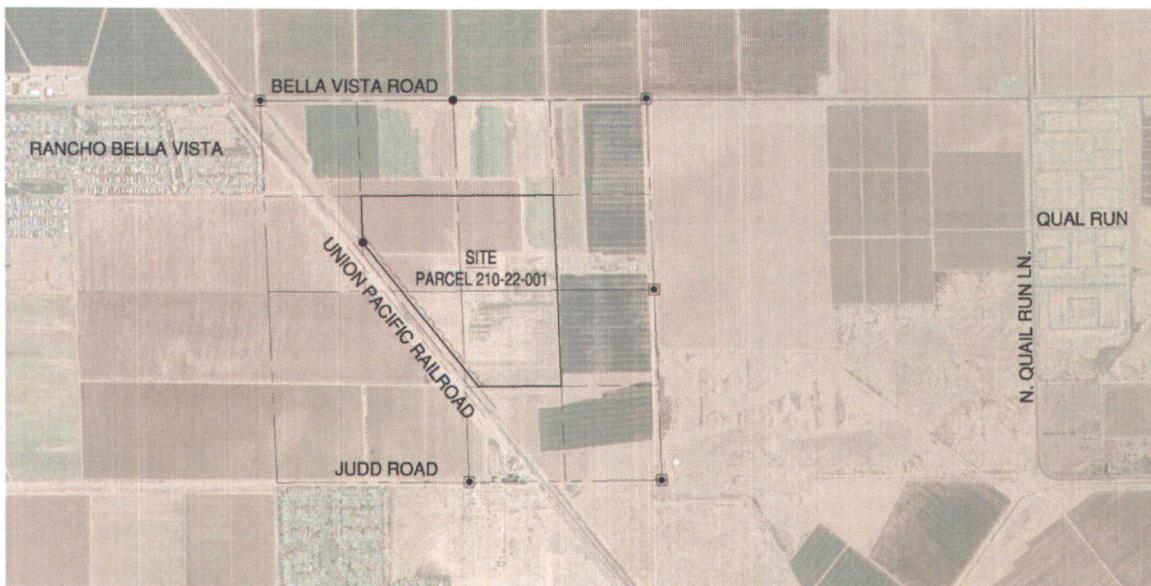


Exhibit 3: Aerial Map

2.3 Site Plan

A proposed site plan can be seen in Exhibit 4, depicting the 444 proposed lots.



Sherwood Park
San Tan Valley, Arizona
Conceptual Site Plan

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

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JOB # 9763
DATE Mar., 2013
SCALE N.T.S.
DRAWN JBS
SHT 1 OF 1

CAO FILE NAME: P:\9763 - Delta Vista 118\9763-01-001 (END)\Engineering\kmb\9763-Conceptual Site Plan.dwg 05/29/2013

Exhibit 4: Site Plan

2.4 Access Geometry

The access to the site will be at the planned intersection of Bella Vista Road and a re-aligned Schnepf Road, located approximately 3,000 feet east of the existing railroad crossing and approximately 8,000 feet west of the existing intersection with Quail Run Lane.

2.5 Development Phasing and Timing

Development construction is anticipated to begin as early as late 2013 and is anticipated to continue through full build-out in December of 2017. Therefore, this document will utilize an Opening Year of 2018.

As defined by Table 1 of the Pinal County Traffic Impact Assessment Guidelines and Procedures (shown below), the future Category I TIA will only require analysis of the

Table 1
Criteria for Determining Study Requirements

Analysis Category	Development Characteristics (d)	Study Horizons (a)	Minimum Study Area Limits (c)
I	Small Development; < 500 peak hour trips	1. Opening year	1. Site access driveways 2. Adjacent signalized intersections and/or major unsignalized street intersections within ½ mile of the site boundary.
II a	Moderate Development; 500 – 1,000 peak hour trips	1. Opening year 2. 5 years after opening	1. Site access driveways 2. All State highways, signalized intersections, and/or major unsignalized street intersections within 1 mile of the site boundary.
II b	Large Development; > 1,000 peak hour trips but < 1,500 peak hour trips	1. Opening year 2. 5 years after opening (b) 3. 10 years after opening	1. Site access driveways 2. All State highways, signalized intersections, and/or major unsignalized street intersections within 2 miles of the site boundary.
II c	Regional Development; > 1,500 peak hour trips	1. Opening year of each Phase 2. 5 years after opening (b) 3. 10 years after opening	1. Site access driveways 2. All State highways, signalized intersections, and major unsignalized street intersections within 3 miles of the site boundary.

- (a) Assume full occupancy and build-out.
- (b) Not required if the traffic impacts of the project are fully mitigated 10 years after opening with existing conditions plus 5-year programmed improvements.
- (c) An enlarged study area may be required by the Pinal County Traffic Engineering Section for certain projects.
- (d) The number of trips shall include all trips made to the site, i.e. pass-by and diverted link trips.

Opening Year.

STUDY AREA CONDITIONS

2.6 Study Area

The study area for the PTIA is the intersection of Bella Vista Road and the proposed entrance to Sherwood Park. The proposed entrance to Sherwood Park is located approximately 3,000 feet east of the existing railroad crossing and will match the future alignment of Schnepf Road, a planned north-south collector road that will be constructed with the Bella Vista Farms development.

Due to the anticipated number of trips being less than 500 in each peak hour, this project will require a future Category I Assessment as defined by the Pinal County Traffic Impact Assessment Guidelines and Procedures. The study area for the future Traffic Impact Analysis (TIA) will include site access driveways as well as adjacent signalized and/or major un-signalized intersections within one-half mile of the project boundary. The one-half mile area will only include the access to the site (intersection of Schnepf Road), the access to the Central Arizona College (CAC), San Tan Campus being constructed immediately north of Bella Vista Road, and Sierra Vista Drive. However, due to our familiarity with this area after completing the TIA for the CAC San Tan Campus in October of 2012, the required trip generations and distributions have been extended to the following additional intersections for the planning use of Pinal County staff: Hunt Highway, Gantzel Road, and Quail Run Lane.

The existing railroad crossing consists of a one-track crossing that is skewed at approximately 45 degrees. There is a slight vertical change at the railroad tracks that may reduce sight distance minimally; however, the existing safety features at the crossing operate effectively and there are no known safety issues associated with this intersection. Future improvements to Bella Vista Road as associated with Sherwood Park will not conflict with any of the existing railroad infrastructure.

2.7 Land Use

Existing Land Use

The land is currently vacant of structures and used for agriculture. Surrounding land is typically vacant with the exception of the college being constructed to the north, an 80 acre, 200 dwelling unit (DU) residential subdivision on the east side of Quail Run, and a few home sites and farming operations on Sierra Vista Drive.

On the west side of the railroad tracks, land north of Bella Vista contains commercial development but remains mostly used for agriculture for approximately one-half mile past Gantzel. Beyond that residential subdivisions have been developed all the way to Hunt. Land west of the railroad tracks and south of Bella Vista have been developed as residential subdivisions all the way to Hunt. The area around the Bella Vista and Hunt intersection is zoned CB-1 and is developed with a Fry's grocery and

mixed shopping area, banking, and other businesses to support the population of the area.

Anticipated Future Development

Future development along Bella Vista includes residential and commercial development. Currently, there are several areas that have been zoned by Pinal County with Specific Use Plans. East of Quail Run, Section 13 has been zoned for 2167 DU's. It also has two areas zoned for CB-2, on the southwest corner at 21 acres and on the southeast corner at 17 acres. CB-2 is anticipated for lighter commercial uses such as shopping and restaurants. Section 23 has been zoned for 1902 DU's and two CB-2 areas of 14 acres and 18 acres in the northwest and northeast corners, respectively. Additionally there is an 18.5 acre parcel zoned CB-2 on the southeast corner of Gantzel and Bella Vista.

Future traffic studies will take into account the potential for growth in the area.

2.8 Site Accessibility

Existing and Future Area Roadway Network

Access into the site will be achieved by a connection to Bella Vista Road located roughly 3,000 feet east of the UPRR crossing. Bella Vista Road can be accessed from the Hunt Highway or Gantzel Road or Quail Run Lane. Per the Regionally Significant Routes for Safety and Mobility (RSRFSM) report (2008), Bella Vista is anticipated to continue east and eventually connect with State Route 79 (SR 79).

3.0 ANALYSIS OF EXISTING CONDITIONS

3.1 Physical Characteristics

Roadway Characteristics

Bella Vista Road, Gantzel Road, and the Hunt Highway are all designated as Regionally Significant Routes (RSR) in the RSRFSM. They are all classified as Principal Arterials which are defined as limited access, divided, 6-lane two-way roadways with posted speeds of 35-50 miles per hour (mph), right-of-way of 130-150 feet, and a planning ADT of 50,000vpd. Currently they are all at different levels of build-out.

The Sherwood Park access location and any required improvements at Bella Vista will need to meet the requirements of the RSRFSM. By locating the access for Sherwood Park at the future intersection of the re-aligned Schnepf Road, the development will meet the access management component of the RSRFSM.

Hunt is a north south arterial with a posted speed of 35mph. Lane configurations vary but heading south it is mainly a two-lane facility. It connects with the SR 287 via Attaway Road, and terminates at SR 79 just north of Florence, Arizona.

Gantzel is a north-south arterial with a posted speed of 45mph near Bella Vista. It is a four-lane divided roadway that connects with the road network at several locations

including Combs Road and Ocotillo Road. At Ocotillo Road, Gantzel becomes Ironwood where it continues to head north, eventually terminating at the Pinal County line. It connects with US 60 in Apache Junction, Arizona.

Quail Run is a north-south rural arterial with a posted speed of 50mph. It is generally a two-lane facility except for a three lane section that runs for a half mile south of Bella Vista, it has one southbound and two northbound lanes. The eastern northbound lane becomes the right turn lane at the Bella Vista intersection. It runs for a mile south of Bella Vista before heading east as Judd Road. It connects with other collectors and local roads, eventually connecting with Hunt, Arizona Farms Road and Attaway Road. Arizona Farms Road connects with SR 79. Quail Run terminates two miles north of Bella Vista at Skyline Drive runs west for a mile before heading north and turning into Schnepf Road which connects with Combs Road as well as Ocotillo Road.

Traffic control Devices

The intersections of Bella Vista Road with the Hunt Highway and Gantzel Road are both signalized. Gantzel is a four-phase, permissive only signal with a timing of 120 seconds. Hunt is an eight-phase, actuated, protected-permissive signal with a timing of 90 seconds. Also, with Hunt all directions have a right turn signal with the adjacent signal's left turn.

Minor roads and driveways intersecting with Bella Vista are stop-controlled. Bella Vista is stop-controlled at the intersection with Quail Run Lane which is free-flowing.

Transit Service

There is no transit service within the expanded study area; however there are railroad tracks that cross Bella Vista which makes up the western border of the Sherwood Park site.

Pedestrian/Bicycle Facilities

There are no pedestrian facilities along Bella Vista Road west of the railroad tracks. There are facilities that were built with the roadway during development construction; however, they are not continuous along Bella Vista from Hunt to Quail Run. The pedestrian facilities, where they exist, are five foot sidewalks built adjacent the roadway.

There are no dedicated bicycle facilities such as striped bike lanes. Bicyclists use Bella Vista Road and typically stay close to the pavement edge.

Existing Transportation Demand Management

Current Transportation Demand Management, also known as Travel Demand Management (TDM), efforts are related to new development at the regional and sub-regional levels by the County. Through the RSRFSM access management goals are laid out and the various jurisdictional elements to control access consistent with the RSRFSM are given. Access management control for new development enables the

County to plan for and maintain the road network based on anticipated use of the roadway.

Beyond actuated signals and County development guidelines, there is no other TDM along Bella Vista.

Existing Underground and Overhead Utilities in the Right-of-Way

Numerous existing utilities are present in the Bella Vista right-of-way. SRP power poles are located within the right-of-way on the north side of Bella Vista and will be relocated to the north outside of the right-of-way when required by SRP. Existing underground utilities include high pressure gas mains, fiber optic lines, water mains, etc. As is typical during roadway construction, these utilities will be coordinated during future construction of any required improvements.

3.2 Traffic Volumes

Daily traffic, Morning and Afternoon Peak Periods

Previous traffic counts were performed by DOWL HKM from noon on November 15th until noon on November 16th, 2011, via mechanical counter at a location close the proposed STC access point. The existing ADT along Bella Vista at the proposed access site is 2,890vpd.

Turning movement counts were previously performed by DOWL HKM at the three major intersections of the study area. The collection times were as follows:

Hunt:	06:45 to 08:45 and 15:45 to 18:00, November 16, 2011
Gantzel:	06:45 to 09:00 and 15:45 to 18:00, November 16, 2011
Quail Run:	07:15 to 09:15 and 16:00 to 18:00, November 15, 2011

The peak hours for the roadway network are from 7:00 AM to 8:00 AM (0700-0800) and from 4:15 PM to 5:15 PM (1615-1715).

Network peak hour data is summarized in Exhibits 5 and 6 on the following page.

Network Peak Hour Period Analysis

Year	Time	Network Total Volume /15min	Network Total Volume/ Consecutive Hour
2011	06:45 AM	-	
2011	07:00 AM	1332	5044
2011	07:15 AM	1424	4683
2011	07:30 AM	1177	4143
2011	07:45 AM	1111	3709
2011	08:00 AM	971	
2011	08:15 AM	884	
2011	08:30 AM	743	
2011	08:45 AM	-	
2011	03:45 PM	-	
2011	04:00 PM	1232	5088
2011	04:15 PM	1369	5101
2011	04:30 PM	1272	4959
2011	04:45 PM	1215	5005
2011	05:00 PM	1245	5093
2011	05:15 PM	1227	
2011	05:30 PM	1318	
2011	05:45 PM	1303	

Exhibit 5: Network Peak Hour Period Analysis

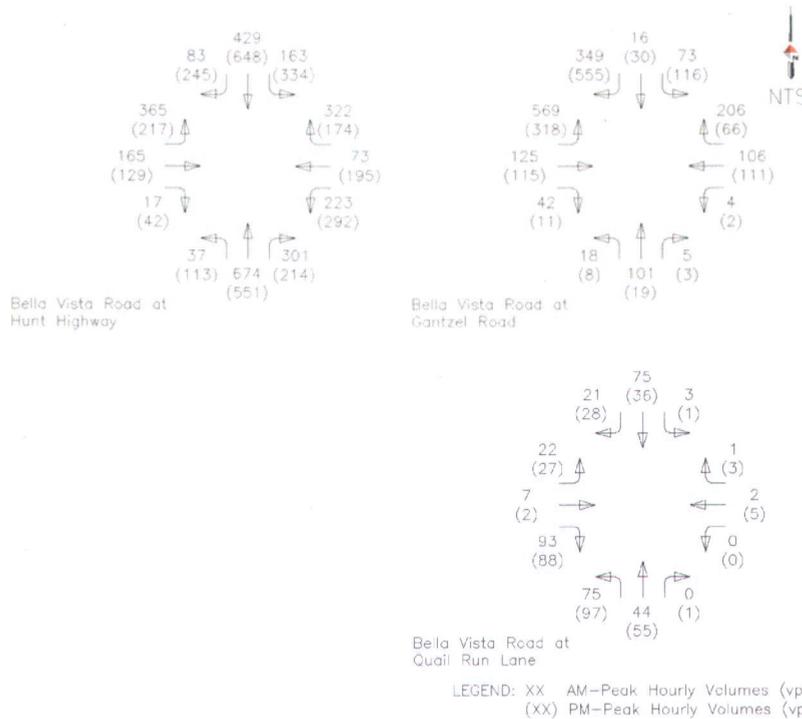


Exhibit 6 – Summary of Peak Hour Turning Movements

3.3 Level of Service

To measure the performance of an intersection the Level of Service (LOS) analysis was developed. LOS is a qualitative measure of factors consisting of travel speed, travel time, traffic interruptions, and freedom of maneuver, safety, driving comfort, and convenience. Highway Capacity Manual (HCM) LOS is defined on six levels, A-F, with A being a free-flow condition with high speed and low traffic volumes and F being forced flow with jammed conditions and queues at signalized intersections that cannot be cleared on the green phase. The HCM LOS is based on the intersection control delay attributed from traffic signals or stop signs. Control delay includes deceleration delay, queue move up time, stopped delay, and final acceleration delay. For unsignalized two-way stop-controlled intersections the HCM LOS is not defined as a whole for the intersection; only individual movements will be defined. Exhibit 7 shows a table for the LOS of a signalized and an unsignalized intersection.

The TIA G&P states in Section 5.14 Improvement Analysis

"a. Where the highway will operate at a level of service of C or better without the development, the traffic impact of the development on the highway shall be mitigated to level of service C.

b. Where the highway will operate below a level of service C in the horizon years without the development, the traffic impact of the development shall be mitigated to provide the same level of service at the horizon years."

Level of Service	Signalized Intersection Delay	Unsignalized Intersection Delay
A	≤ 10 seconds	≤ 10 seconds
B	10 – 20 seconds	10 – 15 seconds
C	20 – 35 seconds	15 – 25 seconds
D	35 – 55 seconds	25 – 35 seconds
E	55 – 80 seconds	35 – 50 seconds
F	≥ 80 seconds	≥ 50 seconds

Exhibit 7 – HCM Intersection Levels of Service

Daily traffic, Morning and Afternoon Peak Periods

The existing level of service on Bella Vista at the proposed site driveway is LOS A. Traffic is free-flowing. The level of service summary for the morning and afternoon peak periods of intersections can be found in Exhibit 8 on the following page.

ACCESS POINT	ADJACENT STREET	LOS - Existing Traffic									
		AM				INT LOS	PM				INT LOS
		E	W	N	S		E	W	N	S	
Hunt	Bella Vista	C	C	C	B	C	C	C	C	C	C
Gantzel	Bella Vista	B	A	D	D	C	B	A	D	D	C
Quail Run	Bella Vista	B	B	A	A	N/A	B	B	A	A	N/A

Exhibit 8 – Existing Intersection Level of Service Summary

Some approaches are at LOS D, however the overall intersection has an LOS C, which conforms to the TIA G&P requirements.

3.4 Safety (Traffic, Bicycle & Pedestrian)

Except for the horizontal curve that brings Bella Vista perpendicular to Hunt, there are no other horizontal curves along Bella Vista. There is a slight vertical change at the railroad tracks that may reduce sight distance, any roadway improvements will need to take this into account to ensure passing sight distance requirements are met.

As stated, there are pedestrian facilities along Bella Vista, but they are not continuous along Bella Vista from Hunt to Quail Run. On the north side, sidewalk is provided to Rosebud Drive and then ends. Gantzel has sidewalk and curbed returns on three of four corners. On the south side, sidewalk ends 175 feet west of the Gantzel intersection. It then starts at the southeast corner of Gantzel and continues east until the end of the pavement transition section roughly 280 feet from the railroad tracks.

There are no marked bicycle facilities along Bella Vista.

Accident data was previously gathered from Pinal County Sherriff's Department. The data range is from January 1, 2008 through September 30, 2011. Only data from 2008-2010 was reviewed. The data contained only crash date and severity. There were no fatalities during the time period reviewed, and the number of accidents resulting in bodily injury was low.

3.5 Data Sources

Traffic counts and turning movement counts were performed by DOWL HKM in November and December 2011.

Intersection geometry was collected in the field, where permissible. Aerial photography from Google Earth was used to gather pavement and lane width data.

Accident data was provided by the Pinal County Sherriff's Department.

4.0 PROJECTED TRAFFIC

4.1 Site Traffic Forecasting

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual (TGM) (8th Ed.) was used to generate anticipated site trips. The TGM code relating to the land use for this site is ITE 210 Single-Family Detached Housing. Using the anticipated lot count of 444 lots, the Average Daily rate and the Peak Hour rates for morning and afternoon peak hours were utilized to generate the proposed number of trips generated by the site. These numbers are summarized in Exhibit 9. Only weekday factors were analyzed.

Land Use	Trip Gen. Code	Daily Trip Rate/Unit (9.57/Lot)	AM Peak Hour Trip Rate/Unit			PM Peak Hour Trip Rate/Unit		
			Rate (0.77)	% In (26%)	% Out (74%)	Rate (1.02%)	% In (64%)	% Out (36%)
Single-Family Detached Housing	210	4,249	342	89	253	453	290	163

Exhibit 9 – Site Trip Generation Summary

Trip Distribution and Assignment

Trips were distributed to Bella Vista using the ingress/egress splits from the TGM. The previous traffic counts found the directional split to be even (50% eastbound, 50% westbound) in the morning peak hour, but was slightly higher for eastbound traffic in the afternoon peak hour (53% to 47%). It is anticipated that these splits will change with the development of Sherwood Park and the community college. All traffic from population centers will have to enter the site from Bella Vista Road. Instead of an even split, we anticipate that 60% of the traffic will head to/come from the west utilizing Hunt and Gantzel and 40% will head to/come from the east, utilizing Quail Run. A graphic summary of the trip assignment and traffic distribution can be seen in Exhibits 10 & 11.

Trip Assignment

Trip assignment was determined by reviewing the road network and population areas where students would be expected to commence travel. This is very difficult to determine because trips coming from the east and west would also be coming from the north or south and the interconnections of the roadways make it difficult to estimate how far someone would go out of their way to avoid or seek out a specific roadway. At Quail Run, the traffic was split evenly north and south, and no traffic was assigned to the east because the road terminates and there are no residences there. At Gantzel 35% of the intersection assignment was given to the northbound

direction and 65% was assigned to continue on to Hunt. At Hunt the assignment was split 60%/40% with the slight majority going north.

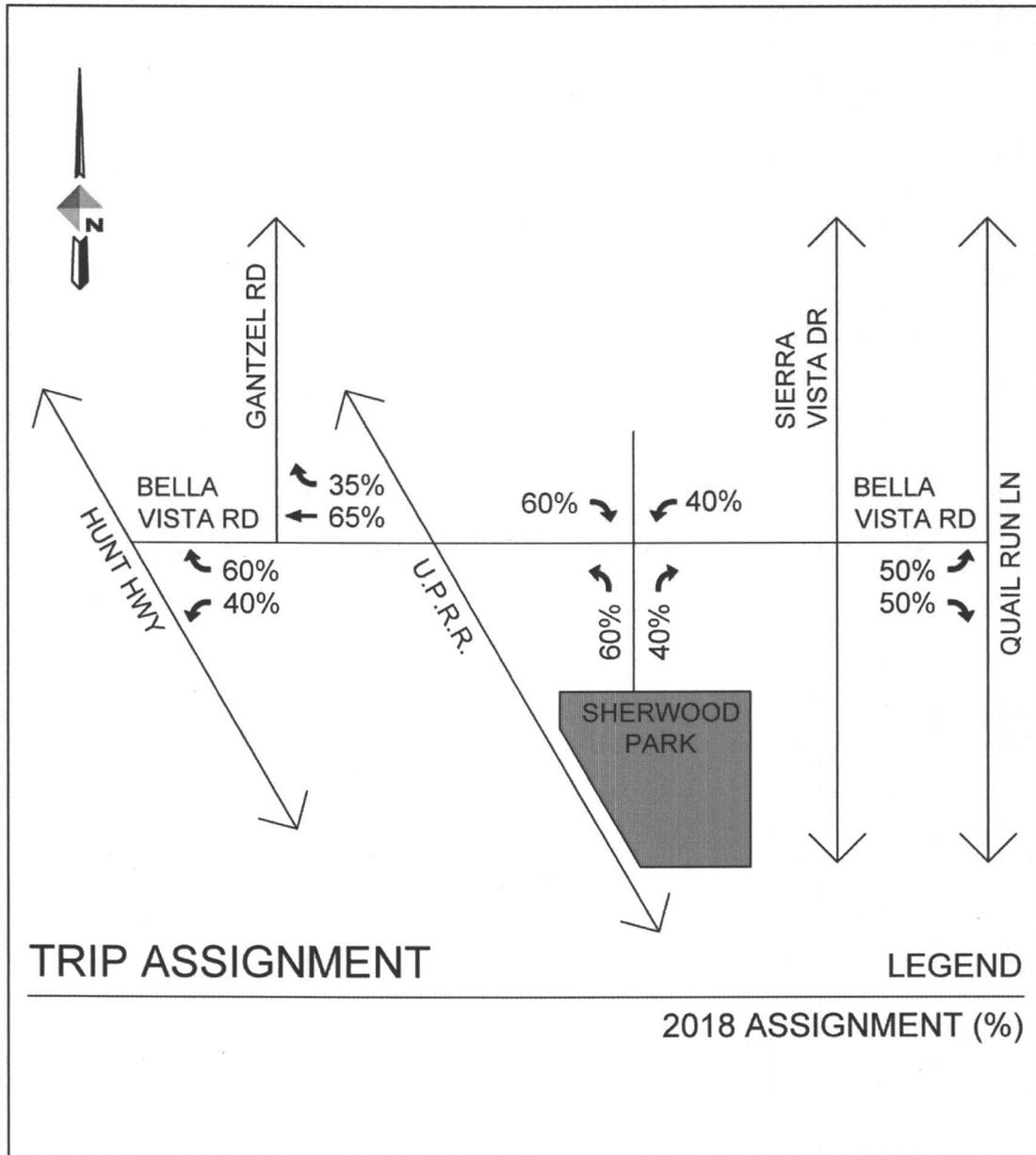


Exhibit 10 – Trip Assignment Summary

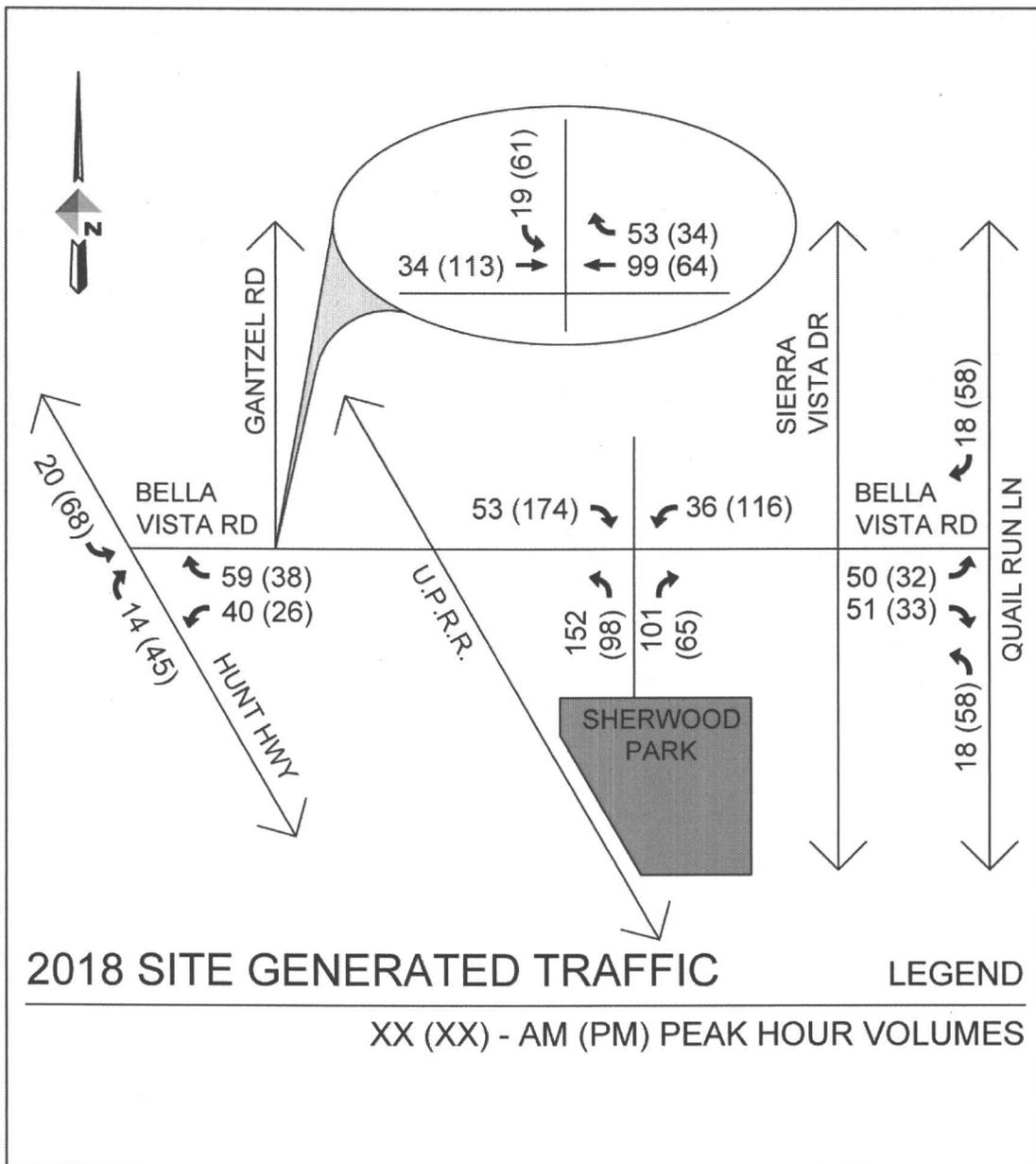


Exhibit 11 – Traffic Distribution Summary

4.2 Non-Site Traffic Forecasting

A growth rate of 2%/year was used to estimate traffic growth on Bella Vista at the entrance to Sherwood Park. A summary of this estimated background ADT with and without the site traffic can be seen in Exhibit 12 on the following page.

Roadway Segment	ADT*	Year	ADT ^a	Year
Bella Vista Rd			7yr	
Gantzel to Quail Run - No Development	2,890	2011	3,320	2018
Gantzel to Quail Run w/ Dev.			7,569	2018

* Traffic counted by DOWL HKM, 11/15-16/2011.

a. Growth rate of 2%/year applied to get 2013, 2023 & 2033 estimates.

Note: This projected ADT was restricted to the Sherwood Park development only. Adjacent, planned developments, including the Central Arizona College, were not factored into this calculation other than the 2% growth rate that was used.

Exhibit 12 – Summary of Future ADT along Bella Vista

5.0 PRELIMINARY TRAFFIC AND IMPROVEMENT ANALYSIS

5.1 Site Access

The primary access will have four lanes consisting of two ingress lanes, one northbound left turn lane and one northbound right turn lane. The preliminary design also includes a raised median separating the opposing traffic.

5.2 Roadway Improvements

Turn lanes warrants were have been evaluated per the TIA G&P. Storage lengths for each required turn lane have been calculated per Section 5.12 Queuing Analysis, of the TIA G&P.

Recommended improvements at the site access location are as follows:

2018:

- An Eastbound to Southbound Right Turn Lane will be required (150' Storage Length).
- A Westbound to Southbound Left Turn Lane will be required (100' Storage Length).
- The site access should provide two egress lanes and one ingress lane.
- The Northbound to Eastbound Right Turn Lane should be constructed to include 100' of storage.
- The Northbound to Westbound Left Turn Lane should be constructed to include 150' of storage.

5.3 Traffic Safety

Sight Distance

Bella Vista does not have any horizontal curves within the site area which allows good visibility along the roadway. The vertical rise of Bella Vista at the railroad tracks reduces visibility slightly, but is well over 2500 feet from the site access, which is more than adequate for viewing available gaps.

Acceleration/Deceleration Lanes

The high turning movements into the site meet the warrants for both right and left turn lanes. Standard deceleration distances should be used.

Adequacy of Location and Design of Driveway Access

The location and design of the driveway access are satisfactory. The access is at least a quarter mile from the proposed main entrance into the community college will be. A full-access median opening or a signal could be designed for the site access driveway and still conform to Pinal County requirements.

5.4 Speed Considerations

The posted speed on Bella Vista is 45mph. Per the TIA G&P the design speed is 50mph. Reducing the posted speed limit for Bella Vista would be a solution if there is a recurrence of similar accident types, such as turning movement or rear-end collisions. However, there are no safety issues that appear to be speed related, at this time. As an RSR, the minimum posted speed would be 35mph.

5.5 Traffic Control/Signal Needs

The development of Sherwood Park in conjunction with other area improvements (Central Arizona College, Bella Vista Farms, etc.) will eventually warrant a signal at the future intersection of Schnepf Road. However, while many variables will factor into the signal warrant, the most significant includes the rate of development in the area and ultimately the traffic growth along the corridor. Future Traffic Impact Analyses as will be required with each phase of area development and will define when the signal will be required.

6.0 CONCLUSIONS

- The development of Sherwood Park will have an impact on the daily and peak hour traffic of Bella Vista. A TIA will be required for the project development through Pinal County.
- The site will add 4,249 vehicles per day.
- The traffic demand on Bella Vista is anticipated to grow from a current ADT of 2,890 vehicles per day to 7,569 vehicles per day by 2018 due to this project.
- The Sherwood Park access location and any required improvements at Bella Vista will need to meet the requirements of the RSRFSM. By locating the access

for Sherwood Park at the future intersection of the re-aligned Schnepf Road, the development will meet the access management component of the RSRFSM.

7.0 RECOMMENDATIONS

The following recommendations are proposed to provide the most benefit to the safety of site users and the traveling public:

7.1 Roadway Improvements

Recommended improvements at the site access location are as follows:

2018:

- An Eastbound to Southbound Right Turn Lane will be required (150' Storage Length).
- A Westbound to Southbound Left Turn Lane will be required (100' Storage Length).
- The site access should provide two egress lanes and two ingress lanes separated by a raised median.
- The Northbound to Eastbound Right Turn Lane should be constructed to include 100' of storage.
- The Northbound to Westbound Left Turn Lane should be constructed to include 150' of storage.



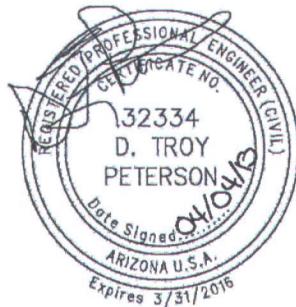


PRELIMINARY DRAINAGE REPORT FOR
SHERWOOD PARK

SOUTH OF BELLA VISTA ROAD, WEST OF SIERRA VISTA
DRIVE

PINAL COUNTY, ARIZONA

Prepared for:
LIFESTYLE HOMES INVESTMENTS, LLC
9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260
Contact: Lance Keller



Prepared by:
BOWMAN CONSULTING GROUP
3010 South Priest Drive, Suite 103
Tempe, AZ 85282
480-629-8830

April 4, 2013
Project No. 9763

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APPENDICES

- A. Exhibits
 - 1. Vicinity Map
 - 2. FIRM Map
 - 3. Drainage Exhibit
- B. Offsite Flow Exhibit
- C. Preliminary Stormwater Retention Calculations



1.0 INTRODUCTION

Sherwood Park is a proposed 128-acre residential development located in Pinal County, Arizona. As shown on Exhibit 1, the project site is located on the south side of Bella Vista Road and west of Sierra Vista Drive. The project site is located within Section 22, Township 3 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The project site is currently an undeveloped parcel that is relatively flat with a slight slope in a northwesterly direction. The property is currently utilized for agricultural purposes.

The property is surrounded by Arizona State Land on the north, east and south sides. The existing Union Pacific Rail Road is adjacent to the western project boundary.

The project site will be developed into a residential subdivision with 444 lots. The site will be designed in accordance with the Pinal County Drainage Design Manual (Reference 1).

2.0 FLOOD PLAIN DESIGNATION

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04021C0475E, panel 475 of 2575, with a current effective date of December 4, 2007 (Exhibit 2), the project site is within an effective flood Zone X. Zone X is classified on the FIRM as:

Areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage areas is less than one square mile, or areas protected from the 100-year flood by levees. No BFE's or depths are shown within this zone.

3.0 OFFSITE DRAINAGE

The offsite watershed that impacts the project site is a mixture of agricultural and desert land that extends between 2-3 miles to the east, terminating at the CAP Canal. Extensive analysis of the Queen Creek Watershed was completed by Entellus in 2009 (Reference 3). The Entellus analysis reflects that the offsite flows east of Section 22 concentrate to the south of the Sherwood Park property, near the Judd Road alignment. Additionally, there is a localized sheet flow within Section 22 that flows to the west along a thalweg approximately located just north of the project boundary. This localized flow continues to the west until it reaches the railroad tracts. There has historically been ponding and flow over the street at the intersection of Bella Vista Road and the Union Pacific Railroad Tracks during large storm events. This ponding does not extend to the actual Sherwood Park project and will not impact the lots within the project. Detailed analysis of the impacts of these stormwater flows will be submitted with the preliminary plat. The project grading will be designed and constructed to protect

Preliminary Drainage Report
Sherwood Park

any lots from flooding. Furthermore, an open space buffer of 200 feet will be provided between the railroad tracks and the closest lots to allow for the flow through of any historic stormwater flows.

4.0 ONSITE DRAINAGE / DESIGN CRITERIA

A. General Concept

Onsite storm water runoff from the residential lots will be collected in adjacent local streets and conveyed into the proposed retention basins via inlet structures, such as scuppers, catch basins, or storm drain pipes. Storm drain pipes may be used when allowable street capacities are exceeded or where direct conveyance into a basin is not available.

B. Design Peak Flows

Onsite design peak flows will be estimated using the Rational Method in accordance with the Pinal County criteria. For drainage sub basins with lot runoff, an initial lot runoff time of 10 minutes will be considered. Exhibit 3 is the corresponding drainage map. Detailed calculations will be provided in subsequent reports.

C. Street Drainage

In accordance with the Pinal County criteria, local streets will be designed to convey the 10-year peak flow below the top of curb and the 100-year peak flows within the right-of-way. Four-inch roll curb or 6-inch vertical curb will be used accordingly.

D. Street Inlet Structures

Street runoff will be conveyed into the proposed retention basins via inlet structures such as scuppers and catch basins. An appropriate clogging factor will be considered for each type of inlet. Detailed calculations will be provided in subsequent reports.

5.0 RETENTION REQUIREMENTS

Storm water storage basins are proposed within the project site to accommodate the storm water runoff volume of the 100-year, 2-hour storm per Pinal County criteria. The 100-year retention volume will be drained through surface percolation and drywells, when needed, within a time not to exceed 36 hours. All basin side slopes will be graded at slopes no greater than 4:1. Storm water storage requirement calculations are included in Appendix C. The project retention basins will be maintained by the homeowners' association.

6.0 ULTIMATE OUTFALLS AND FINISHED FLOORS

An ultimate outfall will be provided for each onsite drainage area to allow flow in excess of the design storm or in back to back events to leave the drainage area without inundating finished floors of structures within that area. Finished floors will be set a minimum of 12 inches above the highest applicable ultimate outfall of the lot, drainage area, or project. Additionally, the finished floors will be set a minimum of 12 inches above adjacent waterways or the ponding depth in the storm water storage basins during the 100-year flow.

The ultimate outfall for the project site is located at the northwest corner of the project.

7.0 REFERENCES

1. Pinal County Drainage Manual Volume 1. Draft- August 2004. Pinal County, Arizona.
2. Bella Vista Ranch Flood Investigation Mitigation: Phase 3: Design Concept Report Pinal County, Arizona, October 20, 2011. JE Fuller Hydrology & Geomorphology Inc.
3. Pinal County ADMP – Phase C, Queen Creek Watershed, May 15, 2009, Entellus.



APPENDIX A

EXHIBITS



BELLA VISTA ROAD

22

RITTENHOUSE ROAD

SIERRA VISTA ROAD

SITE

JUDD ROAD



VICINITY MAP

NTS

Bowman

CONSULTING

3010 South Priest Drive Ste 103 Phone: (480) 629-8830
Tempe, Arizona 85282 www.bowmanconsulting.com

Sherwood Park

San Tan Valley, Arizona

Exhibit '1' - Vicinity Map

JOB # 9763

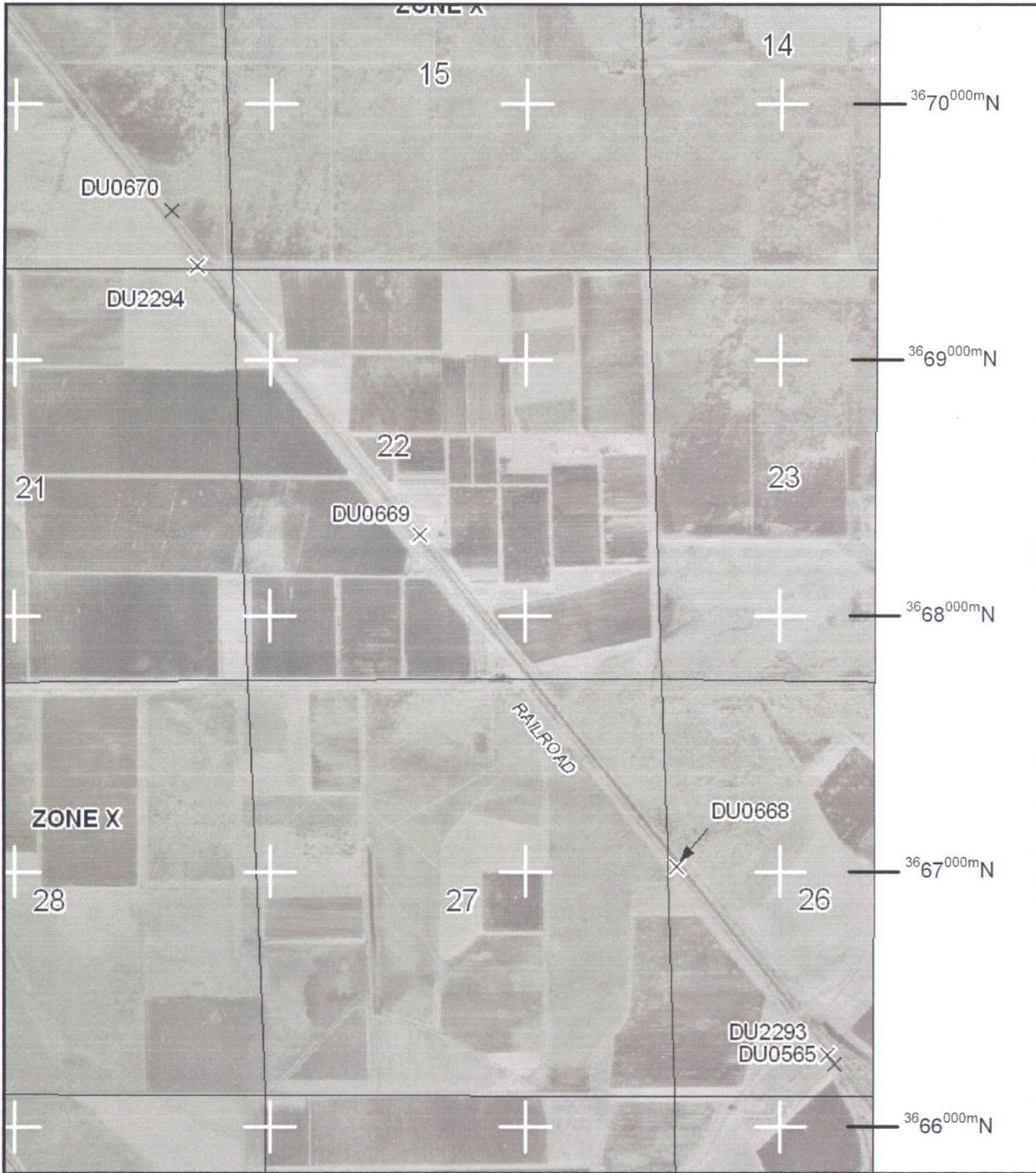
DATE April, 2013

SCALE N.T.S.

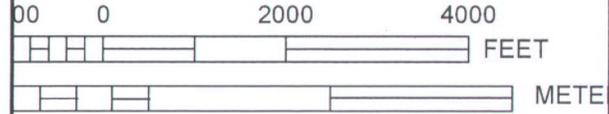
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MAP SCALE 1" = 2000'



PANEL 0475E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 475 OF 2575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY UNINCORPORATED AREAS	040077	0475	E
QUEEN CREEK TOWN OF	040132	0475	E

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

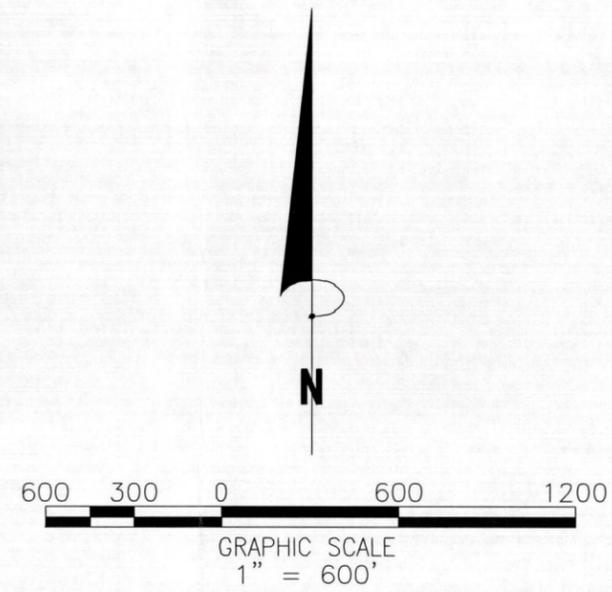
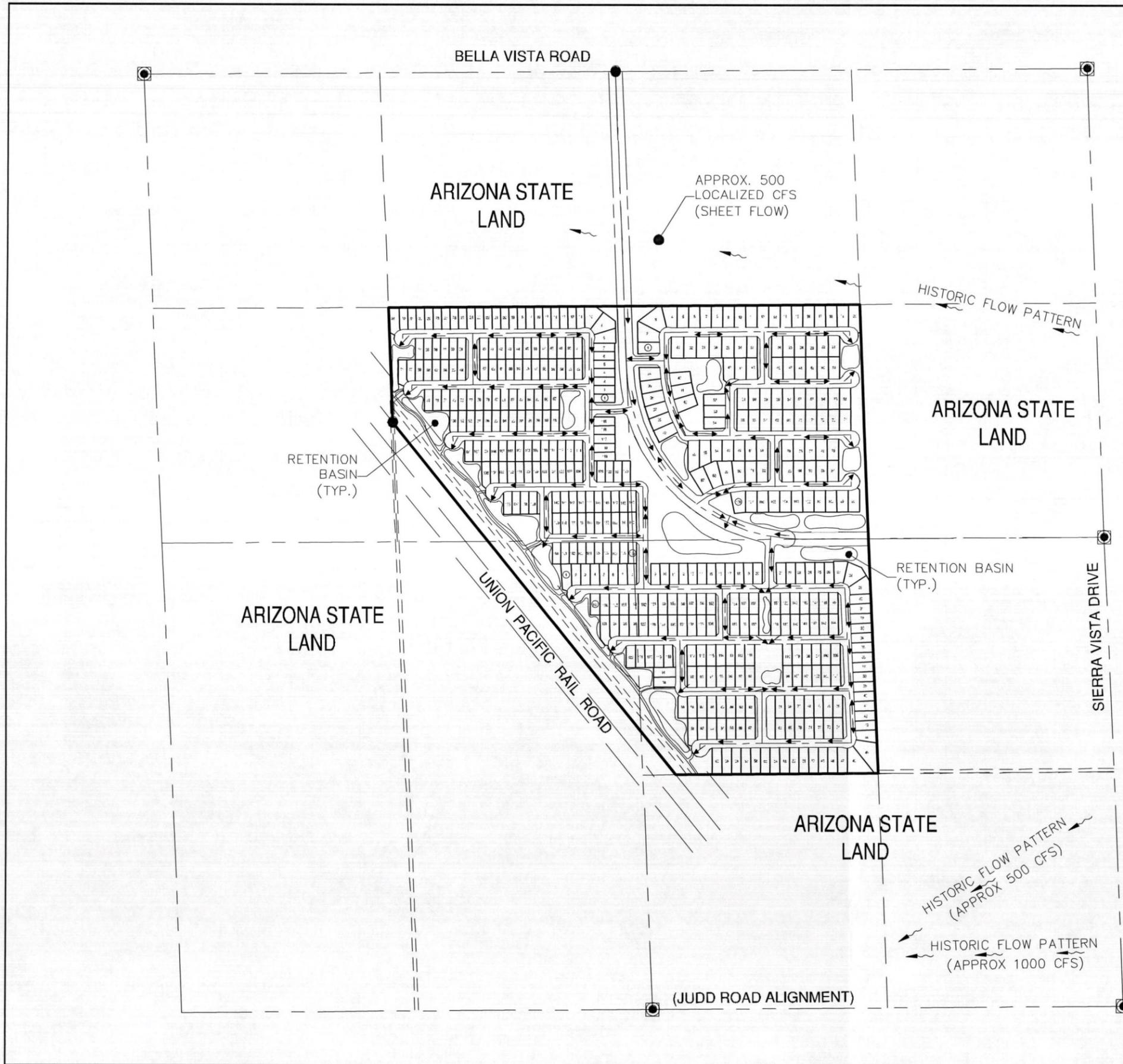


MAP NUMBER
04021C0475E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Sherwood Park

San Tan Valley, Arizona

Exhibit 3 - Conceptual Drainage Map

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



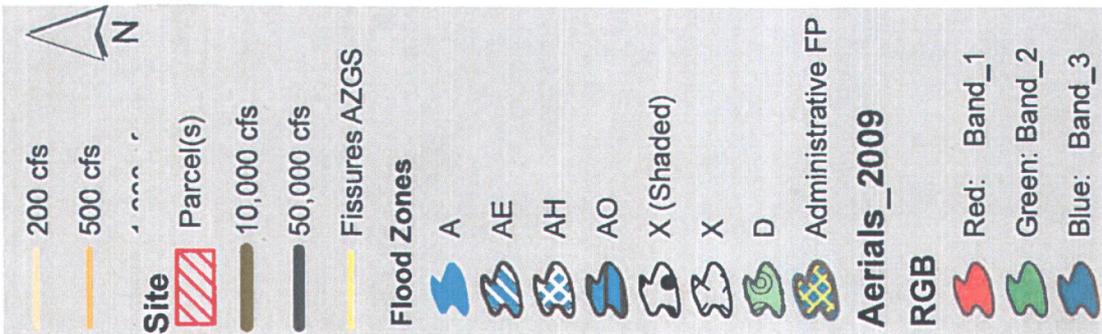
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APPENDIX B

Offsite Flow Exhibit



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



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

Flood Hazard Area Zone Definitions

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

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

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

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

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

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

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

Case: CR-009-13



APPENDIX C

Preliminary Stormwater Retention Calculations

Preliminary Retention Calculations

PROJECT: Sherwood Park

Date: 4/4/2013

Note: Detailed retention calculations will be provided with the preliminary plat.

Retention Required							
Drainage Area ID	Land Type	Area (SF)	Coefficient (C)	100-YR, 2-HR Precipitation Depth (P) [in.]	Runoff Volume (V _r) [ft ³]	Retention Volume Provided (V _p) [ft ³]	Excess Volume (V _p - V _r) [ft ³]
Overall Project	Detached Single Family	5,575,680	0.65	2.24	676,516	685,000	0
			0.65	2.24	0	0	0
			0.65	2.24	0	0	0
	Detached Single Family		0.65	2.24	0	0	0
		5,575,680	0.65	2.24	676,516	685,000	8,484

The volumes shown were calculated using the following process:

$$V_r = C (P/12) A$$

Where: V_r = Calculated runoff volume (cubic-feet)

C = A coefficient relating the runoff to rainfall

P = Design Storm

A = The drainage area (square-feet)

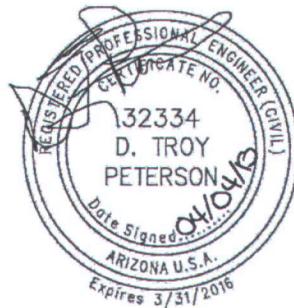


PRELIMINARY WATER DESIGN REPORT
FOR
SHERWOOD PARK

SOUTH OF BELLA VISTA ROAD, WEST OF SIERRA VISTA
DRIVE
PINAL COUNTY, ARIZONA

Prepared for:
Lifestyle Homes Investments, LLC
9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Prepared by:
BOWMAN CONSULTING GROUP, LTD.
3010 South Priest Drive, Suite 103
Tempe, Arizona 85282
480-629-8830



April 4, 2013
BOWMAN Project No. 9763

GENERAL DESCRIPTION

Lifestyle Homes is developing a proposed 444-lot single-family residential subdivision located south of Bella Vista Road and east of Sierra Vista Drive in Pinal County, Arizona. The project site is located within Section 22, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona (See Exhibit A, Vicinity Map). Water will be provided by Johnson Utilities and the site infrastructure will be designed in accordance with their design standards.

WATER DEMAND DESIGN FLOW

Average Daily Demand:

Average Demand: 260 gpd/unit

Residential Subdivision:

260 gal/day per unit x 444 units = 115,440 GPD

Maximum Daily Demand:

1.5 x 101,520 GPD = 173,160 GPD

Peak Hour Demand:

3.0 x 115,440 GPD = 346,320 GPD

WATER DISTRIBUTION SYSTEM

A new water campus has recently been constructed by Johnson Utilities at Sierra Vista Drive and the Judd Road alignment. The proposed water system infrastructure will loop a 12" water main line from the existing 12" waterline in Sierra Vista Drive up to the existing 8" water main line in Bella Vista Road – See Exhibit B, Water Infrastructure Exhibit. Easements will be obtained from the Arizona State Land Department as needed for the proposed waterline construction. The water system will loop through the proposed local street system with 8" waterlines and will include fire hydrants, residential water meters, and meters for landscaping purposes. The system will be designed to provide minimum pressures of 40psi for the Peak Hour Demand and 20psi for the Max Day Demand plus fire flow. Computer modeling will be utilized to verify that the proposed system will meet these requirements.



BELLA VISTA ROAD

22

RITTENHOUSE ROAD

SIERRA VISTA ROAD

SITE

JUDD ROAD

VICINITY MAP

NTS



Bowman

CONSULTING

3010 South Priest Drive Ste 103
Tempe, Arizona 85282

Phone: (480) 629-8830
www.bowmanconsulting.com

Sherwood Park

San Tan Valley, Arizona

Exhibit '1' - Vicinity Map

JOB # 9763

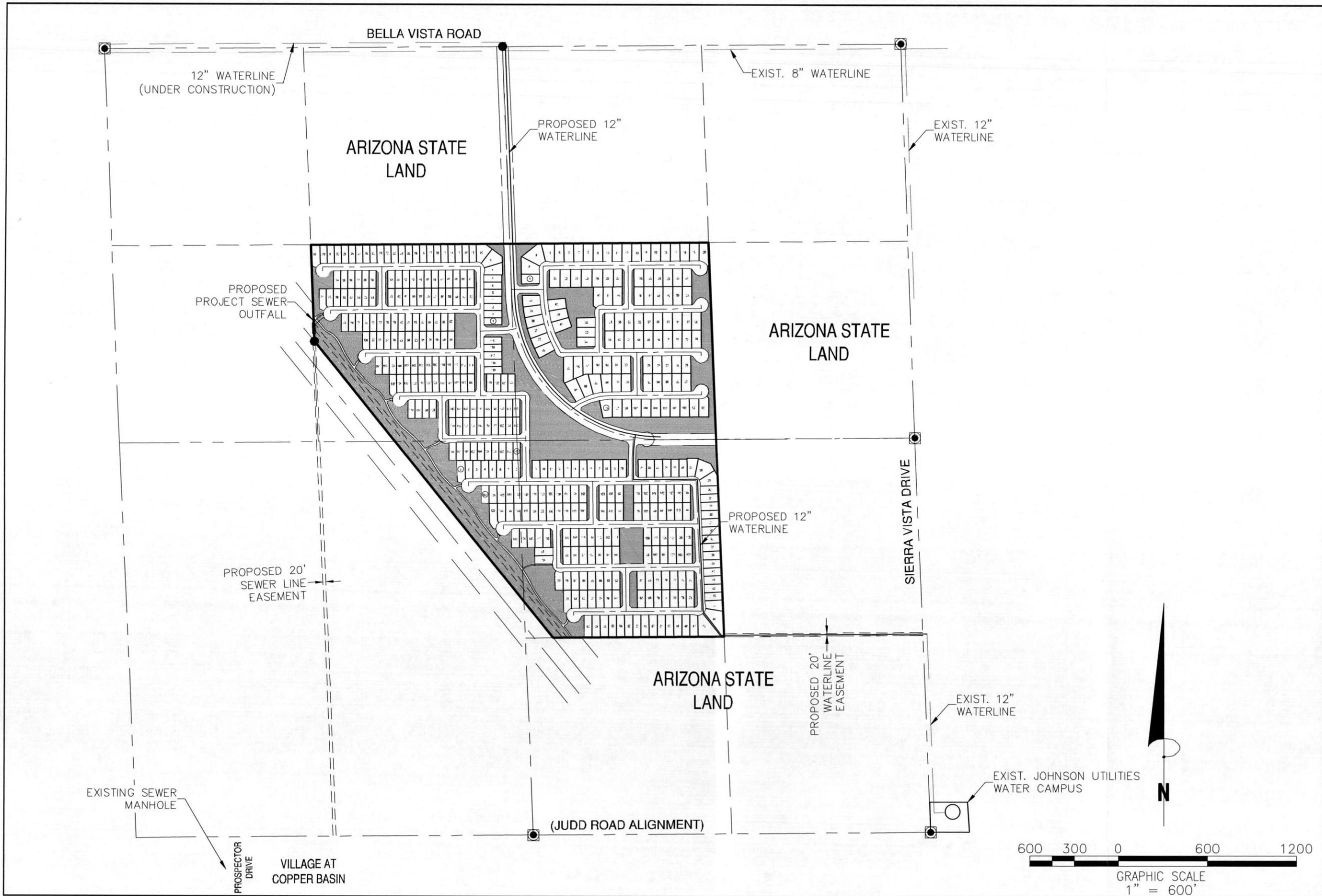
DATE April, 2013

SCALE N.T.S.

DRAWN jas

SHT 1 OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Vicinity Map-Exhibit 1.dwg 04/04/2013



Sherwood Park
 San Tan Valley, Arizona
Exhibit 'B' - Water Infrastructure Exhibit

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
 CONSULTING

JOB #	9763
DATE	April, 2013
SCALE	1"=600'
DRAWN	jas
SHT 1	OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Water Infrastructure.dwg 04/04/2013





PRELIMINARY WASTEWATER DESIGN REPORT
FOR

SHERWOOD PARK

SOUTH OF BELLA VISTA ROAD, WEST OF SIERRA VISTA
DRIVE

PINAL COUNTY, ARIZONA

Prepared for:
Lifestyle Homes Investments, LLC
9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Prepared by:
BOWMAN CONSULTING GROUP, LTD.
3010 South Priest Drive, Suite 103
Tempe, Arizona 85282
480-629-8830



April 4, 2013
BOWMAN Project No. 9763

GENERAL DESCRIPTION

Lifestyle Homes is developing a proposed 444-lot single-family residential subdivision located south of Bella Vista Road and east of Sierra Vista Drive in Pinal County, Arizona. The project site is located within Section 22, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona (See Exhibit A, Vicinity Map). Wastewater collection and treatment will be provided by Johnson Utilities and the site infrastructure will be designed in accordance with their design standards.

WASTEWATER DEMAND DESIGN FLOW

Average Daily Demand:

Average Demand: 208 gpd/unit

Residential Subdivision:

208 gal/day per unit x 444 units = 92,352 GPD

Peak Demand:

3.0 x 92,352 GPD = 277,056 GPD

WASTEWATER COLLECTION SYSTEM

Wastewater generated within the Sherwood Park project will be collected via a network of 8" sewer lines and gravity to the project sewer outfall near the northwestern portion of the project – See Exhibit B – Wastewater Infrastructure Exhibit. From that point, wastewater will be routed (either by gravity or via a lift station) to the south across Arizona State Land property and discharge to an existing manhole within the Village at Copper Basin project. The discharge manhole is located on Prospector Drive, just south of Judd Road. From that point, the wastewater will be routed through existing infrastructure to the Johnson Utilities Section 11 Wastewater Treatment Plant. Easements will be obtained from the Arizona State Land Department as needed for the proposed sewer line construction. The system will be designed in accordance with Johnson Utilities and ADEQ requirements.



BELLA VISTA ROAD

22

RITTENHOUSE ROAD

SIERRA VISTA ROAD

SITE

JUDD ROAD

VICINITY MAP

NTS



Bowman

CONSULTING

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Tempe, Arizona 85282 www.bowmanconsulting.com

Sherwood Park

San Tan Valley, Arizona

Exhibit '1' - Vicinity Map

JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT	1 OF 1



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CONSULTING

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Tempe, Arizona 85282
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JOB # 9763
DATE April, 2013
SCALE 1"=600'
DRAWN jas
SHT 1 OF 1

Sherwood Park

San Tan Valley, Arizona

Exhibit 'B' - Wastewater Infrastructure Exhibit

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PZ/PZ-PD-003-13



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 20, 2013

CASE NO.: **PZ-003-13** (Sherwood Park Rezone)
PZ-PD-003-13 (Sherwood Park PAD)

CASE COORDINATOR: Travis Ashbaugh

LEGAL DESCRIPTION: 128.18± acres, situated in a portion of the SW¼ of the NE¼, the SE¼ of the NW¼, the NE¼ of the SW¼, and the NW¼ of the SE¼ of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file).

TAX PARCEL: 210-22-0010 (legal on file)

APPLICANT/LANDOWNER: Sherwood Dwayne Profit Sharing Plan

AGENT: Rose Law Group

REQUESTED ACTION & PURPOSE:

PZ-003-13 - PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan, landowners/applicant, Rose Law Group Chris Webb, agent, requesting approval of a Zone Change from GR (General Rural) to R-7 (Single Residence Zoning District) on 128.18± acres.

PZ-PD-003-13: PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan, landowners/applicant, Rose Law Group Chris Webb, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 444 single-family residential units within the 128.18± acre parcel

LOCATION: Approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad.

SIZE: 128.18± acres

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

EXISTING ZONING AND LAND USE: The subject property is currently zoned GR and is currently undeveloped farm land.

SURROUNDING ZONING AND LAND USE:

North: GR; Arizona State Land

East: GR; Arizona State Land

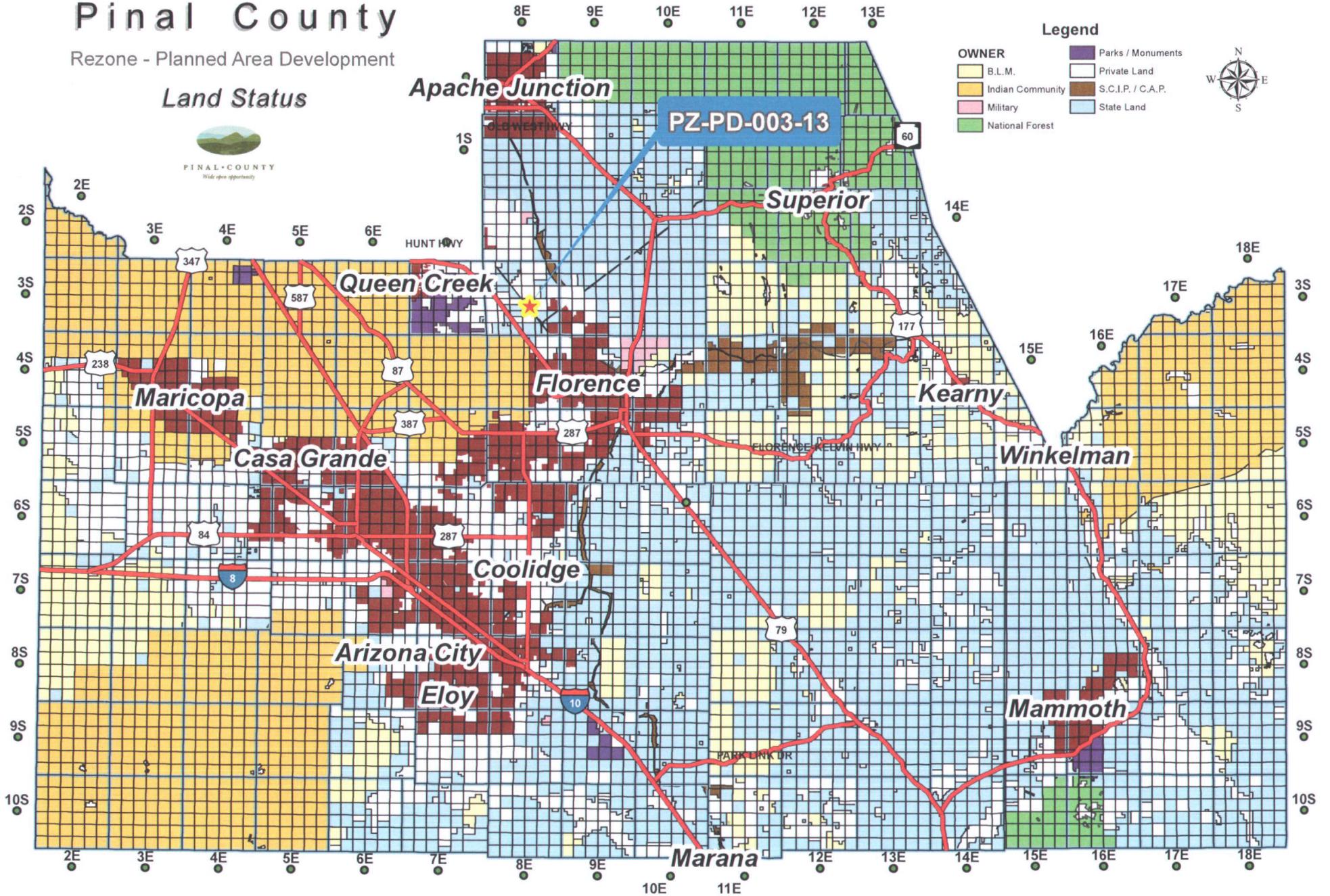
South: GR; Arizona State Land

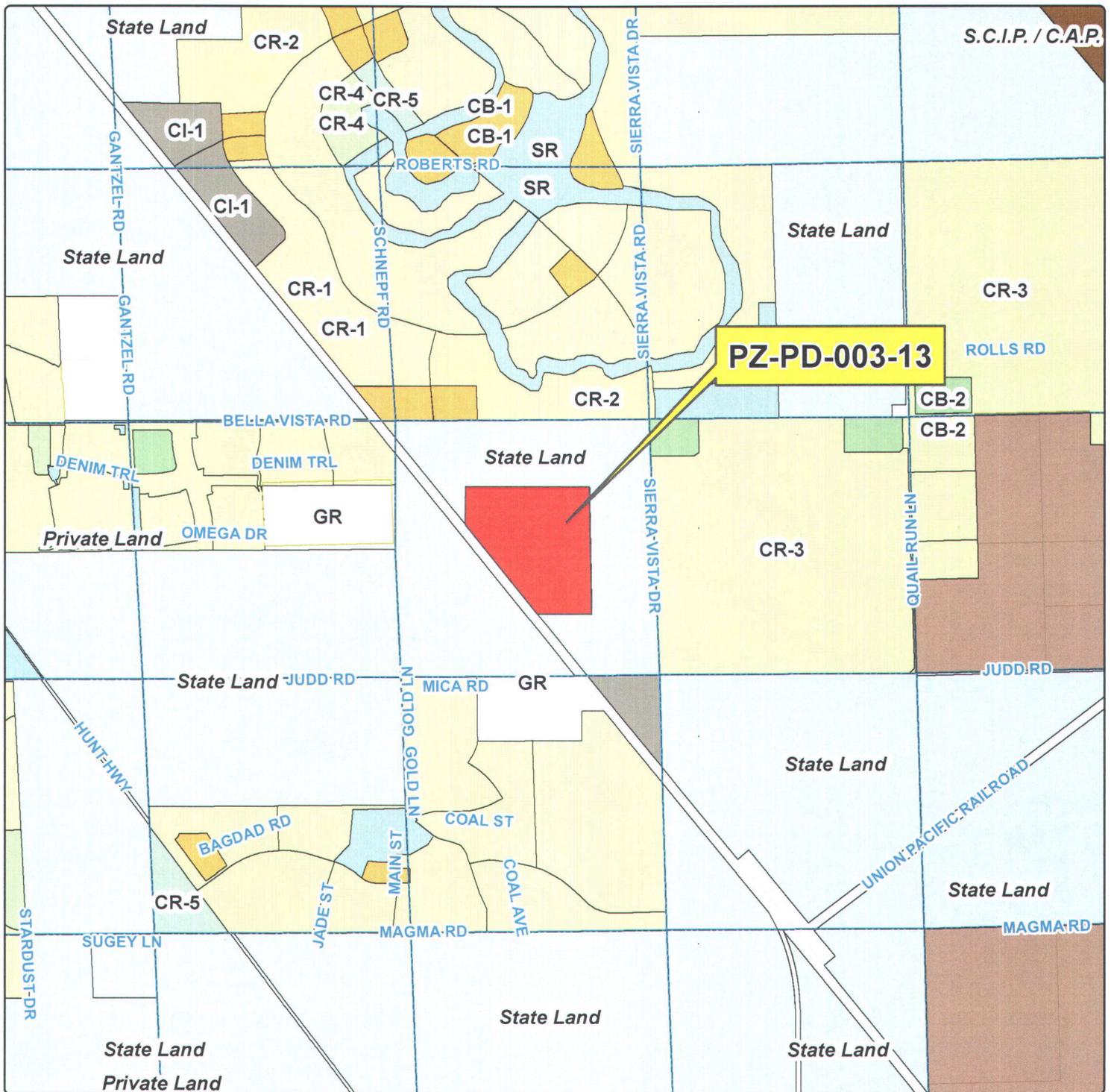
West: GR; Union Pacific Railroad with surrounding Arizona State Land

Pinal County

Rezone - Planned Area Development

Land Status





Rezone
Planned Area Development
Planning & Development Services



PINAL COUNTY
Wide open opportunity





PZ-PD-003-13

**Rezone
Planned Area Development**



PINAL COUNTY
Wide open opportunity

PLANNED AREA DEVELOPMENT FOR SHERWOOD PARK

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GLEA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 780 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 80 DEGREES 47 MINUTES 52 SECONDS EAST 1,324.83 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND
EXCEPT 1/5TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS REFERRED IN ARIZONA REVISED STATUTES;

UTILITIES TABLE

Electric	SRP
Telecommunications	Century Link/Cox
Number of Gas	None
Water/Watermain	Arizona Utilities
Drain	Pinal County Sheriff
Fire	Rural Metro
Schools	Florence Unified School District

LAND USE TABLE

Gross Acreage	128.18
Collector Streets	3.41 acres
Open Space	52.06 acres
Electrical/GS	23.56 acres
Net Area	124.77 acres
Product Type A: 48' x 120'	189 lots
Product Type B: 53' x 120'	187 lots
Product Type C: 65' x 120'	158 lots
Total Dwelling Units	534
Density	4.26 dw/acre

ZONING COMPARISON TABLE

Development Standard	Product Type A		Product Type B		Product Type C	
	R-7	R-7 PAD	R-7	R-7 PAD	R-7	R-7 PAD
Minimum Lot Width	50'	48'	50'	50'	50'	65'
Minimum Lot Area	7,000 SF	5,760 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Front Setback	20'	20'/15'	20'	20'/15'	20'	20'/15'
Side Setback	10'/10'	5'/5'	10'/10'	5'/10'	10'/10'	5'/10'
Street Side Setback	-	10'	-	10'	-	10'
Rear Setback	25'	20'	25'	20'	25'	20'
Building Height	30'	30'/2 Story	30'	30'/2 Story	30'	30'/2 Story

CONTROL/MAINTAIN

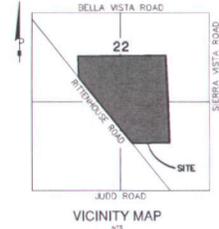
ALL LANDSCAPING, RECREATIONAL FACILITIES, OPEN SPACE AREAS AND DRAINAGE FACILITIES
ALL STREETS ARE DESIGNATED AS PUBLIC STREETS
REFUSE DISPOSAL

RESPONSIBLE PARTY

SHERWOOD PARK HOMEOWNERS ASSOCIATION
PINAL COUNTY
UPON APPROVAL BY PINAL COUNTY PUBLIC WORKS DEPARTMENT

NOTE:

REFER TO PRELIMINARY DRAINAGE REPORT FOR NARRATIVE AND DRAINAGE MAP FOR DRAINAGE PATTERNS AND RETENTION REQUIREMENTS. SITE IS WITHIN FLOOD ZONE "X".
REFER TO LANDSCAPE PLAN FOR CONCEPTUAL LANDSCAPING AND PLANT PALETTE.
REFER TO ENTRY MONUMENT & WALLS EXHIBIT FOR PERMANENT WALLS, EVIDENCE AND ENTRY MONUMENT DETAILS, WITHIN THE PAD NARRATIVE EXHIBIT J
NO EXISTING ROADWAYS/EASEMENTS EXIST ON THE PROPERTY
NO NATURAL FEATURE ON SITE

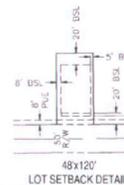
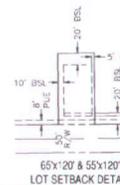
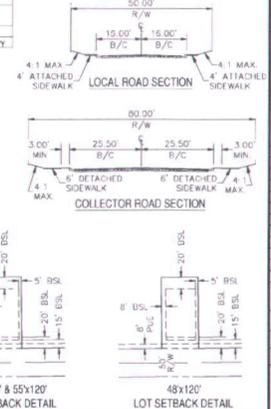


CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD
3013 S. PRIEST DRIVE
SUITE 101
TEMPE, ARIZONA 85282
PHONE: 480.628.0830
CONTACT: TROY PETERSON

DEVELOPER
LIFESTYLE HOMES INVESTMENTS, LLC
9383 E. BAHIA DR. SUITE 130
SCOTTSDALE, AZ 85250
CONTACT: LANCE KELLER

LAND OWNER
D'WAYNE SHERWOOD PROFIT SHARING PLAN
10521 E. QUEEN CREEK ROAD
SUITE 109-428
QUEEN CREEK, AZ 85142

- OPEN SPACE
- 48'x120' LOTS
- 53'x120' LOTS
- 65'x120' LOTS



Bowman CONSULTING

Bowman Consulting Group, LLC
1000 North Central Expressway, Suite 101
Tempe, Arizona 85281
Phone: 480.128.8800
www.bowmanconsulting.com

Site Plan - Exhibit E
Sherwood Park

9763
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
10/18/11	DESIGN
11/14/11	DESIGN
1/11/12	DESIGN
3/11/12	DESIGN
4/11/12	DESIGN
5/11/12	DESIGN
6/11/12	DESIGN
7/11/12	DESIGN
8/11/12	DESIGN
9/11/12	DESIGN
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8/12/13	DESIGN
9/12/13	DESIGN
10/12/13	DESIGN
11/12/13	DESIGN
12/12/13	DESIGN

JOB NO: 9763
DATE: April 2013
SHEET 1 of 1

PUBLIC PARTICIPATION:

Neighborhood Meeting: No Meeting was held due to having only two (2) landowners surrounding the property (Arizona State Land & Union Pacific Railroad). A letter was sent notifying the required two adjacent landowners in order to give an opportunity to request a scheduled meeting individually to discuss the case in lieu of the neighborhood meeting.

Neighborhood and agency mail out: Week of April 29, 2013

News paper Advertising: May 2, 2013

Site posting: Applicant – April 10, 2013, County – April 29, 2013

FINDINGS:

Site data:

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

Water/Sewer: Johnson Utilities (Site currently not within Johnson Utilities certificated service area. Efforts are being coordinated through Johnson Utilities for easements with Arizona State Land and to expand their coverage through the Arizona Corporation Commission to include the proposed site.)

Access: The property currently does not have legal access. The applicant is in the process of acquiring right-of-way from the Arizona State Lands Department.

HISTORY: The property remains zoned as GR (General Rural) with a Special Use Permit in 1989 under planning case SUP-032-88 for tire storage. The site has not been used in that manner in several years.

ANALYSIS: The applicant is requesting approval of a Rezone of GR to R-7 with a Planned Area Development (PAD) Overlay District (PZ-003-13 & PZ-PD-003-13) to allow a 444 unit single-family residential development within the 128.18± acre parcel.

To date, one letter in opposition has been received from property owners within the notification area.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS ZONE CHANGE REQUEST AND PLANNED AREA DEVELOPMENT REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The proposal was sent to the Town of Queen Creek and the Town of Florence for review. The proposal is within the Town of Florence's General Plan boundaries designated as MDR1 (Medium Density Residential 1: 4.0 – 8.0 DU/AC). Comments were received by the Town of Queen Creek and are attached to the correspondence section of this report.

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

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

The **Pinal County Department of Air Quality** provided comments which are attached

to the correspondence section of this report

Fit within the neighborhood

Over the past four to five years, the housing industry was in decline. Many of the approved residential Planned Area Developments that were approved for this area were put on hold until market conditions were suitable for construction to resume. The area currently has a large amount of approved residential Planned Area Developments that remains undeveloped with a few pockets of commercial Planned Area Developments. Currently there is approximately 11,000± proposed units within a two mile radius of approved residential planned area developments. The largest is the Bella Vista Farms PAD accounting for approximately 7,500 units just north of Bella Vista Road. The proposed density within this proposal is in line with the Comprehensive Plan designation for the area of Moderate Low Density Residential (1-3.5 du/ac), nearing the maximum threshold at 3.46 dwelling units per acre.

Legal access is currently unavailable as the proposal is essentially surrounded by Arizona State Land to the north, east, and south while bordered by the Union Pacific Railroad to the west. A proposed right-of-way approximately 1,400 feet is in the beginning process for acquisition and will come south off of the Regionally Significant Route of Bella Vista Road to the propose site through the Arizona State Lands.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD and zone request under planning cases PZ-PD-003-13 and PZ-003-13. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a Rezone and a PAD Overlay District.

2. To date, one letter in opposition has been received from property owners inside the notification area.
3. The property has currently does not have legal access.
4. Adjacent property owners (Arizona State Lands Department & Union Pacific Railroad) were notified by letter only with the opportunity to schedule a meeting to discuss the proposal on an individual basis if so desired.
5. The subject property is located within the "Moderate Low Density Residential (1-3.5 du/ac)" designation and is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
6. Granting of the Rezone and a Planned Area Development Overlay District request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION - (PZ-003-12): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
2. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
4. In order to provide public access from Bella Vista Rd. to the subject property, right-of-way from the Arizona State Land Department, shall be conveyed prior to final plat approval, with the understanding that submittal of tentative plat and final plat applications is at the property owner's own risk, and Pinal County incurs no obligation to approve final plats or any plans related thereto prior to conveyance of the public access. Furthermore, Pinal County incurs no obligation to purchase, provide, or construct public access to this development.
5. Right-of-Way dedication will be required along all mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered;

6. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the 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;
8. 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;
9. 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;
10. Any roadway sections and alignments shown in the zone change are conceptual only and have not been approved by the Pinal County Engineer;
11. The property is to be developed with an approved Planned Area Development (PAD) with a revised date of May 6, 2013 and Opens Space and Recreation Plan (OSRAP) with a revised date of May 6, 2013, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
12. This zone change shall not exceed 3.5 dwelling units per acre;
13. The final plat shall be for no more than 444 single family residential lots;
14. Prior to Final Plat, applicant must provide a response letter from the Florence Unified School District addressing the impacts on schools and/or the demand for new schools while indicating the status of their review and method of addressing those impacts created by the proposed zone change.
15. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section;
16. No schools, day care centers or limited care facilities to be located within one-quarter (¼) mile of land in agricultural production requiring aerial spraying. **(PLACE IN NOTES SECTION ON FACE OF FINAL PLAT)**;

17. Prior to Tentative submittal, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider that the process has commenced but to be secured by Final Plat submittal, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
18. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 128.18± acres covered under case PZ-003-13;
19. The applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
20. If a condition is not met at the end of the specified time period for that condition, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the zone change, can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
21. The applicant/property owner shall submit a tentative plat application within three (3) years from the effective date of this ordinance.
22. The applicant/property owner shall improve the property as a residential subdivision; improve means obtaining a final plat approval and completing the conditions enumerated herein, within five (5) years from the effective date of this ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;
23. If at the expiration of the five (5) year time period the Property has not been developed with a single family residential subdivision, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the zone change, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
24. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
25. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
26. The zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property

owner and issuance of a Certificate of Compliance by the Planning Director the “C” shall be changed to an “R” indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;

27. No building permits shall be issued based on this zone change until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
28. Approval of this zone change request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
29. Approval of this zone change will require, at the time of application for Final Plat, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and
30. In the event any discrepancy or conflict arises between applicant's written narrative report for the zone change and the stipulations attached to case number PZ-003-13, the stipulations shall govern.

STAFF RECOMMENDATION - (PZ-PD-003-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
2. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
4. In order to provide public access from Bella Vista Rd. to the subject property, right-of-way from the Arizona State Land Department, shall be conveyed prior to final plat approval, with the understanding that submittal of tentative plat and final plat applications is at the property

owner's own risk, and Pinal County incurs no obligation to approve final plats or any plans related thereto prior to conveyance of the public access. Furthermore, Pinal County incurs no obligation to purchase, provide, or construct public access to this development.

5. Right-of-Way dedication will be required along all mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered;
6. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the 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;
8. 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;
9. 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;
10. Any roadway sections and alignments shown in the PAD Overlay District are conceptual only and have not been approved by the Pinal County Engineer;
11. The property is to be developed with an approved Planned Area Development (PAD) with a revised date of May 6, 2013 and Open Space and Recreation Plan (OSRP) with a revised date of May 6, 2013, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
12. This PAD Overlay District shall not exceed 3.5 dwelling units per acre;
13. The final plat shall be for no more than 444 single family residential lots;
14. Prior to Final Plat, applicant must provide a response letter from the Florence Unified School District addressing the impacts on schools and/or the demand for new schools while indicating the status of their review and method of addressing those impacts created by the proposed PAD overlay zoning district.
15. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section;

16. No schools, day care centers or limited care facilities to be located within one-quarter (¼) mile of land in agricultural production requiring aerial spraying. **(PLACE IN NOTES SECTION ON FACE OF FINAL PLAT);**
17. Prior to Tentative submittal, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider that the process has commenced but to be secured by Final Plat submittal, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN);**
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN;**
18. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 128.18± acres covered under case PZ-PD-003-13;
19. The applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
20. If a condition is not met at the end of the specified time period for that condition, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the PAD Overlay District, can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
21. The applicant/property owner shall submit a tentative plat application within three (3) years from the effective date of this ordinance.
22. The applicant/property owner shall improve the property as a residential subdivision; improve means obtaining a final plat approval and completing the conditions enumerated herein, within five (5) years from the effective date of this ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;
23. If at the expiration of the five (5) year time period the Property has not been developed with a single family residential subdivision, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the PAD Overlay District, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
24. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
25. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the

Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;

26. The PAD Overlay District will be shown on the official Pinal County Zoning Map with a “C” indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the “C” shall be changed to an “R” indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
27. No building permits shall be issued based on this PAD Overlay District until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
28. Approval of this zone change request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
29. Approval of this PAD Overlay District will require, at the time of application for Final Plat, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and
30. In the event any discrepancy or conflict arises between applicant's written narrative report for the PAD Overlay District and the stipulations attached to case number PZ-PD-003-13, the stipulations shall govern.

Date Prepared: 05/08/13 – TA
Revised: 06/12/13 - TA



Memorandum

Date: May 16, 2013

To: Steve Abraham, Senior Planner
Planning and Development Services Department

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

Subject: Planned Area Development for SHERWOOD PARK, Case No. PZ-PD-003-13

The Public Works Department has reviewed the Planned Area Development for SHERWOOD PARK, Case No. PZ-PD-003-13 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
- 2) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 3) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- 4) In order to provide public access from Bella Vista Rd. to the subject property, right-of-way from the Arizona State Land Department, shall be conveyed prior to final plat approval, with the understanding that submittal of tentative plat and final plat applications is at the property owner's own risk, and Pinal County incurs no obligation to approve final plats or any plans related thereto prior to conveyance of the public access. Furthermore, Pinal County incurs no obligation to purchase, provide, or construct public access to this development;
- 5) Right-of-way dedication will be required along all mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered;
- 6) Lift stations, if required, shall be located in a tract and shall not be located



PINAL COUNTY
wide open opportunity

- adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
- 7) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the 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 or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals;
 - 8) 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;
 - 9) 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;
 - 10) Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

rev: L. Chow
cc: T. Ashbaugh



MEMORANDUM FROM AIR QUALITY

Date: May 1, 2013
To: Ashlee MacDonald
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/16/13	PZ-(PD)-003-13	Lifestyle Homes Investments, LLC	Sherwood Park	See Comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

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

Travis Ashbaugh

From: Ashlee MacDonald
Sent: Wednesday, June 05, 2013 3:03 PM
To: Travis Ashbaugh; Dedrick Denton
Subject: FW: Town of Queen Creek Comments

Ashlee MacDonald
Planner II
Pinal County Planning and Development
P.O. Box 2973
Florence, AZ 85132
phn 520-866-6642
fax 520-866-6435

From: Wayne Balmer [mailto:wayne.balmer@queencreek.org]
Sent: Wednesday, June 05, 2013 2:56 PM
To: Ashlee MacDonald
Subject: Town of Queen Creek Comments

Good morning Ashley:

Thank you for sending us the information on the following cases for review and comment by the Town. Our comments are as follows:

SUP-003-13

- The property is not located within the Queen Creek Planning Area
- The Town has no comments

PZ-PD-002-13

- The property is not located within the Queen Creek Planning Area
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

PZ-PD-003-13

- The property is not located within the Queen Creek Planning Area
- The applicant has done a good job of providing a distance separation for the proposed lots from the railroad
- There appears to be only a single point of access for the entire 444 lot subdivision, the extension of Schnepf Road. Will this limited access "cul-de-sac" create traffic and/or emergency service concerns?
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

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

Wayne Balmer, AICP | Planning Administrator, Development Services Department | Town of Queen Creek | phone: 480-358-3095 | fax: 480-358-3105 | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org

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

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of Queen Creek's Town Attorney: 602-285-5000.

UNION PACIFIC RAILROAD
1400 Douglas Street, Stop 1580
Omaha, Nebraska 68179

Patrick R. McGill/UPC Senior Counsel-Real Estate, Law Dept.

P 402 544 5761
F 402 997 3603
prmcgill@up.com

May 14, 2013

VIA EMAIL ONLY travis.ashbaugh@pinalcountyz.gov

Pinal County
Planning & Development
Attn. Travis Ashbaugh
31 North Pinal Street, Building F
Florence, AZ 85132

Re: Objection to Zoning Proposal and Development near Bella Vista Road and Sierra Vista Drive, Tax Parcel 210-22-0010
Case No.: PZ-(PD)-003-13 ("Project")

Dear Mr. Ashbaugh:

Union Pacific Railroad Company, a Delaware corporation ("UP"), is delivering this letter in opposition to the above-referenced Project. The Project location is next to UP's main line rail corridor. Accordingly, UP wishes to raise the following issues.

UP received the Project notice dated May 2, 2013 on May 8, 2013, the same day as the comment deadline. The postmark on the Project notice envelope is May 6, 2013. Attempts were made by email and telephone correspondence on May 8th (the comment deadline) to advise the County of UP's intention and desire to object to the Project. Accordingly, UP expects this correspondence to serve as a timely response for comments on the proposed Project.

UP believes that maintaining industrial and agricultural use areas along existing rail corridors reflects good land use planning. Locating residential uses next to the rail corridor, particularly in the Project location, would result in increased pedestrian and vehicular traffic near and over the railroad tracks and at nearby, at-grade rail crossings. Increased likelihood of trespassing on the railroad right-of-way should be expected as well. Due to these issues and other safety concerns, UP strongly opposes the Project and asks that you examine the safety risks



Pinal County
May 14, 2013

associated with the Project.

If the Project is approved, we ask that the County require the future developers to mitigate the safety risks and the impacts of the railroad's 24-hour operations on the proposed residences. In particular, the County should require the future developers to install barrier walls or block fences (at a height of 10 feet or taller), and/or "no trespassing" signs designed to prevent local residents from being too near or trespassing onto the railroad tracks and rail yard. Buffers and setbacks should also be required adjacent to the right-of-way.

Any future residential development near operating right-of-way can negatively impact freight rail service and create unintended consequences that are in neither the railroad's nor the public's best interests, including land use conflicts due to the nature of rail operations that may cause mechanical odor, noise and vibration. Additionally, any increase in vehicle or pedestrian activity may result in interference with train operations and trains may be forced to proceed more slowly through the County and nearby cities, and/or make more frequent emergency stops, which would make rail service less effective and efficient. In the event of train slowdowns or stoppages, train cars may be forced to block at-grade roadway intersections, causing traffic disruptions.

UP specifically requests that the County require the developer to perform a traffic study in the area to examine the impacts of the increased pedestrian and vehicular traffic on the nearby at-grade rail crossings. Pursuant to the Preliminary Traffic Impact Analysis, the traffic demand on Bella Vista Road is anticipated to grow to 7,569 vehicles per day by 2018 due to this Project. This projection is over three times the current daily count. Any mitigation measures suggested under the traffic study should be included in the Project and such measures should be implemented at the developer's sole cost and expense. For example, if the traffic study determines that the safety equipment on a nearby rail crossing requires improvements to accommodate the increase in traffic, the developer should be required to pay for such improvements as part of the Project.

UP's rail operations generate the noise and vibration one would expect from an active railway. UP requests that, as a mitigation measure, the County should require the developer to disclose to the general public the daytime and nighttime noise levels naturally occurring with UP's long-standing freight rail service, as well as the pre-existing and predictably-occurring vibration. The County also should require appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

UP appreciates the County giving due consideration to the above concerns, as this proposed Project may result in significant impacts to land use and public safety.

Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Pinal County
May 14, 2013

Kristian Ehrhorn
Senior Manager, Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690
Omaha, NE 68179

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Sincerely,



Patrick R. McGill
Senior Counsel – Real Estate
Union Pacific Railroad Company

cc: Kristian Ehrhorn
Zoe Richmond
Alexander Popovici

April 4, 2013

State of Arizona
1616 W. Adams Street
Phoenix, AZ 85007

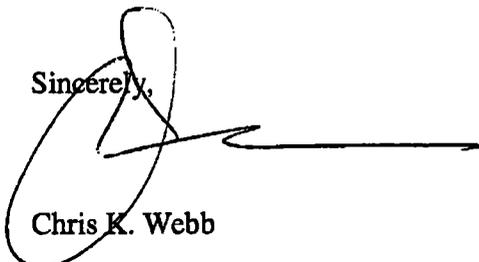
Re: Request for Rezoning/PAD for Property Adjacent to APN 210-22-700, 701 & 702

To Whom It May Concern:

This letter is sent to inform you that an application has been submitted to Pinal County for the rezoning of approximately 128 acres located south of Bella Vista Road and west of Sierra Vista Road in unincorporated Pinal County. You are receiving this letter as a property owner within 1,200 feet of the subject property. This application would rezone the subject property from General Rural to R-7 with a PAD overlay for the purpose of constructing a single-family residential neighborhood known as "Sherwood Park".

The proposed rezoning and PAD overlay will permit the development of an approximately 444 lot, single-family subdivision. A map has been included with this letter showing the location of the subject property. If you wish to discuss the project you can contact me by phone at (480) 240-5648 or by email at cwebb@roslawgroup.com. I would also be happy to schedule a meeting with you to discuss details of the project. You can also contact Ashlee McDonald, the Pinal County planner assigned to this case, by phone at (520) 866-6642 or by email at ashlee.macdonald@pinalcountyaz.gov.

Sincerely,



Chris K. Webb

April 4, 2013

SPRR
1400 Douglas Street, Stop 1640
Omaha, NE 68179

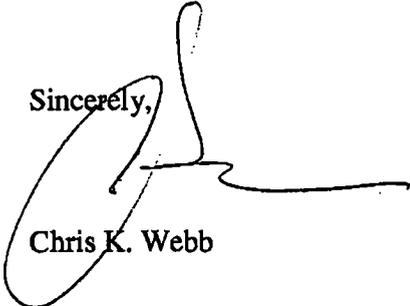
Re: Request for Rezoning/PAD for Property Adjacent to APN 210-22-002

To Whom It May Concern:

This letter is sent to inform you that an application has been submitted to Pinal County for the rezoning of approximately 128 acres located south of Bella Vista Road and west of Sierra Vista Road in unincorporated Pinal County. You are receiving this letter as a property owner within 1,200 feet of the subject property. This application would rezone the subject property from General Rural to R-7 with a PAD overlay for the purpose of constructing a single-family residential neighborhood known as "Sherwood Park".

The proposed rezoning and PAD overlay will permit the development of an approximately 444 lot, single-family subdivision. A map has been included with this letter showing the location of the subject property. If you wish to discuss the project you can contact me by phone at (480) 240-5648 or by email at cwebb@roselawgroup.com. I would be happy to schedule a meeting with you to discuss details of the project. You can also contact Ashlee McDonald, the Pinal County planner assigned to this case, by phone at (520) 866-6642 or by email at ashlee.macdonald@pinalcountyz.gov.

Sincerely,



Chris K. Webb

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:
see attached narrative

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:
see attached narrative

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:
N/A

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
NO

5. What type of landscaping are you proposing to screen this use from your neighbors?
see attached narrative

6. What type of signage are you proposing for the activity? Where will the signs be located?
see attached narrative

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:
see attached narrative

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

SHERWOOD PARK

LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

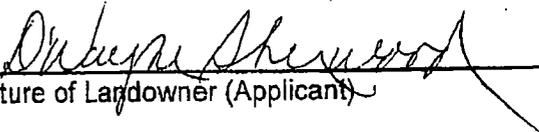
EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

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

Dwayne Sherwood, AS Trustee
of the Dwayne Sherwood
Profit Sharing Plan

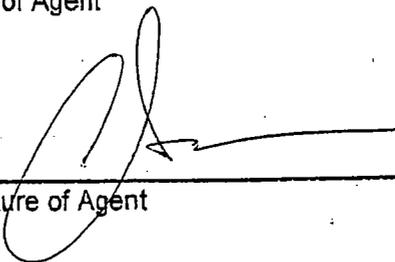
18521 E. Queen Creek

Name of Landowner (Applicant) Address Phone Number


Signature of Landowner (Applicant)

E-Mail Address

Rose Law Group PC 6613 N. Scottsdale Rd Ste 200 480-240-5648
Name of Agent Address Phone Number


Signature of Agent

cwebb@roselawgroup.com
E-Mail Address

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

APPLICATION CHECKLIST

FOR A PROPOSED ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

- This Zone Change is being submitted without a PAD request
- This Zone Change is being submitted in conjunction with a PAD request. The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting: *not required*

- 1. Notify all property owners within 1200' (feet)
- ~~2. Hold the meeting within five (5) miles of the subject property~~
- ~~3. Hold the meeting between 5:00 pm – 9:00 pm~~
- 4. Include with the application the following:
 - a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - *(Use page 5 of this application)*
 - ~~c. Minutes of the meeting~~
 - ~~d. Attendance sign-in sheet with names & addresses~~

C. Submit a completed “Agency Authorization” form *(if applicable)*.

D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include: *PAD*

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - a. Nature of the Project
 - b. Proposed Land Use
 - c. Conformance to adopted Comprehensive Plan
 - d. Answers to the questions from the **Supporting Information** sheet
- 4. Location & Accessibility

- 5. Utilities & Services
- 6. Neighborhood Meeting Information
- 7. Appendix, as applicable



E. Submit a Site Plan (If not submitting in conjunction with a PAD Application).
 The submittal shall be professionally prepared (by a surveyor, architect, or other design professional) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include: *PAD*

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (written and graphic), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.



F. Submit the following information regarding Water Supply:
 see preliminary report

- 1. Identify the water service provider
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies

- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - a. Depth to bedrock
 - b. Depth to groundwater
 - c. Known fissures or land subsidence in the area
 - d. Known wells in the area, available information on status and water levels
 - e. Summary of data-gathering efforts and sources of information

G. **Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.**

H. **Aware that earth fissure maps are available online from the Arizona State Geologic Survey.**

I. **Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).**

J. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**

K. **Submit the Non-Refundable fees for a Special Use Permit outlined on page one of the Zone Change Application. N/A**

L. **Submit one (1) hard copy of all documentation outlined in the Zone Change application and one (1) digital copy in a multi-PDF format per item of the application with all supporting documentation on one (1) CD.**

M. **Submit one (1) CD which contains:**

- 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- 2. An AutoCAD (.dwg file), which includes the following layers:
 - a. Parcel
 - b. Right-of-way
 - c. Sub-perimeter

- d. Centerlines
- e. Section Lines
- f. Street names
- g. Lot-numbers
- h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. *(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*



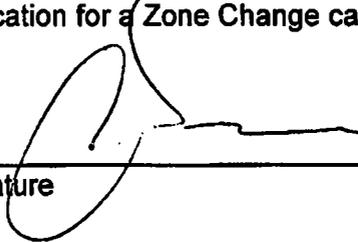
N. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 12 & 13 of this application for illustrative details).



O. Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

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

Signature



8/29/13

Date

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
R-7	*SEE ATTACHED NARRATIVE*

NAME OF PROJECT: SHERWOOD PARK

PLANNED AREA DEVELOPMENT

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that <u>WILL BE</u> permitted in this Planned Area Development
R-7	*SEE ATTACHED NARRATIVE*

SHERWOOD PARK

LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

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

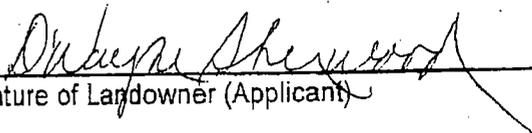
Dwayne Sherwood, AS Trustee
of the Dwayne Sherwood
Profit Sharing Plan

18521 E. Queen Creek

Name of Landowner (Applicant)

Address

Phone Number



Signature of Landowner (Applicant)

E-Mail Address

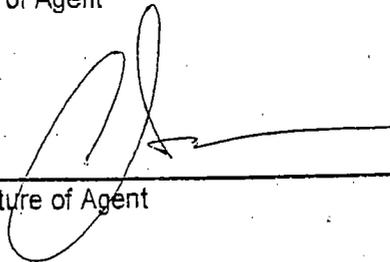
Rose Law Group PC
Name of Agent

6613 N. Scottsdale Rd Ste 200

Address

480-240-5648

Phone Number



Signature of Agent

cwebb@roselawgroup.com

E-Mail Address

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

APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT
IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:

- This PAD is being submitted without a zone change request
- This PAD is being submitted in conjunction with a zone change request.
The applicant must complete a zone change application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting: *Not Required*

1. Notify all property owners within 1200' (feet)
- ~~2. Hold the meeting within five (5) miles of the subject property~~
- ~~3. Hold the meeting between 5:00 pm – 9:00 pm~~
4. Include with the application the following:
- a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - *(Use page 5 of this application)*
 - ~~c. Minutes of the meeting~~
 - ~~d. Attendance sign in sheet with names & addresses~~



C. Submit a completed "Agency Authorization" form *(if applicable)*.



D. Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDS* for further clarification *(NOTE: Please No Spiral Binding)*:

1. Title Page
2. Purpose of Request
3. Description of Proposal
- Nature of the Project
 - Proposed Land Uses
 - Building Types & Densities
 - Conformance to adopted Land Use Plans
 - Circulation and Recreation Systems

- 4. Relationship to surrounding properties within one mile
- 5. Schools
- 6. Public Services
- 7. Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240 (B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
 - Total Area in acres proposed *(Commercial & Industrial Separated)*
 - Approximate retail sales floor area *(Commercial)*
 - The uses proposed uses based on permitted uses in the base zone.
 - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 23. Tables:
 - a. Land Use Table(s) to include the following:
 - 1) Total Acreage of the site
 - 2) Total Area of arterial & collector streets
 - 3) Total Area & Percent of Open Space
 - 4) Total Number of each type of dwelling unit

- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- b. Amended Development Standards Table comparing proposed and current zoning code standards for:
 - 1) Minimum Lot Area
 - 2) Minimum Lot Width
 - 3) Minimum Building Setbacks
 - 4) Maximum Building Height
 - 5) Minimum Distance between main & detached accessory buildings
 - 6) Buildable Area
- c. Amended Use Tables:
 - 1) Permitted Uses
 - 2) Non-Permitted Uses
- d. Utilities & Services Table of type and source:
 - 1) Sewer
 - 2) Water
 - 3) Electric
 - 4) Telephone
 - 5) Police
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal

24. Appendix, as applicable

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

- 1. Zoning Boundaries
- 2. Street Alignment
- 3. Open Space
- 4. Trails

F. Submit a current preliminary Title Report (dated within 60 days prior to application)

G. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

1. Site Plan:
- a. Title of project as shown in the narrative report, such as "**Planned Area Development for (insert name of Development)**" in bold letters.
 - b. Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
 - c. North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
 - d. Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
 - e. Existing Zone designation & requested zone change (*as applicable*)
 - f. Legal Description of total site
 - g. Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
 - h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
 - i. Location & Identification of all existing and proposed utilities, location and width of associated easements.
 - j. Location of all existing structures and significant natural features.
 - k. Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
 - l. All points of ingress and egress.
 - m. Parking Areas.
 - n. Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
 - o. Indicate and/or label (*as applicable*):
 - 1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - 2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - 3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - 4) Phase Lines (*as applicable*).
 - p. Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - 1) Each type of dwelling unit
 - 2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- q. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- r. Indicate location, type, height, and materials for proposed walls, fences, and signs.
- s. Location and types of existing and proposed landscaping.
- t. Designated Flood Zone

2. Quantitative Development Data Tables

- a. Land Use table to include:
 - 1) Total Gross Acreage of site
 - 2) Total Area of Streets (Public & Private)
 - 3) Total Area of Public Open Space
 - 4) Total Net Area of all intended uses
 - 5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - 6) Total Dwelling Units permitted under base zoning district
 - 7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - 8) Grand Total of Dwelling Units
 - 9) Overall Density proposed
- b. Zoning Comparison Table of Existing & Proposed to include:
 - 1) Lot area per dwelling unit
 - 2) Setbacks
 - 3) Minimum Lot Widths
 - 4) Maximum Building Heights
 - 5) Parking
- c. Utility & Services Table indicating type and source:
 - 1) Sewer
 - 2) Electric
 - 3) Telephone
 - 4) Water
 - 5) Police/Security
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal
- d. Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

H. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDSC for further clarification:

- 1. Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).**

2. Site Analysis

- a. Aerial Photo**
 - 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
 - 2) Site Analysis should be produced in an **8½" X 11"** format for text
 - 3) Site Analysis should be produced in an **24" X 36"** format for plans
- b. Total acreage of proposed development**
- c. Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.**
- d. A concept drawing of the proposed development including:**
 - 1) Gross Site Area
 - 2) Number of proposed lots
 - 3) Proposed Arterial & Collector street circulation system
 - 4) Proposed lot size(s),
 - 5) Proposed Retention/detention areas
 - 6) Proposed Development Phasing
- e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)**
- f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:**
 - 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
 - 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- g. Narrative Describing:**
 - 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
 - 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- h. A pedestrian circulation system**
- i. A Slope Analysis identifying the following slope categories:**
 - 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.**
- k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.**
- l. Identification of potential view corridors.**

- m. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- n. A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- o. The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- p. The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

I. **Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDS** for further clarification:

- 1. A Vegetation Salvage Plan
- 2. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- 3. Extent and location of all plant materials and other landscape features.
- 4. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- 5. Location of Water Outlets.

J. **Reviewed, Met, and/or Addressed** the following in Chapter 2.176 of the PCDS:

- 1. Minimum requirements for Open Space – (Section 130)
- 2. Uses permitted within open space areas – (Section 140)
- 3. Uses prohibited within open space areas – (Section 150)
- 4. Minimum requirements for recreation areas – (Section 160)
- 5. Minimum requirements for multi-use paths and trails – (Section 170)
- 6. Minimum requirements for storm water retention & detention basins – (Section 180)
- 7. Minimum requirements for streetscapes & entryways – (Section 190)
- 8. Minimum requirements for conservation open space – (Section 200)

K. **Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project.

L. **Submit a Preliminary Drainage Report**



M. Submit a Preliminary Traffic Impact Assessment (TIA)



N. Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary.



O. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.



P. Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).



Q. Submit separate preliminary reports or master plans for:

- 1. Storm water drainage
- 2. Wastewater
- 3. Domestic water service.



R. Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):

- 1. Commercial Uses:**
 - a. Retail sales floor area and total area proposed for commercial development
 - b. Type of uses proposed
- 2. Industrial Uses**
 - a. Total Area proposed for industrial uses
 - b. Types of uses proposed
 - c. Anticipated employment for development per major phases
- 3. Standards of:**
 - a. Height
 - b. Open Space
 - c. Buffering
 - d. Landscaping
 - e. Pedestrian & Vehicular circulation
 - f. Off-street parking & Loading

- g. Signs
- h. Nuisance Controls

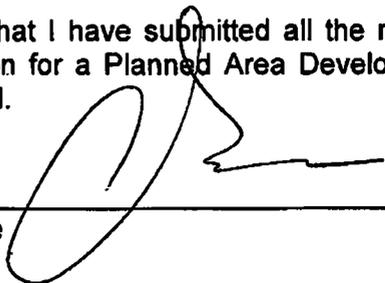
- S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**
- T. **Non-Refundable \$1,000.00 filing fee for a Planned Area Development**
- U. **Submit one (1) hard copy of all documentation outlined in the PAD application and one (1) digital copy in a multi-PDF format per item of the application with all supporting documentation on one (1) CD.**
- V. **Submit one (1) CD which contains:**
 - 1. **An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection**

OR

 - 2. **An AutoCAD (.dwg file), which includes the following layers:**
 - a. Parcel
 - b. Right-of-way
 - c. Sub-perimeter
 - d. Centerlines
 - e. Section Lines
 - f. Street names
 - g. Lot-numbers
 - h. **Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.**
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).
- W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 13 of this application for illustrative details).**
- X. **Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.**

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

Signature



3/29/13

Date

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

is consistent with the **Sense of Community** vision component

Please explain:

The Sherwood Park Development Plan has been designated to create a strong sense of community through the creation of centralized and interconnected open spaces and amenity areas that can be utilized by residents of all ages and lifestyles

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

The Sherwood Park Development will be accessed off of Bella Vista Road, which is designated as a route of regional significance and mobility, and which will distribute residents and from other areas of the county. Internally, the project's roadway circulation system includes space for vehicular, bicycles and pedestrian traffic.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

N/A

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Internally, Sherwood Park will provide extensive open space and recreation areas for its residents. Additionally, the large trail corridor on the western boundary provides opportunities for regional connectivity to other natural amenities.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

The Sherwood Park project will not have any negative environmental impact on the surrounding area. It is consistent and compatible with development trends in the area. Land planning efforts maintain historical drainage patterns and provide ample view corridors outward from the community.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Sherwood Park provides an abundance of open space, trails and outdoor amenities that will encourage residents to spend time outdoors engaging in health promoting activities.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
N/A

PART TWO

Consistency with the Plan's Key Concepts Illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Sherwood Park is consistent with the property's moderate low density residential (1-3.5 du/ac) designated under the comprehensive plan

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

Sherwood Park is consistent with the suburban residential planning guidelines

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Sherwood Park will provide needed housing opportunities near the new CAC San Tan campus. The development of this area will serve to promote a well-educated work force in Pinal County.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Sherwood Park is designed and themed to respect the County's rural heritage. Extensive multi-use trail systems provide opportunities for regional connectivity and equestrian use.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space vision and goals

Sherwood Park provides an abundance of open space (25%); all of which is interconnected by an extensive trails and pathways system.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

N/A - no impact to sensitive natural or cultural resources

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

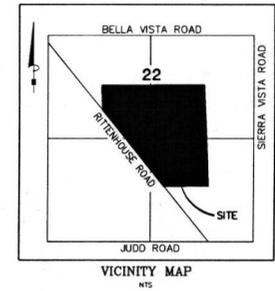
- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

All required public facilities will be constructed by the developer.

ALTA/ACSM LAND TITLE SURVEY BELLA VISTA

LOCATED IN THE SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA.



Bowman
CONSULTING
Bowman Consulting Group, LLC
Phone: (480) 428-8400
2000 South West Drive, #303
Peoria, Arizona 85301
www.bowmanconsulting.com



NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS NOT AVAILABLE.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E, DATED DECEMBER 4, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 5,583,585 SQUARE FEET OR 128.1817 ACRES, MORE OR LESS.
- PURSUANT TO TABLE "A", ITEM NUMBER 5, VERTICAL RELIEF SHOWN HEREON IS AT 1.0 FOOT CONTOUR INTERVALS AND THE ORIGINATING BENCHMARK IS AS FOLLOWS:
BENCHMARK - NGS DESIGNATION L 68, A DISK SET ON TOP OF A CONCRETE MONUMENT.
DATUM - NAVD83, GEOID 12A
ELEVATION - 1511.98; ELEVATION FROM OPUS ON 2/28/2013 WAS USED.
- PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 11(c), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
- PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF FLATED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- PHYSICAL ACCESS TO SIERRA VISTA ROAD WAS OBSERVED WHILE CONDUCTING THE SURVEY.
- SUBJECT PROPERTY IS ADJONS STATE LAND. EASEMENTS MAY EXIST THAT DID NOT SHOW UP IN THE TITLE REPORT.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREN DESCRIBED PROVIDED BY NORTH AMERICAN TITLE INSURANCE COMPANY ORDER NO. 21800-13-02335, COMMITMENT DATE: FEBRUARY 19, 2013 AT 7:50 AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

- (a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1, 3-5, 7 AND 8.
 - (b) ITEM 2 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA. NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT. NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNKNOWN TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.
 - (c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY, THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
 - (d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
 - (*) (d) DENOTES SCHEDULE B ITEMS SHOWN HEREON.
- RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, READING AS FOLLOWS: THIS PATENT IS ISSUED SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT. (ITEM NOT PROVIDED BY TITLE COMPANY)
- PROPERTY IS SUBJECT TO THE RIGHT OF ENTRY TO PROSPECT FOR, WINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN THE PATENT. (ITEM NOT SHOWN, PATENT NOT PROVIDED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY RECORDED IN DOCKET 1331, PAGE 366. (ITEM DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN)
- PROPERTY IS SUBJECT TO AN EASEMENT FOR UNDERGROUND NATURAL GAS SUPPLY PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 2003 AS FEE NO. 2003-064088 AND THEREAFTER REAL PROPERTY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JULY 31, 2006 AS FEE NO. 2006-107262, BOTH OF OFFICIAL RECORDS. (ITEM IS SHOWN)

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST, 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,872.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 02 DEGREES 17 MINUTES 48 SECONDS EAST

SHEET INDEX

- COVER, NOTES, SCHEDULE "B" ITEMS
- SITE DETAIL & EASEMENTS

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED 02/21/2013 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND LIFESTYLE HOMES INVESTMENTS, LLC. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THESE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: D'WAYNE SHERWOOD, AS TRUSTEE OF THE D'WAYNE SHERWOOD PROFIT SHARING PLAN
LSH LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND/OR ASSIGNEE
NORTH AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/20/2013.

CLAYTON J. HOWARD R.L.S. #50640 04/16/2013 DATE
choward@bowmancg.com

BELLA VISTA
ALTA/ACSM LAND TITLE SURVEY
PINAL COUNTY, ARIZONA

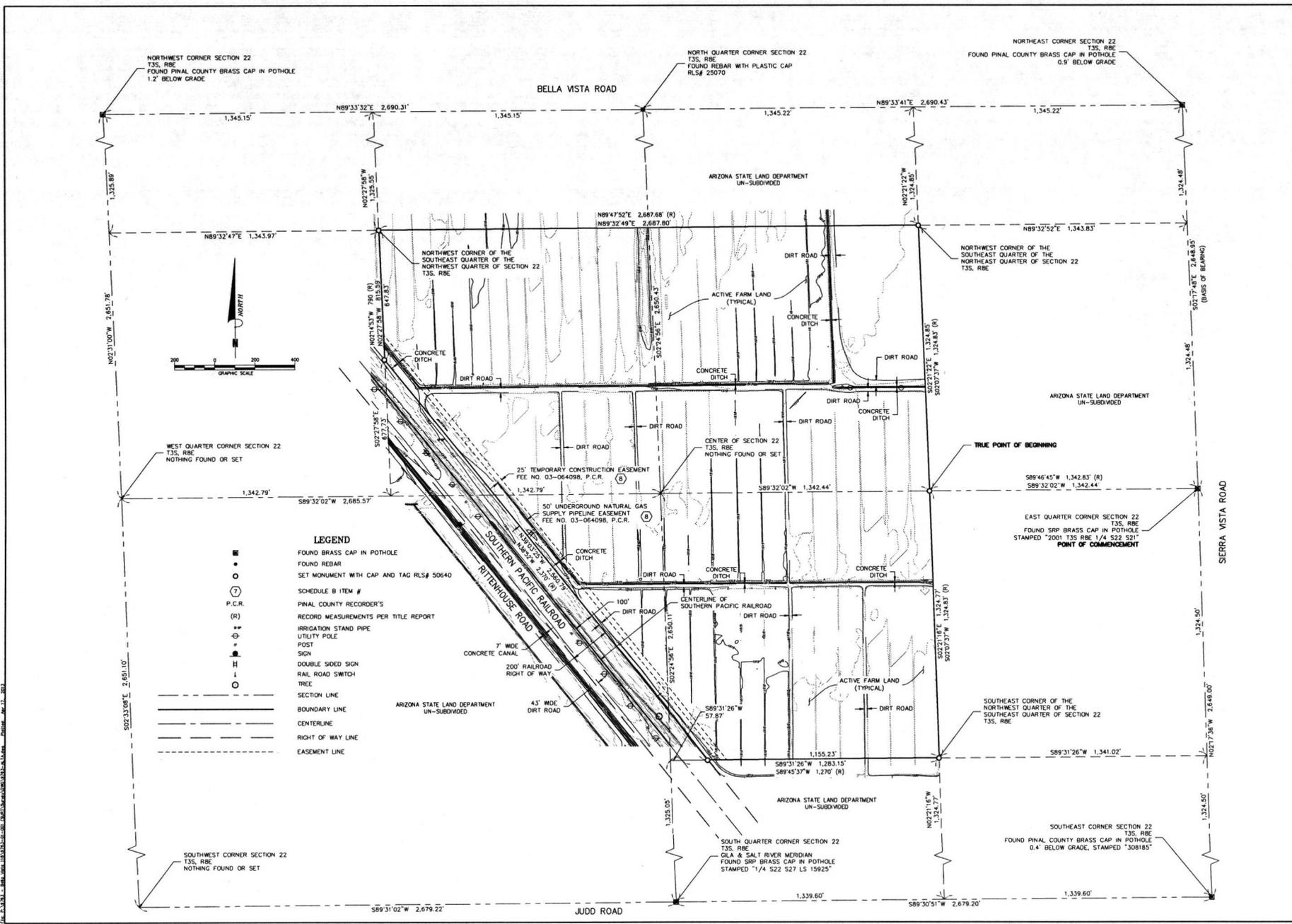
DATE	03/26/13
PROJ. NO.	8783-01
TASK NAME	001
DRAWN BY	JD
CHECKED	JD
QUALITY	OK
CLIENT NO.	
SCALE	N.T.S.
	1 of 2



BELLA VISTA
 ALTA/ACSM LAND TITLE SURVEY
 PINAL COUNTY, ARIZONA

DATE	REVISION

DATE:	03/26/13
PROJ. NO.:	9783-01
TASK NAME:	001
DRAWN BY:	JD
CHECKED BY:	MB
QUALITY:	CH
CLIENT NO.:	
SCALE:	1" = 200'
2 of 2	



AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the Pinal County's site posting requirements for Case #PZ-003-13 & PZ-PD-003-13, located at Bella Vista Road east of the Union Pacific Railroad tracks, on April 10, 2013.

See attached photo exhibit.

For applicant:

Rose Law Group

Dynamite Signs, Inc.

Sign Company Name

Pamela Swayze
Sign Company Representative

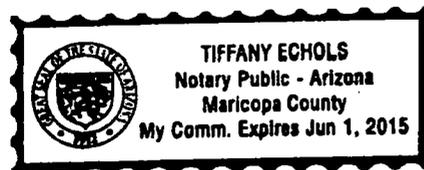
Subscribed and sworn to be on this 10th day of April, 2013 by

Pamela Swayze.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

[Signature]
Notary Public

My Commission expires: June 1 2015



PINAL COUNTY *Public Hearings*

SHERWOOD PARK

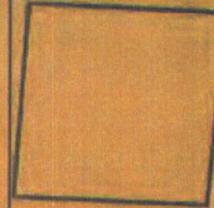
Case Number: PZ-003-13 & PZ-PD-003-13

Existing Zoning: GR

Proposed Zoning: R-7 PAD

Acreage: 128.18

Public Hearing Information



Applicant: Chris Webb - Rose Law Group PC
Applicant Phone Number: 480-240-5648

Case Information Available at Pinal County Planning & Development Services
520-866-6442

04/10/2013 16:40:31

Affidavit of Publication

STATE OF ARIZONA
COUNTY OF PINAL

SS.

RUTH A. KRAMER first being duly sworn

deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Florence Reminder and Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues the first publication thereof having been on the 30TH

day of MAY A.D., 2013

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

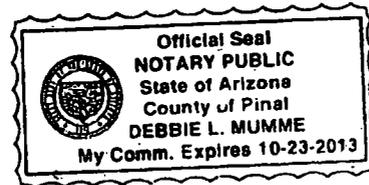
FLORENCE REMINDER AND BLADE-TRIBUNE

By [Signature]
agent and/or publisher of the Florence Reminder and Blade-Tribune

Sworn to before me this 3rd

day of June 2013
[Signature]

Notary Public in and for the County
of Pinal, State of Arizona



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00A.M. ON THE 20th DAY OF June, 2013, IN THE PINAL COUNTY ADMINISTRATIVE BUILDING, BUILDING A, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-003-13 - PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan landowners/applicants, Rose Law Group Chris Webb, agent, requesting approval of a Rezone request from GR (General Rural) to R-7 (Single Residence Zoning District) to allow single-family residential housing within the 128.18± acre parcel; situated in a portion of the SW1/4 of the NE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4 of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file) (located approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad.

PZ-PD-003-13 - PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan landowners/applicants, Rose Law Group Chris Webb, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 444 single-family residential units within the 128.18± acre parcel; situated in a portion of the SW1/4 of the NE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4 of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file) (located approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://www.pinalcountyaz.gov/Departments/PlanningDevelopment/>

DATED THIS 23th DAY OF MAY, 2013, by Pinal County Planning & Development Dept.

/s/Steve Abraham
Steve Abraham, Planning Manager
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 210-22-002
Name: SPRR
Address: 1400 Douglas St. Stop 1640
City/ST/Zip: Omaha, NE 68179

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

Parcel No.: 210-22-700
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-701
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-702
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

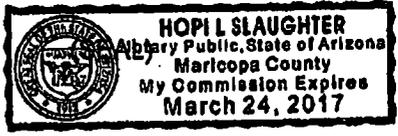
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

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

I hereby verify that the name list above was obtained on the 25th day of March 2013, at the office of Rose Law Group pc, and is accurate and complete to the best of my knowledge.

Signature: [Handwritten Signature] Date: 3/25/13
Acknowledged before me by Christopher Webb, on this 25th Day of March, 2013.



[Handwritten Signature]
Signature of Notary Public

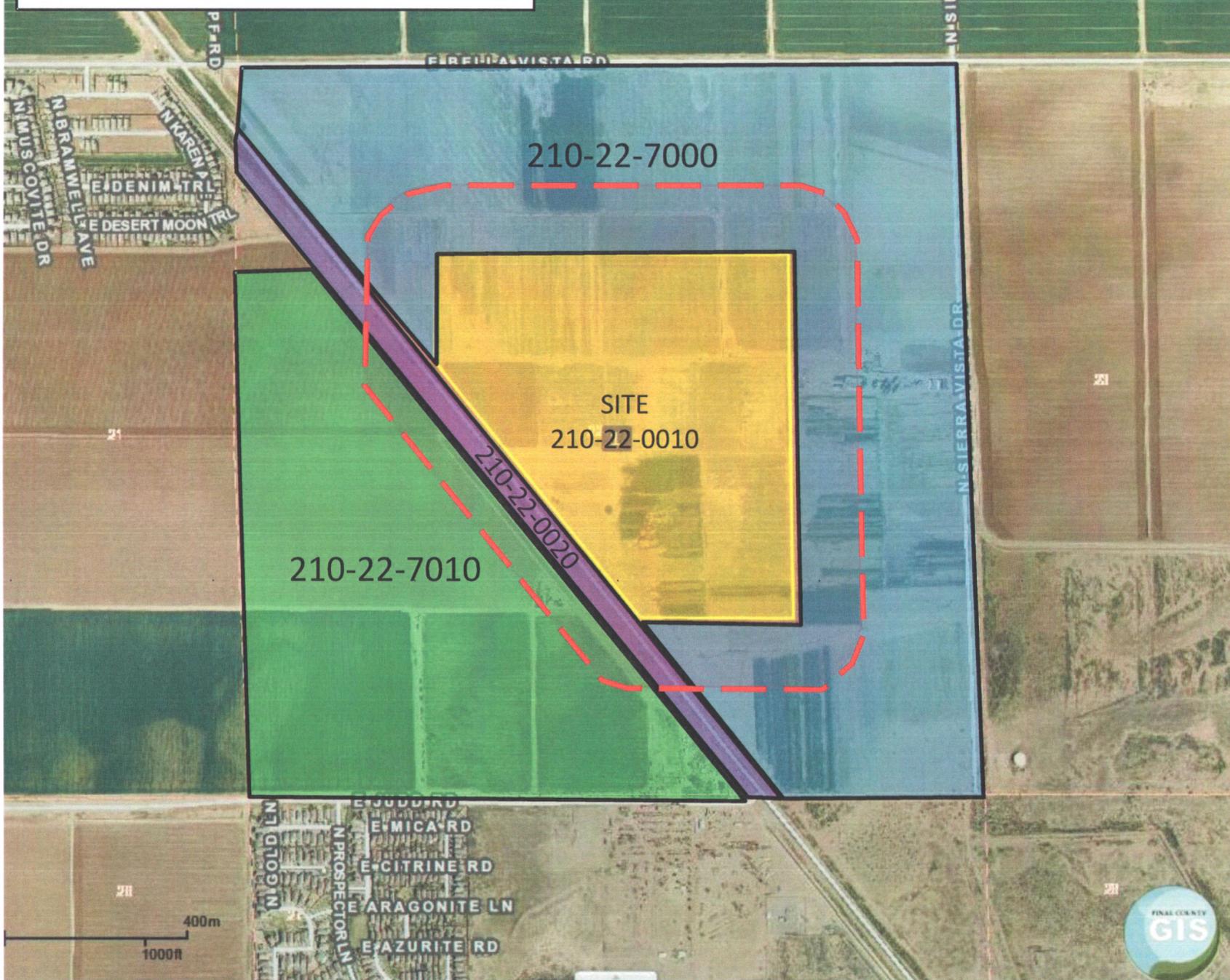
(If additional copies of this form are needed, please photocopy)

Sherwood Park
Pinal County - 600 ft buffer map

On
Off

TOPO 2011 IMAGERY

Buffer Distance 600 Use Buffer on Query



1,200'

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 1,200 feet of the subject parcel boundary.

Parcel No.: 210-22-002
Name: SPRR
Address: 1400 Douglas St. Stop 1640
City/ST/Zip: Omaha, NE 68179

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

Parcel No.: 210-22-700
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-701
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-702
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

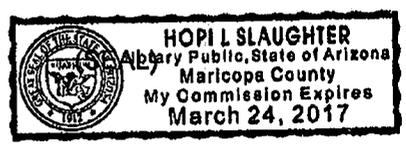
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

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

I hereby verify that the name list above was obtained on the 25th day of March 2013, at the office of Rose Law Group pc, and is accurate and complete to the best of my knowledge.

Signature: [Handwritten Signature] Date: 3/25/13
Acknowledged before me by Christopher Webb, on this 25th day of March, 2013.



[Handwritten Signature]
Signature of Notary Public

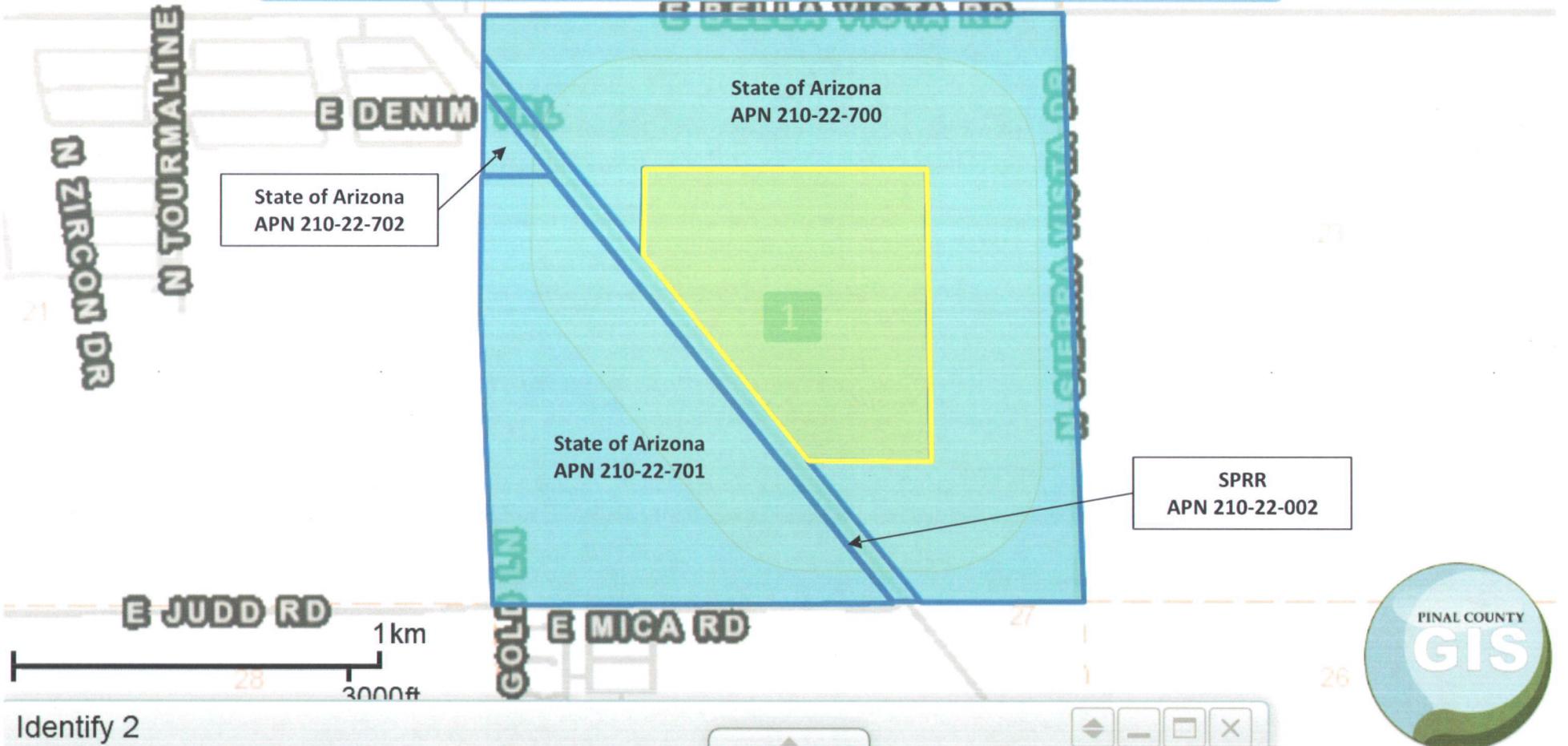
(If additional copies of this form are needed, please photocopy)

Tools Background



111° 32' 23.699" 33° 09' 55.066"

Buffer Distance Use Buffer on Query



SHERWOOD PARK – 1200' Notification Radius

March 25, 2013

Rezoning & Planned Area Development Narrative for

Sherwood Park

Submitted by:

Rose Law Group pc

Jordan Rose

6613 North Scottsdale Road, Suite 200

Scottsdale, AZ 85250

Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

9383 E. Bahia Dr. Suite 130

Scottsdale, AZ 85260

Revised: May 6, 2013

Revised: April 30, 2013

Prepared: April 3, 2013

Rezoning & Planned Area Development
for

Sherwood Park

128.18 acres

South of Bella Vista Road, West of Sierra Vista Drive

Narrative

Submitted by:

Rose Law Group pc

Jordan Rose

6613 North Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Submitted to:

Pinal County

31 North Pinal Street, Building F
Florence, AZ 85132

Revised: May 6, 2013

Revised: April 30, 2013

Prepared: April 3, 2013

Sherwood Park

Rezoning & Planned Area Development Narrative

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1. Purpose of Request

The purpose of this request is to rezone the subject property from General Rural to R-7 with a PAD overlay, to facilitate the development of a single-family residential community with a density that is consistent with the property's existing Comprehensive Plan land use designation. This request will provide the flexibility necessary to accommodate a variety of lot sizes, product offerings, and meaningful and useable open space.

"Sherwood Park", which will be developed by Lifestyle Homes, consists of approximately 128 undeveloped acres and is ideally suited for residential development. Located in the San Tan Valley area of unincorporated Pinal County, just ½-mile south of the new Central Arizona College ("CAC") San Tan campus (**see Exhibit A – Vicinity Map and Exhibit B – Aerial Photo Exhibit**), Sherwood Park will be a planned single-family residential community that will provide housing opportunities for CAC students and their families, as well as for current and future residents of the County. Sherwood Park will allow CAC to attract families who want to further their education in the County without a lengthy commute. The development of Sherwood Park in such close proximity to the CAC San Tan campus will create a positive impact on the entire County, enhancing the student population at CAC, and ultimately providing for a well-educated workforce in Pinal County.

2. Description of Proposal

Nature of the Project

Sherwood Park is a planned 128-acre single-family residential community complete with passive and active recreational open space and a connective trail system. The current zoning of the property is General Rural, which only allows for the development of one lot per 1.25 acres. Due to the proximity of the new CAC San Tan campus and the demand for new housing in this area of the County, the existing zoning is no longer appropriate (**see Exhibit C – Existing Zoning**). This request would amend the existing zoning to an R-7 PAD designation to allow for a variety of lot sizes and configurations with an overall density not to exceed 3.5 dwelling units per acre (**see Exhibit D – Proposed Zoning**).

Proposed Land Use Summary

Under the proposed development plan, a total of 444 single-family lots will be developed; comprised of three different lot sizes (**see Exhibit E – Conceptual Site Plan**). Non-residential uses are not being proposed with this request. In addition, the project will boast 25% open space or approximately 32 total acres; equating to over 3,100 square feet of open space per lot (**see Table 1 – Land Use Summary**). This well-amenitized open space, which will feature a substantial trail network, will help create walkable neighborhoods, increased opportunities for active and passive amenities, as well as efficient and integrated drainage solutions. Amenities and lot



Sherwood Park

placement are strategically planned at locations and intensities that create a strong neighborhood identity. The design team focused on open space, diversity in product type and connectivity of the community.

Single-Family Residential

The Conceptual Site Plan contemplates three single-family residential lot sizes: 48' x 120', 55' x 120', and 65' x 120' to allow for a wide variety of product and floor plan options (see **Table 2 – Lot Size Distribution**). These typical lot sizes will range from 5,760 SF to 7,800 SF, with many of the knuckle and cul-de-sac lots exceeding these minimums. Each lot is strategically located within a five minute walk from an open space amenity, with a majority of the homes being much closer. The lot layout has been strategically configured such that none of the lots back, front or side directly toward the railroad corridor on the western boundary of the property.

Residential Development Standards

In order to create diversity in product type, floor plan, elevations, and the overall street scene of the community, a series of design standards have been proposed to govern the development of Sherwood Park. These design standards will result in 62% of the lots exceeding the minimum lot width of the R-7 base zoning district, and 24% of the lots exceeding the minimum lot area. **Table 3 – Proposed Residential Development Standards** outlines these standards.

Permitted Uses

Sherwood Park will provide for a palette of principally permitted and specially permitted uses that is consistent with those of the R-7 base zoning district, as outlined in **Table 4 – Permitted Uses**. It should be noted that this palette of permitted uses also includes their accessory buildings and uses. Any uses not identified herein, are prohibited.

3. Relationship to Surrounding Properties

Sherwood Park is located south of Bella Vista Road, just west of Sierra Vista Drive. The property is surrounded on the north, east, and south by undeveloped State Trust land, and bordered on the west by the Union Pacific Railroad line. Because the only two property owners within both the 600' and 1,200' notification radii are the Arizona State Land Department and Union Pacific Railroad, a formal neighborhood meeting is not being required for this project. However, notification letters have been sent to both entities to advise them of the proposed development and to offer individual meetings or phone conferences to discuss any issues or concerns they may have.

Within a one-mile vicinity of the property, the existing developments and zoning designations are compatible with the proposed R-7 PAD zoning (see **Exhibit C – Existing Zoning and Exhibit D – Proposed Zoning**). Regarding

Sherwood Park

the property to the north of Bella Vista Road, the proposed Sherwood Park development will be a compliment to the Bella Vista Farms PAD and the CAC San Tan campus, providing housing opportunities for CAC students and their families. To the east, west and south, the few existing residential developments have similar zoning and densities to that proposed by this request. Consequently, the proposed development will have no negative impacts on properties within a one-mile vicinity.

4. Schools

Sherwood Park is located within the boundaries of Florence Unified School District #1. Currently, Copper Basin Elementary School, located approximately 1 mile from the community, and Walker Butte Elementary School, located approximately 2 miles from the community, can service the residents of Sherwood Park. Additionally, new elementary schools have been identified in the Bella Vista Farms PAD, located north of Sherwood Park. Once Bella Vista Farms develops, the students from Sherwood Park will attend school at one of the new Bella Vista Farms elementary schools. Poston Butte High School, located on Gantzel Road north of Bella Vista Road and approximately 1 mile from Sherwood Park, will serve as the high school for Sherwood Park residents. Efforts are currently being coordinated with the Florence Unified School District to enter into a service and donation agreement for the property. Confirmation of these discussions has been provided herein **(see Exhibit F – School District Correspondence)**.

5. Public Services

Fire Protection

Efforts are being coordinated with Rural Metro Fire Department to provide fire protection and emergency services to the residents of Sherwood Park. Rural Metro has indicated the ability to provide fire protection services to the development with existing resources. A new fire station will not be required. Fire hydrants will be installed within Sherwood Park to provide adequate water and fire flows.

Police/ Public Safety

The Pinal County Sheriff's Department will provide law enforcement and protection services for Sherwood Park. These services will be provided with existing facilities and resources which are adequate for the proposed development. The Pinal County Sheriff's office has an existing San Tan Valley station within 3 miles of Sherwood Park.

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Solid Waste Disposal

There are a couple of options for private solid waste disposal service providers in the area. As the project gets closer to development and issuance of a public report, the developer or the HOA can determine the best provider and contract for those services at that time.

6. Community Services

The development of any new residential community will generate additional need for and demand on community services such as churches, libraries, museums, or community centers. Very large-scale master-planned developments, such as Anthem at Merrill Ranch, often provide many of these community services as part of the development itself. In the case of smaller developments, such as Sherwood Park, while future residents will certainly seek out some of these services, the scale of the development does not warrant providing these services internally. Future residents of Sherwood Park will be able to locate and utilize many of these community services that already exist in the area.

7. Location & Accessibility

Location

Sherwood Park is located in Section 22, Township 3 South, Range 8 East, in the San Tan Valley area of unincorporated Pinal County, south of Bella Vista Road and just west of Sierra Vista Drive. The property is strategically located just ½-mile south of the new CAC San Tan campus. Sherwood Park's proximity to the CAC San Tan campus will allow it to provide housing opportunities for CAC students and their families, as well as for current and future residents of the County.

Access

Sherwood Park's primary access will be a planned extension of Schnepf Road, south from Bella Vista Road across the surrounding State Trust land. Bella Vista Road is designated as a Route of Regional Significance & Mobility by Pinal County. The approved Bella Vista Farms PAD to the north established the realignment of Schnepf Road, approximately ¼ mile east of its current section line alignment. Sherwood Park will extend Schnepf Road south of Bella Vista Road along this newly established alignment using a four-lane, raised median roadway cross-section. This roadway cross-section was presented to the Pinal County Public Works Department as a viable solution to comply as both a primary and secondary point of access. This roadway will be fully paved to the County's roadway profile standards. The extension of Schnepf Road to Sherwood Park will require the acquisition of right-of-way from the State Land Department. This right-of-way application is being sponsored by

Sherwood Park

Pinal County and has already been submitted to the State Land Department for review. It is anticipated that the right-of-way will be secured before the Final Plat process is completed.

Circulation

The main vehicular access within Sherwood Park will be a minor collector roadway, extending through the property at the new Schnepf Road alignment. This collector roadway will end at a large cul-de-sac near the eastern boundary of the property, but may be extend east in the future if and when the adjacent State Trust land is developed. This collector roadway will be designed to adequately accommodate the estimated average daily trips as identified in the Preliminary Traffic Impact Analysis included with this request. Entrances to each neighborhood within the community will be provided off of this minor collector roadway. Each residential lot will front on a local residential street, designed to provide both vehicular and pedestrian access throughout the community (See Exhibit E – Conceptual Site Plan).

Street Improvements

Because the property has no actual frontage on Bella Vista Road, half-street improvements to Bella Vista Road are not required. According to the Preliminary Traffic Impact Analysis included with this request, improvements to Bella Vista Road are limited to acceleration and deceleration lanes for accessing the new Schnepf Road extension to the property. As previously indicated, the Schnepf Road extension to the property will consist of a four-lane cross-section with a raised median.

Per the Pinal County Subdivision and Infrastructure Design Manual, the internal major collector road will be developed with a detached 6-foot sidewalk and an attached 6-foot sidewalk to accommodate pedestrian movement. The roadway width allows for 52 feet of pavement which will accommodate vehicular traffic in both directions with adequate space for bicycle traffic. All roadways associated with the project are being proposed to be dedicated to Pinal County for ownership and maintenance upon approval by the Pinal County Public Works Department, and will be constructed in accordance with Pinal County standards.

8. RSRSM Compliance

Sherwood Park's primary access will be a planned extension of Schnepf Road, south from Bella Vista Road across the surrounding State Trust land. While not immediately adjacent to any Routes of Regional Significance & Mobility, the property's main access road will connect to Bella Vista Road which is designated as a Route of Regional Significance & Mobility Principal Arterial by Pinal County. The extension of Schnepf Road to the property has been carefully aligned at Bella Vista Road with its alignment to the north, established through the approved Bella Vista Farms PAD. The location of the proposed Schnepf Road/Bella Vista Road intersection, approximately ¼ -mile east of Schnepf Road's current section line alignment, is consistent and compatible with



Sherwood Park

the requirements of the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008, which allows access onto RSRSM Principal Arterials for publicly dedicated streets at ¼-mile intervals.

9. Utilities & Services

Water Service

Potable water service will be provided by Johnson Utilities, a private water company currently serving a majority of the developments in this area. Johnson Utilities owns and operates a water storage and booster station located approximately 1,100 feet to the east of the property, at the northeast corner of Sierra Vista Drive and Judd Road. Additionally, water lines have been installed or are currently under construction in Sierra Vista Drive and Bella Vista Road. Connecting water lines required to serve the proposed development will be extended across the surrounding State Trust land to the property. Easement applications to facilitate these extensions are being coordinated with Johnson Utilities for submittal to the State Land Department.

The Sherwood Park property is not currently within the Johnson Utilities certificated service area, however, efforts are being coordinated with Johnson Utilities to expand its coverage area through the Arizona Corporation Commission to include the property. Once these efforts have been completed, Johnson Utilities will issue a will-serve letter for Sherwood Park. Johnson Utilities has obtained the status of a certificated water provider by the Arizona Department of Water Resources. As such, Johnson Utilities has demonstrated its access to physical water to supplies within its region. Consequently, a Certificate of Assured Water Supply is not required as part of the final approval process for this project.

Wastewater Service

Wastewater service will also be provided by Johnson Utilities. The Sherwood Park property is not currently within the Johnson Utilities certificated service area, however, efforts are being coordinated with Johnson Utilities to expand its coverage area through the Arizona Corporation Commission to include the property. Once these efforts have been completed, Johnson Utilities will issue a will-serve letter for Sherwood Park. The company has several existing wastewater lines installed in the area. Efforts are being coordinated with Johnson Utilities to determine the ideal route to connect Sherwood Park to this existing infrastructure. The required easement applications will then be submitted to the State Land Department.

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Electrical Service

The property is within the service area of Salt River Project. The necessary electrical infrastructure is available in the vicinity of the property and will be extended to serve the proposed development. It is anticipated that the extension of electrical facilities to the property will occur within or adjacent to the proposed Schnepf Road alignment to the development. The necessary easements will be secured from the State Land Department.

Natural Gas Service

The property is within the service area of Mesa Gas. A natural gas supply line is located in Bella Vista Road and will be extended along the Schnepf Road alignment to provide service to the proposed development. The necessary easements will be secured from the State Land Department.

Telephone Service

The property is within the service area of Century Link (formerly Qwest). Century Link can provide telephone and data service to the community with existing infrastructure located in Bella Vista Road. It is anticipated that the extension of telephone facilities to the property will occur within or adjacent to the proposed Schnepf Road alignment to the development. The necessary easements will be secured from the State Land Department.

Cable TV/Data Service

The property is within the service area of Century Link and Cox Communications. These providers can offer cable television, digital telephone, and data service to the community with infrastructure located in Bella Vista Road. It is anticipated that the extension of cable TV and data facilities to the property will occur within or adjacent to the proposed Schnepf Road alignment to the development. The necessary easements will be secured from the State Land Department.

10. Ownership & Control

All roadways associated with Sherwood Park are being proposed to be dedicated to Pinal County for ownership and maintenance upon approval by the Pinal County Public Works Department, and will be constructed in accordance with Pinal County standards.

All water and wastewater improvements will be owned and maintained by Johnson Utilities. Dry utility improvements such as electric, natural gas, and data lines, will be owned and maintained by the providers of those services as identified in **Table 5 – Utilities & Services**.

Sherwood Park

All open space areas and recreational amenities will be owned and maintained by the Sherwood Park Homeowners Association, which will be formed for this purpose.

11. Timing of Development

It is anticipated that Sherwood Park will be developed in a single phase. Should future market conditions dictate that phasing of the project is required, a phasing plan will be submitted to Pinal County for review and may be approved administratively.

Site grading, utility work, installation of street improvements and construction of recreational amenities are anticipated to begin by mid-2014 and be completed by mid-2015, conditioned upon issuance of the necessary roadway and utility easements from the State Land Department. It is anticipated that delivery of the first homes in Sherwood Park will occur in 2015, with build-out of the community occurring over a period of several years, depending on market conditions.

12. Conformance with Comprehensive Plan

Sherwood Park is currently classified as *Medium Low Density Residential (1 - 3.5 du/ac)* in the Pinal County Comprehensive Plan (**See Exhibit G – Comprehensive Plan Exhibit**). The total number of dwelling units and residential density proposed for the project (444 and 3.46 du/ac respectively) are both consistent with this Comprehensive Plan land use designation.

The requested R-7 PAD zoning conforms to the requirements and goals established in this Comprehensive Plan Land Use category. As indicated on the Comprehensive Plan Compliance Checklist included with this request and attached hereto (**see Exhibit H – Comprehensive Plan Compliance Checklist**), the proposed Sherwood Park development is in conformance with the County's Vision Components, including *Sense of Community, Mobility & Connectivity, Open Space & Places, Environmental Stewardship* and *Healthy Happy Residents*. This request is also in conformance with the planning and design elements and guidelines established for this land use designation under the Comprehensive Plan.

13. Recreational Amenities

Open Space Design

Sherwood Park has been designed to provide a balance of both active and passive open space and recreation areas. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for residents of all ages. Sherwood Park provides 25% of the total



Sherwood Park

project acreage as open space (32 acres) which greatly exceeds the 18% requirement for PAD's with slopes less than 5%, as well as the goals of the County's Comprehensive Plan.

A hierarchy of open space has been provided throughout Sherwood Park in the form of retention areas, trail corridors, and multi-use paths (passive), as well as neighborhood parks and a centralized community park (active). Each of these spaces and uses offer a destination for residents. All open space areas will be owned by the Sherwood Park Homeowners Association. The open space areas and amenities at Sherwood Park meet or exceed the minimum requirements as outlined in Chapter 2.176 of the Pinal County Development Services Code **(See Exhibit I – Open Space Plan, Sheet 1)**.

Sherwood Park is a family oriented community, and the proposed open space and recreation areas have been designed with this target market in mind. Despite having only 444 total lots, Sherwood Park will provide several

neighborhood park recreation areas with a variety of amenities for residents to use, as well as a large centralized community park. The provided recreation area open space will also exceed the 7% requirement for PAD's with slopes less than 5%. The larger centralized park area provides for active open space while also enhancing the community design through the creation of an appealing drive corridor with view sheds into the development's open spaces along the main collector road. Because the property has been actively farmed for many years and is entirely disturbed, no conservation open space areas are required.

Neighborhood Parks

The neighborhood park recreation areas have been located and sized to meet the needs of individual neighborhoods within the community. These smaller open space recreation areas are designed for more intimate gatherings and are equipped for both active and passive recreation. These parks will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. Each neighborhood park will provide a ramada and seating area, along with areas for turfed open space. Where appropriate, tot lots and sports courts will also be provided **(See Exhibit I – Open Space Plan, Sheet 2)**. Adequate open space lighting will be provided. All neighborhood parks will be owned and maintained by the Sherwood Park Homeowners Association.

Community Park

The centralized community park recreation area is the focal point of Sherwood Park. This approximately 5.37 acre open space recreation area provides for larger scale recreation such as pick-up football games or large family gatherings. The community park will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. The community park will feature a large turf area, tot lot and other appropriate amenities **(See Exhibit I – Open Space Plan, Sheet 2)**. Adequate open space lighting will



Sherwood Park

be provided. The community park will be owned and maintained by the Sherwood Park Homeowners Association.

Paths and Multi-use Trails

In addition to the more active recreation areas provided in the neighborhood parks and the large centralized community park, a network of open space paths, sidewalks, and multi-use trails will be provided to achieve true community connectivity and a healthy lifestyle for residents. These trails will connect each neighborhood to the other, as well as to the various open spaces, recreational amenities, and the large trail corridor on the western boundary. Benches and shaded seating areas may be provided at appropriate locations throughout the trail system.

On the western boundary of the property adjacent to the railroad right-of-way, Sherwood Park will provide for a substantial multi-use suburban trail corridor, consistent with the Pinal County Open Space and Trails Master Plan. This corridor accommodates space for a regional trail, internal trail connections and passive open space retention areas. This corridor begins outside of the existing railroad right-of-way and gas line easement. This open space corridor is a minimum of 100' wide and will coincide with SRP's future Abel-Moody power line easement. It will include a stabilized unpaved suburban multi-use trail within a minimum 30' wide trail corridor. Connections to this amenity for the community residents are made through the numerous cul-de-sacs which terminate along the open space area, as well as the local street knuckles which have view shed openings into the space. The lot and street layout for Sherwood Park has been strategically designed to provide numerous view sheds into this regional trail corridor (**See Exhibit I – Open Space Plan, Sheet 3**).

14. Fences, Walls & Screening

The community walls and monumentation designed for Sherwood Park will unify the overall project theme through the consistent use of materials and simple detailing. Theme walls will be used along the main collector road to create visual interest as one travels through the community. View fencing will be provided for lots backing to open space, common areas, and where appropriate based on the final lot layout. The theme walls will be accented with trees, shrubs, and groundcover to soften the collector road and provide visual relief and interest. Subdivision walls, which complement the theme walls, will be utilized throughout the project where theme walls and view walls are not appropriate. Subdivision walls will be used at the end of blocks where a landscape tract separates the lot from the local roadway and where lots back or side directly on the property line (**See Exhibit J – Entry Monument & Walls**).



Sherwood Park

15. Total Number of Dwelling Units

The Comprehensive Plan land use designation for the 128.18 acre Sherwood Park property is *Medium Low Density Residential (1 - 3.5 du/ac)*. The development plan for Sherwood Park proposes a total of 444 single-family dwelling units, with three different lot sizes (see **Table 1 – Land Use Summary** and **Table 2 – Lot Size Distribution**), consistent with this land use designation.

16. Maintenance of Streets & Common Areas

All of the streets associated with the proposed Sherwood Park development will be publically dedicated streets, and are being proposed to be dedicated to Pinal County for ownership and maintenance upon approval by the Pinal County Public Works Department. No private streets are proposed within the development. All open space and common areas, including the recreational and landscaping improvements within those areas, will be owned and maintained by the Sherwood Park Homeowners Association.

17. Maximum Residential Density

Under the *Medium Low Density Residential (1 - 3.5 du/ac)* Comprehensive Plan land use designation for property, the maximum overall residential density is 3.5 dwelling units per acre. Sherwood Park is proposed to be developed as a single-phase development with a total overall residential density of 3.46 dwelling units per acre (see **Table 1 – Land Use Summary**), consistent with the Comprehensive Plan land use designation.

18. Parking for Recreational Facilities

All of the recreational areas and facilities proposed for Sherwood Park are within walking distance of the community's residential lots (see **Exhibit I – Open Space Plan**). Consequently, dedicated parking spaces are not proposed for any of the recreation areas or facilities. Adequate parking can be accommodated adjacent to the street curb of the local streets the front these recreation areas.

19. Landscaping

The landscape theme for Sherwood Park has been developed to provide a transition from the rural and agricultural land uses that surround the project site, to a more suburban environment. The design intent of the landscaping is to utilize a variety of low water use trees, shrubs, and groundcovers that will provide shade, visual interest, buffering and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transition from the surrounding and more native landscape. Turf will be used sparingly at select locations, such as adjacent to more passive recreational amenities or in specific active recreation areas. The landscaping design will adhere to the landscape recommendations for open space and recreation areas as outlined in the Pinal County Open Space and Recreation Area Guideline Manual.

Sherwood Park

20. Preliminary Hydrology & Drainage

Existing Site & Drainage Conditions

The subject property is currently used for agricultural purposes and is essentially flat (overall slope of 0.25%), sloping slightly to the northwest. The property contains no improvements other than irrigation canals and canal service roads. Historical drainage flows in this area are directed to the north. The intersection of the railroad tracks and Bella Vista Road creates a barrier to these historical flows, resulting in a backup that eventually crests Bella Vista Road and continues northward along railroad tracks and the historical drainage path. This drainage backup does not directly affect the property and mitigation measures are not required. However, since the property will retain all additional storm water run-off created by the property, the historical flows will be somewhat reduced through its development. The Preliminary Drainage Report included with this request further describes the storm water activity in this area.

Flood Zone

The property is located outside of any hazardous flood plains, within Flood Zone "X", as identified in the FEMA FIRM map dated December 2007. As indicated in the Preliminary Drainage Report, all storm water related activity will be designed according to the Pinal County requirements.

21. Commercial & Industrial Uses

Commercial and Industrial uses are not permitted within the R-7 base zoning district and no such uses are proposed with this request.

22. Tables

Table 1 - Land Use Summary

Land Use Designation	Gross Acres	Density	% of Acres
Single-Family Residential ¹	92.71		72%
Open Space	32.06		25%
Arterial & Collector ROW ²	3.41		3%
Total Gross Development Area	128.18		100%
Total Single-Family Lots	444		
Overall Proposed Density³		3.46 DU/AC	

1. The Single-Family Residential acreage listed includes all local road ROW
2. There are no Arterial streets adjacent to the property
3. The Overall Proposed Density is calculated by dividing the Total Single-Family Lots by the Total Development Area

Sherwood Park

Table 2 – Lot Size Distribution

Lot Size	Total Lots	% of Total
Type A: 48' x 120'	169	38%
Type B: 55' x 120'	167	38%
Type C: 65' x 120'	108	24%
Total	444	100%

Table 3 – Proposed Residential Development Standards

Development Standard	Proposed R-7 Single-Family Residential Development Standards					
	Product Type A		Product Type B		Product Type C	
	Code	Proposed	Code	Proposed	Code	Proposed
Minimum Lot Width	50'	48'	50'	55'	50'	65'
Minimum Lot Depth	-	120'	-	120'	-	120'
Minimum Lot Area	7,000 SF	5,700 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Minimum Front Setback ⁽¹⁾	20'	20'/15'	20'	20'/15'	20'	20'/15'
Minimum Side Setback	10'/10'	5'/8'	10'/10'	5'/10'	10'/10'	5'/10'
Minimum Street Side Setback ⁽²⁾	-	10'	-	10'	-	10'
Minimum Rear Setback ⁽³⁾	25'	20'	25'	20'	25'	20'
Minimum Distance Between Buildings	-	10'	-	10'	-	10'
Maximum Building Height	30'	30'/2 Story	30'	30'/2 Story	30'	30'/2 Story
Maximum Buildable Area	None	None	None	None	None	None

- (1) Front setback is measured from right-of-way line to face of front –facing garage door. Minimum driveway length is 20'. Front setback for porches, livable area, and side load garage is 15'.
- (2) PUE to be located outside of property line. No walls or other improvements to be located within PUE.
- (3) Covered patio may encroach 5' into rear setback line.

Note: Development Standards for detached accessory buildings shall be per the Zoning Ordinance.

Sherwood Park

Table 4 – Permitted Uses

Use Description	Principally Permitted	Specially Permitted
Single-Family Residential Dwelling	X	
Child Care (no more than 5 children)	X	
Child Care (more than 5 children)		X
Church	X	
Guest House/Casita	X	
Home Occupation	X	
Parks	X	
Public Schools	X	
Private School		X
Group Home		X
Clubs, Lodges & Assembly Halls		X
Government Structures, Fire Stations, Sheriff's Facilities		X
Wireless Communication Facility		X
Solar Energy Device	X	

Note: The permitted uses listed herein shall also include all associated accessory building and uses.

Table 5 – Utilities & Services

Utility/Service	Provider
Water	Johnson Utilities
Wastewater	Johnson Utilities
Electrical	Salt River Project (SRP)
Natural Gas	Mesa Gas
Telephone	Century Link
Cable TV/Data	Century Link/Cox Communications
Solid Waste Disposal	Private Provider via Contract
Fire Protection	Rural Metro Fire Department
Police/Public Safety	Pinal County Sheriff
Schools	Florence Unified School District



Sherwood Park

San Tan Valley, Arizona
 Vicinity Map - Exhibit A

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman CONSULTING

JOB #	9763
DATE	April, 2013
SCALE	1"=1000'
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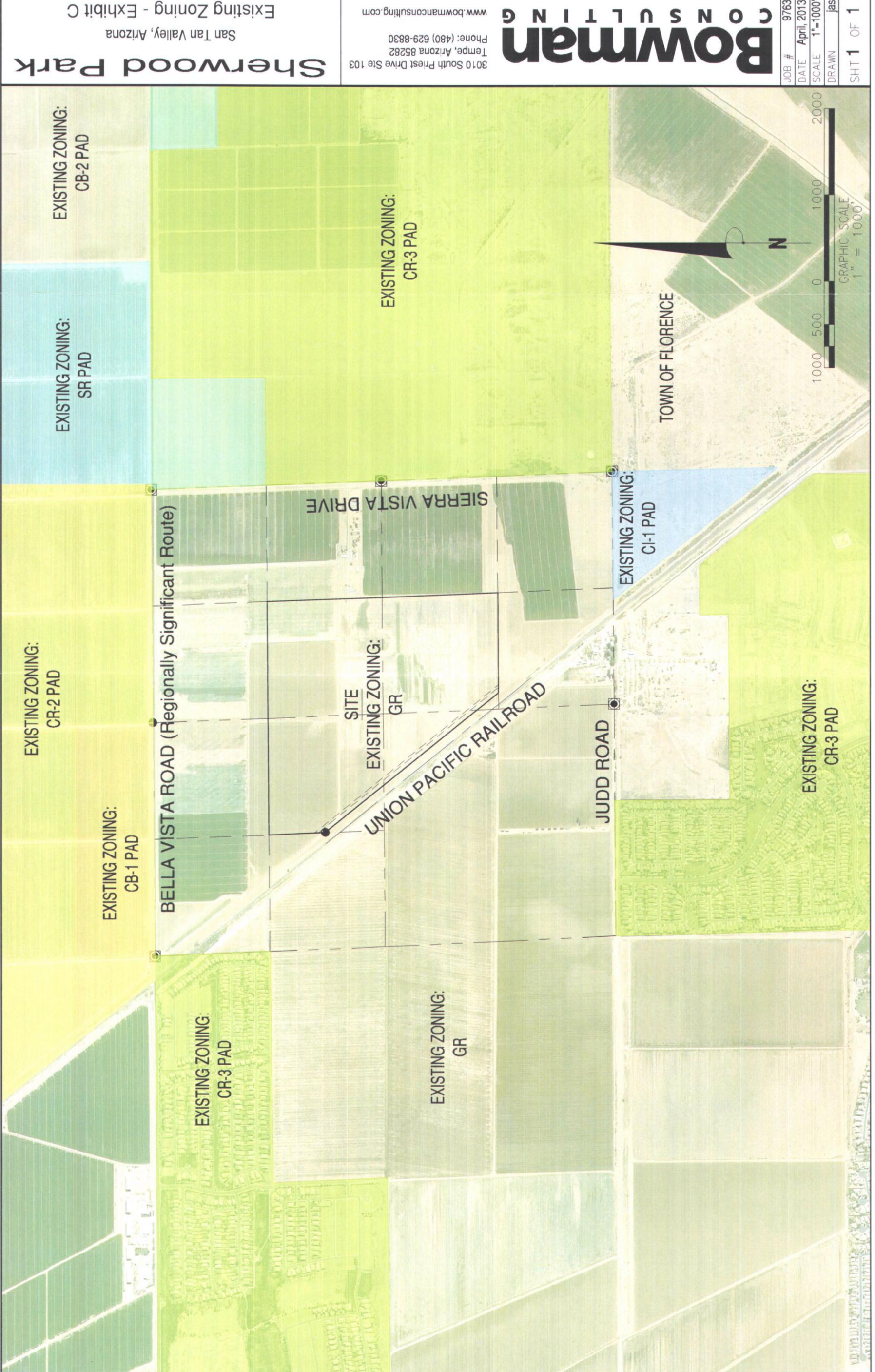
Sherwood Park
 San Tan Valley, Arizona
 Aerial Exhibit - Exhibit B

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
 www.bowmanconsulting.com

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JOB #	9763
DATE	Mar., 2013
SCALE	1"=600'
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Sherwood Park
 Existing Zoning - Exhibit C

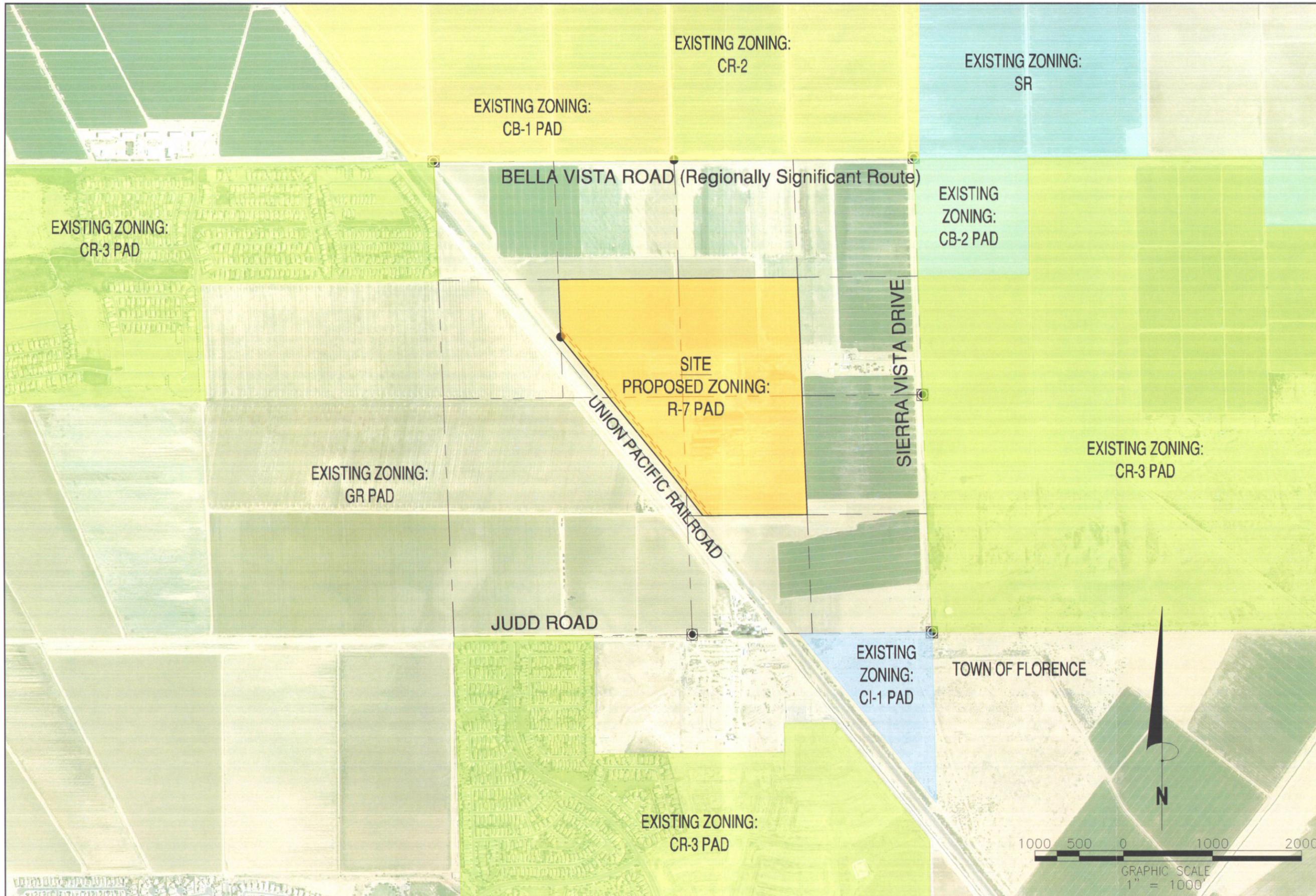
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JOB # 9763
 DATE April, 2013
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 SHT 1 OF 1

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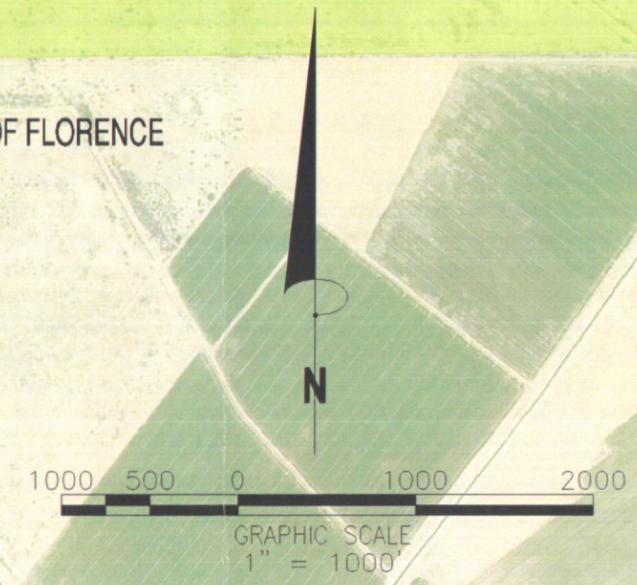


Sherwood Park
 San Tan Valley, Arizona
 Proposed Zoning - Exhibit D

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
 www.bowmanconsulting.com



JOB #	9763
DATE	April, 2013
SCALE	1"=1000'
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PLANNED AREA DEVELOPMENT FOR SHERWOOD PARK

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LIVING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 43 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

UTILITIES TABLE

Electric	583
Telecommunications	Century Link/7 Con
Natural Gas	Meigs Gas
Water/Wastewater	Johnson Utilities
Tractor	Pinal County Sheriff
Fire	Rural Metro
Schools	Florence Unified School District #4

LAND USE TABLE

Gross Acreage	128.18
Collector Streets	3.41 acres
Open Space	32.06 acres
Recreational OS	22.55 acres
Net Area	124.77 acres
Product Type A: 48' x 120'	169 lots
Product Type B: 55' x 120'	167 lots
Product Type C: 65' x 120'	108 lots
Total Dwelling Units	444
Density	3.46 du/ acre

ZONING COMPARISON TABLE

Development Standard	Product Type A		Product Type B		Product Type C	
	R-7 PAD	R-7 PAD	R-7 PAD	R-7 PAD	R-7 PAD	R-7 PAD
Minimum Lot Width	50'	48'	50'	55'	50'	65'
Minimum Lot Area	7,000 SF	5,700 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Front Setback	20'	20'/15'	20'	20'/15'	20'	20'/15'
Side Setback	10'/10'	5'/8'	10'/10'	5'/10'	10'/10'	5'/10'
Street Side Setback	35'	10'	35'	10'	35'	10'
Rear Setback	30'	30'	30'	30'	30'	30'
Building Height	30'	30'/2.5story	30'	30'/2.5story	30'	30'/2.5story

CONTROL/MAINTAIN
ALL LANDSCAPING, RECREATIONAL FACILITIES, AND DRAINAGE FACILITIES

RESPONSIBLE PARTY
SHERWOOD PARK HOMEOWNERS ASSOCIATION

ALL STREETS ARE DESIGNATED AS PUBLIC STREETS
UPON APPROVAL BY PINAL COUNTY PUBLIC WORKS DEPARTMENT

REFUSE DISPOSAL

NOTE:
REFER TO PRELIMINARY DRAINAGE REPORT FOR NARRATIVE, AND DRAINAGE MAP FOR DRAINAGE PATTERNS AND RETENTION REQUIREMENTS. SITE IS WITHIN FLOOD ZONE "X".
REFER TO LANDSCAPE PLAN FOR CONCEPTUAL LANDSCAPING AND PLANT PALETTE.
REFER TO ENTRY MONUMENT & WALLS EXHIBIT FOR PERIMETER WALLS, VIEW FENCE AND ENTRY MONUMENT DETAILS, WITHIN THE PAD NARRATIVE. **EXHIBIT J**
NO EXISTING ROADWAYS/EASEMENTS EXIST ON THE PROPERTY.
NO NATURAL FEATURE ON SITE.

LOCAL ROAD SECTION
4'-1" MAX ATTACHED SIDEWALK
16'-0" B/C
16'-0" R/W

COLLECTOR ROAD SECTION
4'-1" MAX ATTACHED SIDEWALK
25'-5" MIN B/C
25'-5" B/C
3'-0" MIN B/C
80'-0" R/W

LOT SETBACK DETAIL
48'x120'
5'-5" BSL
10' BSL
8' BSL
10' BSL

LOT SETBACK DETAIL
65'x120' & 55'x120'
10' BSL
5'-5" BSL
10' BSL

PLAN STATUS

DATE	DESIGN	DATE	DESIGN
JMS	JMS	JMS	JMS
CHKD	CHKD	CHKD	CHKD
SCALE	H: 1"=300'	SCALE	H: 1"=300'
V:	V:	V:	V:
JOB No. 9783	JOB No. 9783	JOB No. 9783	JOB No. 9783
DATE: April 2013	DATE: April 2013	DATE: April 2013	DATE: April 2013

PROJECT NUMBER
9783

San Tan Valley, Arizona

Sherwood Park

Site Plan - Exhibit E

Final County

Bowman Consulting Group, Ltd.
3010 South River Road, Suite 100
Tempe, Arizona 85282
Phone: (480) 829-8830
www.bowmanconsulting.com

San Tan Valley, Arizona

Sherwood Park

Site Plan - Exhibit E

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Sherwood Park

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Sherwood Park

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San Tan Valley, Arizona

Sherwood Park

Site Plan - Exhibit E

Final County

CIVIL ENGINEER
BOWMAN CONSULTING GROUP, LTD.
3010 S. PRIEST DRIVE
SUITE 101
TEMPE, ARIZONA 85282
PHONE: 480-829-8830
CONTACT: TROY PETERSON

DEVELOPER
LIFESTYLE HOMES INVESTMENTS, LLC
9383 E. BAHIA DR. SUITE 130
SCOTTSDALE, AZ 85260
CONTACT: LANCE KELLER

LAND OWNER
D'WAYNE SHERWOOD PROFIT SHARING PLAN
18521 E. QUEEN CREEK ROAD
SUITE 105-558
QUEEN CREEK, AZ 85142

PLANNED AREA DEVELOPMENT FOR SHERWOOD PARK

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NO NATURAL FEATURE ON SITE.



Florence Unified School District No. 1

P.O. Box 2850 Florence, Arizona 85132
(520) 866-3500 Fax (520) 868-2302

Gary S. Nine, Ed.D., Superintendent

Tony Jimenez, Assistant to Superintendent for Administrative Services
Amy Fuller, Ed.D., Assistant Superintendent for Instructional Services

May 6, 2013

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

Dear Mr. Denton,

This letter is to confirm that the District has met with Carolyn Oberholtzer of Rose Law Group to negotiate an agreement for the Bella Vista 118/Sherwood Park development to be located south of Bella Vista and east of the Union Pacific Railroad tracks. Preliminary plans indicate that a school site will not be required; however, the District will continue to work with Ms. Oberholtzer to determine the type and number of housing units that will be offered and the corresponding fees. As discussions continue in good faith, I believe that we will be able execute an appropriate agreement before final plats are recorded.

Thank you,

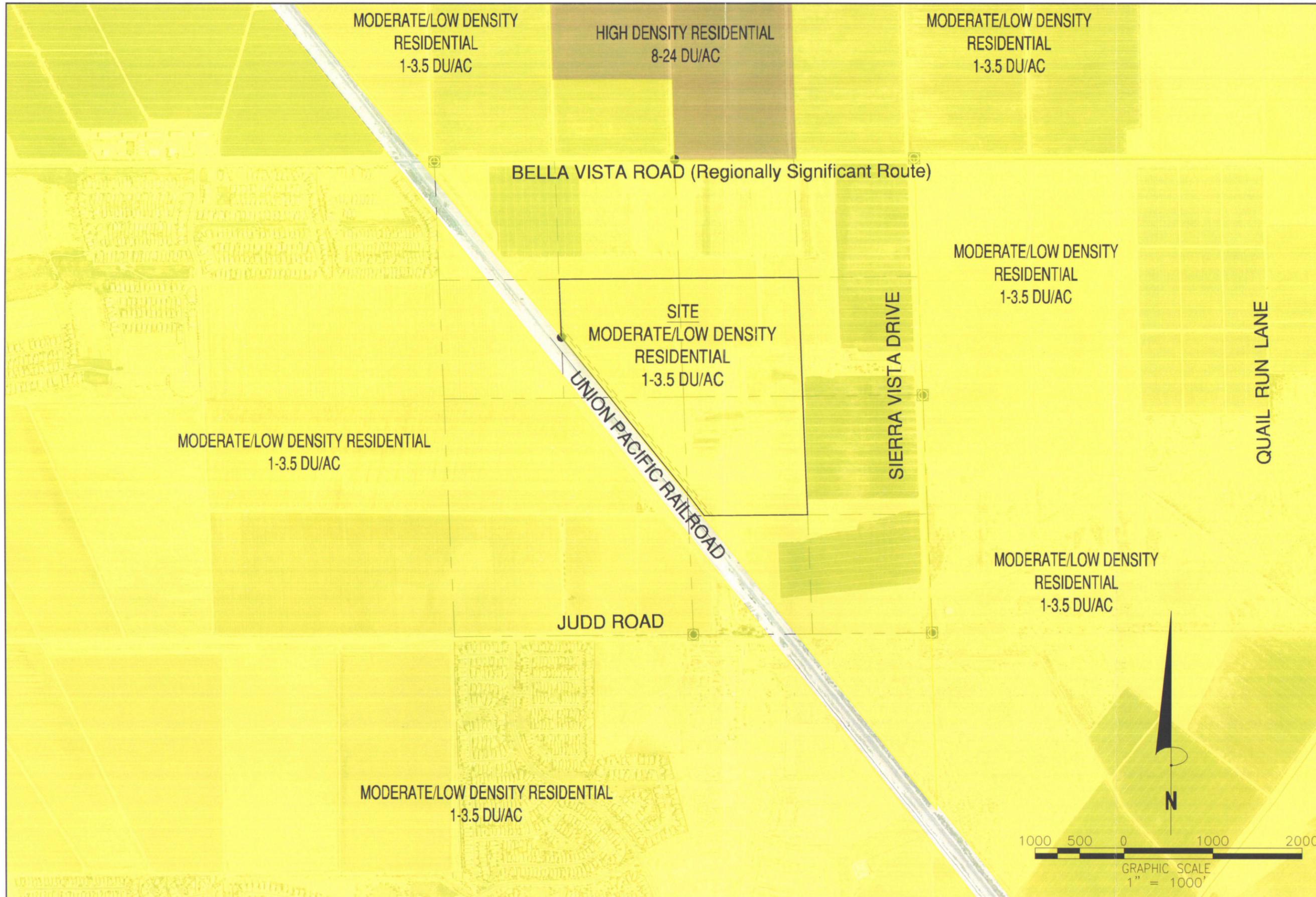
Dana Hawman

Director of School Construction & Public Relations
Florence Unified School District
520-866-3532
520-280-8603 (cell)

cc: Carolyn Oberholtzer

Board of Education/Trustees

Bob Dailey, President Denise Guenther, Vice-President
Jim Thomas, Trustee Rose Marie M. Monks, Trustee Janeane Candelaria, Trustee



Sherwood Park
 San Tan Valley, Arizona
 Comprehensive Plan - Exhibit G

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JOB #	9763
DATE	April, 2013
SCALE	1"=1200'
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SHT	1 OF 1

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PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

The Sherwood Park Development Plan has been designated to create a strong sense of community through the creation of centralized and interconnected open spaces and amenity areas that can be utilized by residents of all ages and lifestyles

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

The Sherwood Park Development will be accessed off of Bella Vista Road, which is designated as a route of regional significance and mobility, and which will distribute residents and from other areas of the county. Internally, the project's roadway circulation system includes space for vehicular, bicycles and pedestrian traffic.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

N/A

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

- Is consistent with the **Open Spaces and Places** vision component

Internally, Sherwood Park will provide extensive open space and recreation areas for its residents. Additionally, the large trail corridor on the western boundary provides opportunities for regional connectivity to other natural amenities.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

- Is consistent with the **Environmental Stewardship** vision component

The Sherwood Park project will not have any negative environmental impact on the surrounding area. It is consistent and compatible with development trends in the area. Land planning efforts maintain historical drainage patterns and provide ample view corridors outward from the community.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Sherwood Park provides an abundance of open space, trails and outdoor amenities that will encourage residents to spend time outdoors engaging in health promoting activities.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
N/A

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Sherwood Park is consistent with the property's moderate low density residential (1-3.5 du/ac) designated under the comprehensive plan

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

Sherwood Park is consistent with the suburban residential planning guidelines

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Sherwood Park will provide needed housing opportunities near the new CAC San Tan campus. The development of this area will serve to promote a well-educated work force in Pinal County.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Sherwood Park is designed and themed to respect the County's rural heritage. Extensive multi-use trail systems provide opportunities for regional connectivity and equestrian use.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space vision and goals

Sherwood Park provides an abundance of open space (25%); all of which is interconnected by an extensive trails and pathways system.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

N/A - no impact to sensitive natural or cultural resources

Water Resources, Public Facilities/Services, and Infrastructure Support

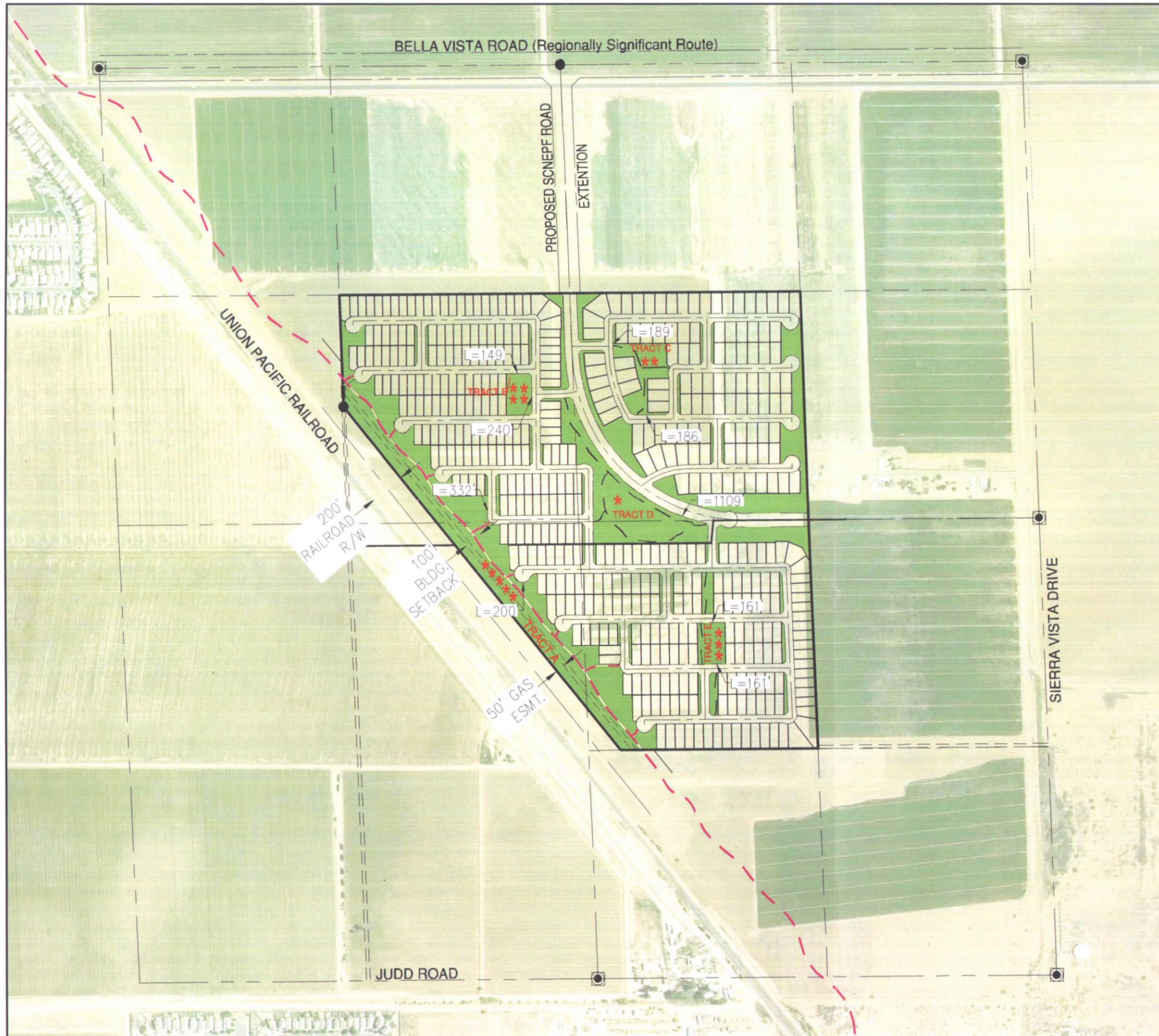
All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

All required public facilities will be constructed by the developer.



- * COMMUNITY PARK
DETAIL
SHEET OS02
- ** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- *** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- **** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- ***** REGIONAL TRAIL SYSTEM
SHEET OS03
- - - LOCAL PEDESTRIAN TRAIL

OPEN SPACE TABLE

TRACT	ACRES	USE
A	13.86	OPEN SPACE, RETENTION, LANDSCAPING, REGIONAL TRAIL
B	0.81	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
C	1.63	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
D	5.37	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
E	0.88	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY

SITE DATA TABLE

BOUNDARY (GROSS)	128.18 AC
OPEN SPACE	32.08 AC
OPEN SPACE PROVIDED	25%
SITE SLOPE	0.25%



Sherwood Park

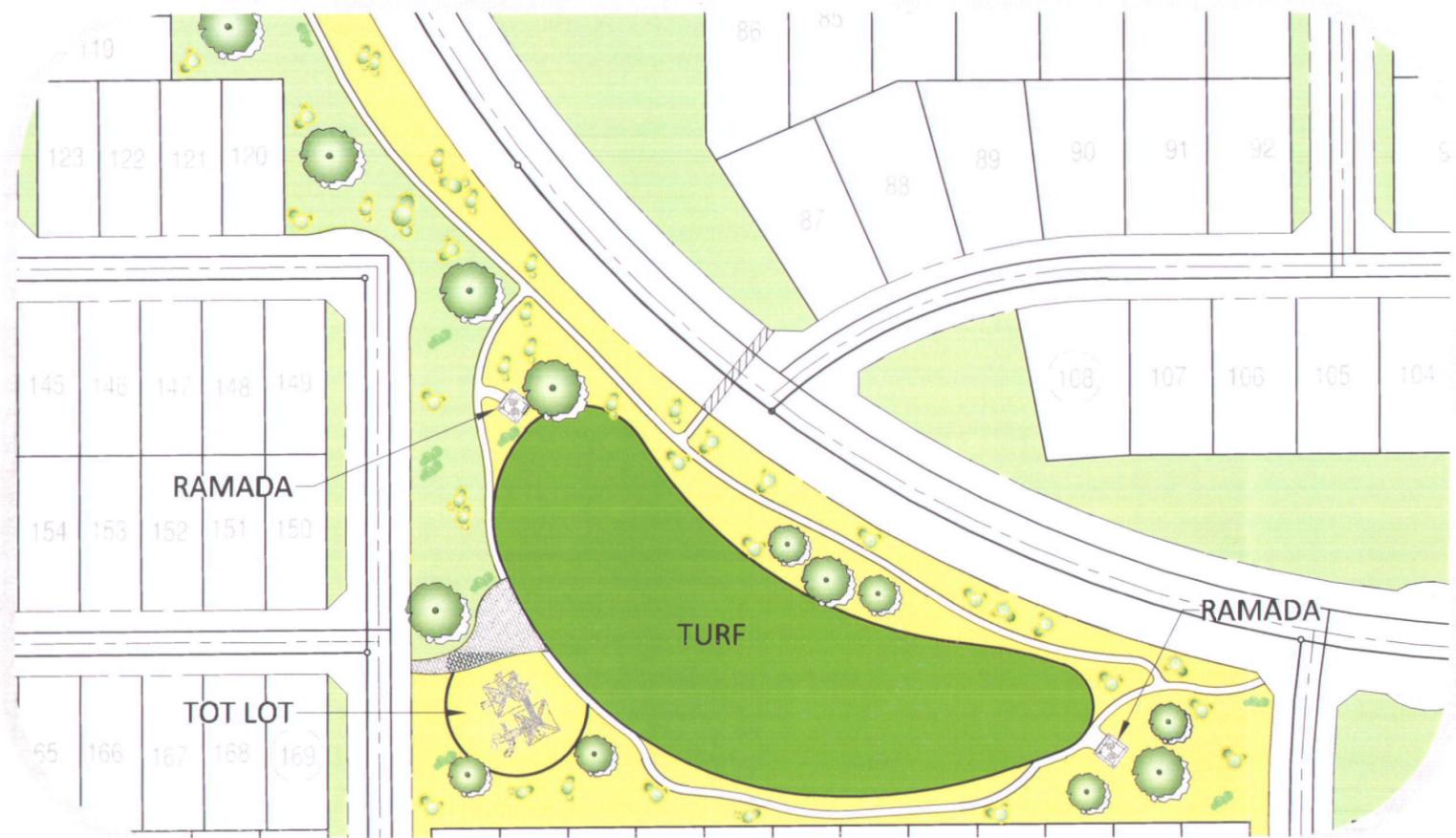
San Tan Valley, Arizona
Open Space Plan - Exhibit I

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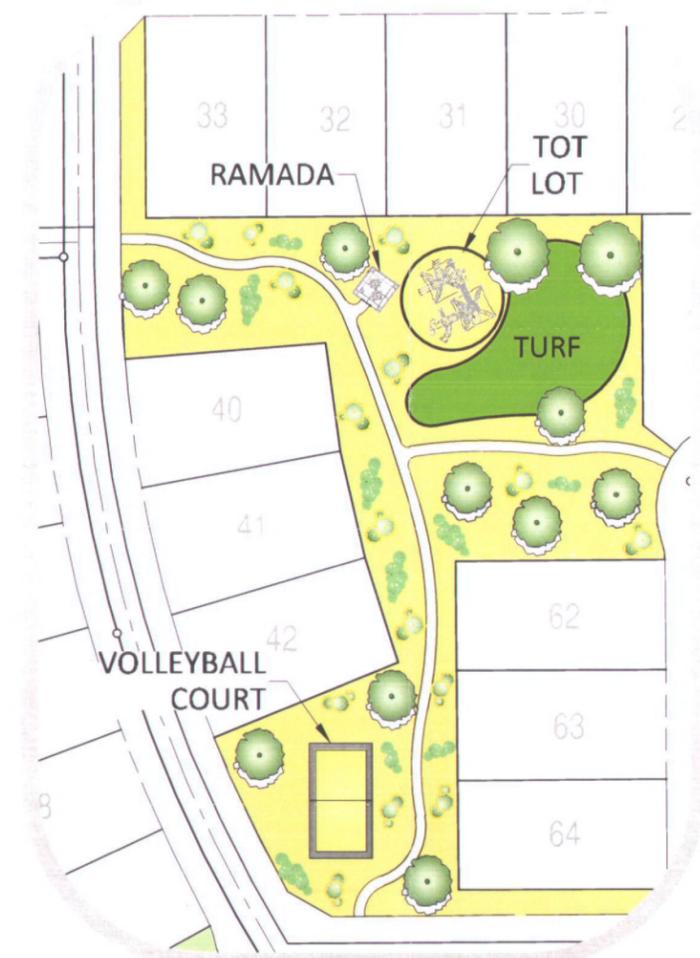


JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 1	OF 3

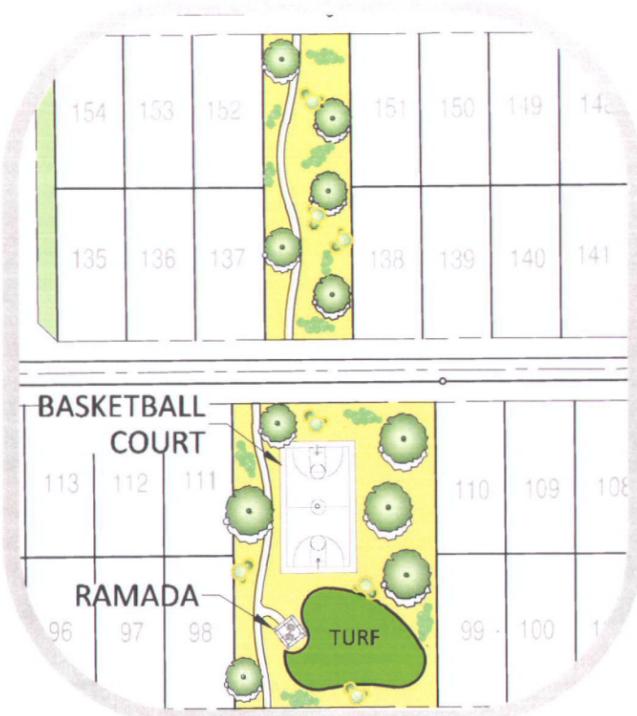
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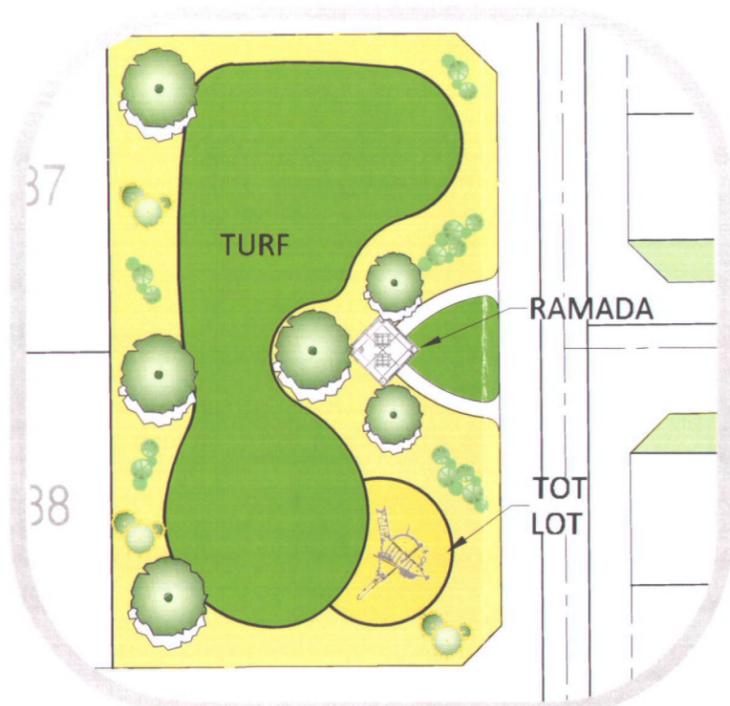
*** COMMUNITY PARK DETAIL**



**** NEIGHBORHOOD PARK DETAIL**



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 San Tan Valley, Arizona
 Open Space Plan - Exhibit I

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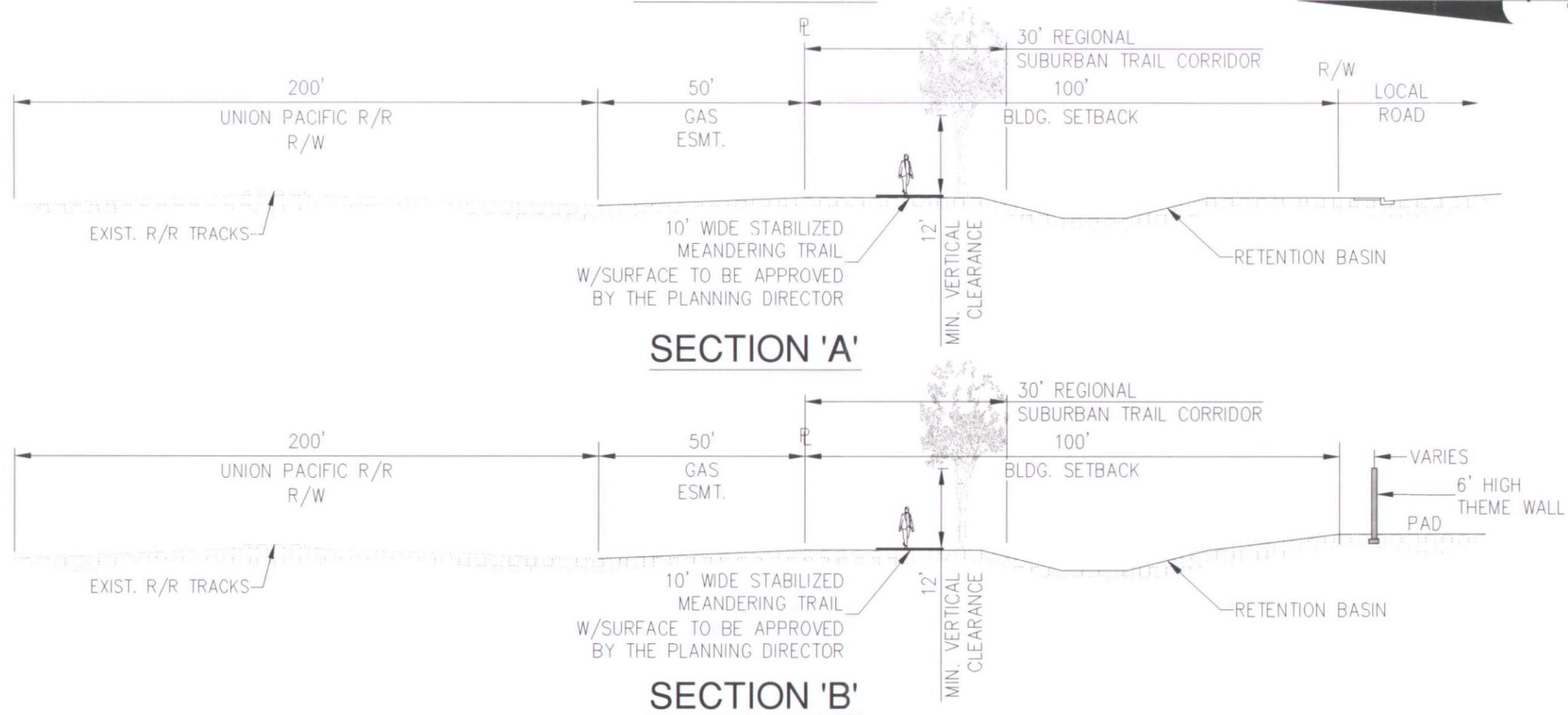
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 CONSULTING

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DRAWN	jas
SHT	2 OF 3

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***** TRAIL DETAIL



Sherwood Park

San Tan Valley, Arizona

Open Space/Recreation Plan - Exhibit I

3010 South Priest Drive Ste 103
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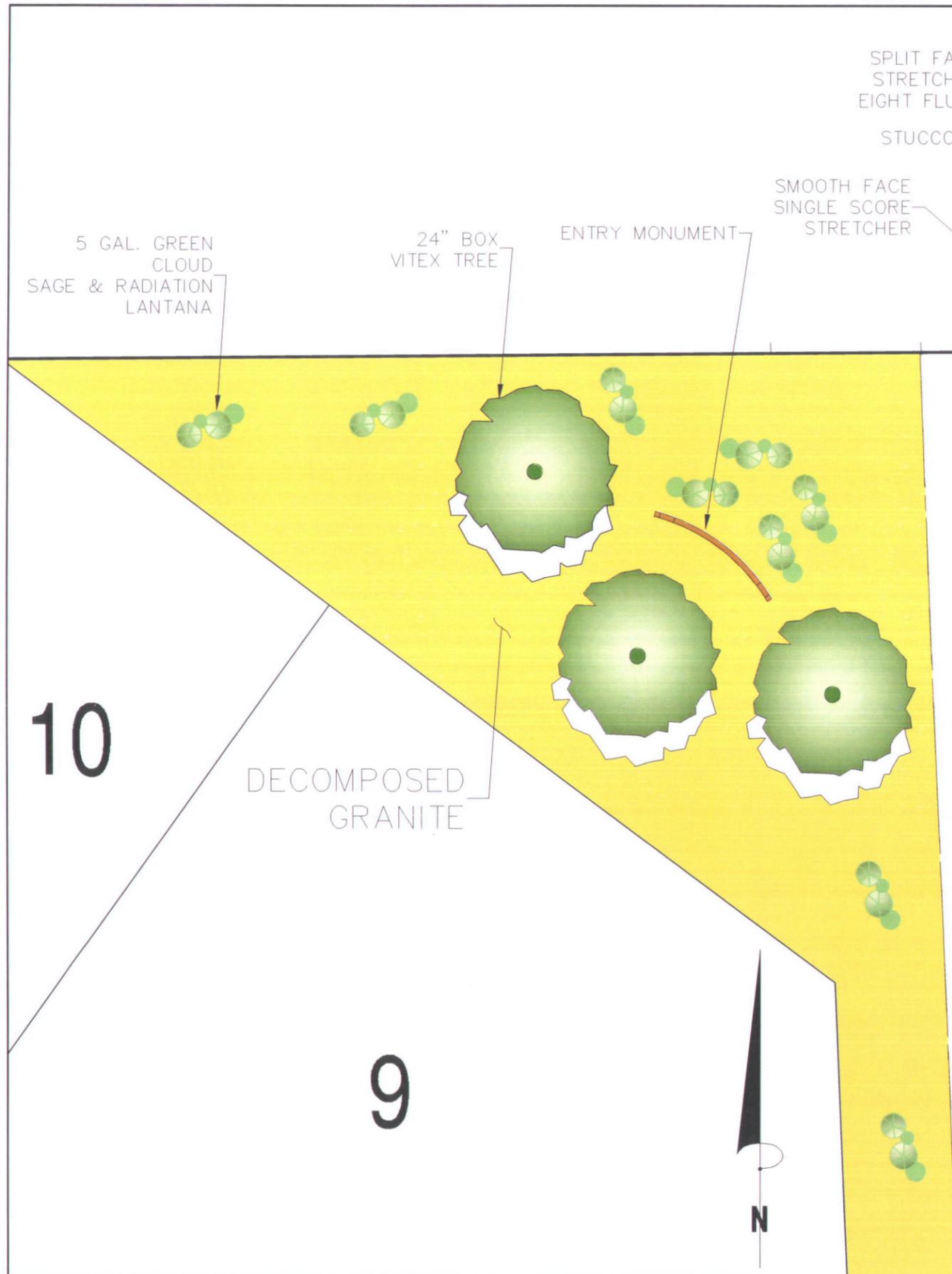
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DATE	April, 2013
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DRAWN	jas
SHT 3	OF 3

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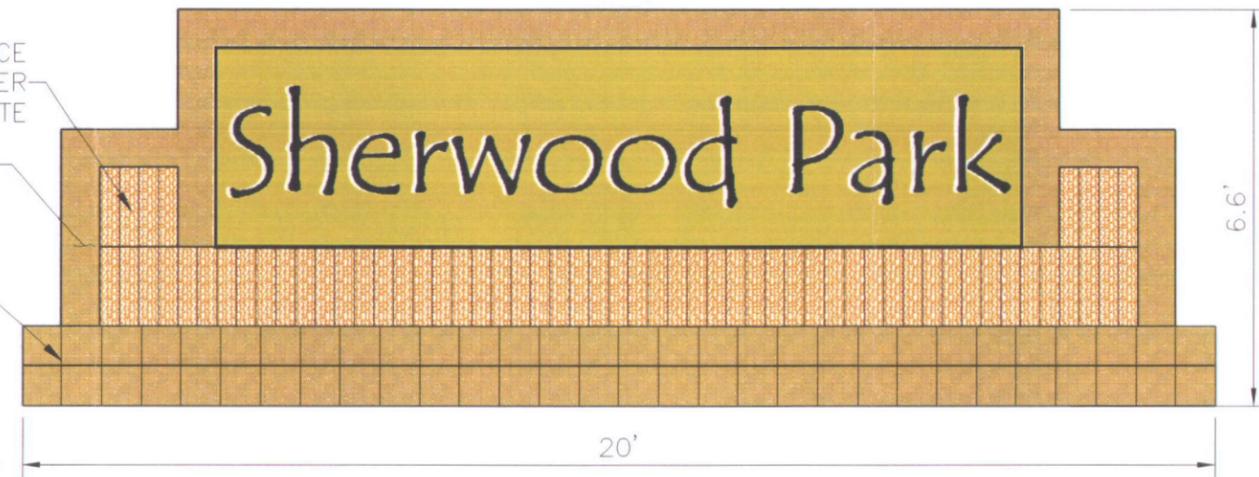
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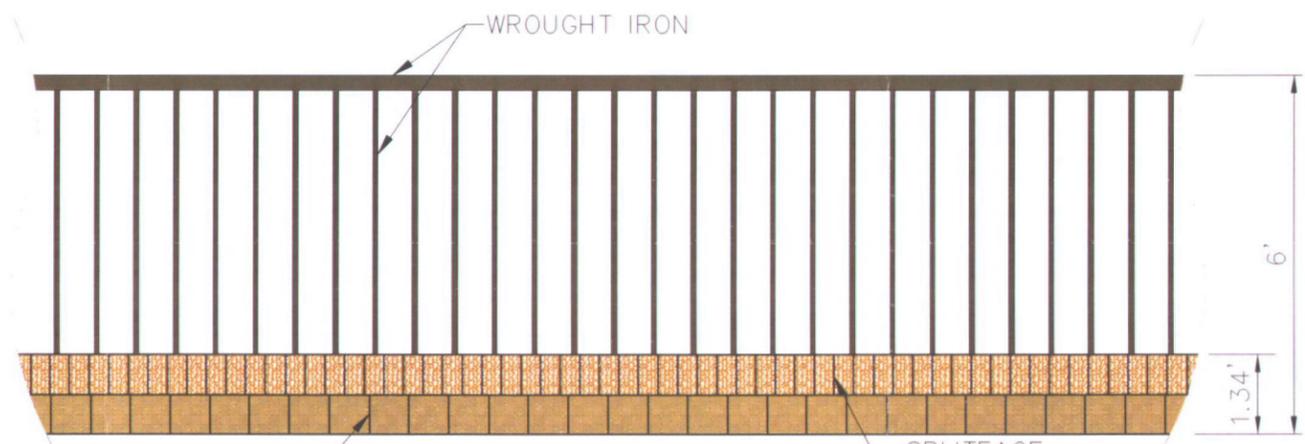
SPLIT FACE
STRETCHER
EIGHT FLUTE

STUCCO

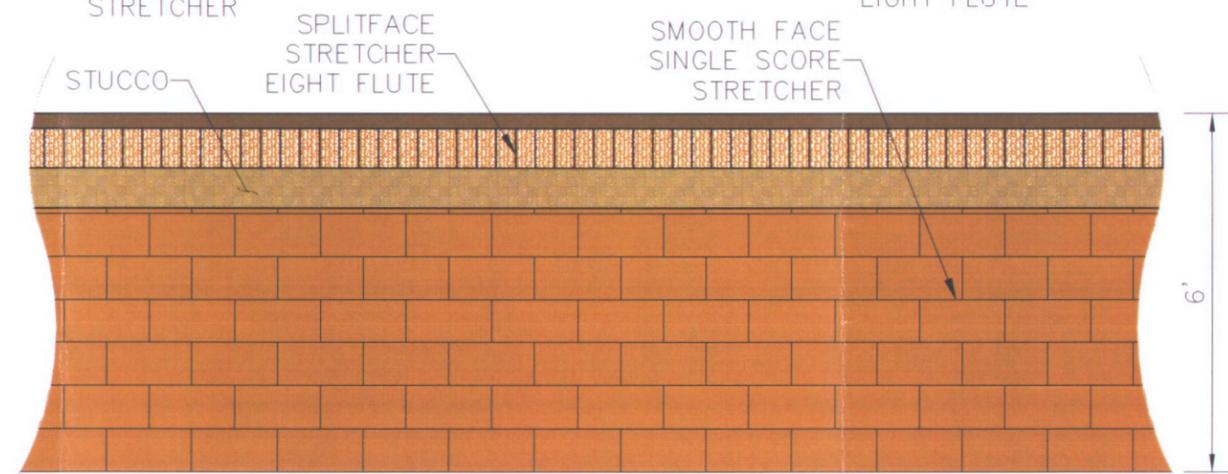
SMOOTH FACE
SINGLE SCORE
STRETCHER



ENTRY MONUMENT DETAIL



VIEW FENCE DETAIL



THEME WALL DETAIL

Sherwood Park
San Tan Valley, Arizona
Entry Monument & Walls - Exhibit J

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CONSULTING

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DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 1	OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Entry Monument.dwg 04/30/2013

Open Space and Recreation Plan for Sherwood Park

Submitted by:

Rose Law Group pc

Jordan Rose

6613 North Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Revised: May 6, 2013
Revised: April 30, 2013
Prepared: April 3, 2013

Open Space & Recreation Plan
for

Sherwood Park

128.18 acres

South of Bella Vista Road, West of Sierra Vista Drive

Narrative

Submitted by:

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Jordan Rose

6613 North Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Submitted on Behalf of:

Lifestyle Homes Investments, LLC

Lance Keller

9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Submitted to:

Pinal County

31 North Pinal Street, Building F
Florence, AZ 85132

Revised: May 6, 2013

Revised: April 30, 2013

Prepared: April 3, 2013

Sherwood Park

Open Space & Recreation Plan Narrative

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Sherwood Park

1. Open Space & Recreation Plan Overview

This Open Space and Recreation Plan (the “OSRP”) for Sherwood Park has been designed to provide a balance of both active and passive open space and recreation areas. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for residents of all ages. Sherwood Park provides 25% of the total project acreage as open space (32 acres) which greatly exceeds the requirements for PAD overlays as well as the goals of the County’s Comprehensive Plan.

A hierarchy of open space has been provided throughout Sherwood Park in the form of retention areas, trail corridors, and multi-use paths (passive), as well as neighborhood parks and a centralized community park (active). Each of these spaces and uses offer a destination for residents. All open space areas will be owned by the Sherwood Park Homeowners Association. The open space areas and amenities at Sherwood Park meet or exceed the minimum requirements as outlined in Chapter 2.176 of the Pinal County Development Services Code.

Sherwood Park is a family oriented community, and the proposed open space and recreation areas have been designed with this in mind. Despite having only 444 total lots, Sherwood Park will provide several neighborhood park recreation areas with a variety of amenities for residents to use, as well as a large centralized community park. This larger centralized park area provides for active open space while also enhancing the community design through the creation of an appealing drive corridor with view sheds into the development’s open spaces along the main collector road as you drive south into the community from Bella Vista Road.

2. Context

Sherwood Park is comprised of 128.18 contiguous acres located south of Bella Vista Road, just west of Sierra Vista Drive. The site is surrounded on the north, east, and south by State Trust land, and bordered on the west by the Union Pacific Railroad line (**see Exhibit A – Aerial Photo Exhibit**). Because the property is surrounded by undeveloped State Trust land, Sherwood Park will have no direct connectivity to adjacent neighborhoods or developments via trails or pathways. The property is immediately adjacent to a regional County trail corridor, adjacent to the railroad, as identified in the Pinal County Open Space and Trails Master Plan (**see Exhibit B – Context Map**). There are no existing or proposed conservation open space areas within one-mile of the site. Some existing developed open space areas exist within the few residential developments located to the east, west and south. These developed open space areas consist of typical residential community amenity areas and are used for retention and/or recreation facilities. Given the distance to, and separation from these developed open space areas, no connections are proposed.

Sherwood Park

3. Development Concept

Sherwood Park is a planned single-family residential community with a total of 444 lots; comprised of three different lot sizes (See Exhibit C – Conceptual Site Plan); 48' x 120', 55' x 120', and 65' x 120' to allow for a wide variety of product and floor plan options. Each lot is strategically located within a five minute walk from an open space amenity, with a majority of the homes being much closer. The lot layout has been strategically configured such that none of the lots back, front or side directly toward the railroad corridor on the western boundary of the property. Each neighborhood offers a unique community amenity to serve the nearby residents and the entire Sherwood Park community.

4. Target Market

Sherwood Park is a family oriented community, located within ½-mile of the new Central Arizona College (“CAC”) San Tan campus. Sherwood Park will provide housing opportunities for CAC students and their families, as well as for current and future residents of the County. Sherwood Park will allow CAC to attract families who want to further their education in the County without a lengthy commute. This OSRP has been developed with this target market in mind.

5. Slope Analysis

The property is currently used for agricultural purposes and is essentially flat, with a slope of 0.25%, sloping slightly to the northwest (see Exhibit D – ALTA Survey). The existing elevation at the southeast corner of the property is 1517.37' and the existing elevation at the northwest corner of the property is 1507.63'. This 9.74' drop over approximately 3,900 linear feet equates to an overall slope for the property of 0.25%. For PAD's with slopes less than 5%, a minimum of 18% of the overall property must be provided as open space, with 7% comprising recreation area open space. The proposed OSRP will provide 25% of the overall property as open space and 17% as recreation area open space, both of which greatly exceed the County's requirements. Because the property has been actively farmed for many years and is entirely disturbed, no conservation open space areas are required. There are no significant natural features on the property.

Table 1 – Open Space Requirements for 0 – 5% Slopes, Disturbed Property

Open Space Requirement	Required	Provided	Acres
Conservation Open Space	0%	0%	0
Recreation Area Open Space	7%	17%	22.55
Total Open Space	18%	25%	32.06
Total Acreage			128.18



Sherwood Park

6. Preliminary Hydrology

Historical drainage flows in this area are directed to the north. The intersection of the railroad tracks and Bella Vista Road creates a barrier to these historical flows, resulting in a backup that eventually crests Bella Vista Road and continues northward along railroad tracks and the historical drainage path. This drainage backup does not directly affect the property and mitigation measures are not required. However, since the property will retain all additional storm water run-off created by the property, the historical flows will be somewhat reduced through its development. There are no existing washes or wash corridors on the property.

7. Flood Zone

The property is located outside of any hazardous flood plains, within Flood Zone "X", as identified in the FEMA FIRM map dated December 2007.

8. Riparian Vegetation & Biological Habitats

The subject property is essentially flat, agricultural land that has been farmed for many years. Consequently, there are no riparian vegetation or biological habitats on the property.

9. General OSRP Design Guidelines

The following general design guidelines will be implemented in the OSRP for Sherwood Park, and are consistent with the requirements of the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (the "OSRAM"):

- Open space has been designed to be a community amenity and will be provided in all areas or neighborhoods of the community.
- Open space areas have been strategically situated in high visibility locations; at the end of entry roads into individual neighborhoods, adjacent to the main community collector street, or at the end of cul-de-sacs where trails and pathway can feed into them.
- The lot layout for Sherwood Park has been designed around the open space areas, to ensure close proximity, visibility and interconnectivity of the open space.
- Fragmentation of open space areas has been avoided whenever possible.

Sherwood Park

10. Conservation Open Space

Because the property has been used for agricultural purposes for many years, there are no sensitive resource areas on the property that merit conservation as natural open space. The property is essentially flat farm ground with a slope of less than 5%. Consequently, no conservation open space is required. Nevertheless, natural and historic drainage patterns in the area have been maintained.

11. Archaeological Sites

The Arizona State Museum has issued a letter (**see Exhibit E – ASM Letter**) indicating that while several archaeological inspections have been conducted within the vicinity of the project, no historic properties are identified in the project area. Should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and can investigate.

12. Developed Open Space

The developed open space at Sherwood Park consists of a balance of both active and passive recreation areas. The following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area have been maintained.
- Storm water retention areas have been designed to appear as natural as possible with meandering edges, gradual grade changes, and varying side slopes.
- Storm water retention areas have been located in visible and accessible areas throughout the community.
- Non-vegetative and vegetative ground covers, trees and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage and placement requirements of the OSRAM.
- Because the community has no arterial street frontage, ample meandering landscape tracts and open space areas (per the OSRAM requirements) have been located along the main collector street frontage to create a sense of openness for the community.
- Enhanced landscape areas have been provided on both sides of the main collector street at the entrance to the community in order to create a sense of arrival.



Sherwood Park

13. Recreation Area Open Space

Sherwood Park is a family oriented community as defined in the OSRAM, and the community's recreation areas have been designed accordingly. Despite having only 444 total lots, which is well below the OSRAM's 1,000 lot threshold for minimum recreation area facilities, this OSRP provides several neighborhood park recreation areas with a variety of amenities for residents to use, as well as a large centralized community park. This larger centralized park area provides for active open space while also enhancing the community design through the creation of an appealing drive corridor with view sheds into the development's open spaces along the main collector road (see Exhibit F – Open Space Plan, Sheet 1).

Neighborhood Parks

The neighborhood park recreation areas have been located and sized to meet the needs of individual neighborhoods within the community. These smaller open space recreation areas are designed for more intimate gatherings and are equipped for both active and passive recreation. These parks will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. Each neighborhood park will provide a ramada and seating area, along with areas for turfed open space. Where appropriate, tot lots and sports courts will also be provided (See Exhibit F – Open Space Plan, Sheet 2). Adequate open space lighting will be provided. All neighborhood parks will be owned and maintained by the Sherwood Park Homeowners Association.

Community Park

The centralized community park recreation area is the focal point of Sherwood Park. This approximately 5.37 acre open space recreation area provides for larger scale recreation such as pick-up football games or large family gatherings. The community park will also provide storm water retention while maintaining a minimum of 25% of the area elevated above the high water line. The community park will feature a large turf area, tot lot and other appropriate amenities (See Exhibit F – Open Space Plan, Sheet 2). Adequate open space lighting will be provided. The community park will be owned and maintained by the Sherwood Park Homeowners Association.

Paths and Multi-use Trails

In addition to the more active recreation areas provided in the neighborhood parks and the large centralized community park, a network of open space paths, sidewalks, and multi-use trails will be provided to achieve true community connectivity and a healthy lifestyle for residents. These trails will connect each neighborhood to the other, as well as to the various open spaces, recreational amenities, and the large trail corridor on the western

Sherwood Park

boundary. Benches and shaded seating areas may be provided at appropriate locations throughout the trail system.

On the western boundary of the property adjacent to the railroad right-of-way, Sherwood Park will provide for a substantial 30' multi-use suburban trail corridor, consistent with the Pinal County Open Space and Trails Master Plan. This large open space area will accommodate space for a regional trail, internal trail connections and passive open space retention areas. This corridor begins outside of the existing railroad right-of-way and gas line easement. This open space corridor is a minimum of 100' wide and will coincide with SRP's future Abel-Moody power line easement. It will include a 10' wide stabilized unpaved suburban multi-use trail within a minimum 30' wide regional suburban trail corridor. Connections to this amenity for the community residents are made through the numerous cul-de-sacs which terminate along the open space area, as well as the local street knuckles which have view shed openings into the space. The lot and street layout for Sherwood Park has been strategically designed to provide numerous view sheds into this regional trail corridor (**See Exhibit F – Open Space Plan, Sheet 3**).

14. Landscaping

The landscape theme for Sherwood Park has been developed to provide a transition from the rural and agricultural land uses that surround the project site, to a more suburban environment. The design intent of the landscaping is to utilize a variety of low water use trees, shrubs, and groundcovers that will provide shade, visual interest, buffering and aesthetic value to the project. Careful selection and massing of plant materials and turf will provide colorful and appropriate transition from the surrounding and more native landscape. Turf will be used sparingly at select locations, such as adjacent to more passive recreational amenities or in specific active recreation areas. The landscaping design will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet the requirements for PAD's outlined in the Pinal County Development Services Code.

Trees and shrubs will be planted in sizes and quantities that meet the requirements of the OSRM and Chapter 2.176.160(C) of the Pinal County Development Services Code. While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas (**see Exhibit G – Landscape Plan**). Turf and decomposed granite areas are also identified. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans. Because the subject property is an active farm, a Vegetative Salvage Plan is not required.



Sherwood Park
 San Tan Valley, Arizona
 Aerial Exhibit - Exhibit A

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	9763
DATE	Mar., 2013
SCALE	1"=600'
DRAWN	jas
SHT	1 OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\PR-EXH-aerial.dwg 04/30/2013



Sherwood Park

San Tan Valley, Arizona
Context Map - Exhibit B

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	9763
DATE	April, 2013
SCALE	1"=1000'
DRAWN	jas
SHT 1	OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-Zoning.dwg 04/30/2013

C

PLANNED AREA DEVELOPMENT FOR SHERWOOD PARK

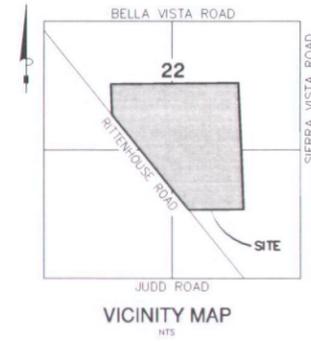
CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;
 THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST, 1,324.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
 THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;
 THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;
 THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;
 THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST, 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
 THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST, 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;
 EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;
 AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.



CIVIL ENGINEER
 BOWMAN CONSULTING GROUP, LTD.
 3010 S. PRIEST DRIVE
 SUITE 101
 TEMPE, ARIZONA 85282
 PHONE: 480.629.8830
 CONTACT: TROY PETERSON

DEVELOPER
 LIFESTYLE HOMES INVESTMENTS, LLC
 9383 E. BAHIA DR. SUITE 130
 SCOTTSDALE, AZ 85260
 CONTACT: LANCE KELLER

LAND OWNER
 D'WAYNE SHERWOOD PROFIT SHARING PLAN
 18521 E. QUEEN CREEK ROAD
 SUITE 105-458
 QUEEN CREEK, AZ 85142

Bowman

CONSULTING

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 www.bowmanconsulting.com
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Site Plan - Exhibit C
 Sherwood Park

San Tan Valley, Arizona

9763
 PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
JAS DESIGN	JAS DRAWN
	JAS CHKD

SCALE: H: 1"=300'
 V: 1"=300'
 JOB No. 9763
 DATE: April, 2013
 SHEET 1 OF 1



UTILITIES TABLE

Electric	SRP
Telecommunications	Century Link/ Cox
Natural Gas	Mesa Gas
Water/Wastewater	Johnson Utilities
Police	Pinal County Sheriff
Fire	Rural Metro
Schools	Florence Unified School District #1

LAND USE TABLE

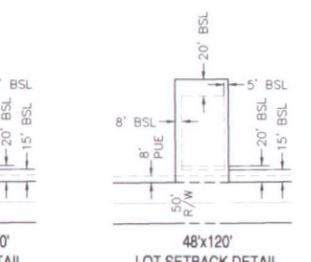
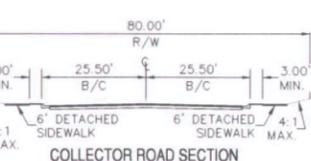
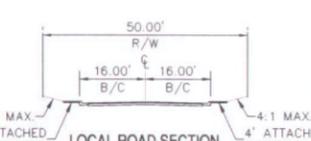
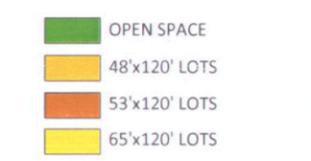
Gross Acreage	128.18
Collector Streets	3.41 acres
Open Space	32.06 acres
Recreational OS	22.55 acres
Net Area	124.77 acres
Product Type A: 48' x 120'	169 lots
Product Type B: 55' x 120'	167 lots
Product Type C: 65' x 120'	108 lots
Total Dwelling Units	444
Density	3.46 du/ acre

ZONING COMPARISON TABLE

Development Standard	Product Type A		Product Type B		Product Type C	
	R-7	R-7 PAD	R-7	P-7 PAD	R-7	R-7 PAD
Minimum Lot Width	50'	48'	50'	55'	50'	65'
Minimum Lot Area	7,000 SF	5,700 SF	7,000 SF	6,550 SF	7,000 SF	7,750 SF
Front Setback ⁽¹⁾	20'	20'/15'	20'	20'/15'	20'	20'/15'
Side Setback	10'/10'	5'/8'	10'/10'	5'/10'	10'/10'	5'/10'
Street Side Setback ⁽²⁾	-	10'	-	10'	-	10'
Rear Setback ⁽³⁾	25'	20'	25'	20'	25'	20'
Building Height	30'	30/2 Story	30'	30/2 Story	30'	30/2 Story

CONTROL/MAINTAIN	RESPONSIBLE PARTY
ALL LANDSCAPING, RECREATIONAL FACILITIES, OPEN SPACE AREAS AND DRAINAGE FACILITIES	SHERWOOD PARK HOMEOWNERS ASSOCIATION
ALL STREETS ARE DESIGNATED AS PUBLIC STREETS	PINAL COUNTY UPON APPROVAL BY PINAL COUNTY PUBLIC WORKS DEPARTMENT
REFUSE DISPOSAL	*****

NOTE:
 REFER TO PRELIMINARY DRAINAGE REPORT FOR NARRATIVE, AND DRAINAGE MAP FOR DRAINAGE PATTERNS AND RETENTION REQUIREMENTS. SITE IS WITHIN FLOOD ZONE "X".
 REFER TO LANDSCAPE PLAN FOR CONCEPTUAL LANDSCAPING AND PLANT PALETTE.
 REFER TO ENTRY MONUMENT & WALLS EXHIBIT FOR PERIMETER WALLS, VIEW FENCE AND ENTRY MONUMENT DETAILS, WITHIN THE PAD NARRATIVE: EXHIBIT J
 NO EXISTING ROADWAYS/EASEMENTS EXIST ON THE PROPERTY
 NO NATURAL FEATURE ON SITE

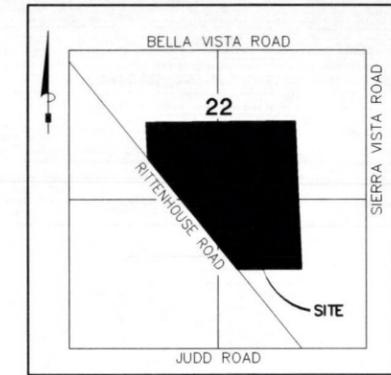


D

ALTA/ACSM LAND TITLE SURVEY

BELLA VISTA

LOCATED IN THE SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.



VICINITY MAP
NTS

NOTES

1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
2. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS NOT AVAILABLE.
3. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E, DATED DECEMBER 4, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
4. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 5,583,595 SQUARE FEET OR 128.1817 ACRES, MORE OR LESS.
5. PURSUANT TO TABLE "A", ITEM NUMBER 5, VERTICAL RELIEF SHOWN HEREON IS AT 1.0 FOOT CONTOUR INTERVALS AND THE ORIGINATING BENCHMARK IS AS FOLLOWS:
 BENCHMARK - NGS DESIGNATION L 68. A DISK SET ON TOP OF A CONCRETE MONUMENT.
 DATUM - NAVD88, GEOID 12A
 ELEVATION - 1511.96'. ELEVATION FROM OPUS ON 2/28/2013 WAS USED.
6. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC ARE SHOWN HEREON.
7. PURSUANT TO TABLE "A", ITEM NUMBER 11(o), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
8. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
9. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
10. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
11. PHYSICAL ACCESS TO SIERRA VISTA ROAD WAS OBSERVED WHILE CONDUCTING THE SURVEY.
12. SUBJECT PROPERTY IS ADJOINS STATE LAND. EASEMENTS MAY EXIST THAT DID NOT SHOW UP IN THE TITLE REPORT.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED PROVIDED BY NORTH AMERICAN TITLE INSURANCE COMPANY ORDER NO. 21800-13-02335, COMMITMENT DATE: FEBRUARY 19, 2013 AT 7:50 AM. AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B - SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

- (a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1, 3-5, 7 AND 9.
 - (b) ITEM 2 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER. AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT, NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNBENEFICIAL TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.
 - (c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
 - (d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
 - (xx) (e) DENOTES SCHEDULE B ITEMS SHOWN HEREON.
- RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, READING AS FOLLOWS: THIS PATENT IS ISSUED SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT. (ITEM NOT PROVIDED BY TITLE COMPANY)
- PROPERTY IS SUBJECT TO THE RIGHT OF ENTRY TO PROSPECT FOR, MINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN THE PATENT. (ITEM NOT SHOWN. PATENT NOT PROVIDED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY RECORDED IN DOCKET 1331, PAGE 366. (ITEM DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN)
- PROPERTY IS SUBJECT TO AN EASEMENT FOR UNDERGROUND NATURAL GAS SUPPLY PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 2003 AS FEE NO. 2003-064098 AND THEREAFTER REAL PROPERTY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JULY 31, 2006 AS FEE NO. 2006-107262, BOTH OF OFFICIAL RECORDS. (ITEM IS SHOWN)

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, SAID BEARING BEING:

SOUTH 02 DEGREES 17 MINUTES 48 SECONDS EAST

CURRENT RECORD DESCRIPTION OF THE THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

- BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;
- THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;
- THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
- THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;
- THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;
- THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;
- THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;
- THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;
- EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; AND
- EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

SHEET INDEX

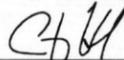
- 1 COVER, NOTES, SCHEDULE 'B' ITEMS
- 2 SITE DETAIL & EASEMENTS

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED 02/21/2013 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND LIFESTYLE HOMES INVESTMENTS, LLC. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: D'WAYNE SHERWOOD, AS TRUSTEE OF THE D'WAYNE SHERWOOD PROFIT SHARING PLAN
 LSH LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND/OR ASSIGNEE
 NORTH AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(o) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/20/2013.


 CLAYTON J. HOWARD R.L.S. #50640 04/16/2013
 choward@bowmanmg.com DATE

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 CONSULTING
 Bowman Consulting Group, Ltd.
 300 South Priest Drive, #103
 Tempe, Arizona 85282
 Phone (480) 629-8850
 Fax (480) 629-8841
 www.bowmanmg.com

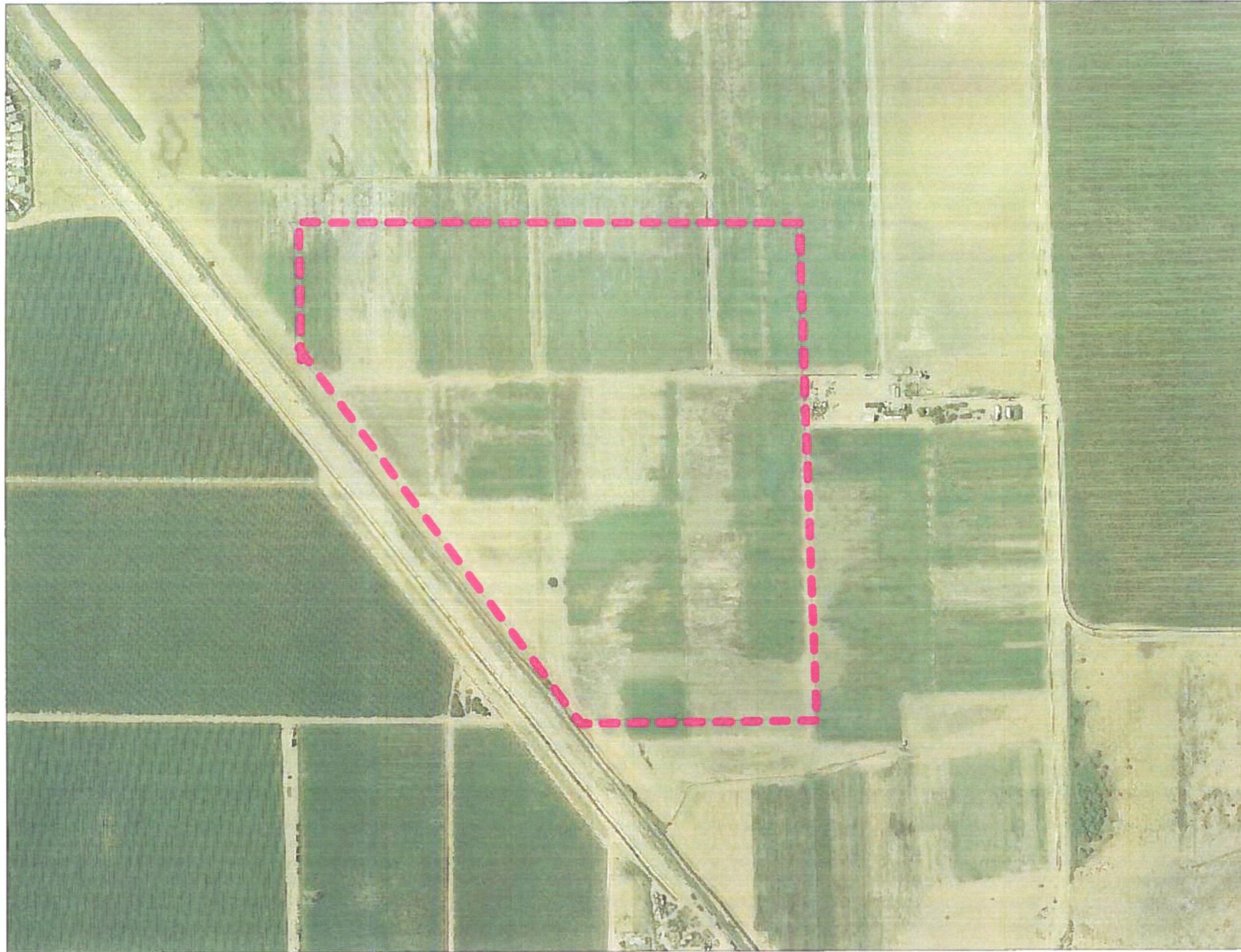


BELLA VISTA
ALTA/ACSM LAND TITLE SURVEY - Exhibit D
PINAL COUNTY, ARIZONA

DATE	REVISION
DATE: 03/26/13	
PROJ NO: 9763-01	
TASK NUM: 001	
DRAWN BY: JD	
CHECKED: JD	
QUALITY: CH	
CLIENT NO:	
SCALE N.T.S.	
1 OF 2	

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Bowman Consulting: PINAL, S of Bella Vista Farms & W of Sierra Vista Dr



SCALE 1 : 9,039

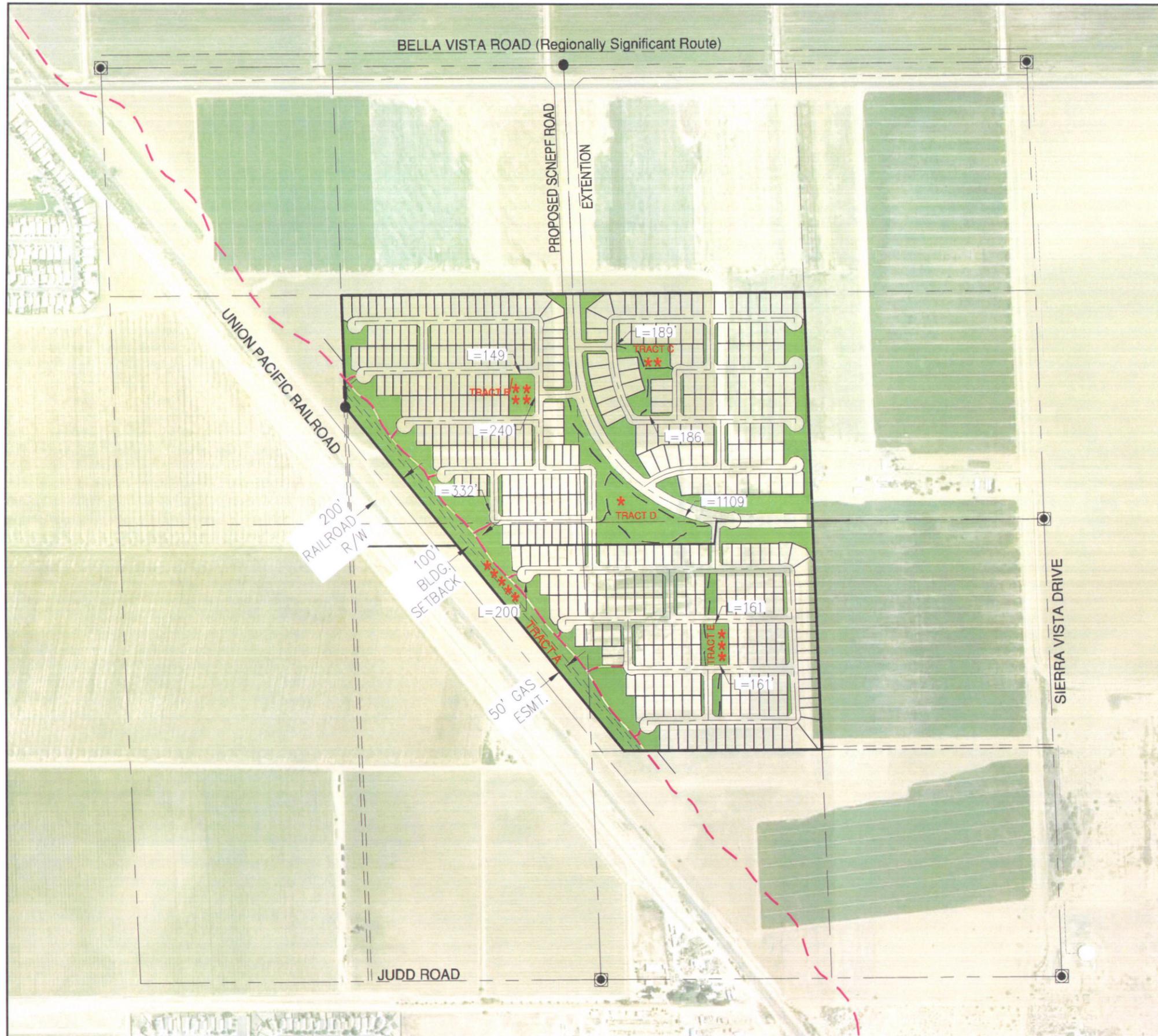


N



11/11/11

F



- * COMMUNITY PARK
DETAIL
SHEET OS02
- ** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- *** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- **** NEIGHBORHOOD PARK
DETAIL
SHEET OS02
- ***** REGIONAL TRAIL SYSTEM
SHEET OS03
- - - LOCAL PEDESTRIAN TRAIL

OPEN SPACE TABLE

TRACT	ACRES	USE
A	13.86	OPEN SPACE, RETENTION, LANDSCAPING, REGIONAL TRAIL
B	0.81	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
C	1.63	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
D	5.37	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY
E	0.88	OPEN SPACE, RETENTION, LANDSCAPING, AMENITY

SITE DATA TABLE

BOUNDARY (GROSS)	128.18 AC
OPEN SPACE	32.08 AC
OPEN SPACE PROVIDED	25%
SITE SLOPE	0.25%



Sherwood Park
San Tan Valley, Arizona

Open Space/Recreation Plan - Exhibit F

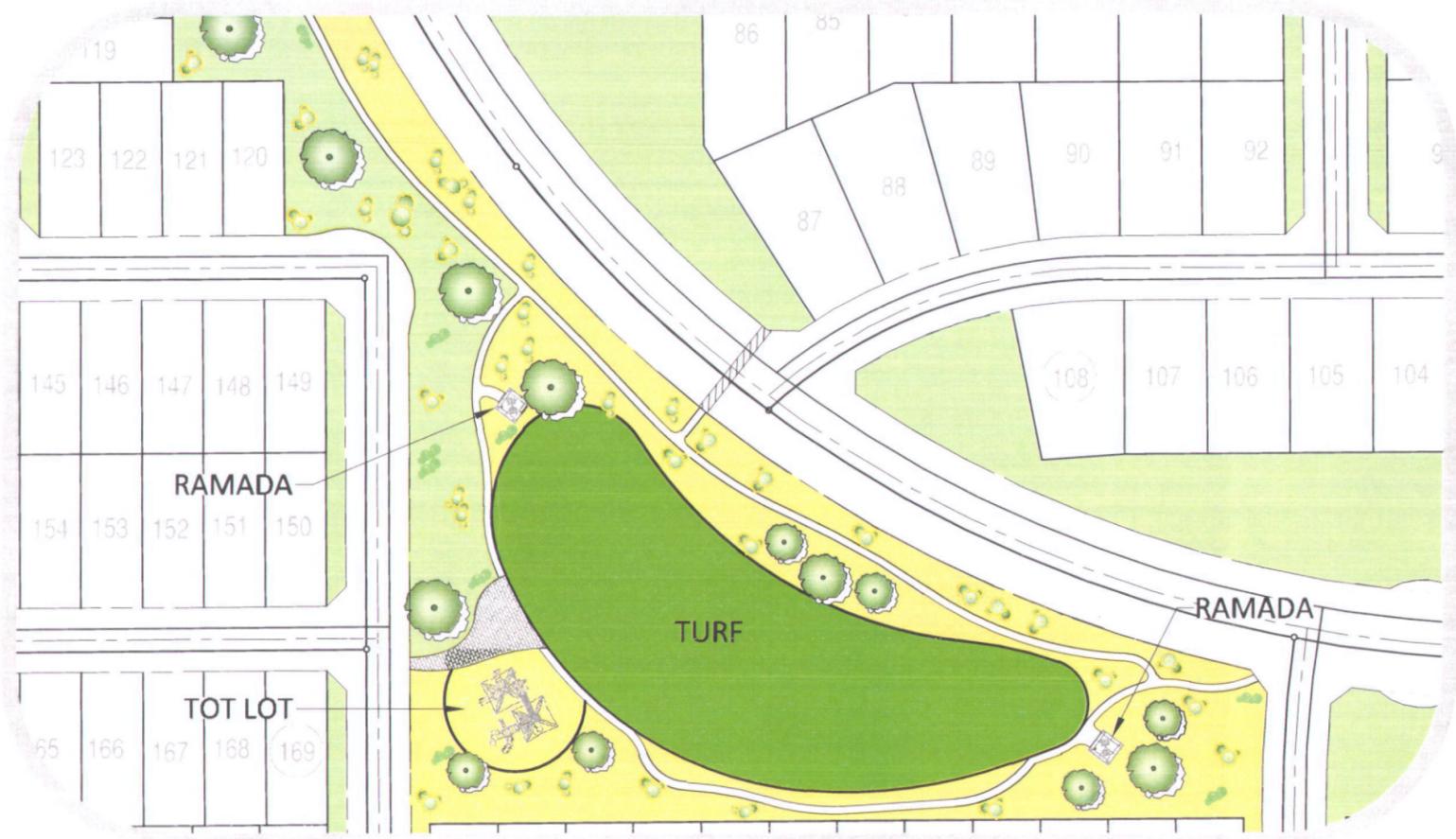
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Tempe, Arizona 85282
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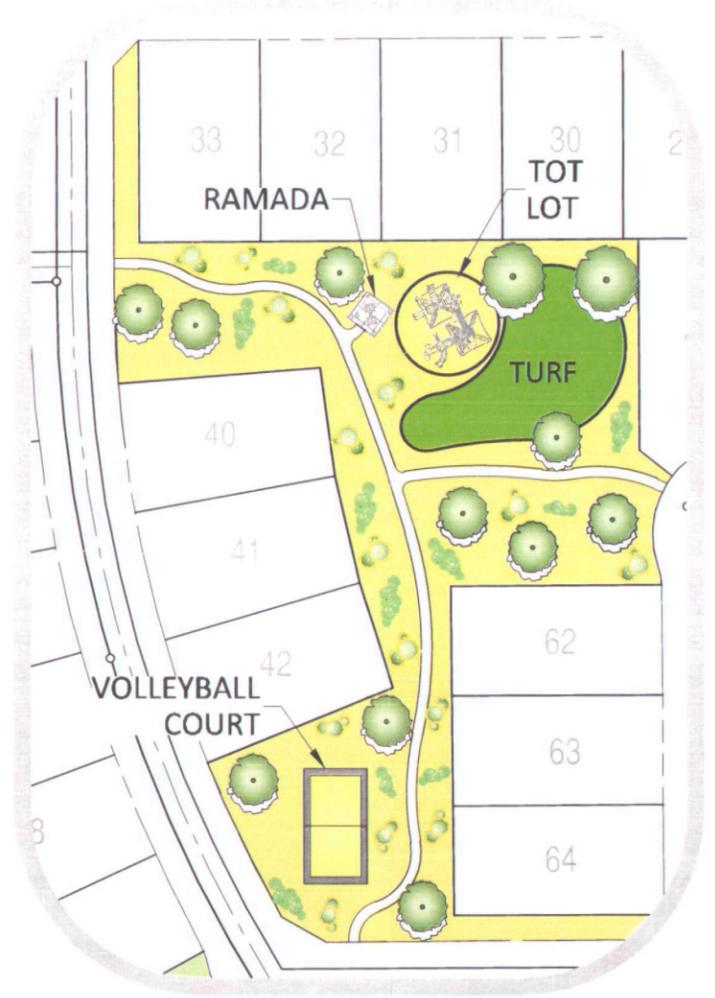
CONSULTING

JOB # 9763
DATE April, 2013
SCALE N.T.S.
DRAWN jas
SHT 1 OF 3

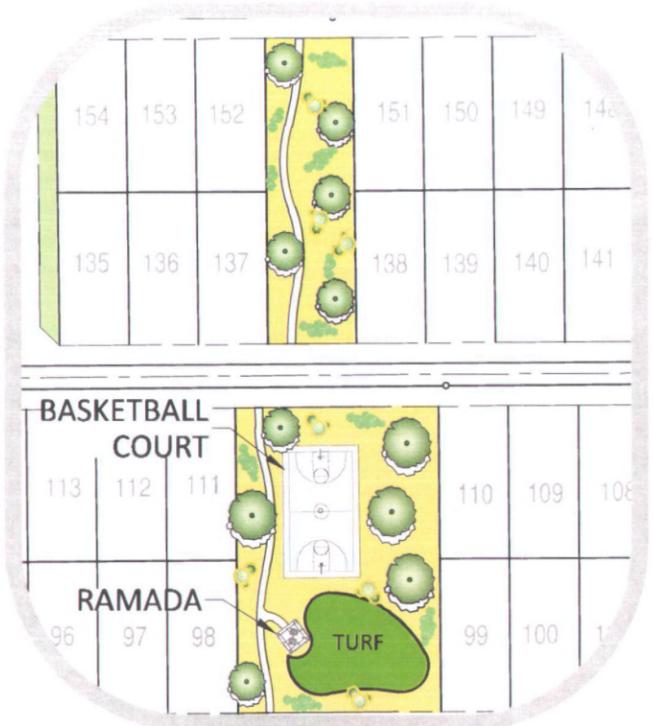
CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-OSRP-01.dwg 04/30/2013



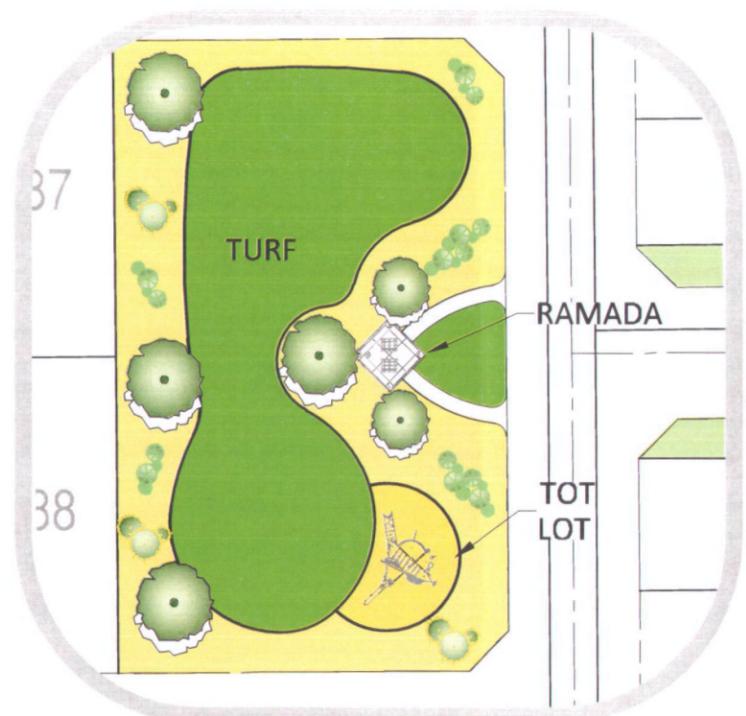
*** COMMUNITY PARK DETAIL**



**** NEIGHBORHOOD PARK DETAIL**



***** NEIGHBORHOOD PARK DETAIL**



****** NEIGHBORHOOD PARK DETAIL**



Sherwood Park
 San Tan Valley, Arizona
 Open Space/Recreation Plan - Exhibit F

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 Tempe, Arizona 85282
 Phone: (480) 629-8830
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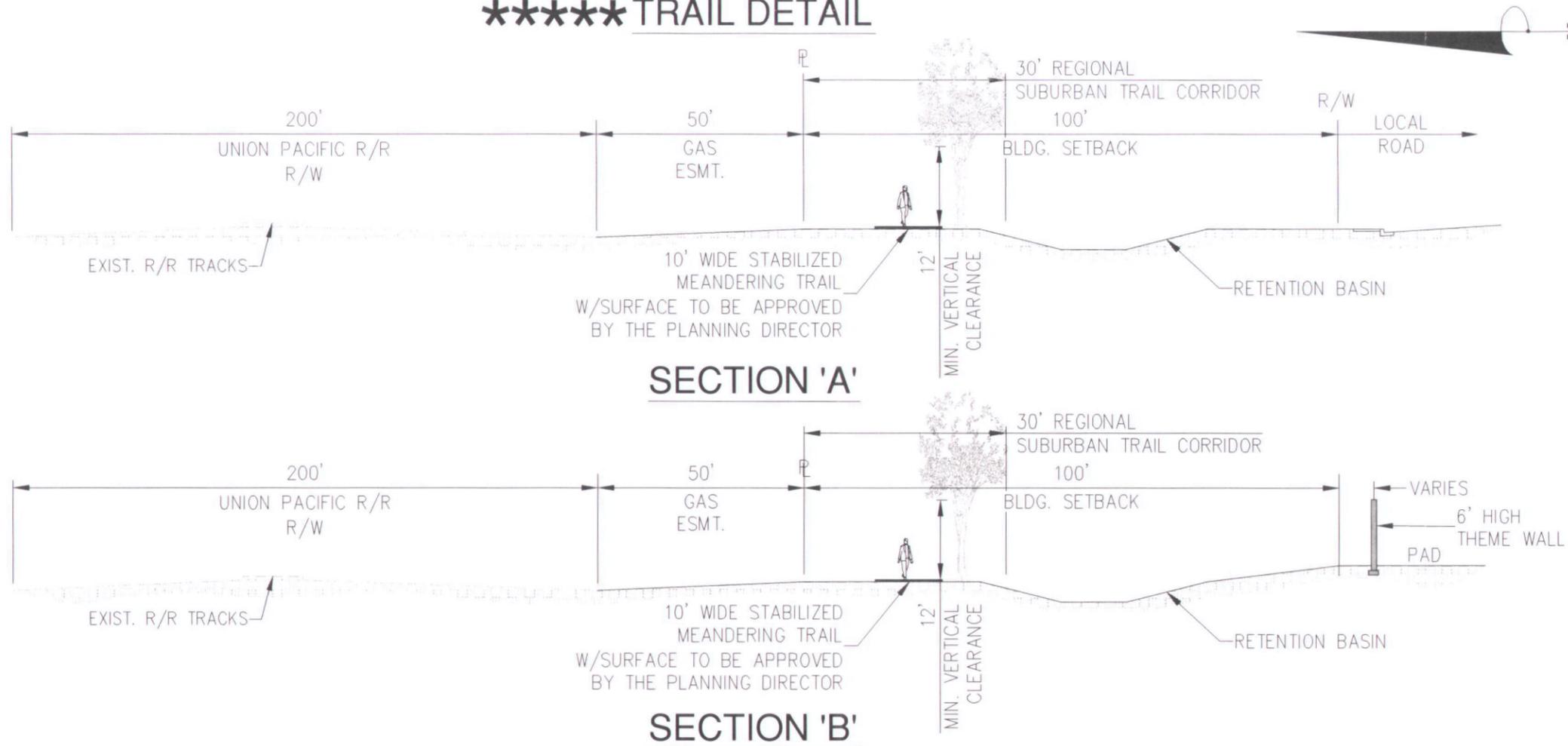
Bowman
 CONSULTING

JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 2	OF 3

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-OSRP-02.dwg 04/30/2013



***** TRAIL DETAIL



Sherwood Park

San Tan Valley, Arizona

Open Space/Recreation Plan - Exhibit F

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Tempe, Arizona 85282

Phone: (480) 629-8830

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JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT	3 OF 3

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\OSRP\9763-OSRP-03.dwg 04/30/2013

G



- CONCEPTUAL LANDSCAPE PALLET**
- TREES (25% TO BE MIN. 24" BOX)**
- ACACIA ANEURA (MULGA ACACIA) 24" BOX STD. TRUNK
 - ACACIA SMALLII (SWEET ACACIA) 24" BOX STD. TRUNK
 - VITEX AGNUS-CASTUS (VITEX) 15 GAL MULTI TRUNK
 - CHILOPSIS LINEARIS (DESERT WILLOW) 15 GAL STD. TRUNK
 - PROSOPIS CHILENSIS (CHILEAN MESQUITE THORNLESS) 24" BOX MULTI TRUNK
- SHRUBS & ACCENTS**
- CAESALPINIA MEXICANA (MEXICAN BIRD-OF-PARADISE) 15 GAL
 - RUELLIA PENINSULARIS (DESERT RUELLIA) 5 GAL
 - SENNA PHYLLODINIA (SILVER LEAF CASSIA) 15 GAL
 - CALLIANDRA CALIFORNICA (RED FAIRY DUSTER) 5 GAL
 - LEUCOPHYLLUM FRUTESCENS (GREEN CLOUD SAGE) 5 GAL
 - HESPERALOE PARVIFLORA (RED YUCCA) 5 GAL
 - SALVIA GREGGII (DESERT BLAZE) 5 GAL
- GROUNDCOVERS**
- LANTANA SPECIES 'RADIATION' (RADIATION LANTANA) 1 GAL
 - LANTANA MONTEVIDENSIS (PURPLE LANTANA) 1 GAL
 - TETRANEURIS ACAULIS (ANGELITA DAISY) 1 GAL

- MISCELLANEOUS**
- DECOMPOSED GRANITE: 'SADDLEBACK BROWN' 1/2" SCREENED, 2" DEPTH, IN ALL PLANTING AREAS
 - TURF: 'MID IRON' BERMUDA SOD

- GROUND SURFACE TREATMENTS SHALL BE AS FOLLOWS:**
- TRAILS:** DECOMPOSED GRANITE OR MATERIAL APPROVED BY THE PLANNING DIRECTOR
 - TOT LOTS:** SAND OR MATERIAL APPROVED BY THE PLANNING DIRECTOR
 - BASKETBALL COURT:** SPORT COURT OR SIMILAR MATERIAL
 - VOLLEYBALL COURT:** SAND

- Notes:**
1. All five (5) gallon shrubs shall be planted at a rate of five (shrubs per 30 feet of linear street frontage)
 2. Five (5) gallon shrubs within recreation areas shall be planted at a rate of seven (7) shrubs per 1,000 square feet of surface area provided
 3. The minimum number of trees required shall be planted per the Open Space and Recreation Area Manual
 4. Twenty-five percent (25%) of the trees required shall be at least 24-inch box trees
 5. Decorative design elements such as benches and paving accents, shall be provided where appropriate to enhance the open space areas
 6. No wash corridors or natural features exist within the site
 7. A vegetative salvage plan does not apply on this site as it is existing farmland
 8. There is no Conservation Open Space within the site or vicinity
 9. Location of water outlets will be provided during the construction documents process and will meet the minimum standards and specifications for plant material of the Arizona Nurserymen's Association or Arizona Association of Nurserymen
 10. Riparian vegetation and biological habitats are not present on the site

TREE TABLE

Requirement: One tree per 1,000 sq. ft. of open space

Min. Size: 15 gallon with 25% to be 24-inch box

Est. Sq. Ft. of Area: 32.08 ac * 43,560 = 1,397,404.8 / 1,000 =

Est. Trees Required: 1398

TREES FOR STREETSCAPES AND ENTRYWAYS

Requirement: One tree per 1,000 sq. ft. of surface area

Min. Size: 15 gallon with 25% to be 24-inch box

Est. Sq. Ft. of Area: 3.41 ac * 43,560 = 148,539.6 / 1,000 =

Est. Trees Required: 149

SITE DATA TABLE

BOUNDARY (GROSS)	128.18
48'x120' LOTS	169
55'x120' LOTS	167
65'x120' LOTS	108
TOTAL NUMBER OF LOTS	444
D/U PER ACRE	3.46
OPEN SPACE	32.08
% OPEN SPACE	0.25

Bowman
CONSULTING

Landscape Plan - Exhibit G
Sherwood Park

San Tan Valley, Arizona

PINAL COUNTY

DATE	DESCRIPTION
DESIGN	jas
DRAWN	jas
CHKD	
SCALE	H: 1"=120' V:
JOB No.	9783
DATE	April, 2013

PROJECT NUMBER: _____
PLAN STATUS: _____
SHEET 1 OF 1

**SHERWOOD PARK
PRELIMINARY TRAFFIC IMPACT ANALYSIS
(PTIA)**

PREPARED FOR:

**LIFESTYLE HOMES INVESTMENTS, LLC
9383 E. BAHIA DRIVE, SUITE 130
SCOTTSDALE, AZ 85260**

ON BEHALF OF:

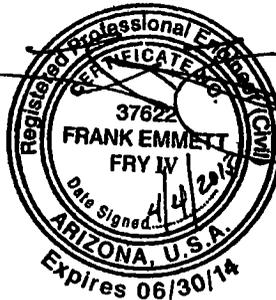
**BOWMAN CONSULTING
3010 SOUTH PRIEST DRIVE, SUITE 103
TEMPE, AZ 85282
(480) 559-8355**

PREPARED BY:



DOWL HKM

**430 W. WARNER ROAD, STE B101
TEMPE, ARIZONA 85284
(480) 753-0800**



**PROJECT #3024.41011.01
APRIL 2013**

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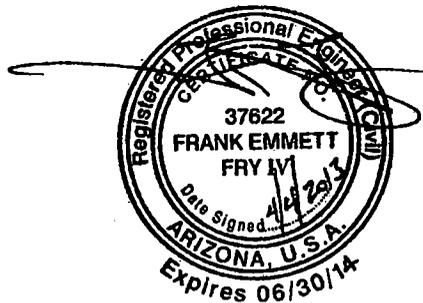
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1.0 INTRODUCTION AND SUMMARY

1.1 Purpose of Report and Study Objectives

The purpose of this Preliminary Traffic Impact Analysis (PTIA) is to project the traffic impacts of the proposed Sherwood Park residential development, a 128-acre, 444-lot subdivision south of E. Bella Vista Road approximately 2.5 miles east of the Hunt Highway. This study falls under the jurisdiction of Pinal County.

A meeting between the project owner/developer and Pinal County staff was held on February 26, 2013 to conceptually review the development application for the site at Bella Vista Road and Sierra Vista Road. At this meeting it was discussed that a PTIA would be required for the submittal of the Development Plan. Following this meeting, the following check list was provided by Pinal County, listing the requirements of the PTIA:

- Proposed/Conceptual Subdivision Development Plan
 - Show proposed Uses
 - Show proposed ingress/egress locations and spacing
- Trip generation for the proposed site
- Trip distribution including the number of new trips on the adjacent streets
- Compliance with RSRSM (If Applicable)

This PTIA document is anticipated to be the foundation for the future Traffic Impact Analysis (TIA) for Sherwood Park. While all that is currently required for this document is trip generation and distribution at the site access, DOWL HKM prepared the Category IIb TIA for the Central Arizona College (CAC) San Tan Campus being constructed immediately north of Bella Vista Road and the project site. Additional information from that report has been included in this document in order to assist in the planning for this current project and the future analysis that will be required.

1.2 Executive Summary

Site Location and Study Area

The site is located in the San Tan Valley, an unincorporated area in northern Pinal County. The study area for the PTIA is the intersection of Bella Vista Road and the proposed entrance to Sherwood Park. The proposed entrance to Sherwood Park is located approximately 3,000 feet east of the existing railroad crossing and will match the future alignment of Schnepf Road, a planned north-south collector road that will be constructed with the Bella Vista Farms development.

Due to the anticipated number of trips being less than 500 in each peak hour, this project will require a future Category I Assessment as defined by the Pinal County Traffic Impact Assessment Guidelines and Procedures (TIA G&P). The study area for the future Traffic Impact Analysis (TIA) will include site access driveways as well as adjacent signalized and/or major un-signalized intersections within one-half mile of the project boundary. The one-half mile area will only include the access to the

site (intersection of Schnepf Road), the access to the Central Arizona College (CAC), San Tan Campus being constructed immediately north of Bella Vista Road, and Sierra Vista Drive. However, due to our familiarity with this area after completing the TIA for the CAC San Tan Campus in October of 2012, the required trip generations and distributions have been extended to the following additional intersections for the planning use of Pinal County staff: Hunt Highway, Gantzel Road, and Quail Run Lane.

Development Description

The Sherwood Park residential development is a 128-acre parcel that will consist of 444 lots and be developed in one phase.

Conclusions

- The development of Sherwood Park will have an impact on the daily and peak hour traffic of Bella Vista. A TIA will be required for the project development through Pinal County.
- The site will add 4,249 vehicles per day.
- The traffic demand on Bella Vista is anticipated to grow from a current ADT of 2,890 vehicles per day to 7,569 vehicles per day by 2018 due to this project.
- The Sherwood Park access location and any required improvements at Bella Vista will need to meet the requirements of the RSRFSM. By locating the access for Sherwood Park at the future intersection of the re-aligned Schnepf Road, the development will meet the access management component of the RSRFSM.

Recommendations

Recommended improvements at the site access location are as follows:

2018:

- An Eastbound to Southbound Right Turn Lane will be required (150' Storage Length).
- A Westbound to Southbound Left Turn Lane will be required (100' Storage Length).
- The site access should provide two egress lanes and two ingress lanes separated by a raised median.
- The Northbound to Eastbound Right Turn Lane should be constructed to include 100' of storage.
- The Northbound to Westbound Left Turn Lane should be constructed to include 150' of storage.

2.0 PROPOSED DEVELOPMENT

2.1 Site Location

The project site is located south of E. Bella Vista Road (Bella Vista) approximately 2.5 miles east of the Hunt Highway and 1.5 miles west of Quail Run Lane (Quail Run). The site is comprised of a 128-acre portion of Section 22, Township 3 South, Range 8 East, with the western edge of the property being bordered by the Union Pacific Railroad. Location, Vicinity and Aerial maps can be found in Exhibits 1, 2 and 3 as follows.

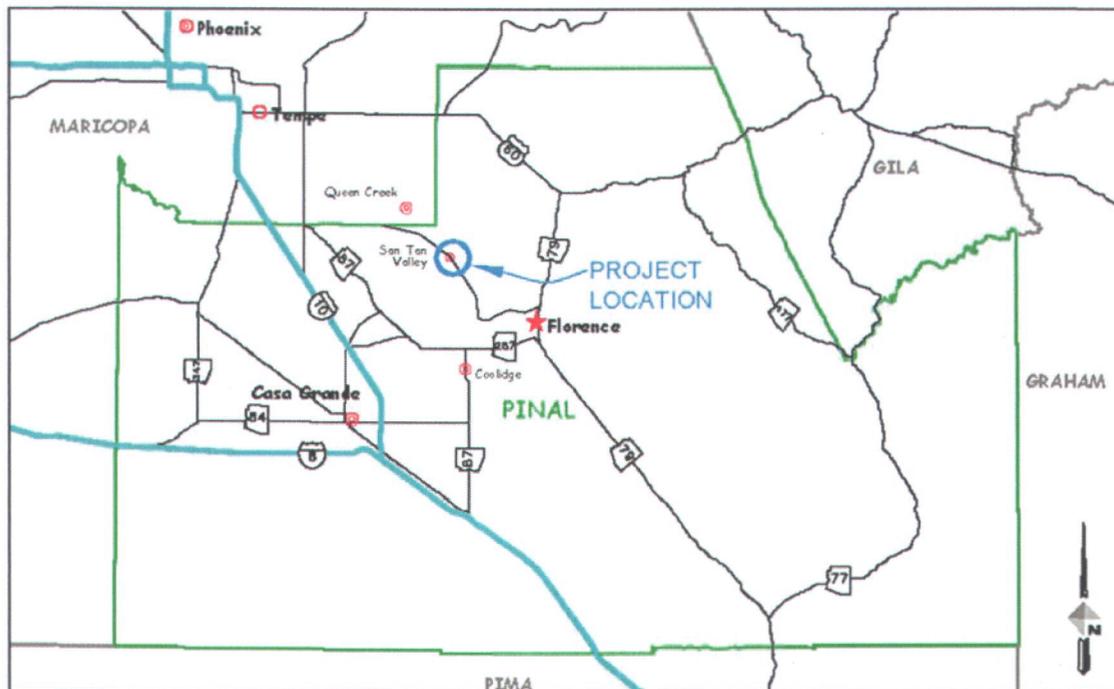


Exhibit 1: Location Map

2.2 Land use and Intensity

The proposed land use for this 128-acre site is a single-phase build out of 444 lots for single family residences. The anticipated Average Daily Traffic (ADT) generated by this site is 4,249 vehicles per day (vpd) and anticipated peak hour trips for morning and afternoon peak periods are 342 vehicles per hour (vph) and 453 vph, respectively.

The existing land use is agricultural in nature. It is anticipated that the land undisturbed by development will remain agricultural.

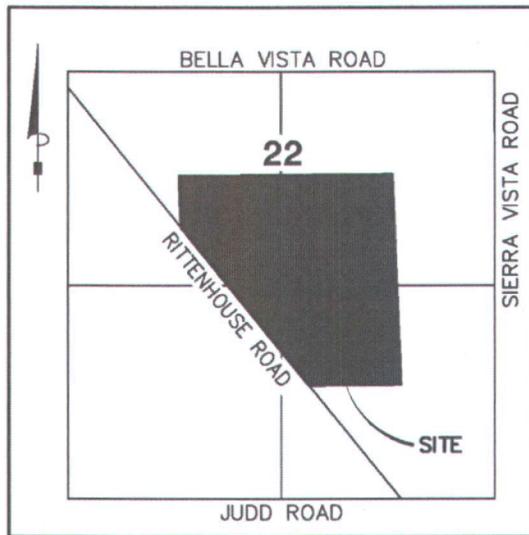


Exhibit 2: Vicinity Map

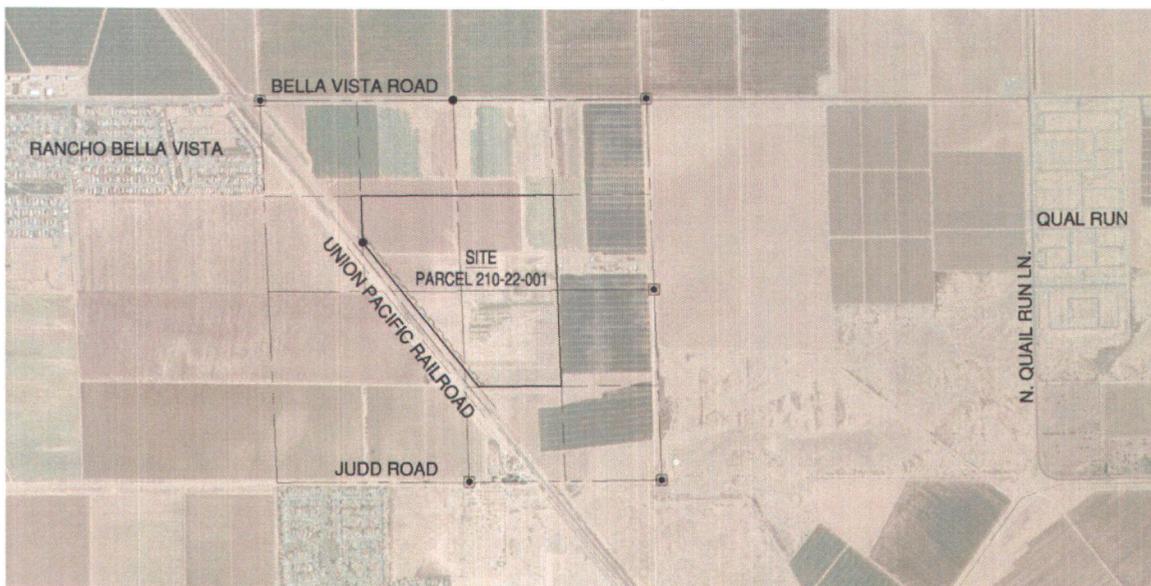


Exhibit 3: Aerial Map

2.3 Site Plan

A proposed site plan can be seen in Exhibit 4, depicting the 444 proposed lots.



Sherwood Park
San Tan Valley, Arizona
Conceptual Site Plan

3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

Bowman
CONSULTING

JOB # 9763
DATE Mar., 2013
SCALE N.T.S.
DRAWN JBS
SHT 1 OF 1

CAO FILE NAME: P:\9763 - Delta Vista 118\9763-01-001 (END)\Engineering\kmb\9763-Conceptual Site Plan.dwg 05/29/2013

Exhibit 4: Site Plan

2.4 Access Geometry

The access to the site will be at the planned intersection of Bella Vista Road and a re-aligned Schnepf Road, located approximately 3,000 feet east of the existing railroad crossing and approximately 8,000 feet west of the existing intersection with Quail Run Lane.

2.5 Development Phasing and Timing

Development construction is anticipated to begin as early as late 2013 and is anticipated to continue through full build-out in December of 2017. Therefore, this document will utilize an Opening Year of 2018.

As defined by Table 1 of the Pinal County Traffic Impact Assessment Guidelines and Procedures (shown below), the future Category I TIA will only require analysis of the

Table 1
Criteria for Determining Study Requirements

Analysis Category	Development Characteristics (d)	Study Horizons (a)	Minimum Study Area Limits (c)
I	Small Development; < 500 peak hour trips	1. Opening year	1. Site access driveways 2. Adjacent signalized intersections and/or major unsignalized street intersections within ½ mile of the site boundary.
II a	Moderate Development; 500 – 1,000 peak hour trips	1. Opening year 2. 5 years after opening	1. Site access driveways 2. All State highways, signalized intersections, and/or major unsignalized street intersections within 1 mile of the site boundary.
II b	Large Development; > 1,000 peak hour trips but < 1,500 peak hour trips	1. Opening year 2. 5 years after opening (b) 3. 10 years after opening	1. Site access driveways 2. All State highways, signalized intersections, and/or major unsignalized street intersections within 2 miles of the site boundary.
II c	Regional Development; > 1,500 peak hour trips	1. Opening year of each Phase 2. 5 years after opening (b) 3. 10 years after opening	1. Site access driveways 2. All State highways, signalized intersections, and major unsignalized street intersections within 3 miles of the site boundary.

- (a) Assume full occupancy and build-out.
- (b) Not required if the traffic impacts of the project are fully mitigated 10 years after opening with existing conditions plus 5-year programmed improvements.
- (c) An enlarged study area may be required by the Pinal County Traffic Engineering Section for certain projects.
- (d) The number of trips shall include all trips made to the site, i.e. pass-by and diverted link trips.

Opening Year.

STUDY AREA CONDITIONS

2.6 Study Area

The study area for the PTIA is the intersection of Bella Vista Road and the proposed entrance to Sherwood Park. The proposed entrance to Sherwood Park is located approximately 3,000 feet east of the existing railroad crossing and will match the future alignment of Schnepf Road, a planned north-south collector road that will be constructed with the Bella Vista Farms development.

Due to the anticipated number of trips being less than 500 in each peak hour, this project will require a future Category I Assessment as defined by the Pinal County Traffic Impact Assessment Guidelines and Procedures. The study area for the future Traffic Impact Analysis (TIA) will include site access driveways as well as adjacent signalized and/or major un-signalized intersections within one-half mile of the project boundary. The one-half mile area will only include the access to the site (intersection of Schnepf Road), the access to the Central Arizona College (CAC), San Tan Campus being constructed immediately north of Bella Vista Road, and Sierra Vista Drive. However, due to our familiarity with this area after completing the TIA for the CAC San Tan Campus in October of 2012, the required trip generations and distributions have been extended to the following additional intersections for the planning use of Pinal County staff: Hunt Highway, Gantzel Road, and Quail Run Lane.

The existing railroad crossing consists of a one-track crossing that is skewed at approximately 45 degrees. There is a slight vertical change at the railroad tracks that may reduce sight distance minimally; however, the existing safety features at the crossing operate effectively and there are no known safety issues associated with this intersection. Future improvements to Bella Vista Road as associated with Sherwood Park will not conflict with any of the existing railroad infrastructure.

2.7 Land Use

Existing Land Use

The land is currently vacant of structures and used for agriculture. Surrounding land is typically vacant with the exception of the college being constructed to the north, an 80 acre, 200 dwelling unit (DU) residential subdivision on the east side of Quail Run, and a few home sites and farming operations on Sierra Vista Drive.

On the west side of the railroad tracks, land north of Bella Vista contains commercial development but remains mostly used for agriculture for approximately one-half mile past Gantzel. Beyond that residential subdivisions have been developed all the way to Hunt. Land west of the railroad tracks and south of Bella Vista have been developed as residential subdivisions all the way to Hunt. The area around the Bella Vista and Hunt intersection is zoned CB-1 and is developed with a Fry's grocery and

mixed shopping area, banking, and other businesses to support the population of the area.

Anticipated Future Development

Future development along Bella Vista includes residential and commercial development. Currently, there are several areas that have been zoned by Pinal County with Specific Use Plans. East of Quail Run, Section 13 has been zoned for 2167 DU's. It also has two areas zoned for CB-2, on the southwest corner at 21 acres and on the southeast corner at 17 acres. CB-2 is anticipated for lighter commercial uses such as shopping and restaurants. Section 23 has been zoned for 1902 DU's and two CB-2 areas of 14 acres and 18 acres in the northwest and northeast corners, respectively. Additionally there is an 18.5 acre parcel zoned CB-2 on the southeast corner of Gantzel and Bella Vista.

Future traffic studies will take into account the potential for growth in the area.

2.8 Site Accessibility

Existing and Future Area Roadway Network

Access into the site will be achieved by a connection to Bella Vista Road located roughly 3,000 feet east of the UPRR crossing. Bella Vista Road can be accessed from the Hunt Highway or Gantzel Road or Quail Run Lane. Per the Regionally Significant Routes for Safety and Mobility (RSRFSM) report (2008), Bella Vista is anticipated to continue east and eventually connect with State Route 79 (SR 79).

3.0 ANALYSIS OF EXISTING CONDITIONS

3.1 Physical Characteristics

Roadway Characteristics

Bella Vista Road, Gantzel Road, and the Hunt Highway are all designated as Regionally Significant Routes (RSR) in the RSRFSM. They are all classified as Principal Arterials which are defined as limited access, divided, 6-lane two-way roadways with posted speeds of 35-50 miles per hour (mph), right-of-way of 130-150 feet, and a planning ADT of 50,000vpd. Currently they are all at different levels of build-out.

The Sherwood Park access location and any required improvements at Bella Vista will need to meet the requirements of the RSRFSM. By locating the access for Sherwood Park at the future intersection of the re-aligned Schnepf Road, the development will meet the access management component of the RSRFSM.

Hunt is a north south arterial with a posted speed of 35mph. Lane configurations vary but heading south it is mainly a two-lane facility. It connects with the SR 287 via Attaway Road, and terminates at SR 79 just north of Florence, Arizona.

Gantzel is a north-south arterial with a posted speed of 45mph near Bella Vista. It is a four-lane divided roadway that connects with the road network at several locations

including Combs Road and Ocotillo Road. At Ocotillo Road, Gantzel becomes Ironwood where it continues to head north, eventually terminating at the Pinal County line. It connects with US 60 in Apache Junction, Arizona.

Quail Run is a north-south rural arterial with a posted speed of 50mph. It is generally a two-lane facility except for a three lane section that runs for a half mile south of Bella Vista, it has one southbound and two northbound lanes. The eastern northbound lane becomes the right turn lane at the Bella Vista intersection. It runs for a mile south of Bella Vista before heading east as Judd Road. It connects with other collectors and local roads, eventually connecting with Hunt, Arizona Farms Road and Attaway Road. Arizona Farms Road connects with SR 79. Quail Run terminates two miles north of Bella Vista at Skyline Drive runs west for a mile before heading north and turning into Schnepf Road which connects with Combs Road as well as Ocotillo Road.

Traffic control Devices

The intersections of Bella Vista Road with the Hunt Highway and Gantzel Road are both signalized. Gantzel is a four-phase, permissive only signal with a timing of 120 seconds. Hunt is an eight-phase, actuated, protected-permissive signal with a timing of 90 seconds. Also, with Hunt all directions have a right turn signal with the adjacent signal's left turn.

Minor roads and driveways intersecting with Bella Vista are stop-controlled. Bella Vista is stop-controlled at the intersection with Quail Run Lane which is free-flowing.

Transit Service

There is no transit service within the expanded study area; however there are railroad tracks that cross Bella Vista which makes up the western border of the Sherwood Park site.

Pedestrian/Bicycle Facilities

There are no pedestrian facilities along Bella Vista Road west of the railroad tracks. There are facilities that were built with the roadway during development construction; however, they are not continuous along Bella Vista from Hunt to Quail Run. The pedestrian facilities, where they exist, are five foot sidewalks built adjacent the roadway.

There are no dedicated bicycle facilities such as striped bike lanes. Bicyclists use Bella Vista Road and typically stay close to the pavement edge.

Existing Transportation Demand Management

Current Transportation Demand Management, also known as Travel Demand Management (TDM), efforts are related to new development at the regional and sub-regional levels by the County. Through the RSRFSM access management goals are laid out and the various jurisdictional elements to control access consistent with the RSRFSM are given. Access management control for new development enables the

County to plan for and maintain the road network based on anticipated use of the roadway.

Beyond actuated signals and County development guidelines, there is no other TDM along Bella Vista.

Existing Underground and Overhead Utilities in the Right-of-Way

Numerous existing utilities are present in the Bella Vista right-of-way. SRP power poles are located within the right-of-way on the north side of Bella Vista and will be relocated to the north outside of the right-of-way when required by SRP. Existing underground utilities include high pressure gas mains, fiber optic lines, water mains, etc. As is typical during roadway construction, these utilities will be coordinated during future construction of any required improvements.

3.2 Traffic Volumes

Daily traffic, Morning and Afternoon Peak Periods

Previous traffic counts were performed by DOWL HKM from noon on November 15th until noon on November 16th, 2011, via mechanical counter at a location close the proposed STC access point. The existing ADT along Bella Vista at the proposed access site is 2,890vpd.

Turning movement counts were previously performed by DOWL HKM at the three major intersections of the study area. The collection times were as follows:

Hunt:	06:45 to 08:45 and 15:45 to 18:00, November 16, 2011
Gantzel:	06:45 to 09:00 and 15:45 to 18:00, November 16, 2011
Quail Run:	07:15 to 09:15 and 16:00 to 18:00, November 15, 2011

The peak hours for the roadway network are from 7:00 AM to 8:00 AM (0700-0800) and from 4:15 PM to 5:15 PM (1615-1715).

Network peak hour data is summarized in Exhibits 5 and 6 on the following page.

Network Peak Hour Period Analysis

Year	Time	Network Total Volume /15min	Network Total Volume/ Consecutive Hour
2011	06:45 AM	-	
2011	07:00 AM	1332	5044
2011	07:15 AM	1424	4683
2011	07:30 AM	1177	4143
2011	07:45 AM	1111	3709
2011	08:00 AM	971	
2011	08:15 AM	884	
2011	08:30 AM	743	
2011	08:45 AM	-	
2011	03:45 PM	-	
2011	04:00 PM	1232	5088
2011	04:15 PM	1369	5101
2011	04:30 PM	1272	4959
2011	04:45 PM	1215	5005
2011	05:00 PM	1245	5093
2011	05:15 PM	1227	
2011	05:30 PM	1318	
2011	05:45 PM	1303	

Exhibit 5: Network Peak Hour Period Analysis

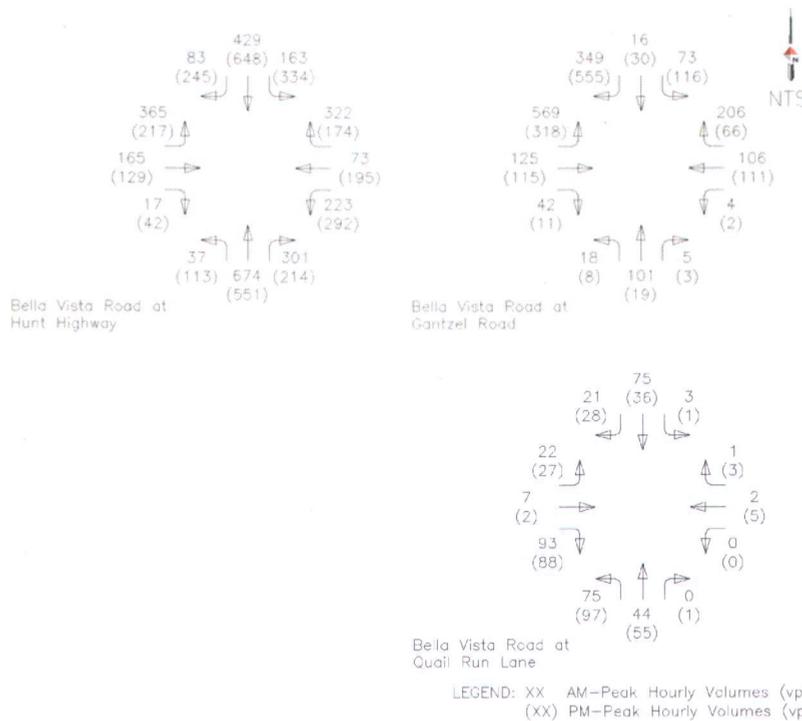


Exhibit 6 – Summary of Peak Hour Turning Movements

3.3 Level of Service

To measure the performance of an intersection the Level of Service (LOS) analysis was developed. LOS is a qualitative measure of factors consisting of travel speed, travel time, traffic interruptions, and freedom of maneuver, safety, driving comfort, and convenience. Highway Capacity Manual (HCM) LOS is defined on six levels, A-F, with A being a free-flow condition with high speed and low traffic volumes and F being forced flow with jammed conditions and queues at signalized intersections that cannot be cleared on the green phase. The HCM LOS is based on the intersection control delay attributed from traffic signals or stop signs. Control delay includes deceleration delay, queue move up time, stopped delay, and final acceleration delay. For unsignalized two-way stop-controlled intersections the HCM LOS is not defined as a whole for the intersection; only individual movements will be defined. Exhibit 7 shows a table for the LOS of a signalized and an unsignalized intersection.

The TIA G&P states in Section 5.14 Improvement Analysis

"a. Where the highway will operate at a level of service of C or better without the development, the traffic impact of the development on the highway shall be mitigated to level of service C.

b. Where the highway will operate below a level of service C in the horizon years without the development, the traffic impact of the development shall be mitigated to provide the same level of service at the horizon years."

Level of Service	Signalized Intersection Delay	Unsignalized Intersection Delay
A	≤ 10 seconds	≤ 10 seconds
B	10 – 20 seconds	10 – 15 seconds
C	20 – 35 seconds	15 – 25 seconds
D	35 – 55 seconds	25 – 35 seconds
E	55 – 80 seconds	35 – 50 seconds
F	≥ 80 seconds	≥ 50 seconds

Exhibit 7 – HCM Intersection Levels of Service

Daily traffic, Morning and Afternoon Peak Periods

The existing level of service on Bella Vista at the proposed site driveway is LOS A. Traffic is free-flowing. The level of service summary for the morning and afternoon peak periods of intersections can be found in Exhibit 8 on the following page.

ACCESS POINT	ADJACENT STREET	LOS - Existing Traffic									
		AM				INT LOS	PM				INT LOS
		E	W	N	S		E	W	N	S	
Hunt	Bella Vista	C	C	C	B	C	C	C	C	C	C
Gantzel	Bella Vista	B	A	D	D	C	B	A	D	D	C
Quail Run	Bella Vista	B	B	A	A	N/A	B	B	A	A	N/A

Exhibit 8 – Existing Intersection Level of Service Summary

Some approaches are at LOS D, however the overall intersection has an LOS C, which conforms to the TIA G&P requirements.

3.4 Safety (Traffic, Bicycle & Pedestrian)

Except for the horizontal curve that brings Bella Vista perpendicular to Hunt, there are no other horizontal curves along Bella Vista. There is a slight vertical change at the railroad tracks that may reduce sight distance, any roadway improvements will need to take this into account to ensure passing sight distance requirements are met.

As stated, there are pedestrian facilities along Bella Vista, but they are not continuous along Bella Vista from Hunt to Quail Run. On the north side, sidewalk is provided to Rosebud Drive and then ends. Gantzel has sidewalk and curbed returns on three of four corners. On the south side, sidewalk ends 175 feet west of the Gantzel intersection. It then starts at the southeast corner of Gantzel and continues east until the end of the pavement transition section roughly 280 feet from the railroad tracks.

There are no marked bicycle facilities along Bella Vista.

Accident data was previously gathered from Pinal County Sherriff's Department. The data range is from January 1, 2008 through September 30, 2011. Only data from 2008-2010 was reviewed. The data contained only crash date and severity. There were no fatalities during the time period reviewed, and the number of accidents resulting in bodily injury was low.

3.5 Data Sources

Traffic counts and turning movement counts were performed by DOWL HKM in November and December 2011.

Intersection geometry was collected in the field, where permissible. Aerial photography from Google Earth was used to gather pavement and lane width data.

Accident data was provided by the Pinal County Sherriff's Department.

4.0 PROJECTED TRAFFIC

4.1 Site Traffic Forecasting

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual (TGM) (8th Ed.) was used to generate anticipated site trips. The TGM code relating to the land use for this site is ITE 210 Single-Family Detached Housing. Using the anticipated lot count of 444 lots, the Average Daily rate and the Peak Hour rates for morning and afternoon peak hours were utilized to generate the proposed number of trips generated by the site. These numbers are summarized in Exhibit 9. Only weekday factors were analyzed.

Land Use	Trip Gen. Code	Daily Trip Rate/Unit (9.57/Lot)	AM Peak Hour Trip Rate/Unit			PM Peak Hour Trip Rate/Unit		
			Rate (0.77)	% In (26%)	% Out (74%)	Rate (1.02%)	% In (64%)	% Out (36%)
Single-Family Detached Housing	210	4,249	342	89	253	453	290	163

Exhibit 9 – Site Trip Generation Summary

Trip Distribution and Assignment

Trips were distributed to Bella Vista using the ingress/egress splits from the TGM. The previous traffic counts found the directional split to be even (50% eastbound, 50% westbound) in the morning peak hour, but was slightly higher for eastbound traffic in the afternoon peak hour (53% to 47%). It is anticipated that these splits will change with the development of Sherwood Park and the community college. All traffic from population centers will have to enter the site from Bella Vista Road. Instead of an even split, we anticipate that 60% of the traffic will head to/come from the west utilizing Hunt and Gantzel and 40% will head to/come from the east, utilizing Quail Run. A graphic summary of the trip assignment and traffic distribution can be seen in Exhibits 10 & 11.

Trip Assignment

Trip assignment was determined by reviewing the road network and population areas where students would be expected to commence travel. This is very difficult to determine because trips coming from the east and west would also be coming from the north or south and the interconnections of the roadways make it difficult to estimate how far someone would go out of their way to avoid or seek out a specific roadway. At Quail Run, the traffic was split evenly north and south, and no traffic was assigned to the east because the road terminates and there are no residences there. At Gantzel 35% of the intersection assignment was given to the northbound

direction and 65% was assigned to continue on to Hunt. At Hunt the assignment was split 60%/40% with the slight majority going north.

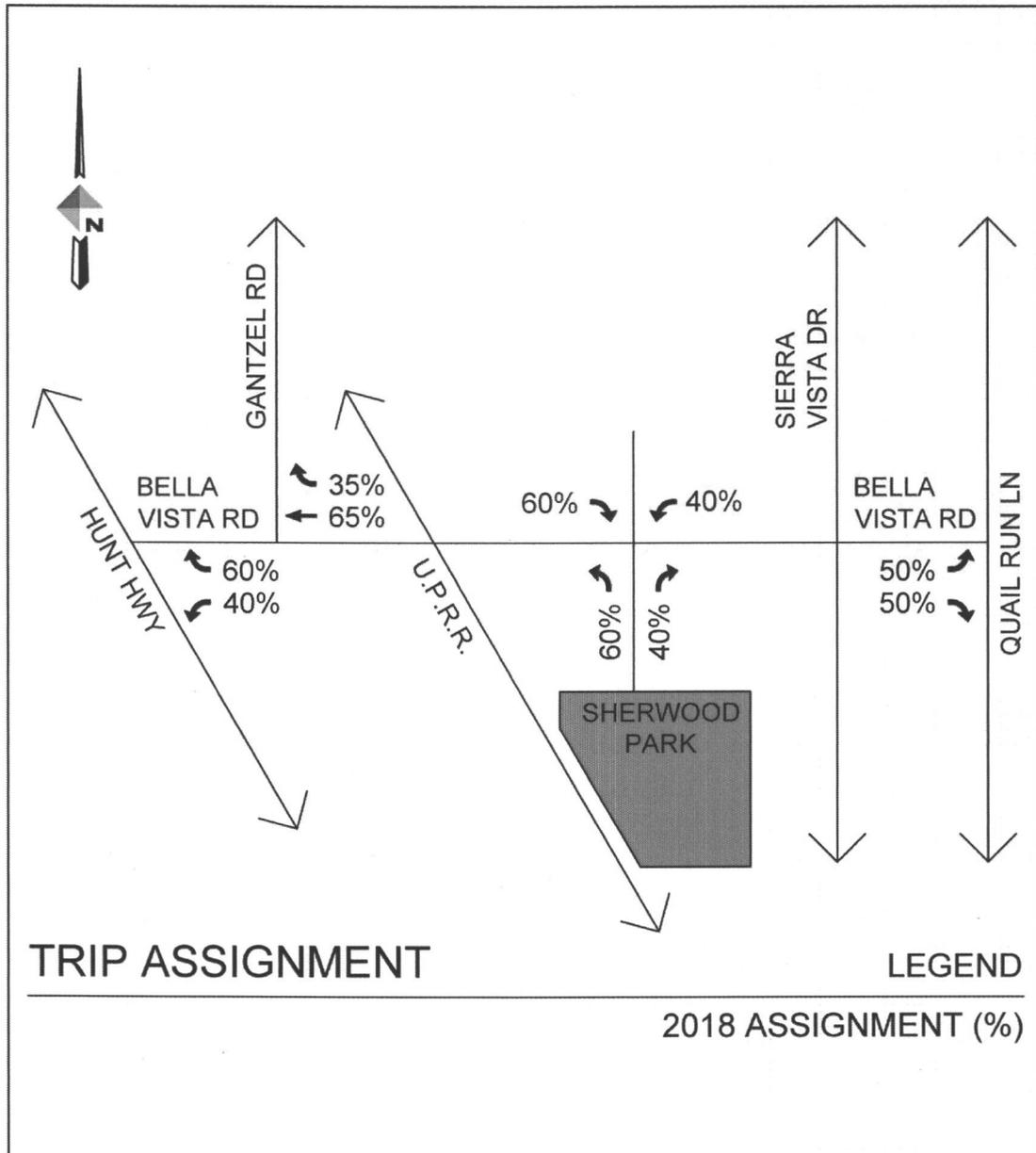


Exhibit 10 – Trip Assignment Summary

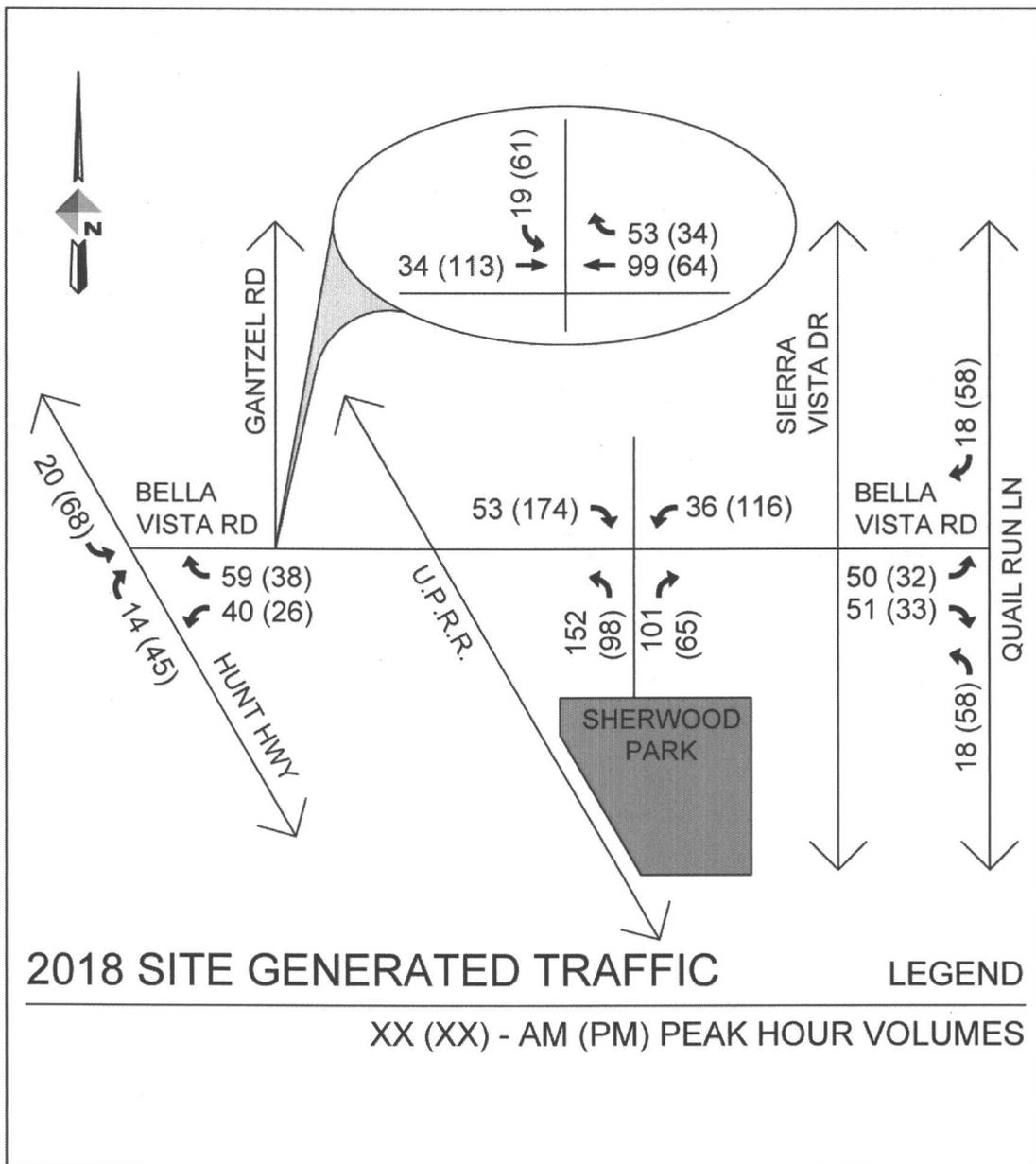


Exhibit 11 – Traffic Distribution Summary

4.2 Non-Site Traffic Forecasting

A growth rate of 2%/year was used to estimate traffic growth on Bella Vista at the entrance to Sherwood Park. A summary of this estimated background ADT with and without the site traffic can be seen in Exhibit 12 on the following page.

Roadway Segment	ADT*	Year	ADT ^a	Year
Bella Vista Rd			7yr	
Gantzel to Quail Run - No Development	2,890	2011	3,320	2018
Gantzel to Quail Run w/ Dev.			7,569	2018

* Traffic counted by DOWL HKM, 11/15-16/2011.

a. Growth rate of 2%/year applied to get 2013, 2023 & 2033 estimates.

Note: This projected ADT was restricted to the Sherwood Park development only. Adjacent, planned developments, including the Central Arizona College, were not factored into this calculation other than the 2% growth rate that was used.

Exhibit 12 – Summary of Future ADT along Bella Vista

5.0 PRELIMINARY TRAFFIC AND IMPROVEMENT ANALYSIS

5.1 Site Access

The primary access will have four lanes consisting of two ingress lanes, one northbound left turn lane and one northbound right turn lane. The preliminary design also includes a raised median separating the opposing traffic.

5.2 Roadway Improvements

Turn lanes warrants were have been evaluated per the TIA G&P. Storage lengths for each required turn lane have been calculated per Section 5.12 Queuing Analysis, of the TIA G&P.

Recommended improvements at the site access location are as follows:

2018:

- An Eastbound to Southbound Right Turn Lane will be required (150' Storage Length).
- A Westbound to Southbound Left Turn Lane will be required (100' Storage Length).
- The site access should provide two egress lanes and one ingress lane.
- The Northbound to Eastbound Right Turn Lane should be constructed to include 100' of storage.
- The Northbound to Westbound Left Turn Lane should be constructed to include 150' of storage.

5.3 Traffic Safety

Sight Distance

Bella Vista does not have any horizontal curves within the site area which allows good visibility along the roadway. The vertical rise of Bella Vista at the railroad tracks reduces visibility slightly, but is well over 2500 feet from the site access, which is more than adequate for viewing available gaps.

Acceleration/Deceleration Lanes

The high turning movements into the site meet the warrants for both right and left turn lanes. Standard deceleration distances should be used.

Adequacy of Location and Design of Driveway Access

The location and design of the driveway access are satisfactory. The access is at least a quarter mile from the proposed main entrance into the community college will be. A full-access median opening or a signal could be designed for the site access driveway and still conform to Pinal County requirements.

5.4 Speed Considerations

The posted speed on Bella Vista is 45mph. Per the TIA G&P the design speed is 50mph. Reducing the posted speed limit for Bella Vista would be a solution if there is a recurrence of similar accident types, such as turning movement or rear-end collisions. However, there are no safety issues that appear to be speed related, at this time. As an RSR, the minimum posted speed would be 35mph.

5.5 Traffic Control/Signal Needs

The development of Sherwood Park in conjunction with other area improvements (Central Arizona College, Bella Vista Farms, etc.) will eventually warrant a signal at the future intersection of Schnepf Road. However, while many variables will factor into the signal warrant, the most significant includes the rate of development in the area and ultimately the traffic growth along the corridor. Future Traffic Impact Analyses as will be required with each phase of area development and will define when the signal will be required.

6.0 CONCLUSIONS

- The development of Sherwood Park will have an impact on the daily and peak hour traffic of Bella Vista. A TIA will be required for the project development through Pinal County.
- The site will add 4,249 vehicles per day.
- The traffic demand on Bella Vista is anticipated to grow from a current ADT of 2,890 vehicles per day to 7,569 vehicles per day by 2018 due to this project.
- The Sherwood Park access location and any required improvements at Bella Vista will need to meet the requirements of the RSRFSM. By locating the access

for Sherwood Park at the future intersection of the re-aligned Schnepf Road, the development will meet the access management component of the RSRFSM.

7.0 RECOMMENDATIONS

The following recommendations are proposed to provide the most benefit to the safety of site users and the traveling public:

7.1 Roadway Improvements

Recommended improvements at the site access location are as follows:

2018:

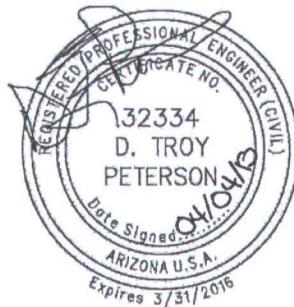
- An Eastbound to Southbound Right Turn Lane will be required (150' Storage Length).
- A Westbound to Southbound Left Turn Lane will be required (100' Storage Length).
- The site access should provide two egress lanes and two ingress lanes separated by a raised median.
- The Northbound to Eastbound Right Turn Lane should be constructed to include 100' of storage.
- The Northbound to Westbound Left Turn Lane should be constructed to include 150' of storage.





PRELIMINARY DRAINAGE REPORT FOR
SHERWOOD PARK
SOUTH OF BELLA VISTA ROAD, WEST OF SIERRA VISTA
DRIVE
PINAL COUNTY, ARIZONA

Prepared for:
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9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260
Contact: Lance Keller



Prepared by:
BOWMAN CONSULTING GROUP
3010 South Priest Drive, Suite 103
Tempe, AZ 85282
480-629-8830

April 4, 2013
Project No. 9763

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APPENDICES

- A. Exhibits
 - 1. Vicinity Map
 - 2. FIRM Map
 - 3. Drainage Exhibit
- B. Offsite Flow Exhibit
- C. Preliminary Stormwater Retention Calculations



1.0 INTRODUCTION

Sherwood Park is a proposed 128-acre residential development located in Pinal County, Arizona. As shown on Exhibit 1, the project site is located on the south side of Bella Vista Road and west of Sierra Vista Drive. The project site is located within Section 22, Township 3 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The project site is currently an undeveloped parcel that is relatively flat with a slight slope in a northwesterly direction. The property is currently utilized for agricultural purposes.

The property is surrounded by Arizona State Land on the north, east and south sides. The existing Union Pacific Rail Road is adjacent to the western project boundary.

The project site will be developed into a residential subdivision with 444 lots. The site will be designed in accordance with the Pinal County Drainage Design Manual (Reference 1).

2.0 FLOOD PLAIN DESIGNATION

As shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), map number 04021C0475E, panel 475 of 2575, with a current effective date of December 4, 2007 (Exhibit 2), the project site is within an effective flood Zone X. Zone X is classified on the FIRM as:

Areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less than 1 foot, areas of 100-year stream flooding where the contributing drainage areas is less than one square mile, or areas protected from the 100-year flood by levees. No BFE's or depths are shown within this zone.

3.0 OFFSITE DRAINAGE

The offsite watershed that impacts the project site is a mixture of agricultural and desert land that extends between 2-3 miles to the east, terminating at the CAP Canal. Extensive analysis of the Queen Creek Watershed was completed by Entellus in 2009 (Reference 3). The Entellus analysis reflects that the offsite flows east of Section 22 concentrate to the south of the Sherwood Park property, near the Judd Road alignment. Additionally, there is a localized sheet flow within Section 22 that flows to the west along a thalweg approximately located just north of the project boundary. This localized flow continues to the west until it reaches the railroad tracts. There has historically been ponding and flow over the street at the intersection of Bella Vista Road and the Union Pacific Railroad Tracks during large storm events. This ponding does not extend to the actual Sherwood Park project and will not impact the lots within the project. Detailed analysis of the impacts of these stormwater flows will be submitted with the preliminary plat. The project grading will be designed and constructed to protect

Preliminary Drainage Report
Sherwood Park

any lots from flooding. Furthermore, an open space buffer of 200 feet will be provided between the railroad tracks and the closest lots to allow for the flow through of any historic stormwater flows.

4.0 ONSITE DRAINAGE / DESIGN CRITERIA

A. General Concept

Onsite storm water runoff from the residential lots will be collected in adjacent local streets and conveyed into the proposed retention basins via inlet structures, such as scuppers, catch basins, or storm drain pipes. Storm drain pipes may be used when allowable street capacities are exceeded or where direct conveyance into a basin is not available.

B. Design Peak Flows

Onsite design peak flows will be estimated using the Rational Method in accordance with the Pinal County criteria. For drainage sub basins with lot runoff, an initial lot runoff time of 10 minutes will be considered. Exhibit 3 is the corresponding drainage map. Detailed calculations will be provided in subsequent reports.

C. Street Drainage

In accordance with the Pinal County criteria, local streets will be designed to convey the 10-year peak flow below the top of curb and the 100-year peak flows within the right-of-way. Four-inch roll curb or 6-inch vertical curb will be used accordingly.

D. Street Inlet Structures

Street runoff will be conveyed into the proposed retention basins via inlet structures such as scuppers and catch basins. An appropriate clogging factor will be considered for each type of inlet. Detailed calculations will be provided in subsequent reports.

5.0 RETENTION REQUIREMENTS

Storm water storage basins are proposed within the project site to accommodate the storm water runoff volume of the 100-year, 2-hour storm per Pinal County criteria. The 100-year retention volume will be drained through surface percolation and drywells, when needed, within a time not to exceed 36 hours. All basin side slopes will be graded at slopes no greater than 4:1. Storm water storage requirement calculations are included in Appendix C. The project retention basins will be maintained by the homeowners' association.

6.0 ULTIMATE OUTFALLS AND FINISHED FLOORS

An ultimate outfall will be provided for each onsite drainage area to allow flow in excess of the design storm or in back to back events to leave the drainage area without inundating finished floors of structures within that area. Finished floors will be set a minimum of 12 inches above the highest applicable ultimate outfall of the lot, drainage area, or project. Additionally, the finished floors will be set a minimum of 12 inches above adjacent waterways or the ponding depth in the storm water storage basins during the 100-year flow.

The ultimate outfall for the project site is located at the northwest corner of the project.

7.0 REFERENCES

1. Pinal County Drainage Manual Volume 1. Draft- August 2004. Pinal County, Arizona.
2. Bella Vista Ranch Flood Investigation Mitigation: Phase 3: Design Concept Report Pinal County, Arizona, October 20, 2011. JE Fuller Hydrology & Geomorphology Inc.
3. Pinal County ADMP – Phase C, Queen Creek Watershed, May 15, 2009, Entellus.



APPENDIX A

EXHIBITS



BELLA VISTA ROAD

22

RITTENHOUSE ROAD

SIERRA VISTA ROAD

SITE

JUDD ROAD

VICINITY MAP

NTS



Bowman

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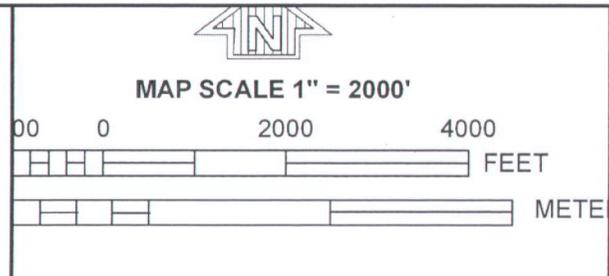
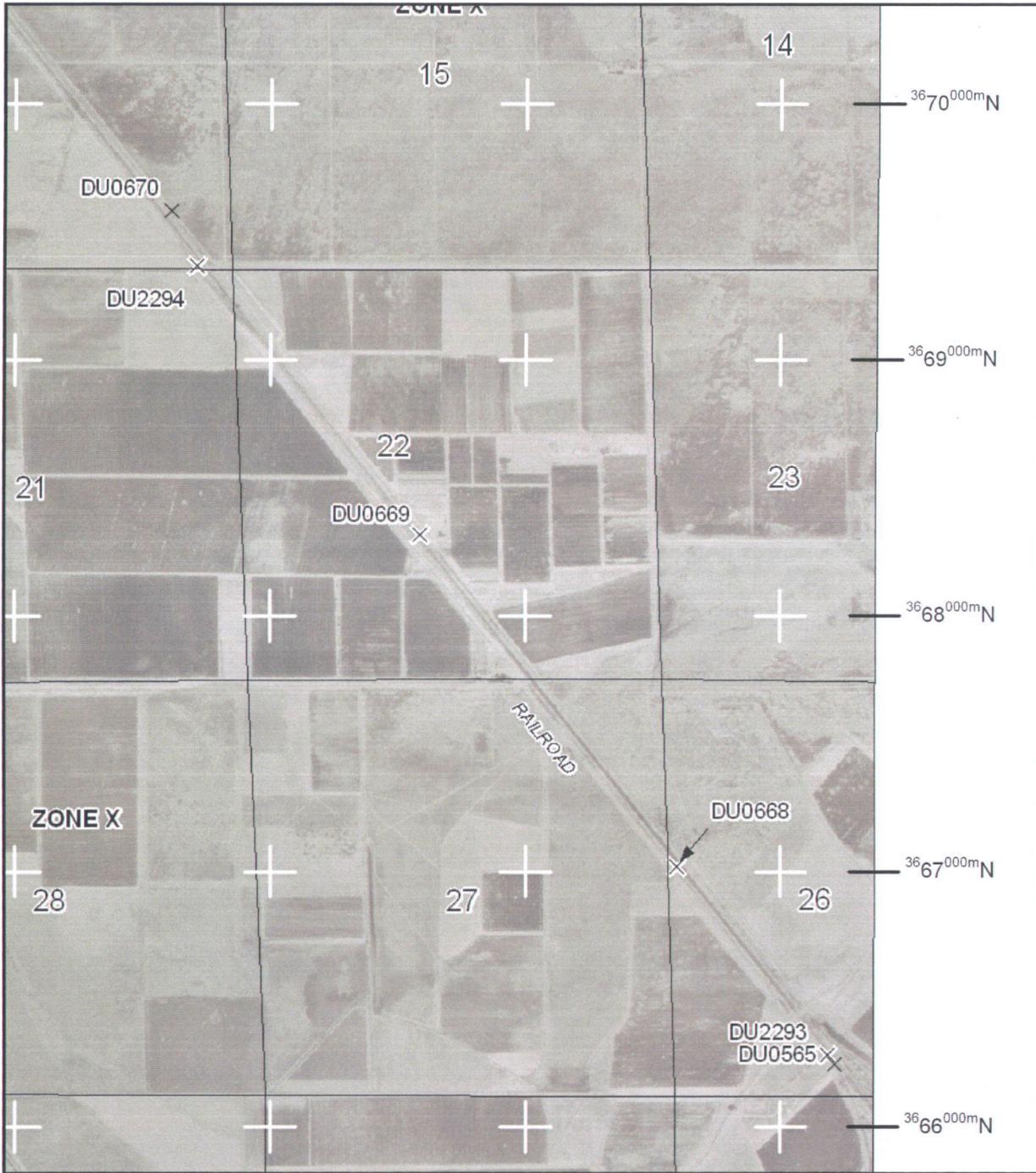
Sherwood Park

San Tan Valley, Arizona

Exhibit '1' - Vicinity Map

JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT 1	OF 1

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PANEL 0475E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
PINAL COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 475 OF 2575
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY UNINCORPORATED AREAS	040077	0475	E
QUEEN CREEK TOWN OF	040132	0475	E

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

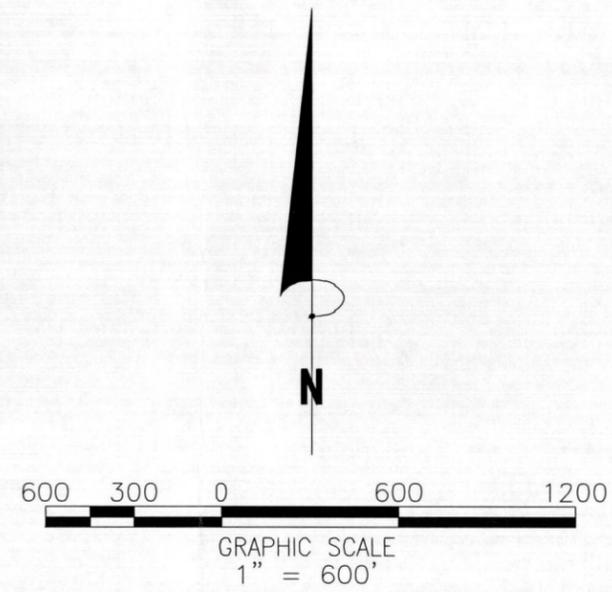
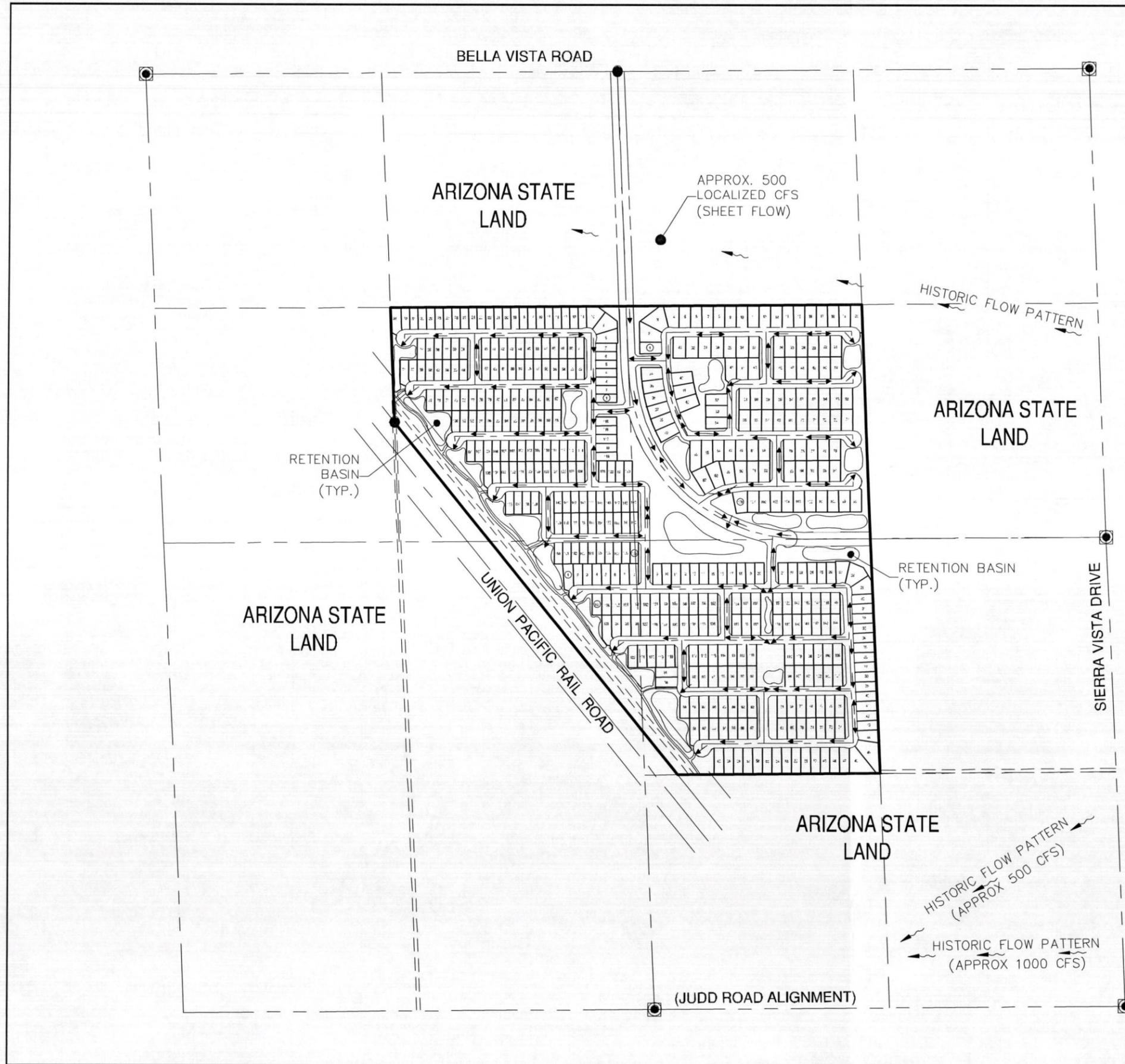


MAP NUMBER
04021C0475E

EFFECTIVE DATE
DECEMBER 4, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Sherwood Park

San Tan Valley, Arizona

Exhibit 3 - Conceptual Drainage Map

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 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



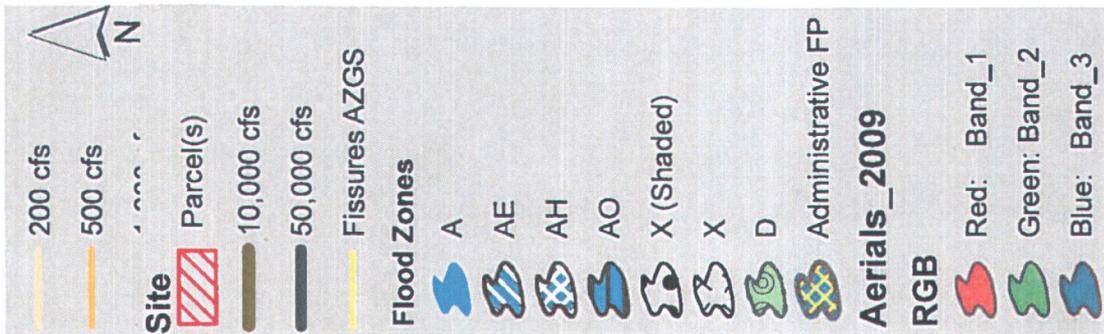
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APPENDIX B

Offsite Flow Exhibit



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



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

Flood Hazard Area Zone Definitions

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

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

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

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

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

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

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

Case: CR-009-13



APPENDIX C

Preliminary Stormwater Retention Calculations

Preliminary Retention Calculations

PROJECT: Sherwood Park

Date: 4/4/2013

Note: Detailed retention calculations will be provided with the preliminary plat.

Retention Required							
Drainage Area ID	Land Type	Area (SF)	Coefficient (C)	100-YR, 2-HR Precipitation Depth (P) [in.]	Runoff Volume (V _r) [ft ³]	Retention Volume Provided (V _p) [ft ³]	Excess Volume (V _p - V _r) [ft ³]
Overall Project	Detached Single Family	5,575,680	0.65	2.24	676,516	685,000	0
			0.65	2.24	0	0	0
			0.65	2.24	0	0	0
	Detached Single Family		0.65	2.24	0	0	0
		5,575,680	0.65	2.24	676,516	685,000	8,484

The volumes shown were calculated using the following process:

$$V_r = C (P/12) A$$

Where: V_r = Calculated runoff volume (cubic-feet)

C = A coefficient relating the runoff to rainfall

P = Design Storm

A = The drainage area (square-feet)

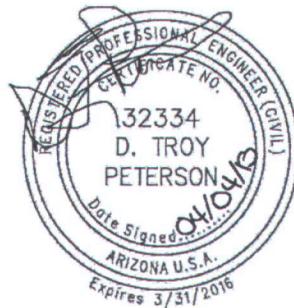


PRELIMINARY WATER DESIGN REPORT
FOR
SHERWOOD PARK

SOUTH OF BELLA VISTA ROAD, WEST OF SIERRA VISTA
DRIVE
PINAL COUNTY, ARIZONA

Prepared for:
Lifestyle Homes Investments, LLC
9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Prepared by:
BOWMAN CONSULTING GROUP, LTD.
3010 South Priest Drive, Suite 103
Tempe, Arizona 85282
480-629-8830



April 4, 2013
BOWMAN Project No. 9763

GENERAL DESCRIPTION

Lifestyle Homes is developing a proposed 444-lot single-family residential subdivision located south of Bella Vista Road and east of Sierra Vista Drive in Pinal County, Arizona. The project site is located within Section 22, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona (See Exhibit A, Vicinity Map). Water will be provided by Johnson Utilities and the site infrastructure will be designed in accordance with their design standards.

WATER DEMAND DESIGN FLOW

Average Daily Demand:

Average Demand: 260 gpd/unit

Residential Subdivision:

260 gal/day per unit x 444 units = 115,440 GPD

Maximum Daily Demand:

1.5 x 101,520 GPD = 173,160 GPD

Peak Hour Demand:

3.0 x 115,440 GPD = 346,320 GPD

WATER DISTRIBUTION SYSTEM

A new water campus has recently been constructed by Johnson Utilities at Sierra Vista Drive and the Judd Road alignment. The proposed water system infrastructure will loop a 12" water main line from the existing 12" waterline in Sierra Vista Drive up to the existing 8" water main line in Bella Vista Road – See Exhibit B, Water Infrastructure Exhibit. Easements will be obtained from the Arizona State Land Department as needed for the proposed waterline construction. The water system will loop through the proposed local street system with 8" waterlines and will include fire hydrants, residential water meters, and meters for landscaping purposes. The system will be designed to provide minimum pressures of 40psi for the Peak Hour Demand and 20psi for the Max Day Demand plus fire flow. Computer modeling will be utilized to verify that the proposed system will meet these requirements.



BELLA VISTA ROAD

22

RITTENHOUSE ROAD

SIERRA VISTA ROAD

SITE

JUDD ROAD

VICINITY MAP

NTS



Bowman

CONSULTING

3010 South Priest Drive Ste 103
Tempe, Arizona 85282

Phone: (480) 629-8830
www.bowmanconsulting.com

Sherwood Park

San Tan Valley, Arizona

Exhibit '1' - Vicinity Map

JOB # 9763

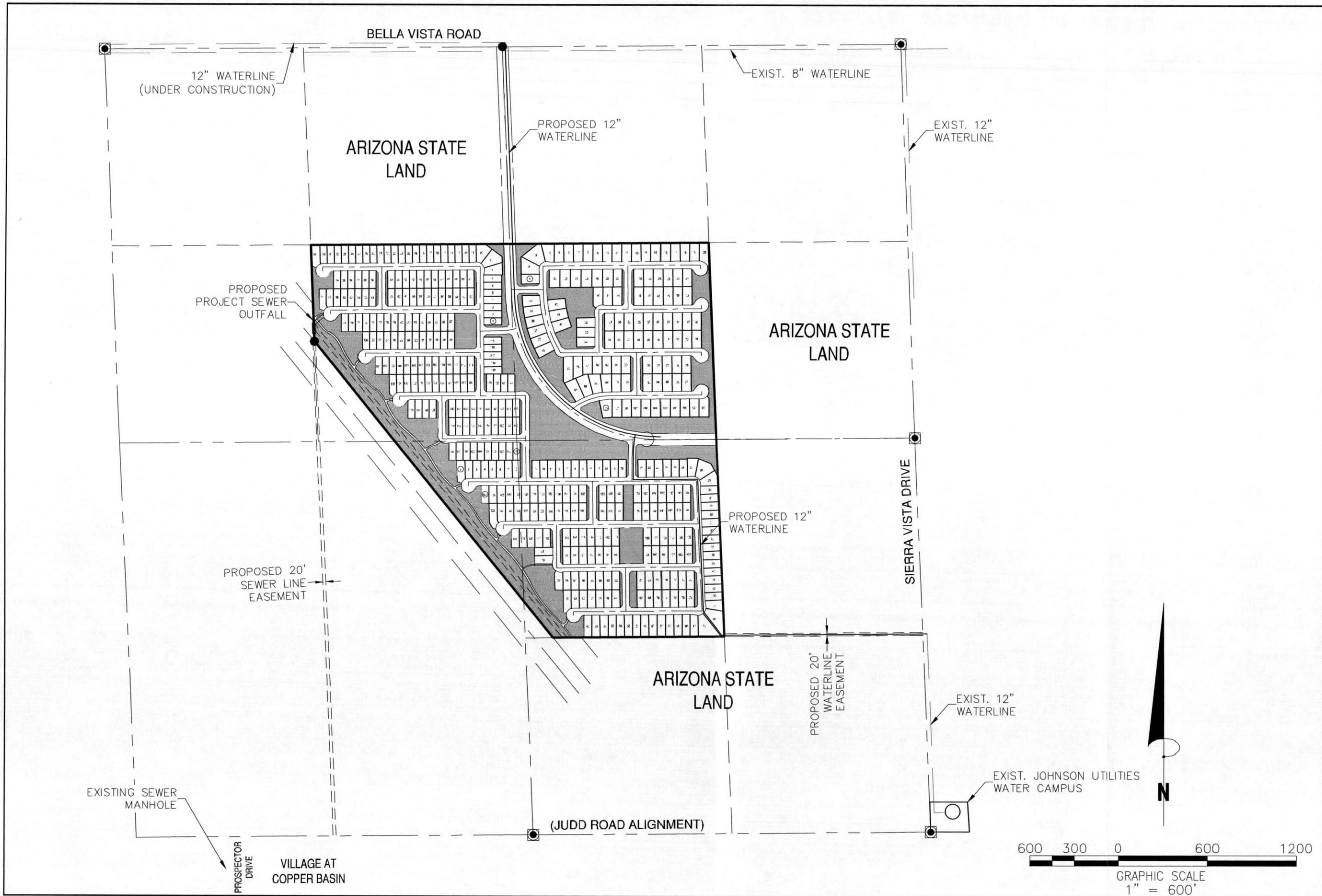
DATE April, 2013

SCALE N.T.S.

DRAWN jas

SHT 1 OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Vicinity Map-Exhibit 1.dwg 04/04/2013



Sherwood Park
 San Tan Valley, Arizona
Exhibit 'B' - Water Infrastructure Exhibit

3010 South Priest Drive Ste 103
 Tempe, Arizona 85282
 Phone: (480) 629-8830
www.bowmanconsulting.com



JOB #	9763
DATE	April, 2013
SCALE	1"=600'
DRAWN	jas
SHT 1	OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Water Infrastructure.dwg 04/04/2013



PRELIMINARY WASTEWATER DESIGN REPORT
FOR

SHERWOOD PARK

SOUTH OF BELLA VISTA ROAD, WEST OF SIERRA VISTA
DRIVE

PINAL COUNTY, ARIZONA

Prepared for:
Lifestyle Homes Investments, LLC
9383 E. Bahia Dr. Suite 130
Scottsdale, AZ 85260

Prepared by:
BOWMAN CONSULTING GROUP, LTD.
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April 4, 2013
BOWMAN Project No. 9763

GENERAL DESCRIPTION

Lifestyle Homes is developing a proposed 444-lot single-family residential subdivision located south of Bella Vista Road and east of Sierra Vista Drive in Pinal County, Arizona. The project site is located within Section 22, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona (See Exhibit A, Vicinity Map). Wastewater collection and treatment will be provided by Johnson Utilities and the site infrastructure will be designed in accordance with their design standards.

WASTEWATER DEMAND DESIGN FLOW

Average Daily Demand:

Average Demand: 208 gpd/unit

Residential Subdivision:

208 gal/day per unit x 444 units = 92,352 GPD

Peak Demand:

3.0 x 92,352 GPD = 277,056 GPD

WASTEWATER COLLECTION SYSTEM

Wastewater generated within the Sherwood Park project will be collected via a network of 8" sewer lines and gravity to the project sewer outfall near the northwestern portion of the project – See Exhibit B – Wastewater Infrastructure Exhibit. From that point, wastewater will be routed (either by gravity or via a lift station) to the south across Arizona State Land property and discharge to an existing manhole within the Village at Copper Basin project. The discharge manhole is located on Prospector Drive, just south of Judd Road. From that point, the wastewater will be routed through existing infrastructure to the Johnson Utilities Section 11 Wastewater Treatment Plant. Easements will be obtained from the Arizona State Land Department as needed for the proposed sewer line construction. The system will be designed in accordance with Johnson Utilities and ADEQ requirements.



BELLA VISTA ROAD

22

RITTENHOUSE ROAD

SIERRA VISTA ROAD

SITE

JUDD ROAD

VICINITY MAP

NTS



Bowman

CONSULTING

3010 South Priest Drive Ste 103 Phone: (480) 629-8830
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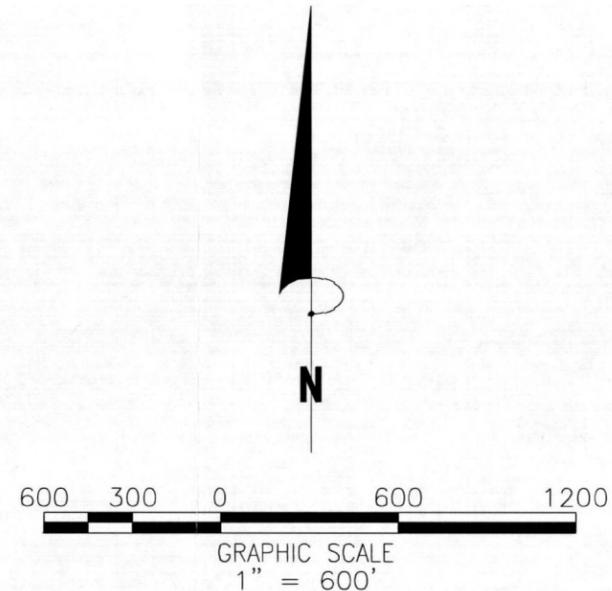
Sherwood Park

San Tan Valley, Arizona

Exhibit '1' - Vicinity Map

JOB #	9763
DATE	April, 2013
SCALE	N.T.S.
DRAWN	jas
SHT	1 OF 1

CAD FILE NAME: P:\9763 - Bella Vista 118\9763-01-001 (ENG)\Engineering\Exhibits\9763-Vicinity Map-Exhibit 1.dwg 04/04/2013



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JOB # 9763
DATE April, 2013
SCALE 1"=600'
DRAWN jas
SHT 1 OF 1

Sherwood Park

San Tan Valley, Arizona

Exhibit 'B' - Wastewater Infrastructure Exhibit



PZ/PZ-PD-003-13



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 20, 2013

CASE NO.: **PZ-003-13** (Sherwood Park Rezone)
PZ-PD-003-13 (Sherwood Park PAD)

CASE COORDINATOR: Travis Ashbaugh

LEGAL DESCRIPTION: 128.18± acres, situated in a portion of the SW¼ of the NE¼, the SE¼ of the NW¼, the NE¼ of the SW¼, and the NW¼ of the SE¼ of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file).

TAX PARCEL: 210-22-0010 (legal on file)

APPLICANT/LANDOWNER: Sherwood Dwayne Profit Sharing Plan

AGENT: Rose Law Group

REQUESTED ACTION & PURPOSE:

PZ-003-13 - PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan, landowners/applicant, Rose Law Group Chris Webb, agent, requesting approval of a Zone Change from GR (General Rural) to R-7 (Single Residence Zoning District) on 128.18± acres.

PZ-PD-003-13: PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan, landowners/applicant, Rose Law Group Chris Webb, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 444 single-family residential units within the 128.18± acre parcel

LOCATION: Approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad.

SIZE: 128.18± acres

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

EXISTING ZONING AND LAND USE: The subject property is currently zoned GR and is currently undeveloped farm land.

SURROUNDING ZONING AND LAND USE:

North: GR; Arizona State Land

East: GR; Arizona State Land

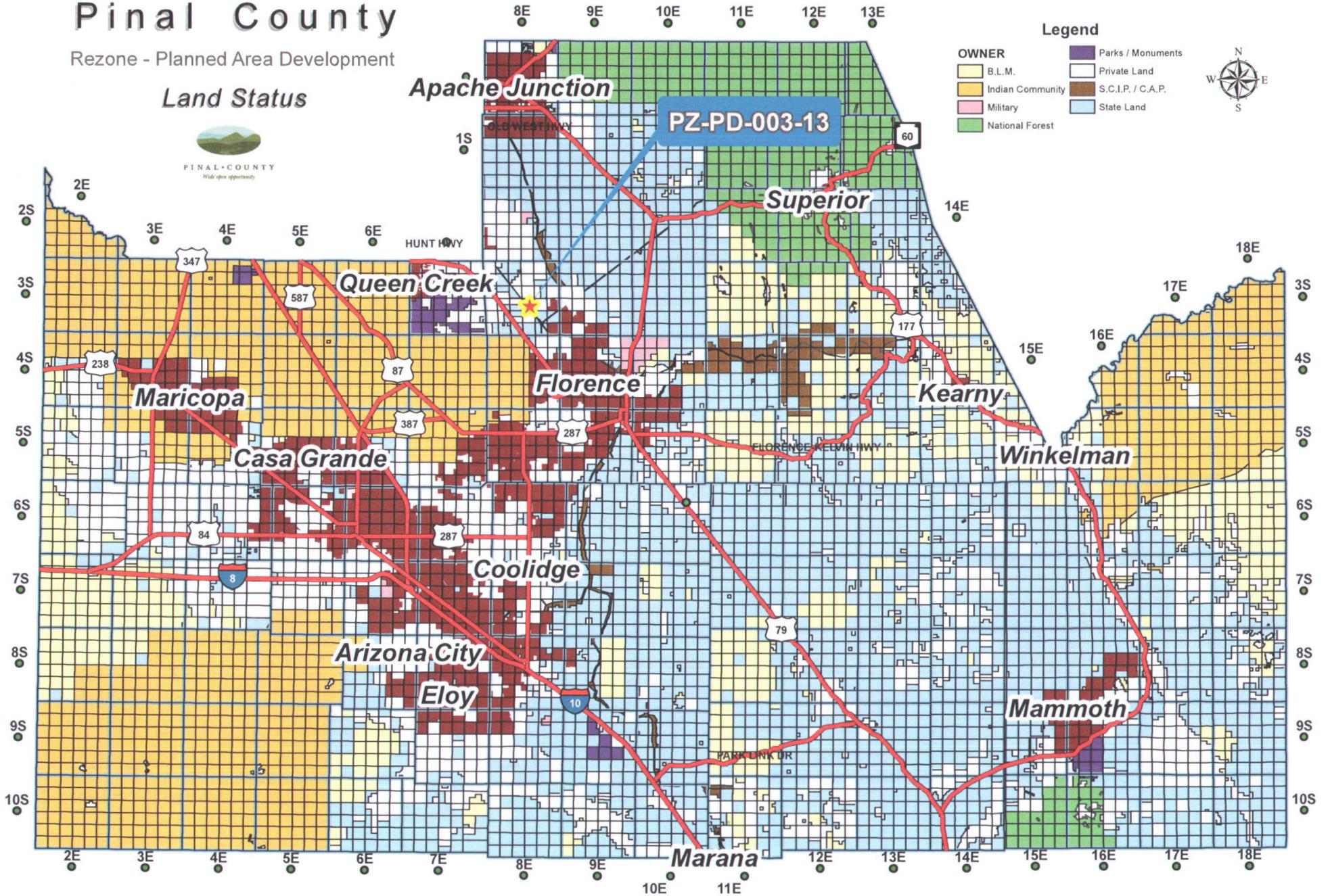
South: GR; Arizona State Land

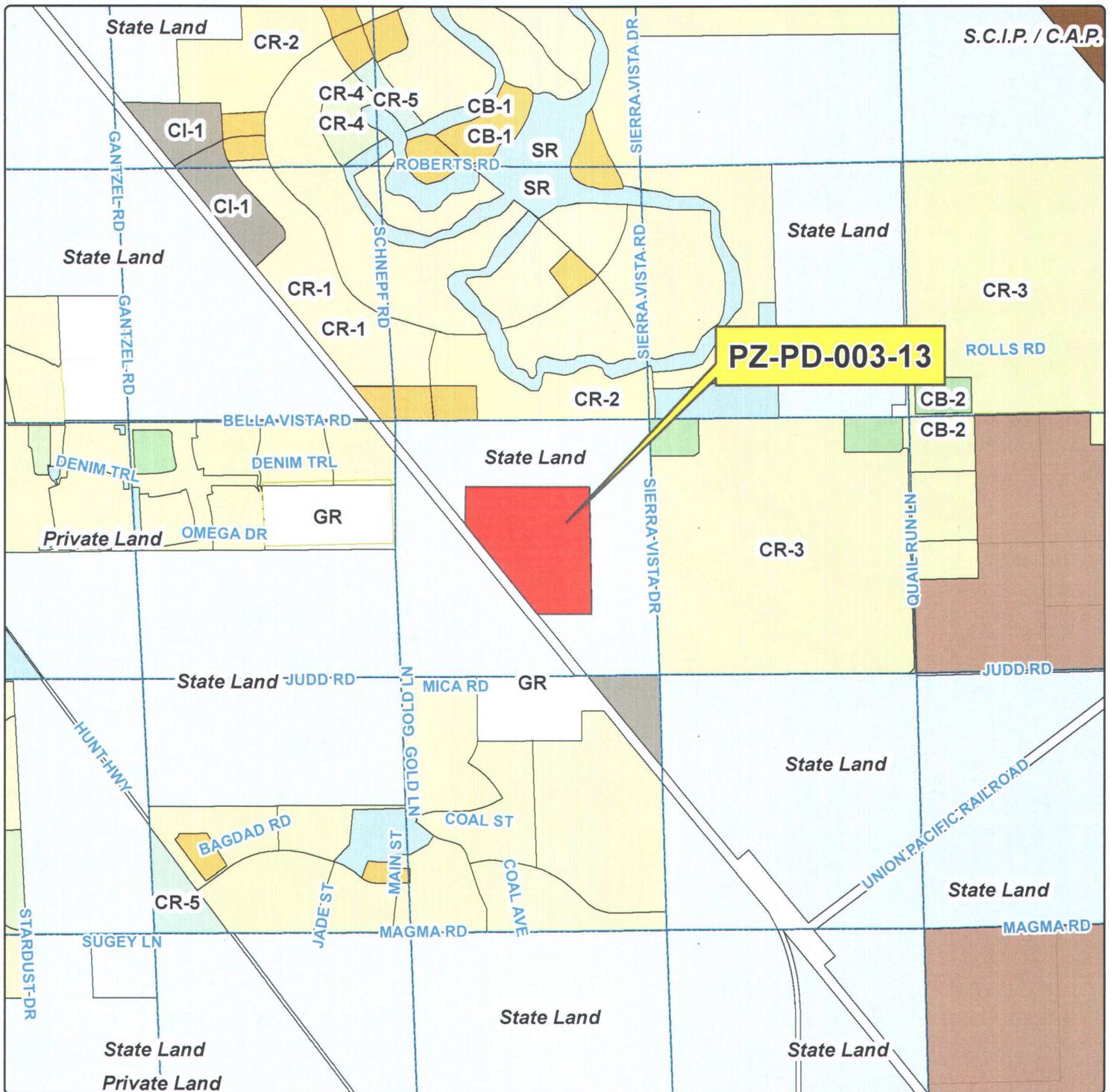
West: GR; Union Pacific Railroad with surrounding Arizona State Land

Pinal County

Rezone - Planned Area Development

Land Status





Rezone
Planned Area Development
Planning & Development Services



PINAL COUNTY
Wide open opportunity





PZ-PD-003-13

**Rezone
Planned Area Development**



PINAL • COUNTY
Wide open opportunity

PUBLIC PARTICIPATION:

Neighborhood Meeting: No Meeting was held due to having only two (2) landowners surrounding the property (Arizona State Land & Union Pacific Railroad). A letter was sent notifying the required two adjacent landowners in order to give an opportunity to request a scheduled meeting individually to discuss the case in lieu of the neighborhood meeting.

Neighborhood and agency mail out: Week of April 29, 2013

News paper Advertising: May 2, 2013

Site posting: Applicant – April 10, 2013, County – April 29, 2013

FINDINGS:

Site data:

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

Water/Sewer: Johnson Utilities (Site currently not within Johnson Utilities certificated service area. Efforts are being coordinated through Johnson Utilities for easements with Arizona State Land and to expand their coverage through the Arizona Corporation Commission to include the proposed site.)

Access: The property currently does not have legal access. The applicant is in the process of acquiring right-of-way from the Arizona State Lands Department.

HISTORY: The property remains zoned as GR (General Rural) with a Special Use Permit in 1989 under planning case SUP-032-88 for tire storage. The site has not been used in that manner in several years.

ANALYSIS: The applicant is requesting approval of a Rezone of GR to R-7 with a Planned Area Development (PAD) Overlay District (PZ-003-13 & PZ-PD-003-13) to allow a 444 unit single-family residential development within the 128.18± acre parcel.

To date, one letter in opposition has been received from property owners within the notification area.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS ZONE CHANGE REQUEST AND PLANNED AREA DEVELOPMENT REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The proposal was sent to the Town of Queen Creek and the Town of Florence for review. The proposal is within the Town of Florence's General Plan boundaries designated as MDR1 (Medium Density Residential 1: 4.0 – 8.0 DU/AC). Comments were received by the Town of Queen Creek and are attached to the correspondence section of this report.

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

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

The **Pinal County Department of Air Quality** provided comments which are attached

to the correspondence section of this report

Fit within the neighborhood

Over the past four to five years, the housing industry was in decline. Many of the approved residential Planned Area Developments that were approved for this area were put on hold until market conditions were suitable for construction to resume. The area currently has a large amount of approved residential Planned Area Developments that remains undeveloped with a few pockets of commercial Planned Area Developments. Currently there is approximately 11,000± proposed units within a two mile radius of approved residential planned area developments. The largest is the Bella Vista Farms PAD accounting for approximately 7,500 units just north of Bella Vista Road. The proposed density within this proposal is in line with the Comprehensive Plan designation for the area of Moderate Low Density Residential (1-3.5 du/ac), nearing the maximum threshold at 3.46 dwelling units per acre.

Legal access is currently unavailable as the proposal is essentially surrounded by Arizona State Land to the north, east, and south while bordered by the Union Pacific Railroad to the west. A proposed right-of-way approximately 1,400 feet is in the beginning process for acquisition and will come south off of the Regionally Significant Route of Bella Vista Road to the propose site through the Arizona State Lands.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD and zone request under planning cases PZ-PD-003-13 and PZ-003-13. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a Rezone and a PAD Overlay District.

2. To date, one letter in opposition has been received from property owners inside the notification area.
3. The property has currently does not have legal access.
4. Adjacent property owners (Arizona State Lands Department & Union Pacific Railroad) were notified by letter only with the opportunity to schedule a meeting to discuss the proposal on an individual basis if so desired.
5. The subject property is located within the "Moderate Low Density Residential (1-3.5 du/ac)" designation and is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
6. Granting of the Rezone and a Planned Area Development Overlay District request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION - (PZ-003-12): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
2. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
4. In order to provide public access from Bella Vista Rd. to the subject property, right-of-way from the Arizona State Land Department, shall be conveyed prior to final plat approval, with the understanding that submittal of tentative plat and final plat applications is at the property owner's own risk, and Pinal County incurs no obligation to approve final plats or any plans related thereto prior to conveyance of the public access. Furthermore, Pinal County incurs no obligation to purchase, provide, or construct public access to this development.
5. Right-of-Way dedication will be required along all mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered;

6. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the 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;
8. 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;
9. 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;
10. Any roadway sections and alignments shown in the zone change are conceptual only and have not been approved by the Pinal County Engineer;
11. The property is to be developed with an approved Planned Area Development (PAD) with a revised date of May 6, 2013 and Opens Space and Recreation Plan (OSRAP) with a revised date of May 6, 2013, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
12. This zone change shall not exceed 3.5 dwelling units per acre;
13. The final plat shall be for no more than 444 single family residential lots;
14. Prior to Final Plat, applicant must provide a response letter from the Florence Unified School District addressing the impacts on schools and/or the demand for new schools while indicating the status of their review and method of addressing those impacts created by the proposed zone change.
15. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section;
16. No schools, day care centers or limited care facilities to be located within one-quarter (¼) mile of land in agricultural production requiring aerial spraying. **(PLACE IN NOTES SECTION ON FACE OF FINAL PLAT)**;

17. Prior to Tentative submittal, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider that the process has commenced but to be secured by Final Plat submittal, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
18. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 128.18± acres covered under case PZ-003-13;
19. The applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
20. If a condition is not met at the end of the specified time period for that condition, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the zone change, can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
21. The applicant/property owner shall submit a tentative plat application within three (3) years from the effective date of this ordinance.
22. The applicant/property owner shall improve the property as a residential subdivision; improve means obtaining a final plat approval and completing the conditions enumerated herein, within five (5) years from the effective date of this ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;
23. If at the expiration of the five (5) year time period the Property has not been developed with a single family residential subdivision, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the zone change, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
24. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
25. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
26. The zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property

owner and issuance of a Certificate of Compliance by the Planning Director the “C” shall be changed to an “R” indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;

27. No building permits shall be issued based on this zone change until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
28. Approval of this zone change request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
29. Approval of this zone change will require, at the time of application for Final Plat, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and
30. In the event any discrepancy or conflict arises between applicant’s written narrative report for the zone change and the stipulations attached to case number PZ-003-13, the stipulations shall govern.

STAFF RECOMMENDATION - (PZ-PD-003-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer’s cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
2. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
4. In order to provide public access from Bella Vista Rd. to the subject property, right-of-way from the Arizona State Land Department, shall be conveyed prior to final plat approval, with the understanding that submittal of tentative plat and final plat applications is at the property

owner's own risk, and Pinal County incurs no obligation to approve final plats or any plans related thereto prior to conveyance of the public access. Furthermore, Pinal County incurs no obligation to purchase, provide, or construct public access to this development.

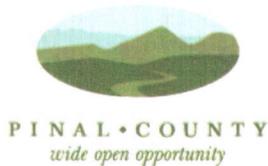
5. Right-of-Way dedication will be required along all mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered;
6. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the 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;
8. 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;
9. 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;
10. Any roadway sections and alignments shown in the PAD Overlay District are conceptual only and have not been approved by the Pinal County Engineer;
11. The property is to be developed with an approved Planned Area Development (PAD) with a revised date of May 6, 2013 and Open Space and Recreation Plan (OSRP) with a revised date of May 6, 2013, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
12. This PAD Overlay District shall not exceed 3.5 dwelling units per acre;
13. The final plat shall be for no more than 444 single family residential lots;
14. Prior to Final Plat, applicant must provide a response letter from the Florence Unified School District addressing the impacts on schools and/or the demand for new schools while indicating the status of their review and method of addressing those impacts created by the proposed PAD overlay zoning district.
15. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section;

16. No schools, day care centers or limited care facilities to be located within one-quarter (¼) mile of land in agricultural production requiring aerial spraying. **(PLACE IN NOTES SECTION ON FACE OF FINAL PLAT);**
17. Prior to Tentative submittal, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider that the process has commenced but to be secured by Final Plat submittal, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN);**
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN;**
18. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 128.18± acres covered under case PZ-PD-003-13;
19. The applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
20. If a condition is not met at the end of the specified time period for that condition, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the PAD Overlay District, can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
21. The applicant/property owner shall submit a tentative plat application within three (3) years from the effective date of this ordinance.
22. The applicant/property owner shall improve the property as a residential subdivision; improve means obtaining a final plat approval and completing the conditions enumerated herein, within five (5) years from the effective date of this ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;
23. If at the expiration of the five (5) year time period the Property has not been developed with a single family residential subdivision, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the PAD Overlay District, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
24. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
25. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the

Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;

26. The PAD Overlay District will be shown on the official Pinal County Zoning Map with a “C” indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the “C” shall be changed to an “R” indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
27. No building permits shall be issued based on this PAD Overlay District until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
28. Approval of this zone change request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
29. Approval of this PAD Overlay District will require, at the time of application for Final Plat, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and
30. In the event any discrepancy or conflict arises between applicant's written narrative report for the PAD Overlay District and the stipulations attached to case number PZ-PD-003-13, the stipulations shall govern.

Date Prepared: 05/08/13 – TA
Revised: 06/12/13 - TA



Memorandum

Date: May 16, 2013

To: Steve Abraham, Senior Planner
Planning and Development Services Department

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

Subject: Planned Area Development for SHERWOOD PARK, Case No. PZ-PD-003-13

The Public Works Department has reviewed the Planned Area Development for SHERWOOD PARK, Case No. PZ-PD-003-13 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
- 2) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 3) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- 4) In order to provide public access from Bella Vista Rd. to the subject property, right-of-way from the Arizona State Land Department, shall be conveyed prior to final plat approval, with the understanding that submittal of tentative plat and final plat applications is at the property owner's own risk, and Pinal County incurs no obligation to approve final plats or any plans related thereto prior to conveyance of the public access. Furthermore, Pinal County incurs no obligation to purchase, provide, or construct public access to this development;
- 5) Right-of-way dedication will be required along all mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered;
- 6) Lift stations, if required, shall be located in a tract and shall not be located



PINAL COUNTY
wide open opportunity

- adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
- 7) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the 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 or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals;
 - 8) 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;
 - 9) 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;
 - 10) Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

rev: L. Chow
cc: T. Ashbaugh



MEMORANDUM FROM AIR QUALITY

Date: May 1, 2013
To: Ashlee MacDonald
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/16/13	PZ-(PD)-003-13	Lifestyle Homes Investments, LLC	Sherwood Park	See Comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

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

Travis Ashbaugh

From: Ashlee MacDonald
Sent: Wednesday, June 05, 2013 3:03 PM
To: Travis Ashbaugh; Dedrick Denton
Subject: FW: Town of Queen Creek Comments

Ashlee MacDonald
Planner II
Pinal County Planning and Development
P.O. Box 2973
Florence, AZ 85132
phn 520-866-6642
fax 520-866-6435

From: Wayne Balmer [mailto:wayne.balmer@queencreek.org]
Sent: Wednesday, June 05, 2013 2:56 PM
To: Ashlee MacDonald
Subject: Town of Queen Creek Comments

Good morning Ashley:

Thank you for sending us the information on the following cases for review and comment by the Town. Our comments are as follows:

SUP-003-13

- The property is not located within the Queen Creek Planning Area
- The Town has no comments

PZ-PD-002-13

- The property is not located within the Queen Creek Planning Area
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

PZ-PD-003-13

- The property is not located within the Queen Creek Planning Area
- The applicant has done a good job of providing a distance separation for the proposed lots from the railroad
- There appears to be only a single point of access for the entire 444 lot subdivision, the extension of Schnepf Road. Will this limited access "cul-de-sac" create traffic and/or emergency service concerns?
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

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

Wayne Balmer, AICP | Planning Administrator, Development Services Department | Town of Queen Creek | phone: 480-358-3095 | fax: 480-358-3105 | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org

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

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of Queen Creek's Town Attorney: 602-285-5000.

UNION PACIFIC RAILROAD
1400 Douglas Street, Stop 1580
Omaha, Nebraska 68179

Patrick R. McGill/UPC Senior Counsel-Real Estate, Law Dept.

P 402 544 5761
F 402 997 3603
prmcgill@up.com

May 14, 2013

VIA EMAIL ONLY travis.ashbaugh@pinalcountyz.gov

Pinal County
Planning & Development
Attn. Travis Ashbaugh
31 North Pinal Street, Building F
Florence, AZ 85132

Re: Objection to Zoning Proposal and Development near Bella Vista Road and Sierra Vista Drive, Tax Parcel 210-22-0010
Case No.: PZ-(PD)-003-13 ("Project")

Dear Mr. Ashbaugh:

Union Pacific Railroad Company, a Delaware corporation ("UP"), is delivering this letter in opposition to the above-referenced Project. The Project location is next to UP's main line rail corridor. Accordingly, UP wishes to raise the following issues.

UP received the Project notice dated May 2, 2013 on May 8, 2013, the same day as the comment deadline. The postmark on the Project notice envelope is May 6, 2013. Attempts were made by email and telephone correspondence on May 8th (the comment deadline) to advise the County of UP's intention and desire to object to the Project. Accordingly, UP expects this correspondence to serve as a timely response for comments on the proposed Project.

UP believes that maintaining industrial and agricultural use areas along existing rail corridors reflects good land use planning. Locating residential uses next to the rail corridor, particularly in the Project location, would result in increased pedestrian and vehicular traffic near and over the railroad tracks and at nearby, at-grade rail crossings. Increased likelihood of trespassing on the railroad right-of-way should be expected as well. Due to these issues and other safety concerns, UP strongly opposes the Project and asks that you examine the safety risks



Pinal County
May 14, 2013

associated with the Project.

If the Project is approved, we ask that the County require the future developers to mitigate the safety risks and the impacts of the railroad's 24-hour operations on the proposed residences. In particular, the County should require the future developers to install barrier walls or block fences (at a height of 10 feet or taller), and/or "no trespassing" signs designed to prevent local residents from being too near or trespassing onto the railroad tracks and rail yard. Buffers and setbacks should also be required adjacent to the right-of-way.

Any future residential development near operating right-of-way can negatively impact freight rail service and create unintended consequences that are in neither the railroad's nor the public's best interests, including land use conflicts due to the nature of rail operations that may cause mechanical odor, noise and vibration. Additionally, any increase in vehicle or pedestrian activity may result in interference with train operations and trains may be forced to proceed more slowly through the County and nearby cities, and/or make more frequent emergency stops, which would make rail service less effective and efficient. In the event of train slowdowns or stoppages, train cars may be forced to block at-grade roadway intersections, causing traffic disruptions.

UP specifically requests that the County require the developer to perform a traffic study in the area to examine the impacts of the increased pedestrian and vehicular traffic on the nearby at-grade rail crossings. Pursuant to the Preliminary Traffic Impact Analysis, the traffic demand on Bella Vista Road is anticipated to grow to 7,569 vehicles per day by 2018 due to this Project. This projection is over three times the current daily count. Any mitigation measures suggested under the traffic study should be included in the Project and such measures should be implemented at the developer's sole cost and expense. For example, if the traffic study determines that the safety equipment on a nearby rail crossing requires improvements to accommodate the increase in traffic, the developer should be required to pay for such improvements as part of the Project.

UP's rail operations generate the noise and vibration one would expect from an active railway. UP requests that, as a mitigation measure, the County should require the developer to disclose to the general public the daytime and nighttime noise levels naturally occurring with UP's long-standing freight rail service, as well as the pre-existing and predictably-occurring vibration. The County also should require appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

UP appreciates the County giving due consideration to the above concerns, as this proposed Project may result in significant impacts to land use and public safety.

Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Pinal County
May 14, 2013

Kristian Ehrhorn
Senior Manager, Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690
Omaha, NE 68179

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Sincerely,



Patrick R. McGill
Senior Counsel – Real Estate
Union Pacific Railroad Company

cc: Kristian Ehrhorn
Zoe Richmond
Alexander Popovici

April 4, 2013

State of Arizona
1616 W. Adams Street
Phoenix, AZ 85007

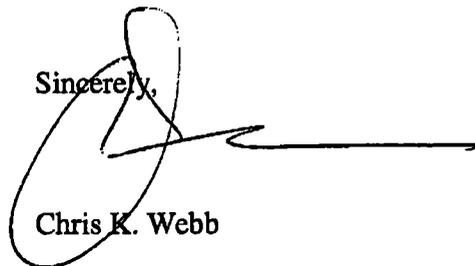
Re: Request for Rezoning/PAD for Property Adjacent to APN 210-22-700, 701 & 702

To Whom It May Concern:

This letter is sent to inform you that an application has been submitted to Pinal County for the rezoning of approximately 128 acres located south of Bella Vista Road and west of Sierra Vista Road in unincorporated Pinal County. You are receiving this letter as a property owner within 1,200 feet of the subject property. This application would rezone the subject property from General Rural to R-7 with a PAD overlay for the purpose of constructing a single-family residential neighborhood known as "Sherwood Park".

The proposed rezoning and PAD overlay will permit the development of an approximately 444 lot, single-family subdivision. A map has been included with this letter showing the location of the subject property. If you wish to discuss the project you can contact me by phone at (480) 240-5648 or by email at cwebb@roselawgroup.com. I would also be happy to schedule a meeting with you to discuss details of the project. You can also contact Ashlee McDonald, the Pinal County planner assigned to this case, by phone at (520) 866-6642 or by email at ashlee.macdonald@pinalcountyaz.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris K. Webb", with a long horizontal line extending to the right.

Chris K. Webb

April 4, 2013

SPRR
1400 Douglas Street, Stop 1640
Omaha, NE 68179

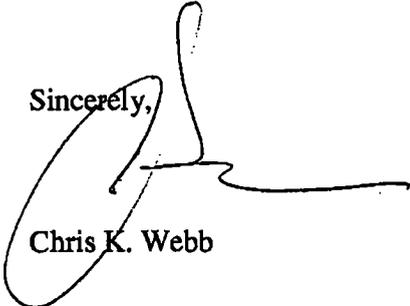
Re: Request for Rezoning/PAD for Property Adjacent to APN 210-22-002

To Whom It May Concern:

This letter is sent to inform you that an application has been submitted to Pinal County for the rezoning of approximately 128 acres located south of Bella Vista Road and west of Sierra Vista Road in unincorporated Pinal County. You are receiving this letter as a property owner within 1,200 feet of the subject property. This application would rezone the subject property from General Rural to R-7 with a PAD overlay for the purpose of constructing a single-family residential neighborhood known as "Sherwood Park".

The proposed rezoning and PAD overlay will permit the development of an approximately 444 lot, single-family subdivision. A map has been included with this letter showing the location of the subject property. If you wish to discuss the project you can contact me by phone at (480) 240-5648 or by email at cwebb@roselawgroup.com. I would be happy to schedule a meeting with you to discuss details of the project. You can also contact Ashlee McDonald, the Pinal County planner assigned to this case, by phone at (520) 866-6642 or by email at ashlee.macdonald@pinalcountyz.gov.

Sincerely,



Chris K. Webb

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:
see attached narrative

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:
see attached narrative

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:
N/A

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
NO

5. What type of landscaping are you proposing to screen this use from your neighbors?
see attached narrative

6. What type of signage are you proposing for the activity? Where will the signs be located?
see attached narrative

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:
see attached narrative

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? YES NO

SHERWOOD PARK

LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

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

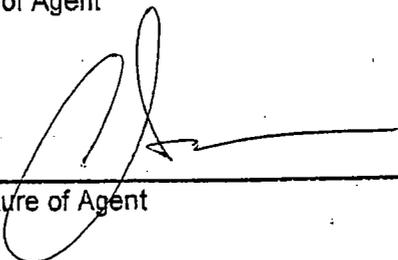
Dwayne Sherwood, AS Trustee
of the Dwayne Sherwood
Profit Sharing Plan

18521 E. Queen Creek

Name of Landowner (Applicant) Address Phone Number


Signature of Landowner (Applicant) E-Mail Address

Rose Law Group PC 6613 N. Scottsdale Rd Ste 200 480-240-5648
Name of Agent Address Phone Number


Signature of Agent cwebb@roselawgroup.com E-Mail Address

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

APPLICATION CHECKLIST

FOR A PROPOSED ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

- This Zone Change is being submitted without a PAD request
- This Zone Change is being submitted in conjunction with a PAD request. The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting: *not required*

- 1. Notify all property owners within 1200' (feet)
- ~~2. Hold the meeting within five (5) miles of the subject property~~
- ~~3. Hold the meeting between 5:00 pm – 9:00 pm~~
- 4. Include with the application the following:
 - a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - *(Use page 5 of this application)*
 - ~~c. Minutes of the meeting~~
 - ~~d. Attendance sign-in sheet with names & addresses~~

C. Submit a completed "Agency Authorization" form (if applicable).

D. Submit a written Narrative concerning the proposed development (if not submitting in conjunction with a PAD Application) to include: *PAD*

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - a. Nature of the Project
 - b. Proposed Land Use
 - c. Conformance to adopted Comprehensive Plan
 - d. Answers to the questions from the **Supporting Information** sheet
- 4. Location & Accessibility

- 5. Utilities & Services
- 6. Neighborhood Meeting Information
- 7. Appendix, as applicable



E. Submit a Site Plan (if not submitting in conjunction with a PAD Application).
 The submittal shall be professionally prepared (by a surveyor, architect, or other design professional) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include: *PAD*

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (written and graphic), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.



F. Submit the following information regarding Water Supply:
 see preliminary report

- 1. Identify the water service provider
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies

- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
 - a. Depth to bedrock
 - b. Depth to groundwater
 - c. Known fissures or land subsidence in the area
 - d. Known wells in the area, available information on status and water levels
 - e. Summary of data-gathering efforts and sources of information

G. **Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.**

H. **Aware that earth fissure maps are available online from the Arizona State Geologic Survey.**

I. **Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).**

J. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**

K. **Submit the Non-Refundable fees for a Special Use Permit outlined on page one of the Zone Change Application. N/A**

L. **Submit one (1) hard copy of all documentation outlined in the Zone Change application and one (1) digital copy in a multi-PDF format per item of the application with all supporting documentation on one (1) CD.**

M. **Submit one (1) CD which contains:**

- 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- 2. An AutoCAD (.dwg file), which includes the following layers:
 - a. Parcel
 - b. Right-of-way
 - c. Sub-perimeter

- d. Centerlines
- e. Section Lines
- f. Street names
- g. Lot-numbers
- h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. *(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*



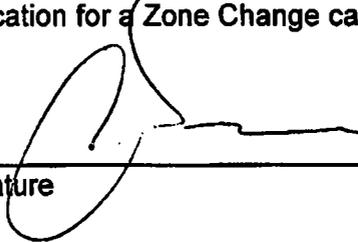
N. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 12 & 13 of this application for illustrative details).



O. Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

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

Signature



8/29/13

Date

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
R-7	7,000	5,700	50'	48'	Front:	Front:	30'	30'	Main Building:	Main Building:	-	-
					20'	20' / 15'			7'	7'		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					10' / 10'	5' / 8'			60'	60'		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					25'	20'			4'	4'		
R-7	7,000	6,550	50'	55'	Front:	Front:	30'	30'	Main Building:	Main Building:	-	-
					20'	20' / 15'			7'	7'		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					10' / 10'	5' / 10'			60'	60'		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					25'	20'			4'	4'		
R-7	7,000	7,750	50'	65'	Front:	Front:	30'	30'	Main Building:	Main Building:	-	-
					20'	20' / 15'			7'	7'		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					10' / 10'	5' / 10'			60'	60'		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					25'	20'			4'	4'		

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
R-7	*SEE ATTACHED NARRATIVE*

NAME OF PROJECT: SHERWOOD PARK

PLANNED AREA DEVELOPMENT

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that <u>WILL BE</u> permitted in this Planned Area Development
R-7	*SEE ATTACHED NARRATIVE*

SHERWOOD PARK

LEGAL DESCRIPTION

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;

THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;

THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,687.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

AND

EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

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

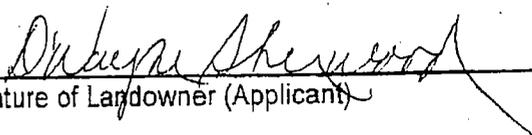
Dwayne Sherwood, AS Trustee
of the Dwayne Sherwood
Profit Sharing Plan

18521 E. Queen Creek

Name of Landowner (Applicant)

Address

Phone Number



Signature of Landowner (Applicant)

E-Mail Address

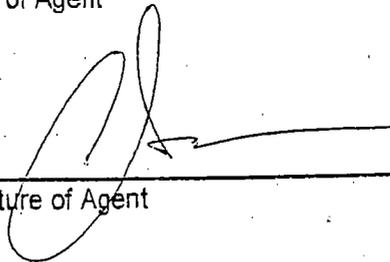
Rose Law Group PC
Name of Agent

6613 N. Scottsdale Rd Ste 200

Address

480-240-5648

Phone Number



Signature of Agent

cwebb@roselawgroup.com

E-Mail Address

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

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

Dwayne Sherwood at Trustee of the Dwayne Sherwood Profit Sharing Plan
[Insert Name - if a Corporation, Partnership or Association, include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 128.18 acres located at
The SEC of Bella Vista Road & The Union Pacific Railroad Line, and
further identified _____
[Insert Address of Property]
as assessor parcel number 210-22-0010 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 Rose Law Group PC
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

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

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

Dwayne Sherwood
[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me this 3 day of APRIL, 2013
by DWAYNE SHERWOOD
[Insert Name of Signer(s)]

My commission expires 4.28.2013

Tara N. Parsons



TARA N. PARSONS
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
APRIL 28, 2013 PAGE 8

APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:

- This PAD is being submitted without a zone change request
- This PAD is being submitted in conjunction with a zone change request.
The applicant must complete a zone change application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting: *Not Required*

- 1. Notify all property owners within 1200' (feet)
- ~~2. Hold the meeting within five (5) miles of the subject property~~
- ~~3. Hold the meeting between 5:00 pm – 9:00 pm~~
- 4. Include with the application the following:
 - a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - *(Use page 5 of this application)*
 - ~~c. Minutes of the meeting~~
 - ~~d. Attendance sign in sheet with names & addresses~~



C. Submit a completed "Agency Authorization" form *(if applicable)*.



D. Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):*

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - Nature of the Project
 - Proposed Land Uses
 - Building Types & Densities
 - Conformance to adopted Land Use Plans
 - Circulation and Recreation Systems

- 4. Relationship to surrounding properties within one mile
- 5. Schools
- 6. Public Services
- 7. Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240 (B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
 - Total Area in acres proposed *(Commercial & Industrial Separated)*
 - Approximate retail sales floor area *(Commercial)*
 - The uses proposed uses based on permitted uses in the base zone.
 - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 23. Tables:
 - a. Land Use Table(s) to include the following:
 - 1) Total Acreage of the site
 - 2) Total Area of arterial & collector streets
 - 3) Total Area & Percent of Open Space
 - 4) Total Number of each type of dwelling unit

- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- b. Amended Development Standards Table comparing proposed and current zoning code standards for:
 - 1) Minimum Lot Area
 - 2) Minimum Lot Width
 - 3) Minimum Building Setbacks
 - 4) Maximum Building Height
 - 5) Minimum Distance between main & detached accessory buildings
 - 6) Buildable Area
- c. Amended Use Tables:
 - 1) Permitted Uses
 - 2) Non-Permitted Uses
- d. Utilities & Services Table of type and source:
 - 1) Sewer
 - 2) Water
 - 3) Electric
 - 4) Telephone
 - 5) Police
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal

24. Appendix, as applicable

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

- 1. Zoning Boundaries
- 2. Street Alignment
- 3. Open Space
- 4. Trails

F. Submit a current preliminary Title Report (dated within 60 days prior to application)

G. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

1. Site Plan:
- a. Title of project as shown in the narrative report, such as "**Planned Area Development for (insert name of Development)**" in bold letters.
 - b. Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
 - c. North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
 - d. Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
 - e. Existing Zone designation & requested zone change (*as applicable*)
 - f. Legal Description of total site
 - g. Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
 - h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
 - i. Location & Identification of all existing and proposed utilities, location and width of associated easements.
 - j. Location of all existing structures and significant natural features.
 - k. Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
 - l. All points of ingress and egress.
 - m. Parking Areas.
 - n. Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
 - o. Indicate and/or label (*as applicable*):
 - 1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - 2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - 3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - 4) Phase Lines (*as applicable*).
 - p. Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - 1) Each type of dwelling unit
 - 2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- q. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- r. Indicate location, type, height, and materials for proposed walls, fences, and signs.
- s. Location and types of existing and proposed landscaping.
- t. Designated Flood Zone

2. Quantitative Development Data Tables

- a. Land Use table to include:
 - 1) Total Gross Acreage of site
 - 2) Total Area of Streets (Public & Private)
 - 3) Total Area of Public Open Space
 - 4) Total Net Area of all intended uses
 - 5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - 6) Total Dwelling Units permitted under base zoning district
 - 7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - 8) Grand Total of Dwelling Units
 - 9) Overall Density proposed
- b. Zoning Comparison Table of Existing & Proposed to include:
 - 1) Lot area per dwelling unit
 - 2) Setbacks
 - 3) Minimum Lot Widths
 - 4) Maximum Building Heights
 - 5) Parking
- c. Utility & Services Table indicating type and source:
 - 1) Sewer
 - 2) Electric
 - 3) Telephone
 - 4) Water
 - 5) Police/Security
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal
- d. Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

H. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDCS for further clarification:

- 1. Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).**

2. Site Analysis

- a. Aerial Photo**
 - 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
 - 2) Site Analysis should be produced in an 8½" X 11" format for text
 - 3) Site Analysis should be produced in an 24" X 36" format for plans
- b. Total acreage of proposed development**
- c. Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.**
- d. A concept drawing of the proposed development including:**
 - 1) Gross Site Area
 - 2) Number of proposed lots
 - 3) Proposed Arterial & Collector street circulation system
 - 4) Proposed lot size(s),
 - 5) Proposed Retention/detention areas
 - 6) Proposed Development Phasing
- e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)**
- f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:**
 - 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
 - 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- g. Narrative Describing:**
 - 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
 - 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- h. A pedestrian circulation system**
- i. A Slope Analysis identifying the following slope categories:**
 - 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.**
- k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.**
- l. Identification of potential view corridors.**

- m. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- n. A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- o. The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- p. The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

I. **Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDS** for further clarification:

- 1. A Vegetation Salvage Plan
- 2. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- 3. Extent and location of all plant materials and other landscape features.
- 4. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- 5. Location of Water Outlets.

J. **Reviewed, Met, and/or Addressed** the following in Chapter 2.176 of the PCDS:

- 1. Minimum requirements for Open Space – (Section 130)
- 2. Uses permitted within open space areas – (Section 140)
- 3. Uses prohibited within open space areas – (Section 150)
- 4. Minimum requirements for recreation areas – (Section 160)
- 5. Minimum requirements for multi-use paths and trails – (Section 170)
- 6. Minimum requirements for storm water retention & detention basins – (Section 180)
- 7. Minimum requirements for streetscapes & entryways – (Section 190)
- 8. Minimum requirements for conservation open space – (Section 200)

K. **Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project.

L. **Submit a Preliminary Drainage Report**



M. Submit a Preliminary Traffic Impact Assessment (TIA)



N. Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary.



O. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.



P. Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).



Q. Submit separate preliminary reports or master plans for:

- 1. Storm water drainage
- 2. Wastewater
- 3. Domestic water service.



R. Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):

- 1. Commercial Uses:**
 - a. Retail sales floor area and total area proposed for commercial development
 - b. Type of uses proposed
- 2. Industrial Uses**
 - a. Total Area proposed for industrial uses
 - b. Types of uses proposed
 - c. Anticipated employment for development per major phases
- 3. Standards of:**
 - a. Height
 - b. Open Space
 - c. Buffering
 - d. Landscaping
 - e. Pedestrian & Vehicular circulation
 - f. Off-street parking & Loading

- g. Signs
- h. Nuisance Controls

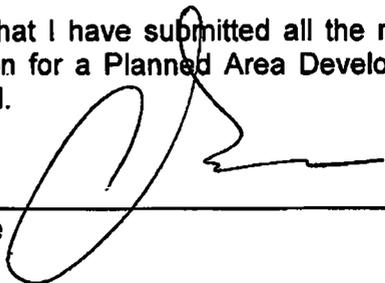
- S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**
- T. **Non-Refundable \$1,000.00 filing fee for a Planned Area Development**
- U. **Submit one (1) hard copy of all documentation outlined in the PAD application and one (1) digital copy in a multi-PDF format per item of the application with all supporting documentation on one (1) CD.**
- V. **Submit one (1) CD which contains:**
 - 1. **An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection**

OR

 - 2. **An AutoCAD (.dwg file), which includes the following layers:**
 - a. Parcel
 - b. Right-of-way
 - c. Sub-perimeter
 - d. Centerlines
 - e. Section Lines
 - f. Street names
 - g. Lot-numbers
 - h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).
- W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 13 of this application for illustrative details).**
- X. **Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.**

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

Signature



3/29/13

Date

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

is consistent with the **Sense of Community** vision component

Please explain:

The Sherwood Park Development Plan has been designated to create a strong sense of community through the creation of centralized and interconnected open spaces and amenity areas that can be utilized by residents of all ages and lifestyles

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

The Sherwood Park Development will be accessed off of Bella Vista Road, which is designated as a route of regional significance and mobility, and which will distribute residents and from other areas of the county. Internally, the project's roadway circulation system includes space for vehicular, bicycles and pedestrian traffic.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

N/A

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

- Is consistent with the **Open Spaces and Places** vision component

Internally, Sherwood Park will provide extensive open space and recreation areas for its residents. Additionally, the large trail corridor on the western boundary provides opportunities for regional connectivity to other natural amenities.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

- Is consistent with the **Environmental Stewardship** vision component

The Sherwood Park project will not have any negative environmental impact on the surrounding area. It is consistent and compatible with development trends in the area. Land planning efforts maintain historical drainage patterns and provide ample view corridors outward from the community.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Sherwood Park provides an abundance of open space, trails and outdoor amenities that will encourage residents to spend time outdoors engaging in health promoting activities.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
N/A

PART TWO

Consistency with the Plan's Key Concepts Illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Sherwood Park is consistent with the property's moderate low density residential (1-3.5 du/ac) designated under the comprehensive plan

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

Sherwood Park is consistent with the suburban residential planning guidelines

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Sherwood Park will provide needed housing opportunities near the new CAC San Tan campus. The development of this area will serve to promote a well-educated work force in Pinal County.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Sherwood Park is designed and themed to respect the County's rural heritage. Extensive multi-use trail systems provide opportunities for regional connectivity and equestrian use.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space vision and goals

Sherwood Park provides an abundance of open space (25%); all of which is interconnected by an extensive trails and pathways system.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

N/A - no impact to sensitive natural or cultural resources

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

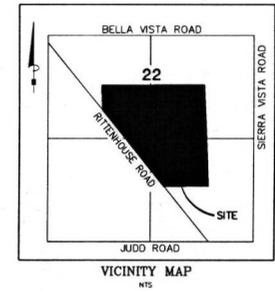
- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

All required public facilities will be constructed by the developer.

ALTA/ACSM LAND TITLE SURVEY BELLA VISTA

LOCATED IN THE SECTION 22,
TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA.



Bowman
CONSULTING
Bowman Consulting Group, LLC
Phone: (480) 428-8400
2000 South West Drive, #303
Peoria, Arizona 85301
www.bowmanconsulting.com



NOTES

- PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- PURSUANT TO TABLE "A", ITEM NUMBER 2, THE PROPERTY ADDRESS IS NOT AVAILABLE.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E, DATED DECEMBER 4, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL IS AS DESCRIBED IN THE LEGAL DESCRIPTION, THE LAND AREA OF THE SUBJECT PROPERTY CONTAINS 5,583,585 SQUARE FEET OR 128.1817 ACRES, MORE OR LESS.
- PURSUANT TO TABLE "A", ITEM NUMBER 5, VERTICAL RELIEF SHOWN HEREON IS AT 1.0 FOOT CONTOUR INTERVALS AND THE ORIGINATING BENCHMARK IS AS FOLLOWS:
BENCHMARK - NGS DESIGNATION L 68, A DISK SET ON TOP OF A CONCRETE MONUMENT.
DATUM - NAVD83, GEOID 12A
ELEVATION - 1511.985. ELEVATION FROM OPUS ON 2/28/2013 WAS USED.
- PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. ARE SHOWN HEREON.
- PURSUANT TO TABLE "A", ITEM NUMBER 11(c), VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.
- PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF FLATED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.
- ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND CALCULATED UNLESS OTHERWISE NOTED.
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- PHYSICAL ACCESS TO SIERRA VISTA ROAD WAS OBSERVED WHILE CONDUCTING THE SURVEY.
- SUBJECT PROPERTY IS ADJONS STATE LAND. EASEMENTS MAY EXIST THAT DID NOT SHOW UP IN THE TITLE REPORT.

TITLE COMMITMENT SCHEDULE B - SECTION II REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREN DESCRIBED PROVIDED BY NORTH AMERICAN TITLE INSURANCE COMPANY ORDER NO. 21800-13-02335, COMMITMENT DATE: FEBRUARY 19, 2013 AT 7:50 AM, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B -- SECTION II OF THE TITLE INSURANCE COMMITMENT WITH RESPECT TO THE SURVEYED PROPERTY.

- (a) THE FOLLOWING ITEMS LISTED AS EXCEPTIONS PERTAIN TO THE SURVEYED PROPERTY HOWEVER, ARE NOT SURVEY RELATED MATTERS: ITEMS 1, 3--5, 7 AND 8.
 - (b) ITEM 2 REFERS TO THE RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA. NO PATENT DOCUMENTS HAVE BEEN PROVIDED BY THE INSURER AS THE SURVEYOR HAS NOT PERFORMED AN INDEPENDENT INVESTIGATION IN MATTERS OF TITLE OR EASEMENT. NO REVIEW OF THIS DOCUMENT HAS BEEN POSSIBLE AND MAY AFFECT THE PROPERTY UNKNOWN TO THE SURVEYOR AND THEREFORE NOT SHOWN ON THE MAP HEREOF.
 - (c) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY, THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
 - (d) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY:
 - (*) (d) DENOTES SCHEDULE B ITEMS SHOWN HEREON.
- RESERVATIONS CONTAINED IN THE PATENT FROM THE STATE OF ARIZONA, READING AS FOLLOWS: THIS PATENT IS ISSUED SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY HERETOFORE LEGALLY OBTAINED AND NOW IN FULL FORCE AND EFFECT. (ITEM NOT PROVIDED BY TITLE COMPANY)
- PROPERTY IS SUBJECT TO THE RIGHT OF ENTRY TO PROSPECT FOR, WINE AND REMOVE THE MINERALS IN SAID LAND AS RESERVED IN THE PATENT. (ITEM NOT SHOWN, PATENT NOT PROVIDED)
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN NOTICE OF EXERCISE OF RESERVED RIGHT-OF-WAY RECORDED IN DOCKET 1331, PAGE 366. (ITEM DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN)
- PROPERTY IS SUBJECT TO AN EASEMENT FOR UNDERGROUND NATURAL GAS SUPPLY PIPELINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 2003 AS FEE NO. 2003-064088 AND THEREAFTER REAL PROPERTY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED JULY 31, 2006 AS FEE NO. 2006-107262, BOTH OF OFFICIAL RECORDS. (ITEM IS SHOWN)

CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTH AND EAST OF THE CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY, IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

- BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 22;
- THENCE SOUTH 89 DEGREES 46 MINUTES 45 SECONDS WEST, 1,342.83 FEET TO THE TRUE POINT OF BEGINNING;
- THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST, 1,324.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
- THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, APPROXIMATELY 1,270 FEET TO THE CENTERLINE OF SAID RAILROAD;
- THENCE NORTH 38 DEGREES 52 MINUTES WEST ON SAID CENTERLINE OF RAILROAD APPROXIMATELY 2,370 FEET;
- THENCE NORTH 02 DEGREES 14 MINUTES 53 SECONDS WEST, APPROXIMATELY 790 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22;
- THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS EAST 2,817.68 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
- THENCE SOUTH 02 DEGREES 07 MINUTES 37 SECONDS EAST 1,324.83 FEET TO THE TRUE POINT OF BEGINNING;
- EXCEPT ANY PORTION LYING WITHIN THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;
- AND
- EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, SAID BEARING BEING:
SOUTH 02 DEGREES 17 MINUTES 48 SECONDS EAST

SHEET INDEX

- COVER, NOTES, SCHEDULE "B" ITEMS
- SITE DETAIL & EASEMENTS

* SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE ENTITIES LISTED BELOW AND THE GENERAL PUBLIC ARE ON NOTICE THAT THIS ALTA/ACSM LAND TITLE SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE ORIGINAL PROPOSAL DATED 02/21/2013 BETWEEN BOWMAN CONSULTING GROUP, LTD., A VIRGINIA CORPORATION AND LIFESTYLE HOMES INVESTMENTS, LLC. BY RELIANCE THE ACCEPTANCE OF THESE TERMS IS EFFECTUATED. COPIES OF THESE TERMS AND CONDITIONS ARE AVAILABLE UPON REQUEST.

SURVEYOR'S CERTIFICATE

TO: D'WAYNE SHERWOOD, AS TRUSTEE OF THE D'WAYNE SHERWOOD PROFIT SHARING PLAN
LSH LAND INVESTMENTS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND/OR ASSIGNEE
NORTH AMERICAN TITLE INSURANCE COMPANY

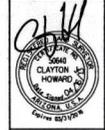
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(c) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/20/2013.

Clayton J. Howard
CLAYTON J. HOWARD R.L.S. #50640 04/16/2013
DATE
choward@bowmancg.com

BELLA VISTA
ALTA/ACSM LAND TITLE SURVEY
PINAL COUNTY, ARIZONA

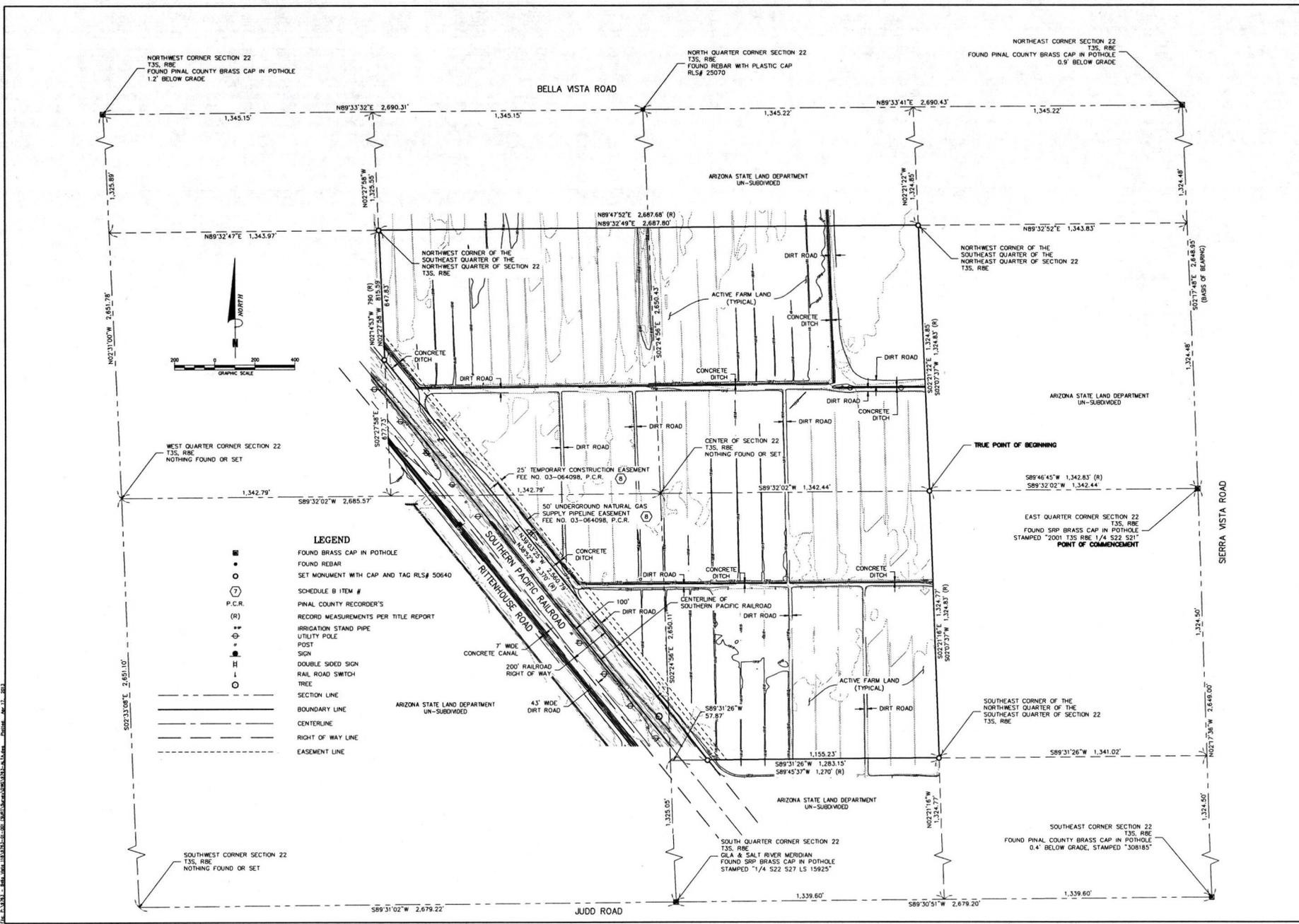
DATE	REVISION
03/26/13	
04/16/2013	

DATE: 03/26/13
PROJ. NO.: 8783-01
TASK NUM: 001
DRAWN BY: JD
CHECKED: JD
QUALITY: CH
CLIENT NO.:
SCALE: N.T.S.
1 of 2

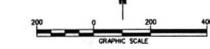


BELLA VISTA
 ALTA/ACSM LAND TITLE SURVEY
 PINAL COUNTY, ARIZONA

DATE	03/26/13
PROJ. NO.	9783-01
TASK NAME	001
DRAWN BY	JD
CHECKED BY	MB
QUALITY	CH
CLIENT NO.	
SCALE	1" = 200'
2 of 2	



- LEGEND**
- FOUND BRASS CAP IN POTHOLE
 - FOUND REBAR
 - SET MONUMENT WITH CAP AND TAG RLS# 50640
 - ⑦ SCHEDULE B ITEM #
 - P.C.R. PINAL COUNTY RECORDER'S
 - (R) RECORD MEASUREMENTS PER TITLE REPORT
 - IRRIGATION STAND PIPE
 - UTILITY POLE
 - POST
 - SIGN
 - DOUBLE SIDED SIGN
 - RAIL ROAD SWITCH
 - TREE
 - SECTION LINE
 - BOUNDARY LINE
 - CENTERLINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE



AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the Pinal County's site posting requirements for Case #PZ-003-13 & PZ-PD-003-13, located at Bella Vista Road east of the Union Pacific Railroad tracks, on April 10, 2013.

See attached photo exhibit.

For applicant:

Rose Law Group

Dynamite Signs, Inc.

Sign Company Name

Pamela Swayze
Sign Company Representative

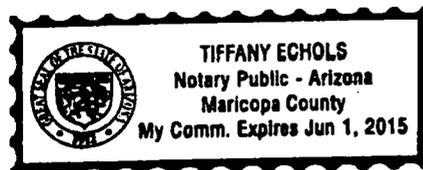
Subscribed and sworn to be on this 10th day of April, 2013 by

Pamela Swayze.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

[Signature]
Notary Public

My Commission expires: June 1 2015



PINAL COUNTY *Public Hearings*

SHERWOOD PARK

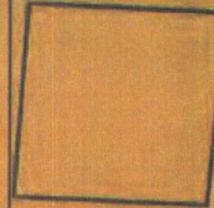
Case Number: PZ-003-13 & PZ-PD-003-13

Existing Zoning: GR

Proposed Zoning: R-7 PAD

Acreage: 128.18

Public Hearing Information



Applicant: Chris Webb - Rose Law Group PC
Applicant Phone Number: 480-240-5648

Case Information Available at Pinal County Planning & Development Services
520-866-6442

04/10/2013 16:40:31

Affidavit of Publication

STATE OF ARIZONA
COUNTY OF PINAL

SS.

RUTH A. KRAMER first being duly sworn

deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Florence Reminder and Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues the first publication thereof having been on the 30TH

day of MAY A.D., 2013

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

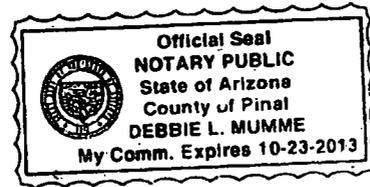
FLORENCE REMINDER AND BLADE-TRIBUNE

By [Signature]
agent and/or publisher of the Florence Reminder and Blade-Tribune

Sworn to before me this 3rd

day of June 2013
[Signature]

Notary Public in and for the County
of Pinal, State of Arizona



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00A.M. ON THE 20th DAY OF June, 2013, IN THE PINAL COUNTY ADMINISTRATIVE BUILDING, BUILDING A, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-003-13 - PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan landowners/applicants, Rose Law Group Chris Webb, agent, requesting approval of a Rezone request from GR (General Rural) to R-7 (Single Residence Zoning District) to allow single-family residential housing within the 128.18± acre parcel; situated in a portion of the SW1/4 of the NE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4 of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file) (located approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad.

PZ-PD-003-13 - PUBLIC HEARING/ACTION: Sherwood Dwayne Profit Sharing Plan landowners/applicants, Rose Law Group Chris Webb, agent, requesting approval of a Planned Area Development (PAD) Overlay District to allow 444 single-family residential units within the 128.18± acre parcel; situated in a portion of the SW1/4 of the NE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, and the NW1/4 of the SE1/4 of Section 22, T3S, R8E G&SRB&M, a portion of tax parcel 210-22-0010 (legal on file) (located approximately 1,400 feet south of Bella Vista Road and 1,400 feet west of Sierra Vista Dr, along the eastern side of the Union Pacific Railroad.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://www.pinalcountyaz.gov/Departments/PlanningDevelopment/>

DATED THIS 23th DAY OF MAY, 2013, by Pinal County Planning & Development Dept.

/s/Steve Abraham
Steve Abraham, Planning Manager
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 210-22-002
Name: SPRR
Address: 1400 Douglas St. Stop 1640
City/ST/Zip: Omaha, NE 68179

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

Parcel No.: 210-22-700
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-701
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-702
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

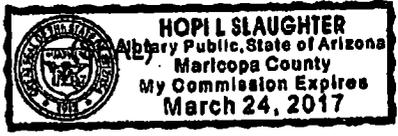
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

I hereby verify that the name list above was obtained on the 25th day of March 2013, at the office of Rose Law Group pc, and is accurate and complete to the best of my knowledge.

Signature: [Handwritten Signature] Date: 3/25/13

Acknowledged before me by Christopher Webb, on this 25th Day of March, 2013.



[Handwritten Signature]
Signature of Notary Public

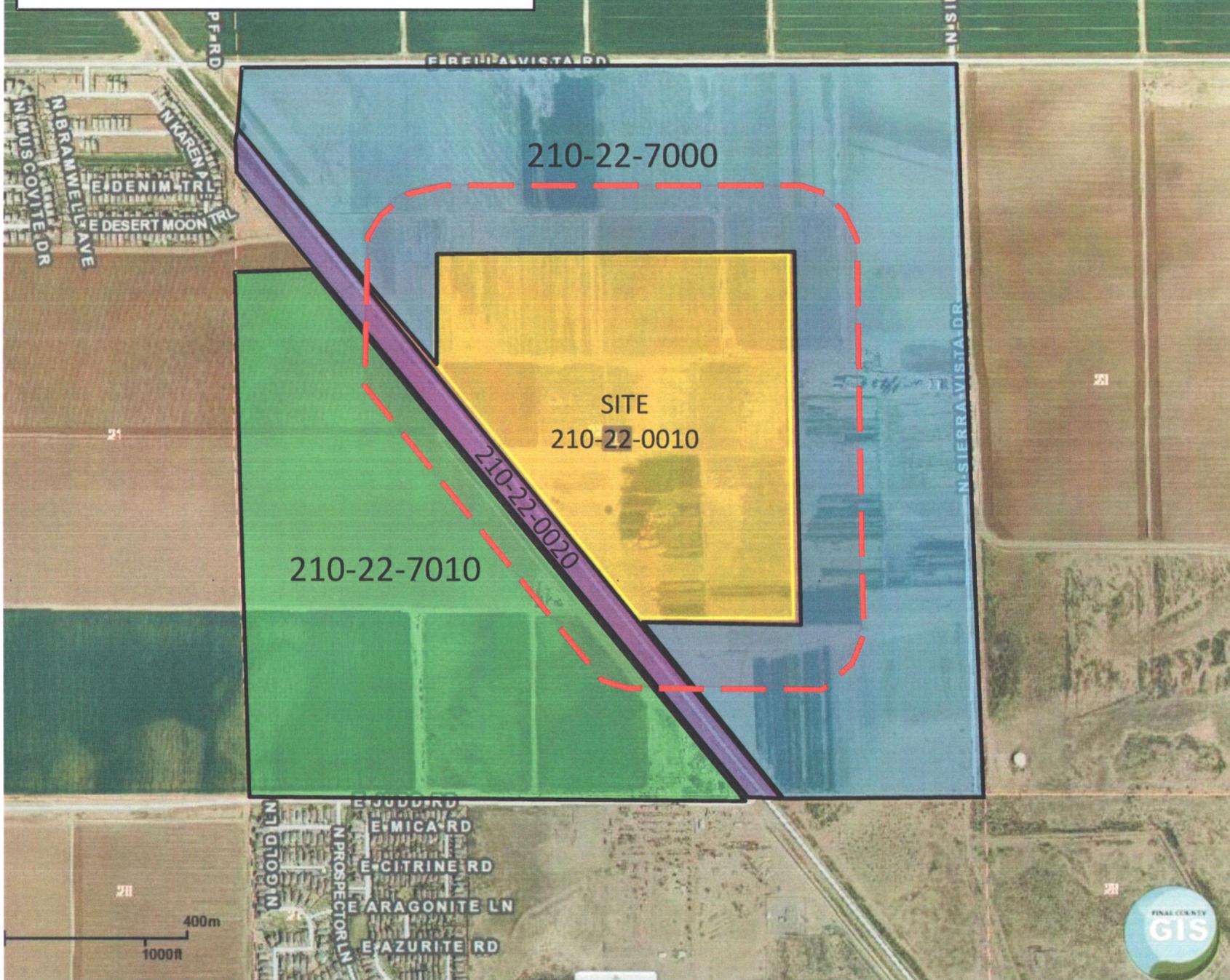
(If additional copies of this form are needed, please photocopy)

Sherwood Park
Pinal County - 600 ft buffer map

On
Off

TOPO 2011 IMAGERY

Buffer Distance 600 Use Buffer on Query



1,200'

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 1,200 feet of the subject parcel boundary.

Parcel No.: 210-22-002
Name: SPRR
Address: 1400 Douglas St. Stop 1640
City/ST/Zip: Omaha, NE 68179

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

Parcel No.: 210-22-700
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-701
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

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

Parcel No.: 210-22-702
Name: State of Arizona
Address: 1616 W. Adams St.
City/ST/Zip: Phoenix, AZ 85007

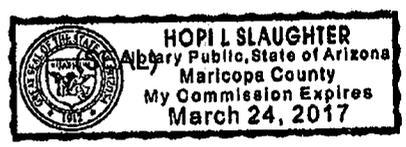
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

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

I hereby verify that the name list above was obtained on the 25th day of March 2013, at the office of Rose Law Group pc, and is accurate and complete to the best of my knowledge.

Signature: [Handwritten Signature] Date: 3/25/13
Acknowledged before me by Christopher Webb, on this 25th day of March, 2013.



[Handwritten Signature]
Signature of Notary Public

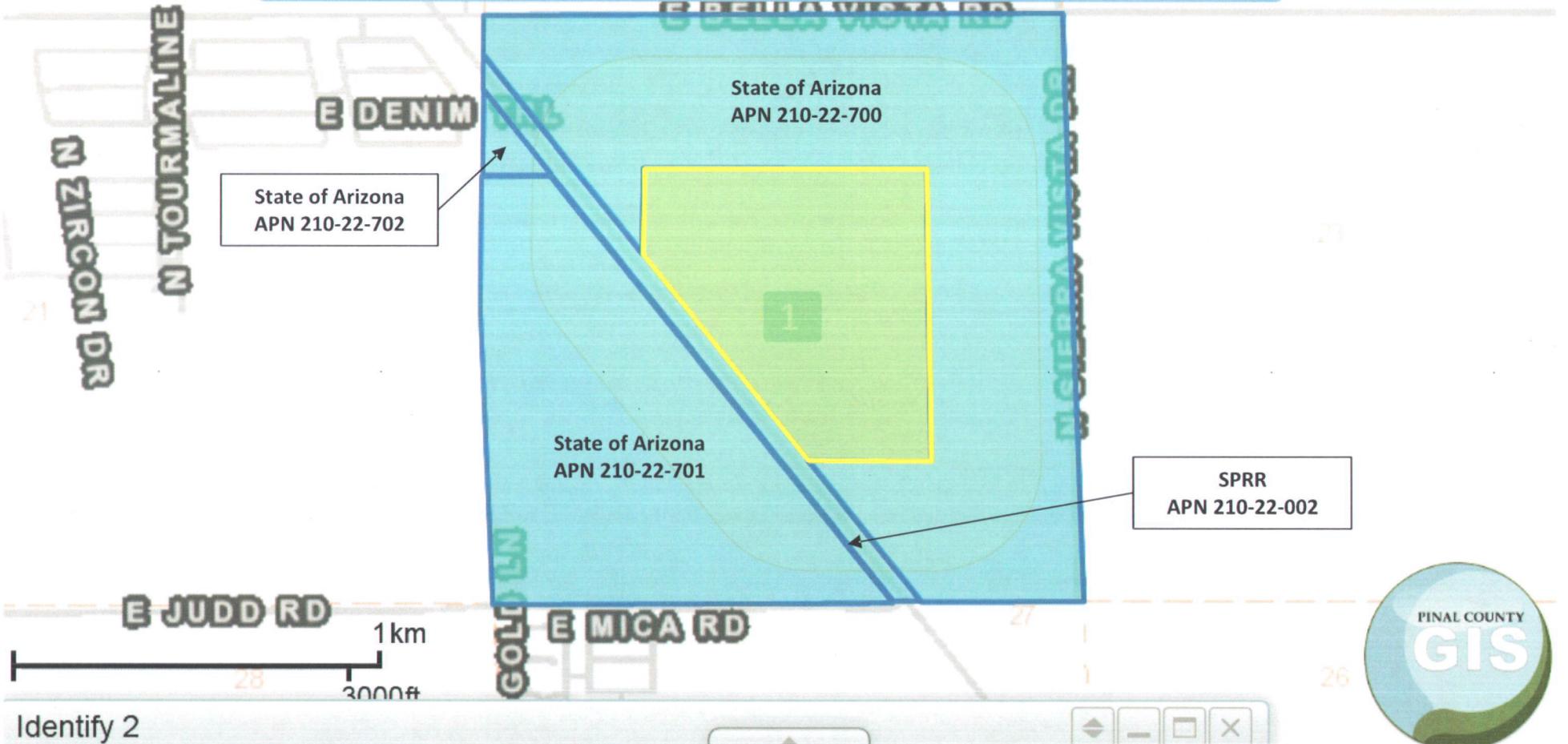
(If additional copies of this form are needed, please photocopy)

Tools Background



111° 32' 23.699" 33° 09' 55.066"

Buffer Distance Use Buffer on Query



SHERWOOD PARK – 1200' Notification Radius

March 25, 2013

PZ-PD-002-13



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 20, 2013

CASE NO.: **PZ-PD-002-13 (Bella Villagio PAD Amendment)**

CASE COORDINATOR: Travis Ashbaugh

LEGAL DESCRIPTION: 10.02± acres, situated in a portion of the NE¼ of section 12, T3S, R7E G&SRB&M, Tax parcel 509-02-002J (legal on file).

TAX PARCEL: Tax parcels 509-02-002J (legal on file).

APPLICANT/LANDOWNER: Skyridge Lending, LLC

AGENT: United Engineering Group

REQUESTED ACTION & PURPOSE:

PZ-PD-002-12: Skyridge Lending, LLC, applicant, United Engineering Group, agent, requesting approval of a Planned Area Development (PAD) Overlay District Amendment (**PZ(PD)006-06**) to allow smaller minimum lot sizes to accommodate 35 single-family residential units from the original 25 units within the 10.02± acre parcel.

LOCATION: South of West Skyline Drive and east of North Village Lane, approximately one mile southeast of the Town of Queen Creek.

SIZE: 10.02± acres

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

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

SURROUNDING ZONING AND LAND USE:

North: CR-3/PAD – Morning Sun Farms PAD
East: CR-3/PAD – Morning Sun Farms PAD
South: CR-3/PAD – Morning Sun Farms PAD
West: CR-3/PAD – Skyline Ranch PAD

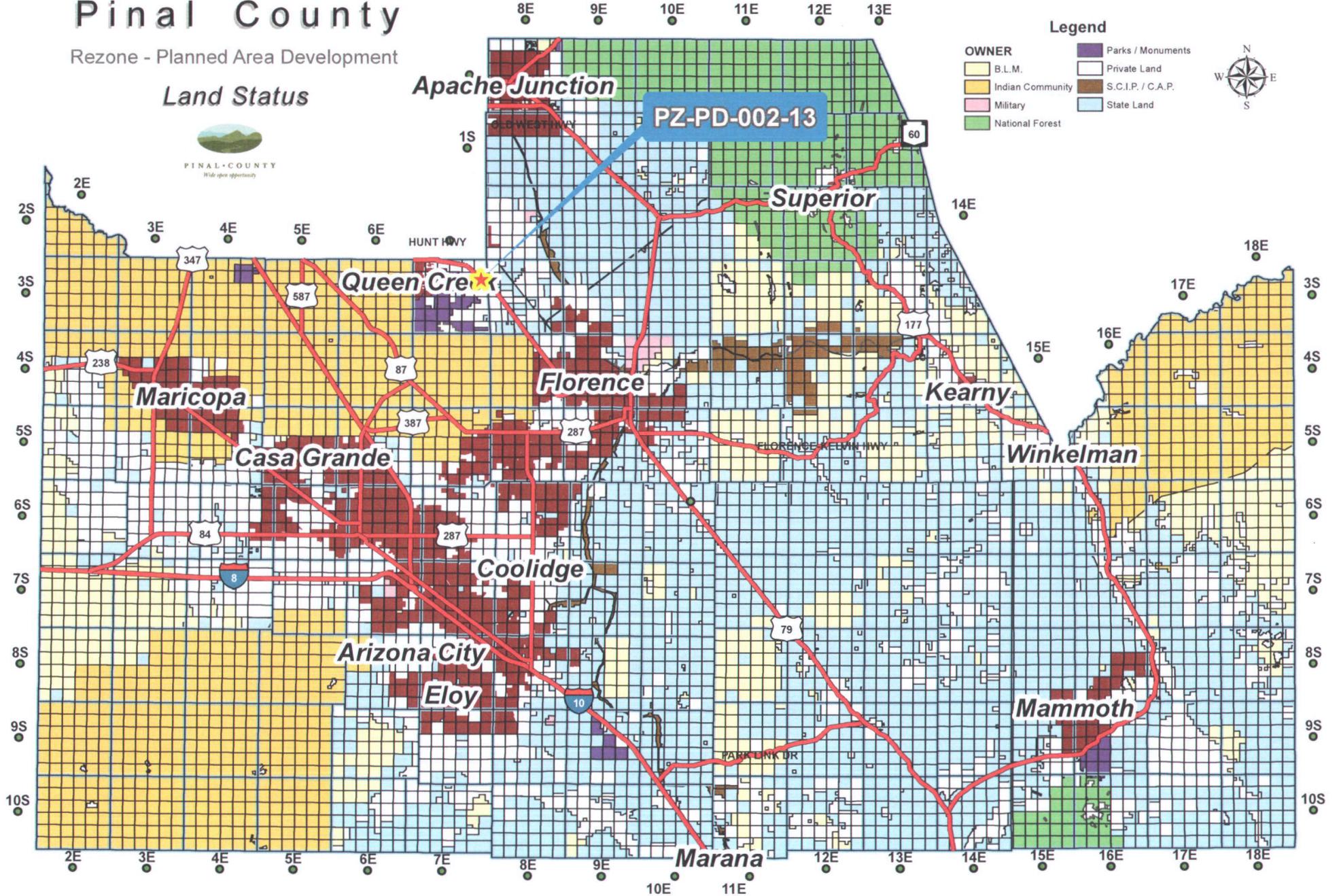
PUBLIC PARTICIPATION:

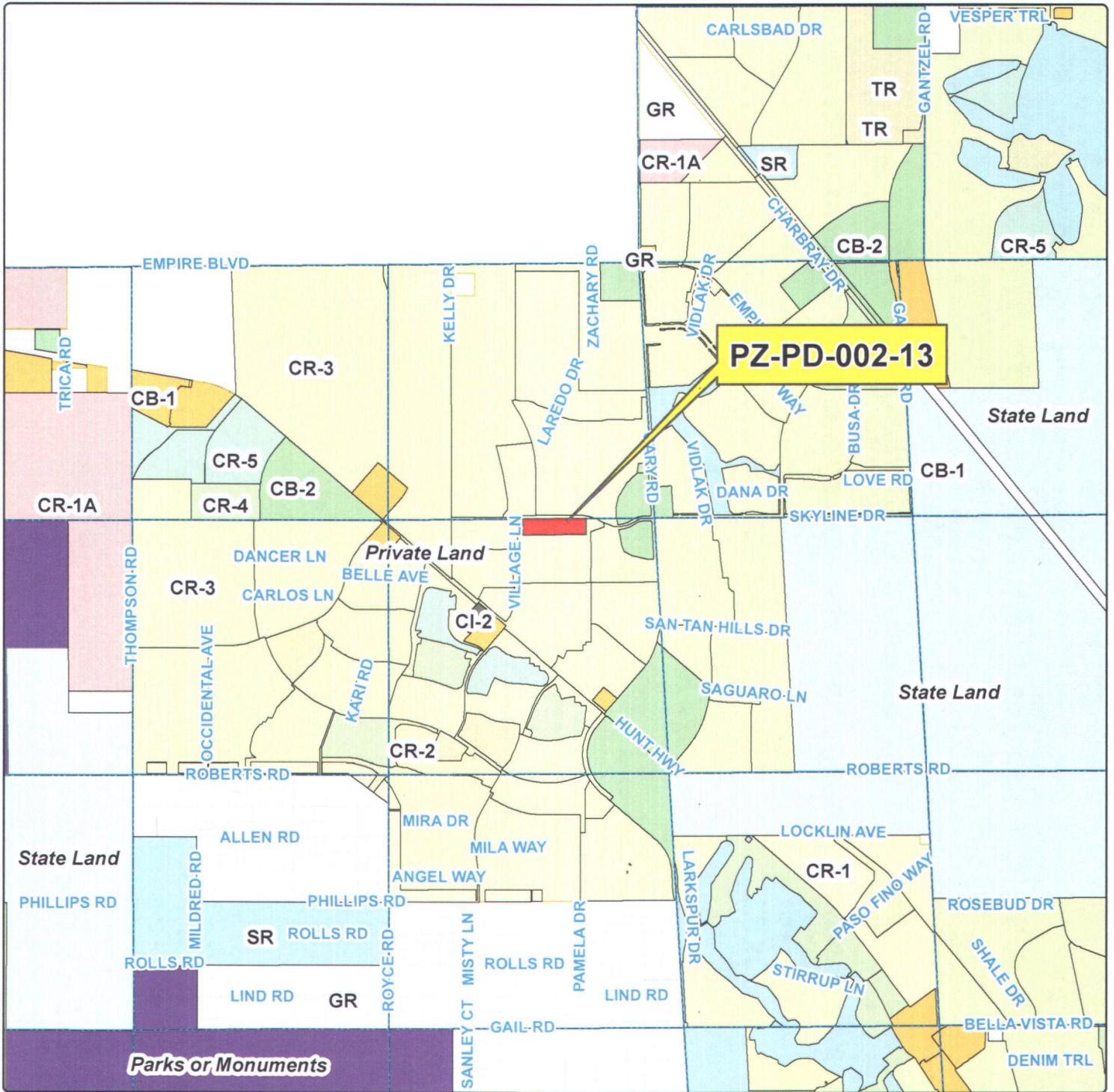
Neighborhood Meeting: March 6, 2013
Neighborhood and agency mail out: Week of May 13, 2013
News paper Advertising: May 30, 2013
Site posting: Applicant – May 16, 2013, County – June 5, 2013

Pinal County

Rezone - Planned Area Development

Land Status





**Rezone
Planned Area Development
Planning & Development Services**



PINAL COUNTY
Wide open opportunity

SKYBRIDGE LENDING LLC

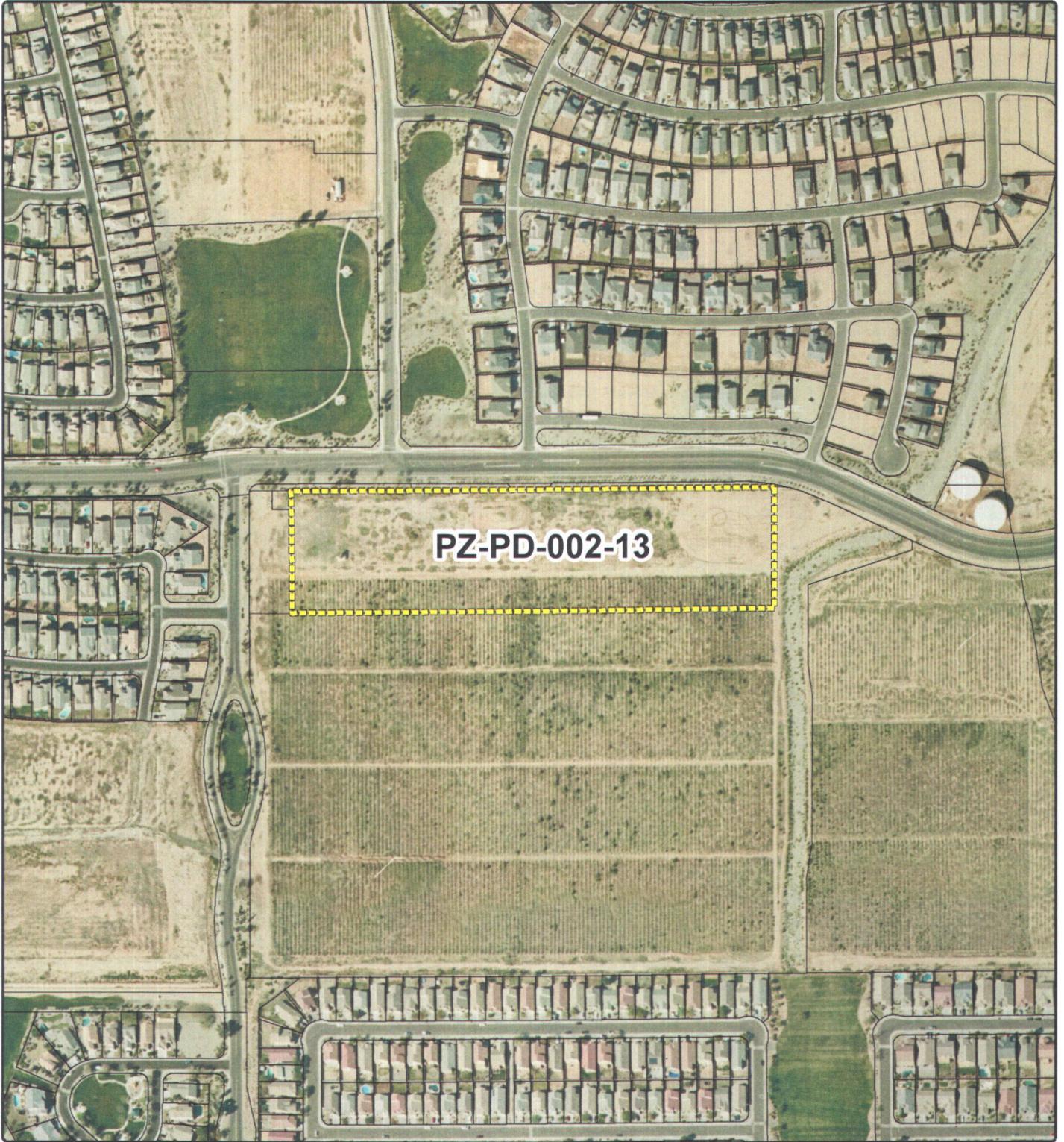
Legal Description:
Sited in a portion of the Section 12, T03S,R07E, G&SRB&M, Parcel 509-02-002J.
(legal on file) (Queen Creek area).

T03S-R07E Sec 12



SKYBRIDGE LENDING LLC

Drawn By: GIS / JT / LJT	Date: 04/18/2013
Sheet No. 12	Township 03S
1 of 1	Range 07E
Case Number: PZ-PD-002-13	



**Rezone
Planned Area Development**



PZ-PD-002-13

FINDINGS:

Site data:

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

Water/Sewer: Johnson Utilities

Access: The property is accessible from Skyline Drive

HISTORY: This property was rezoned from GR (General Rural) to CR-2/PAD (Single Residence Zone/Planned Area Development) in 2006 under case number PZ-(PD)-006-06.

ANALYSIS: The applicant is requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-006-06) to allow for smaller lot sizes, increased density, and increased open space. This will allow the applicant to increase the currently allow 25 single-family unit development at 2.5 dwelling units per acre with 15 percent open space to a 35 unit single-family residential development at 3.49 dwelling units per acre with 18.1 percent open space within the 10.02± acre parcel.

To date, no letters in opposition have been received from property owners within the notification area.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS PLANNED AREA DEVELOPMENT AMENDMENT REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The proposal was sent to the Town of Queen Creek for review as they are within three (3) miles of this proposal. Their comments are attached to the correspondence section of this report

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

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

Fit within the neighborhood

The proposed density of the subdivision is increasing from 2.5 dwelling units to the acre to 3.5 dwelling to the acre and remains in line with the Comprehensive Plan. Although the site currently has an approved PAD Overlay District for 25 units, any proposal for this particular site will be seen as a good example as a development infill project. Reason being is that the majority of the proposed site's borders are completely surrounded by the Morning Sun Farms development which has a similar density.

Due to the new open space requirements that the proposal is subject to, the amount of open space has actually increased from the current approved PAD of fifteen percent (15%) to now a required eighteen percent (18%) as being proposed. However, a few areas of concern regarding open space have been identified and discussed with the applicant.

- First, the open space requirement that all recreation areas will need to have access provided on a minimum of two sides. The proposed recreation areas only

provide one clear access and was discussed that this would need to be in compliance or the applicant would make their case why they are unable to meet the requirement.

- Secondly, safety concerns regarding "Tract C" were discussed due to the existing themed wall and the proposed rear backyard walls of the northern lots create an alley way with two six (6') foot walls. Although "Tract C" is viewed as a trail system it technically meets the requirements, staff suggested to redesign the open space to where "Tract C" is incorporated within the other remaining open space areas and/or have a more central design to where it would meet the requirement mention previously that is currently not being met. The backyard walls will have viewing fences as being proposed by the applicant to address this concern and will make their case why it shall remain.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Case PZ-PD-002-13. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a PAD Overlay District Amendment
2. To date, no letters in opposition have been received from property owners inside the notification area.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential (1-3.5 du/ac)" designation and is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
5. Granting of the Planned Area Development Overlay District Amendment request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate

Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION – (PZ-PD-002-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-002-13** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STIPULATIONS:

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. Submit three copies of a Drainage Report to Pinal County Public Works for review and approval. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat;
3. The drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004;
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 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.
 - d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as

- recommended by the Geotechnical Report and as approved by the County Engineer.
- e. The minimum paving width for Skyline Dr. shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
 - f. The minimum paving width for the entrance road shall be 40' (back-of-curb to back-of-curb and not to include the median) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 60' of 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. A 28' paved access shall be provided to the site to meet current Pinal County Standards.
 - h. Provide a secondary access for the site as approved by the County Engineer.
 - i. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
 - j. Cul-de-sac lengths shall not exceed 500' as per Pinal County Ordinance. Variances will need Board of Supervisors approval and must be submitted separately prior to final plat approval.
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. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
 10. 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.;
 11. 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';
 12. 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;
 13. 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;

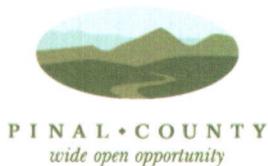
14. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation 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;
15. Applicant/owner agrees to contribute monies to the Superstition Valley Subregional Transportation Study at a fee per dwelling unit set forth in Exhibit 21 – Fee Schedule for the year when the Board of Supervisors approves the zoning case and, if applicable, the planned area development case. The applicant/owner agrees to pay the first installment payment according to said Fee Schedule at the time of final zone change/planned area development approval, and to pay the remaining installment payments at the time of final plat approval and issuance of building permits;
16. 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;
17. Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
18. The developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PADs both current and proposed;
19. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
20. 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;
21. The property is to be developed with an approved Planned Area Development (PAD) Amendment with a revised date of May 15, 2013 and Open Space and Recreation Plan (OSRP) with a revised date of May 15, 2013, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
22. The final plat shall be for no more than 35 single family residential lots;
23. Prior to Final Plat, applicant must provide a response letter from the Coolidge Unified School District addressing the impacts on schools and/or the demand for new schools while indicating the status of their review and method of addressing those impacts created by the proposed zone change.
24. On all the lots the developer/owner shall ensure that the residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patio, etc.;
25. The applicant shall ensure a minimum of 18 percent (18%) of the approved Bella Villagio Planned Area Development Amendment remains in open space, with a maximum overall density of 3.5 dwelling units per gross acre;

26. Prior to final plat approval, the applicant/owner shall provide written verification from the Coolidge Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District;
27. No schools, day care centers or limited care facilities to be located within one-quarter ($\frac{1}{4}$) mile of land in agricultural production requiring aerial spraying. **(PLACE IN NOTES SECTION ON FACE OF FINAL PLAT)**;
28. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section;
29. Prior to Tentative Plat submittal, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
30. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 10.02± acres covered under case PZ-PD-002-13;
31. The applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
32. If a condition is not met at the end of the specified time period for that condition, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the PAD Overlay District Amendment, can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
33. The applicant/property owner shall submit a tentative plat application within two (2) years from the effective date of this ordinance.
34. The applicant/property owner shall improve the property as a residential subdivision; improve means obtaining a final plat approval and completing the conditions enumerated herein, within three (3) years from the effective date of this ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;
35. If at the expiration of the three (3) year time period the Property has not been developed with a single family residential subdivision, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the PAD Overlay District Amendment, shall schedule a public hearing to grant an extension,

determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;

36. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
37. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
38. The PAD Overlay District Amendment will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
39. No building permits shall be issued based on this PAD Overlay District Amendment until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
40. Approval of this zone change request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
41. Approval of this PAD Overlay District Amendment will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals; and
42. In the event any discrepancy or conflict arises between applicant's written narrative report for the PAD Overlay District Amendment and the stipulations attached to case number PZ-PD-002-13, the stipulations shall govern.
43. The stipulations attached to case number PZ-PD-002-13 will supersede the stipulations under planning case PZ-PD-006-06.

Date Prepared: 06/11/13 – TA
Revised:



MEMORANDUM FROM AIR QUALITY

Date: June 7, 2013
To: Ashlee MacDonald
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/20/13	PZ-(PD)003-13	Dwayne Sherwood	Sherwood Park	See Comments 1 & 2
6/20/13	PZ-004-13	Eddie's Place, Inc.	Eddie Oasis Bar & Grill	See Comments 1 & 2
6/20/13	SUP-003-13	Michael Mentser	Monster Diesel Repair Shop	See Comments 1 & 2
6/20/13	PZ-PD-002-13	Skybridge Lending, LLC	Bella Villagio PAD Amendment	See Comments 1 & 2
6/20/13	SUP-002-13	Richard Leighty	Leighty SFR	See Comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:

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

Travis Ashbaugh

From: Ashlee MacDonald
Sent: Wednesday, June 05, 2013 3:03 PM
To: Travis Ashbaugh; Dedrick Denton
Subject: FW: Town of Queen Creek Comments

Ashlee MacDonald
Planner II
Pinal County Planning and Development
P.O. Box 2973
Florence, AZ 85132
phn 520-866-6642
fax 520-866-6435

From: Wayne Balmer [mailto:wayne.balmer@queencreek.org]
Sent: Wednesday, June 05, 2013 2:56 PM
To: Ashlee MacDonald
Subject: Town of Queen Creek Comments

Good morning Ashley:

Thank you for sending us the information on the following cases for review and comment by the Town. Our comments are as follows:

SUP-003-13

- The property is not located within the Queen Creek Planning Area
- The Town has no comments

PZ-PD-002-13

- The property is not located within the Queen Creek Planning Area
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

PZ-PD-003-13

- The property is not located within the Queen Creek Planning Area
- The applicant has done a good job of providing a distance separation for the proposed lots from the railroad
- There appears to be only a single point of access for the entire 444 lot subdivision, the extension of Schnepf Road. Will this limited access "cul-de-sac" create traffic and/or emergency service concerns?
- It can be difficult to locate single family homes on lots of less than 60-65', with the result being a "streetscape" of garage doors and homes that are very close together.

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

Wayne Balmer, AICP | Planning Administrator, Development Services Department | Town of Queen Creek | phone: [480-358-3095](tel:480-358-3095) | fax: [480-358-3105](tel:480-358-3105) | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85142 | www.queencreek.org

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

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of Queen Creek's Town Attorney: [602-285-5000](tel:602-285-5000).



NOTICE OF NEIGHBORHOOD MEETING

5:00pm – 6:00pm

Wednesday, March 6th, 2013

Location: Skyline Ranch Elementary School

1084 W. San Tan Hills Dr., Queen Creek, AZ 85143 – (480) 888-7520

Re: **Bella Villagio – Planned Area Development (PAD) Amendment**
East of the SEC of W. Skyline Dr. & N. Village Ln., Pinal County, AZ (Parcel #: 509-02-002J)
Request to Pinal County Planning & Development for a Planned Area Development (PAD) Amendment

To Whom It May Concern:

United Engineering Group (UEG) is representing Skybridge Lending, L.L.C. (Skybridge) in processing an amendment to the 10-acre Bella Villagio Planned Area Development (PAD) within Pinal County (Parcel #: 509-02-002J), located east of the SEC of W. Skyline Dr. & N. Village Ln.

You are invited to an open house to discuss this request to amend the existing residential Planned Area Development for Bella Villagio to allow for 35 single-family residential lots. The purpose of this open house is to inform neighboring property owners and residents of this request and proposal. The format of the meeting is an open house and representatives will be available to discuss and answer questions during the time indicated above.



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

For questions, please contact Chris Lenz by email at clenz@unitedeng.com or by phone at 480-705-5372.

Sincerely,

Christopher Lenz, P.E.
Owner | Principal



MEETING MINUTES – NEIGHBORHOOD MEETING

5:00pm – 6:00pm

Wednesday, March 6th, 2013

Location: Skyline Ranch Elementary School

1084 W. San Tan Hills Dr., Queen Creek, AZ 85143 – (480) 888-7520

Re: **Bella Villagio – Planned Area Development (PAD) Amendment**

East of the SEC of W. Skyline Dr. & N. Village Ln., Pinal County, AZ (Parcel #: 509-02-002J)

*Request to **Pinal County Planning & Development** for a Planned Area Development (PAD) Amendment*

Hosted by: **Christopher Lenz (United Engineering Group)**
Blake McKee (Skybridge Lending)

Attended by: **See Sign-In Attendance Sheet**

Meeting Minutes:

- Neighborhood Meeting for the Bella Villagio residential development was held on Wednesday, March 6th, 2013 at the Skyline Ranch Elementary School from 5:00pm to 6:00pm.
- Attendees were asked to sign in. Four (4) area property owners were in attendance.
- Mr. Lenz with United Engineering Group (UEG) started the meeting by explaining that UEG was representing the developer, Skybridge Lending LLC, and assisting them with obtaining the necessary entitlements and approvals to develop the Bella Villagio project.
- The proposed Bella Villagio project was then introduced to the group. A few maps and exhibits were presented to show a conceptual layout of the residential subdivision including the Development Plan and Preliminary Landscape Plan. Mr. Lenz then opened the floor for questions and answers.
- The attendees raised concerns about the number of street connections to Skyline Dr. as the road can become very busy during school days. They were happy to hear that only one (1) street connection is being proposed onto Skyline Dr.
- The attendees were also happy to hear that development of the parcel will be coming soon, as dust and weeds on that parcel has been a nuisance.
- The attendees also raised concerns about other uses being allowed on the property including commercial and multi-family. Mr. Lenz explained that the application and proposal for Bella Villagio only contains single-family residential uses and no other uses were being proposed.
- Mr. Lenz explained that upcoming public hearings with the Planning Commission and Board of Supervisors would be held in the next few months and that a sign would be located at the front of the property that would display the exact time of the hearings.
- The meeting concluded around 6:00pm and all attendees appeared comfortable with the application and seemed appreciative to have the opportunity to discuss the proposed application.

SIGN-IN ATTENDANCE SHEET
BELLA VILLAGIO - NEIGHBORHOOD MEETING

5:00pm -Wednesday, March 6th, 2013

Location: Skyline Ranch Elementary School

1084 W. San Tan Hills Dr., Queen Creek, AZ 85143 - (480) 888-7520

No.	Name	Address	Phone #	Email	
1	Tom Tolviers	2494 W. Mericrest Way		T Tolviers @ Yahoo.com	
2	Kathy Tolviers	" "		" "	
3	Clarence Ray	2394 Mericrest Way			
4	Barbara Nagy	37235 N. Picket Post Dr			
5					
6					
7					
8					
9					
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11					
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14					
15					

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

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

1. Pinal Count Staff Coordinator: Steve Abraham
2. Date of Concept Review: 11/20/12 Concept Review No.: 0-63-12
3. The Legal Description of the Property: N-230 N-140 NE NE SEC 12-35-7E ALSO N 1/2 N 1/2 NW NE SEC 12-35-7E ALSO N 1/2 N 1/2 NW NE SEC 12-35-7E
Exc. N-330 N-140 NW NE SEC 12-35-7E
4. Tax Assessor Parcel No.: 509-02-0025
5. Current Zoning: CR2-PAD
Requested PAD Overlay District: CR2-PAD
6. Parcel Size: 10 acres
7. The existing use of the property is as follows: NONE
8. The exact use proposed under this request: Single Family Residential
9. Is the property located within three (3) miles of an incorporated community?
 YES NO
10. Is an annexation into a municipality currently in progress?
 YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # _____
 YES NO
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. Recent increase in Market Demand would support this request to change & allow for smaller lots
13. Explain why the proposed development is needed and necessary at this time. The current lot sizes are too large and not in demand. Smaller lot sizes are desired in the area by HOME BUILDERS.

RECEIPT #:

AMT:

DATE:

CASE:

Revised February 2012

NAME OF PROJECT: Bella Village

PLANNED AREA DEVELOPMENT

AMENDED DEVELOPMENT STANDARDS

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
CR-2 PAD	11,400	7,200	80'	60'	Front:	Front:	30'	30'	Main Building:	Main Building:	N/A	70%
					20'	15'			N/A	7'		
					Side:	Side:			Front Lot Line:	Front Lot Line:		

NAME OF PROJECT: Bella Village PLANNED AREA DEVELOPMENT

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that WILL BE permitted in this Planned Area Development
CR-2 PAD	No Change. None permitted uses under base CR-2 zoning still apply

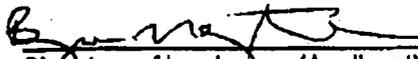
NAME OF PROJECT: Bella Village PLANNED AREA DEVELOPMENT

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
CR-2 PAD	All uses under the CR-2 base zoning per Pinal County Development Services Code, Chapter 2.65.010

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

(Bryan Borgonstein)
Skybridge Lending LLC 7001 N Scottsdale Rd Ste 1040 480-776-0473
Name of Landowner (Applicant) Address Phone Number

 bryan@skybridge.com
Signature of Landowner (Applicant) E-Mail Address

United Engineering Group 3205 W Ray Rd, Chandler AZ 480-708-5372
Name of Agent Address 85226 Phone Number

 clenze@unitedeng.com
Signature of Agent E-Mail Address

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

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

Skybridge Lending, L.L.C.

[Insert Company or Trustee's Name]

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

Its: Manager
[Insert Title]

Dated: 5-8-13

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me, this 8th day of May 2013, by
Bryan Morganstern Manager

[Insert Signor's Name] [Insert Title]
Skybridge Lending L.L.C. 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.



MILENA CAPEZZUTO
Notary Public - Arizona
Maricopa County
My Commission Expires 05/15/2015

05/15/2015

[Signature]
Notary Public

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

STATE OF _____)
COUNTY OF _____) ss.

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

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

[Title of Office Held] of [Second Company]

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

My commission expires: _____

Notary Public

APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:



This PAD is being submitted without a zone change request



This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting:



1. Notify all property owners within 1200' (feet)



2. Hold the meeting within five (5) miles of the subject property



3. Hold the meeting between 5:00 pm – 9:00 pm



4. Include with the application the following:



a. Copy of Notice of Neighborhood/Community Meeting



b. List of property owners notified - *(Use page 5 of this application)*



c. Minutes of the meeting



d. Attendance sign-in sheet with names & addresses



C. Submit a completed "Agency Authorization" form *(if applicable)*.



D. Submit a "PAD Book" (written narrative) concerning the proposed development to include the following sections – Refer to Chapter 2.176.240 (B) of the PCDCS for further clarification *(NOTE: Please No Spiral Binding)*:



1. Title Page



2. Purpose of Request



3. Description of Proposal



Nature of the Project



Proposed Land Uses



Building Types & Densities



Conformance to adopted Land Use Plans



Circulation and Recreation Systems

- 4. Relationship to surrounding properties within one mile
- 5. Schools
- 6. Public Services
- 7. Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240 (B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
 - Total Area in acres proposed *(Commercial & Industrial Separated)*
 - Approximate retail sales floor area *(Commercial)*
 - The uses proposed uses based on permitted uses in the base zone.
 - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 23. Tables:
 - a. Land Use Table(s) to include the following:
 - 1) Total Acreage of the site
 - 2) Total Area of arterial & collector streets
 - 3) Total Area & Percent of Open Space
 - 4) Total Number of each type of dwelling unit

1. Site Plan:

- a. Title of project as shown in the narrative report, such as **"Planned Area Development for (insert name of Development)"** in bold letters.
- b. Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- c. North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- d. Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- e. Existing Zone designation & requested zone change (*as applicable*)
- f. Legal Description of total site
- g. Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- i. Location & Identification of all existing and proposed utilities, location and width of associated easements.
- j. Location of all existing structures and significant natural features.
- k. Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- l. All points of ingress and egress.
- m. Parking Areas.
- n. Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- o. Indicate and/or label (*as applicable*):
 - 1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - 2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - 3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - 4) Phase Lines (*as applicable*).
- p. Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - 1) Each type of dwelling unit
 - 2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur).

- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- b. Amended Development Standards Table comparing proposed and current zoning code standards for:
 - 1) Minimum Lot Area
 - 2) Minimum Lot Width
 - 3) Minimum Building Setbacks
 - 4) Maximum Building Height
 - 5) Minimum Distance between main & detached accessory buildings
 - 6) Buildable Area

- c. Amended Use Tables:
 - 1) Permitted Uses
 - 2) Non-Permitted Uses

- d. Utilities & Services Table of type and source:
 - 1) Sewer
 - 2) Water
 - 3) Electric
 - 4) Telephone
 - 5) Police
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal

- 24. Appendix, as applicable



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

- 1. Zoning Boundaries
- 2. Street Alignment
- 3. Open Space
- 4. Trails



- F. **Submit a current preliminary Title Report** (*dated within 60 days prior to application*)



- G. **Submit a Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

- q. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- r. Indicate location, type, height, and materials for proposed walls, fences, and signs.
- s. Location and types of existing and proposed landscaping.
- t. Designated Flood Zone

2. Quantitative Development Data Tables

- a. Land Use table to include:
 - 1) Total Gross Acreage of site
 - 2) Total Area of Streets (Public & Private)
 - 3) Total Area of Public Open Space
 - 4) Total Net Area of all intended uses
 - 5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - 6) Total Dwelling Units permitted under base zoning district
 - 7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - 8) Grand Total of Dwelling Units
 - 9) Overall Density proposed
- b. Zoning Comparison Table of Existing & Proposed to include:
 - 1) Lot area per dwelling unit
 - 2) Setbacks
 - 3) Minimum Lot Widths
 - 4) Maximum Building Heights
 - 5) Parking
- c. Utility & Services Table indicating type and source:
 - 1) Sewer
 - 2) Electric
 - 3) Telephone
 - 4) Water
 - 5) Police/Security
 - 6) Fire
 - 7) Schools
 - 8) Solid Waste Disposal
- d. Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.



H. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDSC for further clarification:

- 1. Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).**

2. Site Analysis

- a. Aerial Photo
 - 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
 - 2) Site Analysis should be produced in an 8½" X 11" format for text
 - 3) Site Analysis should be produced in an 24" X 36" format for plans
- b. Total acreage of proposed development
- c. Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- d. A concept drawing of the proposed development including:
 - 1) Gross Site Area
 - 2) Number of proposed lots
 - 3) Proposed Arterial & Collector street circulation system
 - 4) Proposed lot size(s),
 - 5) Proposed Retention/detention areas
 - 6) Proposed Development Phasing
- e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)
- f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:
 - 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
 - 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- g. Narrative Describing:
 - 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
 - 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- h. A pedestrian circulation system
- i. A Slope Analysis identifying the following slope categories:
 - 1) 0% - 5%
 - 2) 5% - 10%
 - 3) 10% and greater
- j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- l. Identification of potential view corridors.

- m. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- n. A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- o. The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- p. The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.



I. **Submit a Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC for further clarification:*

- 1. A Vegetation Salvage Plan
- 2. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- 3. Extent and location of all plant materials and other landscape features.
- 4. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- 5. Location of Water Outlets.



J. **Reviewed, Met, and/or Addressed** the following in Chapter 2.176 of the PCDSC:

- 1. Minimum requirements for Open Space – *(Section 130)*
- 2. Uses permitted within open space areas – *(Section 140)*
- 3. Uses prohibited within open space areas – *(Section 150)*
- 4. Minimum requirements for recreation areas – *(Section 160)*
- 5. Minimum requirements for multi-use paths and trails – *(Section 170)*
- 6. Minimum requirements for storm water retention & detention basins – *(Section 180)*
- 7. Minimum requirements for streetscapes & entryways – *(Section 190)*
- 8. Minimum requirements for conservation open space – *(Section 200)*



K. **Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project.



L. **Submit a Preliminary Drainage Report**



M. **Submit a Preliminary Traffic Impact Assessment** (TIA) *statement*



N. **Submit a copy of a certified A.L.T.A. survey**, including a legal description of the PAD boundary.



O. **Aware that earth fissure maps are available online from the Arizona State Geologic Survey.**



P. **Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers.** This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



Q. **Submit separate preliminary reports or master plans for:**



1. Storm water drainage



2. Wastewater



3. Domestic water service.



R. **Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):**



1. Commercial Uses:



a. Retail sales floor area and total area proposed for commercial development



b. Type of uses proposed



2. Industrial Uses



a. Total Area proposed for industrial uses



b. Types of uses proposed



c. Anticipated employment for development per major phases



3. Standards of:



a. Height



b. Open Space



c. Buffering



d. Landscaping



e. Pedestrian & Vehicular circulation



f. Off-street parking & Loading

- g. Signs
- h. Nuisance Controls



- S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**
- T. Non-Refundable \$1,000.00 filing fee for a Planned Area Development
- U. **Submit one (1) hard copy** of all documentation outlined in the PAD application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.
- V. **Submit one (1) CD** which contains:

- 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- 2. An AutoCAD (.dwg file), which includes the following layers:
 - a. Parcel
 - b. Right-of-way
 - c. Sub-perimeter
 - d. Centerlines
 - e. Section Lines
 - f. Street names
 - g. Lot-numbers
 - h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. *(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*



- W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 13 of this application for illustrative details).*



- X. Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

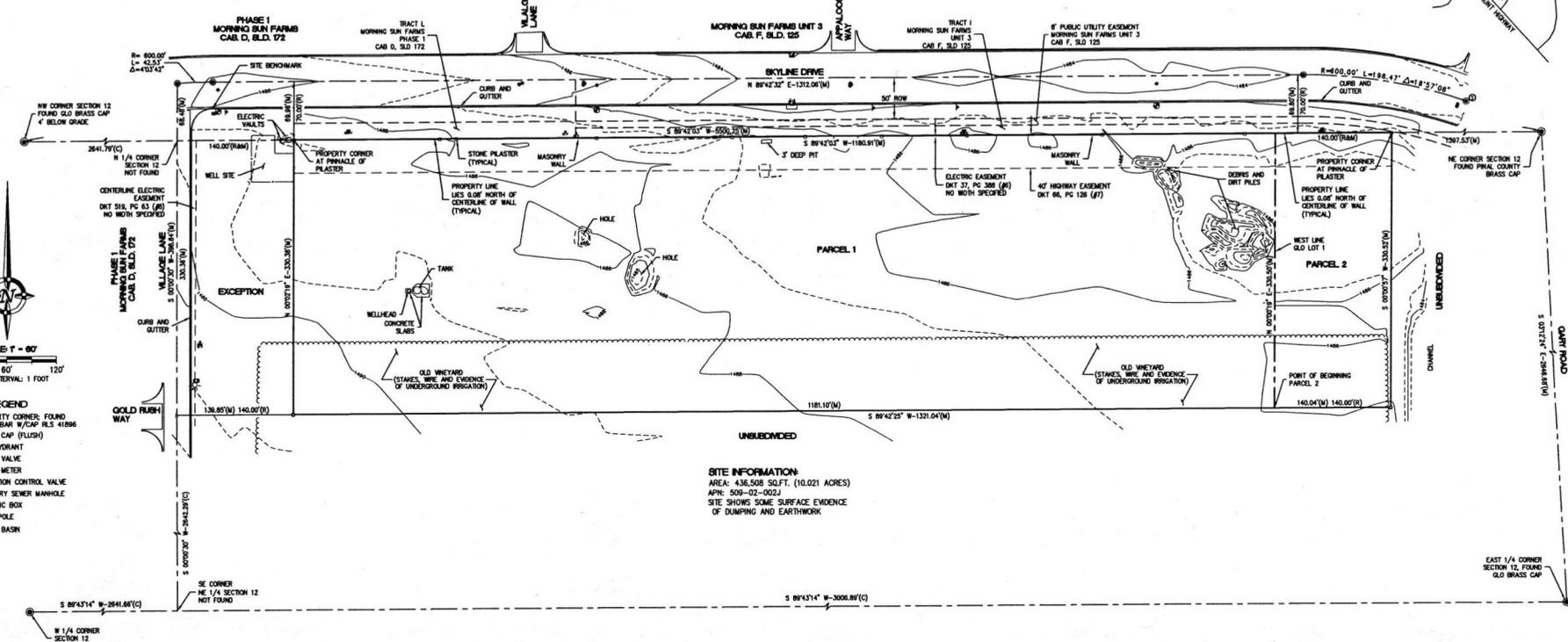
I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature

4-25-13
Date

ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

VICINITY MAP
NOT TO SCALE



- LEGEND**
- - PROPERTY CORNER FOUND IN REBAR W/ CAP R.S. #1896
 - ⊙ - BRASS CAP (FLUSH)
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER VALVE
 - ⊙ - WATER METER
 - ⊙ - IRRIGATION CONTROL VALVE
 - ⊙ - SANITARY SEWER MANHOLE
 - ⊙ - ELECTRIC BOX
 - ⊙ - LIGHT POLE
 - ⊙ - CATCH BASIN

SITE INFORMATION:
AREA: 436,508 SQ.FT. (10.021 ACRES)
APN: 509-02-002J
SITE SHOWS SOME SURFACE EVIDENCE OF DUMPING AND EARTHWORK

LEGAL DESCRIPTIONS

PARCEL NO. 1:
THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA;
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, SAID POINT BEING A 1 INCH PIPE FROM WHICH THE NORTHEAST CORNER OF SECTION 12, AN IRON PIPE, BEARS NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 2857.83 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 330.34 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12;
THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 140.00 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12;
THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, A DISTANCE OF 330.34 FEET ALONG THE EAST LINE OF THE WEST 140 FEET OF THE NORTHEAST QUARTER OF SECTION 12;
THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE NORTH LINE OF SECTION 12 TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND LOCATED IN LOT 1 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12 SAID POINT BEING A 1 INCH PIPE FROM WHICH THE NORTHEAST CORNER OF SECTION 12, AN IRON PIPE, BEARS NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 2,857.83 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 330.34 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12;
THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 1,320.47 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 12, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 140.00 FEET;
THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, A DISTANCE OF 330.35 FEET ALONG THE EAST LINE OF THE WEST 140 FEET OF LOT 1 OF SECTION 12, TO A POINT ON THE NORTH LINE OF SECTION 12;
THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE NORTH LINE OF SECTION 12, TO THE NORTHWEST CORNER OF LOT 1 OF SECTION 12;
THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, A DISTANCE OF 330.35 FEET ALONG THE WEST LINE OF LOT 1 OF SECTION 12, TO THE POINT OF BEGINNING.

- SCHEDULE B NOTES:**
ITEMS A, B, 1, 2, 3, 4, 5, 9 AND 11 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.
ITEM 6, AN ELECTRIC EASEMENT, IS SHOWN HEREON.
ITEM 7, A HIGHWAY EASEMENT, IS SHOWN HEREON.
ITEM 8, AN ELECTRIC EASEMENT, IS SHOWN HEREON, LIES WEST OF SUBJECT PARCEL.
ITEM 10, A SURVEY, HAS BEEN RENDERED BY THE SURVEYOR.

BASE OF BEARING:
THE NORTH LINE OF SECTION 12, HAVING A BEARING OF NORTH 89°42'03" EAST.

FLOOD INFORMATION:
SUBJECT PARCEL LIES IN ZONE X, OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, MAP NO. 040210475 E, DATED 4 DECEMBER 2007.

BENCHMARK INFORMATION:
TOP OF CURB, EAST RETURN AT THE SOUTHEAST CORNER OF VILLAGE LANE AND SKYLINE DRIVE, ELEVATION = 1488.37, NAVD 88, TAKEN FROM AS-BUILT DRAWINGS OF "PHASE 1 OF MORNING SUN FARMS" ON FILE WITH PINAL COUNTY.

- GENERAL NOTES:**
- 1.) EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
 - 2.) DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
 - 3.) SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND/OR SIGNATURE OF SURVEYOR.
 - 4.) FIELDWORK PERFORMED DURING JANUARY 2013.
 - 5.) CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
 - 6.) BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO.: CTA121674, DATED 10/19/12.
 - 7.) PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATION:
TO: SKYBRIDGE LENDING LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 7A, 8, 10A, 11A, 14, 15, 17, 18 AND 20A OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 24 DECEMBER 2013.

MATTHEW A. GRAHAM
ARIZONA R.L.S. 28724
DATE: 25 JAN 13



ALTA/ACSM LAND TITLE SURVEY	
BELLA VILLAGIO	
OWNER: SKYBRIDGE LENDING, LLC	
 THE GRAHAM COMPANIES 29711 N 147TH ST. SCOTTSDALE, AZ 85262 602.787.0333	FIELDWORK: DATE: 1/25/13 DRAWN BY: [blank] CHECKED BY: [blank] DATE: [blank] PROJECT NO: 13-102 SHEET 1 OF 1

BELLA VILLAGIO – LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF AND IS

DESCRIBED AS FOLLOWS:

Parcel No. 1:

The North half of the Northwest quarter of the Northwest quarter of the Northeast quarter and the North half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 12, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except all coal and other minerals as reserved in Patent from United States of America;

Except the following described property:

A parcel of land located in the Northwest quarter of the Northeast quarter of Section 12, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Beginning at the North quarter corner of Section 12, said point being a 1 inch pipe from which the Northeast corner of Section 12, an iron pipe, bears North 89 degrees 42 minutes 03 seconds East, a distance of 2857.83 feet;

THENCE South 00 degrees 01 minutes 04 seconds West, a distance of 330.34 feet along the West line of the Northeast quarter of Section 12;

THENCE North 89 degrees 42 minutes 03 seconds East, a distance of 140.00 feet along the South line of the North half of the North half of the Northwest quarter of the Northeast quarter of Section 12;

THENCE North 00 degrees 01 minutes 04 seconds East, a distance of 330.34 feet along the East line of the West 140 feet of the Northeast quarter of Section 12;

THENCE South 89 degrees 42 minutes 03 seconds West, a distance of 140.00 feet along the North line of Section 12 to the Point of Beginning.

EXCEPT all coal and other mineral as reserved in Patent from the United States of America.

Parcel No. 2:

A parcel of land located in Lot 1 of Section 12, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the North quarter corner of Section 12 said point being a 1 inch pipe, from which the Northeast corner of Section 12, an iron pipe, bears North 89 degrees 42 minutes 03 seconds East, a distance of 2,857.83 feet;

THENCE South 00 degrees 01 minutes 04 seconds West, a distance of 330.34 feet along the West line of the Northeast quarter of Section 12;

THENCE North 89 degrees 42 minutes 03 seconds East, a distance of 1,320.47 feet along the South line of the North half of the North half of the Northwest quarter of the Northeast quarter of Section 12, to a point on the West line of Lot 1 of Section 12, said point being the Point of Beginning;

THENCE continue North 89 degrees 42 minutes 03 seconds East, a distance of 140.00 feet;

THENCE North 00 degrees 02 minutes 37 seconds East, a distance of 330.35 feet along the East line of the West 140 feet of Lot 1 of Section 12, to a point on the North line of Section 12;

THENCE South 89 degrees 42 minutes 03 seconds West, a distance of 140.00 feet along the North line of Section 12, to the Northwest corner of Lot 1 of Section 12;

THENCE South 00 degrees 02 minutes 37 seconds West, a distance of 330.35 feet along the West line of Lot 1 of Section 12, to the Point of Beginning.

EXCEPT all coal and other minerals as reserved by the United States of America in the Patent to said land.

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, BLAKE MCKEE, Applicant for case PZ-PD-002-13 (Case number), personally caused 1 sign(s) to be posted in a visible place on or near the proposed project site on 5/16/2013 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed ZONING (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

Blake McKee
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL MARICOPA

Subscribed and sworn to me by Blake McKee this 16th day of May, 2013

Milena Capezuto

Notary Public
My Commission Expires: 05/15/2015



MILENA CAPEZUTO
Notary Public - Arizona
Maricopa County
Expires 05/15/2015

PINAL COUNTY *Public Hearings*

Case Number: PZ-PD-002-13
Existing Zoning: CR-2/PAD
Proposed Zoning: CR-2/PAD
Acreage: 10.01 acres

Public Hearing Information

NOTICE

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Applicant Name: Skybridge Lending, LLC-Blake McKee
Applicant Phone Number: 602-430-4496

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

Affidavit of Publication

STATE OF ARIZONA

COUNTY OF PINAL

SS.

RUTH A. KRAMER

first being duly sworn

deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Florence Reminder and Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues the first publication thereof having been on the 30TH

day of MAY A.D., 2013

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION. AT 9:00A.M. ON THE 20th DAY OF JUNE, 2013, IN THE PINAL COUNTY ADMINISTRATIVE BUILDING, BUILDING A, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR AN AMENDMENT TO A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE ZONING ORDINANCE AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PD-002-13 - PUBLIC HEARING/ACTION: Skyridge Lending, LLC landowners/applicants, United Engineering Group Christopher Lenz, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ(PD)006-06) on 10.0± acres within the Bella Villagio PAD to plan and develop the 35 unit Bella Villagio single-family residential lots; situated in a portion of the NE1/4 of Section 12, T3S, R7E G&SRB&M, a portion of tax parcel 509-02-002J (legal on file)(located south of West Skyline Drive and east of North Village Lane, approximately one mile southeast of the Town of Queen Creek).

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://www.pinalcountyz.gov/Departments/PlanningDevelopment/>

DATED THIS 23th DAY OF MAY, 2013, by Pinal County Planning & Development Dept.

/s/Steve Abraham

Steve Abraham, Planning Manager TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH:

PINAL COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT

PO BOX 2973 (31 N. PINAL ST., BLDG. F) FLORENCE, AZ 85132

E-MAIL ADDRESS: travis.ashbaugh@pinalcountyz.gov

NO LATER THAN 5:00 ON JUNE 10, 2013.

Planning Department representative for this matter: Travis Ashbaugh
Phone #: (520) 866-6452 Fax: (520) 866-6452

No. of publications: 1; date of publication: May 30, 2013.

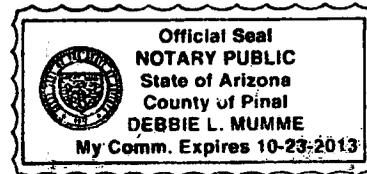
FLORENCE REMINDER AND BLADE-TRIBUNE

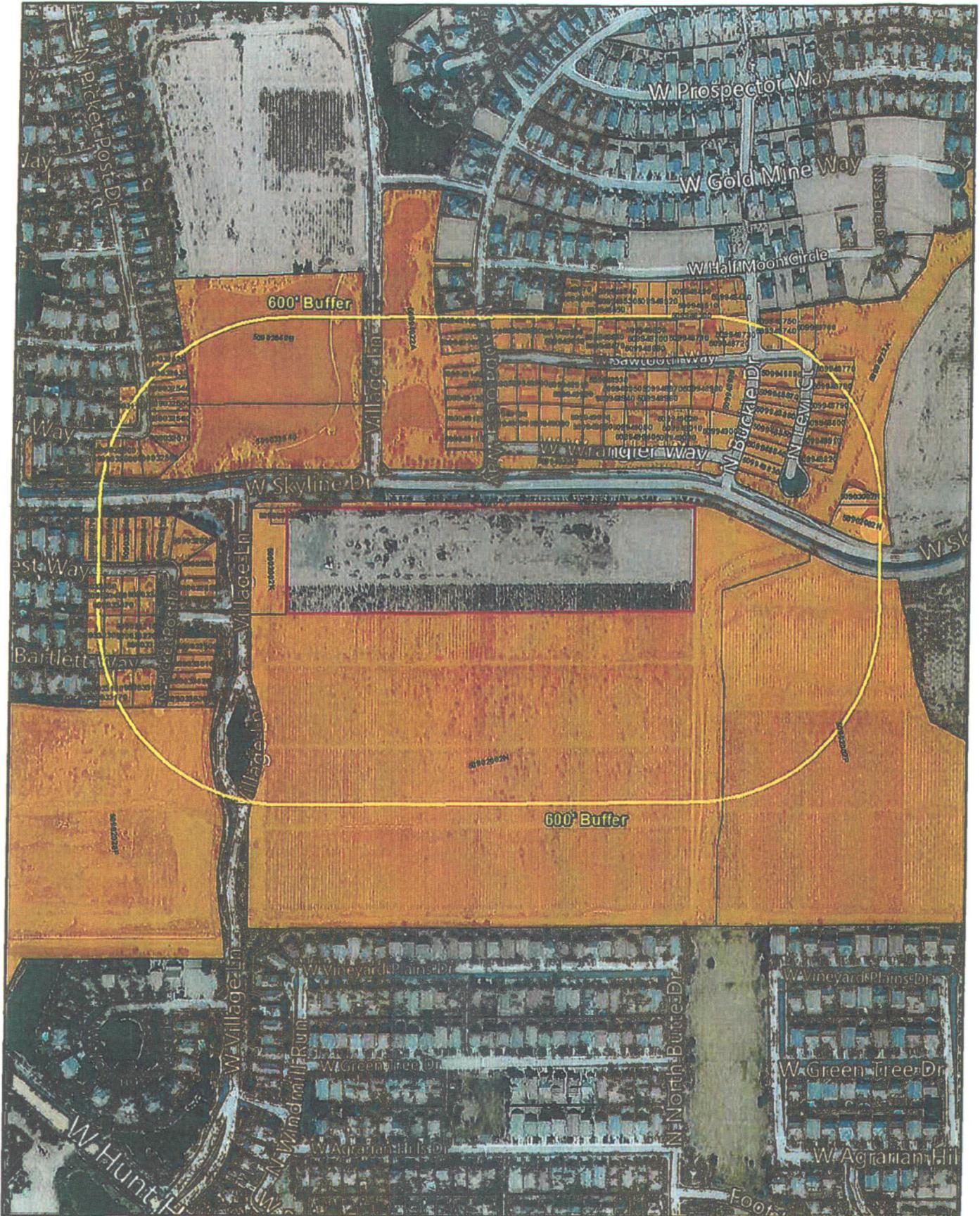
By [Signature]
agent and/or publisher of the Florence Reminder and Blade-Tribune

Sworn to before me this 3rd

day of June A.D. 2013
[Signature]

Notary Public in and for the County of Pinal, State of Arizona





Bella Villagio

Pinal County, Arizona



united engineering group

600' Property Buffer Map

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

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

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

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

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

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

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

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

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

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

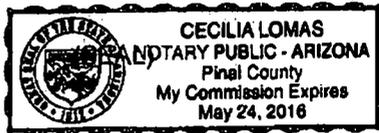
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 20 day of Feb, 2013, at the office of Pinal County Clerk Assessor and is accurate and complete to the best of my knowledge.

[Signature]
Signature

2/21/13
Date

Acknowledged before me by Sean M. Hamill on this 21st day of February, 2013.



[Signature]
Signature of Notary Public

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

50902002H	50902002J	50902002K
	SKYBRIDGE LENDING LLC, 7001 N SCOTTSDALE RD STE 1040 PARADISE VALLEY, AZ 85253	BEAZER HOMES HOLDINGS CORP, 1621 W RIO SALADO PKWY STE 103 TEMPE, AZ 85281
50902002L	50902002N	50902002P
JOHNSON UTILITIES COMPANY LLC, 5230 E SHEA BLVD STE 200 SCOTTSDALE, AZ 85254	BEAZER HOMES HOLDINGS CORP, 1621 W RIO SALADO PKWY STE 103 TEMPE, AZ 85281	BEAZER HOMES HOLDINGS CORP, 1621 W RIO SALADO PKWY STE 103 TEMPE, AZ 85281
50902028R	50903002H	509032540
COOLIDGE UNIFIED SCHOOL DIST 2 450 N ARIZONA BLVD COOLIDGE, AZ 85128	JOHNSON UTILITIES COMPANY, 5230 E SHEA BLVD STE 200 SCOTTSDALE, AZ 85254	POLLACK IRVING & IIENE , 1327 HOLIDAY PARK DR WANTAGH, NY 11793
509032550	509032560	509032670
STAHL TODD R, STAHL WENDY M 34393 N PICKET POST DR SAN TAN VALLEY, AZ 85142	USHER ROBERT J ETAL, 93 GRANDVIEW DR LAKE OZARK, MO 65049	CERNA ISRAEL & LEGORRETA JUAN 34365 N PICKET POST DR SAN TAN VALLEY, AZ 85142
509032580	509032590	509032800
PALMER MELVIN M TRS, HC 1 BOX 204 STRAWBERRY, AZ 85544	VERHUNCE M ANDREW, ALTOMARI C 2415 W WRANGLER WAY SAN TAN VALLEY, AZ 85142	NAGY ROBERT J & BARBARA L, BOX 58 MISTATIM,
509032810	509032820	509032830
LIV TRUST OF NASS KENDALL DR, 20 LYLE LOOP SELAH, WA 98942	VICKREY WILLIAM A, PO BOX 2402 SHERMAN, TX 75091	RAY CLARENCE A, RAY JANIE M 2394 W MERICREST WAY SAN TAN VALLEY, AZ 85142
509032840	509032850	509033190
CAMARENA CARLOS A, 2410 W MERICREST WAY SAN TAN VALLEY, AZ 85142	WALKER ROBERT & COURTNEY C J, 6313 S OSBORNE RD UPPER MARLBORO, MD 20772	RAMOS DANIEL & OLGA, 2411 W BARTLETT WAY SAN TAN VALLEY, AZ 85142
509033200	509033210	509033480
DTDC PROPERTIES LLC, C/O ABIS 14901 N SCOTTSDALE RD STE 200 SCOTTSDALE, AZ 85254	HAFFNER JACK, HAFFNER JUDITH 2420 W BARTLETT WAY SAN TAN VALLEY, AZ 85142	WATSON GLORIA J, 2419 W MERICREST WAY QUEEN CREEK, AZ 85142
509033490	509033500	509033510
MURTHA THOMAS, 2403 W MERICREST WAY QUEEN CREEK, AZ 85142	HILL AMANDA JOY, HILL AMANDA 34179 N PICKET POST DR QUEEN CREEK, AZ 85142	HUETTL DAMIAN & SARAH L 50%, / 2301 WESTVIEW PL SE MANDAN, ND 58554
509033520	509033530	509033540
HOBART HARLEY, 34145 N PICKET POST DR SAN TAN VALLEY, AZ 85142	KINSEY ROBERT R & NGUYEN JUDY, 5325 W BALLAST AVE SANTA ANA, CA 92704	MORNING SUN FARMS HOMEOWNER MORNING SUN FARMS HOMEOWNER MORNING SUN FARMS HOMEOWNER

50903640B
MORNING SUN FARMS HOA INC,
4645 E COTTON GIN LP
PHOENIX, AZ 85040

509948640
HOLZE MARCIA A,
2024 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948670
ALVAREZ ALVARO D, ALVAREZ LELI,
1964 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948700
HOLDER ROBERT W,
MAIL RETURN

509948730
KING MICHAEL A,
1100 MOYER DR
SHERWOOD PARK,

509948810
ZANDELL LARRY, ZANDELL VALERIE
34375 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948840
VANG DONNIE N, MOUA LAYLIA
34360 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948870
QUAM JAKE,
34402 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948900
FARACA SANDRA L,
2035 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948930
RISLEY RONALD M JR & KIMBERLY I
1971 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948620
BECK BRYAN E & SANDRA A,
2064 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948650
PEACE PETRI J,
2004 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948680
KIM SOO KYUNG,
1933 RODNEY DR APT 211
LOS ANGELES, CA 90027

509948710
DWORAKOWSKI LUKASZ,
1880 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948790
KOZLOWSKI MIECZYSLAW & JADWIG
34399 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948820
JACKSON CHRISTOPHER, THOMPSON
34363 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948850
YONTS SHELLEY & KENT,
34374 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948880
HANSHAW MAEGAN I,
34416 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948910
HORLACHER DUAINE M & JENNIFER
2011 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948940
JONES MIKEY,
1951 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948630
DTANKE LLC,
4427 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

509948660
WENZEL CURTIS W & ERLINDA C,
1984 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948690
WYLLIE LAWRENCE R & SHARON EL
1922 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948720
ROGERS JEREMY K & LORI E, SAND
1860 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948800
TEICHROEB CORNIE & ANN,
BOX 602
LA CRETE,

509948830
HILL ROBERT OTIS & PHILLIPPA ANI
34346 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948860
LOWRY ROSS & MICHELLE A,
34388 N LEVI CT
SAN TAN VALLEY, AZ 85142

509948890
YBARRA PEDRO P,
2061 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948920
HARRIS WILLIAM B,
1991 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948950
INSANA JOHN, INSANA PATRICIA
1931 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

304

509948960
ROBINETTE RODNEY C JR,
1911 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948990
PERETIC DANIEL JR & MARIA C,
1843 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509949020
AVILA PAUL J & EVA S,
215 WHITE CLIFF AVE
KETCHIKAN, AK 99901

509949050
HARRIS FLOYD T,
1950 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949080
KIRKPATRICK JAMES WESLEY & DO
2010 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949110
ARMENTA LOURDES G,
34374 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949140
WARNER GARY & DORIS,
34428 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509948970
RISDON JAMES & THERESIA ,
1891 W SAWTOOTH WAY
SAN TAN VALLEY , AZ 85142

509949000
BEAZER HOMES HOLDINGS CORP,
1621 W RIO SALADO PKWY STE 103
TEMPE, AZ 85281

509949030
DAVIS BARRY L,
1910 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949060
ARELLANO JOHN VICTOR,
1970 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949090
WALLS DIANNE,
2034 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949120
THOMPSON TROY & SHEILA,
4972 50TH ST
CAMROSE,

509949150
BORK ROBERT G, BORK BONNIE K
34462 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509948980
FUNAMORI BRADLEY C,
1867 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509949010
COOK BRIAN R & JENNIFER L ,
2295 S COUNTY ROAD 137
BENNETT, CO 80102

509949040
DE VILLIERS ROBERT H & KELSEY L
1930 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

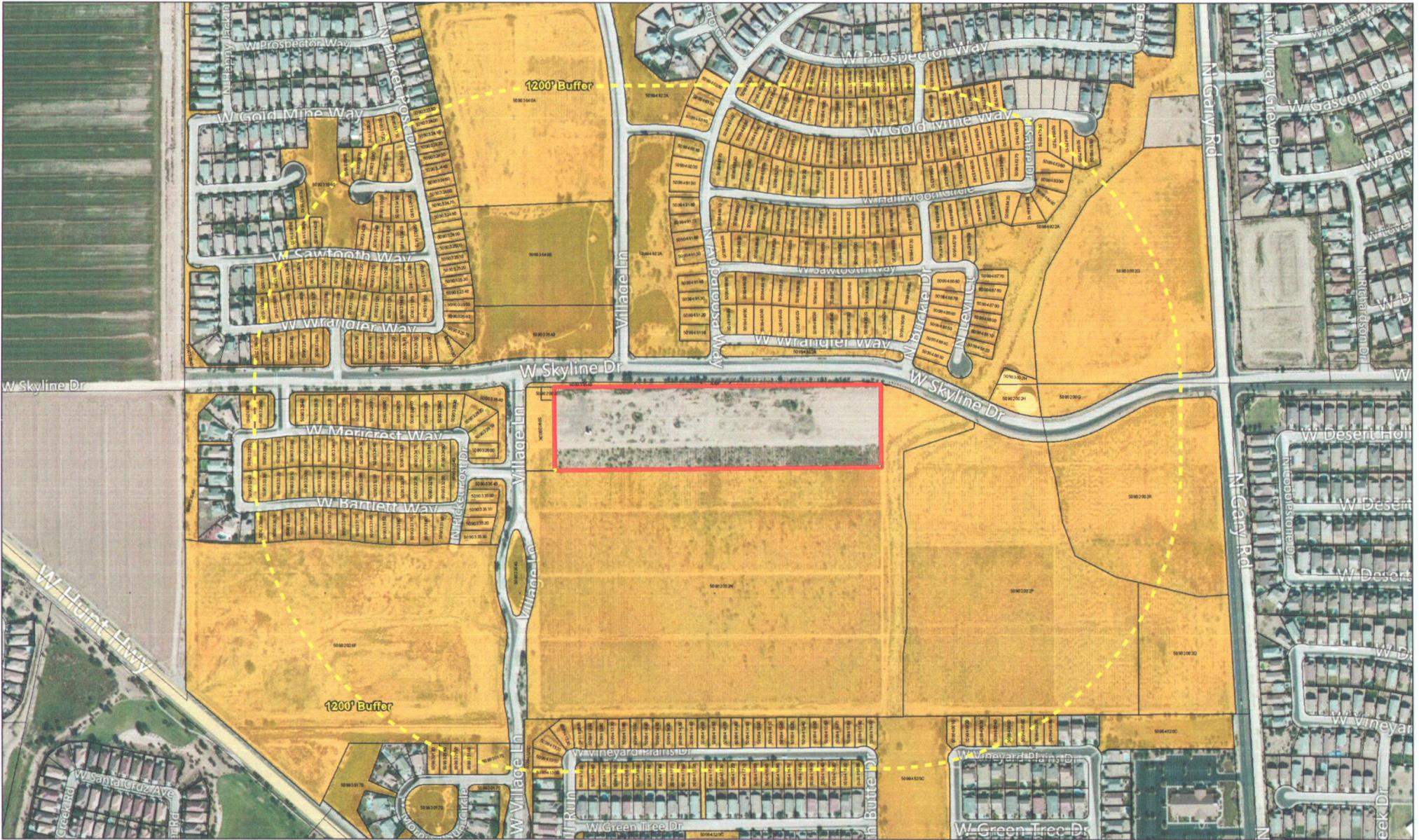
509949070
JOYNER JENNIFER ,
1990 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949100
TAYLORED PROPERTIES LLC,
PO BOX 699
HIGLEY, AZ 85236

509949130
NARVAEZ DANIEL & WENDY SUE DA
34410 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

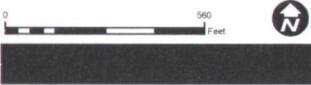
50994922A
MORNING SUN FARMS HOA INC, C/O
MORNING SUN FARMS HOA INC, C/O
MORNING SUN FARMS HOA INC, C/O

4 of 4



Bella Villagio

Pinal County, Arizona



1200' Property Buffer Map

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within ~~600~~ ^{1,200} feet of the subject parcel boundary.

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

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

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

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

See Attached

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 7 day of March 2013, at the office of Develop Serv., and is accurate and complete to the best of my knowledge.

[Signature]
Signature

3/7/13
Date

Acknowledged before me by Sean Hamill, on this 7th day of March, 2013.



[Signature]
Signature of Notary Public

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

50902002J
SKYBRIDGE LENDING LLC,
7001 N SCOTTSDALE RD STE
1040 PARADISE VALLEY, AZ
85253

50902002N
BEAZER HOMES HOLDINGS CORP,
1621 W RIO SALADO PKWY
STE 103
TEMPE, AZ 85281

50902028R
COOLIDGE UNIFIED SCHOOL DIST
21, 450 N ARIZONA BLVD
COOLIDGE, AZ 85128

509031070
FRANKS REBECCA,
2564 W WRANGLER WAY
QUEEN CREEK, AZ 85142

509031100
RICKETTS JUSTIN M & ANJANETTE
2518 W WRANGLER WAY SAN
TAN VALLEY, AZ 85142

509031130
EPHRIAM MABLEAN,
PO BOX 39A60
LOS ANGELES, CA 90039

509031160
SEPPANEN ELDON W & DEEANN S,
886 N LAKE DR
WATERTOWN, SD 57201

509031190
PETERSEN WILLIAM F,
480 S RAINBOW DR #25
PAYSON, AZ 85541

509031240
MILLER MARJORIE F TRUST,
2535 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509031450
RAHORN JAKE,
2470 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

50902002K
BEAZER HOMES HOLDINGS CORP,
1621 W RIO SALADO PKWY
STE 103
TEMPE, AZ 85281

50902002P
BEAZER HOMES HOLDINGS CORP,
1621 W RIO SALADO PKWY
STE 103
TEMPE, AZ 85281

50903002G
CRAVATH WHOLE LIFE
COMMUNITIES LLC,
9290 E THOMPSON PEAK PKWY
UNIT 243 SCOTTSDALE, AZ 85255

509031080
SQUIRES ANDREW,
2548 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509031110
BURDEYNEY DONALD F &
ELIZABETH H, REDEKOP FAMILY
TRUST
217 DEERVIEW DR
SE CALGARY, AB T2J 6H2, Canada

509031140
MARTINEZ ERNESTO ,
2458 W WRANGLER WAY
QUEEN CREEK, AZ 85142

509031170
PUMA THOMAS, PUMA JO
11445 E VIA LINDA STE 2 #140
SOTTSDALE, AZ 85259

509031200
CASSATA ROBERT V, CASSATA
MICHELLE L
2475 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

509031250
NEIBER ALFRED & SHIELA,
9111 148TH AVE SE
LIDGERWOOD, ND 58053

509031460
MCAFEE STANLY & KAYE,
1987 170TH ST
WATERBURY, NE 68785

50902002L
JOHNSON UTILITIES COMPANY
LLC,
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

50902002R
CRAVATH WHOLE LIFE
COMMUNITIES LLC,
9290 E THOMPSON PEAK PKWY
STE 243 SCOTTSDALE, AZ 85255

50903002H
JOHNSON UTILITIES COMPANY,
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

509031090
BAIR AARON R,
2532 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509031120
LOPEZ ROY N & ELENA E,
2488 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509031150
DAME BRANDON J,
2442 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509031180
SUPOTO MEIJJATI,
2520 CATTRACK AVE N LAS
VEGAS, NV 89081

509031210
BARNES DAVID W JR & AMANDA
2491 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509031430
TOPPENBERG LARRY & JUNE,
1340 N HAZELTON DR
CHANDLER, AZ 85226

509031470
CONNELLY EDWARD J
5304 N MASON AVE
CHICAGO, IL 60630

509031480
SULZMAN GARRETT,
2443 W HALF MOON CIR
QUEEN CREEK, AZ 85142

509031490
LEXINGTON RENTALS LLC,
14047 E LEXINGTON ST
GILBERT, AZ 85297

509031500
FORDHAM MARLIN D & BECKY S,
2479 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509032430
MORITZ MICHAEL R & KIMBERLY
34575 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032440
MARQUEZ GUADALUPE & YEPEZ
MARIA,
19151 E ORIOLE WAY
QUEEN CREEK, AZ 85142

509032450
MORALES EMMANUEL B & CAROL
894 W OUTER DR
OAK RIDGE, TN 37830

509032460
QUINTERO-AMEZQUITA JESUS,
QUINTERO-GONZALEZ JESUS A
671 S KAREN DR
CHANDLER, AZ 85224

509032470
ANDERSEN JULIE A,
34519 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032480
LOUBERT ELIZABETH,
34505 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032490
JACKSON TIMOTHY D & TRACY M,
34481 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032500
HEALY GREGORY C JR & DIONNE,
34467 N PICKET POST DR
QUEEN CREEK, AZ 85142

509032510
FLECKINGER CAROL, FLECKINGER
GRETA
34451 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032520
WILLIAMS ROBERT CLARK,
WILLIAMS GERALDINE DAISY TRS
924 PROVIDENCE WAY
MODESTO, CA 95355

509032530
MIRANDA TOBIAS & REBECCA,
34423 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032540
POLLACK IRVING & IIENE ,
1327 HOLIDAY PARK DR
WANTAGH, NY 11793

509032550
STAHL TODD R, STAHL WENDY M
34393 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032560
USHER ROBERT J ETAL,
93 GRANDVIEW DR
LAKE OZARK, MO 65049

509032570
CERNA ISRAEL & LEGORRETA
JUANA ,
34365 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509032580
PALMER MELVIN M TRS,
HC 1 BOX 204
STRAWBERRY, AZ 85544

509032590
VERHUNCE M ANDREW,
ALTOMARI CAROLE
2415 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509032600
WHITE SHARON L, JOHNSON
OLYMPIA F
2431 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509032610
PHALOUKA SYPHO R,
150 W RED MESA TRL
SAN TAN VALLEY, AZ 85143

509032620
KEOVORAVONGSA SOUK,
PHABORIBOUN AMPHAVONE
1306 MONROE ST APT 2
SANTA CLARA, CA 95050

509032630
MFI PROPERTIES LLC,
7113 E SHEA BLVD STE 109
SCOTTSDALE, AZ 85254

509032640
BALL MATTHEW K & KACY J,
2491 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509032650
SHER GERALD A & BARBARA,
2507 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509032660
HAGOPIAN PETER, HAGOPIAN
GERGORY G
847 E LA COSTA PL
CHANDLER, AZ 85249

509032670
SCHOTTMUELLER WERNER &
YOLANDA,
2573 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509032800
NAGY ROBERT J & BARBARA L,
BOX 58 MISTATIM,

509032810
LIV TRUST OF NASS KENDALL DR,
20 LYLE LOOP
SELAH, WA 98942

509032820
VICKREY WILLIAM A,
PO BOX 2402
SHERMAN, TX 75091

509032830
RAY CLARENCE A, RAY JANIE M
2394 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032840
CAMARENA CARLOS A,
2410 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032850
WALKER ROBERT & COURTNEY C
6313 S OSBORNE RD UPPER
MARLBORO, MD 20772

509032860
VALENCIA MICHAEL DELFINO,
2444 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032870
KILLINGBECK KEVIN A,
KILLINGBECK ERIC W
2460 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032880
FISHER WILLIAM JR & BARBARA
JEAN,
2478 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032890
LAVIERS THOMAS O & KATHY L,
2494 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032900
WEEKS THOMAS W & DORA T,
2510 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032910
LEON BALDOMERO & ANA M,
2528 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032920
MERRITT CHARLES E,
2544 W MERICREST WAY
SAN TAN VALLEY, AZ 85142

509032930
PRECISION FUND 1 LLLP,
4200 JAMES RAY DR
GRAND FORKS, ND 58202

509032940
ALLEN RANDOLPH A & JUDY E,
PO BOX 70491
EUGENE, OR 97401

509033090
COOK JASON & NICHOLE,
2583 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033100
LAU GILBERT,
15 LANSING CLOSE
SPRUCE GROVE, AB T7X 4K3
Canada

509033110
MAGGARD ANTHONY S,
2549 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033130
BROOKS LAWRENCE A JR &
MARIANNE C ,
2515 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033140
WILCOX LONNIE, WILCOX
BRENDA
2014 SOMMERFELD AVE
SASKATOON, SK S7J 2E1
Canada

509033120
BRUNDAGE DOUG TR,
13050 AGUAMARINA PT
SAN DIEGO, CA 92128

509033160
VIS DAVID & CANDACE ,
2463 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033170
MCLEOD DONALD JOHN & PEGGY
PO BOX 18
CALABOGIE, ON, K0J 1H0
Canada

509033180
FOX LISA,
2427 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033190
RAMOS DANIEL & OLGA,
2411 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033200
DTDC PROPERTIES LLC, C/O ABIS
14901 N SCOTTSDALE RD
STE 200
SCOTTSDALE, AZ 85254

509033210
HAFFNER JACK, HAFFNER JUDITH
2420 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033220
CHARLES CATHERINE L,
2436 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033230
ROMNEY EDWARD K ,
2454 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033240
TENORIO JASON M,
2470 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033250
PETERS TONY W,
2486 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033260
KIDWELL THOMAS,
3301 S GOLDFIELD RD LOT 5020
APACHE JUNCTION, AZ 85119

509033280
NORDVALL SANDRA & CHARLES,
5590 BRIGHTON ROSE LN
SUGAR HILL, GA 30518

509033290
NORDIC AQUISITIONS LLC,
1550 PLAZA WEST DR
PRESCOTT, AZ 86303

509033300
HOPE BRIAN,
2570 W BARTLETT WAY
SAN TAN VALLEY, AZ 85142

509033390
COZART RONNIE D & MERCEDES,
2569 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033400
SWEENEY JANETTE D,
2551 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033410
HAYDEN JAMES ROBERT III,
HAYDEN ANNETTE
2535 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033420
COZZENS ALMA X,
2519 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033430
WITWICKI WAYNE & GAYLE,
2521 S PONDEROSA
GILBERT, AZ 85295

509033440
SMART SYLVIA A,
2485 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033450
PARSONS JAMES & SANAЕ,
2469 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033460
FULTON ROBERT, FULTON ALANA
2453 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033470
HALVORSEN LARAE D,
C/O LARAE BALTHAZOR
16010 N 36TH DR
PHOENIX, AZ 85053

509033480
WATSON GLORIA J,
2419 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033490
MURTHA THOMAS,
2403 W MERICREST WAY
QUEEN CREEK, AZ 85142

509033500
HILL AMANDA JOY, HILL AMANDA
34179 N PICKET POST DR
QUEEN CREEK, AZ 85142

509033510
HUETTL DAMIAN & SARAH L
2301 WESTVIEW PL
SE MANDAN, ND 58554

509033520
HOBART HARLEY,
34145 N PICKET POST DR
SAN TAN VALLEY, AZ 85142

509033530
KINSEY ROBERT R & NGUYEN
JUDY,
5325 W BALLAST AVE
SANTA ANA, CA 92704

509033540
MORNING SUN FARMS
HOMEOWNERS ASSOC INC,
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

50903640B
MORNING SUN FARMS HOA INC,
4645 E COTTON GIN LP
PHOENIX, AZ 85040

50903640C
BEAZER HOMES HOLDINGS CORP,
1621 W RIO SALADO PKWY
STE 103
TEMPE, AZ 85281

50903640D
AMERICAN LEADERSHIP ACADEMY
INC,
2350 E GERMANN RD STE 26
CHANDLER, AZ 85286

509941330
TSENG JOE,
2275 HUNTINGTON DR # 168
SAN MARINO, CA 91108

509941340
AH4R-AZ 7 LLC,
22917 PACIFIC COAST HWY
STE 300
MALIBU, CA 90265

509941350
AH4R-AZ7 LLC,
22917 PACIFIC COAST HWY
STE 300
MALIBU, CA 90265

509941360
GARNER PAUL H, GARNER TERECA
3354 W JUDD RD
QUEEN CREEK, AZ 85142

509941370
VILLANUEVA LILIA A,
175 E CLARION DR
CARSON, CA 90745

509941390
JONES MICHELLE A,
2178 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941400
PRIDELL JACK A TR,
18042 N PETRIFIED FOREST DR
SURPRISE, AZ 85374

509941410
NAWABI AHMAD TAMIN &
MARIAM,
23858 S POWER RD STE 104
QUEEN CREEK, AZ 85142

509941430
JOHNSON HEIDI,
2122 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941460
SOURSA HELEN P TR, SOURSA
FAMILY TRUST
1674 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941490
RODRIGUEZ YESENIA,
2040 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941520
WAGNER STEVEN N, WAGNER
DONNA M
2000 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941550
NANCY BLUE 2 U FAMILY LTD
PSHIP,
1911 E EL FREDA RD
TEMPE, AZ 85284

509941580
BURD ELYSE,
1916 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

50994520C
SKYLINE RANCH HOMEOWNERS
ASSOC,
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

509947980
KARREN JESSE O & MICHELLE C,
1781 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948010
PRECISION FUND 1 LLLP,
4200 JAMES RAY DR
GRAND FORKS, ND 58202

509948040
BOYD JOHN,
1871 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509941440
ZAPP MICHAEL,
2108 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941470
SUORSA HELEN P TR, SUORSA
FAMILY TRUST
1674 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941500
MCKENZIE RUTH,
99 DYER AVE
MILTON, MA 02186

509941530
GUAN XIA, LIU GUOZHONG
3269 MORRIS DR
PALO ALTO, CA 94303

509941560
HUGHES RICHARD,
1944 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941590
DEMIRJIAN TAMAR,
1904 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509947970
PRICE CECIL & DONNA,
1765 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509947990
DAVIS VICTOR JR, PORTER
JASMIN
1795 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948020
FREEDOM ACQUISITIONS LLC,
10850 E OLLA AVE
MESA, AZ 85212

509948050
BARCLAY CAMERON N,
1887 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509941450
CHAMBERLAIN TIFFANY HOPE,
2096 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941480
MAULDIN MICHAEL, MAULDIN
RICHIE
2054 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941510
LYON NANCY J,
2012 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941540
MADDOX JOHN, MADDOX KATHY
1972 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941570
HEMSATH DUSTIN, HEMSATH
WHITNEY
1930 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509941600
MOORE MICHAEL E,
1890 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

509947970
PRICE CECIL & DONNA,
1765 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948000
ENGSTROM JACOB D,
1811 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948030
GOLL JERRY E,
1857 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948060
STARK WILLIE T,
1903 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948090
GAU JAMES,
17943 CALLE BARCELONA
ROWLAND HEIGHTS, CA 91748

509948100
GRAY CRAIG,
2142 BANBERRY CT
LAWRENCEBURG, IN 47025

509948110
FARMER JOSHUA,
1971 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948120
DYBECK ANGELA L,
7033 W MCRAE WAY
GLENDALE, AZ 85308

509948130
BOWDEN MARTIN & KRISTIN FAM
TRUST ,
9633 ATELIER DR
ANCHORAGE, AK 99507

509948140
ALADASH CAPITAL LLC,
C/O MASUDA MASAKO
1922 COLBY AVE
LOS ANGELES, CA 90025

509948150
WILSON BRIAN D AND ANNE E,
2033 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948160
HUNTER CID TR,
1945 PREUSS RD
LOS ANGELES, CA 90034

509948170
CORDERELLA ANTHONY P &
PATRICIA A,
2072 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948180
AUBUCHON SHAWN R & HEATHER
NICOLE,
2056 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948070
HUGAERT AMY J,
1917 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948080
SCHMIDT JAMES R,
1929 W GOLD MINE WAY
SAN TAN VALLEY, AZ 85142

509948190
ROGERS JUDY D,
2040 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948200
GOEDEN RICHARD L & SUSAN,
2022 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948210
MIKOLAJCZYK FRANK M & ANN,
2004 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948220
MASELLI GLENN & DEBORAH,
1625 LOUGHBOROUGH DR
MERCED, CA 95348

509948230
CULLUMBER SUZANNE,
1968 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948240
KOSKI KATHERINE O,
1950 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948250
LYVERE SUSAN,
1932 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948260
SCHMITZ BONITA J & RICHARD,
288 CAPDEVILLA
LOLO, MT 59847

509948270
WILEY PAUL ,
1896 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948280
BUFFINGTON HELEN L & NORMAN
1880 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948290
RYCRAFT CHERIE L,
1862 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948300
GREY ROBERT D, GREY CAROLE
1846 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948310
BULLOCK HARRY,
2201 27 AVE S
LETHBRIDGE, AB T1K 6K4
Canada

509948320
SHUNICK JEFFREY D & COURTNEY
1796 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948330
CONGIUSTI ELSIE M & BRUNO A,
2488 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948340
OSBORN ARTHUR D ,
1760 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948350
WALDEN STEVEN J,
1744 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948360
BAKKUM STACY J,
1726 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948370
RIVERA J R ,
1710 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948400
KALA LOUIS R & MCCARSON JUDY
34517 N SABRE DR
SAN TAN VALLEY, AZ 85142

509948410
DARSOW ROY, DARSOW
KATHLEEN
PO BOX 609 HOWARD
LAKE, MN 55349

509948420
MARTIN DOUGLAS T,
1717 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948430
REID TOM,
1603 18TH AVE NW
MINOT, ND 58703

509948440
NYSTRAND JOHN & MARIE,
1761 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948450
BENNALLEY LORETTA, BENNALLEY
RAYMOND
1779 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948460
DE LEON VICTOR C ,
1797 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948470
CORY INVESTMENT GROUP LLC,
5143 W BOSTON WAY
CHANDLER, AZ 85226

509948480
OBERLANDER DENNIS A,
OBERLANDER ANNETTE J
1843 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948490
CROWL DOUGLAS & HEATHER,
1861 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948500
MCCANDLESS TERRY & BRENDA,
18693 W BIG LAKE BLVD
MOUNT VERNON, WA 98274

509948510
BAYSINGER AMMON A & BRELYNN
1895 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948520
BELSHE-TELLEEN DEANNA R,
1911 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948530
BETTLES CHRIS J, MAYERS
TAMARA R
7503 GOVERNMENT RD BURNABY,

509948540
HEDGLIN PETER B,
1945 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948550
BATIN GREGORY J, BATIN LAURA
1961 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948560
MONAST JOHN H,
1979 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948570
DARE MARSHA K,
1995 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948580
VALLES CYNTHIA D,
2011 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948590
SCHULTE WENDY R,
2029 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948600
FULLING PETER J & LORI A,
2047 W HALF MOON CIR
SAN TAN VALLEY, AZ 85142

509948610
TAGART JUDY A,
5221 138TH DR SE
SNOHOMISH, WA 98290

509948620
BECK BRYAN E & SANDRA A,
2064 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948630
DTANKE LLC,
4427 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

509948640
HOLZE MARCIA A,
2024 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948650
PEACE PETRI J,
2004 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948660
WENZEL CURTIS W & ERLINDA C,
1984 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948670
ALVAREZ ALVARO D, ALVAREZ
LELIA G
1964 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 85142

509948680
KIM SOO KYUNG,
1933 RODNEY DR APT 211
LOS ANGELES, CA 90027

509948690 WYLLIE LAWRENCE R & SHARON ELIZABETH, 1922 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948710 DWORAKOWSKI LUKASZ, 1880 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948720 ROGERS JEREMY K & LORI E, SANDSTROM BRENT & KATHY 1860 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142
509948740 HARTE MATTHW A, FRIESE ELIZABETH 1810 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948730 KING MICHAEL A, 1100 MOYER DR SHERWOOD PARK AB, T8A 1E6 Canada	509948750 ALEXANDER DENISE , SULLIVAN ANNA M 1794 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142
509948760 BASILE ANTONIO TR, BASILE- MENTZER FAM LIV TRUST 1778 W SAWTOOTH WAY QUEEN CREEK, AZ 85142	509948770 ACEDO SHIRLEY, 34427 N LEVI CT SAN TAN VALLEY, AZ 85142	509948780 BRIESE DEENA, 1324 ALPINE DR GREAT FALLS, MT 59404
509948790 KOZLOWSKI MIECZYSLAW & JADWIGA ELIZABETH , 34399 N LEVI CT SAN TAN VALLEY, AZ 85142	509948800 TEICHROEB CORNIE & ANN, BOX 602 LA CRETE,	509948810 ZANDELL LARRY, ZANDELL VALERIE 34375 N LEVI CT SAN TAN VALLEY, AZ 85142
509948820 JACKSON CHRISTOPHER, THOMPSON DANIELLE 34363 N LEVI CT SAN TAN VALLEY, AZ 85142	509948830 HILL ROBERT OTIS & PHILLIPPA ANITA , 34346 N LEVI CT SAN TAN VALLEY, AZ 85142	509948860 LOWRY ROSS & MICHELLE A, 34388 N LEVI CT SAN TAN VALLEY, AZ 85142
509948870 QUAM JAKE, 34402 N LEVI CT SAN TAN VALLEY, AZ 85142	509948880 HANSHAW MAEGAN I, 34416 N LEVI CT SAN TAN VALLEY, AZ 85142	509948890 YBARRA PEDRO P , 2061 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142
509948900 FARACA SANDRA L, 2035 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948910 HORLACHER DUAIN E M & JENNIFER E, 2011 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948920 HARRIS WILLIAM B, 1991 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142
509948930 RISLEY RONALD M JR & KIMBERLY 1971 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948940 JONES MIKEY, 1951 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948950 INSANA JOHN, INSANA PATRICIA 1931 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142
509948960 ROBINETTE RODNEY C JR, 1911 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509948970 RISDON JAMES & THERESIA , 1891 W SAWTOOTH WAY SAN TAN VALLEY , AZ 85142	509948980 FUNAMORI BRADLEY C, 1867 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142
509948990 PERETIC DANIEL JR & MARIA C, 1843 W SAWTOOTH WAY SAN TAN VALLEY, AZ 85142	509949000 BEAZER HOMES HOLDINGS CORP, 1621 W RIO SALADO PKWY STE 103 TEMPE, AZ 85281	509949010 COOK BRIAN R & JENNIFER L , 2295 S COUNTY ROAD 137 BENNETT, CO 80102

509949020
AVILA PAUL J & EVA S,
215 WHITE CLIFF AVE
KETCHIKAN, AK 99901

509949030
DAVIS BARRY L,
1910 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949040
DE VILLIERS ROBERT H & KELSEY
1930 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949050
HARRIS FLOYD T,
1950 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949060
ARELLANO JOHN VICTOR,
1970 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949070
JOYNER JENNIFER ,
1990 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949080
KIRKPATRICK JAMES WESLEY &
DONNA JEAN FAM TR,
2010 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949090
WALLS DIANNE,
2034 W WRANGLER WAY
SAN TAN VALLEY, AZ 85142

509949100
TAYLORED PROPERTIES LLC,
PO BOX 699
HIGLEY, AZ 85236

509949110
ARMENTA LOURDES G,
34374 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949120
THOMPSON TROY & SHEILA,
4972 50TH ST
CAMROSE, AB T4V 1P7
Canada

509949130
NARVAEZ DANIEL & WENDY SUE
DAWDY,
34410 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949140
WARNER GARY & DORIS,
34428 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949150
BORK ROBERT G, BORK BONNIE K
34462 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949160
FRANCO NEAL,
34480 N APPALOOSA WAY
QUEEN CREEK, AZ 85142

509949170
COPLEY RONALD & JANET,
34498 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949180
TATONE DAVID TR,
34516 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949190
SCOTT ROBERT J, RAFANELLI
MARGARET L
6330 38TH AVE SW
SEATTLE, WA 98126

509949200
BIGELOW FRANK C & ANNETTE G,
34556 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

509949210
PACHE RICHARD A,
34580 N APPALOOSA WAY
SAN TAN VALLEY, AZ 85142

50994922A
MORNING SUN FARMS HOA INC,
C/O CITY PROPERTY
MANAGEMENT COMPANY
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040