



PINAL COUNTY
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PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, March 20, 2014

Emergency Operations Center, Pinal County Complex - Building F

31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND AGENDA

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

CALL TO ORDER:

- | | |
|----------------------------|----------------------------|
| () HARTMAN, Chairman | () RIGGINS, Vice-Chairman |
| () AGUIRRE-VOGLER, Member | () SALAS, Member |
| () GUTIERREZ, Member | () MORITZ, Member |
| () ANDERSON, Member | () DEL COTTO, Member |
| () SMYERS, Member | () GRUBB, Member |

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:

- February 20, 2014

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- Maricopa Area Subdivision Maps
-

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

- February 20, 2014
- March 12, 2014 – No Cases

NEW CASES:

4. **PZ-001-14 – PUBLIC HEARING/ACTION:** Patrick Erickson, applicant, landowner, requesting approval of a zone change from SR (Suburban Ranch) to R-43 (Single Residence Zoning District) on 3.35± acres; situated in a portion of the SW ¼ Section 16, T2S, R8E G&SRB&M, tax parcel 104-46-078C (legal on file) (located on the east side of Kenworthy Road north of Ocotillo Road in the San Tan Valley area)
5. **PZ-002-14 - PUBLIC HEARING/ACTION:** Keith and Karen Spaulding, applicant/landowner requesting approval of a zone change from CB-2 (General Business Zone) to C-3 (General Commercial Zoning District) on 4.81± acres to plan and develop the Edera Wedding and Event Venue; situated in a portion of the NW ¼ Section 11, T01N, R08E G&SRB&M, tax parcel 100-01-001S (legal on file) (located on the south side of Highway 88, west of Mountain View Rd in the Apache Junction area)
6. **PZ-PD-013-13 – PUBLIC HEARING/ACTION:** Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Trilogy Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to modify the development standards for Parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcel 109-52-533 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).
7. **PZ-PD-014-13 – PUBLIC HEARING/ACTION:** Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Trilogy Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to delete stipulation #34, modify the development standards for Parcel 1.2, and create a Use and Benefit Easement for Parcel 1.2, and allow for an 82 lot single family dwelling unit development in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcels 109-52-532 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

TENTATIVE PLATS:

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

8. **S-004-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Skybridge Quail, LLC, landowner, United Engineering Group, engineer, requesting approval of a tentative plat for **Quail Ranch**, 955 lots on a 272.91± acre parcel in the CR-3 and R-7/PAD (**PZ-PD-007-13**) zones; situated in a portion of Section 2, T3S, R8E G&SRB&M, Tax Parcels 210-02-002A, 002D, 002E, 002H, 002M, 002N & 002P (located at the southwest corner of Hash Knife Draw Road alignment and Quail Run Lane alignment, approximately 2½ miles north of the Town of Florence).
9. **S-006-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** BVF Land, LLC, landowner, Dana Belknap, Gallagher & Kennedy, agent, requesting approval of a tentative plat for **Harvard at Bella Vista Farms**, 1,214 lots on a 366.35± acre parcel in the CR-2 and CR-3/PAD (**PZ-PD-012-11**) zones; situated in a portion of Sections 15 & 16, T3S, R8E G&SRB&M, Tax Parcels 210-15-002B and 210-16-001B (located adjacent to the east side of Union Pacific Railroad and approximately .6 mile north of Bella Vista Road, San Tan Valley area).

WORK SESSION:

10. Proposed San Tan Valley Economic Development Special Area Plan

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



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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF February 20, 2014**

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

ABSENT: Mr. Riggins, Vice-Chairman

LEGAL STAFF PRESENT:
Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT:
Mr. Stabley, Planning Director
Ms. MacDonald, Planner II
Mr. Balmer, Planner I
Mr. Abraham, Planning Manager
Mr. Denton, Planner II
Ms. Bruninga, Secretary II

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

The meeting was called to order at 9:07 a.m., this date by Chairman Hartman in the Pinal County Administration Building A., Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:

January 16, 2014

MOTION

Commissioner Salas made a motion to approve the minutes of January 16, 2014. Commissioner Moritz seconded the motion. Motion passed unanimously. (9-0)

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Stabley introduced Evan Balmer to the Commission as the new Planner I.

Community Development Department

Mr. Stabley informed the Commission of the upcoming Community Development Department.

RVs as Guest Housing Update



Mr. Stabley stated that the Board of Supervisors would like the project to be put on hiatus until the winter months, to allow winter visitors to be able to participate and provide feedback.

Chairman Hartman stated that he would like a field trip organized, to tour all of the Supervisor Districts.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

January 22, 2014

February 5, 2014 No Cases

CONTINUED CASES:

PZ-PD-008-13 – PUBLIC HEARING/ACTION: Gary Road Holdings, LLC, landowners/applicants, Matrixx Management, LLC, agent, requesting approval of an Amendment to a Planned Area Development (PAD) Overlay District (**PZ(PD)037-03**) on 83.52± acres within the **San Tan Heights PAD** to plan and develop 218 single-family dwelling units; situated in a portion of the NE¼ of Section 13, T3S, R7E G&SRB&M, tax parcels 509-02-9240 & 509-02-059A (legals on file) (located approximately ½ mile south of the Gary Road and Hunt Highway intersection). (**Continued from the January 16, 2014 Planning Commission Meeting**)

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

Chairman Hartman called the applicant forward. George Cannataro, Coe & Van Loo, 4550 N. 12th Street, Phoenix, Arizona 85014, came forward to address the Commission. Mr. Cannataro gave a brief history of the request for extension.

Chairman Hartman asked why an extension was needed. Mr. Cannataro responded that complications with the neighbors have come up. Mr. Cannataro added that everything should be worked out by the April Commission meeting. Commissioner Salas stated that he has concerns with Mr. Cannataro not having specific information to provide the Commission. Commissioner Grubb stated that he agrees with Commissioner Salas, as the Commission does not like to repeatedly continue cases. Chairman Hartman stated that if the continuance were to be approved it would be the last one for this project.

Commissioner Aguirre-Vogler asked if staff recommends denial. Mr. Abraham responded that staff does not recommend denial, adding that the first continuance was during the holidays, and the second neighborhood meeting brought a lot of opposition and new issues. Commissioner Aguirre-Vogler asked if there had been any recent neighborhood meetings. Mr. Abraham stated that there haven't been any recent meetings, but the applicant did comply with meetings as required.

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

MOTION PZ-PD-008-13



Commissioner Aguirre-Vogler made a motion to continue case PZ-PD-008-13 to April 17, 2014 at 9:00. Commissioner Moritz seconded the motion. Motion passed unanimously (9-0).

NEW CASES:

PZ-PA-001-14 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a non-major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to designate 155± acres of land to **Very Low Density Residential (0-1 DU/AC)**; situated in a portion of the northeast quarter of Section 17, T5S, R6E G&SRB&M; located a half mile southwest of Interstate 10 & Highway 387 interchange.

Mr. Denton stated that staff requests this amendment to correct an error on the Land Use Map. Chairman Hartman stated that this is Gila River property. Mr. Denton responded that the land use map shows it as part of the Gila River Indian Community, but it doesn't currently have a designation. Mr. Denton added that with this initiation, a designation will be provided.

Commissioner Aguirre-Vogler stated that she doesn't have a map. Mr. Denton responded that if the Commission chooses to initiate, a map will be provided.

MOTION PZ-PA-001-14

Commissioner Aguirre-Vogler made a motion to initiate PZ-PA-001-14. Commissioner Gutierrez seconded the motion. Motion passed unanimously (9-0).

TENTATIVE PLATS:

S-001-05 - DISCUSSION/APPROVAL/DISAPPROVAL: Amarillo Creek South, LLC, landowner, Barbara Rust, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Amarillo Creek South**, 1,086 lots on a 321.3± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as the E½ of Section 20, T5S, R3E, G&SRB&M, Tax Parcels 510-48-015F & 510-48-015G (located approximately 2 miles southwest of the City of Maricopa).

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

Commissioner Aguirre-Vogler stated that the original subdivision plat was in 2005, and asked what has been done to improve the infrastructure, as it is almost 10 (ten) years later. Mr. Denton responded that the applicant can discuss this information.

Chairman Hartman called the applicant forward. Barbara Rust, Coe & Van Loo, 4550 N. 12th Street, Phoenix, Arizona 85014, came forward to address the Commission. Ms. Rust discussed the project as well as growth in the county. Ms. Rust stated that Global Water has installed the utilities and infrastructure in the area.

Chairman Hartman stated that there have been a lot of plotted lands in the area that never developed. Chairman Hartman asked if the Global Water treatment plant is operational. Ms. Rust stated that it is not in operation yet. Chairman Hartman stated that is a good reason to grant an extension, as the treatment plant is still being worked on, as well as the 347 overpass that is still in the works. Ms. Rust responded that the extension is needed, the builders have started work but it will be a while before all of the infrastructure is in place.

Commissioner Aguirre-Vogler asked for an update on infrastructure from Mr. Chow. Mr. Chow responded that he is not involved with the transportation planning within the City of Maricopa. Commissioner Aguirre-Vogler asked how many years it will take for the overpass to be completed, and asked if the surrounding developers are contributing. Chairman Hartman stated that this will take time, but he is unsure of an estimated completion date. Chairman Hartman added that a field trip in the area would allow the Commission the chance to see the proposed subdivisions that were never completed

Commissioner Aguirre-Vogler asked if developers pay into a transportation fund to ensure that these projects are completed. Mr. Stabley responded that staff would have more information for the Commission at a future hearing.

Commissioner Moritz asked if it will take two (2) years to complete infrastructure and establish lots for sale. Ms. Rust responded that there are thirteen (13) sets of plats and two sets of infrastructure, so it will take time to get them all reviewed and recorded.

BREAK 9:42
RECONVENED 9:51

Ms. Rust stated that the process takes time, and after everything is approved, Construction will begin.

Commissioner Moritz asked how the applicant is sure that the sites will be ready for market on time in two (2) years. Mr. Denton responded that once the final plat was recorded, this case wouldn't have to come back before the Commission for an extension. Ms. Rust stated that it would be better in this case to request a three (3) year extension.

Chairman Hartman asked how the process for extensions has changed. Mr. Denton responded that the subdivision regulations state that the Commission will grant extensions. Mr. Denton added that tentative plats do not go to the Board of Supervisors for approval.

Chairman Hartman asked if there would be additions to the stipulations from Public Works. Mr. Chow responded that some of the stipulations were revised at the time of the first extension, and they were brought up to the current regulations at that time.

Commissioner Aguirre-Vogler stated that the applicant has asked for a three (3) year extension. Mr. Denton responded that it is up to the Commission on how long they wish to approve. Commissioner



Aguirre-Vogler asked what the applicant is limited to within this timeframe. Mr. Denton stated that staff is hoping the applicant has the final plat recorded within the time frame.

Commissioner Gutierrez asked if there are plans in place to address the traffic issues. Ms. Rust responded that she has been in contact with Maricopa to find out how the traffic will be manipulated in order to complete the overpass. Ms. Rust added that the overpass plans include the railroad department and the City of Maricopa. Commissioner Gutierrez stated that the applicant has a financial vested interest in the development and there are issues that could adversely affect the project.

Chairman Hartman asked if granting a three (3) year extension will set precedence for future extension requests. Mr. Langlitz responded that the length of the extension is up to the Commission and can be handled on a case by case basis. Mr. Langlitz added that the Commission should be ready for another applicant to request a three (3) year extension, and it will be at the discretion of the Commission to grant that extension based on the circumstances at the time.

Commissioner Moritz stated that she questions the applicant's ability to accomplish all of the requirements within a two (2) year time frame and she would support a three (3) year extension. Chairman Hartman agreed, adding that long term projects include many variations that may take longer than the normal two (2) year extension.

MOTION – S-001-05

Commissioner Aguirre-Vogler made a motion to approve stipulations 1-51, modifying stipulation 43 to extend the tentative plat to April 20, 2017 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (9-0).

S-045-05 - DISCUSSION/APPROVAL/DISAPPROVAL: Wolff Langley Opportunity I, LLC, landowner, requesting approval of a tentative plat extension for **San Tan Shadows**, 1,228 lots on a 456.7± acre parcel in the CR-3/PAD zone; situated in portions of Sections 1, 2, & 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-064, 509-03-003R, and 509-03-003Q (located adjacent to the north side of Hunt Highway, San Tan Valley area).

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

Chairman Hartman called the applicant forward. Roger Pryor (no address given) came forward to address the Commission. Mr. Pryor gave a brief history of the project and the request for extension.

Chairman Hartman asked if the applicant is comfortable with a two (2) year extension. Mr. Pryor responded yes.

MOTION – S-045-05



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Greg Stanley
County Manager

Greg Stanley
County Manager

Commissioner Aguirre-Vogler made a motion to approve stipulations 1-56 modifying stipulation 50 to extend the tentative plat to June 17, 2016 as set forth in the staff report. Commissioner Moritz seconded the motion. Motion passed unanimously (9-0).

ADJOURNMENT

Commissioner Aguirre-Vogler made a motion to adjourn the meeting. Chairman Hartman accepted the motion. Meeting adjourned at 10:13.

RESPECTFULLY submitted March 20, 2014.

Jerry Stabley, Planning Director

DRAFT



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Planning & Development

DATE: March 20, 2014

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

BOS HEARING OF February 19, 2014 P&Z Cases

PZ-005-13: Ironwood 80, LLLP, landowner, Harvard Investments, Inc, applicant, Gallagher & Kennedy, agent, requesting approval of a zone change from GR (General Rural) to (R-7) Single Residence Zoning District (71.19± acres) and (C-1) Neighborhood Commercial Zoning District (10.17± acres) on a total of 81.36± acres to plan and develop the 250 lot Bella Camino Planned Area Development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-005-13); situated in a portion of the SE ¼ Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001A, and 002 (legal on file) (located on the NWC of Gantzel Rd and Bella Vista Rd in the San Tan Valley area) Planning Commission voted 7-1 to recommend approval with 31 stipulations.

P&Z voted to recommend approval 7-1 BOS Action: Approved

PZ-PD-005-13: Ironwood 80, LLLP, landowner, Harvard Investments, Inc, applicant, Gallagher & Kennedy, agent, requesting approval of a Planned Area Development (PAD) Overlay District on 81.36± acres to plan and develop the 250 lot Bella Camino Planned Area Development; pending and in conjunction with Board of Supervisors zone change approval under planning case PZ-005-13; situated in a portion of the SE ¼ Section 17, T03S, R08E G&SRB&M, tax parcels 210-17-001A, and 002 (legal on file) (located on the NWC of Gantzel Rd and Bella Vista Rd in the San Tan Valley area) Planning Commission voted 8-0 to recommend approval with 31 stipulations.



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P&Z voted to recommend approval 8-0

BOS Action: Approved

PZ-012-13: Mike and Alice Peltcs, landowner/applicant, Sanks and Associates, agent, requesting approval of a zone change from CB-1 (Local Business zone) and CR-2 (Single Residence Zone) to C-2(Community Commercial Zoning District) on 6.86± acres to plan and develop a commercial development including a self-storage facility; situated in a portion of the east ½ Section 30, T02S, R08E G&SRB&M, tax parcels 104-53-009C (legal on file) (located on the west side of Gantzel Road South of Red Fern Road in the San Tan Valley area) Planning Commission voted 8-0 to recommend approval of PZ-012-13 with 19 stipulations.

P&Z voted to recommend approval 8-0

BOS Action: Approved

**BOS HEARING OF March 12, 2014
P&Z Cases**

No cases

PZ-001-14



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

MEETING DATE: March 20, 2014

CASE NO.: **PZ-001-14 (Erickson Rezone)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: a portion of the SW ¼ Section 16, T2S, R8E G&SRB&M (legal on file)

TAX PARCEL: 104-46-078C

APPLICANT/LANDOWNER: Patrick Erickson

REQUESTED ACTION & PURPOSE: Request for approval of a zone change from SR
(Suburban Ranch) to R-43 (Single Residence Zoning District) on 3.35± acres

LOCATION: Located on the east side of Kenworthy Road north of Ocotillo Road in the San Tan Valley area.

SIZE: 3.35± acres

COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential. The Moderate Low Density Residential land use classification allows for densities between 1 and 3.5 dwelling units per acre. The requested zoning and use are compliant with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property was rezoned from GR to SR in 1971 under planning case PZ-269-71. A single family residence and a guest house exist on the western portion of the property.

SURROUNDING ZONING AND LAND USE:

North: (SH) PZ-036-03 and (SR) PZ-269-71; Residential
South: ((SR) PZ-269-71; Residential
East: (SR) PZ-269-71; vacant
West: (SR) PZ-341-72; Residential

PUBLIC PARTICIPATION:

Neighborhood Meeting: December 30, 2013
Neighborhood and agency mail out: February 13, 2014
News paper Advertising: February 24, 2014
Site posting: County March 3, 2014 Applicant: February 19, 2014

FINDINGS:

Site data:

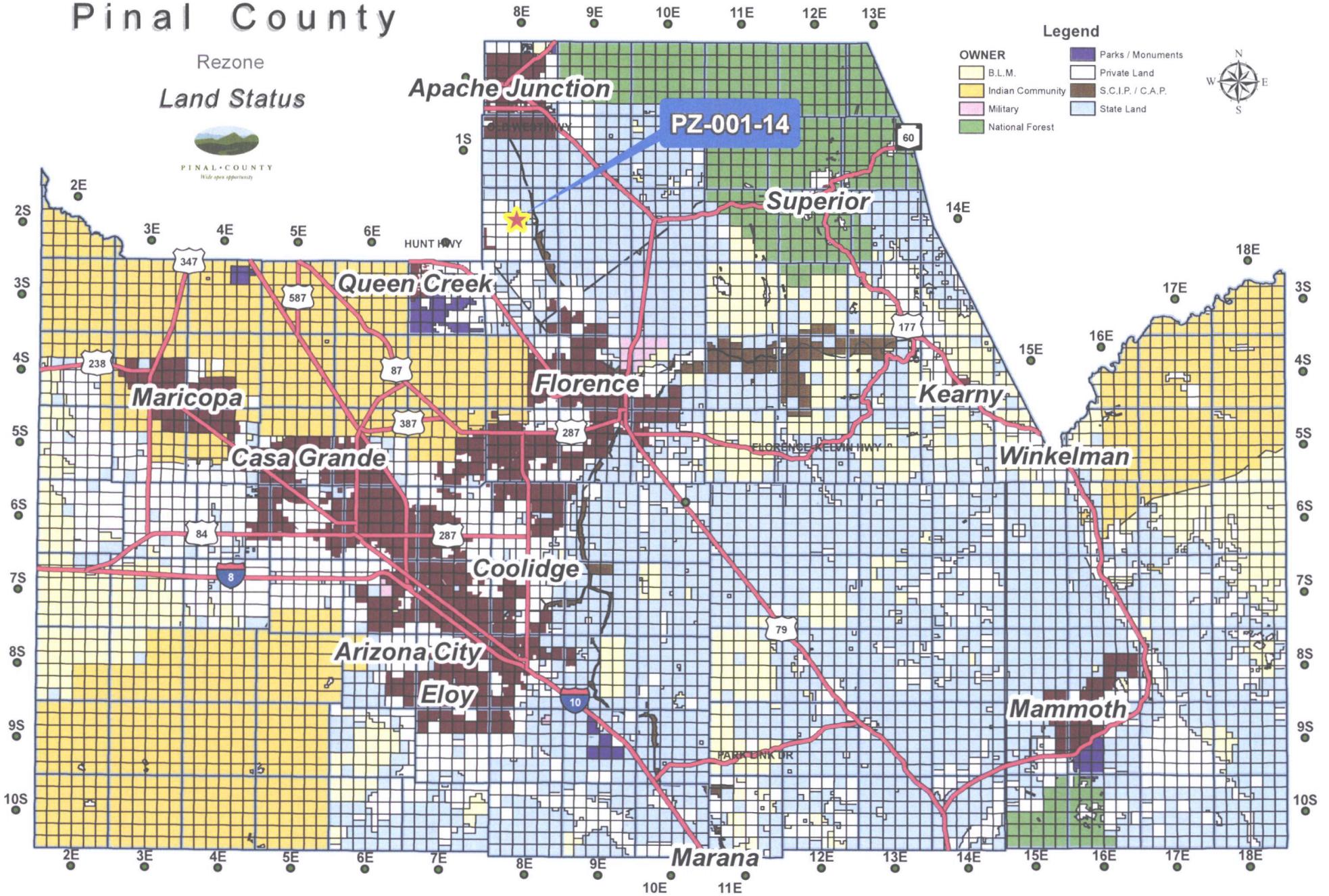
Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water/Sewer: Queen Creek Water/Septic

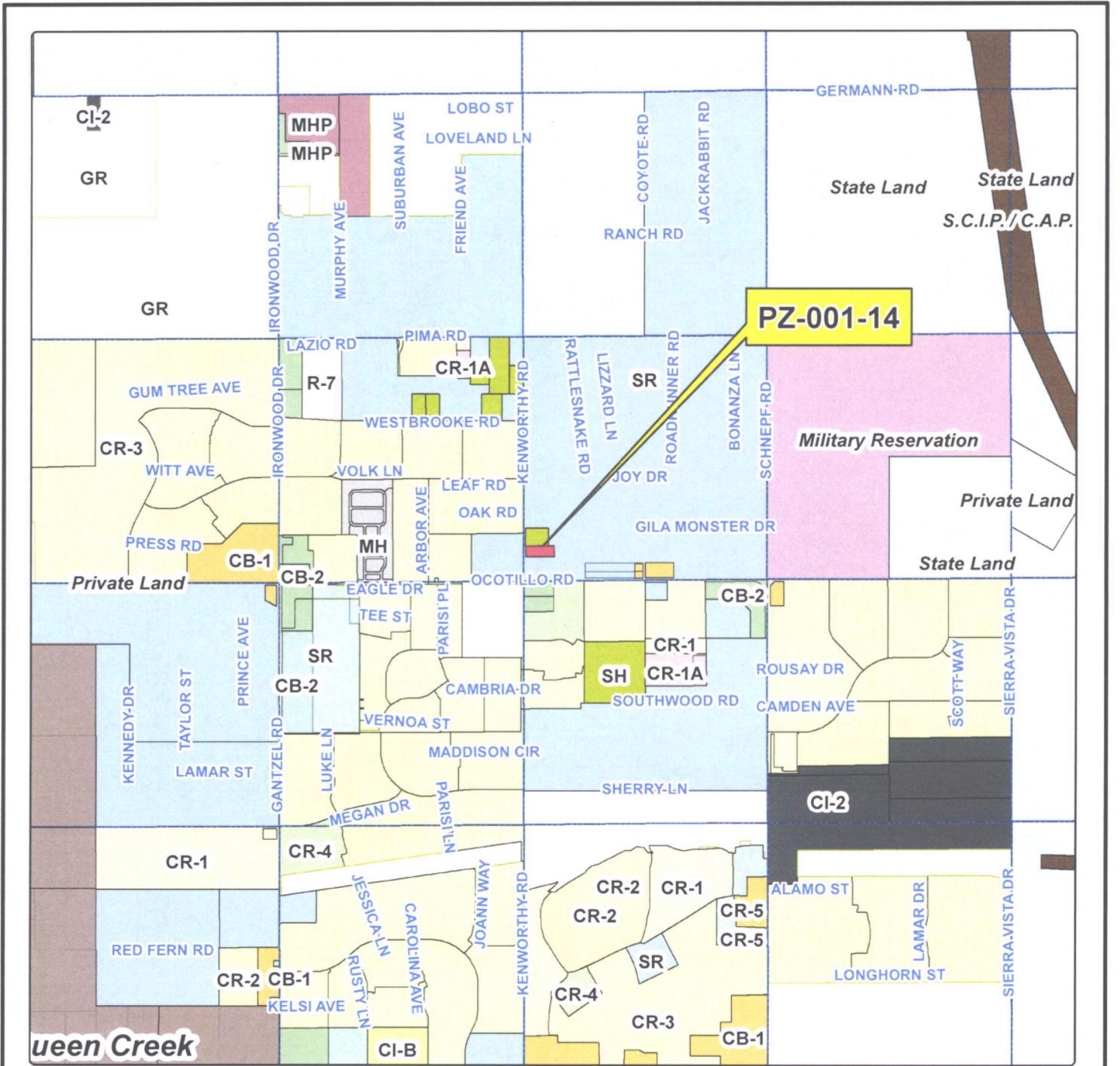
Pinal County

Rezone
Land Status



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Queen Creek

Rezone

Planning & Development Services



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ERICKSON PATRICK R

Legal Description:

Situated in a portion of the Section 16, T02S,R08E, G&SRB&M, 104-46-079C. (legal on file) (San Tan Valley area).

T02S-R08E Sec 16

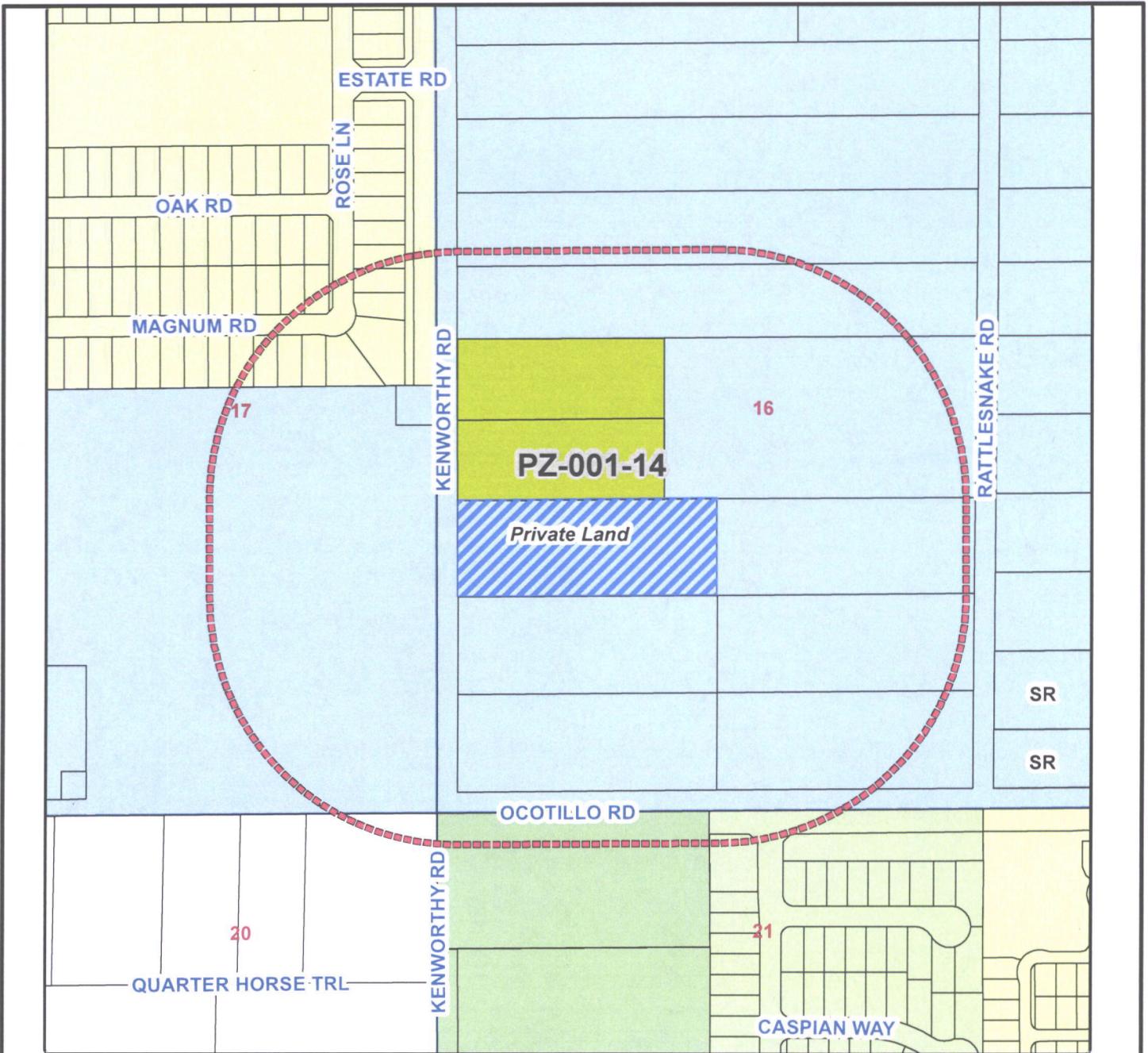


ERICKSON PATRICK R

Drawn By: GIS / IT / LJT Date: 02/11/2014

Sheet No.
1 of 1

Section 16	Township 02S	Range 08E
Case Number: PZ-001-14		



Rezone

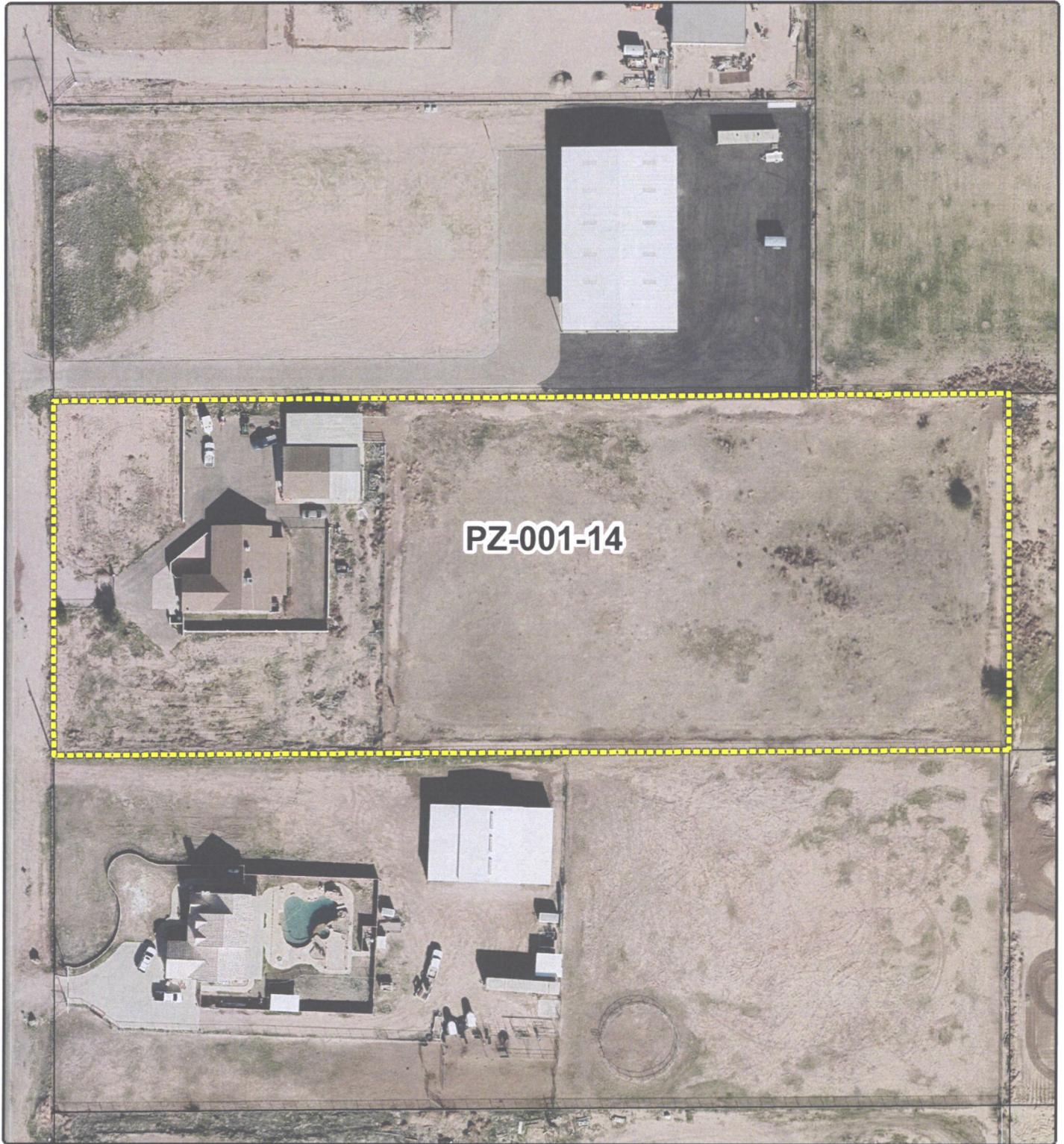
PZ-001-14 – PUBLIC HEARING/ACTION: Patrick Erickson, applicant, landowner, requesting approval of a zone change from SR (Suburban Ranch) to R-43 (Single Residence Zoning District) on 3.35± acres; situated in a portion of the SW ¼ Section 16, T2S, R8E G&SRB&M, tax parcel 104-46-078C (legal on file) (located on the east side of Kenworthy Road north of Ocotillo Road in the San Tan Valley area)

Current Zoning: SR
 Request Zoning: Rezone
 Current Land Use: MLDR



Legal Description:
Situated in a portion of Section 16, T2S, R8E, G&SRB&M, 104-46-078C (legal on file) (San Tan Valley area).
 T02S-R08E Sec 16

 Sheet No 1 of 1	Owner/Applicant ERICKSON PATRICK R		
	Drawn By GIB/JIT/LJT	Date 02/11/2014	Range 08E
	Sections 16	Township 02S	Range 08E
Case Number PZ-001-14			



PZ-001-14

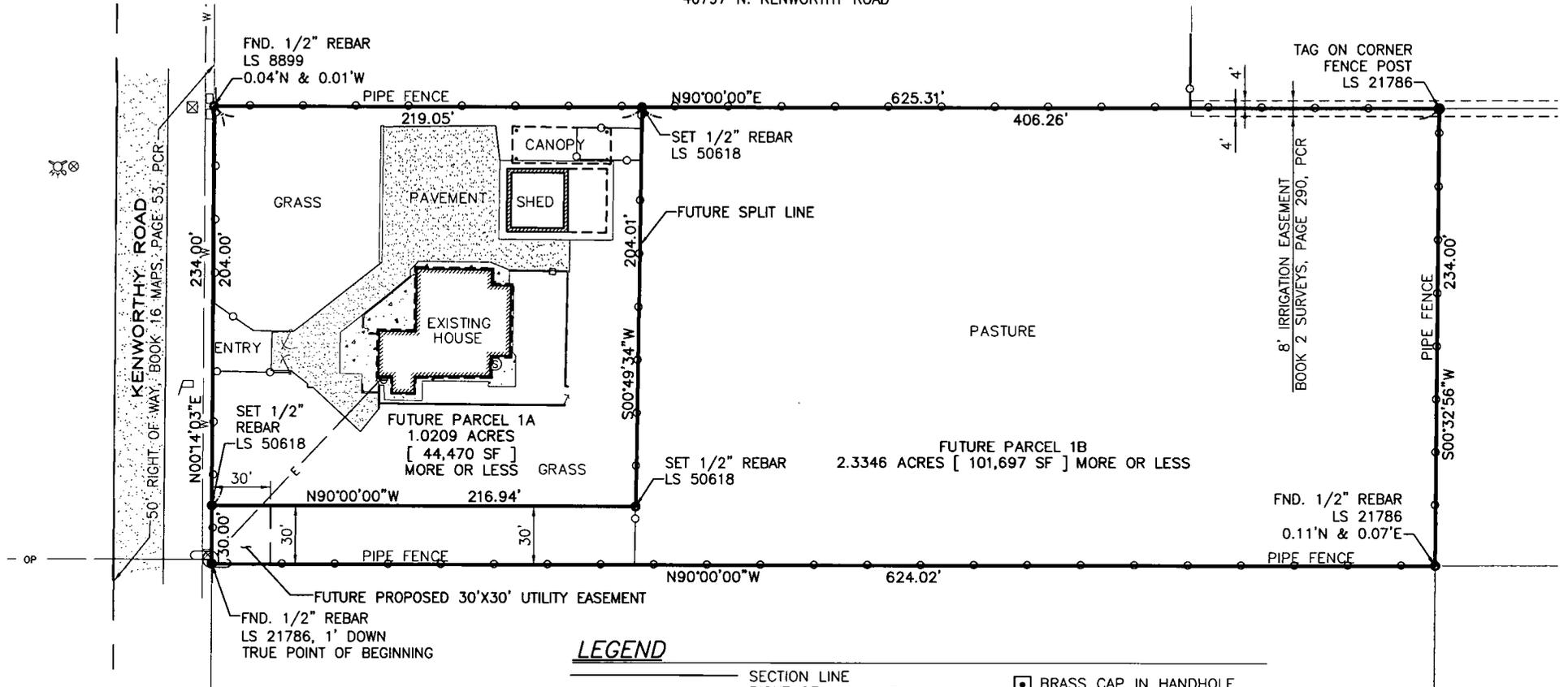
Rezone



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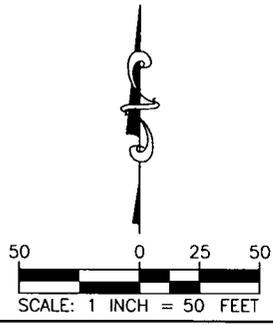
PZ-001-14

A REZONING EXHIBIT
40797 N. KENWORTHY ROAD



LEGEND

- | | | | |
|-------|-----------------------------|---|---------------------------|
| — | SECTION LINE | □ | BRASS CAP IN HANDHOLE |
| - - - | RIGHT OF WAY LINE | ● | BRASS CAP (OR AS NOTED) |
| — | MONUMENT LINE | ○ | REBAR (AS NOTED) |
| — | PROPERTY LINE | ● | FOUND MONUMENT (AS NOTED) |
| — | OTHERS PROPERTY LINE | ⊕ | ELECTRICAL METER |
| - - - | EASEMENT | ⊙ | UTILITY POLE |
| ○ | PIPE FENCE | ⊖ | SEWER CLEAN-OUT |
| FND. | FOUND | ⊗ | TELEPHONE PEDESTAL |
| PCR | PINALCOUNTY RECORDER | ⊗ | FIRE HYDRANT |
| (M) | MEASURED BEARINGS/DISTANCES | ⊗ | WATER METER |
| (R#) | RECORDED BEARINGS/DISTANCES | ⊗ | WATER VALVE |
| | | ⊗ | MAIL BOX |
| | | ⊗ | GATE |



Access: The property is accessible Kenworthy Road.

HISTORY: This property was rezoned from GR to SR in 1971 under planning case PZ-269-71.

ANALYSIS: The applicant is requesting approval of a zone change to R-43. This zone change would allow the development of three lots, however, staff has included a condition that the property may only be divided into two parcels.

To date, two letters in opposition have been received from property owners within the 600ft notification area and 16 letters in opposition outside of the notification area. Two letters in support have been received, one within the notification area and one outside of the notification area.

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

The **Pinal County Air Quality** reviewed the proposal and their comments are attached to correspondence section of this report.

Fit within the neighborhood

The two properties to the north are zoned Suburban homestead, which allows for lots a minimum of two acres in size. Properties surrounding the site to the south, east and west are zoned Suburban Ranch with the minimum lot size being 3.3 acres. The suburban Homestead and Suburban Ranch zones are classified as Rural Zoning Districts, while the R-43 zone is classified as single residence zoning district, with limited agricultural uses. This one lot rezone to allow one acre lots in this area is out of context with the current development pattern.

Additionally, creating the second lot, located behind the existing residence means that access to the rear parcel will be off of a private easement, adding an additional access point along Kenworthy Road, a principal arterial.

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-001-14. 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, Patrick Erickson, 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 SR to R-43.
2. To date, two letters in opposition have been received from property owners within the 600ft notification area and 16 letters in opposition outside of the notification area. Two letters in support have been received, one being within the notification area and one outside of the notification area.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION(PZ-001-14): 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-001-14** 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 3.35± acres covered under case PZ-001-14;
2. Applicant/property owner complete a minor land division, for no more than two (2) lots and complete the conditions enumerated herein, within (2) two 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 may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
4. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
5. if at the expiration of the (2) two year time period the Property has not been completed the minor land division process to create a total of two lots, for which it is conditionally approved,

or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;

6. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
7. the zone change will be shown on the official Pinal County Zoning Map with a “C” indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the “C” shall be changed to an “R” indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
8. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
9. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
10. 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;
11. the layout of the two lots shall be as shown and set forth on the applicant’s submittal documents and site plan dated 12/29/2013; and
12. each lot owner is to provide for review and approval by the County Engineer, a grading plan at the time of building permit application. Each lot is to provide on-lot retention in accordance with the current Pinal County Drainage Manual.

Date Prepared: 03/12/14 – am
Revised:

Rezoning application for the property of:
40797 N Kenworthy Rd
San Tan Valley, AZ 85140

Applicant:
Patrick R Erickson
Address same as property

Rezoning request:
Rezone 3.35 acres from Suburban Ranch (SR) to Residential 43 (R-43) with the results consisting of two separate parcels one of an acre plus and the second parcel of 2.2 acres

Nature of the project: Create 2 separate parcels for single family housing while maintaining livestock and agricultural use.

Conformance to Adopted Comprehensive Plan- Yes

Answers to questions from the Supporting Information sheet provided.

Location and accessibility:
The two parcels will be accessed from N Kenworthy Rd as currently accessed.

Utilities and services: No changes to current services and utilities
Queen Creek Water (formerly H2O) for drinking water,
Queen Creek Ranchos Irrigation for agricultural water
Mesa Gas,
SRP
Various wire and wireless phone companies as well as tv and internet providers.

Neighborhood meeting information as attached

Site plan attached



P I N A L • C O U N T Y
wide open opportunity

Memorandum

Date: March 20, 2014

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

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

Subject: Rezoning Application for PATRICK ERICKSON, Case No. PZ-001-14

The Public Works Department has reviewed the Rezoning Application for PATRICK ERICKSON, Case No. PZ-001-14 and recommends that it be approved subject to the following conditions:

- 1) Each lot owner is to provide for review and approval by the County Engineer, a grading plan at the time of building permit application. Each lot is to provide on-lot retention in accordance with the current Pinal County Drainage Manual;

rev: L. Chow
cc: A. MacDonald



PINAL COUNTY
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: March 13, 2014
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
3/20/14	PZ-001-14	Patrick Erickson	Zone Change	See Comments 1 & 2
3/20/14	PZ-002-14	Edera Weddings and Event Venue	Zone Change	See Comments 1 & 2
3/20/14	PZ(PD)-013-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2
3/20/14	PZ(PD)-014-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2

***Comments:**

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

Note:

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

Within
300'

Ashlee MacDonald

From: [REDACTED]
Sent: Friday, March 07, 2014 4:01 PM
To: Ashlee MacDonald
Subject: PZ-001-14 PUBLIC HEARING/ACTION

Dear Ashlee Macdonald:

Please include me in further notification concerning the land use matter for Planning Case Number PZ-001-14 request for a zone change from SR to R-43.

I am a property owner of two parcels in close proximity to the PZ-001-14 property requesting a zoning change.

Parcel number 104-46-078E9
Parcel number 104-46-09608

I support the zoning request from SR to R-43 contingent on continuing to allow livestock, only one home per parcel (no duplexes, no mobile homes). My thought is adding custom built homes in the neighborhood will raise property values.

I am unable to appear at the hearing on the appointed date.

Sincerely,

Charles W. Miller
[REDACTED]

within 600'
within 300'

Ashlee MacDonald

From: [Redacted]
Sent: Tuesday, February 25, 2014 3:05 PM
To: Ashlee MacDonald
Cc: carl.anderson@pinalcountyz.gov; Cheryl Chase; bill.grubb@pinalcountyz.gov; steve.anderson@pinalcounty.gov
Subject: PZ-001-14 - Erickson

Good Afternoon Ms. MacDonald,

This letter is in reference to the public hearing of rezoning PZ-001-14, Patrick Erickson. Our property, 40850 N Rattlesnake Rd, adjoins Mr. Erickson's on his south/east corner. I would like it to be placed on record that we are vehemently opposed to the rezoning. Mr. Erickson has not provided a reasonable cause for this property to be rezoned. I have listed the following reasons below;

1. Mr. Erickson's reason for rezoning is to provide mother-in-law quarters for his parents; however, he already has an apartment located on the property. This does not represent a true and valuable reason.
2. During the open meeting phase of the rezoning request, we questioned why he was requesting 1 acre zoning instead of a simple lot split (which we oppose, also). Mr. Erickson had no answer for this. His only recourse to the question was that they had 1 acre and smaller lots in the surrounding subdivisions. Not a real reasonable cause for rezoning.
3. This area was specifically designed as a 3+ multi acre suburban farm area. This is represented in the CCR's of the subdivision. Rezoning of this area goes directly against the true nature of our intent.
4. The property that directly adjoins the requested parcel has previously requested rezoning to smaller lots as a speculative venture by an out of state partnership. This was also fought down and denied by opposition from the neighborhood.

It is our grave concern that should this rezoning go through it will enable an out of state partnership to; either join with him to speculate and subdivide the property as they will have a straight through line from Rattlesnake to Kenworthy or force Pinal County Planning to approve yet another rezoning for a speculative venture by an out of state partnership.

The rezoning of this property will impact the entire neighborhood in a very negative way and is opposed by the entire neighborhood. All known previous rezoning requests have been fought down by the residents. There are but a few 3+ acre mini farm parcels left in an area that is rapidly being surrounded by subdivisions. They need to be preserved at all costs.

I will be present at the meeting and would request that I be heard at the hearing.

Sincerely,
Dan and Sharon Heiney





This email is free from viruses and malware because avast! Antivirus protection is active.

Within 600'
Outside 300'

2/28/2014

Pinel County Planning and
Development Services Dept.
Attn: Ashley Mac Donald

Re: PZ-001-14

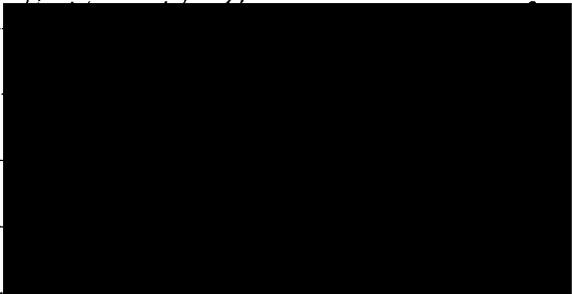
Having resided on this property
for 43 years I am opposed
to the requested zone change.

Properties in this sub-
division were purchased to
pursue a rural lifestyle and
much time and money has been
expended to maintain this.
Rezoning one parcel will set a
precedent in our community.

I do not wish to appear
at the hearing but do
request a denial of the
re-opening.

Sandra A. Stuart

SANDRA A. STUART



PARCEL # 104460680

outside
600'

Steve Abraham

From: Jim Ricker <[REDACTED]>
Sent: Tuesday, December 31, 2013 8:41 AM
To: Steve Abraham
Subject: Re Zoning of 40797 N Kenworthy rd, Queen Creek AZ

Subject: Re-Zoning of 40797 N Kenworthy Rd, Queen Creek AZ. From Suburban Ranch (SR) to R-43 (Residential 1 Acre)

Once again the residents of my area are confronted with a property owner that wants to sub-divide the SR zoned in to a smaller, 1 acre lots for sale and as we all know our area has always been zoned as Suburban Ranch. Most of the properties in our area are 5 acre or just under 5 acre lots. Those of use that have been in this are for many years bought here because we do not want to live in a sub-division, like surrounds use and more have been approved on Kenworthy and Pima. So in short as a 20 year resident of Kenworthy and Rattlesnake rd's, I strongly ask the county to not allow this to happen in our area, and when you buy in this area you know the rules and need to abide by them. It's simple.

Thank you Steve for helping me with this concern, and I hope in the future you can let me know if someone wants to play this game again.

Jim Ricker
[REDACTED]

480-682-8010

outside
600'

Ashlee MacDonald

From: [REDACTED]
Sent: Tuesday, March 04, 2014 8:09 AM
To: Ashlee MacDonald
Subject: Re-zone PZ-001-14

I (James B Winkle) do not want the property re-zoned (PZ-001-14). It would devalue our subdivision 3.5 acre minimum parcels. James B Winkle (104-46-01100) [REDACTED]
Thanks Jim & Joan Winkle

outside
WOOD

Ashlee MacDonald

From: [REDACTED]
Sent: Monday, March 03, 2014 7:46 PM
To: Ashlee MacDonald
Subject: PZ-001-14

Ashlee;

We are writing you in reference to the above proposal #. We do NOT want our properties to have the option to be subdivided into anything smaller than 3.3 acres. We want to preserve the lifestyle and properties the way they are presently. If you have any questions, please give us a call at [REDACTED]

Thank you for accepting this letter.

Sincerely,

Ron and Terri Chambers

[REDACTED]

outside
600'

Ashlee MacDonald

From: ROBERT E WARBINGTON <[REDACTED]>
Sent: Monday, March 03, 2014 4:07 PM
To: Ashlee MacDonald
Subject: In reference to case pz-001-14

We are strongly against subdividing this property. It sets a precedence to allow other property owners do the same.

We live here because most of the people here have horses & cattle. We have fought to keep it a rural lifestyle, & hope that we can preserve the reasons that we moved here. There are fewer & fewer places like this. The way it is right now, you basicly have 3 neighbors. If allowed to subdivide these properties We could end up with 15 or more. Mr Erickson knew the subdividing restrictions when he bought his property. We truely would liketobe able to keep our lifestyle. Thank you. Robert & Cathy Warbington.

[REDACTED]

Property Parcel ID Number 104460250

I Cathy Warbington, would like to speak @ the meeting.

outside
0001

RE: PZ-001-14

March 5, 2014

To Whom It May Concern:

I do not believe this is desirable for any of the current or future property owners. Residential development should take place in areas better suited for both parties. I purchased a 5 acre tract at [REDACTED] with the understanding that there were restrictions in place that prevented the surrounding 5 acre tracts from being subdivided. Allowing some of the 5 acre tracts to be subdivided will diminish the value of both parties' property. You end up with residences next to horse and cattle pens. If this subdivision of 5 acre tracts is allowed, there is sure to be conflict between the rural and urban lifestyle. I am adamantly opposed to allowing this subdivision of the 5 acre tracts.

Parcel # 104-46-03908

GF Farms, LLC

Patrick Guest



Outside 600'

Ashlee MacDonald

From: Robin Silva [REDACTED]
Sent: Saturday, March 01, 2014 7:25 PM
To: Ashlee MacDonald
Subject: PZ-001-14

Our parcel number is 109-44-0500. Russ and Robin Silva 9 [REDACTED]

We would like to submit our opposition to 1 acre parcel. We moved from Gilbert to live here to enjoy our animals and country life. We drive far to work to have this lifestyle. If zoning changes there is no longer need to live in this area. The town should be trying to preserve the acreage.

Thanks for your understanding and time. We hope you will not allow zoning changes.

Sent from my iPhone

outside
600'

February 26, 2014

Pinal County Planning & Development Services Department

PO Box 2973

Florence, AZ 85132

RE: Case number PZ-001-14

My name is Martha Walleen and I reside at [REDACTED] My
parcel number is 10446095E. My phone number is [REDACTED]

I STRONGLY oppose for our subdivision to have lots smaller than 3.3 acres. I have been living in this area since the early 90's and numerous people have wanted to split the properties. We have continually opposed. We want to keep it as multi acre suburban farm land and for animal property. One acre lots are not conducive to having a few animals on the property.

Once One property owner subdivides their property then eventually the suburban farm land will be squeezed out, just like many other areas in the east valley.

Rezoning this area goes directly against the true nature of what we came out here to enjoy.

Please, I urge you to NOT grant this split of property. Mr Erickson, already has two homes on the property.

Unfortunately, I will not be able to attend the meeting. But I do want to be counted as opposing this case.

Thank you for your time,

Martha Walleen
[REDACTED]

Ashlee MacDonald

From: Renate Daniels <[REDACTED]>
Sent: Tuesday, February 25, 2014 12:23 PM
To: Ashlee MacDonald
Subject: FW: Re-zoning PZ-001-14

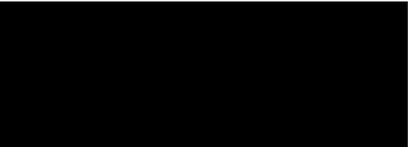
Importance: High

Good afternoon, I am writing concerning the public hearing of rezoning PZ-001-14, Patrick Erickson. My property is in the Queen Creek Ranchos subdivision. I live at [REDACTED] I would like to be placed on record that I oppose this subdivision. I as well as others in the neighborhood purchased property here so we could enjoy our 3 + acre country environment. Most of us have horses and enjoy riding in the area. We need to preserve at all costs subdivisions that have acreage 3 +. Queen Creek and San Tan Valley are well supported by the Equine industry. Acreage is needed (3 +) to properly care for horses and or cattle.

If Mr. Erickson's reason for re-zoning is to allow for a mother-in-law quarters, then this is incorrect, since he has an apartment located on the property. This is not a valid reason for re-zoning. Mr Erickson is only trying to make money by selling 1 acre lots vs. one parcel. This subdivision was zoned 3+ acres for a valid reason and we need to preserve this.... not only for those of us here now, but for our children and their children.

Again, I oppose this or any other re-zoning that would reduce our 3+ acre subdivision.

Renate Daniels parcel 50516002L



outside WOOD

Ashlee MacDonald

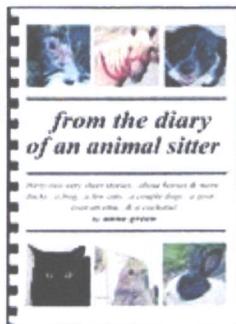
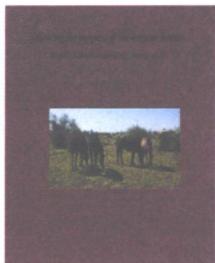
From: A Green <[REDACTED]>
Sent: Thursday, February 20, 2014 7:33 PM
To: Ashlee MacDonald
Subject: response to case number PZ-001-14 re Patrick Erickson property

Property owner Anne Green / Karen Alexander

Parcel number 104-46-0010

Opposed to rezoning, subdividing, opposed to the repeated attempts to subdivide

thank you



following the 4 rescue horses <http://www.blurb.com/>
from the diary of an animal sitter www.amazon.com
cookies from heaven www.amazon.com
www.annegreenstories.com

Outside WOD

Ashlee MacDonald

From: [REDACTED]
Sent: Thursday, February 20, 2014 10:11 AM
To: Ashlee MacDonald
Subject: Ashlee.macdonald@pinalcountyaz.gov.UBLIC ACTION ON CASE # pz-001-14

CASE# PZ-001-14

SHANDA CHAMBERS

I oppose the request of Patrick Erikson rezoning request. The reason being is that this will impact the neighborhood negatively, the reason we bought in this neighborhood is because there was no small acres so that developments could not move in. This are is specifically designed as a 3 + multi acre suburban farm area, that is represented in the CCR's of the subdivision. Rezoning of this area goes directly against the true nature of our intent. I love this neighborhood and would hate to see it go away like so many other neighborhoods like this has.

Thank you,

Shanda

Shanda Chambers

Whitley Machine Inc.

outside 6000'

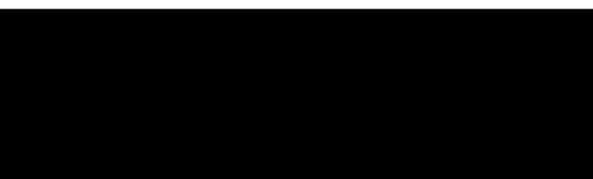
Ashlee MacDonald

From: Shari <[REDACTED]>
Sent: Thursday, February 20, 2014 9:20 AM
To: Ashlee MacDonald
Subject: PZ-001-14 Rezoning of Erickson property

This letter is in reference to the public hearing for rezoning of Mr Erickson's property. We have lived in Queen Creek Ranchos for over 20 years and we have had this issue come up before, and it has been opposed by the residents and declined by the county each time. This community consists of 3+ acre parcels (indicated in the CCR's) and should remain as such. The Queen Creek/San Tan Valley area has very few parcels of this size remaining due to the rezoning of farm land allowing lots as small as 1 acre, therefore the areas remaining need to be preserved.

The people who live in Queen Creek Ranchos bought these properties to have room for their animals as well as not having their neighbors "on top" of the other. We personally missed the open meeting of the initial request, however regardless of the reason we are completely opposed.

Shari and Sherman Brownlee



APN# 104-46-0120

This letter is being resent to include my parcel number as I was not aware it was required.

Sent from Windows Mail

outside
WOOD

Memorandum

To: Ashlee MacDonald (Planning Department Representative)
CC: Steve Abraham (Planning Manager)
From: William Richard & Nancy Kathleen Bratt (Property Owners)
Date: 3/10/2014
Re: Planning Case Number PZ-001-14

Hello Ashlee,

Per the requirements of the aforementioned Case Number PZ-001-14 the following information is provided:

- 1) Planning Case Number: PZ-001-14
- 2) William Richard & Nancy Kathleen Bratt, [REDACTED] Tan Valley Arizona 85140, (Nancy Bratt – [REDACTED]), Property Tax Parcel Number 104-46-003
- 3) Both my wife and I are OPPOSED to any subdividing of properties in this area for any reason. Individuals purchase properties in this area to enjoy the rural life with amenities of acreage, live stock privileges, neighbor proximity, etc. If anyone wants to subdivide, simply sell the property and move into one of the many subdivisions throughout Arizona. This pristine area should stay true to the original intent of suburban ranches.
- 4) We do not wish to be heard at the meeting. However, we will be in attendance!

Respectfully,

William & Nancy Bratt

Outside
WDD'

Ashlee MacDonald

From: Melody Wortman <[REDACTED]>
Sent: Sunday, March 09, 2014 10:18 PM
To: Ashlee MacDonald
Subject: PZ-001-14

In the matter of Pz-001-14, Marvin and Melody Wortman residing at [REDACTED]
85140
phone: [REDACTED] parcel # 104-23-03303, are opposed to the rezoning, and wish to maintain the rural
lifestyle
of Queen Creek Suburban Ranches inc.

Thank You,
Marvin and Melody

Wortman

outside
LODD's

Ashlee MacDonald

From: Kent Coplan [REDACTED]
Sent: Sunday, March 09, 2014 6:08 PM
To: Ashlee MacDonald
Subject: Re: Plan case number PZ-001-14 Patrick Erickson land owner of tax parcel 104-46-078c

To: Steve Abraham, Planning Manager

Ms. Ashlee MacDonald, Planning Department Representative, ashlee.macdonald@pinalcountyz.gov PINAL COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT, PO BOX 2973 (31 N. PINAL ST., BLDG. F) FLORENCE, AZ 85132

Re: Plan case number PZ-001-14

Patrick Erickson land owner of tax parcel 104-46-078c located on E side of Kenworthy Rd. N. of Ocotillo Rd. in the San Tan Valley area.

Good Day,

We are opposed with strong contention with Mr. Erickson's rezoning request for a number of reasons.

- 1 Mr. Erickson's request appears to have contentions with the communities CCR's but has yet to provided sensible cause for their alteration and now is requesting Rezoning
- 2 Mr. Erickson's mentioning of mother-in-law quarter is odd as currently is in existence. His reasoning is not sensible
- 3 Mr. Erickson at an open meeting was questioned as to why he would like 1 acre zoning, his response referred to other surrounding subdivisions have 1 acre and smaller lots. His response once again is not sensible having no reasonable cause for rezoning.

Perhaps Mr. Erickson should sell his property and purchase property in a subdivision which meets his current criteria for living and or investments. This community's subdivision CCR's are designed as minimum 3+ multi acre suburban farm areas. Mr. Erickson's request for rezoning without merit continues with intent of attacking the CCR's. If one views his property one can more than clearly see there is another very large structure on the property which resembles an additional home.

In addition to the CCR's a precedent has been set as property owners of other parcels whom previously requested rezoning to smaller lots with presenting lack of sensible reasoning have been denied by opposition from the neighborhood.

We purchased property in this area because of its united community and providing ability to live in an area which strives to preserve 3+ multi acre suburban farm area.

In conclusion we respectfully request Planning and Zoning Authority in this matter to recognize CCR's have value. Their creation is to provide owners the ability to maintain the resolve in which it's language was intended, and to further promote safeguards in zoning by preserving communities with specificity for residential multi acre lands in Pinal County so families have the option of life style than that of "traditional subdivisions".

It is important to note if this rezoning were granted it would have immediate and long term negative impacts on the entire neighborhood and community which has strived to be what it is today. There are but a few 3+ acre mini farm parcels which remain in existence. Those which do, are rapidly being surrounded by "Traditional subdivisions", where we do not choose to reside. We respectfully request Mr. Erickson's request be denied and Pinal County continue to make every effort to allow for and preserve 3+ multi acre farm area land to exist. We request placement of this letter to record and are unable to attend the land use matter meeting. Thank you.

Sincerely, Kent and Roberta Coplan

Property owners of 4 [REDACTED]
Parcel 104-46-049

Ph#s

[REDACTED]
(Currently we reside at, [REDACTED] in Maricopa County however we are in the process of building a residential home at 4 [REDACTED] Parcel 104-46-049 abiding by the community's CCR's)

Outside 600'

Ashlee MacDonald

From: Nancy K Luge <[REDACTED]>
Sent: Monday, March 10, 2014 4:58 PM
To: Ashlee MacDonald
Subject: Cae: PZ-001-14

Hello Ms. Macdonald

CASE: PZ-001-14
Pinal County Parcel : 104-46-08105
Address: 49927 N. Battleground Rd
[REDACTED]

Opinion:

I object to the Re zoning request by Mr. Erickson from Suburban Ranch to Single Family dwelling. In the past this proposal has been made and my husband and I disagreed with any rezoning to single family dwelling.

The integrity of the Suburban Ranch lots must be preserved to keep contiguous land mass in the area. the rezoning as designated by Mr. Erickson for the single family dwellings is detrimental to the homeowners and neighborhood value. It is true there are developments in nearby areas, however this does not preclude the idea that the Suburban Ranch area as currently existing should be converted.

My property faces the 10 acres that was previously denied single family housing on small lots with only one access road. My property faces the back of Mr. Erickson's property and I believe that the vacant 10 acres contiguous to Mr. Erickson's property is extremely vulnerable to any potential single family rezoning which will cause a precedent for future builders.

I will not be present at the meeting however I vote against any rezoning from the Suburban Ranch designation.

Regards,
Mrs. Harry Luge (Nancy)
[REDACTED]

Ashlee MacDonald

From: Birgit Spencer [REDACTED]
Sent: Monday, March 10, 2014 4:23 PM
To: Ashlee MacDonald
Subject: case number is PZ-001-14

I would like to voice my opinion that I am against the changes proposed by Patrick Erickson. In my opinion, it is imperative that the type of property (min. 3.3 acres) is being maintained. We have enough cookie cutter subdivisions that surround us! Let's keep our property values up and let the type of people live in this area that appreciate not splitting parcels into smaller lots than 3.3 acres.

Birgit Spencer
Address: [REDACTED]
Parcel # 104-27-013J

outside 600'

Ashlee MacDonald

From: Linda Weiland [REDACTED]
Sent: Monday, March 10, 2014 11:37 AM
To: Ashlee MacDonald
Subject: case number is PZ-001-14 Patrick Erickson

Linda and Richard Weiland
[REDACTED]

Email: RLKWEILAND@AOL.COM

Parcel #104-46-076H

Re: **case number is PZ-001-14 Patrick Erickson**

Supervisors:

We have lived on the corner of Joy Dr and Coyote for 16 years. We have seen all of the "Rural Country Lifestyle" campaigns defeat anyone who wishes to split their properties for personal, financial or other various reasons. The Pinal County Supervisors have been singularly accommodating in every case.

We have also seen the influx of businesses quietly being injected into our "rural lifestyle" neighborhood:

We have a rodeo arena – Rattlesnake Arena – doing horse shows, ropings, cuttings, etc. many nights and weekends with the traffic & dust of horse trailers and trucks, high voltage lights, and loud announcers blaring until after dark and sometimes past 10 pm. It seems there is a storage company also on this property – large dump truck and equipment setting on the corner for years. A travel trailer has just been parked there as well.

We have a ceramics shop on the corner, a construction company with torches and large equipment, an industrial sized building on Kenworthy with a parking lot and a huge dressage training facility with many clients driving in and out.

And lastly – H2O – at the end of Joy and Schnepf Rd – a strong political company complete with trucks, equipment, buildings and storage tanks.

Where was the dissenting crowd to this affront to the "rural lifestyle"? The conclusion we draw from this stark comparison is that the "Rural Lifestyle" advocates prefer businesses being in our neighborhood to homes and families.

We do understand the philosophy for the movement for rural lifestyles – we do not agree with groups forcibly infringing on the rights of their neighbor to use their land as they choose.

If it is acceptable to run a business on your land in our neighborhood – it should be acceptable to split your land for profit as well.

We fully expect the identical outcome for the Erickson's as every other neighbor that wanted to realize a profit from the rezoning they requested. Guess they need to open a business instead.

We do not know if we are available to appear on 03/20/14.

Linda and Richard Weiland

From the Gilbert Green Team: Please consider the environment before printing this email.

Under Arizona Law, email to and from public entities may be public records subject to release upon request. This message (including any attachments) contains information intended for a specific individual and purpose. If you are not the intended recipient, please notify the sender immediately by either reply email or by telephone and delete this message from your system.

WHO: You are invited to a neighborhood meeting

WHAT: To discuss issues concerns with a proposed rezoning of the residential property located at 40797 N Kenworthy Rd San Tan Valley AZ

WHEN: Dec 30th at 4 PM through 7 PM

WHERE: At the Edward Abbey Conference Room of the Queen Creek Library 22350 S. Ellsworth Rd. Queen Creek, AZ

WHY: Pinal county ordinances require a mail out notification of the neighborhood meeting to all property owners within 1200 ft of the affected property for all rezoning applications.

BOTTOM LINE: The zoning request is to change from Suburban Ranch (SR) to R-43 (residential 1 acre) which means it would continue to allow livestock and only one home per parcel (no duplexes, no mobile homes).

Sign In with Name and Address

Neighborhood meeting for Rezoning request
for property located at:

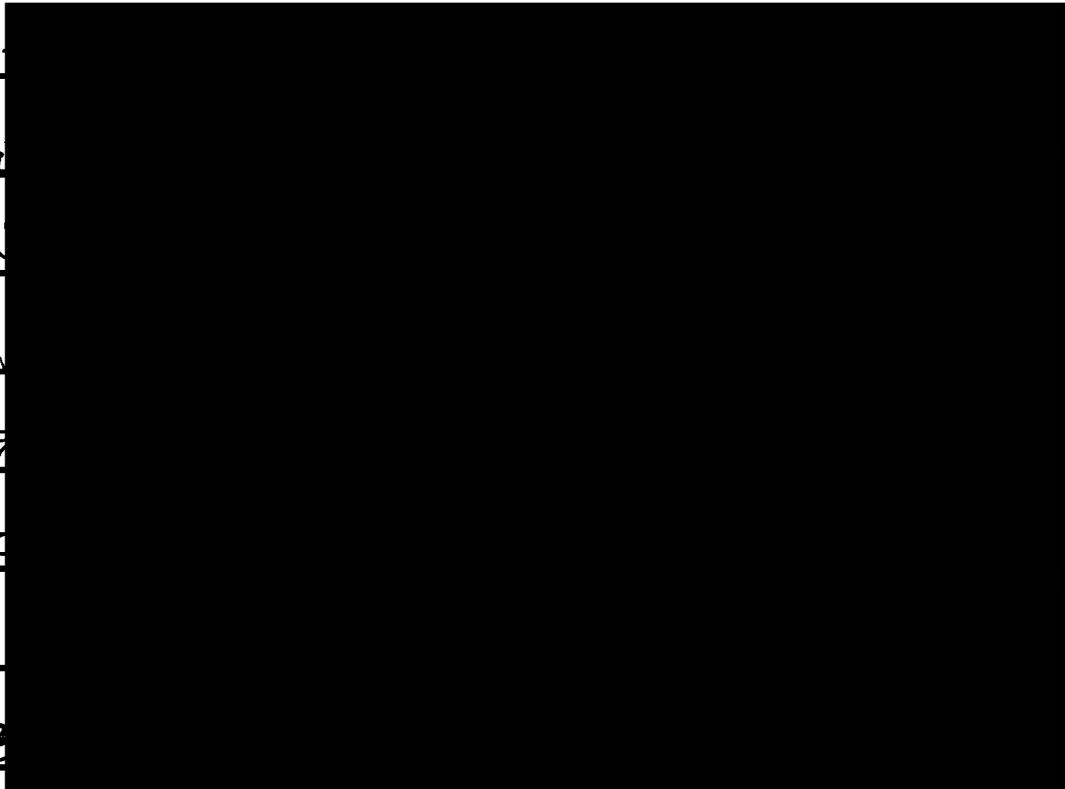
40797 N Kenworthy Rd San Tan Valley

30 Dec 2013, 4-7 PM at Queen Creek Library

Sign In with

Name and Address

- Cathy Johnston
- Ronald G. (Buck) Pa
- Megan Reuther 41818N
- Lindsay Morris 2432 E.
- JANET SIKIDTOR 4099
- DANIEL GONZALEZ
- Julia MacDougall
- DAN HEIDY 108



- -----
- -----

4
11

(Within 600ft Buffer)

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

- GREAT concern that ^{the} property that is requesting zoning is contiguous to a 10 acre property that has previously requested and denied rezoning. One (1) acre parcels are not consistent with the ~~entire~~ neighborhood and not compatible with our property or lifestyle. These properties are both bordering ours.

Name and address DAN HEINEY



(within 1200' buffer
outside of 600' buffers)
805'

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

No on 1 acre parcels in Green Creek Ranches
development. Min Acreage is 3.3 Acres

Name and address Janet Singleton 4 [REDACTED]

(outside of 1200' buffer)
2015'

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

No Thank you!! We live this lifestyle because we like the distance
of our neighbors as is!! No smaller than 3 1/3 ...

Name and address Lindsay Morris [REDACTED]

(outside of 1200' buffer)
3600'

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

We are not interested in having close neighbors. We live in that area for the rural feel.

Name and address Megan Rauther
in lieu of
Bessie Horton



(outside of 1200' buffer)
3770'

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

Can't Break it Down in Acre's By LAW!!!
This property owners acquired these properties for the reason
no one could subdivide To A higher density housing Per Parcel
IF This property is allowed to be rezoned & subdivided
it will be the beginning of the end for way of life.
we all Preferred was the reason we moved & purchased

Name and address DANIEL GONZALEZ
[REDACTED]

12/30/13

(outside of 1200' buffer)
4993'

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

Queen Creek Ranches Property should not be subdivided as per the CC&Rs. All Property owners acquired these Properties for the reason no one could subdivide to a higher density housing per parcel. If this Property is allowed to be rezoned & subdivided it will be the beginning of the end for way of life we all preferred & was the reason we moved & purchased Property in Queen Creek Ranches.

Name and address Ronald G. & Barbara K. Patterson
Ronald G. Patterson
12/30/13

(outside of 1200' buffer)
5418'

Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

This property is zoned for 3 1/2 of 5 acre parcels
only it is rural horse properties. We ~~only~~
would like to keep it that way. If we let one
home owner subdivide we are afraid ~~we~~ that will
set a ~~precedent~~ precedence that will be hard
to break.

Name and address

Cathy W. Wainwright
40797 N Kenworthy Rd
San Tan Valley, AZ 85140



(outside of 1200' buffer)
6348'

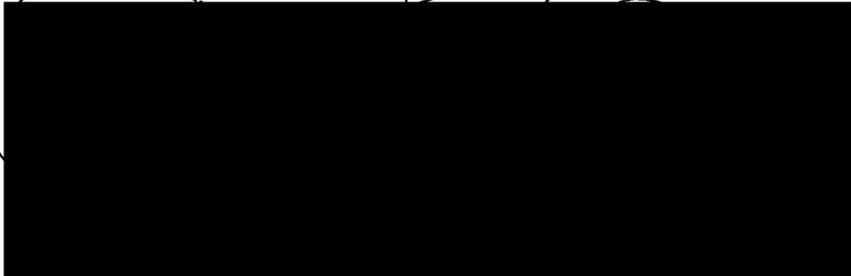
Issue or Concern

(rezoning of 40797 N Kenworthy Rd San Tan Valley 85140)

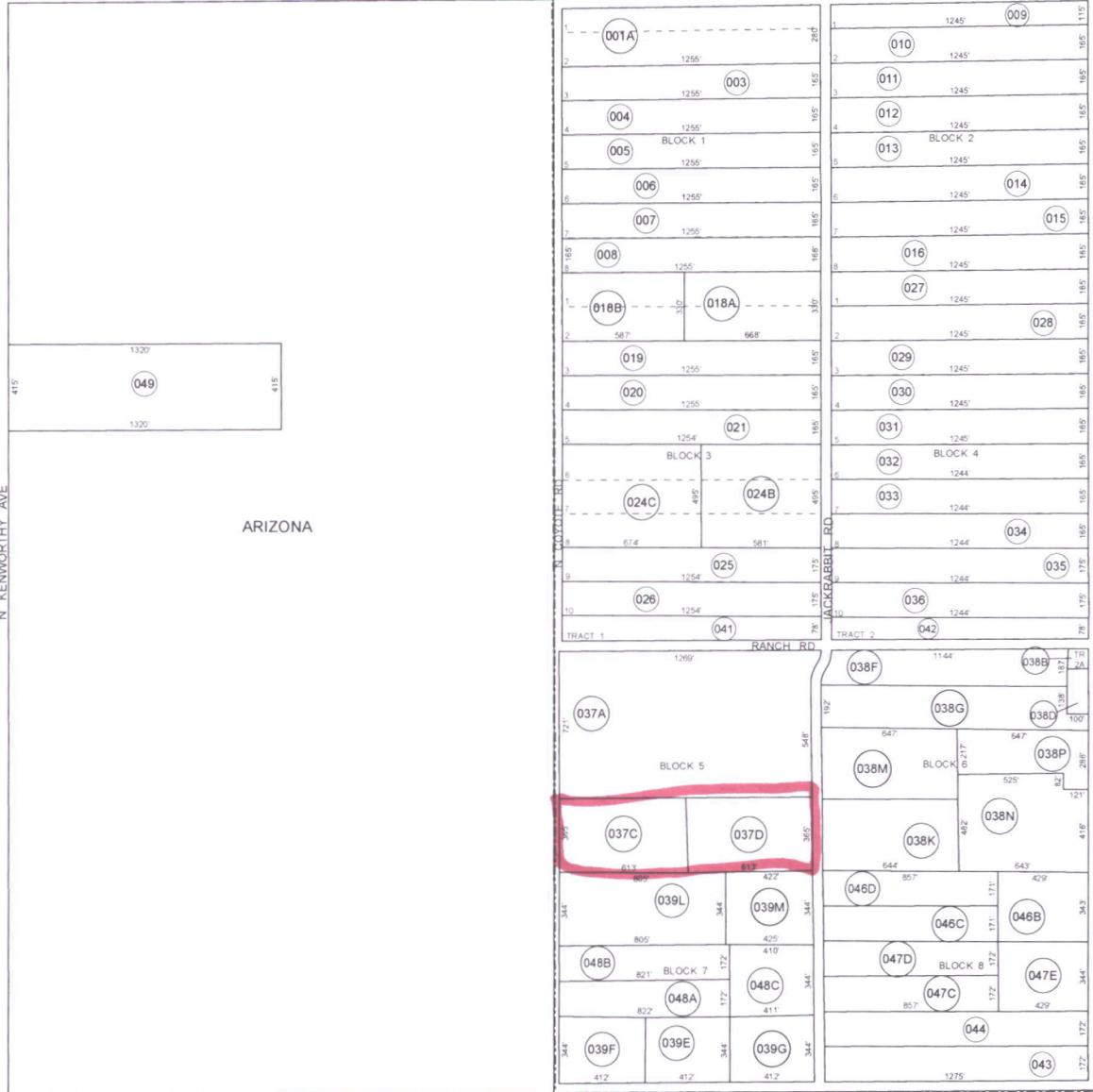
Our current zoning is a minimum of 3.3 acres
We want to preserve our lifestyle. By letting
someone rezone smaller we feel ~~that~~ it would put our
property & lifestyle in ~~serious~~ danger.

Name and address

Julia Woodruff



SEE MAP 104-22_1
E GERMANN RD



E PIMA RD
SEE MAP 104-46

SEE MAP 104-23

N KENWORTHY AVE

ARIZONA

SEE MAP 104-22_1

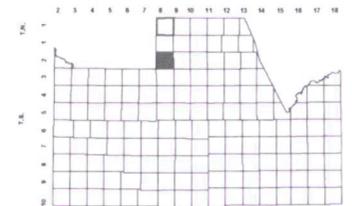
BOOK - MAP

104-47

SEC. 9 T.02S. R.08E.

QUEEN CREEK RANCHOS AMENDED
BOOK 17 - PAGE 29

LOCATION MAPS



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION



Revised: 11/14/2011

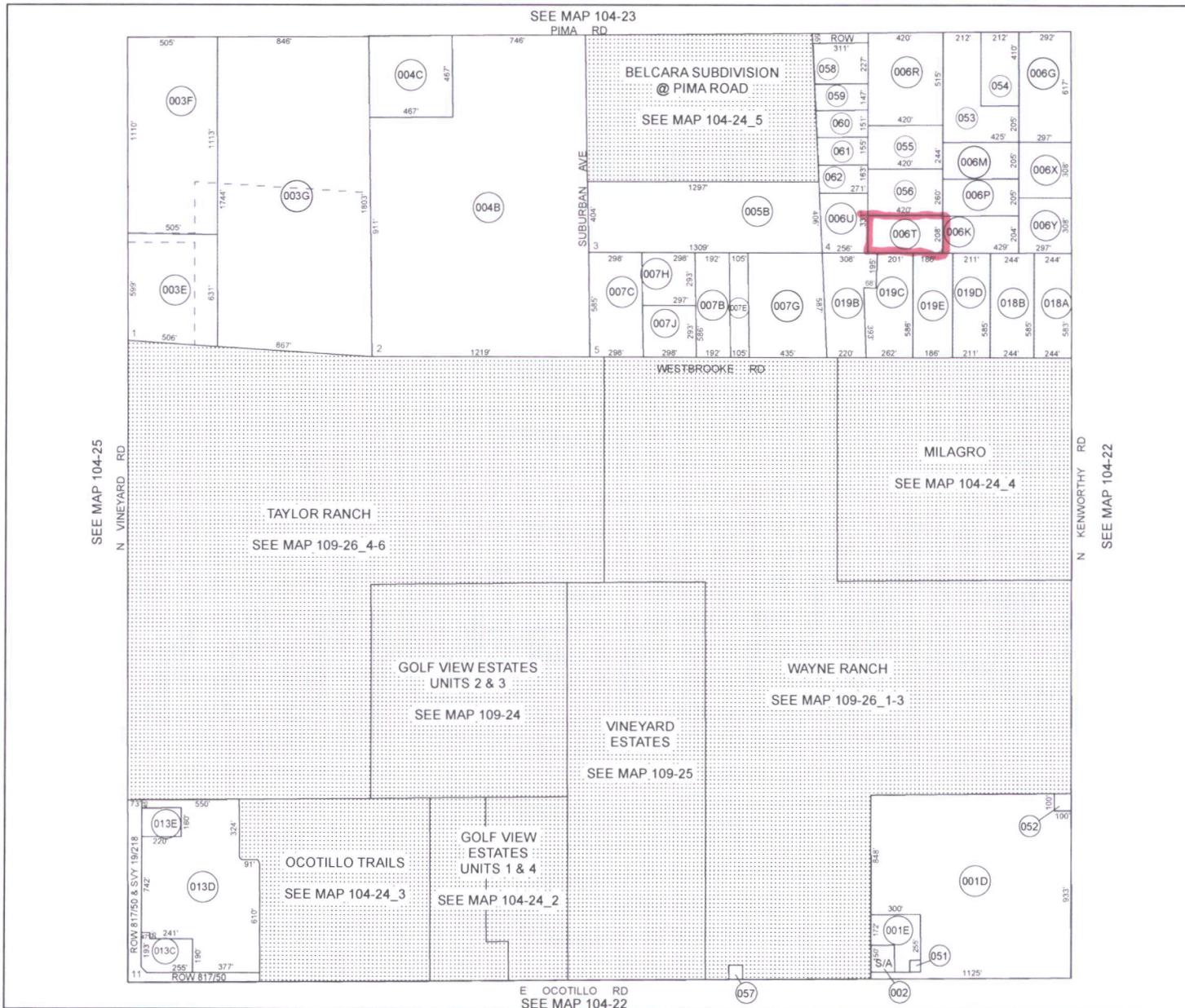
By: AHB



PINAL COUNTY
wide open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.



BOOK - MAP
104-24_1
SEC. 17 T.02S. R.08E.
SUN VALLEY FARMS UNIT II
SURVEY BOOK 1 - PAGE 33

LOCATION MAPS
R.8
T.02

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION

0 500
Feet

Revised: 5/16/2012
By: AHB

PINAL COUNTY
with open opportunity

Pinal County Assessor

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Summary of discussions of the neighborhood meeting concerning the rezoning application of Patrick Erickson 40797 N Kenworthy Rd San Tan Valley AZ 85140 held at the Queen Creek Public Library on 30 Dec 2013 from 4 PM until approximately 8 PM.

At 4 PM 8 individuals signed in and discussions started on a wide range of topics, everyone present was friendly and courteous. The conversations began after I made a request for any concerns or issues on my rezoning application that I have started at Pinal County.

A brief summary:

We spoke about “rural lifestyle” preservation as a concern. I had present the SR zoning and the R-43 zoning details for any interested party to review. I explained that R-43 zoning is very similar to the current SR zoning in that it allows livestock and other amenities that is normally included as descriptive of a “rural lifestyle”.

We spoke about “precedence” and I mentioned that within 1200 feet of my property there were numerous zoning classifications and that was to be expected. I spoke of the property to my North, which was rezoned several years ago, and the properties to the West and South, which are now subdivisions.

I answered a question about why I did not mail out an invitation to everyone within 2 miles, I explained the county requires a mailed invitation to all property owners within 1200 feet but anyone could attend. (Note, only one individual present received the mail invitation, the other 7 individuals present have properties from 2000-6500 ft distance from mine.)

I spoke about the recent Pinal County Comprehensive Plan for the future and several individuals spoke about “well 20 years ago”. I mentioned that since I purchased my home over 2000 homes have been built on the vacant lands within a ½ mile radius on lots much smaller then the proposed 43,000 sq ft.

One individual thought that it would be best if they all just signed one written statement and another individual suggested it would be better if they all wrote up their own thoughts individually. I suggested that the county expected individual concerns but everyone could do as they wished. I would collect the issues or concerns and present them with my application. One individual asked how he could be certain that the County receives his concern and I talked about the County’s website where he could review rezoning applications and how all documents are scanned and then placed in the packet for anyone to review.

I recommended any concerned individuals review the website and reading up on the rezoning ordinance and current and past rezoning applications. I explained that I was following the rezoning procedures in Chapter 2.166

I explained that my rezoning application if approved would allow me to make my property into 2 parcels and each parcel would be allowed to have a conventionally built home on it. No mobile homes or duplexes are allowed under R-43. I explained that this density of "dwelling units" fits well with the Comprehensive Plan and has the same density of dwelling units allowed per acre as the 2 properties to my North, and many of the properties to the Southwest.

At approximately 5:30 PM we decided that enough had been discussed and several individuals asked about what is next? I replied that I would have to complete my application and submit it and then the county would review and sometime in the future if there is a public meeting for the P&Z Commission there would be another mail-out to property owners but everyone would be allowed to attend that meeting as well. I thought that the earliest that meeting could take place would be Feb/Mar timeframe.

At 6 PM another property owner (a married couple) and we spoke of the same issue/concerns. Their property is within 600 ft of mine and their written concern is that the property bordering to their North will attempt to rezone. I explained that I have no specific knowledge of the intentions of any other property owners but I have watched this area "grow" for the last 42 years and for the most part, the property sizes have been growing smaller.

At approx 7:45PM I locked up the meeting room and started writing up these meeting minutes/summary.

Patrick R. Erickson



The plan writes about the following objectives which are particularly pertinent in this rezoning action.

OBJECTIVE LU2: Provide for the coexistence of urban and rural land uses.

LU2.1 Encourage the protection, preservation, and maintenance of existing rural land uses and rural character of the County by encouraging a mix of low density/residential development in addition to medium and high density residential development.

LU2.2 Encourage the preservation and protection of rural areas by safeguarding horse privileges and buffering from higher density areas.

LU2.3 Encourage adequate separation between intensive urban and rural land uses.

LU2.4 Encourage the establishment of diverse, compatible, and functional land use patterns.

LU2.5 Encourage existing non-incorporated communities to grow at a rate they Consider desirable, within the limits of acceptability to both the citizens of the jurisdiction as well as the County, while preserving and improving the quality of life and the aesthetic and functional fitness of land uses within the County.

LU2.6 Pinal County should coordinate and cooperate with the Arizona State Land Department on the planning of State Trust lands within Pinal County.

LU2.8 Encourage new developments to locate where amenities and infrastructure already exist, are planned, or will be provided.

In addition, the Planning commission has on many occasions taken an interest in these five issues, which also are pertinent to this rezoning application.

- 1) Compliance with Comprehensive plan. This is an effort to achieve compliance with stated residential densities.
- 2) Increase tax base. This application will benefit the county by increasing the tax base in order to provide additional operation and maintenance money for desired infrastructure improvements.
- 3) Buffer zones. The commission has heard many times about the desire to have 1 acre lots next to communities with the 3.5 DU per acre. This application provides for that desire.
- 4) Dust control. The current use as 1 residential home and an animal pasture requires the discing of fields and berm maintenance, ie creating a lot of dust. This application would minimize or alleviate the requirement for discing.
- 5) Water conservation. This application will reduce water consumption for these 3.35 acres by several millions of gallons per year based on past water usage (1500 GPM for irrigation, past use = 2-3 million gallons per year, future projected use <1 million for irrigation of pasture).

13. **Explain why the proposed development is needed and necessary at this time.** It seems that the county has envisioned a higher density use on the properties in this area and that vision is quickly becoming buildings on the ground with the continued construction of homes on adjacent properties. Over 4000 homes have been built within a one-mile radius of this property in the last 10 years and there are currently 3 new "communities" under construction at this time within one mile adding another 400+ homes to the density level. Medium power electric lines have been installed on Kenworthy, cell towers are within 600 ft, increased traffic from the >2000 homes emptying out on Kenworthy within 1 mile of this property indicate that "progress" is being made towards the county's goal of an "urban" setting. This application builds on that progress, doesn't fight the future and is being made within the county vision, helping the property owner, the surrounding property owners, and the county. I have elderly parents and have asked for a rezoning of my property to build another house that would aid in their care. The house would be on a separate lot and thus could be financed and later sold if necessary. The majority of properties within 1200 ft radius are much smaller then 3.35 acres and the recent developments are on lots of 4-5000 sq ft

Exhibit "A"
Legal Description

PARCEL NO. 1:

THAT PORTION OF BLOCK 21 OF QUEEN CREEK RANCHOS, AS RECORDED IN BOOK 16 OF MAPS, PAGE 53 AND AMENDED IN BOOK 17 OF MAPS, PAGE 29, PINAL COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 50 FEET;
THENCE NORTH 0 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 50 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 21;
THENCE CONTINUING NORTH 0 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 468.27 FEET AND THE TRUE POINT F BEGINNING;
THENCE CONTINUING NORTH 0 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 234.00 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 625.31 FEET;
THENCE SOUTH 0 DEGREES 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 234.00 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 624.02 FEET TO THE POINT OF BEGINNING.

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

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

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

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

I hereby verify that the name list above was obtained on the 30th day of Dec, 2013
 _____, at the office of Maricopa / Pinal County, and is accurate
 and complete to the best of my knowledge.

[Signature]

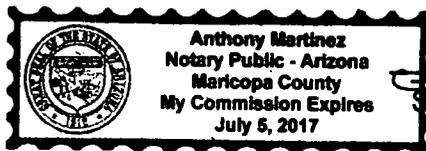
 Signature

30 Dec 2013

 Date

Acknowledged before me by Anthony Martinez, on this 30th
 Day off December, 2013.

(SEAL)



[Signature]

 Signature of Notary Public

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

104220410 HANNA SALIM Y & NOUAL A, 118 N GILBERT RD GILBERT, AZ 85234	10424001D GANTZEL MAURINE L TR, GANTZEL FAM TRUST 4099 E MEADOWVIEW DR GILBERT, AZ 85298	104240520 VALLEY FARMS UNIT II OWNERS ASSOCIAT 41968 N OUTBACK RD SAN TAN VALLEY, AZ 85140
10427031D DEMURO ENTERPRISES, 114 MARY ST WINNETKA, IL 60093	104460680 STUART DWIGHT TR, 41162 N RATTLESNAKE RD SAN TAN VLY, AZ 85140	104460690 B & M HATCH FAMILY TRUST, 41110 N RATTLESNAKE RD QUEEN CREEK, AZ 85140
10446078A HOGGE KENNETH, HOGGE JUDY 71540 SWEETWATER LN RAINIER, OR 97048	10446078B JACK GREGORY L & RHONDA, MCKINNON MCKE 40859 W KENWORTHY RD SAN TAN VALLEY, AZ 85140	10446078C ERICKSON PATRICK R, 40797 N KENWORTHY RD QUEEN CREEK, AZ 85140
10446078E RATTLESNAKE & OCOTILLO LLC, 2805 ROLFE RD MASON, MI 48854	10446078G FURLONG CLARK E, FURLONG SUSAN C 1884 S RACINE LN GILBERT, AZ 85295	10446078H HARMAN DAVID & GAIL LIV TRUST, PO BOX 3203 PALMER, AK 99645
10446078J WORKMAN EDMOND R, 41053 N KENWORTHY RD QUEEN CREEK, AZ 85140	104460960 RATTLESNAKE & OCOTILLO LLC, 2805 ROLFE RD MASON, MI 48854	104460970 HEINEY DANIEL M & SHARON J , 40850 N RATTLESNAKE RD SAN TAN VALLEY, AZ 85140
10921272B MOONSHADOW HOMEOWNERS ASSOC, 2487 S GILBERT RD STE 106-622 GILBERT, AZ 85295	109262010 HAYWOOD ORLANDO & TIFANI, 41139 N ROSE LN SAN TAN VALLEY, AZ 85140	109262020 MIKE JACOBS FARMS INC, 4536 S BUCKSKIN WAY CHANDLER, AZ 85249
109262030 PFANNENSTIEL SCOTT B, 41103 N ROSE LN SAN TAN VALLEY, AZ 85140	109262040 FRANCO ALFRED, 41083 N ROSE LN SAN TAN VALLEY, AZ 85140	109262050 JACOBS RANDY E, 1767 E MAGNUM RD SAN TAN VALLEY, AZ 85140
109262060 KHAIRATE RAVI S & NISHA, 3067 E ORIOLE DR GILBERT, AZ 85297	109262070 KNOTT JOSEPH L & LESLIE I , 1731 E MAGNUM RD SAN TAN VALLEY, AZ 85140	109262080 HERNANDEZ DAVID, 1713 E MAGNUM RD SAN TAN VALLEY, AZ 85140
109262090 CONTRONE MICHAEL ANTHONY , 1695 E MAGNUM RD SAN TAN VALLEY, AZ 85140	109262390 SMITH DENNIS W, 113 POPLAR ST DINGMANS FERRY, PA 18328	109262400 MCCRAY JOHNNIE L, 1750 E MAGNUM RD SAN TAN VALLEY, AZ 85140
109264240 WAYNE RANCH COMMUNITY ASSOCIATION, WAYNE RANCH COMMUNITY ASSOCIATION, 7255 E HAMPTON AVE STE 101 MESA, AZ 85209		

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.

Patrick R. Erickson 40797 N Kenworthy Rd
San Tan Valley 85140

480.677.3929

Name of Landowner (Applicant)
Number

Address

Phone



patrickerickson28@gmail.com

Signature of Landowner (Applicant)
Address

E-Mail

Name of Agent
Number

Address

Phone

Signature of Agent
Address

E-Mail

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

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:

- 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:

- 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
- NA 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:

- 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.
- NA 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:

- 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.



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).



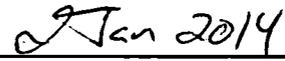
N. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. *(See page 12 & 13 of this application for illustrative details).*



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

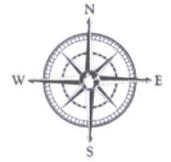

Date

1200 ft Buffer around 40797 N Kenworthy Rd

1/2/2014



Pinal County Web Map



Scale 1:7,500
111° 33' 03.848" 33' 14' 57.035" Scale 1:7,500

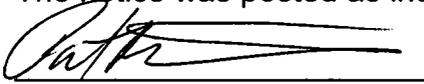
Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, Patrick Erickson, Applicant for case RZ-001-14 (Case number), personally caused 1 sign(s) to be posted in a visible place on or near the proposed project site on 19 Feb 2014 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Rezoning (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.



Applicant

STATE OF ARIZONA)

) ss:

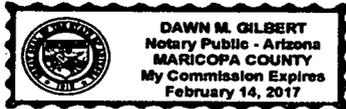
COUNTY OF PINAL)

Subscribed and sworn to me by Patrick Erickson this 19 day of February, 2014.



Notary Public

My Commission Expires: 2/14/2017



Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

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 result of this rezoning application will be two large lots with single family homes. One lot of 1.4 acre and 1 lot 2.2+ acres

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:

Roads are already in place, no necessary actions or improvements required

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 construction of an additional single family home will provide limited jobs to construction personnel but will provide temporary jobs.

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:

Large lots are the result of this rezoning application preserving open space.

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:

Approval of this rezoning will reduce the irrigated portion of the parcel potentially saving 1.5 million gallons of water per year.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The existing roads and trails allow for safe walks or rides.

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:

It will add one additional property to the tax base

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

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.

N/A

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.

N/A

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

Single family homes

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:

Creates some temporary construction jobs 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.

Please explain:

The rezoning will allow both parcels to house equestrians and allow agriculture to continue

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:

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:

This area has been agriculture related for over 50 yrs. This rezoning will allow agriculture to continue.

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:

This rezoning will conserve approximately 1.5 million gallons of water per year.

PZ-002-14



P I N A L • C O U N T Y
wide open opportunity

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: March 20, 2014

CASE NO.: **PZ-002-14 (Edera Wedding and Events)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: portion of the NW ¼ Section 11, T01N, R08E G&SRB&M (legal on file)

TAX PARCEL: 100-01-001S

APPLICANT/LANDOWNER: Keith and Karen Spaulding

REQUESTED ACTION & PURPOSE: requesting approval of a zone change from CB-2 (General Business Zone) to C-3 (General Commercial Zoning District) on 4.81± acres to plan and develop the Edera Wedding and Event Venue

LOCATION: Located on the south side of Highway 88, west of Mountain View Rd in the Apache Junction area.

SIZE: 4.81± acres

COMPREHENSIVE PLAN: The subject property is designated Very Low Density Residential. The requested zoning and use are compliant with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property was rezoned from CR-1 to CB-2 in 2012 under planning case PZ-009-12. The property does have an existing masonry fence along the north and east property lines and a portion of the western boundary, however, the remainder of the site remains undeveloped.

SURROUNDING ZONING AND LAND USE:

North: GR and (CR-1) PZ-016-85; vacant

South: City of Apache Junction; BLM Land; vacant

East: (CB-1) PZ-018-95; vacant

West: (CB-1) PZ-005-97; retail building and (CR-1) PZ-016-85; Vacant

PUBLIC PARTICIPATION:

Neighborhood Meeting: December 26, 2013

Neighborhood and agency mail out: February 13, 2014

News paper Advertising: February 27, 2014

Site posting: County March 3, 2014 Applicant: February 18, 2014

FINDINGS:

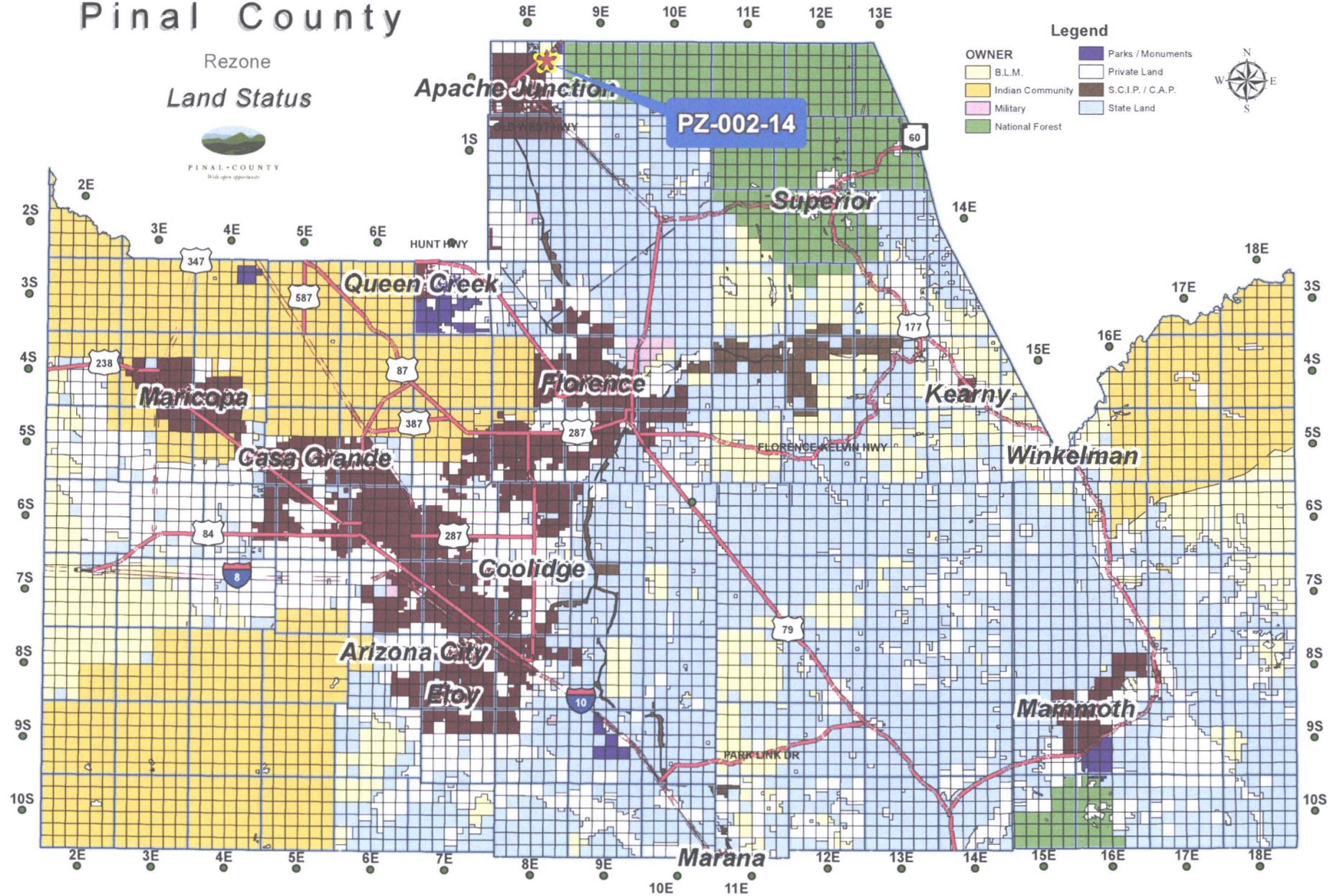
Site data:

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

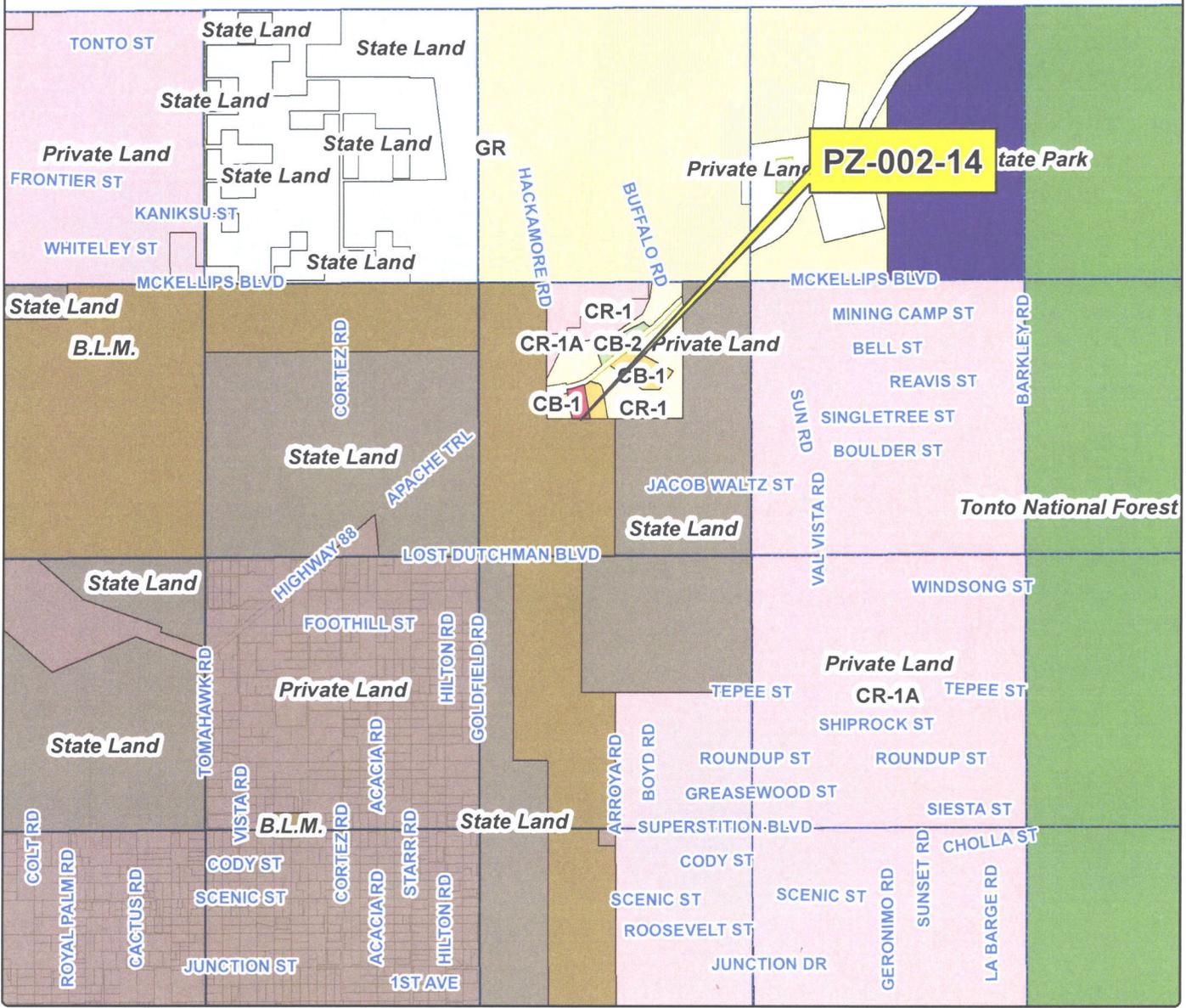
Water/Sewer: Arizona Water Company/Septic

Pinal County

Rezone
Land Status



Maricopa County



Rezone

Planning & Development Services



PINAL COUNTY
Wide open opportunity

SPAULDING KEITH

Legal Description:
Sited in a portion of the Section 11, T01N-R08E, G&SRBAM, 100-01-001S. (legal on file) (Apache Junction area).

T01N-R08E Sec 11

	SPAULDING KEITH		
	Drawn By: GIS/IT/LJT	Date: 02/11/2014	
Sheet No. 1 of 1	Sections 11	Township 01N	Range 08E
Case Number: PZ-002-14			



Rezone

PZ-002-14 - PUBLIC HEARING/ACTION: Keith and Karen Spaulding, applicant/landowner requesting approval of a zone change from CB-2 (General Business Zone) to C-3 (General Commercial Zoning District) on 4.81± acres to plan and develop the Edera Wedding and Event Venue; situated in a portion of the NW ¼ Section 11, T01N, R08E G&SRB&M, tax parcel 100-01-001S (legal on file) (located on the south side of Highway 88, west of Mountain View Rd in the Apache Junction area).

Current Zoning: CB-2
 Request Zoning: Rezone
 Current Land Use: VLDR



PINAL COUNTY
Wide open opportunity

Legal Description:
 Situated in a portion of Section 11, T01N, R08E, G&SRB&M, 100-01-001S (legal on file)
 Apache Junction area)

T01N-R08E Sec 11



Owner/Applicant: SPAULDING KEITH			
Drawn By: GIS/JTL/LIT	Townships: 01N		Date: 02/11/2014
Sections: 11	Range: 08E	Case Number: PZ-002-14	
Sheet No: 1 of 1			

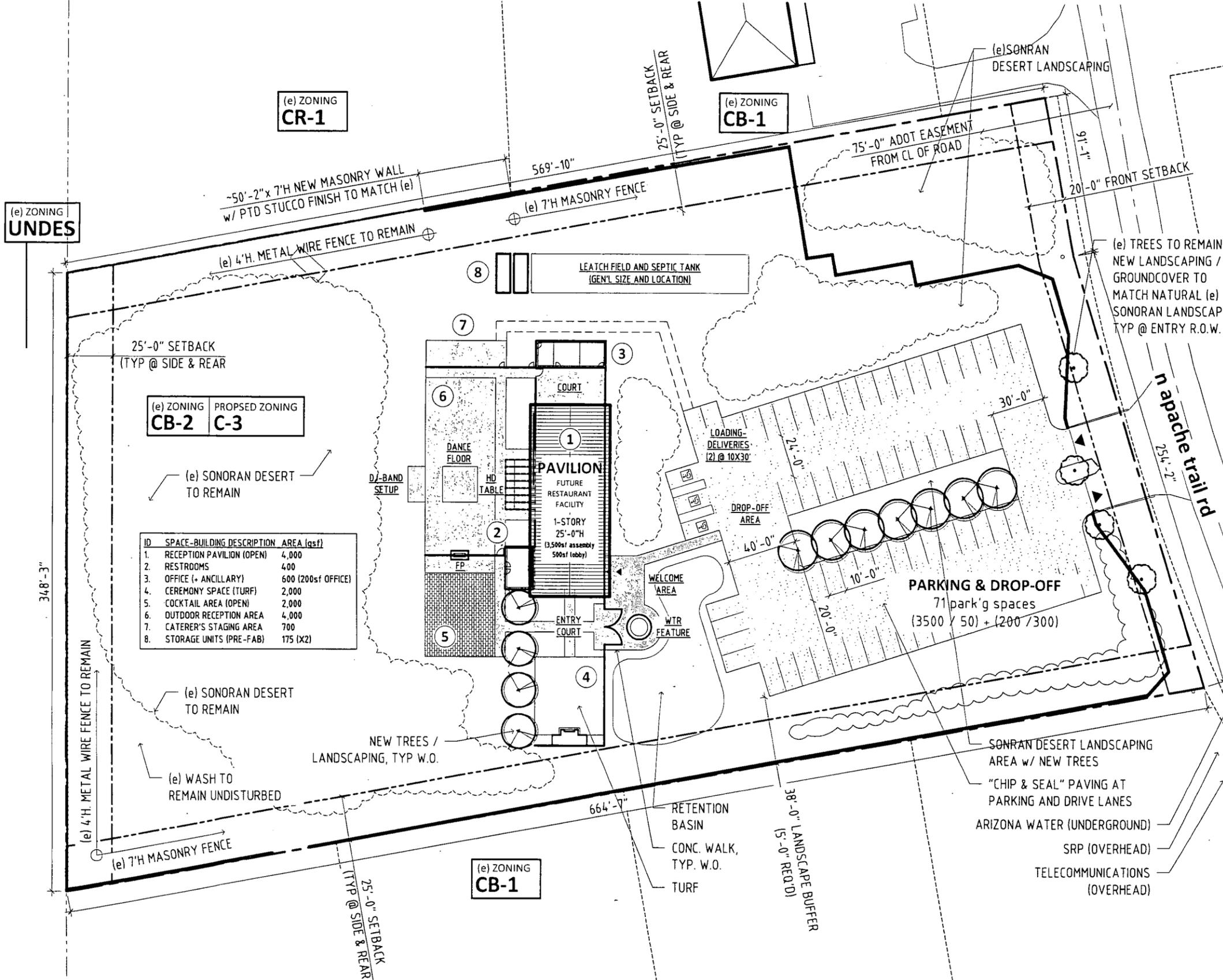


Rezone



PINAL • COUNTY
Wide open opportunity

PZ-002-14



ID	SPACE-BUILDING DESCRIPTION	AREA (gsf)
1.	RECEPTION PAVILION (OPEN)	4,000
2.	RESTROOMS	400
3.	OFFICE (+ ANCILLARY)	600 (200sf OFFICE)
4.	CEREMONY SPACE (TURF)	2,000
5.	COCKTAIL AREA (OPEN)	2,000
6.	OUTDOOR RECEPTION AREA	4,000
7.	CATERER'S STAGING AREA	700
8.	STORAGE UNITS (PRE-FAB)	175 (X2)

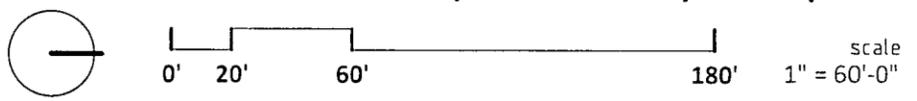
general notes

- CURRENT ZONING DESIGNATION: CB-2
 PROPOSED ZONING DESIGNATION: C-3
- DEVELOPMENT SERVICES CODE:
 CHAPTER 2.325
 'C-3 GENERAL ZONING DISTRICT'
- 2.325.040 Development standards.
- A. Minimum lot area for commercial without a detached accessory dwelling: none.
 - B. Minimum width: none.
 - C. Minimum width: none.
 - D. Minimum front setback: 20 feet.
 - E. Minimum side setbacks: none except where the commercial use abuts rural or residential zones, then 25-foot side setbacks are required; seven feet each for detached accessory dwelling.
 - F. Minimum rear setback: 25 feet; 25 feet for detached accessory dwelling.
 - G. Minimum distance between main buildings: none
 - H. Maximum building height: 40 feet.

site plan legend

- ASPHALTIC PAVING
- ADA COMPLIANT PATH (SLAB ON GRADE)
- SLAB ON GRADE (DECORATIVE/STAMPED)
- GROUND COVER (AS ANNOTATED)
- (e) SONORAN DESERT LANDSCAPING TO REMAIN
- NEW TREES & LANDSCAPING
- (e) TREES TO REMAIN

sp1
 preliminary site plan



EDERA WEDDING & EVENTS
 location: 3753 NORTH APACHE TRAIL, APACHE JUNCTION, AZ 85119

project
 EDERA WEDDING & EVENTS
 FT PROJECT NO. 13-091

project address
 3753 NORTH APACHE TRAIL
 APACHE JUNCTION AZ 85119

property legal description
 BEG AT SW COR E/12 NW
 SEC 11-1N-8E TH E-841.17'
 TO POB THE N-10 D EG
 W-662.46' TH S-72 DEG
 W-252.18 TH S-79 DEG
 W-90.75' TH S-10 DE G
 E-60.08 TH S-10 DEG
 E-508.05' TH E-348.35' TO
 POB SEC 11-1N-8E 4.81 AC

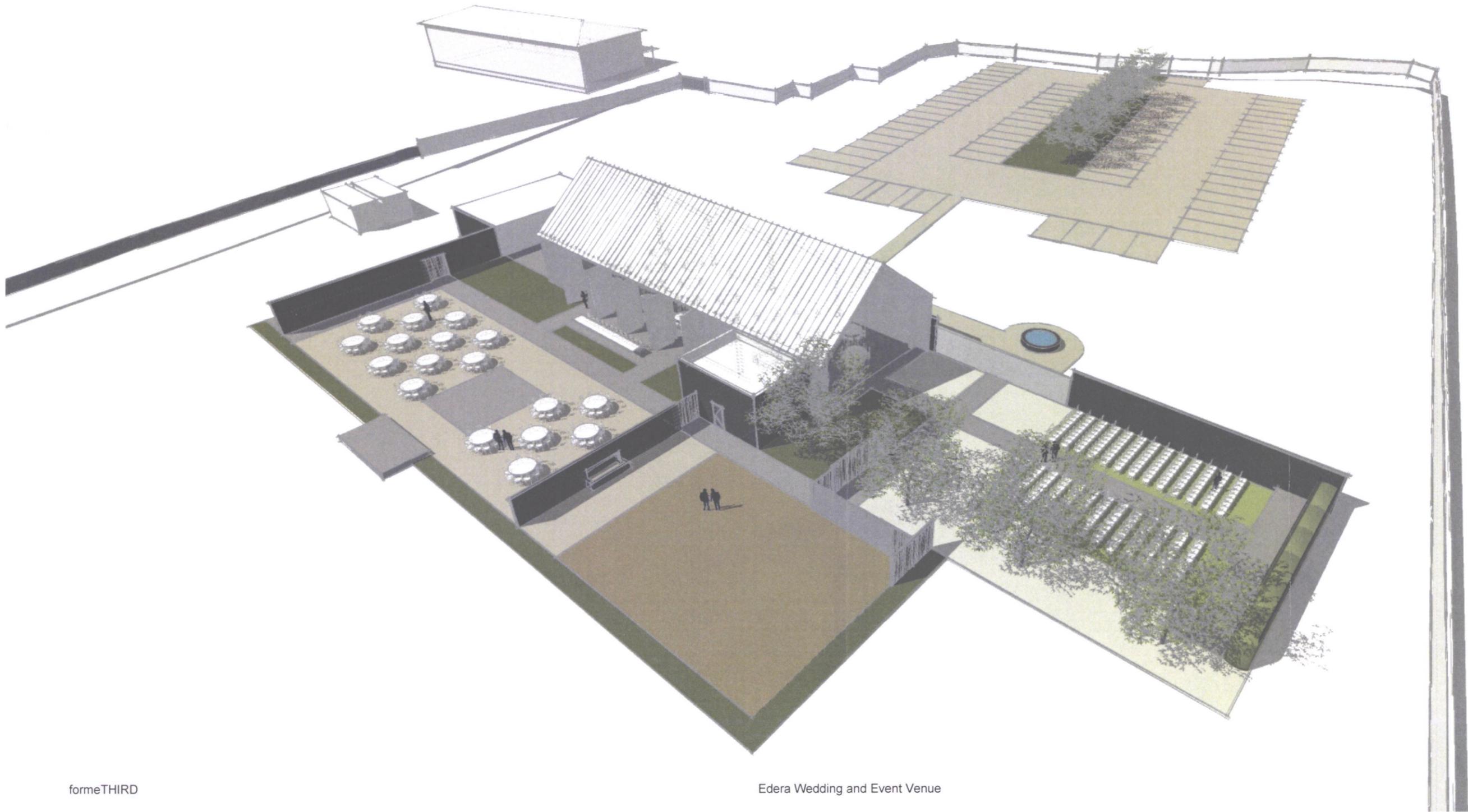
client
 BECKY FRASIER
 EDERA, LLC
 1333 W GILA LANE
 CHANDLER AZ 85224
 T 602 327 0416
 E becky@ederavenue.com

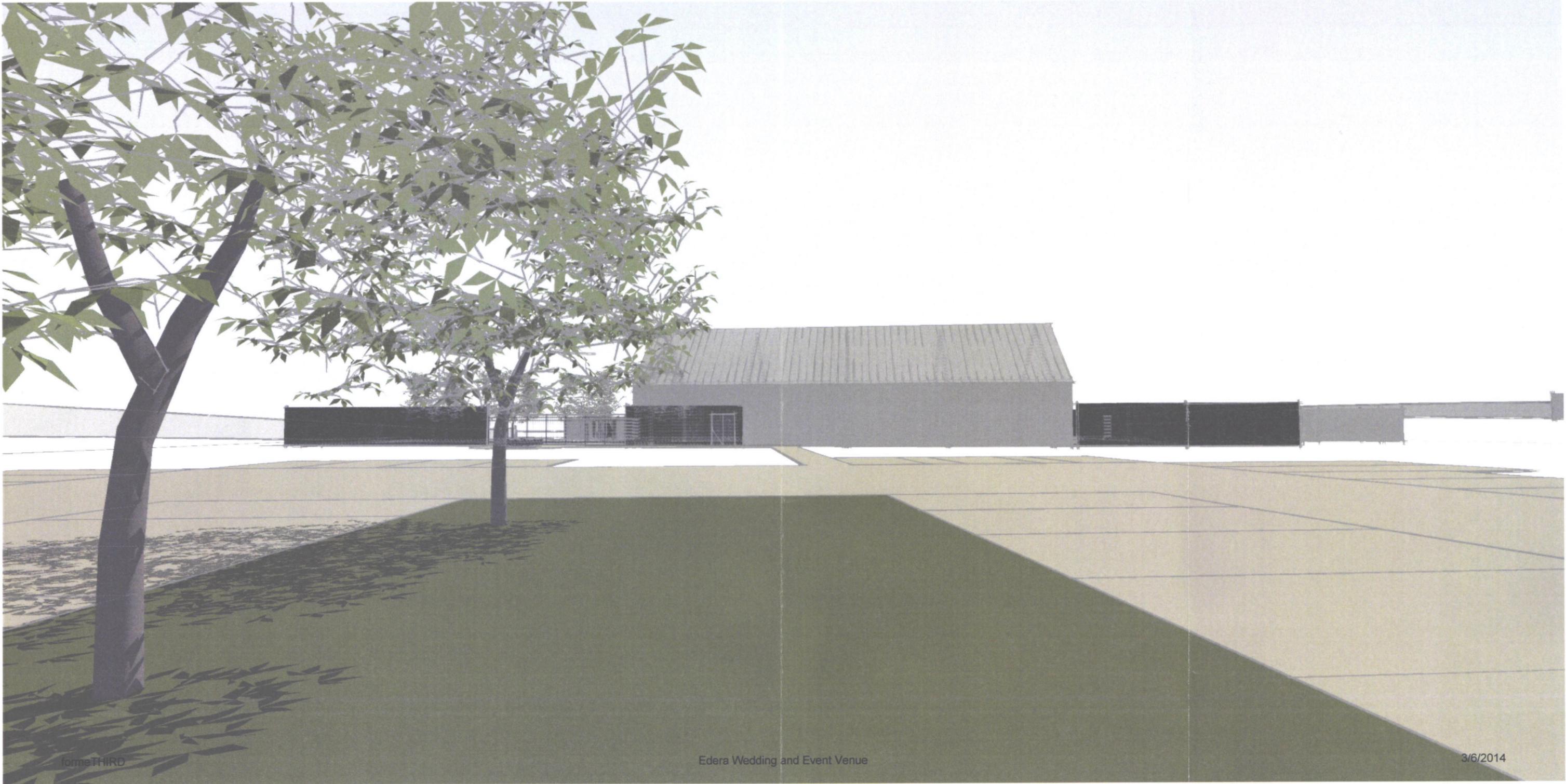
design-build
 SHAWN GOETZINGER
 ROBERT DES ROSIERS, AIA
 formeTHIRD
 820 N 3RD STREET
 PHOENIX AZ 85004
 T 602 492 7545
 E shawn@formethird.com
 E robert@formethird.com

phase
 DESIGN

date issued
 2013 12 27

date revised
 2014 03 06





fomeTHIRD

Edera Wedding and Event Venue

3/6/2014

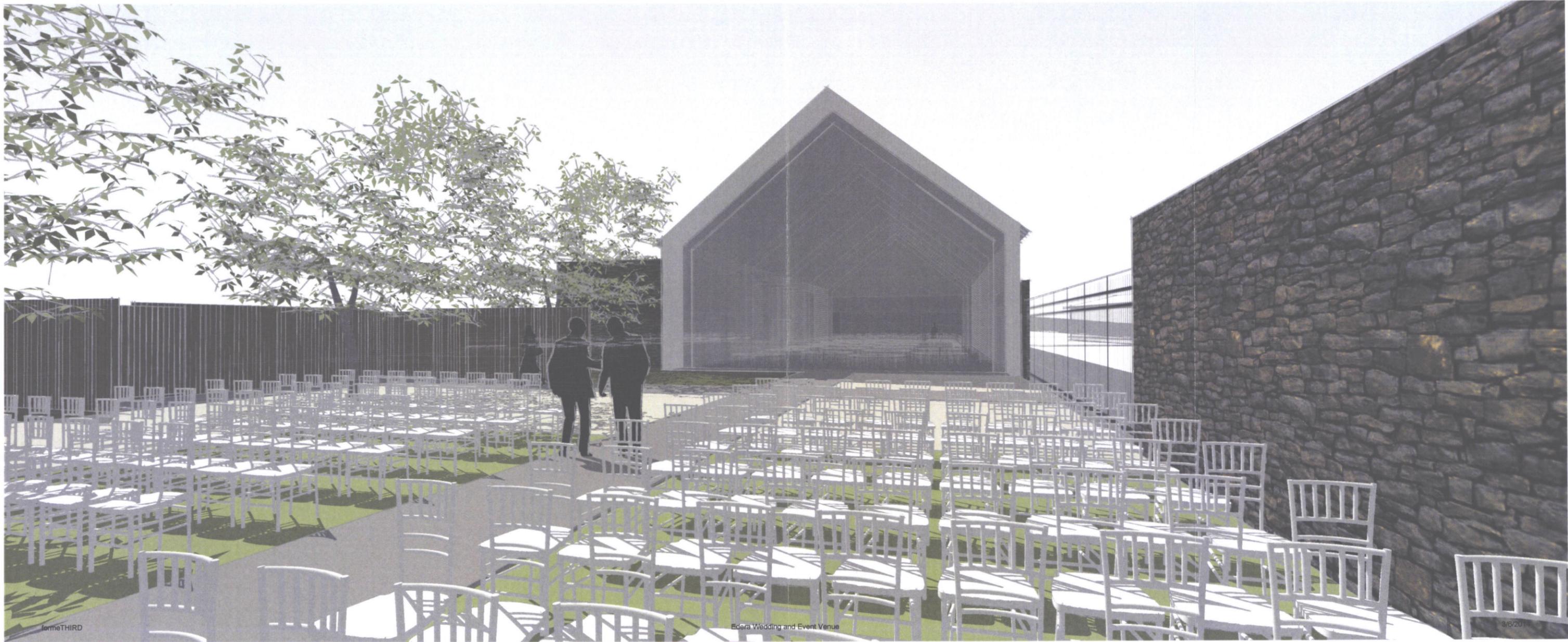




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Edera Wedding and Event Venue

3/8/2014



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Edara Wedding and Event Venue

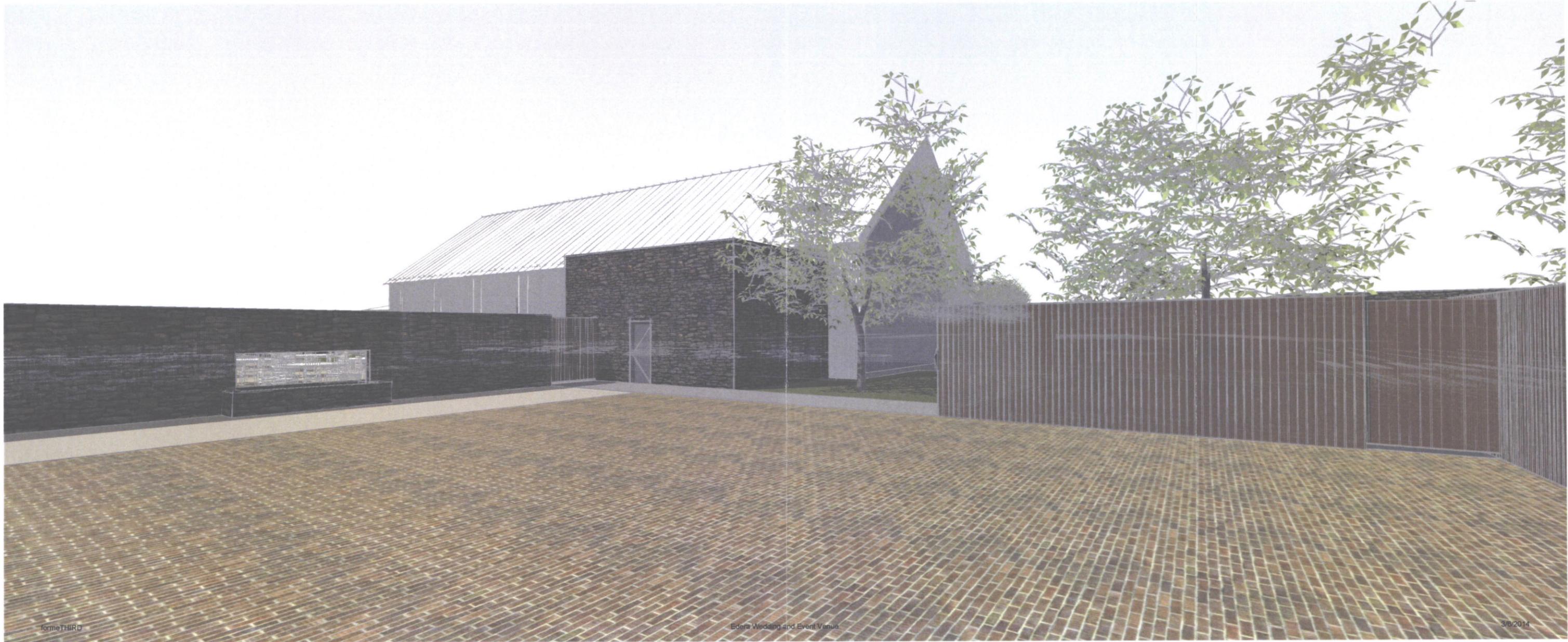
3/8/201



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Edera Wedding and Event Venue

3.8.2014



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Edera Wedding and Event Venue

3/8/2014



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Edera Wedding and Event Venue

3/6/2014

Access: The property is accessed via Highway 88.

HISTORY: This property was rezoned from CR-1 to CB-2 in 2012 under planning case PZ-009-12 with the intent of developing a restaurant. A stipulation in that zone change required that the site develop as a restaurant.

ANALYSIS: The applicant is requesting approval of a zone change to C-3. While the proposed wedding and event venue are considered permitted uses under the existing zoning of CB-2, a stipulation on that zoning case required that the property develop as a restaurant. Because the CB-2 is no longer available to rezone to, it was not possible to simply modify the stipulation and the applicant is requesting a rezone to allow the wedding and event venue.

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

The proposal is located within the City of Apache Junction's Planning Area and is designated, "Open Space (Federal Land and Land-Fill Site)". As of the writing of this staff report, no comments have been received from the City.

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

The **Pinal County Air Quality** reviewed the proposal and their comments are attached to correspondence section of this report.

Fit within the neighborhood

The applicant's proposal features a wedding and event venue and a possible future restaurant. The applicant's narrative indicates that they intend to begin development of the event venue as soon as all entitlements are received with the business commencing operations by October of 2014.

The Comprehensive Plan allows for commercial up to 20 acres within the Very Low Density land use designation, therefore the proposed use is compliant with the Comprehensive Plan. Commercial zoning is located to the east and west of the property, the commercial on the west is developed, while the property to the east is not. Land across Highway 88 to the north is zoned CR-1, but is not yet developed. Land south of the subject site is within the Apache Junction City Limits, but is BLM land, designated Open Space (Federal Land and Land-fill Site) on the Apache Junction General Plan.

The current zoning on site would allow for an event venue if not for the stipulation limiting the site to the development of a restaurant. The applicant has included with their proposal a noise mitigation plan for the outdoor entertainment and will be extending the western masonry wall to the edge of the dance floor. The applicant is proposing to keep the existing metal wire fence along the southern property boundary to allow views of the Superstition Mountains.

The applicant has provided information that the hours of operation shall be daily from

9:00am to midnight, with all staff and vendors off site by 1:00am. Staff has included a stipulation to that effect.

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-002-14. 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 applicants, Keith and Karen Spaulding, have 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-2 to C-3.
2. To date, no letters in support or 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 "Very Low Density Residential" designation.
5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION(PZ-002-14): 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-002-14** 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 4.81± acres covered under case PZ-002-14;
2. Applicant/property owner shall improve the property with a wedding and event venue, 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 certified mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
7. if at the expiration of the (5) five year time period the Property has not been improved with a wedding and event venue, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
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 wedding and event venue shall be as shown and set forth on the applicant's submittal documents and site plan dated 3/6/2014;
14. Hours of operation shall be limited to the hours of 9:00 am to 12:00 am with staff and vendors departing the site no later than 1:00am.
15. A Traffic Impact Analysis may 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;
16. A drainage report may 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; and
17. Access to State Highway 88 will require ADOT approval. Applicant shall provide ADOT approval document prior to Site Plan approval

Date Prepared: 03/12/14 – arm
Revised:

Edera Wedding & Events Venue

Revised: 14-03-06

Purpose of Request:

Edera, LLC is seeking to rezone the property to C-3 to accommodate a wedding and events venue. The current commercial zoning of the property, as approved under case number PZ-009-11, allows for the proposed use of the site as a wedding and events venue, however includes a stipulation stating that the site is to be used as a restaurant only. The zone change will accommodate the zoning ordinance update by Pinal County by utilizing the new commercial zoning category.

Description of Proposal:

- a. The Edera Wedding and Events will be a private venue for the hosting of wedding and other events for up to 250 people within the natural Sonoran desert environment found in and around the site. The site will host vendors, such as caterers and musicians, to provide food, beverage, and entertainment services to events as needed. Edera intends to offer alcoholic beverages to guests via catering services and other outside vendors. The property will not function primarily as a restaurant, as stipulated by the current rezoning, however, Edera would like to retain the option to add restaurant facilities at a later date as part of its business phasing plan and integrated service offering.
- b. The proposed land use is consistent with the current zoning of CB-2. Edera is seeking rezone the property in order to allow for operation as a wedding and events venue.
- c. The proposed use is in conformance with the adopted Comprehensive Plan and is consistent with the commercial zoning as approved by the Planning Commission and the Board of Supervisors, per case number PZ-009-11.
- d. The hours of operation will be daily from 9:00 AM to 12:00 AM with all Edera personnel and vendors departing no later than 1:00 AM.
- e. In order to maintain open views to the pristine publically owned Sonoran desert environment to the south of the site, Edera's current plan keeps the fence along the south property boundary.
- f. Edera will conduct one (1) event at a time, but may conduct multiple events per day.

Location & Accessibility:

The site is located on Hwy 88 near the Superstition Mountain Museum, the Elvis Presley Memorial Chapel, and the Goldfield Ghost Town and Mine Tour amusement park. Ingress and egress can be easily made from Hwy 88 into Edera via the existing drives, similar to the commercial facilities immediately surrounding the property.

Utilities & Services:

Electrical utilities will be provided by Salt River Project (SRP) via the utility infrastructure running along North Apache Trail Rd.

Water will be provided by the Arizona Water Company. A Method of Service application has been submitted to the Arizona Water Company on behalf of Edera and a response is pending.

Sewer will be accommodated via septic tanks.

Development Schedule:

The current development schedule for the Edera project will have construction commencing in May 2014 with the business commencing operations in Oct 2014.

Neighborhood Meeting:

A neighborhood meeting was held on December 26, 2013 from 5:00 to 6:00 PM at the Apache Junction Public Library. Aside from the Edera, LLC organization, two (2) invited neighbors attended the meeting. At the meeting the project and the Edera team members were introduced and questions were taken from neighbors. The individuals in attendance had concerns related to the building elevations, setback from the wash, and noise mitigation. Both attending neighbors believed that an additional neighborhood meeting would be helpful so as to allow other neighbors to have their voices heard. Edera, LLC is open to hosting additional neighborhood meetings prior to the rezoning hearing.

Noise Mitigation Plan:

Operational Noise Mitigation Plan

Preserving the tranquil environment of the rural Sonoran desert is of utmost importance to Edera. Many events at the site will include amplified music so the site and operations have been carefully planned to ensure the least amount of disruption to the ecosystem and the neighbors as possible. To accomplish this, planning, cooperation and responsiveness are key.

- I. Planning - the site has been designed to absorb the sound so that very little reaches the property lines.
 - a. The DJ/band location is to the South of the dance floor and the building. Speakers will be aimed directly at the dance floor and toward the building. The bodies on the dance floor will block and absorb much of the music while the remaining sound will go into the building which is solid on the North side.
 - b. To the East there are two 5ft walls and approximately 200ft of distance between the source of the music and the property line. The distance and walls will dissipate, absorb and reflect the sound back into the site.
 - c. To the West there are also two 5ft walls and approximately 130ft of distance to the property line.
- II. Cooperation – all clients and vendors will be informed of the sound regulations, the corresponding design and the monitoring policy. This will make them aware that volume control is a high priority and will be enforced.
- III. Responsiveness – Edera staff will monitor sound levels and respond to any high measurements.
 - a. Periodically throughout each event a staff member will measure the sound level at points on each side of the property.

- b. If any measurement is at or above the acceptable level, the DJ or band will be required to reduce the volume until it is below the regulations at the property line.

Edera is confident that this combination of design, cooperation with neighbors and monitoring will ensure that the sound does not reach a level that is disruptive in any way to the current environment in the area. Maintaining the serenity of the rural environment and a positive relationship with neighbors is Edera's high priority in developing and implementing a comprehensive noise mitigation plan.



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Memorandum

Date: March 20, 2014

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

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

Subject: **Rezoning Application for EDERA WEDDING VENUE, Case No. PZ-002-14**

The Public Works Department has reviewed the Rezoning Application for EDERA WEDDING VENUE, Case No. PZ-002-14 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis may 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;
- 2) A drainage report may 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;
- 3) Access to State Highway 88 will require ADOT approval. Applicant shall provide ADOT approval document prior to Site Plan approval;

rev: L. Chow
c: A. MacDonald



PINAL COUNTY
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: March 13, 2014
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
3/20/14	PZ-001-14	Patrick Erickson	Zone Change	See Comments 1 & 2
3/20/14	PZ-002-14	Edera Weddings and Event Venue	Zone Change	See Comments 1 & 2
3/20/14	PZ(PD)-013-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2
3/20/14	PZ(PD)-014-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2

***Comments:**

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

Note:

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



Dear Neighbor:

Our client, Edera, LLC, is currently in the process to rezone the property located at 3753 N. Apache Trail, Apache Junction, AZ 85119 from CB-2 to C-3, as described within the Pinal County Zoning Ordinance. Per Pinal County rezoning case number PZ-009-11, the +/-4.81 acre property is currently zoned for commercial uses and is approved for use as a restaurant and bar offering patio service,.

Edera intends to rezone the property for use primarily as a wedding and events venue with possible future expansion opportunities to include a restaurant and bar offering patio service.

In compliance with Section 2.176.050 (D) of the Pinal County Development Services Code and to share information with neighbors about the project and its proposed operational characteristics, Edera and formeTHIRD would like to invite you to a neighborhood meeting at the following location and time:

Apache Junction Public Library
1177 N. Idaho Rd.
Apache Junction, AZ 85119
Thursday, December 26, 2013
5:00 PM – 6:00 PM

Should you have any questions, please contact the following:

Shawn Goetzinger
Principal
FormeTHIRD, LLC
820 N 3rd St.
Phoenix, AZ 85018
602-492-7545

Sincerely,

Shawn Goetzinger

MEETING SIGN-IN SHEET

Project: Edera Wedding and Events

Meeting Date: 12/26/2013 @ 5:00pm

Facilitator: Edera, LLC / formeTHIRD

Place/Room: Apache Junction Public Library

Name	Address	Phone	E-Mail
Kayla Peratta			
George Penla			
BRAD PFATLER			
PAUL MONFARDINI			
Johnny Austin			

MEETING MINUTES

EDERA WEDDING & EVENT VENUE NEIGHBORHOOD MEETING

Meeting location: Apache Junction Public Library
1177 North Idaho Road
Apache Junction, AZ 85119

Date & Time: Thursday, December 26, 2013 at 5:00 PM – 6:00 PM

NOTES:

- Questions were asked why the zoning was being changed from CB2 to C3 and the Applicant was asked to please adhere to the 25' maximum height allowable per the zoning classification.
- Applicant was requested to maintain proper setback from the wash, including leach lines
- Mr. Austin and Mr Monfardini felt that the applicant should have presented full building elevations at the meeting and that more information was required than presented. It was explained that the information presented was as described on the application.
- Why was the meeting held on the 26th at 5 PM? It was explained that the meeting met the requirements of Pinal County and that the Applicant was willing to hold subsequent meetings to review the project and discuss other neighborhood concerns.
- Concerns were raised about the Applicants experience in the business. It was explained that the Applicant has certified wedding planners on staff and that they have hired experienced professionals in the industry and have worked in the industry to gain knowledge and experience.
- Applicant noted they would create a noise mitigation plan as part of its ongoing management and operation of the facility. The Applicants policy of neighbors first and clients second was clearly communicated.
- Parking procedures and the number of parking spaces were discussed and the Applicant agreed to keep neighbors informed on any changes to the current site plan with respect to planning.

10001001C
OLSON CHRISTOPHER J CPA TR. C/O MORTI
MAIL RETURN

10001001D
SUPERSTITION MOUNTAIN HISTORICAL SOCIET
PO BOX 3845
APACHE JUNCTION, AZ 85117

10001001E
ASCOT INTERNATIONAL INVEST INC.
5775 E 20TH AVE
APACHE JUNCTION, AZ 85119

10001001F
AUSTIN GIVENS LLC.
PO BOX 7982
APACHE JUNCTION, AZ 85178

10001001J
AUSTIN RORY K.
PO BOX 7982
APACHE JUNCTION, AZ 85178

10001001K
MONFARDINI PAUL & LESLEY A TRS.
3307 N MOUNTAIN VIEW RD
APACHE JUNCTION, AZ 85119

10001001R
APACHE TRAILS LLC.
9050 E MCDOWELL RD
MESA, AZ 85207

10001001S
SPAULDING KEITH, SPAULDING KAREN
2188 E SADDLE BUTTE ST
APACHE JUNCTION, AZ 85119

10001008A
AJ 47 LLC, C/O GALILEO CAPITAL PARTNERS
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259

10001008B
AJ 47 LLC, C/O GALILEO CAPITAL PARTNERS
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259

10001009C
AJ 47 LLC, C/O GALILEO CAPITAL PARTNERS
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259

10001010B
EAKES LAWRENCE J REV TR.
13204 2 RD
PLAINS, KS 67869

10001010C
COLMAN BRADLEY
7084 E GRANDE VIEW LN
APACHE JUNCTION, AZ 85119

10001010D
LESTER CLARENCE S II, LESTER JEAN M
8957 E RUSSELL ST
MESA, AZ 85207

10001010E
ALLEN JEFFREY S & KAREN J, ALLEN MIRIAM
5188 N WOLVERINE PASS RD
APACHE JUNCTION, AZ 85119

10001028D
MIGS INC.
2427 E IMPALA AVE
MESA, AZ 85204

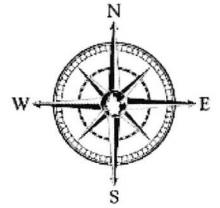
10001027D
SECOR TERRY G FAM TRUST.

10001708D

USA100010

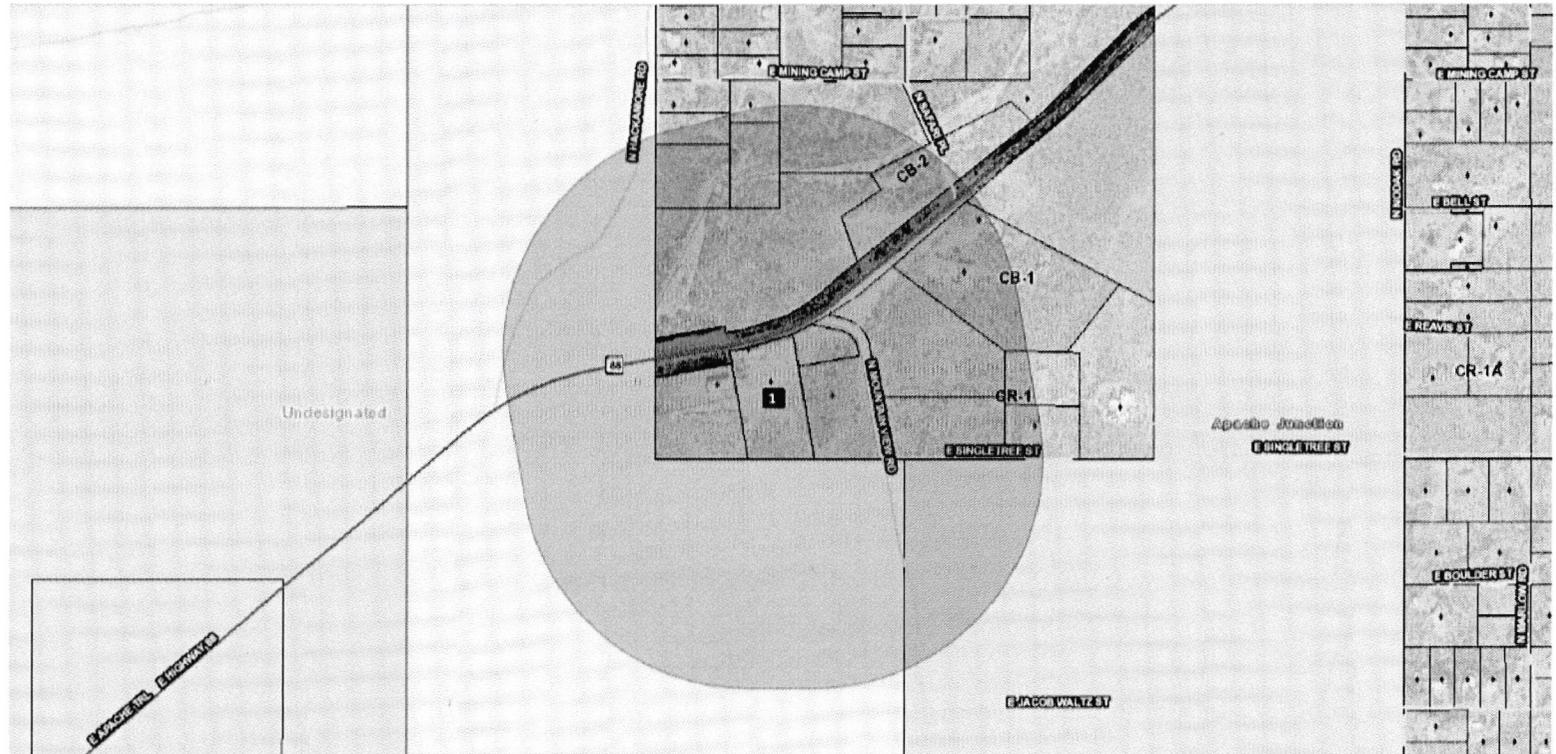


Pinal County Web Map



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



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:

Sewer services are not provided to the site and the site will be served by a septic system.

No services to or from the site will 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:

The project will generate approximately 200 vehicle trips per day, including deliveries.

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

Approximately 90 +/- parking spaces will be provided at the site.

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 Operators will enact a noise mitigation plan as part of the operation of the facility. As part of this plan, noise will be measured at the perimeter of the site so as not to disturb neighbors and to maintain compliance with the Pinal County Noise Ordinance.

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

Natural Sonoran Desert and other native landscaping will be used to screen the site from neighbors.

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

Site directional signage and facility identification signage are proposed for the site. Facility identification will be located on the site wall and/or entry gates to the facility.

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

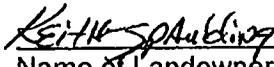
8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

The appearance of the site will be consistent with surrounding commercial uses and will make use of the natural Sonoran Desert environment found in the area. The proposed development will allow for a moderately intensive commercial use adjacent to currently zoned residential properties.

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

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


Name of Landowner
Number




Signature of Landowner (Applicant)
Address



Name of Agent
Number

Address

Phone

Signature of Agent
Address

E-Mail

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



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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.

Karen D. Spaulding
Name of Landowner (Applicant)
Number

[Signature]
Signature of Landowner (Applicant)
Address

Jackie Mahoney	22632 S Ellsworth Rd., AZ 85142	480-988-1114
Name of Agent Number	Address	Phone

rmahoneyproperties@gmail.com

<u>[Signature]</u>	E-Mail Address
--------------------	----------------

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 100-01-100E
 Name: Sohler James A & Elizabeth A
 Address: 101 Creekside Dr.
 City/ST/Zip: Eagle Lake, MN 56024

Parcel No.: 100-01-0260
 Name: MIGS, INC
 Address: 2427 E Impala Ave
 City/ST/Zip: Mesa, AZ 85204

Parcel No.: 100-01-001F
 Name: Austin Givens, LLC
 Address: PO Box 7982
 City/ST/Zip: Apache Junction, AZ 85178

Parcel No.: 100-01-027A
 Name: Zoning Case Number PZ-018-95 (no name add listed)
 Address: _____
 City/ST/Zip: _____

Parcel No.: 100-01-001R
 Name: Apache Trails, LLC
 Address: 9050 E McDowell Rd
 City/ST/Zip: Mesa, AZ 85119

Parcel No.: 100-01-7060
 Name: No Name listed
 Address: _____
 City/ST/Zip: _____

Parcel No.: 100-01-009A
 Name: AJ 47, LLC c/o Galileo Partners
 Address: 10751 N Frank Lloyd Wright Blvd, Ste 201
 City/ST/Zip: Scottsdale, AZ 85259

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

Parcel No.: 100-01-009B
 Name: AJ 47, LLC c/o Galileo Partners
 Address: 10751 N Frank Lloyd Wright Blvd, Ste 201
 City/ST/Zip: Scottsdale, AZ 85259

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

I hereby verify that the name list above was obtained on the 13 day of Jan, 2014, at the office of Pinal County, and is accurate and complete to the best of my knowledge.

Becky Frasier
 Signature _____

1/13/14
 Date _____

Acknowledged before me by Becky Frasier, on this 13 Day off January, 2014



Debora Huerta
 Signature of Notary Public

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

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:

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:

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:

- 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:

- 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.



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.



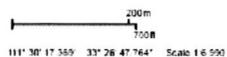
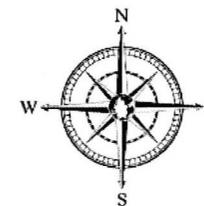
01-13-14

Signature

Date



Pinal County Web Map



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



10001001E
SCHLER JAMES A & ELIZABETH A.
101 CREEKSIDE DR
EAGLE LAKE, MN 56024

10001001F
AUSTIN GIVENS LLC.
PO BOX 7982
APACHE JUNCTION, AZ 85178

10001001R
APACHE TRAILS LLC.
9050 E MCDOWELL RD
MESA, AZ 85207

10001001S
SPAULDING KEITH, SPAULDING KAREN
2169 E SADDLE BUTTE ST
APACHE JUNCTION, AZ 85119

10001009A
AJ 47 LLC, C/O GALILEO CAPITAL PARTNERS
10751 N FRANK LLOYD WRIGHT BLVD STE 201
SCOTTSDALE, AZ 85259

10001009B
AJ 47 LLC, C/O GALILEO CAPITAL PARTNERS
10751 N FRANK LLOYD WRIGHT BLVD STE 2
SCOTTSDALE, AZ 85259

100010289
MIGS INC.
2427 E IMPALA AVE
MESA, AZ 85204

10001027A

10001027B

100017080

USA100010

Appendix A: Comprehensive Plan Compliance

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outline specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

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 planned wedding and events venue will capture the natural beauty of the Sonoran Desert environment found in and around the subject site, consistent with neighboring developments.

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:

The proposed development will provide economic activity that showcases the beauty of this area of Pinal County and provide a venue for weddings and events that seek to take advantage of the natural beauty and solitude of area with a major increase in traffic congestion and or pollution.

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 proposed development will employee a diversity of local business to support its activities while enhancing and protecting the natural Sonoran Desert environment.

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 wedding and events venue will utilize the natural Sonoran Desert environment found on the site and take advantage of views of the surrounding superstition wilderness.

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 proposed venue, through it’s use of natural desert landscaping, seeks to efficiently utilize natural resources on the site.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The operators of the facility are committed to being good neighbors in preserving the peace and tranquility found in and around the subject site.

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:

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

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

The proposed rezoning to ~~C9~~ from ~~C82~~ is consistent with the applicable planning guidelines and the Pinal County Comprehensive plan.

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 proposed wedding and events venue will employ individuals and engage local business in the service and management of its ongoing operations and development of the site.

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:

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:

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 proposed wedding and events venue seeks to utilize the natural Sonoran Desert environment found at the site and will work to preserve natural wildlife corridors, if applicable.

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:

Water, power and telecommunications are readily available to the site.

ARIZONA WATER COMPANY

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

December 30, 2013

Mr. Shawn Goetzinger
820 N. 3rd Street
Phoenix, AZ 85004

Re: APN 100-01-001S

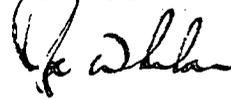
Dear Mr. Goetzinger:

The Preliminary Cost Estimate to provide water service to the above described property is enclosed. This estimate is based on information you provided to Arizona Water Company ("Company"). Labor cost estimates are based on previous contract costs in the area of the property, and material prices are current, but subject to change.

In addition to other funds you must deposit with the Company prior to commencement of construction, you must pay an Off-Site Facilities Fee in the amount of \$3,750.00 upon signing an Agreement for Service Connection.

Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement for Service Connection.

Very truly yours,



Joseph Whelan
Engineering Development Coordinator
enginecring@azwater.com

badr
Enclosures

E-MAIL: mail@azwater.com

ARIZONA WATER COMPANY
PRELIMINARY COST ESTIMATE

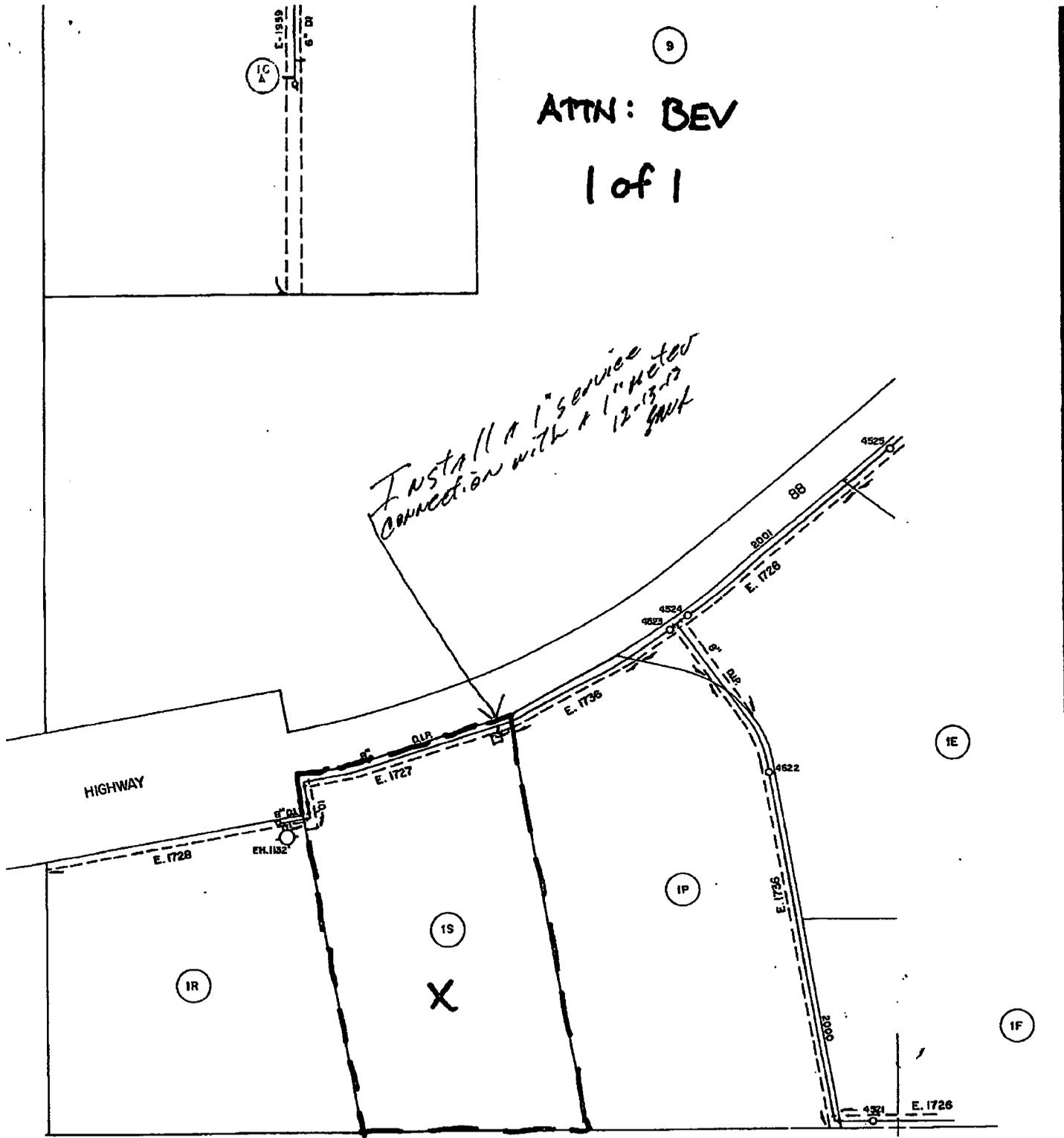
DATE PREPARED:
 12/13/13

PREPARED BY: EWS	APPROVED BY: <i>[Signature]</i>	SYSTEM: A.J.	DIVISION: Superstition
NAME OF APPLICANT: Shawn Goetzinger		PE #	WA #

PROPERTY DESCRIPTION: Install a one-inch service connection with a one-inch meter to serve APN 100-01-001S in the NW1/4 Sec.11 T.1N.R.8E.

MATERIALS AND LABOR			ESTIMATED PROJECT COST	
ACCOUNT	QUANTITY	DESCRIPTION	ADVANCE FOR CONSTRUCTION	NON-REFUNDABLE CONTRIBUTION
345	1	Install a one-inch service connection	\$ 495	
346	1	Install a one-inch meter	315	
(1) SUBTOTAL - MATERIALS AND LABOR			\$ 810	\$ -
(2) PERFORMANCE BOND @ <u>0</u>% OF LINE (1)				-
(3) SURVEY, R.O.W. PERMITTING, TESTING AND FIELD INSPECTION				
(4) SUBTOTAL - LINES (1), (2) AND (3)			\$ 810	\$ -
(5) OVERHEAD - <u>0</u>% OF LINE (4)				-
(6) PREPARATION OF DETAILED PLANS, SPECIFICATIONS, AND COST ESTIMATES				
SUBTOTAL - LINES (4), (5) AND (6)			\$ 810	\$ -
ESTIMATED COST OF CONSTRUCTION			\$	810

AFH



9
 ATTN: BEV
 1 of 1

Install a 1" service connection with a 1" meter 12-13-13 gmt

JUNCTION

NW 1/4 SEC. 11 - T. 1 N., R. 8 E.
 ARIZONA WATER COMPANY
 WATER DISTRIBUTION
 PHOENIX, ARIZONA
 SCALE: 1" = 200' DATE: 8-30-1999



Will Serve Center
158231 • P.O. Box 52025 • Phoenix, AZ 85072-2025
Phone: 602-236-2373 • willservice@srpnet.com

December 12, 2013

Mr. Shawn Goetzinger
Forme Third, LLC
820 North 3rd Street
Phoenix, Arizona 85004

PROJECT: Edera Wedding & Events, consisting of 1 commercial unit on 4.810 acres; located at 3753 North Apache Trail in Apache Junction, Arizona. Section 11, Township 1 North, Range 8 East; Pinal County.

Dear Mr. Goetzinger:

SRP provides electric service to the territory that includes the above referenced project ("Project"). SRP is pleased to be able to serve the Project.

SRP currently has distribution facilities in place to serve the specific address of the Project. However, in order to provide the requested electric service to the Project, SRP may need to construct additional distribution facilities, some of whose costs may require contributions by the Project's owners.

In accordance with SRP's Rules and Regulations, the scope, nature and location of the Project may require that you provide SRP with a Contribution in Aid of Construction, other required fees, and/or land rights. Our process for providing service to developments such as the Project requires SRP to review the Project's development plans and estimated load requirements to determine whether contributions are necessary and the amount of such contributions.

For additional questions, please contact Tony Alvarado at 602-236-2373.

Sincerely,

A handwritten signature in black ink that reads "Tony". The signature is written in a cursive, flowing style.

Tony Alvarado

PZ-PD-013-13



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: March 20, 2013

CASE NO.: **PZ-PD-013-13 (Encanterra Country Club Parcel 1.9)**

CASE COORDINATOR: Dedrick Denton

LEGAL DESCRIPTION: 33.90± acres situated in a portion of Section 5, T03S, R08E and Section 32, T02S, R08E, G&SRB&M (legal on file)

TAX PARCEL: 109-52-533

APPLICANT/LANDOWNER: Trilogy Encanterra Construction, LLC

AGENT: Pew & Lake, PLC

REQUESTED ACTION & PURPOSE: Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the **Trilogy Encanterra Planned Area Development Overlay District (PZ-PD-006-13)** to modify the development standards for Parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5 zone.

LOCATION: The subject property is located east of Gantzel Road and south of Combs Road in the San Tan Valley area.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-5/PAD and designated as Moderate Low Density Residential (1-3.5 DU/AC). It is currently un-developed and the existing zoning allowed for a high density single family residential development with a maximum of 250 dwelling units on a minimum lot size of 3,190 square feet.

SURROUNDING ZONING AND LAND USE:

North: CI-B, CB-2, CR-3/PAD; Pecan Creek Ranch; PZ-PD-043-03

South: GR; Arizona State Land

East: CR-3/PAD CB-1/PAD; PZ-PD-010-00

West: CR-3/PAD, TR/PAD, CB-2/PAD; Banner Medical & Circle Cross Ranch; PZ-PD-009-00 & PZ-PD-007-06

PUBLIC PARTICIPATION:

Neighborhood Meeting: 9/9/2013

Neighborhood and agency mail out: week of February 10, 2014

News paper Advertising: Week of February 17, 2014

Site posting: County 2/27/14, Applicant 12/31/2013

FINDINGS:

Site data:

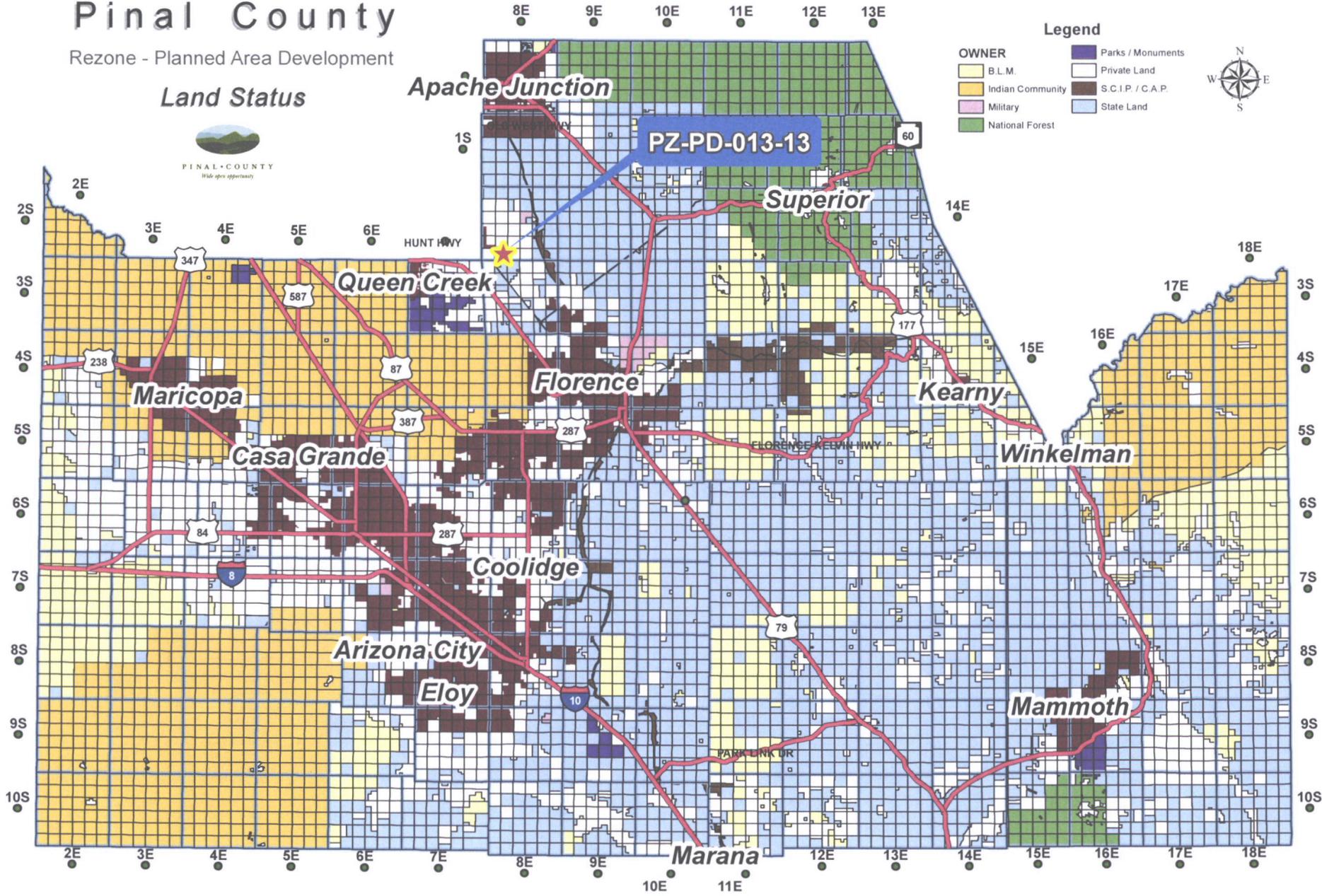
Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain

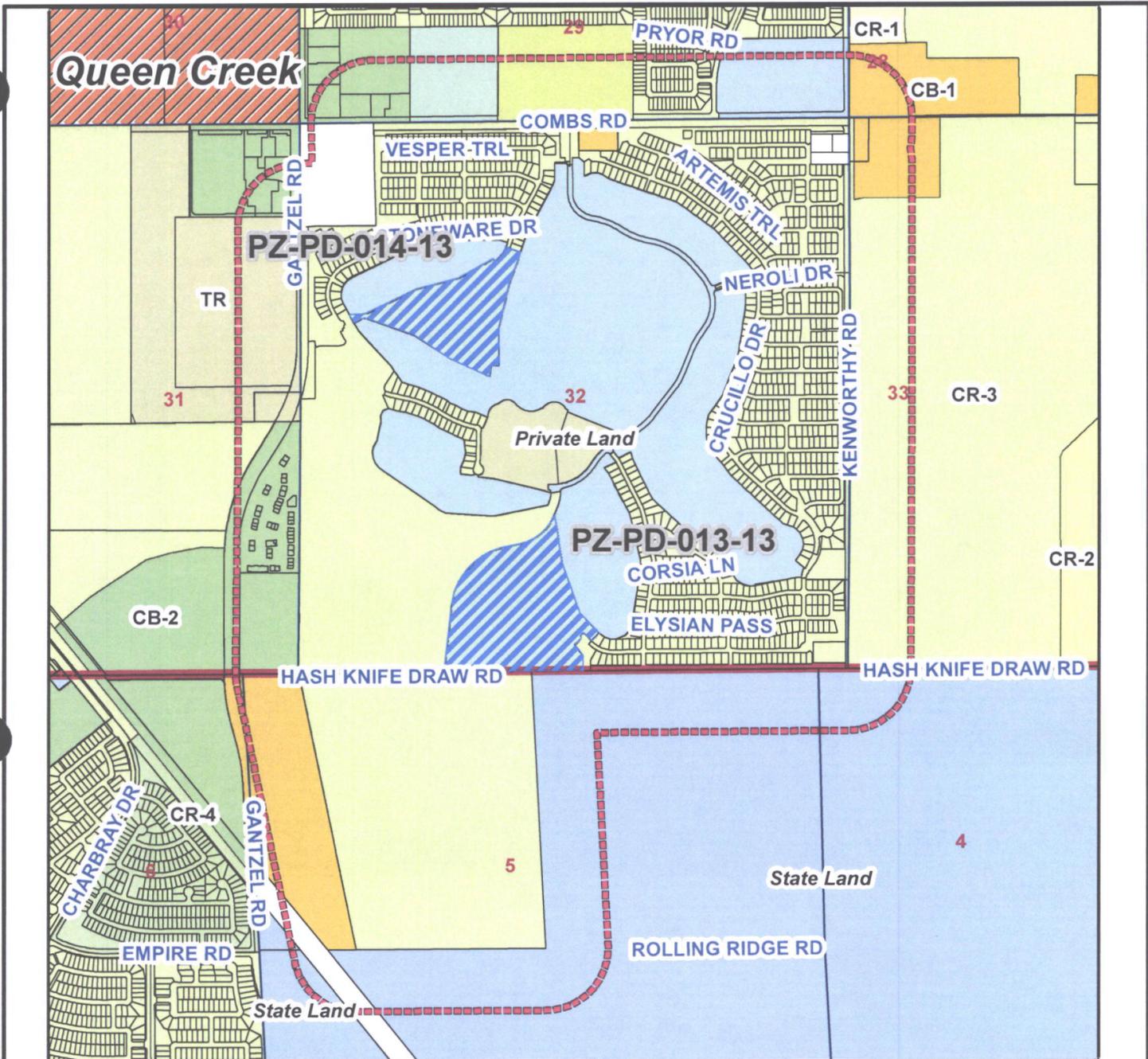
Water: Johnson Utilities

Pinal County

Rezone - Planned Area Development

Land Status





Rezone Planned Area Development

PZ-PD-013-13 – PUBLIC HEARING/ACTION: Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to modify the development standards for Parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcel 109-52-533 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

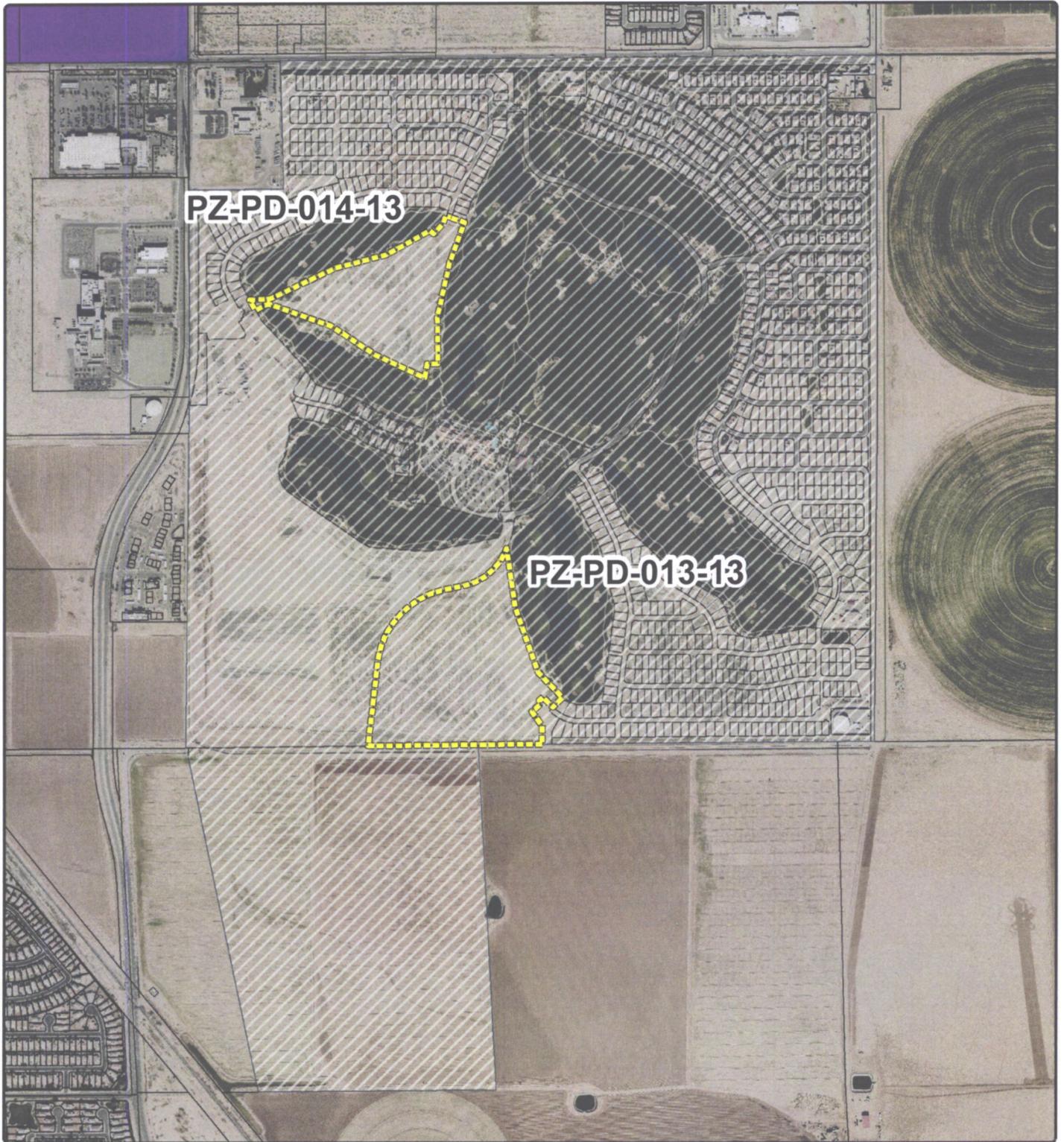
PZ-PD-014-13 – PUBLIC HEARING/ACTION: Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to delete stipulation #34, modify the development standards for Parcel 1.2, and create a Use and Benefit Easement for Parcel 1.2, and allow for an 82 lot single family dwelling unit development in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcels 109-52-532 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

Current Zoning: CR-5
Current Land Use: MLDR



Legal Description:
located in a portion of Section 32, T2S, R8E, G&SRB&M, 109-52-532 & 109-52-533 (legal on file) (San Tan Valley area).
 T02S-R08E Sec 32

	Owner/Applicant: Trilogy Encanterra Construction, LLC		
	Drawn By:	GB/ITT/LJT	Date: 02/12/2014
Sheet No. 1 of 1	Sections 32	Townships 02S	Range 08E
Case Number: PZ-PD-013-13, PZ-PD-014-13			



**Rezone
Planned Area Development**



PINAL COUNTY
Wide open opportunity

**PZ-PD-013-13
PZ-PD-014-13**

Sewer: Johnson Utilities

Access: The property is accessed from Combs Road.

HISTORY: The subject property was rezoned from GR to multiple zoning districts under planning case PZ(PD)-020-00. In 2006 the Planned Area Development (PAD) was drastically amended to allow for the current plan. Since then the PAD has been amended several times to allow for a town center and amend the development standards in 2006, amend the CR-5 zone to allow for high density single family residential development and adjust and relocate lot counts and sizes in 2010, and recently to change their fence requirements. There have also been three minor PAD amendments dealing with setbacks affecting structures in the rear yards of platted lots and allowing a/c units to project into the side yard.

ANALYSIS: The applicant is requesting approval of a PAD amendment to modify the development standards for Parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5/PAD zoning district. Currently, the approved development standards allow for 250 high density single family residential lots. The minimum lot area as approved is 3,190 square feet with front yard setbacks of 18' to face of garage and 10' for livable areas. The side yard setback allows 0' on one side and 8' on the other or 5' on one side and 3' on the other. The rear yard setback is a minimum of 8' and the buildable area is 57%. The applicant's plan is to change the current development standard to allow a maximum of 242 lots with 121 duplexes. The minimum lot size goes up to 3,200 square feet; the front yard setbacks increase to 20' to face of garage and the 10' for livable areas remain the same; the side yard setback will reflect one standard (0' feet one side and 5' on the other) that allows a connection between the two units at the property line; the rear setback goes up to 10'; and the buildable area increase to 59%. The plan reduces the number of dwelling units from 2,470 to 2,462 residential dwelling units and provides 6.2± acres of open space for this area with an overall of 37.4% total open space under the current open space and recreation plan in the Zoning Ordinance.

The applicant provided an update to its Open Space and Recreational Plan. The update does a better job in identifying open space areas and categorizing these areas per the County's Zoning Ordinance. The plan added trails along the western boundary of the property and along the Hash Knife Draw Road alignment. The updated Open Space and Recreational Plan are attached to this request for consideration.

To date, no letters in support have been received from property owners within 600ft of the subject site. Three letters in opposition have been received from property owners within the PAD.

The applicant conducted a neighborhood meeting the results of which are included within this report.

The proposal is located outside the Town of Queen Creek's Planning Area. No comments were received.

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

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

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, Borgata at San Tan Heights, 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 support and three letters in opposition have been received.
3. The property is accessed from Combs Road.
4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the Planned Area Development (PAD) 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-013-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning 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-013-13** 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.

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 Pinal County Engineer;
2. submit a drainage report to Pinal County Public Works for review and approval. The drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004 and shall provide retention for the 100-year, 2-hour storm waters in a common retention area;
3. an association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with

approved plans;

4. all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
 - a. Provide curb, gutter, sidewalk (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. 75' minimum (half street) right-of-way along Ironwood Rd., 55' minimum (half street) right-of-way dedication along all section lines and 40' minimum (half street) right-of-way dedication along all mid-section lines.
 - d. Ironwood Road shall include construction of additional third lane, which includes pavement, curb & gutter, sidewalks and incidentals (to include landscaping and other utilities), improvements will be in accordance to the Ironwood Drive Paving Plans by Kimley Horn and Associates and as approved by the County Engineer.
 - e. The minimum paving width for COMBS RD. shall be 37.5' (centerline to back of curb) with a minimum structural section of 10" 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 widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 51' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
 - g. All right-of-way dedication shall be free and unencumbered.
 - h. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
5. the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior Pinal County Public Works approval;
6. prior to recordation of the final plats, the developer shall name in a letter to Pinal County Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record;

7. existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way;
8. at Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
9. 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;
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 Pinal County Public Works;
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. 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;
15. prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site;
16. at 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 County Engineer;
18. approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
19. the property is to be developed with an approved Planned Area Development (PAD) as

amended (PZ-PD-013-13), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated February 25, 2014 (No.5: PZ-PD-013-13);

20. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-013-13, the stipulations shall govern;
21. on all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks. Limited main building pop-outs and A/C units shall be permitted provided that a six foot six clear path shall be maintained between a/c units and structures; 8 feet between architectural/main building pop-outs between structures as illustrated on page 16b on the submitted PAD documentation dated July, 2013 (No.4:July 2013-PZ-PD-006-13);
22. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
23. prior to final plat approval, the applicant/owner shall provide written verification from the J.O. Combs School District, that applicable school concerns/issues have been resolved to the satisfaction of the District;
24. the applicant/owner shall ensure the Encanterra Planned Area Development has a maximum overall density of 3.3 dwelling units per gross acre and no more than 2,462 residential dwelling units;
25. applicant/developer/owner must show all existing, gas line, power lines and utility corridor easements on all plats/plans. Gas line, power lines, canals and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width;
26. prior to development approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
27. 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;
28. no schools, day care centers or limited care facilities to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying. **PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**);

29. the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed;
30. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
31. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
32. open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Encanterra Planned Area Development (PAD) with a revision date of February 25, 2014 and the Open Space and Recreation Plan (OSRP) with a revision date of February 25, 2014;
33. the applicant shall ensure a minimum of 277.7 acres or 37.4% of the approved Encanterra development remains in open space;
34. uses in the TR zoned "Core Center" shall be limited to the uses specified under "Open Space and Recreation:" on page 21 and 22 of the approved PAD narrative amendment #4 dated July 2013-PZ-PD-006-13. Any proposed change to the specified uses shall require a PAD amendment;
35. no single family uses shall be permitted in the CR-5 zoning district in development tier 1.2;
36. the applicant/owner/developer shall attend Site Plan review meeting(s) with Planning and Development services staff prior to applying for a zone clearance/building permit for the commercial and TR zoned portions of the Trilogy PAD, Site plan review shall include landscaping plans;
37. uses within the SR zoning district shall be limited golf course. Any proposed change in use shall require a PAD amendment;
38. developer will show all Use and Benefit Easements as a dimensioned hatched area on the final plat so that they can be easily identified and located;
39. a note will be added to the final plat that says "Each lot is burdened by a Use and Benefit Easement that benefits the adjacent lot. This Use and Benefit Easement has been created and defined in a Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra and recorded on _____ in Fee No. _____ in the Official Records of Pinal County, Arizona.";
40. a note will be added to the final plat, developer will record a Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra and recorded on _____ in Fee No. _____ in the Official Records of Pinal County, Arizona that: a. describes exactly the nature and location of all Use and Benefit Easements, b. states that the grant of the easements will be in perpetuity and cannot be voided by an amendment to the CCRs or the Supplemental Declaration, and c. states that the grant of the easement survives the termination of the CCRs and the Supplemental Declaration;

41. the conveyance deed from the Developer to each home buyer within the subdivision shall include language that the lot is burdened and benefitted by the "Use and Benefit Easements" depicted on the final plat and defined in the Supplemental Declaration recorded on _____ in Fee No. _____ in the Official Records of Pinal County;
42. the development plan for Unit 1.9 shall substantially comply with the, pictures, diagrams and description provided in the applicants PAD document; and
43. all stipulations approved under case PZ-037-06 are still in full force and effect.

DATE PREPARED: 3/11/13 – dld
REVISED:

Dedrick Denton

From: Hall [REDACTED]
Sent: Sunday, March 02, 2014 9:04 PM
To: Dedrick Denton
Subject: PD-013-13 and PD-014-13 Public Hearing for Trilogy Encanterra Construction, LLC et al

Dear Pinal County Planning & Development Department:

We received notice of the above proposal as property owners/residents of Encanterra Country Club.

Currently, property owners/members are engaged in ongoing discussions with the developer and management company regarding inadequate services to our community. Extensive discussion by members with representatives has occurred without an agreed upon outcome.

At this time, it seems inappropriate to proceed with further development when services to the existing community have not been satisfied. WE ARE OPPOSED TO THE ABOVE SUBJECT APPLICATION PROPOSAL.

We would be happy to appear on March 20th 2014 at 0900 to discuss this topic further.

**Suzanne Hall, MD
Donald S Hall
1430 East Artemis Trail
San Tan Valley, AZ 85140**

[REDACTED]
Property Tax Parcel 109-52-1400

2-27-14

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

Reference: Planning Case # PZ-PD-013-13

Paul C. Fairchild Parcel # 109522680



This letter will serve as my formal objection to the amendment request by Trilogy Encanterra Construction to allow duplexes in the Encanterra Country Club Property.

For the following reasons:

- 1 Encanterra is a country club, not a mixed use residential community
- 2 When buying my home in Encanterra, no mention was made that there would be duplexes within the community.
- 3 Many of the homes in Encanterra are valued at \$600,000 or even more \$700,000 or \$800,000. An area of duplexes would seriously reduce the value of those homes.
- 4 Traffic congestion would only get worse with an additional 121 home owners.
- 5 Shea homes has always emphasized "quality of life" in Encanterra, but this seems more like "let's make some more money".
- 6 This smells like a "bait and switch" scheme. Welcome to this lovely upscale community, thanks for buying an expensive home here, now let's add duplexes!!
- 7 The golf course and club house can not accommodate an additional 121 families.

I would be glad to appear at the meeting to voice my objections as would most of the Encanterra residents!

Respectfully,

A handwritten signature in black ink, appearing to read "Paul C. Fairchild".

Paul C Fairchild

3/4/14

Re: Planning Case #PZ-PD-013-13 & #PZ-PD-014-13

Dear Mr. Denton,

When I read the Notice of Public Hearing you sent out last week I was extremely concerned and upset!

I built my house in Encanterra in 2012 under the assurance that Encanterra would remain an upscale development of single family homes that would continue to appreciate in value, in large part due to careful management by Shea Homes. Many of the current homes are in the \$500,000. upwards to \$1,000,000. range.

I feel strongly that these proposed zoning changes, involving less expensive duplexes and higher density land use, will seriously devalue my investment! Furthermore they constitute a misrepresentation by Shea of what their future plans really were!

I will make every effort to be at the meeting on March 20th to express my strong objections.

Yours truly,



Melinda Wentzell Kornblum



Parcel ID # 109524420

Dedrick Denton

From: Ann Sayler [REDACTED]
Sent: Monday, March 03, 2014 8:09 AM
To: Dedrick Denton
Subject: n, Mar 2, 2014 at 9:04 PM Subject: PD-013-13 and PD-014-13 Public Hearing for Trilogy Encanterra Construction, LLC et al

Dear Pinal County Planning & Development Department:

We have received a copy of the email you received yesterday from Suzanne and Donald Hall of Encanterra. We would like to add our voices to this request for a denial of the variance. Shea, in the face of strong disagreement from the majority of homeowners, has decided to press forward with the changes to services for our community and cancelled the meeting scheduled tomorrow, depriving homeowners of the ability to voice their objections in a timely fashion. Shea has rescheduled this meeting for after the March 20th, 9 AM discussion of the zoning variance. I have included the Halls email below for reference.

**Ann and David Sayler
824 E. Laddos Ave
San Tan Valley, AZ 85140**

We received notice of the above proposal as property owners/residents of Encanterra Country Club.

Currently, property owners/members are engaged in ongoing discussions with the developer and management company regarding inadequate services to our community. Extensive discussion by members with representatives has occurred without an agreed upon outcome.

At this time, it seems inappropriate to proceed with further development when services to the existing community have not been satisfied. WE ARE OPPOSED TO THE ABOVE SUBJECT APPLICATION PROPOSAL.

We would be happy to appear on March 20th 2014 at 0900 to discuss this topic further.

**Suzanne Hall, MD
Donald S Hall
1430 East Artemis Trail
San Tan Valley, AZ 85140**

**[REDACTED]
Property Tax Parcel 109-52-1400**



P I N A L • C O U N T Y
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: March 13, 2014
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
3/20/14	PZ-001-14	Patrick Erickson	Zone Change	See Comments 1 & 2
3/20/14	PZ-002-14	Edera Weddings and Event Venue	Zone Change	See Comments 1 & 2
3/20/14	PZ(PD)-013-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2
3/20/14	PZ(PD)-014-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2

***Comments:**

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

Note:

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

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 County Staff Coordinator Steve Abraham
2. Date of Concept Review: 8 / 27 / 13 Concept Review No. CR 058 - 13
3. The Legal Description of the Property: (Attached)
4. Tax Assessor Parcel No(s) 109525330
5. Current Zoning (Please provide Acreage Breakdown) PAD CR-5
Requested PAD Overlay District (Please provide Acreage Breakdown). _____
6. Parcel Size(s) 33.9 AC
7. The existing use of the property is as follows. Residential - HD / MF
8. The exact use proposed under this request: Residential - HD / MF
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 # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____
(See PAD Document)
13. Explain why the proposed development is needed and necessary at this time. _____
(See PAD Document)

RECEIPT #: _____ AMT. _____ DATE _____ CASE: _____

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** (Circle One) 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: _____

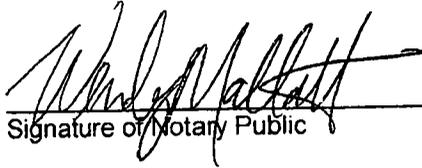
(See Attached)

I hereby verify that the name list above was obtained on the 20 day of 10, 2013, at the office of Security Title, and is accurate and complete to the best of my knowledge.


 Signature _____ Date 12.4.13

Acknowledged before me by Robert Izer, on this 4th day off December, 2013



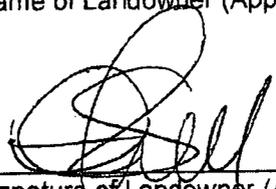

 Signature of Notary Public

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

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

Trilogy Encanterra 36250 N Kenworthy 480-987-6346
Construction, LLC San Tan Valley, AZ 85140

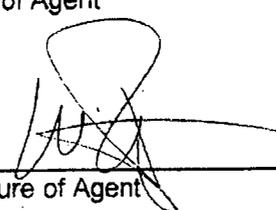
Name of Landowner (Applicant) Address Phone Number

 levi.shill@sheahomes.com

Signature of Landowner (Applicant) E-Mail Address

Pew & Lake, PLC 1744 S Val Vista Dr 480-461-4670
Suite 217
Mesa, AZ 85204

Name of Agent Address Phone Number

 ralph.pew@pewandlake.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.

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

Trilogy Encanterra Construction, LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 745 acres located at
SEC Gantzel Road and Combs Road, and
further identified 36250 North Kenworthy Road

[Insert Address of Property]
as assessor parcel number Multiple 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 Pew & Lake, PLC

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

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

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

(See page 9)

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

My commission expires _____



August 22, 2013

To whom it may concern:

Re: PAD Amendment with Pinal County

Dear members, neighbors and friends of Encanterra,

We are in the process of updating our Planned Area Development (PAD) with Pinal County. The PAD outlines a specific product within the master plan that we would like to modify slightly to accommodate more open space and better pedestrian connectivity within a few of the phases as well as address the changing market needs of our buyers.

We believe that these changes in product and plan, which comprise less than 17% of the entire project, will provide a more marketable enhancement to the overall community. These enhancements only affect The Encanterra Country Club. Should you have further questions, we are hosting an open house located at The J.O. Combs Middle School at 37611 N. Pecan Creek Drive in San Tan Valley, Arizona on September 9th at 6:00p.m.

Respectfully,

A handwritten signature in black ink, appearing to read "Rob Izer". The signature is fluid and cursive, with a large initial "R" and a distinct "Izer" ending.

Rob Izer
Community Development Manager
Encanterra, A Trilogy Country Club
Shea Homes Active Adult

K-1682
Exhibit

KF-EB

J.O. Combs Unified School District
301 E. Combs Rd.
San Tan Valley, AZ 85140
www.jocombs.org
480-987-5310



Community Use of District Facilities Application

Date of Application: 8.21.13
Name of Organization: Shea Homes For-Profit
 Non-for Profit (organization submits a 501 (c) 3)
Binding Representative of Organization: ROBERT IZEL Title: COMMUNITY MGR
Phone: (602) 319-0539 Email: rob.izel@sheahomes.com
Billing Address: 31250 N. KENWORTHY City, State, ZIP: SANTAN VALLEY AZ 85140

Facility Use Request Details

Purpose of Facility Use (e.g. meeting, class, game, practice): MEETING

Dates	Day(s) of the Week	Times (MUST include set-up & clean-up)	School Name	Space (room, field, gym)	Participants
6.9.13	1	5:45-8:00	Combs Middle School	Room 102 Gym.	10 # Adults 0 # Youth
					# Adults # Youth
					# Adults # Youth

Please include any specific requests including equipment:

Will children/adults pay to participate in the event? ___ Yes No

Will food and/or drinks be served? ___ Yes No Vendors selling food and/or drink must be approved by Community Education and agree to follow board policy KF-EA

Signing below indicates my understanding that:

- Requests to use J.O. Combs facilities are to be initiated a minimum of ten (10) business days before the requested use. Requests made less than five (5) business days prior to event may not be accepted or approved.
- Payment of projected fees is to be received by the District office within five (5) business days prior to the use date. Fees may be paid only in Money Order, Cashier's, Personal or Business check. Late payments will incur an additional \$25 fee.
- A valid Certificate of Liability Insurance naming J.O. Combs USD as an "additional insured" must be received by the District office five (5) business days prior to the date of facility use. Minimum limits are one million dollars (\$1,000,000) for bodily injury and ten thousand dollars (\$10,000) for property damage.
- Failure to provide notice of change or cancellation within five (5) business days of the event will result in a \$25 fee.
- Smoking and the consumption of alcoholic beverages are prohibited on District property at all times (Policy KF-EA); food and drinks are not allowed inside the gymnasiums.
- A \$25 restroom supply fee may be applied depending on size and duration of events.
- A designated representative must have a copy of the rental permit while on site during the rental dates and times.
- I have read and agree to abide by the information contained in the policy and exhibits of J.O. Combs policy KF Community Use of School Facilities.

Authorized Signature of Organization Representative [Signature]

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, Rob Izer, Applicant for case P.Z. 013.13 (Case number), personally caused 3 sign(s) to be posted in a visible place on or near the proposed project site on Dec. 2013 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed PAO AMENDMENT (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph

[Signature]
Applicant

STATE OF ARIZONA)

) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by Rob Izer this 11 day of February, 2014.

[Signature]
Notary Public

My Commission Expires. April 9, 2014



Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

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:

Development of the property as part of the Encanterra PAD will improve the County's livability by providing diversity and variety in housing product together with strong amenity offerings. Encanterra is designed to provide activity centers and residential areas linked through inter-multimodal transportation corridors.

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:

Access to Encanterra is provided by Combs Road and Gantzel Road which is a road of regional significance.
The internal circulation provided within the development is a series of collector and local roads that are appropriately sized for the residential density of the project. A network of internal pedestrian and bicycle paths are programmed to connect residents to the amenity core and to one another.

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 master plan for Encanterra includes a small commercial component as well as a 65,000 square foot recreational facility. Both of these uses will provide employment opportunities.

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 master plan for Encanterra has approximately 37.4% total open space of which 34% is for recreation. Providing places for residents to gather and promoting a healthy lifestyle, a variety of spaces are offered including a golf course, recreation center, pedestrian trails and passive open space areas. The planned open space is integrated throughout the development.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

The Comprehensive Plan identifies categories of Environmentally Sensitive Areas to be considered when developing property; Encanterra contains no such environmentally sensitive areas. Development of the project will continue to comply with all applicable regulations related to noise, dust control, and preservation of dark skies. To assist in water conservation the golf course aims to use nearly all reclaimed water for irrigation.

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:

Encanterra, which is targeted for active adult empty nesters, is located adjacent to Banner Ironwood Medical Center. Internal to Encanterra is a centrally located recreation center that promotes healthy living through recreational activities and educational classes. Encanterra is a walkable community with a highly amenitized recreational core.

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:

Encanterra is targeted for active adult empty nesters and while it does not provide an educational land use component within it's master plan, educational opportunities will be provided at the recreation center. Encanterra continues to supportive neighbor to Combs Elementary School to the north and the surrounding community.

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

Encanterra is consistent with its Comprehensive Plan land use designation of Moderate Low Density Residential.

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.

The Encanterra master plan is predominantly residential in nature but does include resort and commercial land use components. A network of internal streets, pedestrian amenities, and bicycles lanes provides direct access to all land uses within Encanterra.

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

Encanterra is consistent with the Suburban Residential Planning Guidelines. The proposed uses within Encanterra are compatible with neighboring land uses. Adequate water and wastewater infrastructure will be provided to the property. Development impact on roads are planned for and coordinated as part of the Encanterra PAD. The Encanterra PAD integrates open space, a golf course, and recreational amenities that will support the development of the property.

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:

Encanterra is consistent with the Economic Development element of the Comprehensive Plan. While Encanterra will provide employment opportunities at its recreation center, golf course and future commercial component, it is Encanterra's high quality development that enhances the ability of area employers (Central Arizona College & Banner Ironwood Medical Center) to attract employees, students, and incoming faculty and medical staff.

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 Comprehensive Plan states that it "intends to support agriculture as a land use as long as it is economically feasible. Additionally, the amount of open space and trails identified for preservation will encourage the continuation and enhancement of the rural and equestrian lifestyles." In the long term, development of the West Pinal Growth Area, which is where Encanterra is located, is not compatible with equestrian uses, agriculture, and a rural lifestyle, and those uses gradually will be phased out as they become economically infeasible.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The Encanterra PAD meets the goals of the Comprehensive Plan by providing passive and active recreational opportunities for its residents. Approximately 37.4% of the project acreage will be devoted to open space. There is an internal focus to tie all residents to the central recreation amenity through pedestrian and bicycle paths. Visual breaks in development will be enhanced by the 18-hole champion golf course which will also provide as a habitat corridor.

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 property was previously farm land and is currently being developed. The property is relatively flat, with no major topographical features. No environmentally sensitive areas are on the property. A records check through the Arizona State Museum indicates that no cultural resources are present on the property.

Water Resources, Public Facilities/Services, and Infrastructure Support

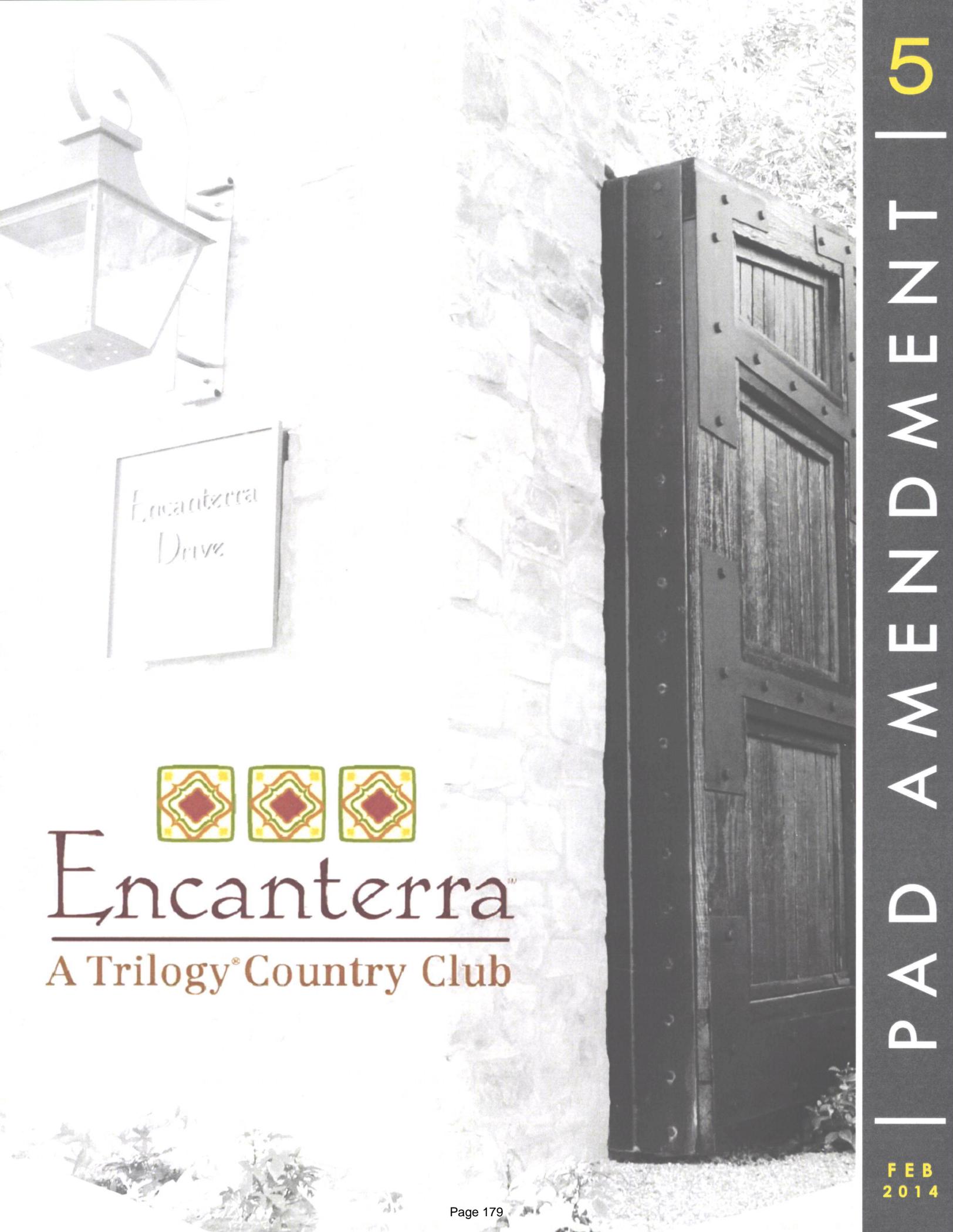
All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

Currently there are water and wastewater services provided to the developed portions of Encanterra by Johnson Utilities. All water and wastewater infrastructure will be sized to accommodate anticipated peak flows at build out and construction will be phased as necessary.



Encanterra
Drive



Encanterra™

A Trilogy® Country Club

Parcels 1.2 and 1.9 CR-5 Zoning

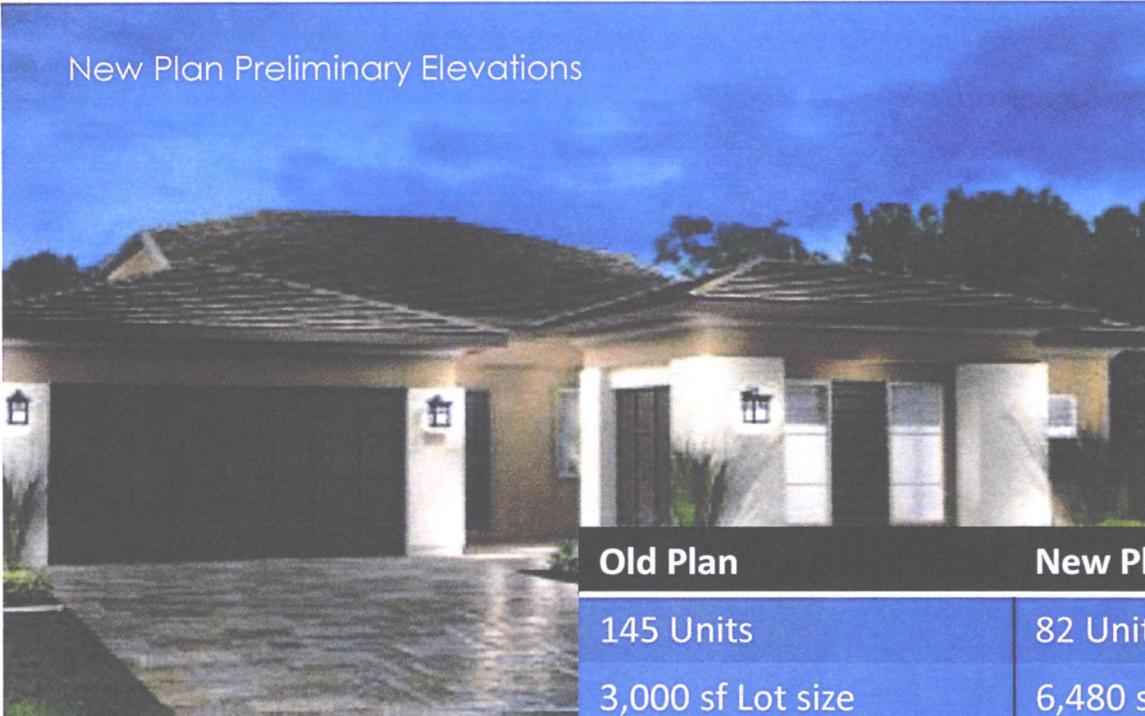
Shea Homes is pleased to present two unique products to the Encanterra portfolio.

Parcels 1.2 and 1.9 have been zoned CR-5 since the projects origin which allows for a diversity of products ranging from single family to multifamily.

Through extensive market research, we have identified two new lifestyle products that we believe will add an even greater country club experience by increasing the amount of green space, livability and pedestrian connectivity.



New Plan Preliminary Elevations



Parcel 1.2 Old Plan

Old Plan

New Plan

145 Units

82 Units

3,000 sf Lot size

6,480 sf Lot size

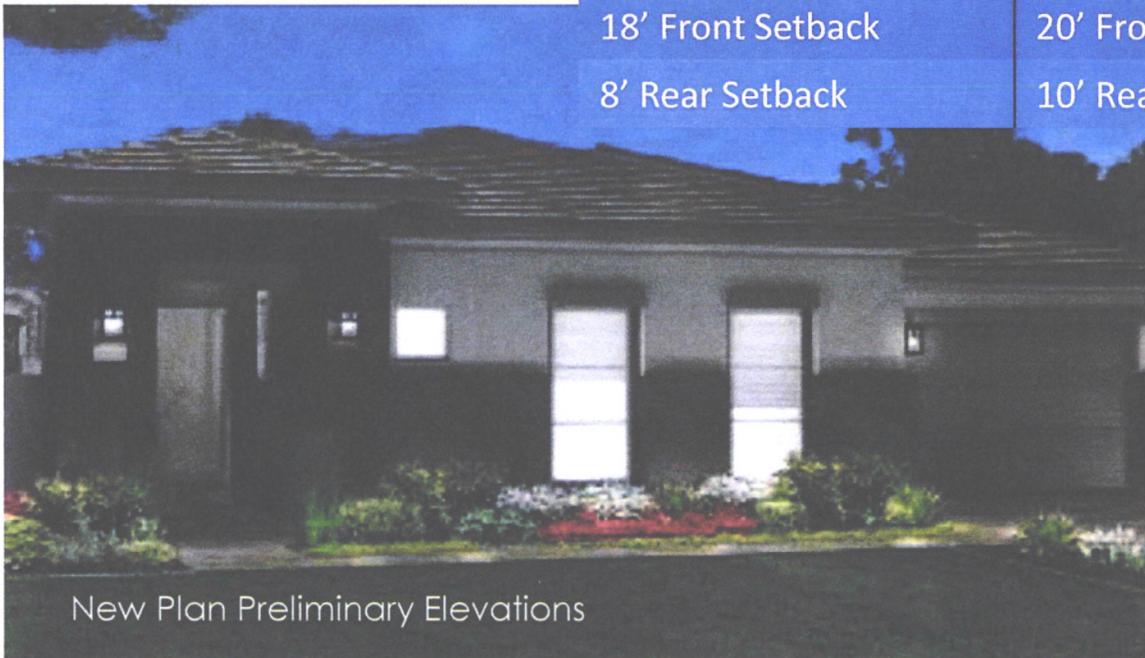
18' Front Setback

20' Front Set Back

8' Rear Setback

10' Rear Setback

New Plan Preliminary Elevations



Parcel 1.2 New Plan

Parcel 1.9 Old Plan



Parcel 1.9 New Plan



Old Plan

250 Units

13% Open Space

3,000 sf Lot size

18' Front Setback

8' Rear Setback

New Plan

242 Units

18% Open Space

3,200 sf Lot size

20' Front Set Back

10' Rear Setback



Conceptual 2Plex Villa Elevations

Robert W. Meyer
1524 E Vesper Trail
San Tan Valley, AZ 85140

February 7, 2014

Pinal County Planning and Development

To Whom It May Concern:

I would like to write in support of the request by Shea Homes to allow only a 5' setback between residential properties. As a recently retired Fire Chief and Fire Marshal, I am intimately familiar with the International Residential, Building and Fire Codes regarding access for fire department personnel.

Shea homes do not permit any solid walls between any side yards of their residential property nor would landscaping, that could also hinder access. As a homeowner in Encanterra, I can attest, this is fact. Side yards are permitted to have aluminum fencing with removable panels and gates for access to the rear yard.

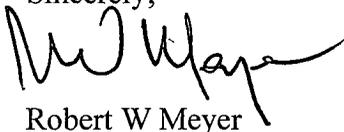
As a fire professional with over 38 years' experience I have permitted and accepted these types of requests from developers in California and the State of Washington. My Planning and Community Development department also agreed with my assessment.

Firefighters will still have easy unimpeded access for hose line placement and, rescue capabilities with these requirements.

I urge you to take this information into consideration and allow the 5' setbacks, which will not impede or degrade fire and life safety for the residents.

I can be reached at 480-699-6217 if you have any questions.

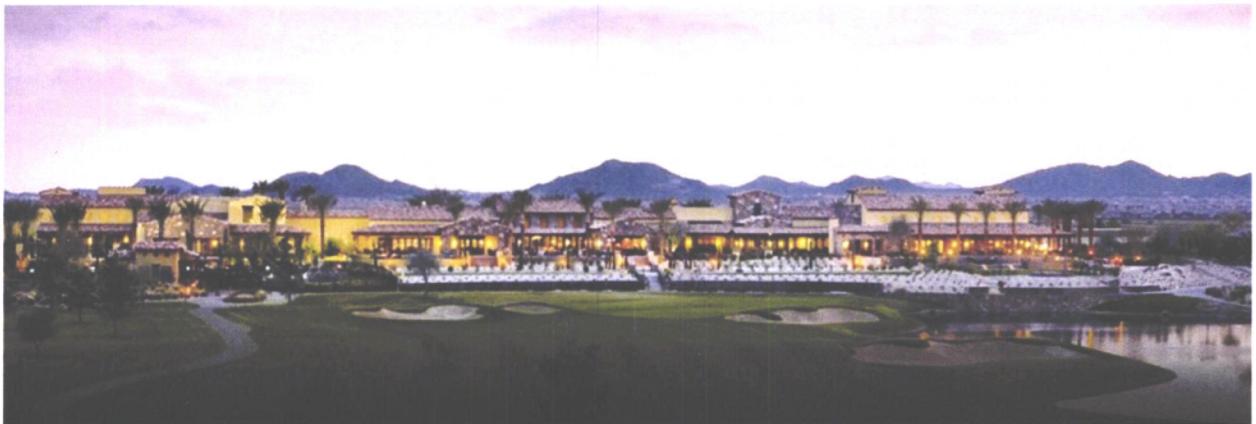
Sincerely,



Robert W Meyer

A PLANNED AREA DEVELOPMENT AMENDMENT

for



Original Case

July 2000: PZ-PD-020-00

Amendments:

No. 4 : July 2013 | PZ-PD 006-13
No. 3 : January 2010 | PZ-PD-010-09
No. 2 : August 2006 | PZ-PD-037-06
No. 1 : March 2006 | PZ-PD-005-06

This Document:

No. 5 : February 25, 2014 | PZ-PD-013-13



Planned Area Development Amendment Narrative

Table of Contents

1. Introduction
2. Request
3. Proposed Plan
4. Open Space
5. Conclusion

Exhibits

- Exhibit A – Illustrative Land Use Plan (Revised)
- Exhibit B – Conceptual Site Plan (Parcel 1.9)
- Exhibit C – Typical Lot Detail

Supplemental Information and Exhibits

Previous PAD Amendments:

- 4 – PAD Amendment 4 (July 2013)
- 3 – PAD Amendment 3 (January 2010)
- 2 – PAD Amendment 2 (August 2006)
- 1 – PAD Amendment 1 (March 2006)

1. Introduction

Shea Homes is pleased to submit to Pinal County a request to amend the existing Encanterra PAD development standards and product offerings for the CR-5 PAD zoning category to allow for the development of a proposed 242 lot, 2plex Villas neighborhood on 33.9 acres within the Encanterra Master Planned Community. This new residential product is being developed in response to inquiries by current Encanterra homeowners and prospective Encanterra buyers. With the approval of this amendment, this new neighborhood will be developed on Parcel 1.9 as indicated on the Illustrative Land Use Plan (**Exhibit A**). This parcel is situated immediately south of the community's signature Clubhouse and nestled between Encanterra Drive and the Seventh Hole of the Encanterra Golf Club.

2. Request

To accomplish this development, our request is to amend the Encanterra PAD for Parcel 1.9 as follows:

- Amend the product type to the new 2plex Villas.
- Increase the minimum lot area to 3,200 sq. ft, a 10 sq. ft. increase.
- Increase the minimum separation between buildings 2 feet by re-allocation of side yard setback dimensions.
- Increase the maximum buildable area on each lot by (+/-) 2%.

The table below illustrates the proposed Development Standards for Parcel 1.9.

Zoning Category	APPROVED CR-5 PAD	REVISED CR-5 PAD
Maximum Lot Count	250	242
Minimum Lot Area	3,190	3,200 sq. ft.
Minimum Front Setback	18'/10'	20'/10'*
Minimum Side Setbacks	0'/8' or 5'/3'	0'/5'**
Minimum Rear Setback	8'	10'
Maximum Buildable Area	57%	59%

* 20' measured from back of sidewalk to face of garage door. 10' as measured from back of sidewalk to side entry garage, porch or livable area.

** 0' where attached; 5' un-attached side. A minimum separation of 10' will be provided between buildings.

3. Proposed Plan

The development of Parcel 1.9 will feature single and two story homes which range in size from 1,121 to 1,878 square feet. The proposed product is a 2plex Villa that is made up of two attached single family homes. As illustrated on the Typical Lot Detail (**Exhibit C**), the two homes will share a common wall at the 0' side yard setback line and there will be a minimum of 10' between the 2plex Villas. The Encanterra community has also chosen to not construct walls between the homes, deviating from the common practice of a standard side yard wall between units (image 1). Shown in image 2, this actual photo of Encanterra provides a much more open and safe environment for the community. The proposed 2Plex villas will continue this same design excellence.



1 - Standard side yard wall



2 - Encanterra "open" side yard condition

This product is specifically designed to allow for the new concept of a "lock and leave" lifestyle by providing a slightly smaller yard area while still allowing for a modest home size that is comfortable to residents of the Encanterra community. Each home will be platted on a single lot, providing ownership of the yard to each homeowner. As a result of the reconfigured product type and lot arrangement, the common open space areas within the parcel have been significantly increased over previous plans. The new neighborhood design will allow for more community accessible open space for the residents while decreasing the maintenance responsibilities of the individual homeowner.

Parcel 1.9 is one of two parcels in the Encanterra community that is zoned CR-5 PAD, with the remaining residential parcels being zoned CR-3 PAD. The land use designation for the CR-5 PAD parcels is Multi-Family / High Density (MF/HD). The proposed conceptual development plan for Parcel 1.9 is in conformance with the existing land use and zoning for the parcel and will provide for a new product type offering within the Encanterra development. Encanterra continues to build on its success as a top rated, highly desired master planned community and the addition of the 2plex Villas offered in Parcel 1.9 will create greater product diversity within Encanterra and Pinal County.

The table below illustrates the proposed land use summary for Encanterra:

ENCANTERRA COUNTRY CLUB LAND USE SUMMARY					
LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL LOTS
SF-MLD	CR-3 PAD	65' X 105'	157.8 AC.	470	19.1%
SF-MD	CR-3 PAD	55' X 105'	181.1 AC.	859	34.9%
SF-MHD	CR-3 PAD	50' X 105'	131.6 AC.	716	29.1%
MF/HD	CR-5 PAD	2plex VILLA	33.9 AC.	242	9.8%
MF/HD	CR-5 PAD	50' X 90'	19.3 AC.	145	5.9%
RESORT CORE	TR PAD	CASITA	24.0 AC.	30	1.2%
TOUR CENTER / COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR PAD		182.8 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,462	100%
PROJECT DU/AC:			3.3 DU/AC		

4. Open Space

As shown on the Conceptual Site Plan (**Exhibit B**), approximately 6.2 acres, or (+/-) 18% of the site area for Parcel 1.9 is devoted to common area open space. The overall Encanterra PAD provides +/- 37.4% total open space, including approximately 8.4% recreation area open space. (Reference the Open Space and Recreation Plan for additional open space information pertaining to the overall Encanterra PAD.) As previously noted, this project is specifically designed for the homeowner who prefers a “lock and leave” active adult lifestyle with the benefit of less property maintenance while still having generous open spaces available to them within the Encanterra community. The newly designed open spaces within Parcel 1.9 will afford the opportunity to provide an extensive trail system woven through the fabric of the neighborhood that will ultimately link residents to the nearby, highly amenitized Clubhouse. Open space internal to the parcel will also include several unique pedestrian nodes, offering seating areas and enhanced landscaping in the larger open space tracts. With its close proximity to the Clubhouse, the design for Parcel 1.9 focuses on the concept of a walkable neighborhood that contributes to and enhances the overall open space network within the Encanterra master planned community.



5. Conclusion

This proposal to amend the development standards of the Encanterra PAD will provide a unique new facet to the Encanterra community through increased open space, new pedestrian connectivity, and the introduction of a unique new product type catering to the “lock and leave” lifestyle desired by the Baby Boomer demographic. The new development plan for Parcel 1.9 will provide for

greater product diversity within Encanterra without increasing the overall yield or density for the project.

This application is consistent with the land use patterns already established in the area and is therefore compatible with the vision established for this community in the Pinal County Comprehensive Area Plan. The applicant and property owner look forward to working with Pinal County to create another quality subdivision within Encanterra, and respectfully request approval of this amendment.



ILLUSTRATIVE LAND USE PLAN

N.T.S.





SITE DATA

Encanterra Parcel 1.9
 Zoning District: CR-5 PAD
 Gross Area: +/- 33.9 Acres
 Total Lots: 242
 Gross Density: 7.14 Du / Ac
 Open Space: +/- 6.2 Acres*

PRODUCT DATA

Total Lots: 242
 Typical Lot Size: 40' x 80'
 Minimum Lot Area: 3,200 Square Feet
 Proposed Product: 2plex Villa / 121 Units

Notes:

* +/- 6.2 acres of open space are provided within Parcel 1.9. The Encanterra PAD provides +/- 37.4% total open space, including approximately 8.4% recreation open space.



PRODUCT / LOT STANDARDS

Encanterra Parcel 1.9
Zoning District: CR-5 PAD

Development Standards
Minimum Lot Area: 3,200 sq.ft.
Max. Buildable Lot Area: 59%*

Setbacks
Minimum Front Yard: 20' / 10**
Minimum Rear Yard: 10'
Minimum Side Yard: 0' / 5***

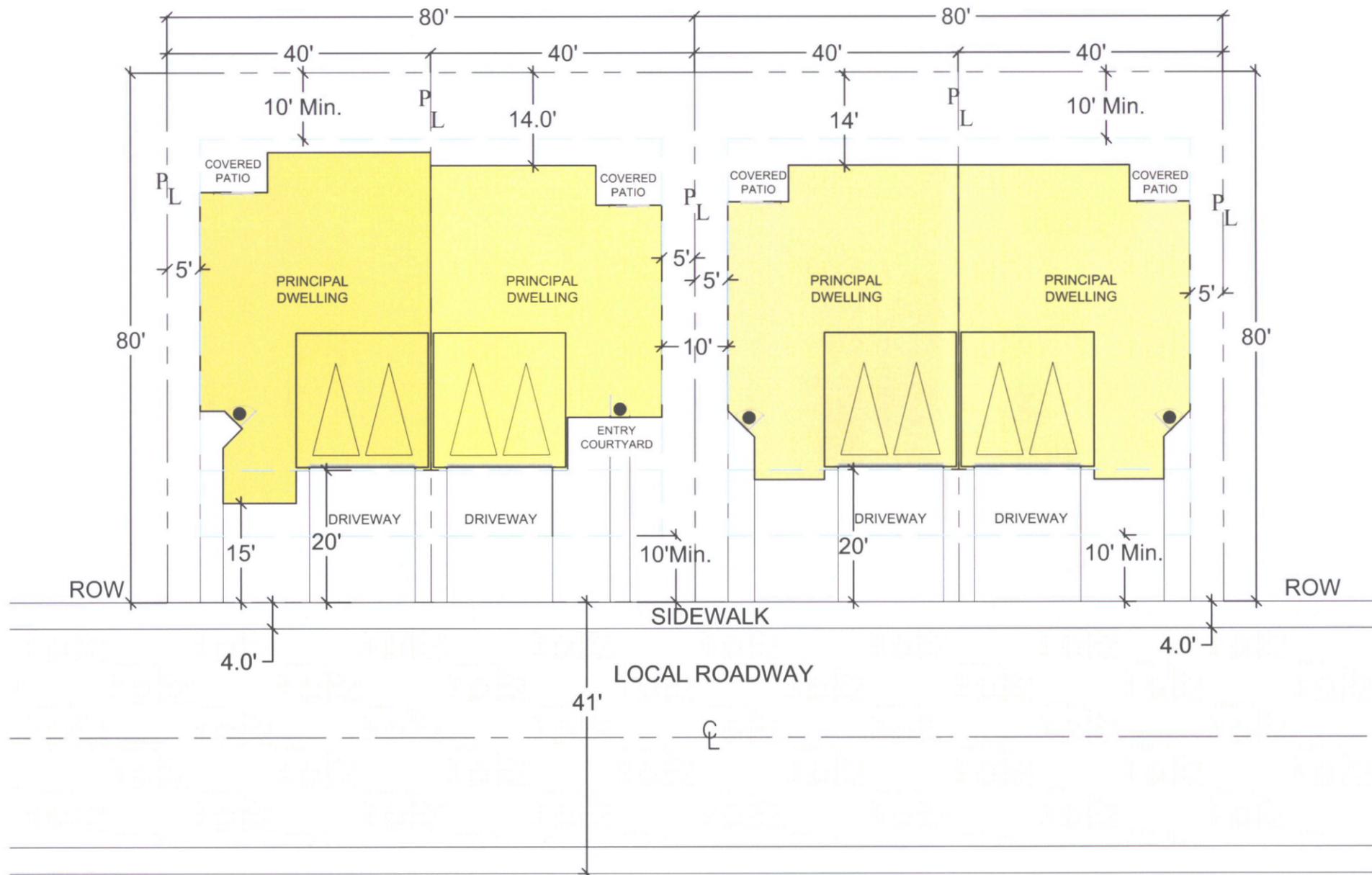
Notes:
* The maximum buildable lot area calculation includes 40% of the front lot area located between the 10' and 20' front setback limits.

** 10' measured from back of sidewalk to side entry garage, porch or livable area. 20' measured from back of sidewalk to face of garage door.

*** 0' where attached; 5' unattached side. A minimum of 10' will be provided between main buildings.

(Consistent with the overall Encanterra PAD, no CMU walls are allowed in between units. A view fence may be added at the rear corner of the home to enclose the back yard)

TYPICAL LOT DETAIL



SCALE: 1" = 20'



exhibit C

AMENDED
PZ-037-06
PZ-PD-037-06



A PLANNED AREA DEVELOPMENT
AMENDMENT

PRIOR CASE NOS.
PZ-020-00
PZ-PD-020-00

July 19, 2013



Trilogy®

New Beginnings



PAD AMENDMENT

Introduction

Shea Homes is pleased to submit to Pinal County, a request to amend the existing Encanterra PAD development standards and lot development criteria to allow for the reconfiguration of fence placement in the back yards of future Trilogy at Encanterra homebuyers. This request is being made in response to feedback obtained from current Trilogy homeowners who have indicated that this change to the existing PAD fencing requirement would provide a more livable back yard space which would include greater access to the side yard.

Requested Action

Exhibit A, provided with this narrative, illustrates the typical rear-yard fencing requirement. As shown, the fence gate, per existing development standards, is required to be placed beginning at the corner of the patio post, and extend to the property line fence. Our request, also shown in Exhibit A, allows for the fence gate to be extended, instead, from the rear corner of the house to the property line fence. This provides for a more functional backyard with greater access to the side yard by the homeowner. To accomplish this, our request is as follows:

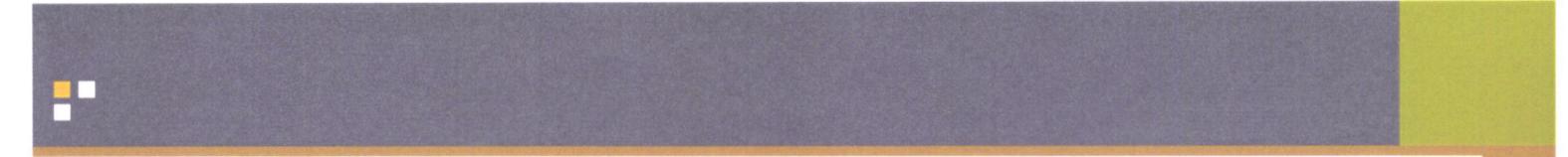
- Change the graphic in the PAD to conform to the requested rear yard fencing requirement as shown in Exhibit A.
- Modify the clear zone requirement so that it is measured from the rear corner of the home, rather than the rear corner of the patio.
- Amend language in the existing PAD to reflect the changes noted above.

Conclusion

In conclusion, this request will allow Shea Homes to be more responsive to our customer's needs. The changes brought about by this amendment to the PAD will be imperceptible from the street view and will not impact any safety elements in the neighborhoods. However, it will bring about a great deal of change in the functionality of the homeowner's back and side yards, increasing the overall livability and enjoyment of their home. We respectfully request your passage of this PAD amendment request.

New Exhibit:

1. Typical Rear Yard Fencing Exhibit



DESCRIPTION OF PROPOSAL

NATURE OF THE PROJECT:



Trilogy is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. A large number of homes will have views of the Superstition Mountains to the East as well as the Red Mountains to the North and the San Tan Mountains to the South. Trilogy is a resort community with an emphasis on lifestyle. Trilogy is a well designed master planned community with an innovative housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. Trilogy will offer 10-14 model homes that will serve as the models for the entire project. In addition, Trilogy will include an 18-hole golf course, a trail/bike system, lakes, private club with active and passive amenities such as tennis, fitness center, spa, resort, community swimming pool and more. Three single-family lot sizes will be offered with a full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of lifestyles.



TYPICAL
REAR YARD FENCING
EXHIBIT



**A PLANNED AREA DEVELOPMENT
AMENDMENT**

PRIOR CASE NUMBERS:

JULY 2000: PZ-PD-020-00

AMENDMENTS:

NO. 1: MARCH 2006 - PZ-PD-005-06

NO. 2: AUGUST 2006 – PZ-PD-037-06

NO. 3: JANUARY 2010 – PZ-PD-010-09

(THIS DOCUMENT)

PAD AMENDMENT

Based upon consumer feedback, we are requesting revisions to the current CR-5 PAD zoning. These are the proposed changes under PAD amendment number 2. Upon approval, these changes will alter and supercede the previously approved PAD amendments under each of their respective sections. The requests within this PAD Amendment are as follows:

1. To revise the overall unit count to allow for revision of the high density product and subsequent setbacks. The overall density and unit count will not be affected.
2. The table below demonstrates the re-allocation on product densities for Trilogy. The number of 65' wide single family lots and 55' wide single family lots have been reduced by approximately 30% and 3% respectively. The reduced density has been applied to the 50' wide single family lots and the CR-5 (36' wide lots). The unit count for the 50' wide single family lots and the CR-5 (36' wide lots and 50' wide lots) have been increased by approximately 10% and decreased by 3% respectively. The overall total unit count for Trilogy remains at 2,470 with no units added or deleted from the project total.

TRILOGY RESORT LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' x 105'	157.8 Ac.	470	19.0%
SF-MD	CR-3 PAD	55' x 105'	181.1 Ac.	859	34.8%
SF-MHD	CR-3 PAD	50' x 105'	131.6 Ac.	716	29.0%
MF/HD	CR-5 PAD	36' x 88'	33.0 Ac.	250	10.1%
MF/HD	CR-5 PAD	50' x 90'	18.0 Ac.	145	5.9%
RESORT CORE	TR-PAD	CASITA	24.0 Ac.	30	1.2%
TOUR CENTER/ COMMERCIAL	CB-1		2.0 Ac.		
GOLF COURSE	SR-PAD		185.0 Ac.		
ARTERIAL R/W			12.5 Ac.		
PROJECT TOTALS:			745.0 Ac.	2,470	100.0%
PROJECT DU/AC:				3.31 DU/AC	

NEW/UPDATED EXHIBITS

1. Land Use Plan
2. High Density Residential Product
3. Typical Road Sections
4. Development Standards Table

PURPOSE OF REQUEST

Johnson Farms is an existing Planned Area Development (PAD) that was zoned under Case Nos. PZ-020-00 and PZ-PD-020-00 and approved on August 16, 2000. This site is generally bounded by Gantzel Road on the West, Hash Knife Draw Road and railroad tracks on the South, Kenworthy Road on the East and Combs Road on the North and contains approximately 791 acres.

The text and exhibits in this PAD Amendment replace what is in the approved Johnson Farms PAD. The intent of this PAD Amendment is to amend the preliminary development plan lot development criteria, zoning and commercial design guidelines set forth under the existing PAD for Johnson Farms. This proposed amendment would allow for the creation of Trilogy, a resort style community catering to the Baby Boomer generation and Empty Nesters with a golf course, golf club house and a Community Club. In its proposal for development plan, Shea Homes is requesting the following:

- A change in setbacks and lot sizes as shown on Table 1.
- Change in minimum lot size in CR-5 to 3,190 square feet.
- Change minimum rear yard setback in CR-5 to 8 feet.
- Change minimum front yard setback in CR-5 to 18 feet (measured to garage doors).
- Change minimum side yard setback in CR-5 to 3' and 5' or 0' and 8'.



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

DESCRIPTION OF PROPOSAL

NATURE OF THE PROJECT:

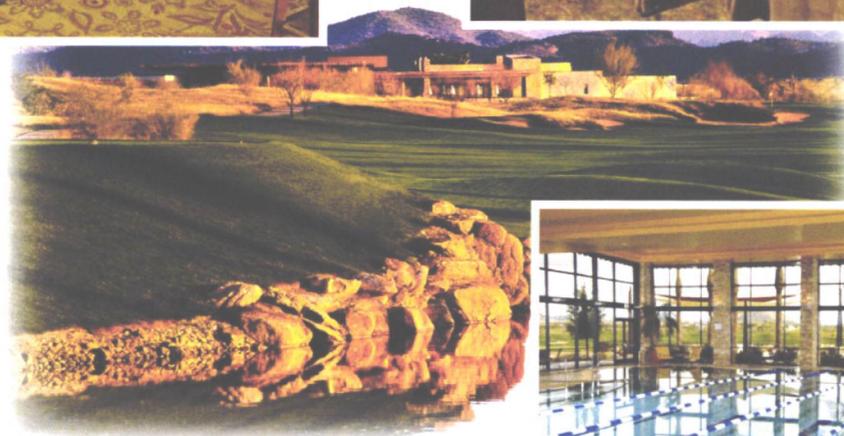
This PAD Amendment changes the existing zoning to CR-3 & CR-5 with PAD overlay, allowing for minimum lot sizes ranging in size from 3,190 square feet for multi-family CR-5 and 5,250 to 7,120square feet single-family detached within the CR-3 district. Trilogy is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. A large number of homes will have views of the Superstition Mountains to the East as well as the Red Mountains to the North and the San Tan Mountains to the South. Trilogy is a resort community with an emphasis on lifestyle. Trilogy is a well designed master planned community with an innovative housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. Trilogy will offer 10-14 model homes that will serve as the models for the entire project. Within a CB-1 zoning district, a Tour Center of approximately 7, 000 square feet has been planned near the main entry into the community. This Tour Center will remain until final build-out at which time it will be offered for office and leasable space under the control of the master developer. In addition, Trilogy will include an 18-hole golf course, a trail/bike system, lakes, private club with active and passive amenities such as tennis, fitness center, spa, resort, community swimming pool and more. Three single-family lot sizes will be offered with a full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of lifestyles.



Billiards



Spa Facilities

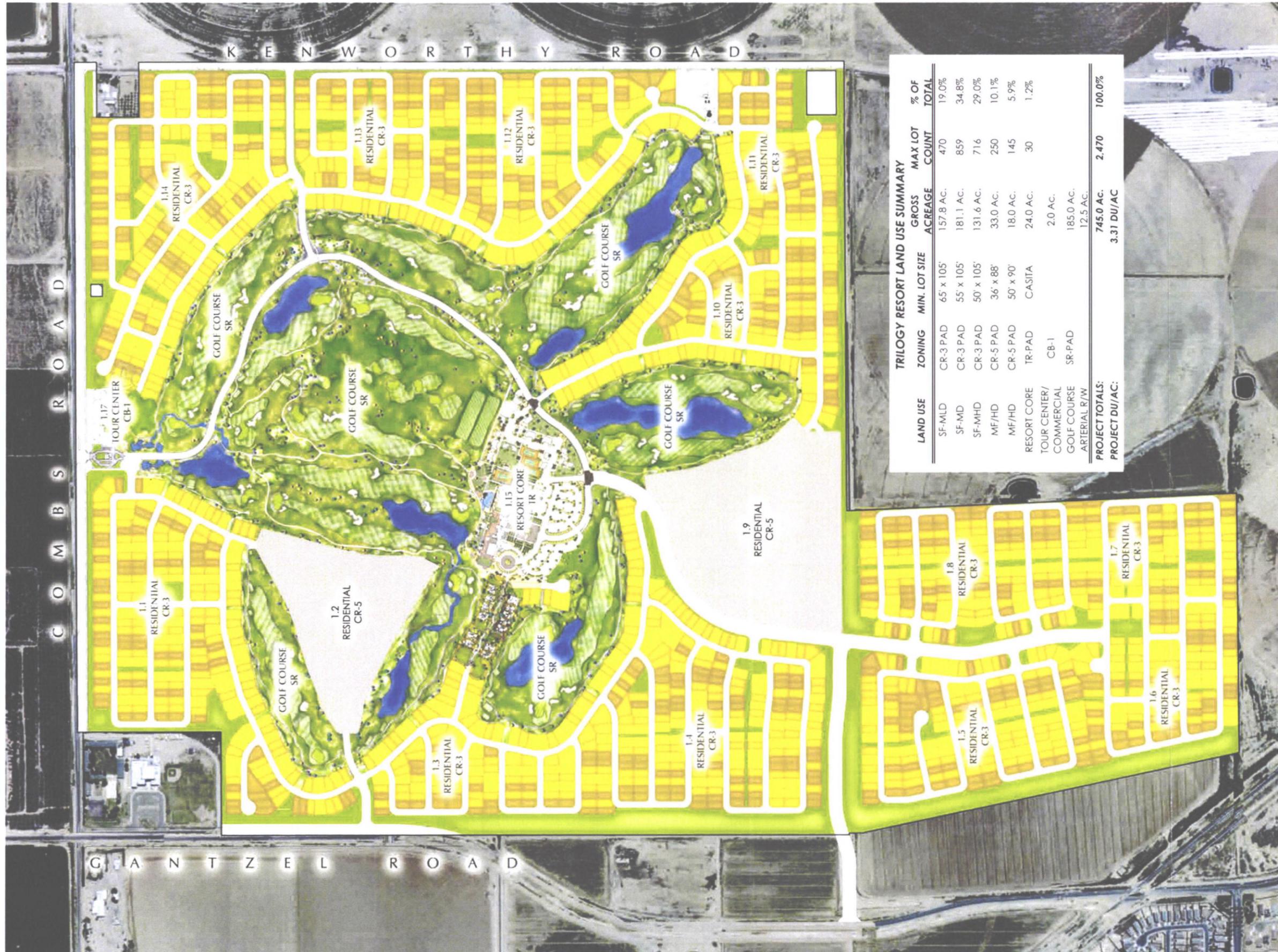


Championship Golf



Swimming

*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



TRILogy RESORT LAND USE SUMMARY

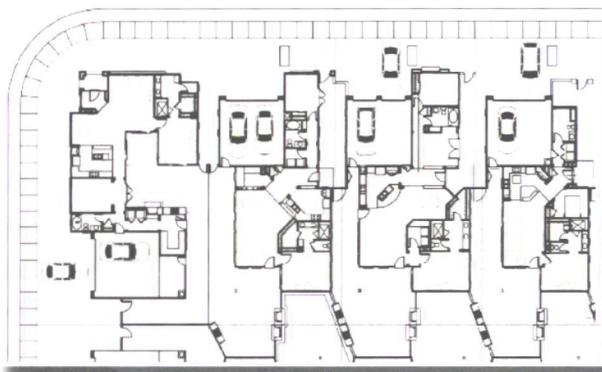
LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' x 105'	157.8 AC.	470	19.0%
SF-MD	CR-3 PAD	55' x 105'	181.1 AC.	859	34.8%
SF-MHD	CR-3 PAD	50' x 105'	131.6 AC.	716	29.0%
MF/HD	CR-5 PAD	36' x 88'	33.0 AC.	250	10.1%
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ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,470	100.0%
PROJECT DU/AC:			3.31 DU/AC		

ILLUSTRATIVE
LAND USE
PLAN

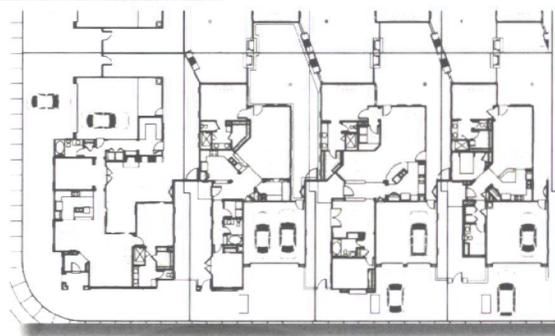
High Density Residential (HD) -Multi-Family Residence

A small percentage of homes at Trilogy are planned for the multi-family CR-5 zoning district with a minimum lot of 3,190 square feet. The uses permitted in this district shall be consistent with Section 1301 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.

Floor Plans



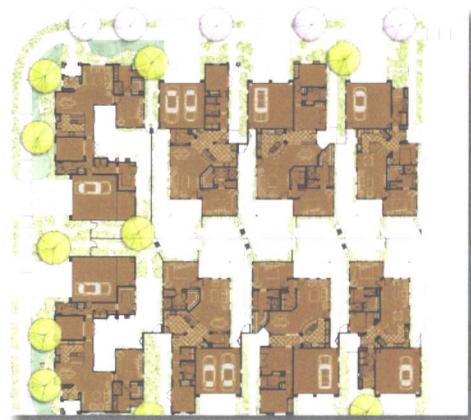
Floor Plans



Typical Product Elevation



Landscape Plan

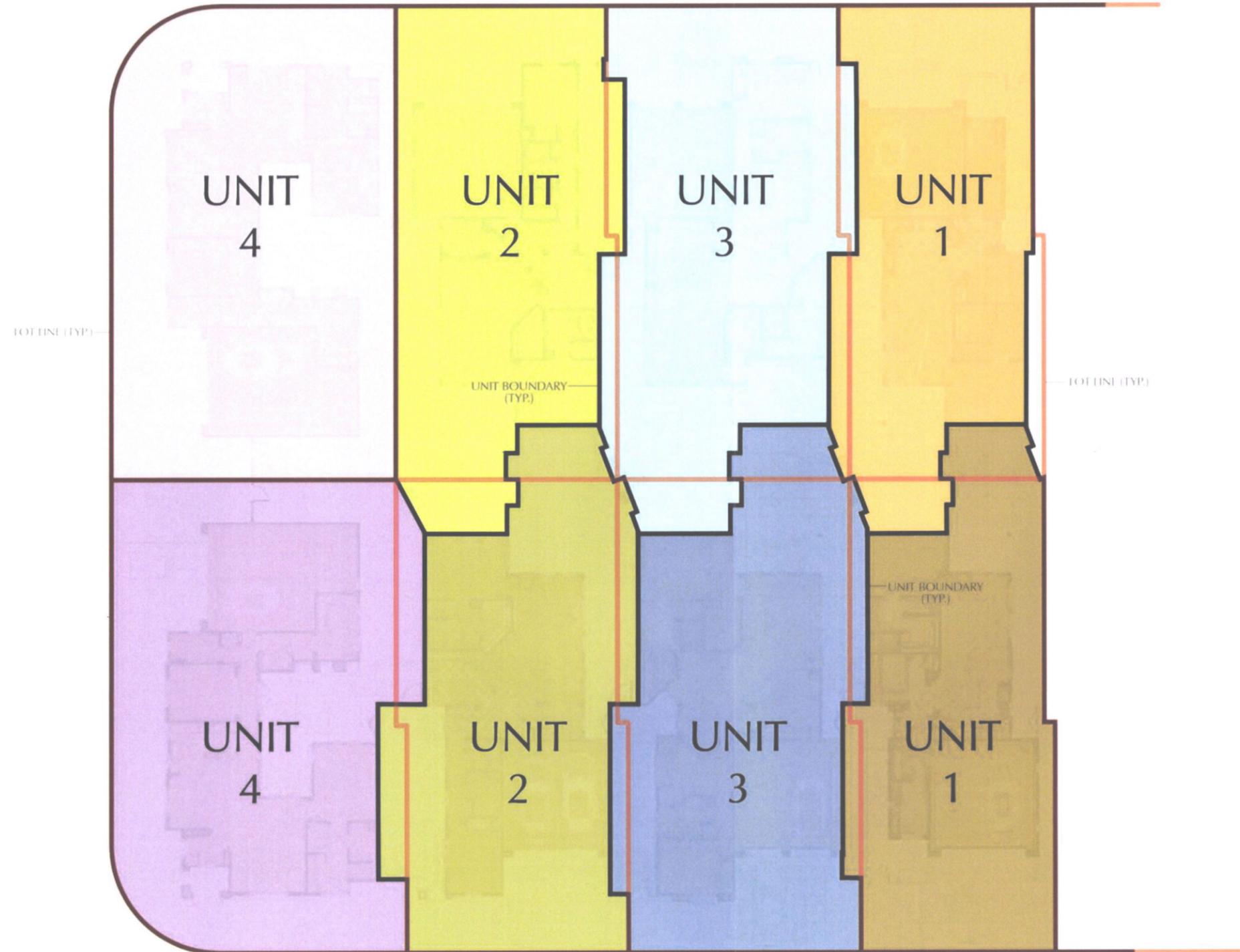


Use and Benefit Easement (UBE)

Market research and trends in consumer housing demands continue to indicate that a majority of home buyers, including those in Active Adult Targeted communities, prefer detached single family residences rather than attached townhomes or condominiums. In addition, smaller lots with less individual owner maintenance and outdoor living areas have become very popular. To provide a community and product that responds to these criteria the Home Building Industry has, with the advice of from qualified planners and architects, designed detached single family residences that utilize portions of lots that would normally be considered side and rear yard setback areas and that are rarely utilized by the Owner for meaningful outdoor living spaces. UBEs typically straddle lot lines and are physically defined by the walls of structures on the adjacent lot. The UBEs grant to the adjacent lot owner the right to utilize the UBE area for outdoor spaces including seating, chimineas and other passive uses while the Owner of the UBE area has reserved the right to enter the UBE area for maintenance and repairs to the exterior of the wall portion of the Owner's house or garage. Please see exhibit 18C for an illustration of these conditions.



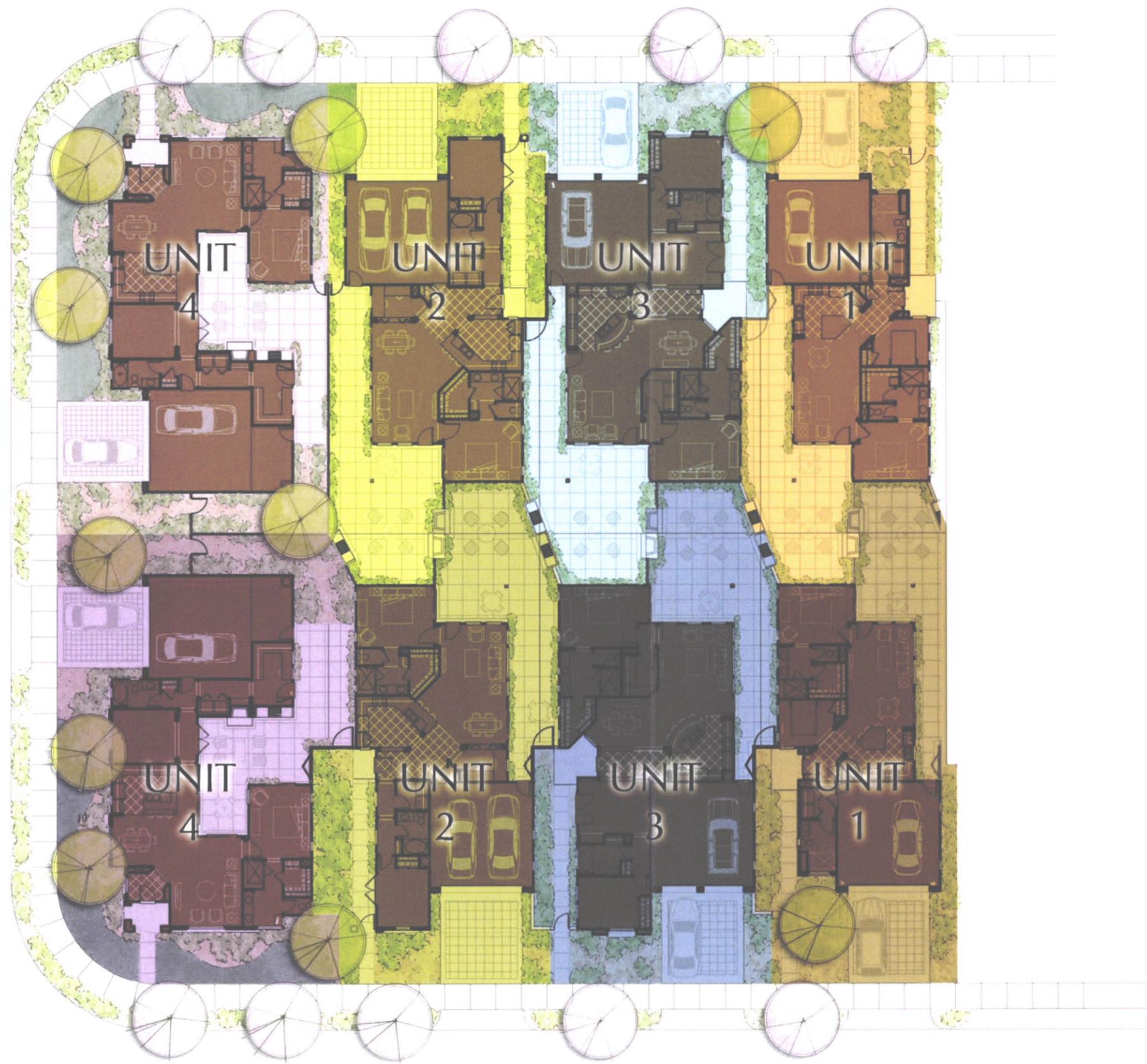
TYPICAL LOT
LANDSCAPE CHARACTER
& STREET TREE PROGRAM



UNIT BOUNDARY
EXHIBIT



USE BENEFIT EASEMENT
EXHIBIT



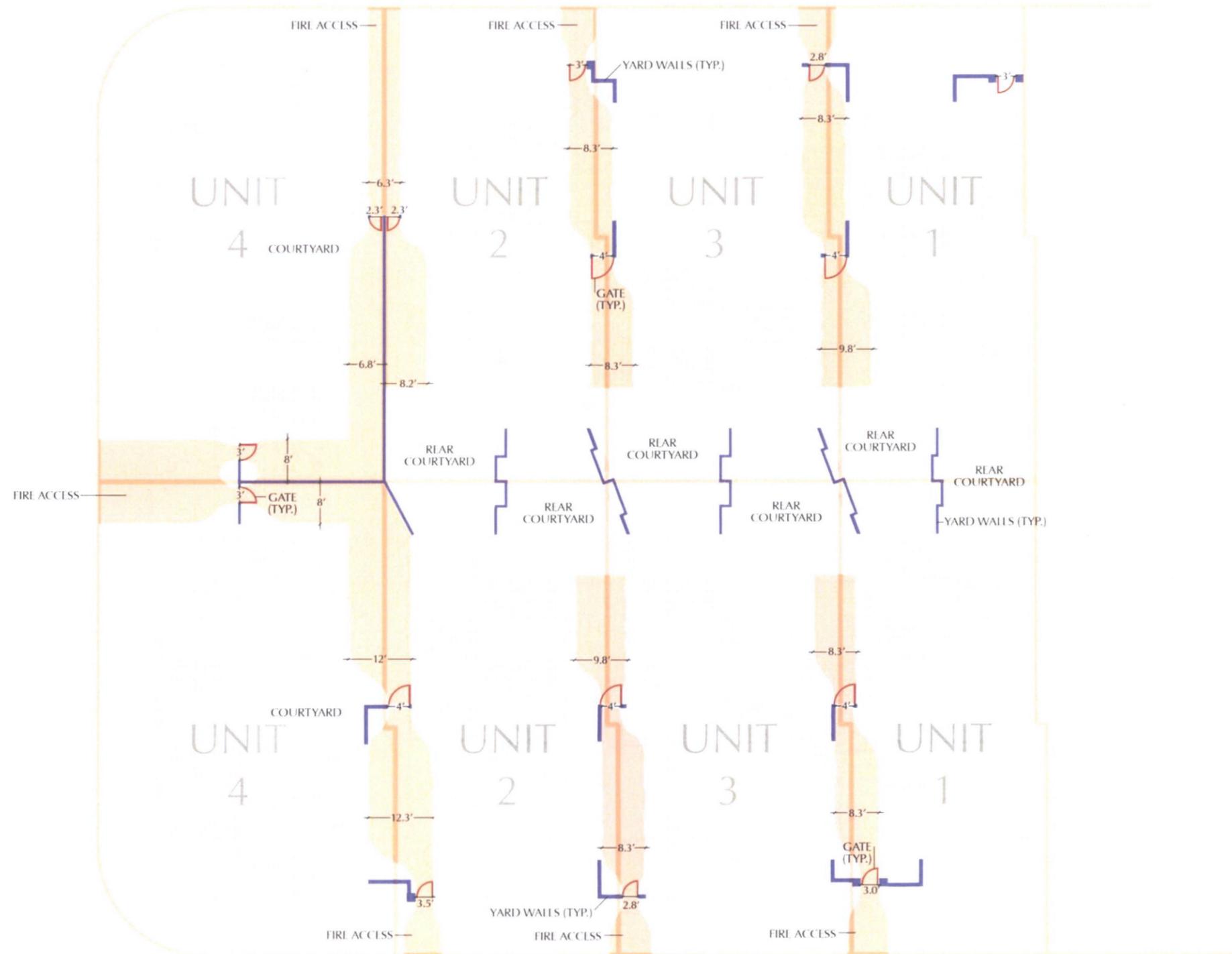
Unit 1
Coverage: 1,594 sq.ft.
Lot Area: 3,277 sq.ft.
48.6%

Unit 2
Coverage: 1,889 sq.ft.
Lot Area: 3,632 sq.ft.
52.0%

Unit 3
Coverage: 2,153 sq.ft.
Lot Area: 3,793 sq.ft.
56.8%

Unit 4
Coverage: 2,168 sq.ft.
Lot Area: 4,704 sq.ft.
46.1%

LOT COVERAGE
EXHIBIT



FIRE ACCESS
EXHIBIT

EXISTING LAND USES

Residential: CR-3 (PAD Overlay)

Neighborhood Commercial: CB-1 Local Business (PAD Overlay)

BUILDING TYPES, SETBACKS & DENSITIES

Trilogy will offer a variety of housing products throughout the development of this community and three single-family detached lot sizes starting from 5,250 up to 7,120 square feet. The land plan has incorporated a 185-acre golf course, a 24-acre Resort Core, a 2.0 acre Tour Center/retail, 44-acres for high density residential and 477.5-acres for single-family residences. The overall gross density of the project is 3.31 dwelling units per acre. The proposed minimum lot standards are summarized in the table below.

**TABLE 1
DEVELOPMENT STANDARDS TABLE**

MIN. LOT AREA	ZONING	MINIMUM LOT WIDTHS	MINIMUM SETBACKS
5,000 SF	CR-3 PAD	50'	Front: 20' / 15' Rear: 15' Side: 5' + 5' = 10'
5,775 SF	CR-3 PAD	55'	Front: 20' / 15'/10' Rear: 15' Side: 5' + 5' = 10'
6,825 SF	CR-3 PAD	65'	Front: 20' / 15'/10' Rear: 15' Side: 5' + 5' = 10'
3,000 SF	CR-5 PAD	--	Front: 17'/10' Rear: 8' Side: 5' + 3' = 8' Side: 0' + 8' = 8'
	CB-1		Max. Height 35'
	TR		Max. Height 40'

- All setbacks are measured from back of sidewalk to foundation/structure and/or face of garage door.
- 18' minimum setback for front facing garage (17' for CR-5 PAD).
- 10' minimum setback for livable/porch extension
- 10' minimum setback to side-entry garage/casitas.
- 8' minimum rear setback.
- 57% buildable area of lot.

*Note:

In efforts to promote a varied streetscene, Trilogy employs mixed product/lot widths in all subdivision layouts. In addition, project CC&R's will prohibit the same product footprint and/or elevation on any adjacent lots. Refer to Exhibits 18a (Typical Street-Scene) and 20a (Typical Subdivisions Layout)



AMENDED
PZ-037-06
PZ-PD-037-06

A PLANNED AREA DEVELOPMENT
AMENDMENT

PRIOR CASE NOS.
PZ-020-00
PZ-PD-020-00

AUGUST 15, 2006

PAD AMENDMENT

The requests within this PAD Amendment are as follows:

1. Revise location of 2.0 Ac Tour Center (TR-PAD) and revise to CB-1.
2. Revise front setbacks from 20'/15' to 20'/15'/10' to allow for side entry garages and/or casita.

NEW/UPDATED EXHIBITS

1. Land Use Plan
2. Gate house/ Tour Center Concept
3. CB-1 Legal Description
4. Setback Exhibit: Table 1
5. Front Setback Plan Exhibit



TRILogy RESORT LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65 x 105	159.8 AC.	668	27.0%
SF-MD	CR-3 PAD	55 x 105	184.1 AC.	884	35.8%
SF-MHD	CR-3 PAD	50 x 105	133.6 AC.	668	27.0%
MF/HD	CR-5 PAD	50' x 90'	44.0 AC.	220	8.9%
RESORT CORE	TR-PAD	CASITA	24.0 AC.	30	1.2%
TOUR CENTER/	CB-1		2.0 AC.		
COMMERCIAL			185.0 AC.		
GOLF COURSE	SR-PAD		12.5 AC.		
ARTERIAL R/W					
PROJECT TOTALS:			745.0 AC.	2,470	100.0%
			3.31 DU/AC		

ILLUSTRATIVE
LAND USE
PLAN

COMBS ROAD




Trilogy[®]
New Beginnings

- 2.0 GROSS ACRE CB-1 SITE
- 7,000 SQ.FT. TOUR CENTER WITH TEMPORARY GOLF CLUBHOUSE, COMMUNITY INFORMATION & SALES FACILITY
- 7,000 SQ.FT. ADDITIONAL FUTURE COMMERCIAL/RETAIL/OFFICE EXPANSION
- PARKING BASED ON FACILITY (14,000 SQ.FT.) @ 5 SPACES/1000SQ. FT.

CONCEPTUAL
 GATE HOUSE AND TOUR CENTER

**LEGAL DESCRIPTION
CB-1 ZONING ALONG COMBS ROAD
AT TRILOGY A NEW BEGINNING
PINAL COUNTY, ARIZONA**

A parcel of land located in the Northeast quarter of Section 32, Township 2 South, Range 8 East, described as follows:

COMMENCING at the Northwest corner of Section 32, said point being marked by a brass cap in handhole;

thence North 89 degrees 38 minutes 12 seconds East, 2642.32 feet to the North quarter corner of Section 32, said point being marked by half inch rebar;

thence North 89 degrees 38 minutes 24 seconds East, 45.70 feet along the north line of the Northeast quarter of Section 32;

thence South 0 degrees 21 minutes 36 seconds East, 73.50 feet to the POINT OF BEGINNING;

thence North 89 degrees 38 minutes 24 seconds East, 370.00 feet along a line parallel with and 73.50 feet south of, measured at right angles to, the north line of the Northeast quarter of Section 32;

thence South 0 degrees 21 minutes 48 seconds East, 212.93 feet;

thence South 89 degrees 38 minutes 12 seconds West, 370.00 feet;

thence North 0 degrees 21 minutes 48 seconds West, 212.95 feet to the POINT OF BEGINNING.

Containing 1.809 acres, more or less.

Mary F. Kennedy



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21071
MARY F.
KENNEDY
Date Signed
ARIZONA, U.S.A.

EXISTING LAND USES

Residential: CR-3 (PAD Overlay)

Neighborhood Commercial: CB-1 Local Business (PAD Overlay)

BUILDING TYPES, SETBACKS & DENSITIES

Trilogy will offer a variety of housing products throughout the development of this community and three single-family detached lot sizes starting from 5,250 up to 7,120 square feet. The land plan has incorporated a 185-acre golf course, a 24-acre Resort Core, a 2.0 acre Tour Center/retail, 44-acres for high density residential and 477.5-acres for single-family residences. The overall gross density of the project is 3.31 dwelling units per acre. The proposed minimum lot standards are summarized in the table below.

**TABLE 1
DEVELOPMENT STANDARDS TABLE**

EA	ZONING	MINIMUM LOT WIDTHS	MINIMUM SETBACKS
25 SF	CR-3 PAD	65'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
75 SF	CR-3 PAD	55'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
50 SF	CR-3 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
3F	CR-5 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10' Side: 0' + 10' = 10'
	CB-1		Max. Height 35'

- All setbacks are measured from back of sidewalk to foundation/structure and/or face of garage door.
- 20' minimum setback for front facing garage.
- 15' minimum setback for livable/porch extension
- 10' minimum setback to side-entry garage/casitas.
- 15' minimum rear setback.
- 55% buildable area of lot.

*Note:

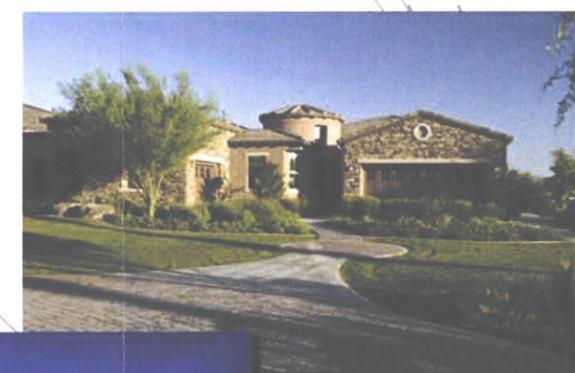
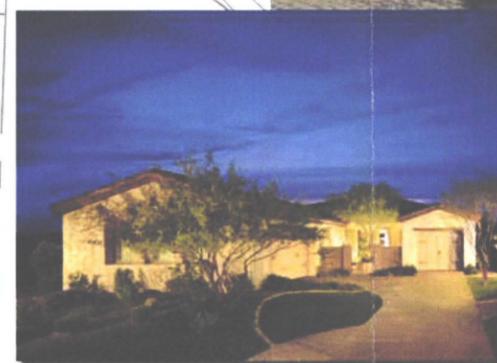
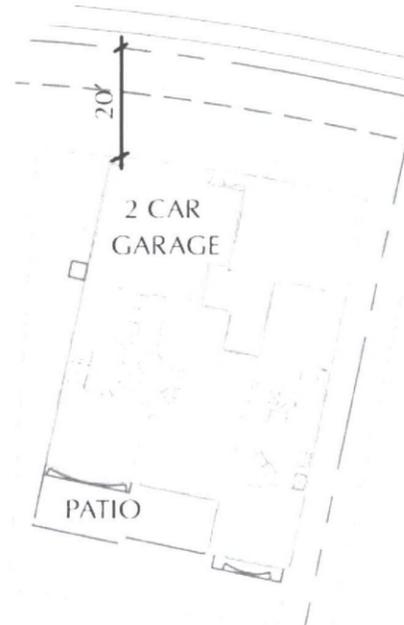
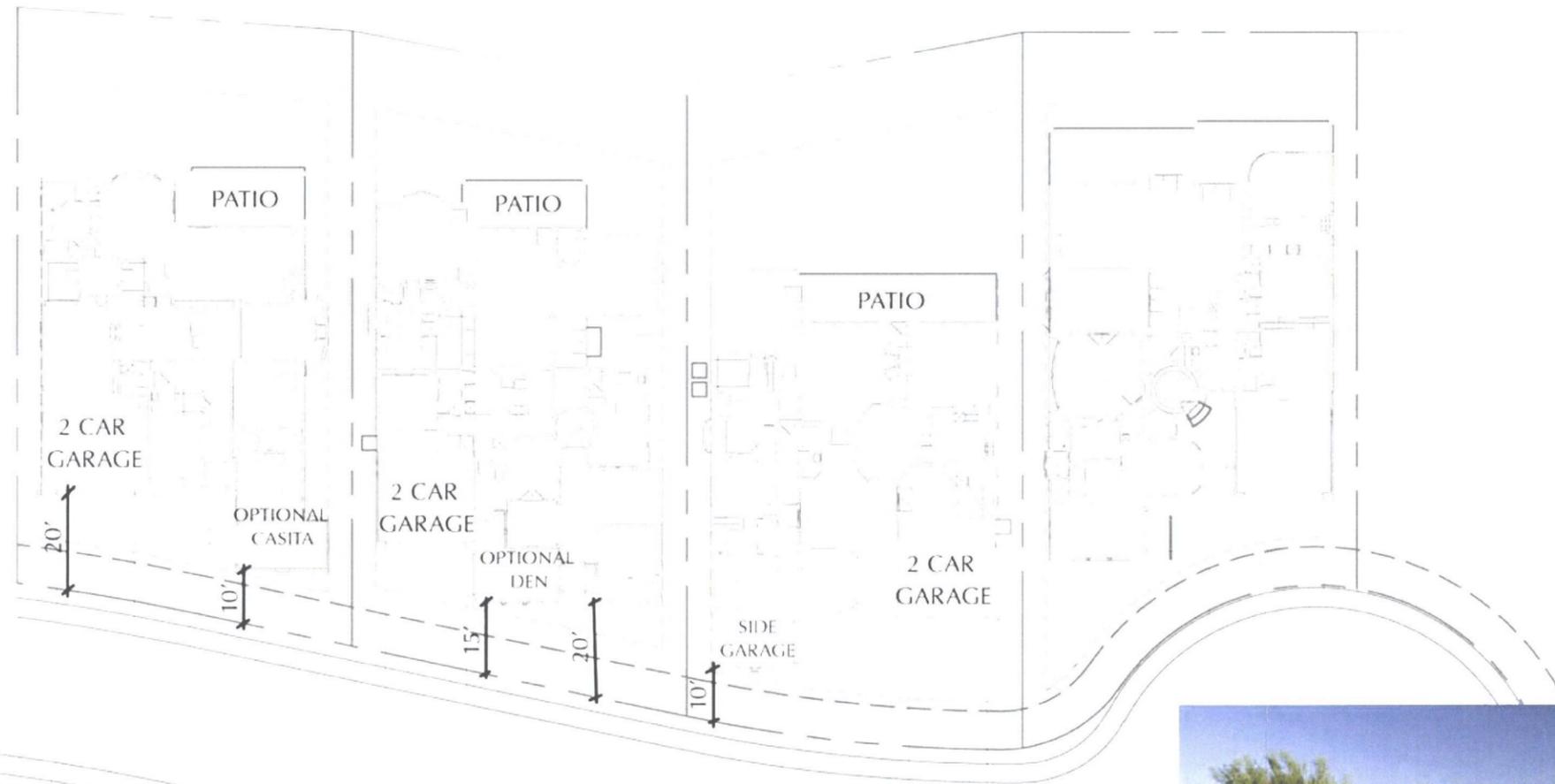
In efforts to promote a varied streetscene, Trilogy employs mixed product/lot widths in all subdivision layouts. In addition, project CC&R's will prohibit the same product footprint and/or elevation on any adjacent lots. Refer to Exhibits 18a (Typical Street-Scene) and 20a (Typical Subdivisions Layout)



Trilogy[®]

New Beginnings

IN EFFORTS TO PROMOTE A VARIED STREET SCENE, TRILOGY EMPLOYS MIXED PRODUCT/LOT WIDTHS IN ALL SUBDIVISION LAYOUTS. IN ADDITION, PROJECT CC&R'S WILL PROHIBIT THE SAME PRODUCT FOOTPRINT AND/OR ELEVATION ON ANY ADJACENT LOTS.





A PLANNED AREA DEVELOPMENT
AMENDMENT

PRIOR CASE NOS.
PZ-020-00
PZ-PD-020-00

March 2006

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NOTE: ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

PROJECT TEAM

DEVELOPER >> **SHEA HOMES INC.**
8800 N Gainey Center Drive
Suite 370
Scottsdale, Arizona 85258
LEVI SHILL
480.279.2034

ENGINEER >> **CMX, LLC**
3100 West Ray Road
Suite 201
Chandler, Arizona 85226
TROY PETERSON, PE
480.648.1900

ENGINEER >> **JMI**
8590 E. Shea Blvd., Suite 110
Scottsdale, AZ 85260
PETER VARGAS
480.945.1400

**PLANNER
LANDSCAPE
ARCHITECT >>** **GREY|PICKETT**
7507 East McDonald Drive
Suite B
Scottsdale, Arizona 85250
RICH FERRERO, RLA
480.609.0009

**GOLF COURSE
ARCHITECT >>** **TOM LEHMAN & ASSOCIATES**
7590 E. Gray Road
Suite 201
Scottsdale, Arizona 85260
TOM LEHMAN
480.361.5833

LANDOWNER

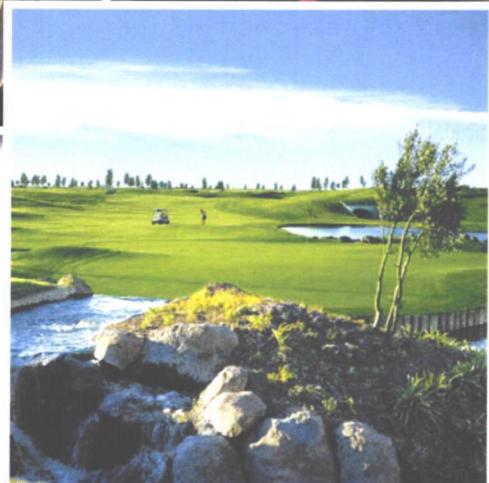
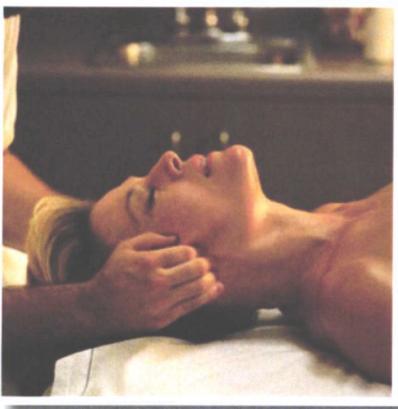
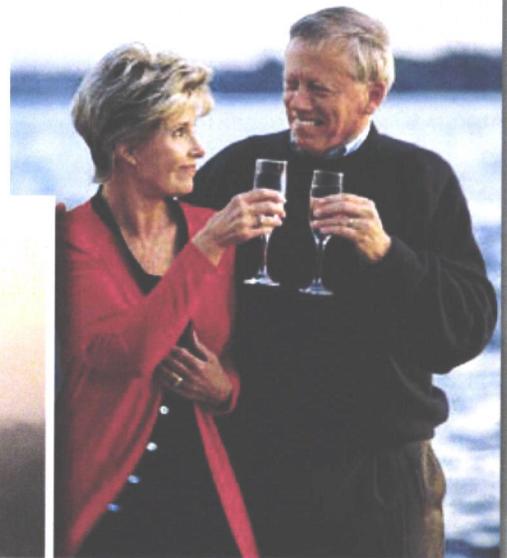
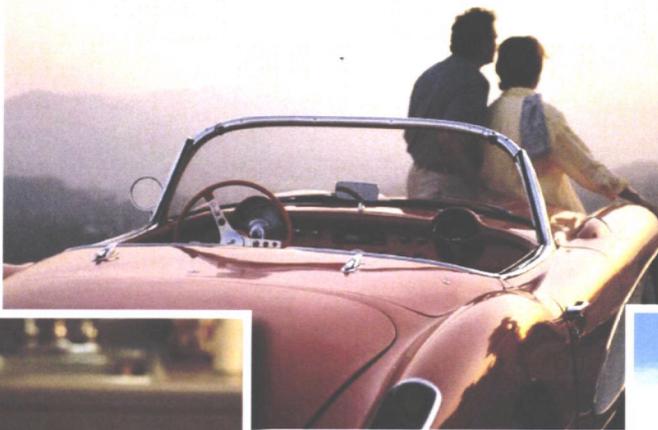
This Planned Area Development (PAD) Amendment is proposed by Shea Homes in Scottsdale, the nation's largest privately owned home builder. Shea Homes has been building homes for over 40 years and has recently been named "America's Best Builder" for 2005. Shea Homes has a predominant place in the Phoenix metropolitan market with their successful master planned communities such as Seville in Gilbert and their active adult communities like Trilogy at Power Ranch and Trilogy at Vistancia in Peoria. Shea Homes is the master developer of the entire Vistancia project which is a 7,200 acre master planned community. Shea Homes unique community design, which consists of a three and a half mile trail system that interlinks the entire community, a family water park with three pools, quality housing product, and two championship golf courses, have all led to Vistancia being named the "Best Master Planned Community" in 2005 by the National Association of Homebuilders. Exhibit C illustrates a photo gallery of pictures from various Trilogy properties, giving a taste of the quality and diversity of a Trilogy community.


Where dreams take flight.


SHEA FAMILY OF COMPANIES
CELEBRATING 125 YEARS

SheaHomes

Caring since 1881



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

This PAD Amendment for the proposed Trilogy master planned community in Pinal County proposes those same high standards for this community. Trilogy promises to bring to Pinal County a well designed master planned community with the same high quality housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. This generation of home buyer has lived in the traditional family neighborhood and is now seeking out the resort style community that can offer them the amenities and lifestyle they desire at this stage of their lives.

Shea Homes is proud to submit this PAD Amendment for the development of Trilogy to the Planning Commission and Board of Supervisors.



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PURPOSE OF REQUEST

Johnson Farms is an existing Planned Area Development (PAD) that was zoned under Case Nos. PZ-020-00 and PZ-PD-020-00 and approved on August 16, 2000. This site is generally bounded by Gantzel Road on the West, Hash Knife Draw Road and railroad tracks on the South, Kenworthy Road on the East and Combs Road on the North and contains approximately 791 acres.

The text and exhibits in this PAD Amendment replace what is in the approved Johnson Farms PAD. The intent of this PAD Amendment is to amend the preliminary development plan lot development criteria, zoning and commercial design guidelines set forth under the existing PAD for Johnson Farms. This proposed amendment would allow for the creation of Trilogy, a resort style community catering to the Baby Boomer generation and Empty Nesters with a golf course, golf club house and a Community Club. In its proposal for development plan, Shea Homes is requesting the following:

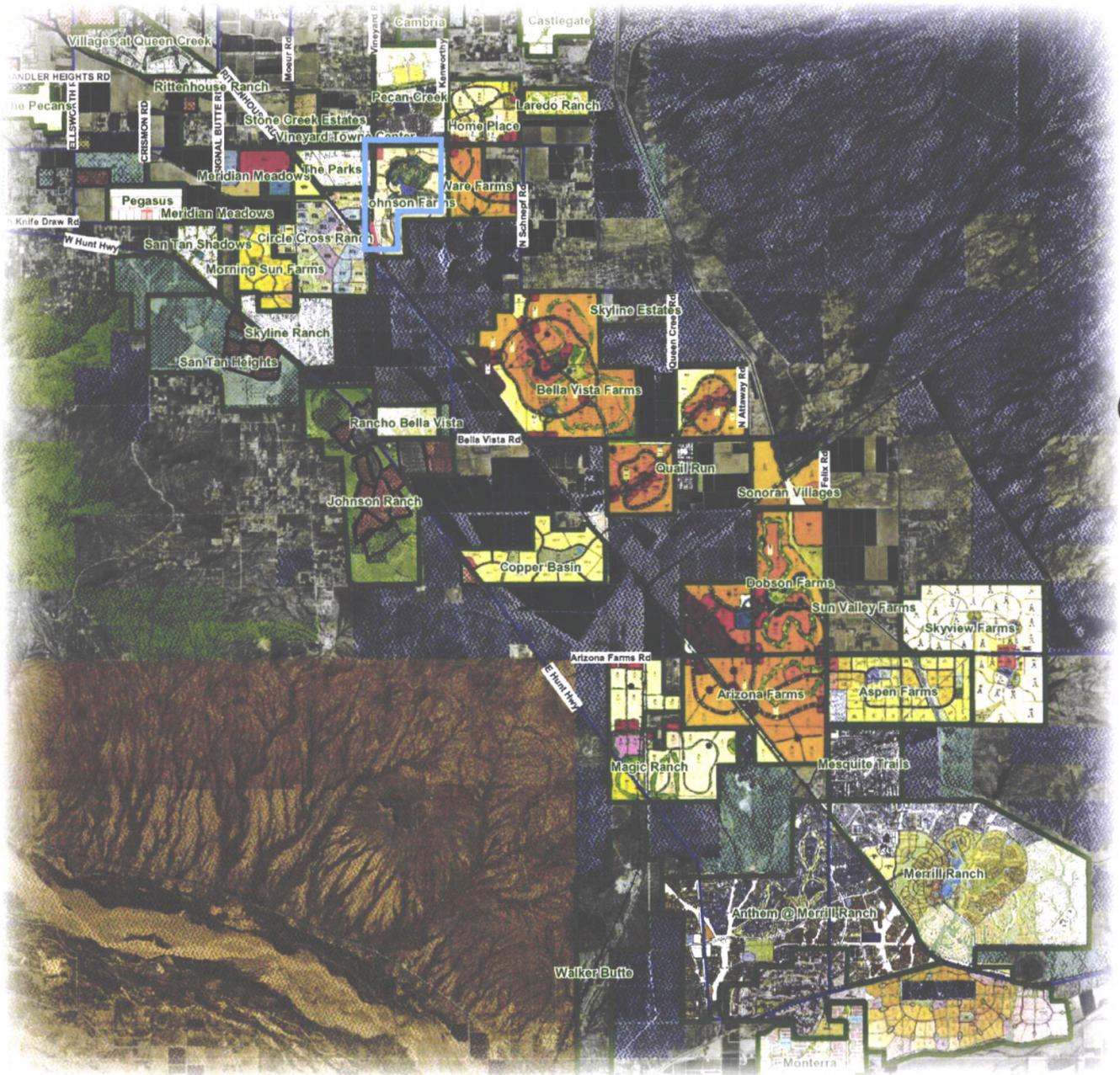
- Trilogy offers a minimum of 38.3% open space with 285.4 acres. Refer to "Open Space Master Plan Exhibit" on page 20d.
- A change in setbacks and lot sizes as shown on Table 1.
- Change the existing zoning from CR-3 & CB-1 PAD overly to CR-3, CR-5, TR, SR and CB-1 with PAD overlay without increasing densities from the original PAD approvals.
- Change in minimum lot size in CR-3 to 5,250 square feet.
- Change in minimum lot size in CR-5 to 4,500 square feet.
- Change minimum side yard setbacks in all categories to 5 feet.
- Change minimum rear yard setback in all categories to 15 feet.
- Change minimum front yard setback in CR-5 to 20 feet.
- Change minimum side yard setback in CR-5 to 5' and 5' or 0' and 10'.
- Change maximum height in TR zoning to 40 feet.
- Change maximum height in CB-1 zoning to 35 feet.



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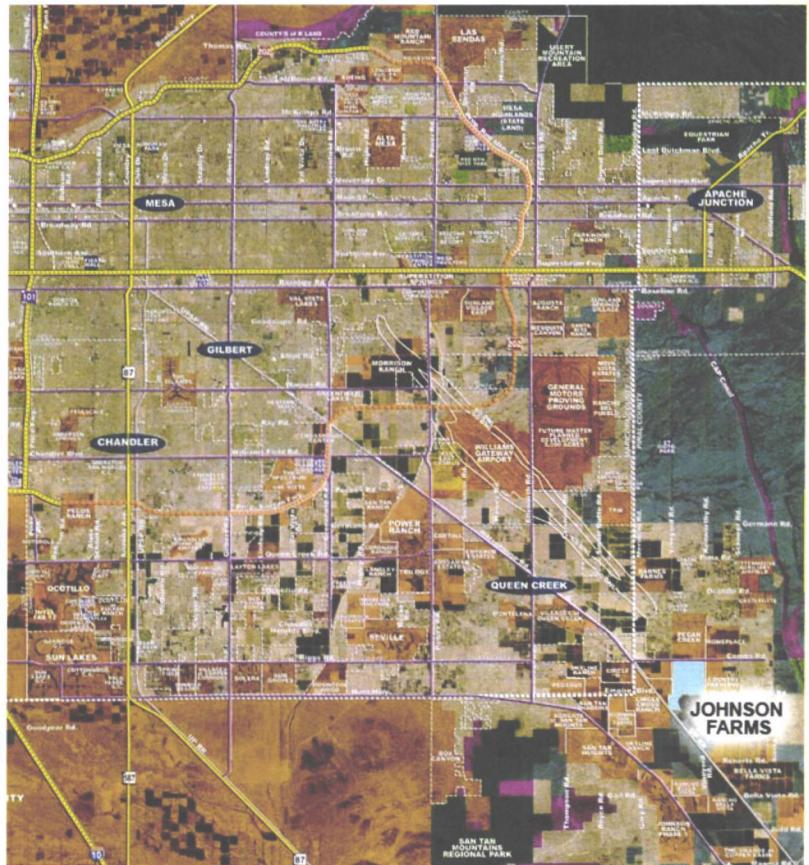
RELATIONSHIP TO SURROUNDING PROPERTIES

This area of Pinal County has seen an incredible amount of growth because of its close proximity to both the Phoenix and Tucson areas as well as nearby Florence and Coolidge. Trilogy is within a relatively short distance from the Williams Gateway Airport, ASU Campus and the Town of Queen Creek. Several new subdivisions and master planned communities surround Trilogy, both planned and under construction. Directly West and Northwest of Trilogy are the proposed new Banner Hospital site and the proposed Vineyard Towne Center. To the North is the Pecan Creek South and Home Place master planned communities. Ware Farms has an approved PAD and borders Trilogy to the East. Circle Cross Ranch is directly West and Skyline Ranch is to the South. Johnson Ranch is approximately three miles South of Trilogy.



LOCATION AND ACCESSIBILITY

Regional transportation to the project site is provided in the North-South direction by Gantzel/Ironwood Road located adjacent to the West boundary of the project and connects with the Superstition Freeway (US 60) approximately 16 miles to the North and Bella Vista & Hunt Highway to the South. The widening of Ironwood Road to the North is currently being designed by Kimley Horn Associates as part of the County-managed roadway improvement project and will extend from Ocotillo Road North to the US 60. Currently under construction is the portion of Gantzel Road between Ocotillo and Combs Road. The South loop of the San Tan Freeway, approximately 13 miles Northwest of Trilogy, is expected to be completed by 2006. Hunt Highway, two miles Southwest of this development, provides a major link to Florence, Coolidge, and Tucson.



TIMING OF DEVELOPMENT

The development of Trilogy will move forward immediately upon review and approval of the project construction plans and plats. It is anticipated that Trilogy will be developed in six phases. The commercial sites will be developed separately from the residential and golf portion of the project.

Phase I will include the infrastructure improvements, development of the golf course and Resort Core as well as a mix of single-family and multi-family homes. The remaining phases will continue development of single and multi-family homes surrounding the golf course and the interconnected trail system that winds throughout the community. Phase I construction will commence as soon as approval has been obtained from Pinal County with the remaining Phases following Phase I and continuing over the next 5 to 7 years.

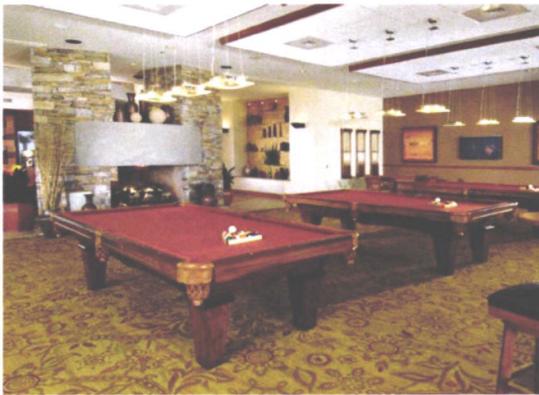


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DESCRIPTION OF PROPOSAL

NATURE OF THE PROJECT:

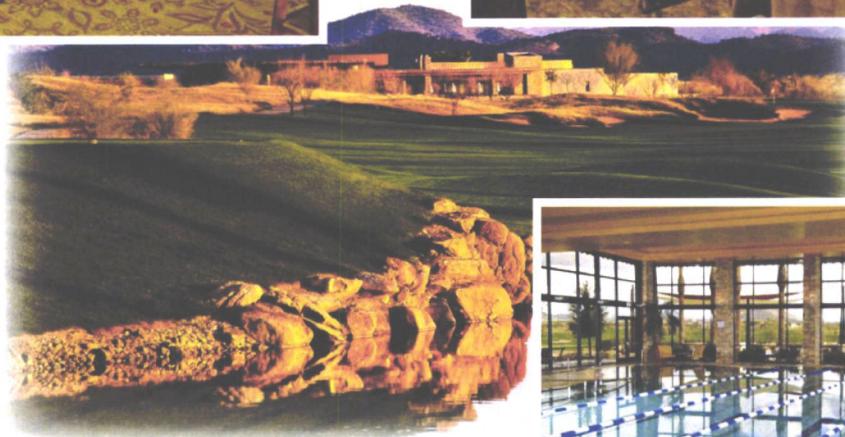
This PAD Amendment changes the existing zoning to CR-3 & CR-5 with PAD overlay, allowing for minimum lot sizes ranging in size from 4,500 square feet for multi-family CR-5 and 5,250 to 7,120 square feet single-family detached within the CR-3 district. Trilogy is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. A large number of homes will have views of the Superstition Mountains to the East as well as the Red Mountains to the North and the San Tan Mountains to the South. Trilogy is a resort community with an emphasis on lifestyle. Trilogy is a well designed master planned community with an innovative housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. Trilogy will offer 10-14 model homes that will serve as the models for the entire project. Within a CB-1 zoning district, a Tour Center of approximately 7,000 square feet has been planned near the main entry into the community. This Tour Center will remain until final build-out at which time it will be offered for office and leasable space under the control of the master developer. In addition, Trilogy will include an 18-hole golf course, a trail/bike system, lakes, private club with active and passive amenities such as tennis, fitness center, spa, resort, community swimming pool and more. Three single-family lot sizes will be offered with a full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of lifestyles.



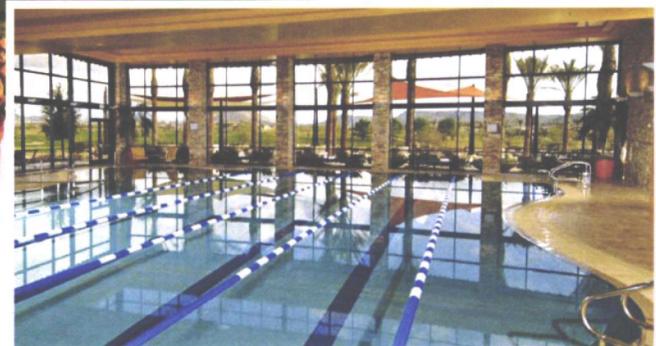
Billiards



Spa Facilities



Championship Golf



Swimming

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TRIOLOGY RESORT LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACRES	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' x 105'	159.8 AC.	668	27.0%
SF-MD	CR-3 PAD	55' x 105'	184.1 AC.	884	35.8%
SF-MHD	CR-3 PAD	50' x 105'	133.6 AC.	668	27.0%
MF/HD	CR-5 PAD	50' x 90'	44.0 AC.	220	8.9%
RESORT CORE	TR-PAD	CASITA	24.0 AC.	30	1.2%
TOUR CENTER/COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR-PAD		185.0 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,470	100.0%
PROJECT DU/AC:			3.31 DU/AC		

ILLUSTRATIVE
LAND USE
PLAN

PROPOSED LAND USES

Trilogy is a proposed resort style golf community that will provide opportunities for a wide range of housing types, golf club and golf course, resort facilities, open space and trails system for recreational uses. The commercial parcel shall be zoned CB-1-General Business Zone. Residential uses include CR-3 and CR-5 of the Pinal County Zoning Ordinance. In order to promote a more varied street scene, any combination of the residential land uses detailed below is permitted within an individual neighborhood. Given the nature and philosophy of this subdivision, the actual quantities with respect to product type and placement will need to react to the current market demands. However, the maximum density permitted will not exceed an overall project density of 3.31 dwelling units per acre with a maximum unit count of 2,470 for the entire project. Specific lot size categories will be identified for each of the parcels at the preliminary plat stage.

RESIDENTIAL LAND USES:

Medium Low Density Residential (MD) – Lot sizes 7,500-6,825 s.f.

The parcels planned for this use are located throughout the site and provide for lots with a minimum of 6,825 square feet. The uses permitted in the CR-3 zoning district shall be consistent with Section 1101 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.



Medium Density Residential (MD) – Lot sizes 6,825 - 5,775 s.f.

The parcels planned for this use are located throughout the site and provide for lots with a minimum of 5,775 square feet. The uses permitted in the CR-3 zoning district shall be consistent with Section 1101 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.



Medium High Density Residential (MHD) – Lot sizes 5,775 s.f. - 5,250 s.f.

The parcels planned for this use are located throughout the site and provide for lots with a minimum of 5,250 square feet. The uses permitted in this CR-3 zoning district shall be consistent with Section 1101 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.



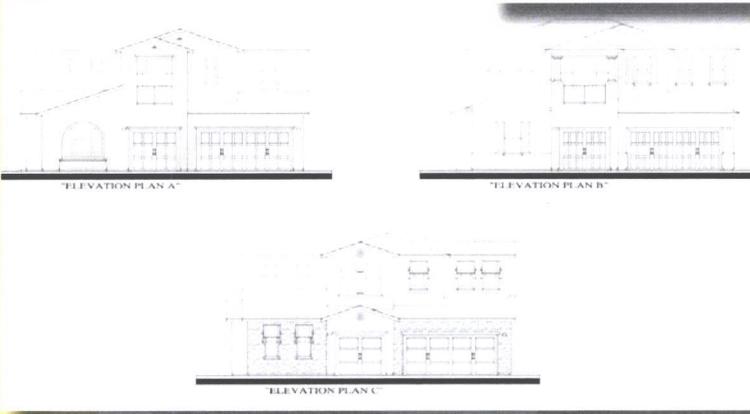
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High Density Residential (HD) -Multi-Family Residence

A small percentage of homes at Trilogy are planned for the multi-family CR-5 zoning district with a minimum lot of 4,500 square feet. The uses permitted in this district shall be consistent with Section 1301 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.

Typical Product Elevation

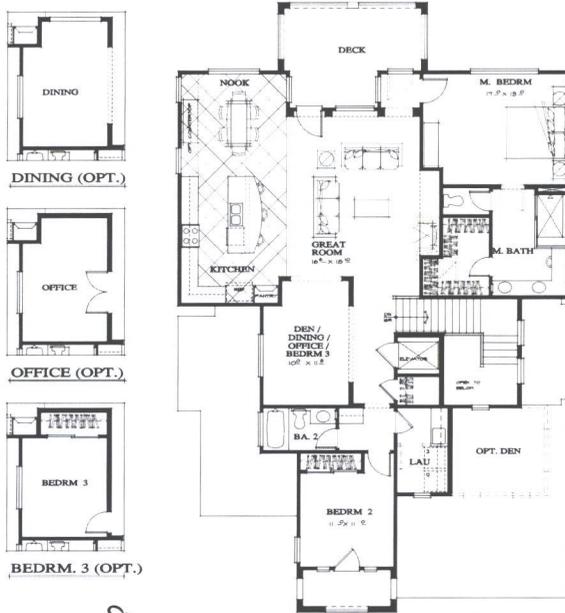
Upper Unit A Floor Plan



Lower Unit A Floor Plan



Upper Unit B Floor Plan



Lower Unit B Floor Plan

Golf Course:

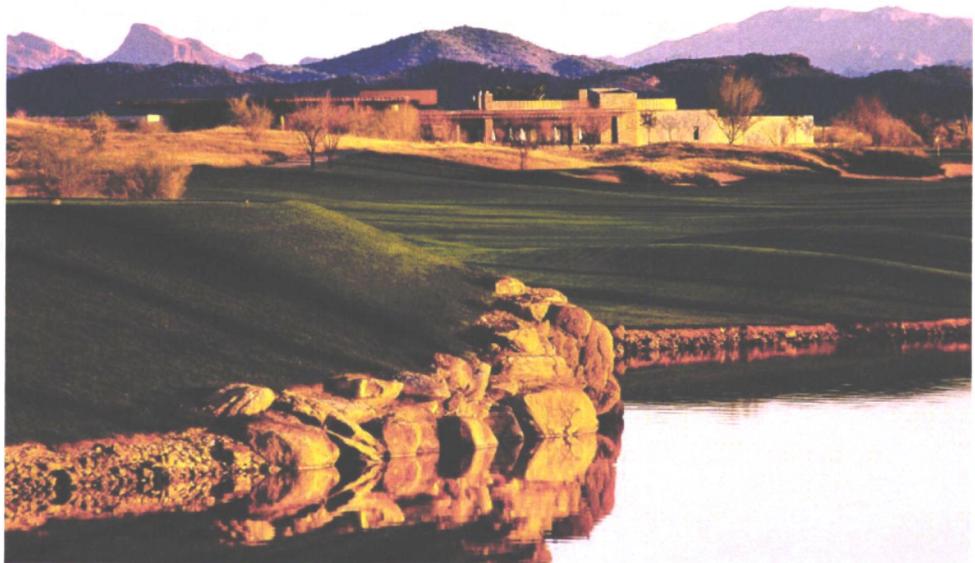
Trilogy will offer a 185 acre 18-hole championship golf course designed by Tom Lehman. During the initial phases of development the golf course will be open to the public, moving to a private golf club for residents in the later stages of development. A limited number of private memberships could be offered to the public. The Golf Course will be developed in accordance with Article 6, SR zoning district of the Pinal County Zoning Ordinance.



Commercial Land Uses:

This PAD Amendment proposes one 45.96 acre commercial parcel located the Southwest corner of Gantzel Road and Hash Knife Draw with approximately 2.5 acres of this parcel South of the railroad tracks. Development for the commercial parcel will be in accordance with Article 15, CB-1 zoning district of the Pinal County Zoning Ordinance except as stated in the Commercial Design Guidelines in this PAD.

Additionally, there will be a 2.0 Ac CB-1 parcel adjacent to the project entry off Combs Road. This parcel will house the sales and Tour Center which will remain for the duration of home sales in the community. After this period, this facility will be turned over to light commercial/retail and/or office space for continued operation to the community at large.



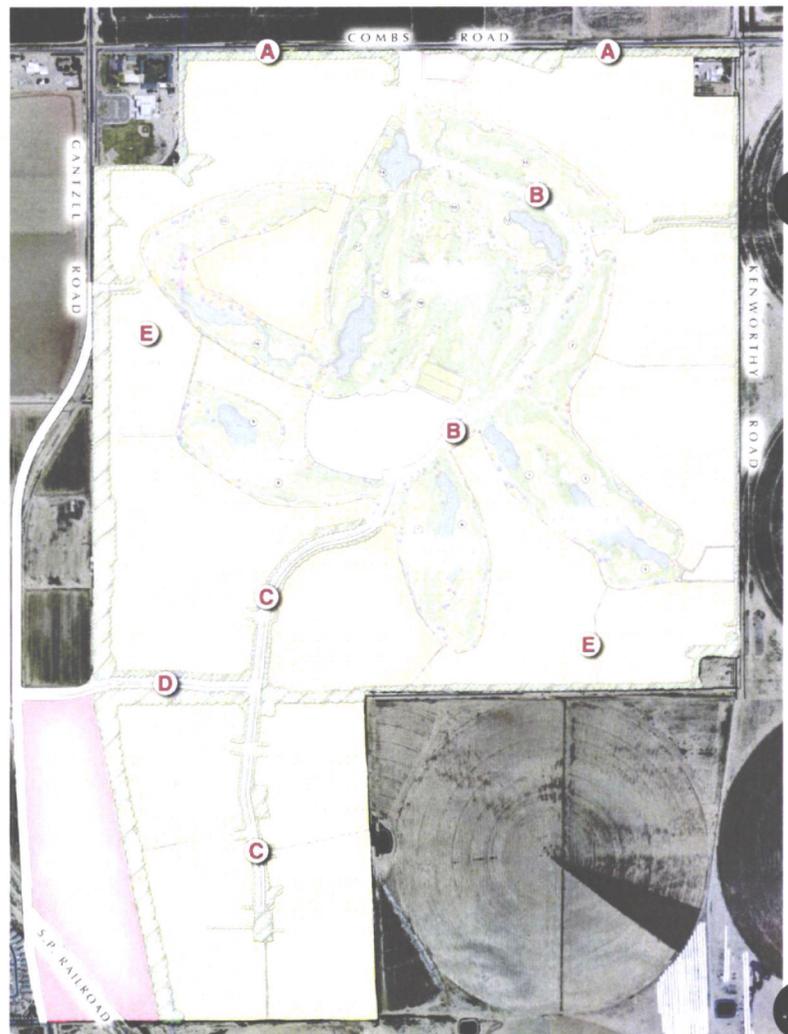
*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

CIRCULATION SYSTEM

Trilogy is located at the intersection of major arterial streets that are currently being improved to provide direct freeway access to the project area. For Gantzel/Ironwood Road, Shea Homes is participating in early funding of the Superstition Valley Transportation Fund, which is being used by Pinal County to improve the Gantzel/Ironwood Corridor north of the Trilogy site to US 60 and south of the project to Hunt Highway. For east-west traffic, multiple projects in Maricopa and Pinal Counties are fully improving the Combs/Riggs Road corridor, which provides direct access going west to Interstate 10. Shea Homes is also proactively working with adjacent developers to jointly construct the full street improvements on Combs Road along the northern project boundary from Gantzel Road to Kenworthy Road. This roadway will be built ahead of any need by the Trilogy project to help with existing regional traffic congestion.

Gantzel Road has been designated as a major arterial with a 73.5-foot half street right-of-way. Combs Road and Kenworthy Road are minor arterials with a future 55-foot half street right-of-way.

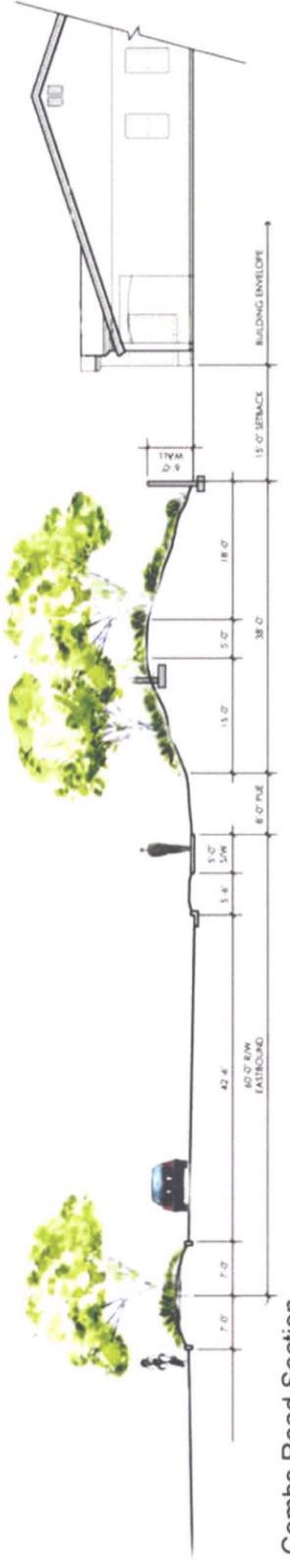
The internal local roads and minor collector streets within Trilogy will be private streets. They have been designed to effectively convey local traffic to the adjacent arterial streets. Commercial traffic will access the commercial sites from Gantzel Road and Combs Road, resulting in minimal residual effect on the residential streets.



CIRCULATION
MASTER PLAN

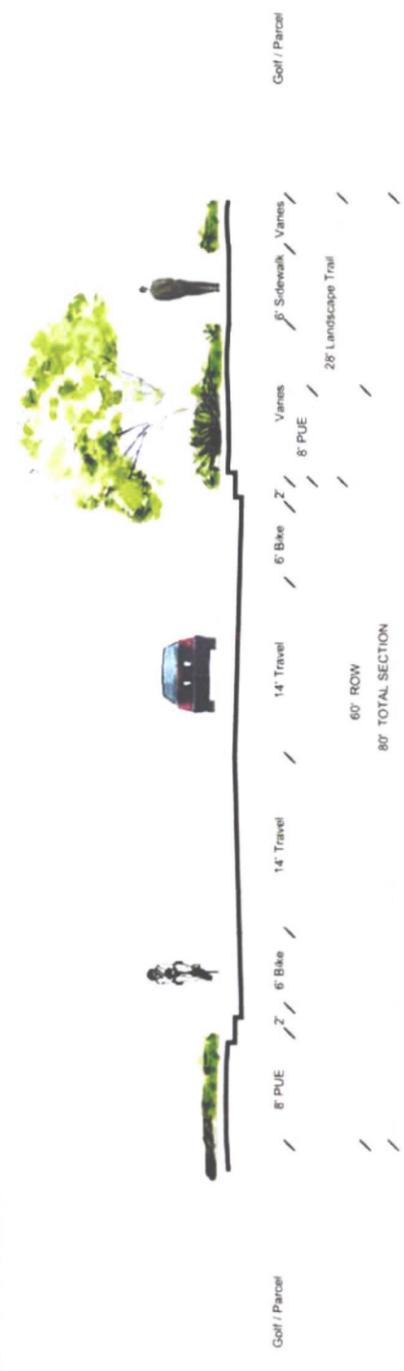
A

Combs Road Section



B

Estate Entry / Themed Collector



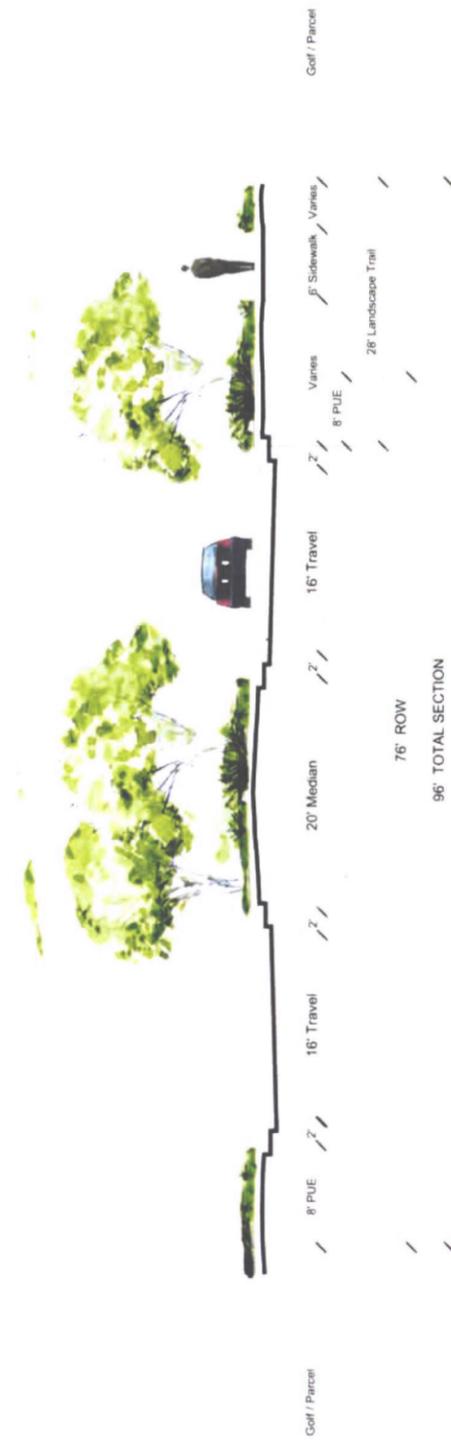
C

Major Collector



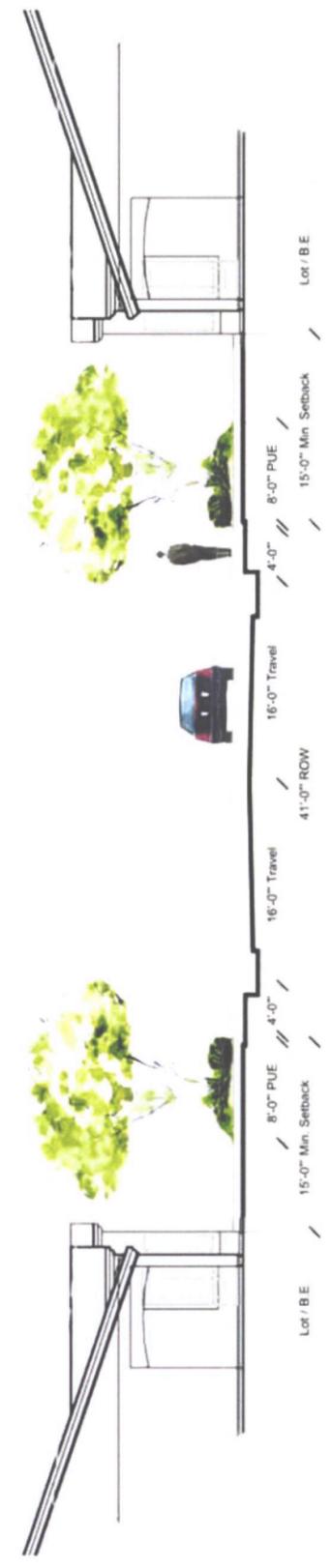
D

Secondary Collector

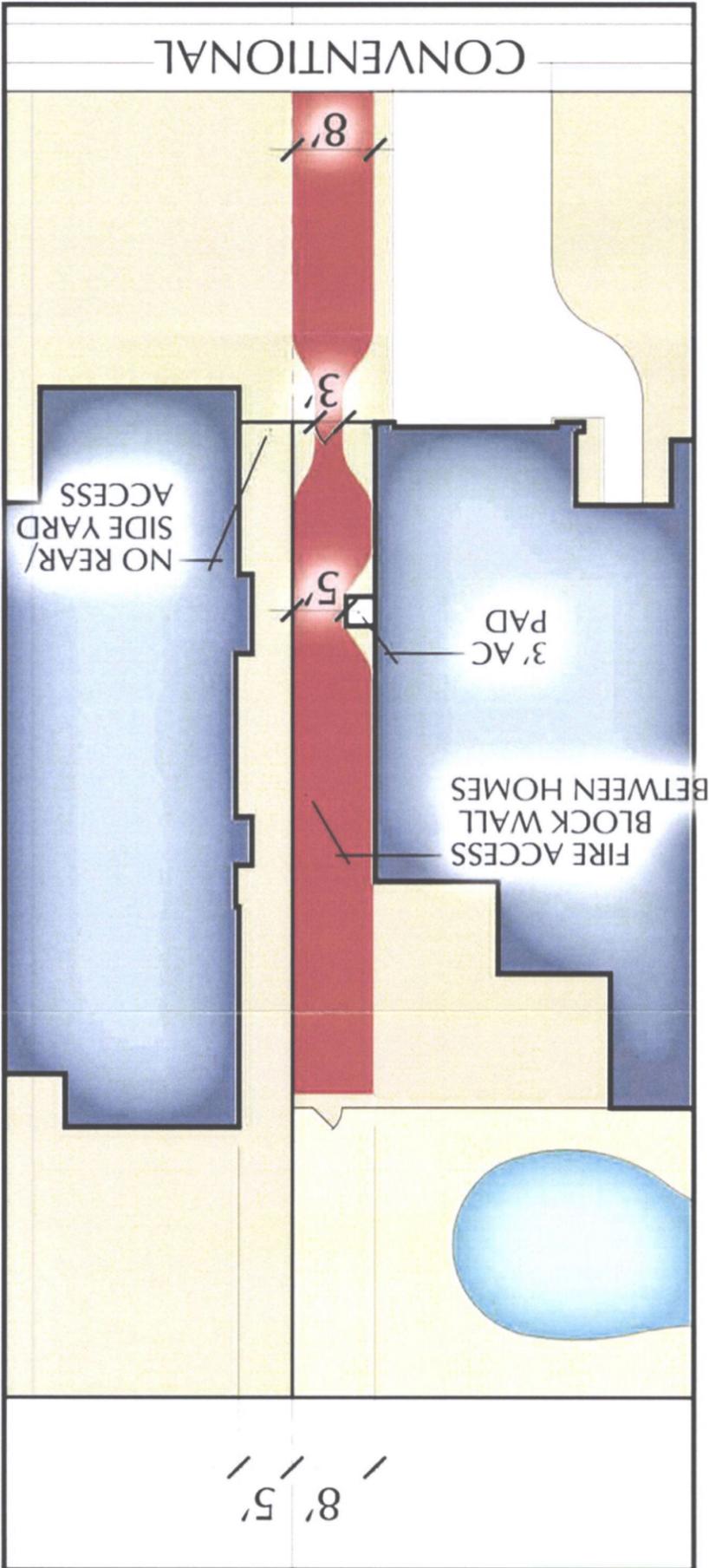
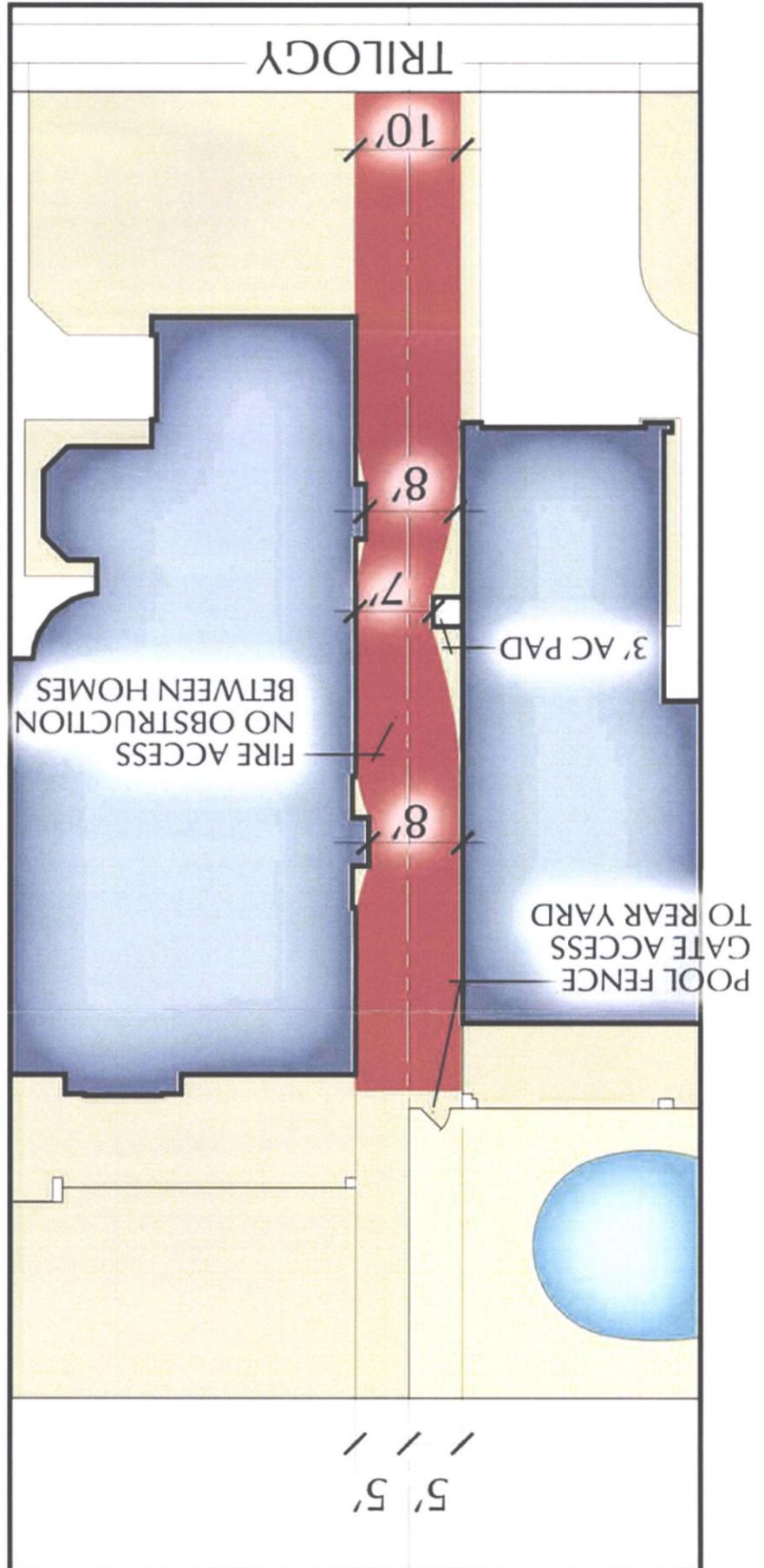


E

Local Street



TYPICAL
ROADWAY
SECTIONS



TYPICAL
SIDE YARD
EXHIBIT

EXISTING LAND USES

Residential: CR-3 (PAD Overlay)

Neighborhood Commercial: CB-1 Local Business (PAD Overlay)

BUILDING TYPES, SETBACKS & DENSITIES

Trilogy will offer a variety of housing products throughout the development of this community and three single-family detached lot sizes starting from 5,250 up to 7,120 square feet. The land plan has incorporated a 185-acre golf course, a 24-acre Resort Core, a 45.96 acre Commercial Center, a 2.0 acre Tour Center/retail, 44-acres for high density residential and 477.5-acres for single-family residences. The overall gross density of the project is 3.31 dwelling units per acre. The proposed minimum lot standards are summarized in the table below.

**TABLE 1
DEVELOPMENT STANDARDS TABLE**

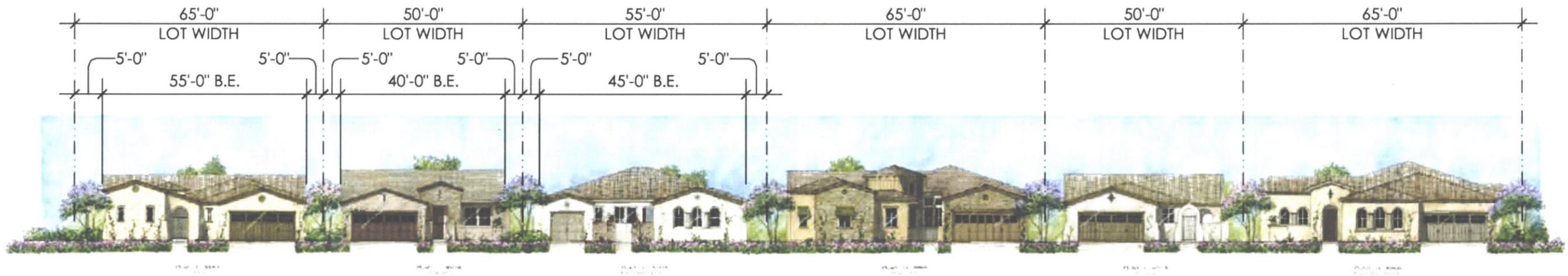
LOT AREA	ZONING	MINIMUM LOT WIDTHS	MINIMUM SETBACKS
7,500-6,825 SF	CR-3 PAD	65'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
6,825-5,775 SF	CR-3 PAD	55'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
5,775-5,250 SF	CR-3 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
4,500 SF	CR-5 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10' Side 0' + 10' = 10'
	CB-1		Max. Height 35'
	TR		Max. Height 40'

- All setbacks are measured from back of sidewalk to foundation/structure and/or face of garage door.
- 20' minimum setback for front facing garage.
- 15' minimum setback for livable/porch extension
- 10' minimum setback to side-entry garage/casitas.
- 15' minimum rear setback.
- 55% buildable area of lot.

Breaking away from the traditional square box, Shea Homes has developed a wide variety of housing products to create a more diverse street scene throughout the community. Side yard setbacks will provide a minimum of 10' of separation between homes, from face of foundation to face of foundation. Side and rear yards will be open with no standard fencing that will enclose each yard. This is due to the request of the baby boomers to still have a yard that looks and feels more open with unobstructed views. Each of the 10 -18 floor plans will provide a variety of elevations, combinations of front and side-loaded garages, varied architectural elements, and casitas, all of which will enhance the diversity on all streets within the community. With the flexibility in lot sizes and setbacks requested in this amendment, the 10 - 18 different floor plans offered will create the diversity within Trilogy that makes this a truly unique community that offers choices to homeowners that fit every lifestyle.



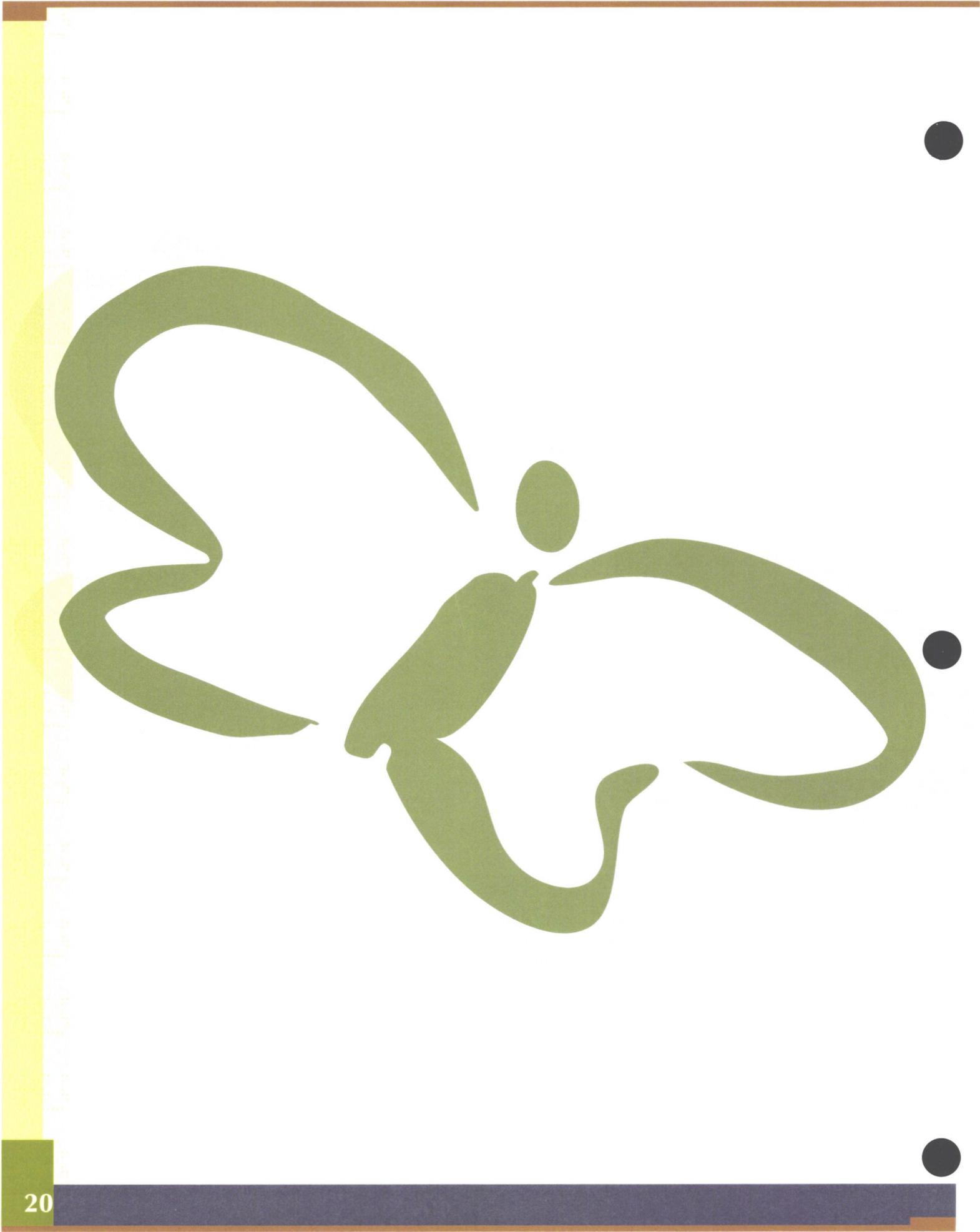
*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



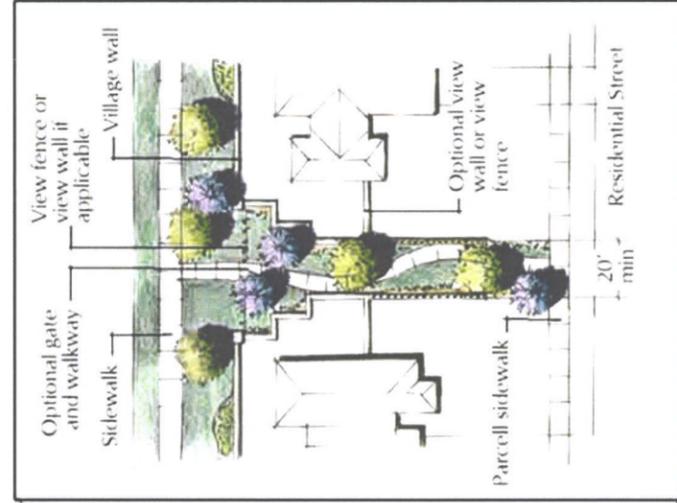
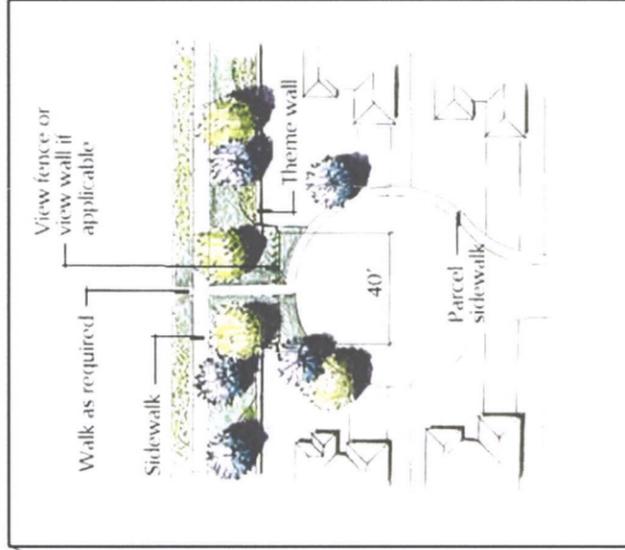
TYPICAL LOT
RELATIONSHIP &
STREET SCENE



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- FRONT YARD PLANTING**
 - Min. of 1:36" and 1:24" box tree in front yards
 - Provide upgrade planting options for increased size and quality
- OVERLAPPING TURF AT MIRRORED LOTS**
 - Use mowbands or edging along perimeter to subtly define
 - Provide separate irrigation systems to
- FOUNDATION PLANTING**
 - Complete coverage of house base within one year
- FRONT YARD LAWNS**
 - Max of 20% nonpaved area
 - Min. of 3' from house
- EDGE TREATMENTS**
 - Crisp, geometric or smoothly rounded forms
 - Large areas rather than small islands
- FRONT YARD PAVING**
 - Provide upgrade options for driveway and walk
- SIDE YARD TREES**
 - Offset to maximize spacing
 - Min. 15' spacing if different species
 - Min. 10' spacing if same species
- CORNER LANDSCAPING**
 - Corner lot landscaping to be landscaped and maintained by homeowner to back of curb of adjacent roadway or village road (if applicable). Landscape to achieve 60% organic coverage within 2 year growth



- 65' wide lot** (orange box)
- 55' wide lot** (green box)
- 50' wide lot** (blue box)

OPEN SPACE AND RECREATION

The private club at the Core Center of the Community is the heartbeat of Trilogy. The Club features a grand living room for gathering, day spa, athletic club, fitness studio, lushly landscaped resort style pool, a cyber café with high speed internet access and light fare, a Center for Higher Learning and creativity room. In addition to the championship golf course, open space areas have been designed throughout Trilogy to provide recreational opportunity and neighborhood connectivity through a trail/pathway system allowing residents access to the golf course, Resort Core, and other neighborhoods. The open space provides a total of up to 285.4 acres comprising 38.3% of the developed area.

SUMMARY OF CORE AMENITIES INCLUDE:

- Resort Style Club with Fitness Center & Golf Facility
- Event/Banquet Facilities
- Business Services
- Full Service Spa
- Tennis Center
- Guest Casitas
- Open Play/Family Style Park
- Courtyards & Gathering Spaces
- Family Reunion Park



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



RESORT CORE

Trilogy will offer a Golf Clubhouse with resort style amenities, a Recreation Facility, Sport Courts, dining, bar or cocktail lounge and HOA Building with Guest Casitas. The guest casitas will initially be used for hotel accommodations for friends and family of the residents, as well as potential homeowners. This allows the friends, family members and potential homeowners to come and fully experience all the community has to offer. Upon final build out of the community, the guest casitas will be sold in interval ownerships to residents within the community. At this time the homeowners can choose to use their interval ownership by allowing guests or themselves stay in the casita or they will have the option of letting the club management company rent the rooms on their behalf. This Core Center will comprise approximately 24 acres and will be developed in accordance with Article 14, TR zoning district of the Pinal County Zoning Ordinance except as amended in this PAD. Hospital uses are specifically excluded from this TR zoning district.



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



RESORT CORE
CONCEPTUAL
PERSPECTIVE



RESORT CORE
CONCEPTUAL
SITE PLAN



TYPICAL LOCAL PARK



COMMERCIAL DESIGN GUIDELINES

The Commercial Design Guidelines proposed in this PAD pertain only to the 45.96 acres and the 2.0 acre Tour Center/retail parcel being zoned CB-1 as shown on the Land Use Plan. The 45.96 acre commercial site will be developed separately from the Trilogy community and under different ownership. The 2.0 acre Tour Center/retail parcel located adjacent to the main project entry and gate house will be developed and operated by the Trilogy community as a Tour Center in the initial phases of the project. Once sales have been completed, this facility will be turned over to a light commercial/retail operator to serve the greater Pinal County community.

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the PAD. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be a contemporary style employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the site plan review in Pinal County.

A Design Review Committee (DRC) will be established for the project by the developer to review compliance with the planning guidelines, objectives and development standards as set forth by the PAD prior to submittal to the County for review. The Design Review Committee's purpose in plan review is to ensure that the intent of the Design Guidelines and supporting documents is met. The DRC does not assume responsibility for plan review of, or conformance to, applicable local codes or ordinances set forth by Pinal County Design Review guidelines.

The architectural elements selected will provide the highest probability of economic success, aesthetic satisfaction and flexibility in design through build-out. Quality and design elements for commercial buildings include:

- Richness of surface and texture
- Light Play (shapes and shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Contemporary commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low profile simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety.

- Wall surfaces, textures, patterns
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

The diversity of architectural products available for use in the commercial development include:

BUILDING MATERIALS:

- Masonry (concrete, glass or brick)
- Textured or exposed aggregate
- Pre-cast or built-up concrete
- Stucco
- Stone

BUILDING FAÇADE TREATMENTS:

- Openings
- Recessed or projected entries
- Windows
- Arcades

COLOR:

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directional/location
- Company names/logo

The following design elements should be consulted when reviewing architecture for the commercial design:

LAYOUT:

Exterior components of plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet.

Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view.

Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim.

Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the subject property. Walls and/or landscaping are encouraged to screen parking areas from street side views.

Building should be sited in a manner that will complement the adjacent building and landscape. Look to the existing development around the subject property to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

DESIGN:

Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.

Commercial developments should incorporate street furniture and pedestrian spaces where appropriate. Pedestrian amenities incorporate the overall commercial design scheme and are

compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional, and be placed so as not to obstruct entrances, exits, or pedestrian paths.

MATERIALS:

The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

Service utilities will be located underground within the PAD area, except for major power sources and connections with possible future substation facilities.

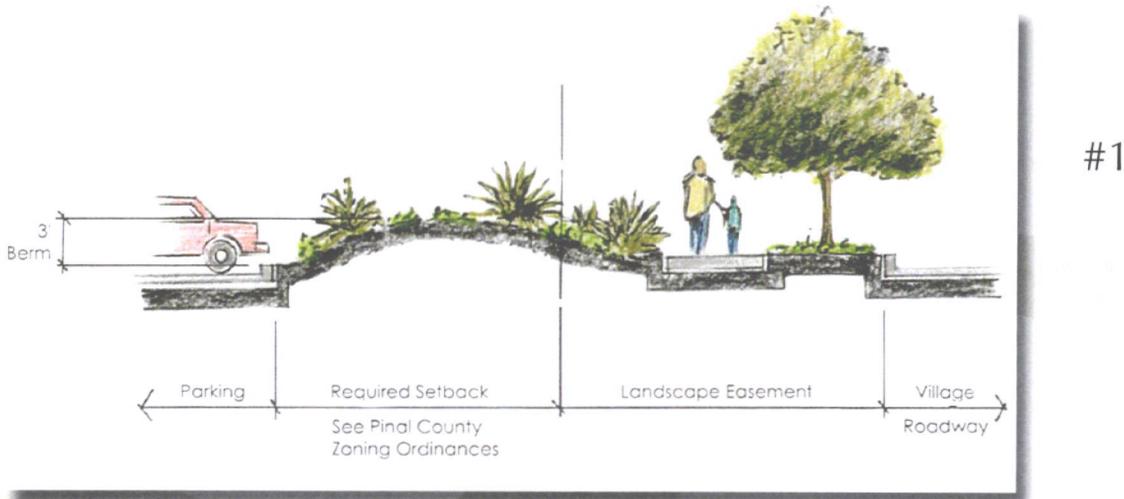
Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

SIGNS:

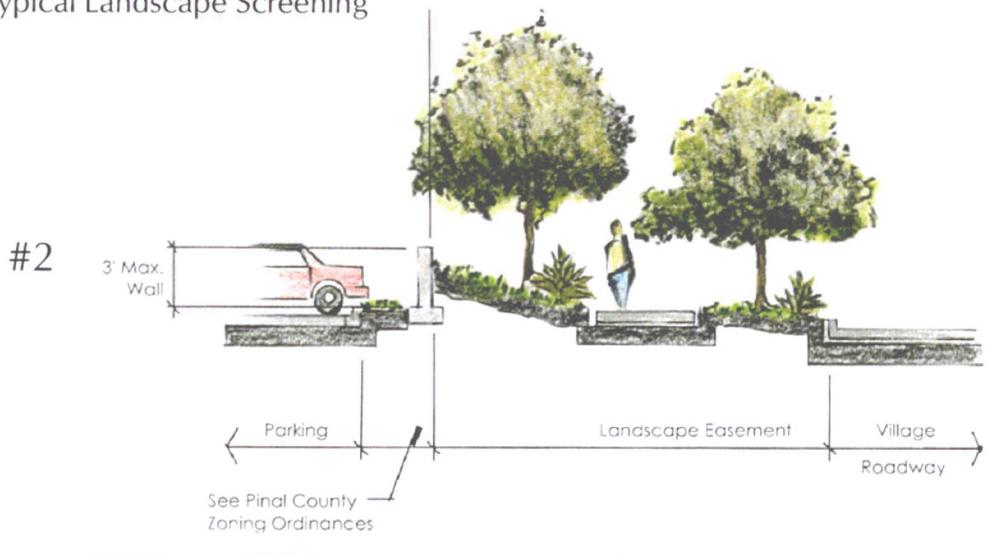
Signs shall comply with the Pinal County Zoning Ordinance, Article 22.

LIGHTING:

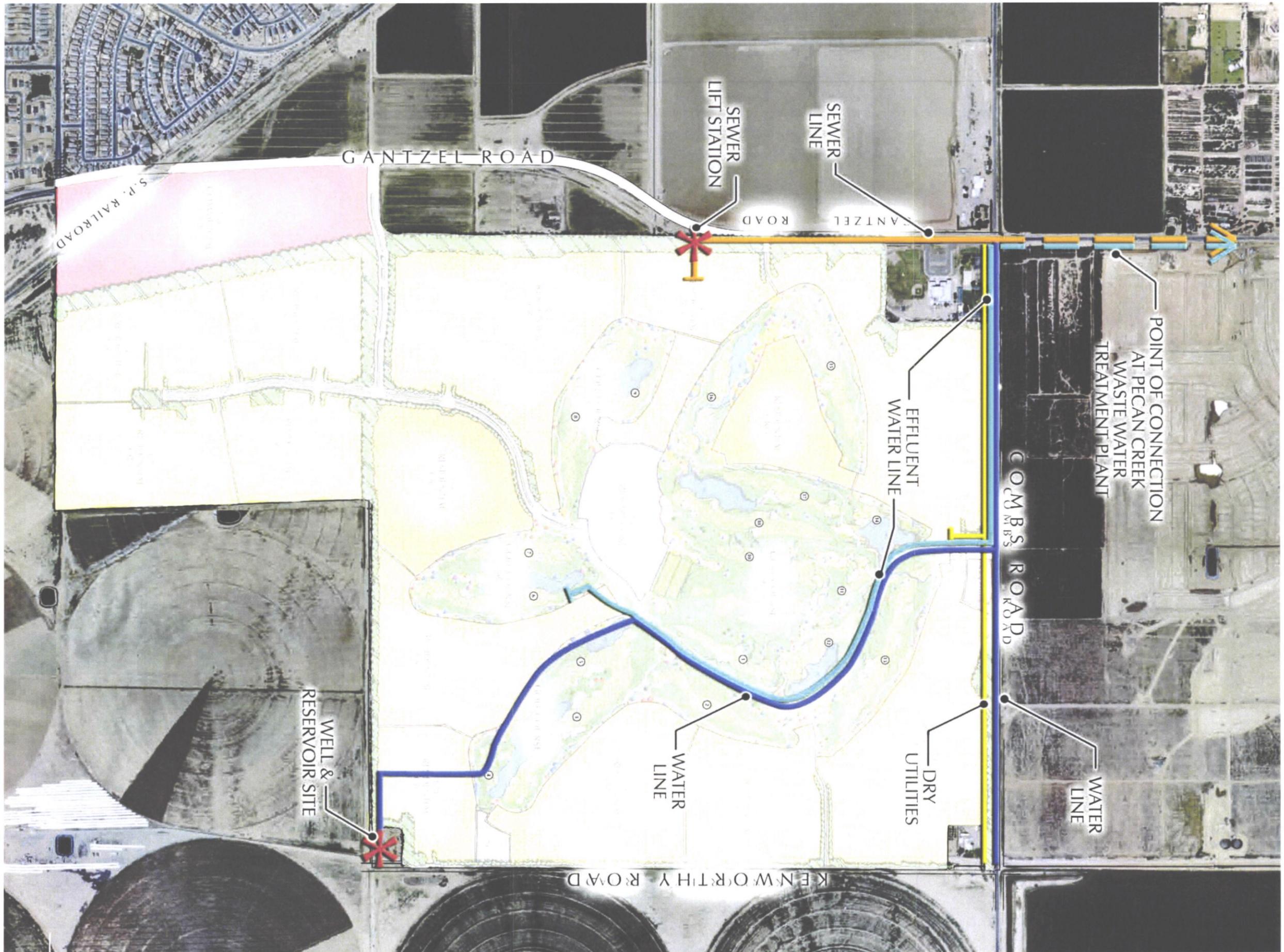
Lighting shall comply with the Pinal County Zoning Ordinance, Light Pollution Code.



Typical Landscape Screening







PROPOSED
UTILITY
CONNECTIONS
EXHIBIT

PUBLIC UTILITIES AND SERVICES

Utilities and services will be provided for Trilogy as shown below:

Water: : H2O Inc. Shea Homes has already executed the master water utility agreement with H2O Inc. There are three wells on site that are going to be converted into potable water and H2O Inc. is constructing a reservoir to accommodate this. The steel for the water reservoir has been delivered to the site and H2O inc. is currently beginning construction. The construction schedule for a reservoir of this size is approximately 12 months. Shea will be receiving water in the interim from the main line in Combs Road. Once the reservoir is complete, it will be linked with the rest of H2O inc. existing infrastructure.

Sewer: Johnson Utilities. Shea has been proactively coordinating with Johnson Utilities and Pinal County to install the appropriate sewer force main, as well as, a reclaimed water line ahead of the Gantzel Road Improvements. The install of these utilities are complete and are currently located at the North West corner of Shea Homes property. Shea Homes has also been coordinating with the other developers in the area to utilize the same sewer force main, as well as, join together and use a regional sewer lift station. This will result in less infrastructure in the ground and less traffic impacts for future construction. Shea Homes is also going to be utilizing the Pecan Treatment Plant reclaimed water for the golf course and landscaping irrigation. This proactive measure will recycle and conserve millions of gallons of water per year.

Gas: Mesa Gas

Electrical Service: Salt River Project (SRP)

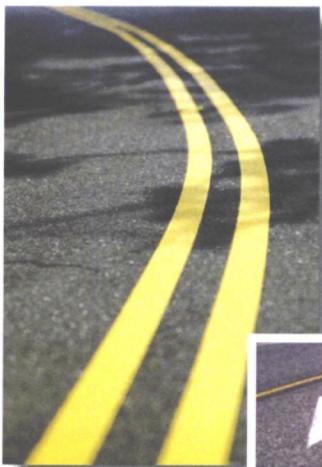
Telephone: Qwest Communications

Cable TV: Cable America Corporation or Mediacom

Fire Protection: Rural Metro Corporation.

Solid Waste Handling: Solid waste services will be provided by a contract hauling company.

Schools: The Johnson Farms approved PAD includes a school site; however, this PAD Amendment will change the existing single-family residential subdivision to an age targeted/age restricted resort style community. Shea Homes has met with both J.O. Combs and Florence School Districts school districts to inform them of their intent (see Exhibit B).



MAINTENANCE OF STREETS & COMMON AREAS

Arterial roadways will be built in accordance with Pinal County standards. The public roadways will be maintained by Pinal County upon acceptance. All streets within Trilogy will be private streets, constructed in accordance with Pinal County standards and maintained by the Homeowners Association. Open space common areas within Trilogy will be maintained by the Homeowners Association.



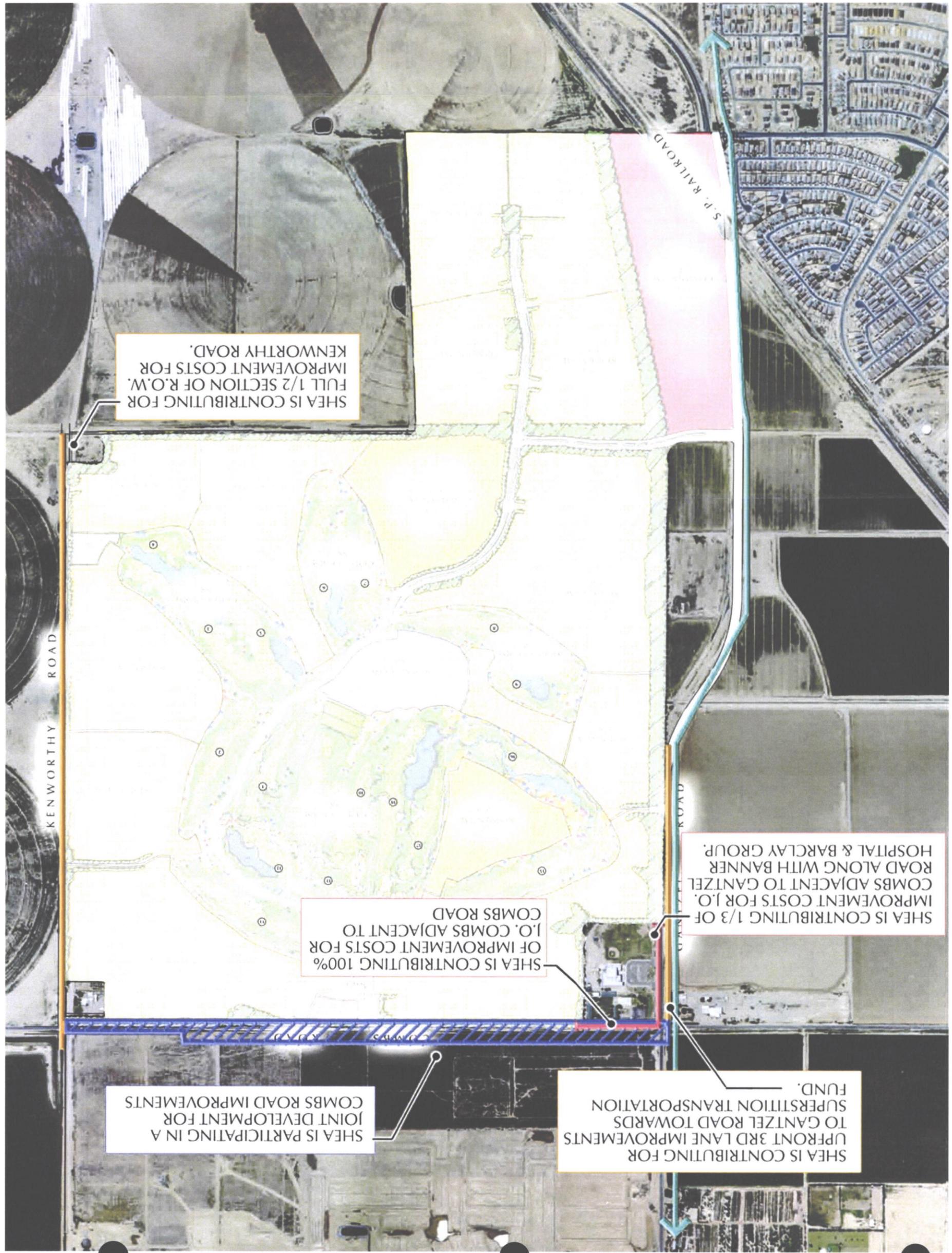
REGIONAL TRANSPORTATION

Shea Homes has been proactively managing and pursuing a Joint Development Agreement with the three developers on the north side of Combs Rd. The other developers are as follows: Aspen Development L.L.C., PEART 583 L.L.C., and DR Horton Continental Series. Engineering has begun on the road improvements and is being designed by CMX Engineering. The anticipated finalization of the Joint Development Agreement is March 2006. The anticipated start of construction is August/September of 2006. The J.O. Combs School District's northern boundary is adjacent to Combs Rd. Shea Homes has worked out a separate agreement with Pinal County and The J.O. Combs School District to pay for those improvements in an effort to provide consistent road improvements along the Combs Road corridor between Ironwood/Gantzel and Kenworthy Road. This will provide nearly an entire mile section of an arterial roadway built all at one time. Shea Homes is also coordinating the alignment of its main entrance with the property owner's directly across the street, PEART 583 L.L.C. These coordination efforts will limit the number of lighted intersections along Combs Rd.

Shea Homes has also been proactively involved with the Ironwood/Gantzel road improvements through the Superstition Valley Transportation Fund. We have also been a major contributor in addressing the road's future expansion needs and have lead the discussions with the county as it relates to the 3rd lane expansion and funding this expansion up front instead of interfering with traffic again in a couple years. Therefore, we are creating an agreement with Pinal County to construct the third lane improvements concurrently with the Superstition Transportation Fund in an effort to reduce traffic congestion at the Combs and Ironwood intersections. Shea has also agreed to contribute money to cover the costs of the school frontage that is adjacent to Ironwood/Gantzel.

Shea Homes has been actively meeting with the developers on the western boundary of our project as well. We have held numerous road coordination meetings in an effort to orchestrate the intersection of Hashknife Draw and Ironwood/Gantzel. The developers are as follows: Vistoso Partners, UTAZ Development, Circle Cross Ranch, and El Dorado Holdings. These continued coordination efforts have proceeded to ensure that we are all designing to the same location and to ensure that we only have one lighted intersection here at the Gantzel and Hashknife Draw intersection. We feel that this will greatly reduce the impact of stop and go traffic if there are fewer lighted intersections.

We have also coordinated with Banner Hospital, Barclay Group, and the J.O. Combs School District for the location of the light at the Banner Hospital on Ironwood/Gantzel. We have aligned one of our secondary access points with this location in order to utilize the same lighted intersections. Again, this is an effort to not impede the traffic flow on Ironwood/Gantzel by utilizing the same intersection.



SHEA IS CONTRIBUTING FOR FULL 1/2 SECTION OF R.O.W. IMPROVEMENT COSTS FOR KENWORTHY ROAD.

SHEA IS CONTRIBUTING 100% OF IMPROVEMENT COSTS FOR J.O. COMBS ADJACENT TO COMBS ROAD

SHEA IS CONTRIBUTING 1/3 OF IMPROVEMENT COSTS FOR J.O. COMBS ADJACENT TO GANTZEL ROAD ALONG WITH BANNER HOSPITAL & BARCLAY GROUP.

SHEA IS PARTICIPATING IN A JOINT DEVELOPMENT FOR COMBS ROAD IMPROVEMENTS

SHEA IS CONTRIBUTING FOR UPFRONT 3RD LANE IMPROVEMENTS TO GANTZEL ROAD TOWARDS SUPERSTITION TRANSPORTATION FUND.

CONCLUSION

The gated resort style community has become a very desirable lifestyle for Baby Boomers, empty nesters and retired people. Trilogy is that style community, offering both passive and active amenities and diversity of housing products to meet the varying needs of the active baby boomer. In order to create a successful master planned community such as this, it is necessary to have flexibility in design requested in this PAD Amendment to allow the development to go beyond the typical subdivision. This proposed plan for Trilogy incorporates the design elements that are a trademark for Shea Homes, meeting a high standard of diversity and land use innovation with a combination of creativity and diversity to create an adult community of the highest caliber within Pinal County. Trilogy will enhance the surrounding community and reflect the quality, diversity and compatibility of the area. Shea Homes looks forward to working with Pinal County and the community in the development of Trilogy.



EXHIBITS

- A. Utility Will Serve Letters
- B. School District Letters
- C. Photo Gallery

EXHIBIT A

UTILITY WILL SERVE LETTERS

Vertical text on the left side of the page, likely bleed-through from the reverse side. The text is extremely faint and difficult to read, but appears to be a list of names or identifiers.

H2O, INC.

P. O. BOX 40340, MESA, ARIZONA 85274-0340 ☎ (480) 491-6971 ☒ FAX (480) 491-6739

March 25, 2005

FAX 602-997-9764

Levi Shill
Shea Homes
8800 N Gainey Center Dr., Ste 370
Scottsdale, Arizona 85258

Re: Extension of Water Utility Service to Johnson Farms (the "Project")

Subject: Notice of Intention to Serve Potable Water

Dear Mr. Shill:

H2O is a private water utility company (not a municipality or special district), which has been authorized by the Arizona Corporation Commission ("ACC") to furnish water utility service within certain specified portions of Maricopa and Pinal, Counties, Arizona.

Based on the materials that you provided to H2O, it is my understanding that you are acting on behalf of Shea Homes, presumably an Arizona limited liability company ("Developer"), which is contemplating the development of the Project, a residential subdivision consisting of 2,300 single family residences, a clubhouse occupying 20 acres, along with a golf course on 190 acres and a golf clubhouse on 9 acres along with 15 acres designated for commercial use at Combs and Gantzel Roads, all located within Section 32, Township 2 South, Range 8 East and the NW ¼, Section 5, Township 3 South, Range 8 East, Gila & Salt River Base & Meridian, Pinal County, Arizona. The Project is located within H2O's certificated service area. The purpose of this letter is to summarize H2O's requirements for the extension of water utility service to the Project.

The first step in the process of extending service is the performance of an engineering analysis to determine the effect of extending service to the Project on H2O's existing system and the need for any off-site facilities or other necessary upgrades and improvements to H2O's existing system to safely deliver water to the Project, including existing or new wells & sites deemed necessary to serve the Project. H2O's engineers will need to be provided with reasonably detailed information about the Project in order to perform the engineering analysis.

Following the completion of the engineering analysis, the parties will enter into a written main extension agreement governing the construction of the facilities needed to extend service to the Project which agreement, following execution will be submitted to the ACC for approval. We assume that Developer will construct all of the necessary on-site facilities for extending water utility service to the Project. However, if the engineering analysis described above

demonstrates the need for off-site facilities or upgrades, which may be lawfully charged to the Developer pursuant to the ACC's rules and regulations, Developer will be required to advance funds to pay for such facilities. Specifically, Developer will be required to make a cash payment to H2O equal to the estimated cost of construction plus 15% to cover administrative costs, overhead and possible cost overruns. The facilities will then be constructed by H2O through a qualified contractor. Following the completion of construction, H2O will either refund any excess amount advanced for the construction of the facilities or collect the shortage, as the case may be.

The agreement will also provide for the payment of certain refunds of the amounts advanced for the construction of the facilities. Following the establishment of service, refunds will be made annually in an amount equal to 10% of the gross revenues from water utility service furnished by H2O to each permanent customer within the project area utilizing the facilities. Refunds will be paid in this manner for a period of ten years. Any unpaid balance remaining at the end of ten years will be non-refundable.

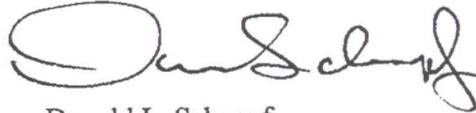
You should also be aware that, after the facilities have been completed, individual water utility service applications will be required for each new customer to receive service.

Prior to the commencement of the engineering analysis described above, H2O requires the payment of a deposit in the amount of \$50,000. The purpose of this deposit is to reimburse H2O for its engineering and related fees associated with performing the preliminary engineering analysis summarized above, the costs of preparing a main extension agreement and of inspecting any facilities constructed by Developer prior to their acceptance by H2O. If Developer elects not to proceed with the Project, any excess amount of the deposit will be promptly refunded. If the project proceeds, the deposit will be included in the amount advanced and will be subject to refund.

The deposit should be forwarded directly to H2O along with a copy of this letter, which has been signed by representatives of the Developer for the purpose of acknowledging receipt of the letter and acceptance of the terms and conditions contained herein.

Meanwhile, please feel free to contact me if you have any questions or require any additional information.

Very truly yours,



Donald L. Schnepf
President

ACKNOWLEDGED AND APPROVED:

By _____
Its _____

April 6, 2004

Ms. Carol Taylor
Kimley-Horn and Associates, Inc.
7878 N. 16th Street, Suite 300
Phoenix, AZ 85020

Re: Johnson Farms

Dear Ms. Taylor:

The City of Mesa will be happy to provide natural gas service to the proposed project, Johnson Farms located south of Combs Road and east of Vineyard Road. The City of Mesa has an existing 4" p.e. located on Vineyard Road, from which this project can be served.

Please submit the final approved subdivision plat along with a full set of civil and architectural plans to Scot Sherwood, Senior Gas Engineer, at 20 E. Main Street, 5th Floor, Mesa, AZ 85201.

If you have scheduling or technical questions, please contact Scot Sherwood at (480) 644-2509.

If you have any questions or need additional information, please contact me at (480) 644-3683 or via e-mail at lucia.lopez@cityofmesa.org. We look forward to serving your project with natural gas.

Sincerely,



Lucy Lopez
Utilities Marketing Advisor

CableAmerica®

Bryan G. Williams
Facilities Engineer

CableAmerica Corporation
4120 East Valley Auto Drive
Mesa, Arizona 85206
480.558.7309
fax 480.892.7775

March 23, 2005

Kimley-Horn
and Associates, Inc
7878 N. 16th Street
Suite 300
Phoenix, AZ 85020

ATTN: Carol Taylor

Re: Will Serve Letter for Johnson Farms (750-acre single family residential)

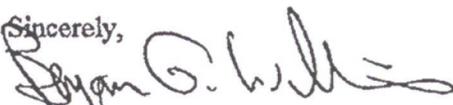
To Whom It May Concern:

CableAmerica is interested in being the telecommunications provider for Johnson Farms. To confirm serviceability, we will need to perform economic feasibility studies dependent upon the receipt of your project engineering and construction schedule and review of our budget and financial viability models. Serviceability is also subject to CableAmerica receiving all necessary permits and easements to connect your project to our existing facilities.

This project is within CableAmerica's current service area.

CableAmerica looks forward to working with you on this exciting project. Please keep us informed of all future updates to your plans.

Sincerely,



Bryan G. Williams



March 22, 2005

Kimley-Horn & Associates, Inc.
7878 N. 16th Street, Suite 300
Phoenix, AZ 85020
Attention: Carol Taylor

Dear Developer:

Subject: Johnson Farms Inc. Located in parcel of land located in Section 32, Township 2 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal & Maricopa County, Arizona.

This letter is in response to your "Service Availability" request for the subject property. The subject property is in the Qwest serving area therefore, service is available. The tariff Rates and Regulations prescribed for service to the project are on file with your State Utilities Commission, and may be examined at your local Qwest Business Office.

Specific concerns regarding Qwest service to the subject property must be directed to the Qwest Engineer responsible for that area **Kevin Wells (480) 768-4287**.
Sincerely,

A handwritten signature in cursive script that reads "K Skogan".

Kathy Skogan
NW & SE Sr. Design Engineer
602-630-0494

EXHIBIT B

SCHOOL DISTRICTS





Florence Unified School District No. 1

P.O. Box 2850 Florence, Arizona 85232
(520) 866-3500 Fax (520) 868-2302

Richard J. Sagar, Ed.D., Superintendent
Jeff Strand, Assistant to the Superintendent
Board of Education/Trustees

James A. Thomas, President
Bryan J. Hayes, Member Rose Marie M. Monks, Member Dr. Amy Fuller, Clerk
Floyd Turner, Member

September 27, 2005

Mr. Levi L. Shill
Community Development Manager
Shea Homes for Active Adults
4331 East Chestnut Lane
Gilbert, AZ 85297

Dear Mr. Shill,

Thank you for your letter notifying the Florence Unified School District that the property recently purchased by Shea Homes is being master planned as an Active Adult community.

The Florence Governing Board resolution passed April 14, 2004, specifically excludes age restricted communities from any voluntary developer agreements.

If you have any additional question, please feel free to contact me at (520) 866-3532.

Sincerely,

Candy Cooley
Director of School Construction
Florence Unified School District

FLORENCE UNIFIED SCHOOL DISTRICT

TO: MR. LEVI SHILL
FROM: CANDY COOLEY, DIRECTOR OF SCHOOL CONSTRUCTION
SUBJECT: TRILOGY AT JOHNSON FARMS DEVELOPMENT
DATE: 3/3/2006

Mr. Shill,

The administration of the Florence Unified School District has reviewed your letter of October 11, 2005.

The District agrees to the proposed voluntary contribution of \$250 per unit as described in the letter. A draft of the District's developer agreement modified to accommodate this change will be mailed to you at Shea Homes next week. Please review the document after you receive it.

If you have any questions, please feel free to contact me at (520) 866-3532 or ccooley@florence.k12.az.us.

Candy Cooley



October 11, 2005

Florence Unified School District
P.O. Box 2850
Florence, AZ 85232

Dear Ms. Cooley:

In a previous letter dated August 15, 2005, we at Shea Homes expressed that we were planning an age restricted community in your school district. We have received your letter that relieves Shea Homes from any school obligations under the "age restricted" scenario resulting in no contribution per household. We would also like to propose to the school district the option of executing an age targeted community. The difference between the two scenarios is that under the "age restricted" umbrella, we only have the option to sell homes to residents that are older than 55 years of age. Under the "age targeted" umbrella we have the option to sell homes to the younger baby boomer generation as well as the younger empty nester.

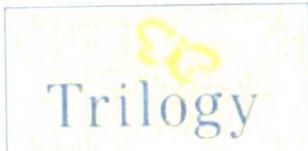
At Shea Homes – Trilogy, the average age of our home buyer is 57 years old. We have found that our amenity package and lifestyle caters to the younger baby boomer generation. Hence, this is why we want to offer this community to those that are younger than 55. Our strategy for targeting those home buyers is through our housing product. We will offer exactly the same housing product as if this was an age restricted community. For instance, our 2500 square foot plan will have an office, a master bedroom and a guest bedroom, whereas a typical family builder's 2500 square foot home will have a master bedroom, three children's rooms and an office. Therefore, by the nature of the housing product, very few families will buy in this community.

We acknowledge that there will be some impact to the school district with additional children. Through discussions with other builders that have age targeted communities located in Arizona, we believe the overall impact of additional students will be around 5%. With a plan of 2250 residents, this equates to approximately 112 students. However, we at Shea Homes – Trilogy, want to ensure that the School District is properly funded. Therefore, under the "age targeted" scenario we propose to contribute \$250.00 per house at the time of building permit.

We will notify the school district at the submittal of the final map to the county whether it will be an "age targeted" or "age restricted" neighborhood. This will allow Shea Homes and the school district plenty of time to work together.

Sincerely,

Levi L. Shill
Community Development Manager
Shea Homes – Trilogy



October 4, 2005

J.O. Combs School District
301 East Combs Road
Queen Creek, AZ 85242

Dear Ms. Langer:

In a previous letter dated August 15, 2005, we at Shea Homes expressed that we were planning an age restricted community in your school district. We have received your letter that relieves Shea Homes from any school obligations under the "age restricted" scenario resulting in no contribution per household. We would also like to propose to the school district the option of executing an age targeted community. The difference between the two scenarios is that under the "age restricted" umbrella, we only have the option to sell homes to residents that are older than 55 years of age. Under the "age targeted" umbrella we have the option to sell homes to the younger baby boomer generation as well as the younger empty nester.

At Shea Homes – Trilogy, the average age of our home buyer is 57 years old. We have found that our amenity package and lifestyle caters to the younger baby boomer generation. Hence, this is why we want to offer this community to those that are younger than 55. Our strategy for targeting those home buyers is through our housing product. We will offer exactly the same housing product as if this was an age restricted community. For instance, our 2500 square foot plan will have an office, a master bedroom and a guest bedroom, whereas a typical family builder's 2500 square foot home will have a master bedroom, three children's rooms and an office. Therefore, by the nature of the housing product, very few families will buy in this community.

We acknowledge that there will be some impact to the school district with additional children. Through discussions with other builders that have age targeted communities located in Arizona, we believe the overall impact of additional students will be around 5%. With a plan of 2250 residents, this equates to approximately 112 students. However, we at Shea homes – Trilogy, want to ensure that the School District is properly funded. Therefore, under the "age targeted" scenario we propose to contribute \$250.00 per house at the time of building permit.

We will notify the school district at the submittal of the final map to the county whether it will be an "age targeted" or "age restricted" neighborhood. This will allow Shea Homes and the school district plenty of time to work together.

Sincerely,

Levi L. Shill
Community Development Manager
Shea Homes – Trilogy

J. O. Combs Elementary School District #44

**301 E. Combs Road
Queen Creek, AZ 85242**

Phone 480-987-5300

Fax 480-987-3487

"Today's Students - - - Tomorrow's Leaders"

Jan Langer, Ed.D., Superintendent

March 3, 2006

To Whom It May Concern:

We have been working very cooperatively with Shea Homes regarding the impact of their Trilogy development for over a year. We have reached an agreement that if the development is age restricted there will not be any voluntary fee; however should the development be age targeted Shea Homes will donate \$250 per dwelling unit. Shea Homes is also working with us to mitigate the impact of the Combs Road improvements adjacent to our middle school and district office.

Sincerely,



Dr. Jan Langer
Superintendent

James Stobangh, President
Kathy Bourgeois, Member

Governing Board
Pat Pinckard, Member

Rey Flores, Clerk
Sandy Throop, Member

EXHIBIT C

PHOTO GALLERY

FROM EXISTING COMMUNITIES



CLUBHOUSE & GATHERING SPACES



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

RECREATIONAL FACILITIES & AMENITIES



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

SPACIOUS LIVING & FAMILY ROOMS



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

KITCHENS & DINING ROOMS



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

MASTER SUITES & BEDROOMS



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



Encanterra™

A Trilogy® Country Club



Open Space and Recreation Plan Update

02.25.14



Open Space &
Recreation Plan
for



Encanterra™

A Trilogy® Country Club

745.0 acres
Southwest Corner of Gantzel and Combs Roads

**Update to Narrative and Exhibits
Submitted on July 19, 2013**

Submitted on behalf of:

Encanterra Golf & Country Club

(Formerly Johnson Farms)
Shea Homes – Trilogy
8800 N. Gainey Center Drive, Suite 370
Scottsdale, AZ 85258

Submitted to:

Pinal County
31 North Pinal Street, Building F
Florence, AZ 85132

Prepared by:

Young | Design | Group
7234 East Shoeman Lane, Ste 8
Scottsdale, AZ 85251

Date:

February 25, 2014

Open Space and Recreation Plan Narrative



Table of Contents

1. Introduction
2. Purpose of Amendment
3. Conclusion

Exhibits

- Exhibit A – Conceptual Open Space Master Plan (Revised)
- Exhibit B – Conceptual Open Space Categories (Revised)
- Exhibit C – Open Space Compliance Map
- Exhibit D – Open Space & Recreation Plan (Submitted July 19, 2013)

1. Introduction

Building on its proven success as one of the most desired active lifestyle communities in Arizona, Encanterra Country Club continues to develop, bringing a well planned vision to reality. Offering two (2) community options, Trilogy at Encanterra, a 55 and older neighborhood and Encanterra Country Club, an all ages community, Encanterra Country Club has something for everyone. The community is truly an oasis in the desert, offering a championship golf course, a luxurious club house with a multitude of amenities, and lush landscaping all within a fabric that promotes social interaction. From its earliest planned concepts to the currently



built phases, Encanterra has kept the development character focused on the active outdoor recreational experience by continuing to provide ample open spaces, open view corridors of the surrounding mountain vistas, meaningful community amenity areas, and trail networks which all lead to the centralized clubhouse community core. The amenities and active lifestyle offerings of the centrally located clubhouse are accessible to all residents and act as an extension of every home in the community. (See Exhibit A – Conceptual Open Space Master Plan.)

2. Purpose of Amendment

The purpose of this Open Space and Recreation Plan (OSRP) Amendment is to refine the open space component of the overall Encanterra Planned Area Development (PAD) based on revisions to the CR-5 zoned residential parcels 1.2 and 1.9. The existing Encanterra neighborhoods have been designed primarily to include a traditional single family character with neighborhood connections to the network of trails which lead to the larger community open spaces. Parcels 1.2 and 1.9, which are located in close proximity to the fully amenitized clubhouse, will emphasize pedestrian scale open space that will tie these neighborhoods directly to the clubhouse. Both parcels look to offer higher density product; Parcel 1.2 a 2plex Villa product, and Parcel 1.9 a single family detached product, both on shallow lots. The new residential options provide homebuyers with a lock and leave type lifestyle with smaller yards that require less property maintenance. Common area open space within the neighborhood will be expanded from the previously approved concepts to create a feeling and

appearance of larger yards extending into the community open space. Continuing with the established lush desert aesthetic, these open spaces will seamlessly integrate into the overall fabric of the community and provide additional landscaped open space for the community residents to use and enjoy.



The new development concepts for parcels 1.2 and 1.9 bring with them an expanded trail network that will connect with the established trail system already in place and directly tie both neighborhoods to the nearby clubhouse / recreation center. Through careful planning and aesthetic landscape treatments, the pedestrian experience will be enhanced with arranged groupings of shade trees, benches, meandering walkways and artfully chosen understory plant material for visual and textural interest. The design intent for the open space provided within these two (2) neighborhoods is to create a sense of accessibility and visual connectivity with the community outdoor spaces to the greatest extent possible. The expanded trail system will provide better direct access to the centralized clubhouse community core.

As a community, Encanterra exceeds the minimum 18% total open space requirement by providing 37.4% total open space, including approximately 8.4% Recreation Area Open Space. Open Space is provided in the form of a recreation center, multi-use paths and trails, retention / detention, entryways and streetscapes, and golf course. (See Exhibit B – Conceptual Open Space Categories.) The 8.4% Recreation Area Open Space includes areas located and designed for community use, such as the recreation center, golf course and the open space/ multi-use path corridor located adjacent to the western property alignment and along the south side of the Hash Knife Draw Road alignment. Included in this enhanced open space / multi-use path corridor will be a

trail with pedestrian nodes that will connect with the internal neighborhood trail system at key locations. All designated open space will meet the open space requirements of the Pinal County Development Services Code Section 2.176.100 and the Open Space and Recreation Area Guideline Manual for residential developments. (See Exhibit C – Open Space Compliance Map)

Open Space Calculations Summary:

	Acres	Ac Required	% Required	% Provided
Total Open Space				
Recreation Center	12.0			1.6%
Open Space / Multi-Use Paths & Trails	41.0			5.5%
Retention / Detention	12.3			1.7%
Entryways & Streetscapes	13.1			1.8%
Golf Course	199.3			26.8%
Total Open Space	277.7	133.7	18.0%	37.4%

Recreation Open Space Area				
Open Space / Multi-Use Paths & Trails*	24.2			3.3%
Recreation Center	12.0			1.6%
Golf Course **	26.0			3.5%
Total Recreation Open Space Area	62.2	52.0	7.0%	8.4%

Net Project Total (Less Commercial)	743.0
--	--------------

SUMMARY				
Open Space	215.5			
Recreation Area Open Space	62.2	52.0	7.0%	8.4%
Total Open Space	277.7	133.7	18.0%	37.4%

* 24.2 Acres of open space / multi-use paths & trails located along the western project boundary and along the south side of the Hash Knife Draw Road alignment shall count towards the recreation open space required and meets the requirements pursuant to PCDSC 2.176.160.

** Golf Course shall count towards total open space, but shall count for no more than 50% of the recreation open space required pursuant to PCDSC 2.176.130.

Notes:

1. No Conservation Open Space is provided within the Encanterra PAD. No Conservation Open Space area is required on projects with 0-5% slope with disturbed area.
2. All designated open space will meet the open space requirements of the Pinal County Development Services Code Section 2.176 and the Open Space and Recreation Area Guideline Manual for residential development.

3. Conclusion

Consistent with the previous OSRP, Encanterra Country Club continues to develop its active lifestyle amenities and create an environment of superior living. The development of parcels 1.2 and 1.9 will further enhance and expand upon the open space network and provide alternative housing options for future homebuyers at Encanterra Country Club.



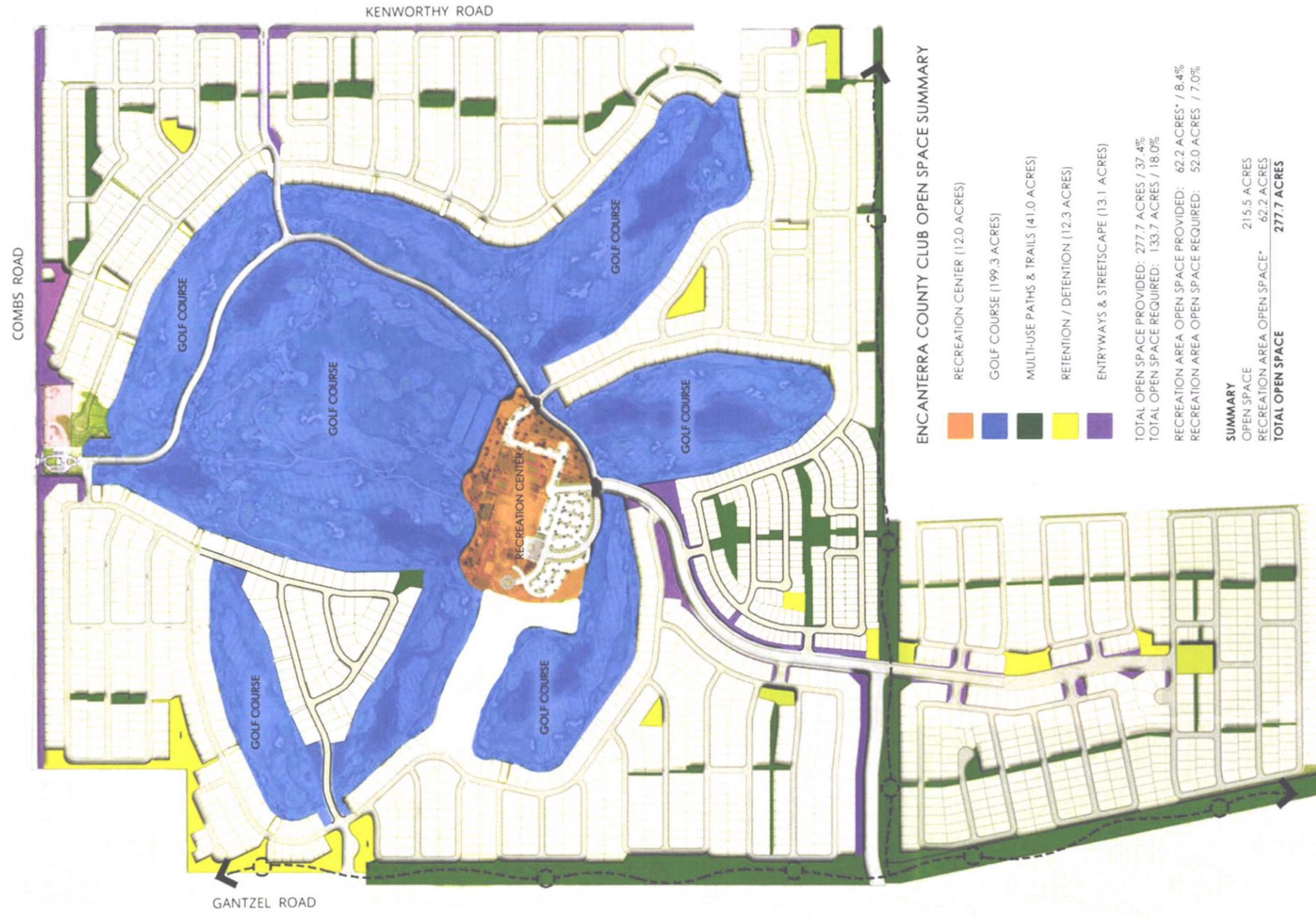


ENCANTERRA COUNTY CLUB OPEN SPACE SUMMARY

LAND USE	GROSS ACRES	% NET AC.	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE
TOTAL OPEN SPACE				
RECREATION CENTER	12.0	1.6%		
OPEN SPACE/MULTI-USE PATHS & TRAILS	41.0	5.5%		
RETENTION / DETENTION	12.3	1.7%		
ENTRYWAY & STREETSCAPE	13.1	1.8%		
GOLF COURSE	199.3	26.8%		
TOTAL OPEN SPACE	277.7	37.4%	133.7AC/18%	277.7AC/37.4%
ARTERIAL R/W	12.5	1.7%		
LOTS	452.8	60.8%		
NET PROJECT TOTAL	743.0	100%		
COMMERCIAL PROPERTY	2.0			
GROSS PROJECT TOTAL	745.0			
OPEN SPACE SUMMARY				
OPEN SPACE	215.5			
RECREATION AREA OPEN SPACE*	62.2		52.0AC/7%	62.2AC/ 8.4%
TOTAL OPEN SPACE	277.7		133.7 AC/18%	277.7AC/37.4%

* RECREATION AREA OPEN SPACE INCLUDES THE RECREATION CENTER AND 24.2 ACRES OF OPEN SPACE/MULTI-USE PATHS & TRAILS LOCATED ALONG THE WESTERN PROJECT BOUNDARY AND ALONG THE SOUTH SIDE OF THE HASH KNIFE DRAW ROAD ALIGNMENT. GOLF COURSE ACREAGE SHALL COUNT TOWARDS TOTAL OPEN SPACE, BUT SHALL COUNT FOR NO MORE THAN 50% OF THE RECREATION AREA OPEN SPACE REQUIRED PURSUANT TO PCDCS 2.176.130.

NOTES:
1. ALL ACRES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.
2. ALL DESIGNATED OPEN SPACE WILL MEET THE OPEN SPACE REQUIREMENTS OF THE PINAL COUNTY DEVELOPMENT SERVICES CODE SECTION 2.176.100 AND THE OPEN SPACE AND RECREATION AREA GUIDELINE MANUAL FOR RESIDENTIAL DEVELOPMENTS.



ENCANTERRA COUNTY CLUB OPEN SPACE SUMMARY

- RECREATION CENTER (12.0 ACRES)
- GOLF COURSE (199.3 ACRES)
- MULTI-USE PATHS & TRAILS (41.0 ACRES)
- RETENTION / DETENTION (12.3 ACRES)
- ENTRYWAYS & STREETSCAPE (13.1 ACRES)

TOTAL OPEN SPACE PROVIDED: 277.7 ACRES / 37.4%
 TOTAL OPEN SPACE REQUIRED: 133.7 ACRES / 18.0%
 RECREATION AREA OPEN SPACE PROVIDED: 62.2 ACRES* / 8.4%
 RECREATION AREA OPEN SPACE REQUIRED: 52.0 ACRES / 7.0%

SUMMARY

OPEN SPACE	215.5 ACRES
RECREATION AREA OPEN SPACE*	62.2 ACRES
TOTAL OPEN SPACE	277.7 ACRES

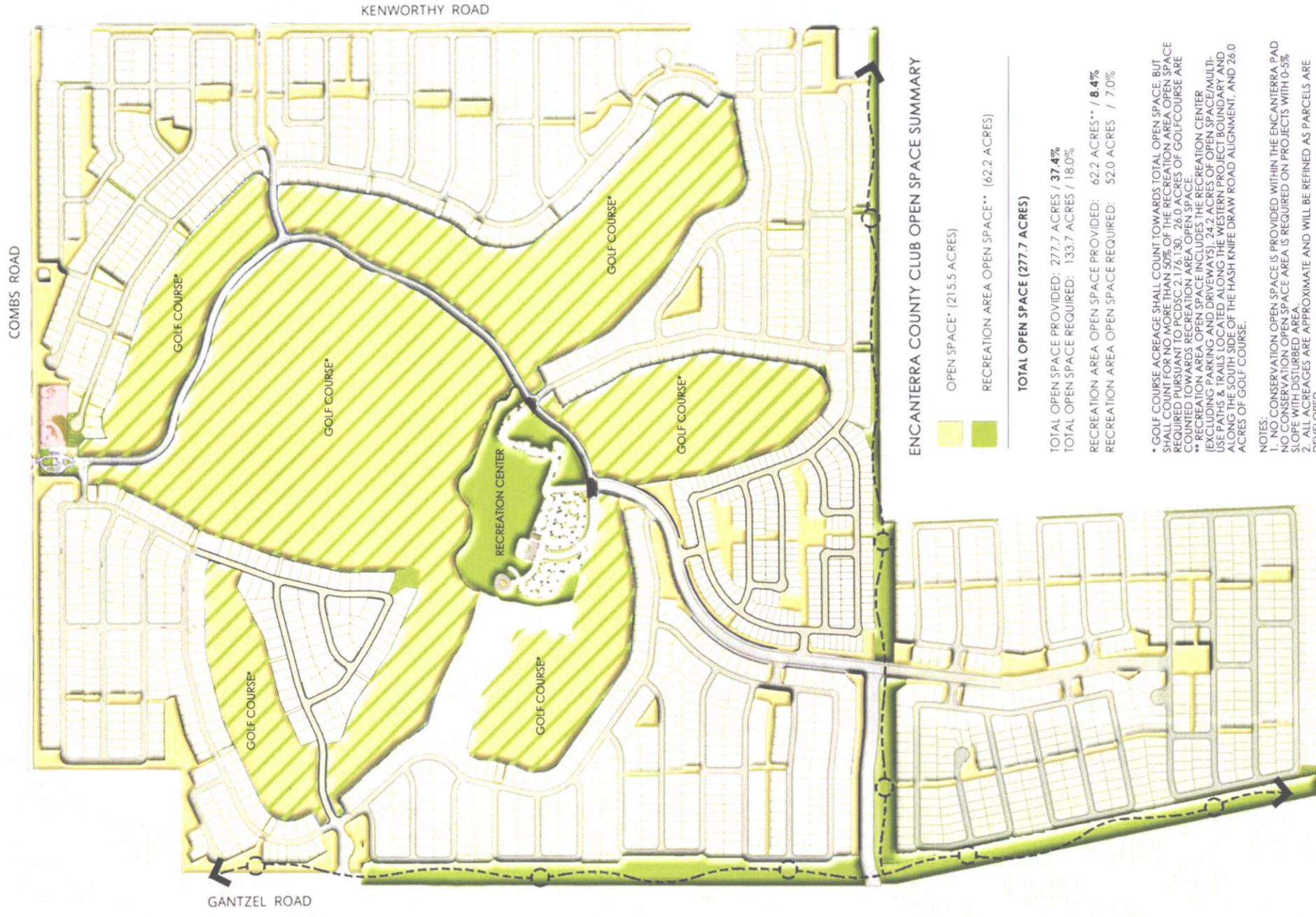
* RECREATION AREA OPEN SPACE INCLUDES THE RECREATION CENTER (EXCLUDING PARKING AND DRIVEWAYS AND 24 ACRES OF OPEN SPACE/MULTI-USE PATHS & TRAILS LOCATED ALONG THE WESTERN PROJECT BOUNDARY AND ALONG THE SOUTH SIDE OF THE HASH KNIFE DRAW ROAD ALIGNMENT. GOLF COURSE AREAS SHALL COUNT TOWARDS TOTAL OPEN SPACE, BUT SHALL COUNT FOR NO MORE THAN 50% OF THE RECREATION AREA OPEN SPACE REQUIRED PURSUANT TO PCDSC 2.176.130.

NOTES:
 1. ALL ACRES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.
 2. ALL DESIGNATED OPEN SPACE WILL MEET THE OPEN SPACE REQUIREMENTS OF THE PINAL COUNTY DEVELOPMENT SERVICES CODE SECTION 2.176 AND THE OPEN SPACE AND RECREATION AREA GUIDELINE MANUAL FOR RESIDENTIAL DEVELOPMENTS.



CONCEPTUAL OPEN SPACE CATEGORIES





ENCANTERRA COUNTY CLUB OPEN SPACE SUMMARY

- OPEN SPACE* (215.5 ACRES)
- RECREATION AREA OPEN SPACE** (62.2 ACRES)

TOTAL OPEN SPACE (277.7 ACRES)

TOTAL OPEN SPACE PROVIDED: 277.7 ACRES / **37.4%**
 TOTAL OPEN SPACE REQUIRED: 133.7 ACRES / 18.0%

RECREATION AREA OPEN SPACE PROVIDED: 62.2 ACRES** / **8.4%**
 RECREATION AREA OPEN SPACE REQUIRED: 52.0 ACRES / 7.0%

* GOLF COURSE ACREAGE SHALL COUNT TOWARDS TOTAL OPEN SPACE, BUT SHALL COUNT FOR NO MORE THAN 50% OF THE RECREATION AREA OPEN SPACE REQUIRED PURSUANT TO PCDCS 2.176.1.30. 26.0 ACRES OF GOLF COURSE ARE COUNTED TOWARDS RECREATION AREA OPEN SPACE.
 ** RECREATION AREA OPEN SPACE INCLUDES THE RECREATION CENTER (INCLUDING PARKING AND DRIVEWAYS), 24.2 ACRES OF OPEN SPACE/MULTI-USE PATHS & TRAILS LOCATED ALONG THE WESTERN PROJECT BOUNDARY AND ALONG THE SOUTH SIDE OF THE HASH KNIFE DRAW ROAD ALIGNMENT, AND 26.0 ACRES OF GOLF COURSE.

NOTES:
 1. NO CONSERVATION OPEN SPACES PROVIDED WITHIN THE ENCANTERRA PAD.
 2. NO CONSERVATION OPEN SPACE AREA IS REQUIRED ON PROJECTS WITH 0-5% OF AREAS DESIGNATED AS OPEN SPACE.
 3. ALL ACRESAGES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.
 4. ALL DESIGNATED OPEN SPACE WILL MEET THE OPEN SPACE REQUIREMENTS OF THE FINAL COUNTY DEVELOPMENT SERVICES CODE SECTION 2.176.100 AND THE OPEN SPACE AND RECREATION AREA GUIDELINE MANUAL FOR RESIDENTIAL DEVELOPMENTS.



OPEN SPACE COMPLIANCE MAP



OPEN SPACE AND RECREATION PLAN

PREVIOUSLY SUBMITTED ON:

JULY 19, 2013

exhibit

D



Encanterra™

COUNTRY CLUB

— EST. 2007 —



Open Space and Recreation Plan

July 19, 2013

Open Space
&
Recreation Plan
for



Encanterra
A Trilogy Country Club

745.0 acres
Southwest Corner of Gantzel and Combs Roads

Narrative

Submitted on Behalf of:
Encanterra Golf & Country Club
(Formerly Johnson Farms)
Shea Homes - Trilogy
8800 N Gainey Center Drive, Suite 370
Scottsdale, Arizona 85258

Submitted to:
Pinal County
31 North Pinal Street, Building F
Florence, Arizona 85132

Prepared: July 19, 2013

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Open Space & Recreation Plan Narrative

Table of Contents

1. Development Concept & Target Market
2. Context
3. Slope Analysis
4. Preliminary Hydrology
5. Conservation Open Space, Riparian & Biological Habitats
6. Archaeological Sites
7. Developed Open Space & Landscape
8. Recreation Area Open Space

Tables & Exhibits

- Table 1 - Open Space Requirements for 0-5% Slopes, Disturbed Property
- Exhibit A - Vicinity Map
- Exhibit B - Conceptual Open Space Master Plan
- Exhibit C - Conceptual Open Space Categories
- Exhibit D - Typical Resort Core
- Exhibit E - Typical Trail Area
- Exhibit F - Typical Detention and Parks
- Exhibit G - Typical Golf





Trilogy®

New Beginnings



Development Concept and Target Market

Simply stated, Trilogy promotes lifestyle. It is the intention of all Trilogy communities to offer amenities that generate activity and promote outdoor interaction and engagement. Encanterra Golf and Country Club - A Trilogy Lifestyle Community (formerly Johnson Farms) is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. It is a well designed, planned community with an innovative housing product, amenities and 18-hole, championship golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. It offers a full-service Recreation Clubhouse with resort style amenities such as a Fitness Facility, Sport Courts, Exercise and Resort Pools, Restaurant and Grille, Golf Pro Shop, Social and Banquet Services as well as a network of connective, open space areas. This "Core Center", comprised of approximately 23 acres, serves as the hub-of-the-wheel and provides all residents with a central, easily all-accessible recreational amenity and a platform to engage with all supportive outdoor facilities and open spaces.

Context

This area of Pinal County has seen an incredible amount of growth because of its close proximity to both the Phoenix and Tucson areas as well as nearby Florence and Coolidge. Trilogy is within a relatively short distance from the Williams Gateway Airport, ASU Campus and the Town of Queen Creek. Several new subdivisions and master planned communities surround Trilogy, both planned and under construction. Directly West and Northwest of Trilogy are the new Banner Hospital site and Vineyard Towne Center. To the North is the Pecan Creek South and Home Place master planned communities. Ware Farms has an approved PAD and borders Trilogy to the East. Circle Cross Ranch is directly West and Skyline Ranch is to the South. Johnson Ranch is approximately three miles South of Trilogy.

Regional transportation to the project site is provided in the North-South direction by Gantzel/Ironwood Road located adjacent to the West boundary of the project and connects with the Superstition Freeway (US 60) approximately 16 miles to the North and Bella Vista & Hunt Highway to the South. Hunt Highway, two miles Southwest of this development, provides a major link to Florence, Coolidge, and Tucson.

Slope Analysis

The property was historically used for agricultural purposes and is essentially flat, with a slope of 0.25%, sloping slightly to the west and north. The existing elevation at the northwest corner of the property is 1490' and the existing elevation at the southeast corner of the property is 1506'. This net 16' drop over approximately 7,400 linear feet equates to an overall slope for the property of 0.22%. As such, this property falls into the 5% or less category, and as stated in the Open Space and Recreation Area Guideline Manual (OSRAM) is subject to open space requirements as follows:

Table 1

Open Space Requirements

0 - 5% Slope

Conservation Open Space

0% if Disturbed
3% min.
if Undisturbed

Developed Open Space

Recreational Open Space

7% Minimum

Total Open Space Required:

18%

Preliminary Hydrology

Historical drainage flows in this area are directed to the west and north towards Gantzel and Combs Roads. Primary storm and surface water retention will be held within the central golf course corridor system in order to properly meter and maintain the volume and discharge of historical surface flows.

Conservation Open Space, Riparian and Biological Habitats

As a fully disturbed site with a slope of less than 5%, no conservation open space is required (per OSRAM). Furthermore, as this property was historically used for agriculture, no existing areas of conservation or sensitive habitats exist.

Archaeological Sites

Any and all archaeological sites as determined and submitted under the PAD prior case NOS. PZ-020-00 PZ-PD-020-00

Developed Open Space and Landscape

Proposed primarily as a “golf and country club” community, developed open space on the project will consist, in large part, of an 18-hole, 185 acre championship golf course by Tom Lehman Design. Also proposed is a central, resort-style recreation facility, trail system and a variety of passive parks. During the initial phases of development the golf course will be open to the public, moving to a private golf club for residents in the later stages of development. A limited number of private memberships could be offered to the public. The following guidelines have been considered in order to create a cohesive open space system:

1. Park and retention areas have been located in visible and accessible areas throughout as the community.
2. As the largest open space component, the golf course is laid out in a ‘core’ style in efforts to centralize and provide an expansive, cohesive open space character.
3. Landscape areas have been established with lush desert transitional material to cater to the needs of the homeowners while providing areas of shade and refuge.
4. All landscape areas to consist of the minimum planting standards per the OSRAM and organic, vegetative coverage to be at least 50% of surface area.

Recreation Area Open Space

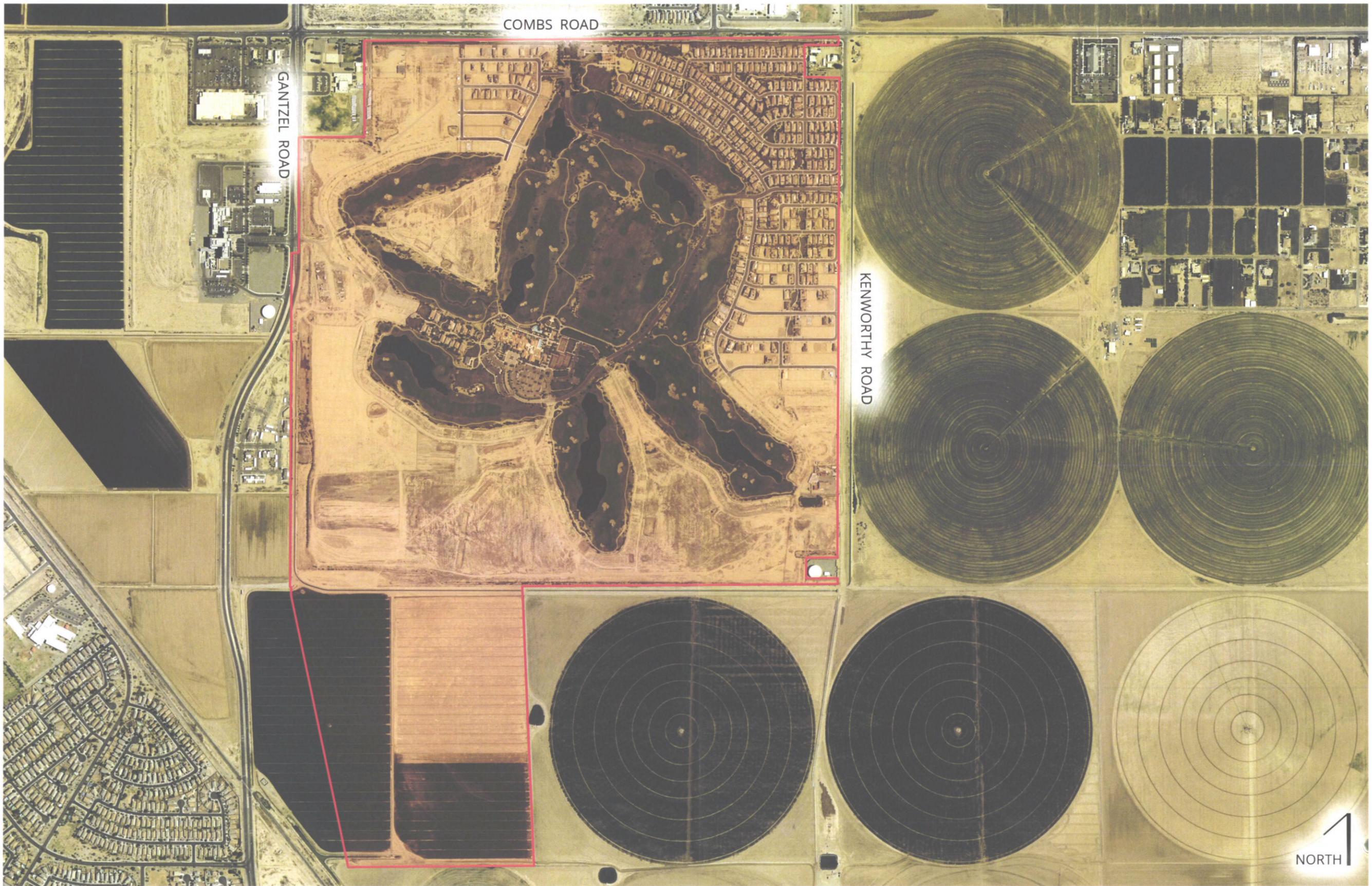
The private club at the Core Center of the Community is the heartbeat of Trilogy. The Club features a grand living room for gathering, day spa, athletic club, fitness studio, lushly landscaped resort style pool, a cyber café with high speed internet access and light fare, a Center for Higher Learning and creativity room. In addition to the championship golf course, open space areas have been designed throughout Trilogy to provide recreational opportunity and neighborhood connectivity through a trail/pathway system allowing residents access to the golf course, Resort Core, and other neighborhoods.

Neighborhood Parks and Multi-Use Trails

Included within the design of the project are a series of neighborhood pocket parks which are located and sized to meet the needs of individual neighborhoods.

Mostly passive in nature, these smaller 'pocket parks' are intended to serve as extensions of the individual homesites. In some instances, these parks serve the needs of local storm water retention. In addition to the park areas, trail linkages are proposed to allow for pedestrian connectivity to open space areas, recreation centers and the golf course. These trail linkages will be paved with a hard surfaces and in some instances, include additional passive use areas as well. All parks and common open space will be owned and maintained by the Encanterra Homeowners Association.





VICINITY MAP

COMBS ROAD

COMBS ROAD

KENWORTHY ROAD

GANTZEL ROAD

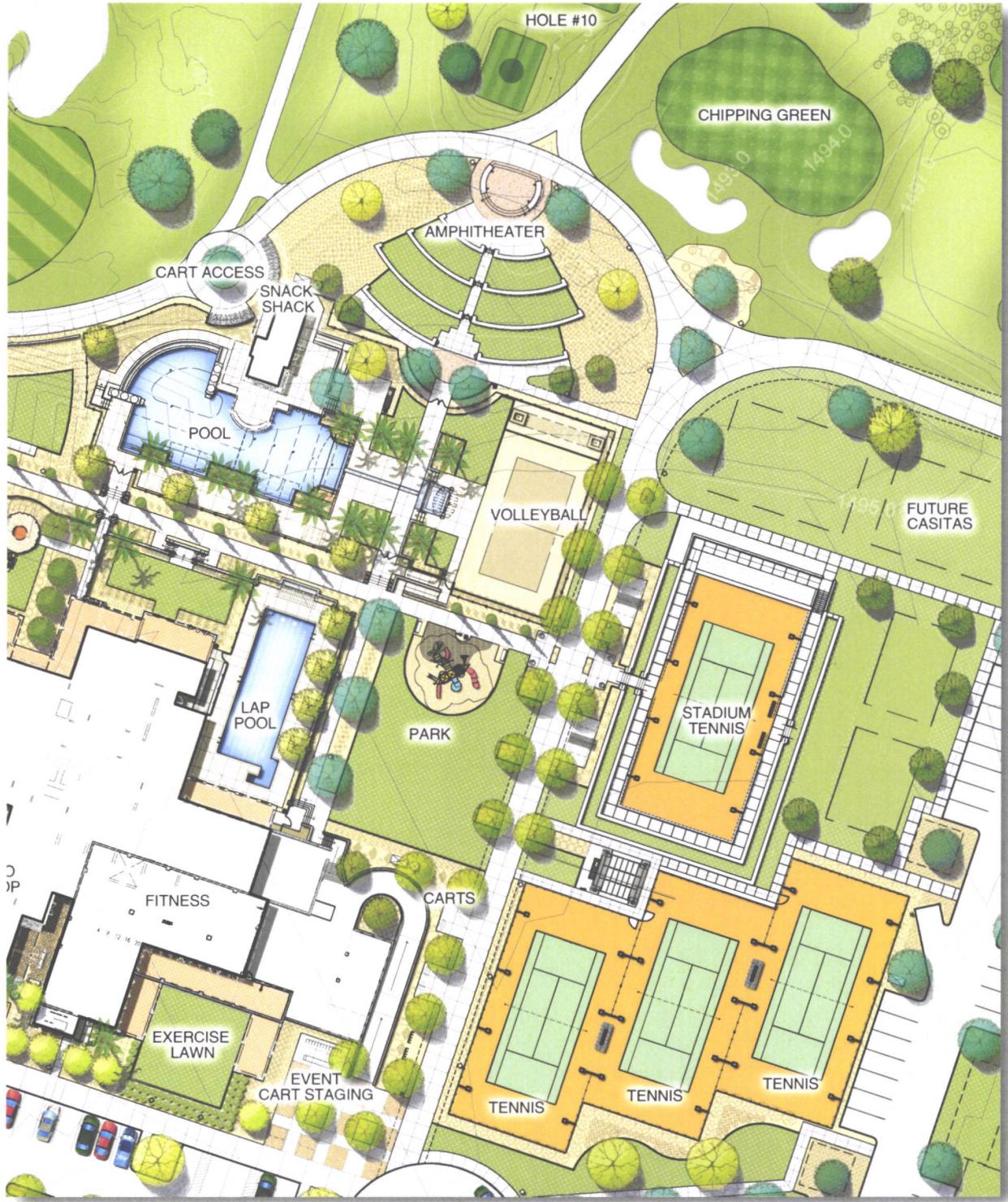


Encanterra Country Club
Open Space Exhibit:

Land Use	Gross Acres	% Net Ac	Required Open Space	Provided Open Space w/50% Golf
Open Space				
Recreational Open Space				
Resort Core	24.0	3.2%		
Multi-Use Trails and open space	44.9	6.0%		
Golf Course	185.0	24.9%		92.5 12.4%
Total Recreational Open Space	253.9	34.2%	52.01	7% 161.4 21.7%
Streetscape and Entries	10.8	1.5%		10.8 1.5%
Retention/Retention	12.9	1.7%		12.9 2%
Total Open Space	277.6	37.4%	133.74	18% 277.6 37.4%
Arterial R/W	12.5	1.7%		
Commercial Property	2.0	0.3%		
Lots	452.9	61.0%		
Gross Project Total	745.0			
Net Project Total (Less Com.)	743.0	100.0%		



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RESORT CORE



EXHIBIT D



TYPICAL TRAIL AREA

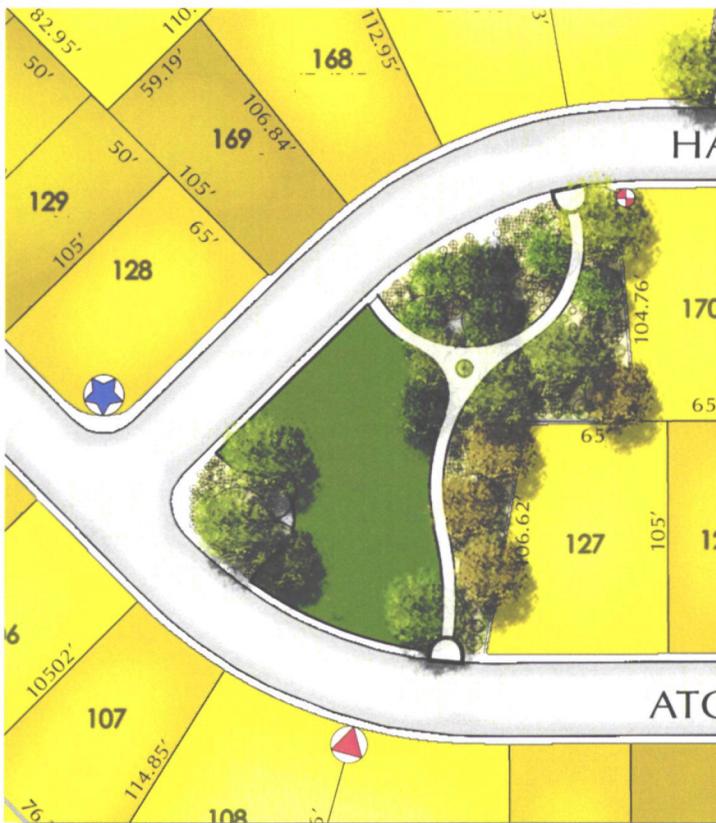


EXHIBIT E

COMBS ROAD



DETENTION AREA



TYPICAL PARK

EXHIBIT F

TYPICAL GOLF



EXHIBIT G

T.I.A. MEMO



November 26, 2013

Pinal County
Public Works Division
Planning & Development
31 N. Pinal Street, Building F
P.O. Box 727
Florence, AZ 85232

Re: Trip Generation – Encanterra Parcel 1.9
Pinal County, AZ

INTRODUCTION

This traffic statement summarizes the trip generation for proposed land use for this residential development with the Encanterra project located in Pinal County, AZ.

DESCRIPTION OF SITE

The existing proposed site plan shows single-family residential development. The site is 33.9 acres with 242 single-family dwelling units.

TRIP GENERATION

The total estimated vehicle trips to and from the site on an average weekday after it has been completely built out are called trip generation. Vehicle trips are estimated for a total average weekday and for AM and PM peak hours. *Trip Generation, Ninth Edition*, published by the Institute of Transportation Engineers (ITE) in 2012 was the source for the trip rates used in this study.

The proposed land use resulted in 900 average daily trips total, with 53 morning peak hour trips total and 64 evening peak hour trips total.

CONCLUSION

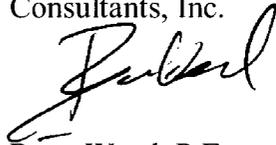
The land use for the proposed site in Pinal, Arizona results in approximately 900 total average daily trips, with 53 morning peak hour trips total and 64 evening peak hour trips. These overall trips have been previously anticipated as a part of the original Encanterra Master Traffic Report.

Pinal County Public Works Division
Re: Trip Generation – Encanterra Parcel 1.9
November 26, 2013
Page 2

I hope this addresses the traffic issues related to this proposed land use change. If you have any questions, or if I can of any further assistance, please contact me directly at (602) 285-4730, or at rweed@cvlci.com.

Sincerely,

COE & VAN LOO
Consultants, Inc.



Ryan Weed, P.E.
Executive Vice President, Director

DRAINAGE REPORT MEMO



November 26, 2013

Pinal County
Public Works Division
Planning & Development
31 N. Pinal Street, Building F
P.O. Box 727
Florence, AZ 85232

Re: Drainage Memo – Encanterra Parcel 1.9
Pinal County, AZ

The site is located within the unincorporated areas of Pinal County, Arizona. The overall site is located south of the Recreation Center, East of Neighborhood 6 and West of Neighborhood 3 and North of the Hask Knife Channel. The site is irregular in shape, consisting of approximately 33.9 acres. In addition, the site is located in Section 32, Township 2 South, Range 8 East of the Gila and Salt River Meridian. The overall Shea Homes at Johnson Farms development has a gross acreage of approximately 745 acres and is located south of the Combs Road, west of Kenworthy Road, north of Hash Knife Draw, and east of Gantzel Road. Furthermore, the overall site is located in Section 32, Township 2 South, Range 8 East of the Gila and Salt River Meridian.

The proposed subdivision will consist of 242 single-family residential homes, local streets, drainage facilities, and open spaces. Ingress and egress to the site will be provided from Encanterra Drive. The Shea Homes at Johnson Farms development will be completed in phases/parcels. Each phase/parcel will be required to provide adequate permanent and/or temporary drainage measures to meet the Pinal County requirements.

The Drainage Report for the Mass Grading of Shea Homes at Johnson Farms has been approved under the 1998 Drainage Ordinance. The site is designed to meet the Pinal County's drainage requirements as stated in the *Pinal County Drainage Manual, Volumes 1 and 2*.

The overall site has been mass graded in conformance to the approved mass grading of Shea Homes at Johnson Farms. The site is graded to drain to the existing golf course. Soils within the site are primarily Bilman fine sandy loam and Gilman loam.

The off-site drainage for the Shea Homes at Johnson farms was evaluated in the Drainage Report for the Mass Grading of Shea Homes at Johnson Farms. This report was approved by Greg Stanley on October 20, 2006. According to the mass grading report, no off-site flows impact this parcel.

On-site hydrology for the site will be prepared using the Rational Method in accordance with *Pinal County Drainage Manual*. NOAA Atlas 14 precipitation frequency estimates are used for the precipitation calculation. The drainage sub-basins will be delineated based on the final grading and paving plans. Times of concentration for the 10-year and 100-year rainfall intensities will be based on *Pinal County Drainage Manual*. The estimated 100-year runoff coefficient (C-value) of 0.65 is used for the residential area.

The drainage concept includes the use of streets for conveyance and the use of retention basins located within the golf course and onsite to retain the storm water runoff from the 100-year 2-hour storm event. The streets within the site have been designed to convey on-site stormwater toward the various retention basins within the site. The streets are designed to carry the 10-year storm runoff within the curb and the 100-year storm runoff within the right of way. Two all-weather access points are provided to the site.

The retention basins will be sized to provide storage volume for the 100-year 2-hour storm runoff generated on-site. The design of the retention basins is consistent with the mass grading retention analysis.

Pursuant to both Pinal County and ADEQ regulations, all retention basins are designed to drain within 36 hours. The retention basins are designed to dispose retained storm water within 36 hours by means of infiltration. In addition, drywells are incorporated to aid in the draining time

of the retention basins. Drywells used on site within the retention basins will be registered with the ADEQ. Permanent maintenance access points are provided to all the retention basins through the adjacent local roads. The unscheduled maintenance activities for all the hydraulic structures are those which follow a storm event and include debris removal, sediment removal, rock replacement, and repair eroded areas.

The Pinal County, Arizona and Unincorporated Areas, Flood Insurance Rate Map (FIRM), Community-Panel Number 04021C0475E, Map Revised December 4, 2007 indicates the subject site falls within Zone X (not shaded).

Zone X (not shaded) is defined by FEMA:

“An area that is determined to be outside the 100-yr and 500-yr floodplains”

PZ-PD-014-13



P I N A L • C O U N T Y
wide open opportunity

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: March 20, 2013

CASE NO.: **PZ-PD-014-13 (Encanterra Country Club Parcel 1.2)**

CASE COORDINATOR: Dedrick Denton

LEGAL DESCRIPTION: 33.90± acres situated in a portion of Section 5, T03S, R08E and Section 32, T02S, R08E, G&SRB&M (legal on file)

TAX PARCEL: 109-52-533

APPLICANT/LANDOWNER: Trilogy Encanterra Construction, LLC

AGENT: Pew & Lake, PLC

REQUESTED ACTION & PURPOSE: Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the **Trilogy Encanterra Planned Area Development Overlay District (PZ-PD-006-13)** to delete stipulation #34, modify the development standards, and create a Use and Benefit Easement for Parcel 1.2, and allow for an 82 lot single family dwelling unit development in the CR-5 zone

LOCATION: The subject property is located east of Gantzel Road and south of Combs Road in the San Tan Valley area.

EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-5/PAD and designated as Moderate Low Density Residential (1-3.5 DU/AC). It is currently un-developed and the existing zoning allows a multiple family residential development with a maximum of 145 dwelling units on a minimum lot size of 3,190 square feet.

SURROUNDING ZONING AND LAND USE:

North: CI-B, CB-2, CR-3/PAD; Pecan Creek Ranch; PZ-PD-043-03

South: GR; Arizona State Land

East: CR-3/PAD CB-1/PAD; PZ-PD-010-00

West: CR-3/PAD, TR/PAD, CB-2/PAD; Banner Medical & Circle Cross Ranch; PZ-PD-009-00 & PZ-PD-007-06

PUBLIC PARTICIPATION:

Neighborhood Meeting: 9/9/2013

Neighborhood and agency mail out: week of February 10, 2014

News paper Advertising: Week of February 17, 2014

Site posting: County 2/27/14, Applicant 12/31/2013

FINDINGS:

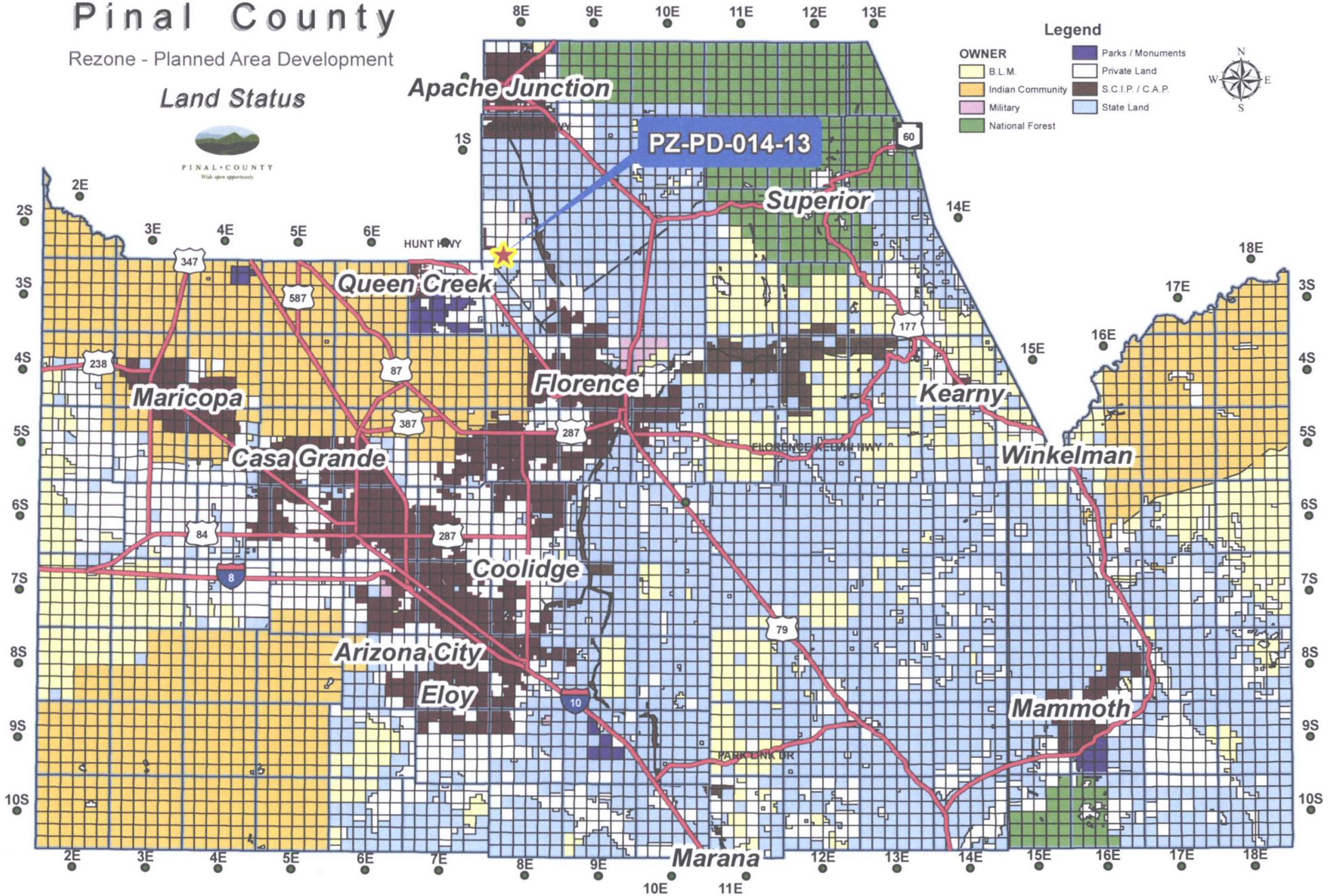
Site data:

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

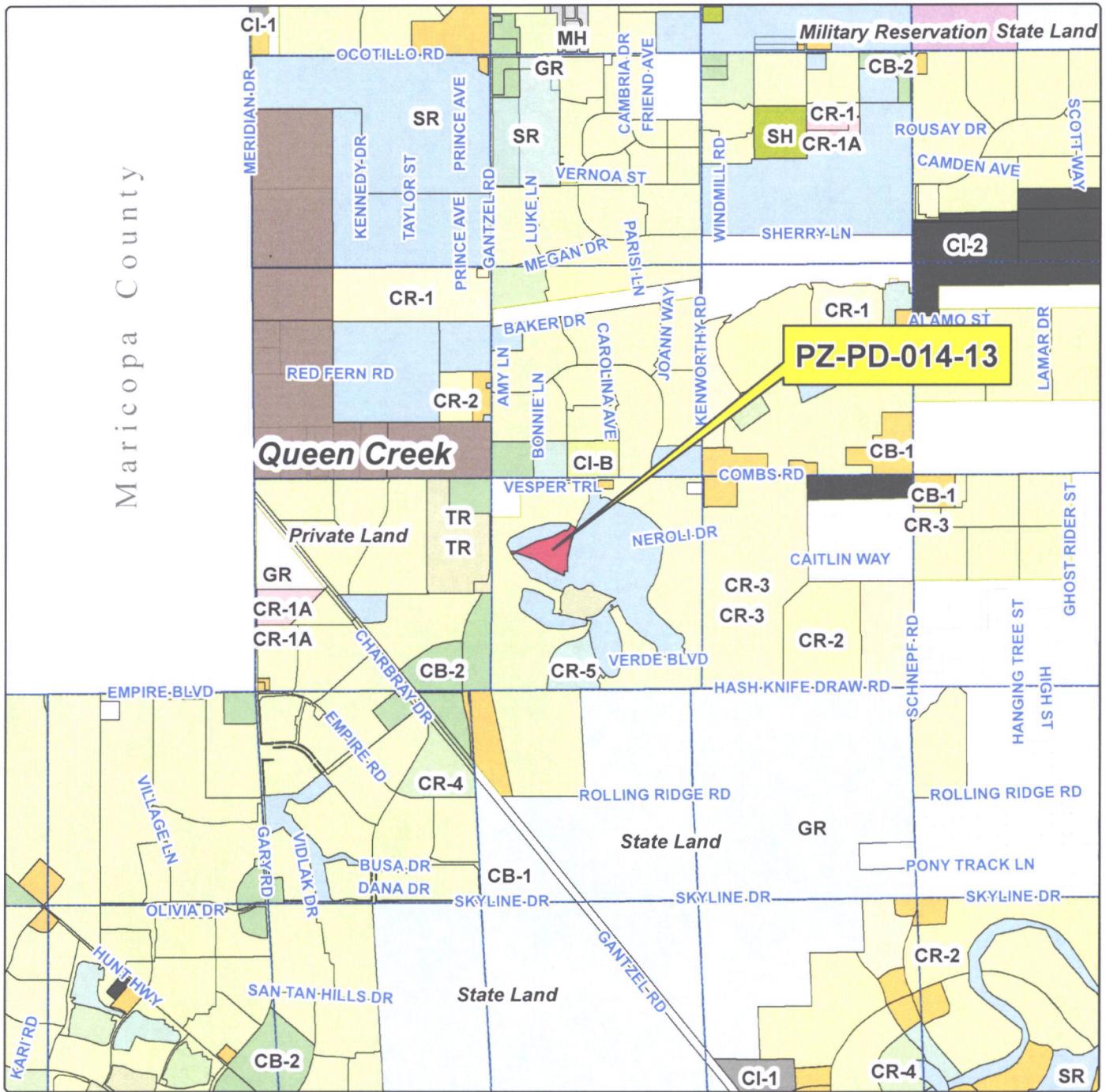
Pinal County

Rezone - Planned Area Development

Land Status



Maricopa County



**Rezone
Planned Area Development
Planning & Development Services**



PINAL COUNTY
Wide open opportunity

Trilogy Encanterra Construction, LLC

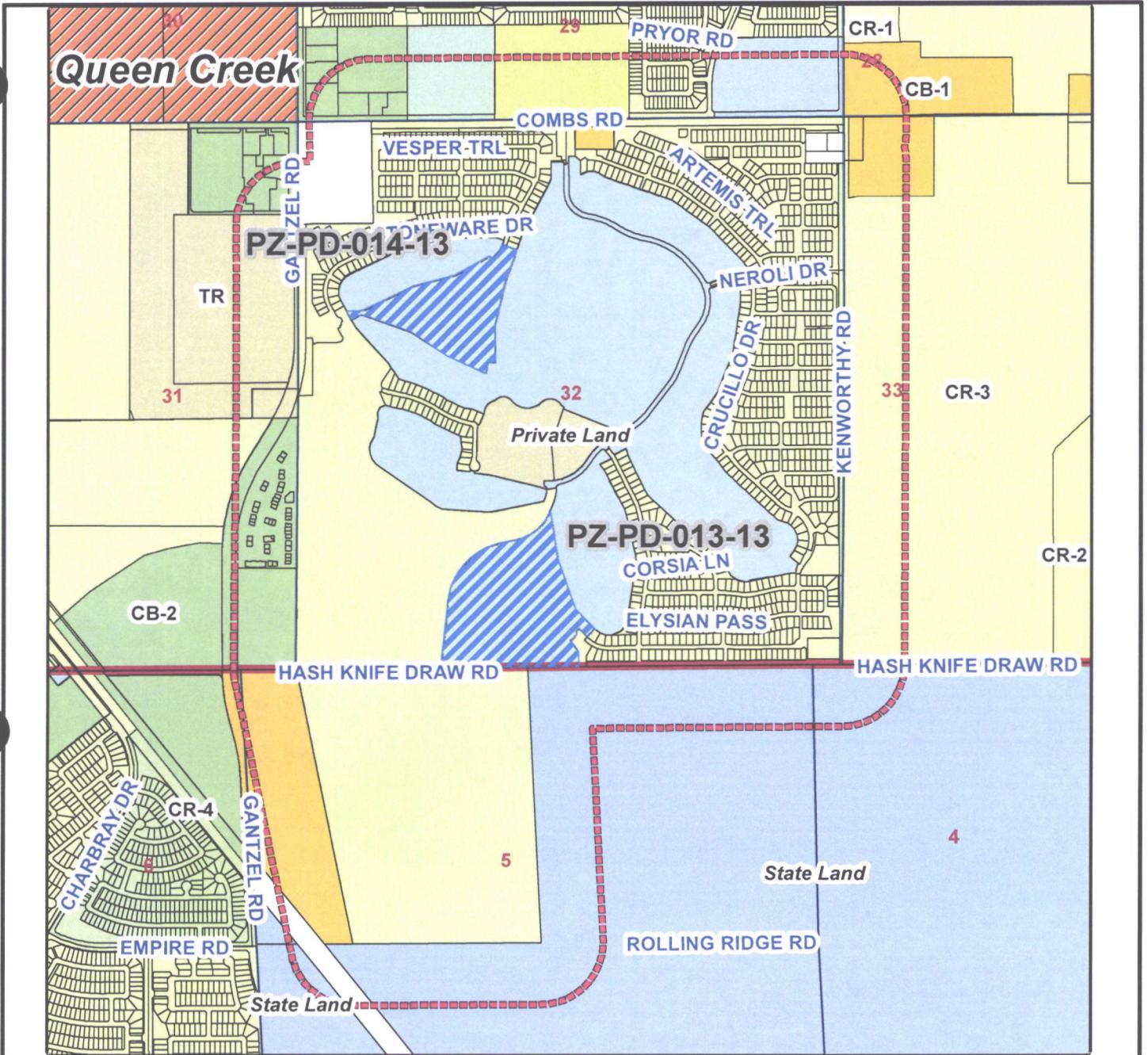
Legal Description:
Sited in a portion of the Section 32, T02S,R08E, G&SRB&M, 109-52-532 (legal on file) (San Tan Valley area).

T02S-R08E Sec 32



Trilogy Encanterra Construction, LLC

Drawn By	GIS J/T/LJT	Date	02/12/2014
Section No.	32	Township	02S
Range	08E	Case Number	PZ-PD-014-13
Sheet No.	1 of 1		



Rezone Planned Area Development

PZ-PD-013-13 – PUBLIC HEARING/ACTION: Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to modify the development standards for Parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcel 109-52-533 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

PZ-PD-014-13 – PUBLIC HEARING/ACTION: Trilogy Encanterra Construction, LLC, landowner/applicant, Pew & Lake, PLC, agent, requesting approval of an amendment to the Encanterra Planned Area Development (PAD) Overlay District (PZ-PD-006-13) to delete stipulation #34, modify the development standards for Parcel 1.2, and create a Use and Benefit Easement for Parcel 1.2, and allow for an 82 lot single family dwelling unit development in the CR-5 zone; situated in a portion of Section 32, T2S, R8E G&SRB&M and Section 5, T3S, R8E, G&SRB&M, tax parcels 109-52-532 (legal on file) (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

Current Zoning: CR-5
Current Land Use: MLDL



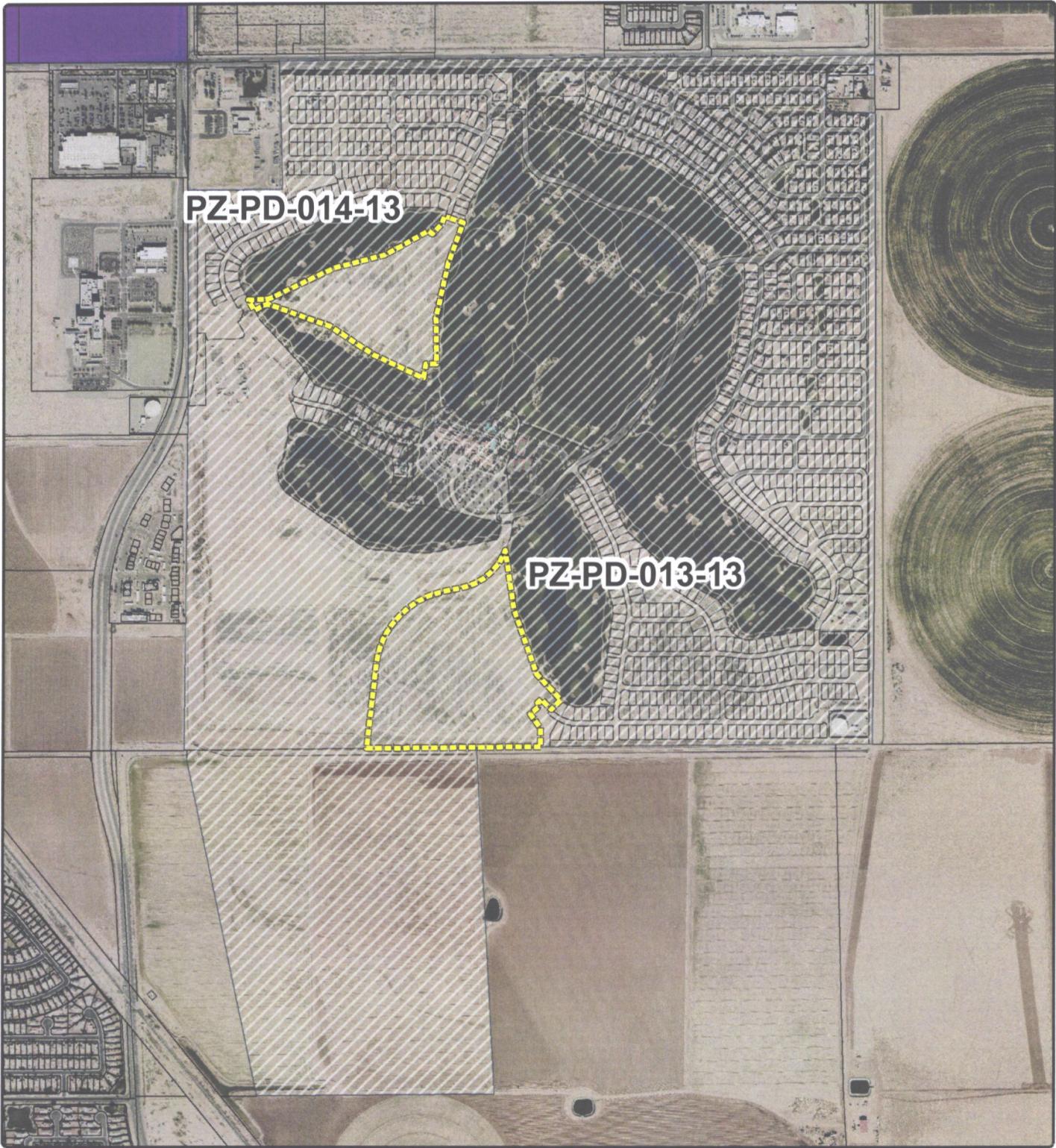
PINAL COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of Section 32, T02S, R08E G&SRB&M; 109-52-532 & 109-52-533 (legal on file) (San Tan Valley area).

T02S-R08E Sec 32



Owner/Applicant: Trilogy Encanterra Construction, LLC			
Drawn By:	GIB/IT/LJT	Date: 02/22/2014	
Sheet No.	Sections	Townships	Range
1 of 1	32	02S	08E
Case Number: PZ-PD-013-13, PZ-PD-014-13			



**Rezone
Planned Area Development**



PINAL COUNTY
Wide open opportunity

**PZ-PD-013-13
PZ-PD-014-13**

Water: Johnson Utilities

Sewer: Johnson Utilities

Access: The property is accessed from Combs Road.

HISTORY: The subject property was rezoned from GR to multiple zoning districts under planning case PZ(PD)-020-00. In 2006 the Planned Area Development (PAD) was drastically amended to allow for the current plan. Since then the PAD has been amended several times to allow for a town center and amend the development standards in 2006, amend the CR-5 zone to allow for high density single family residential development and adjust and relocate lot counts and sizes in 2010, and recently to change their fence requirements. There have also been three minor PAD amendments dealing with setbacks affecting structures in the rear yards of platted lots and allowing a/c units to project into the side yard.

ANALYSIS: The applicant is requesting approval of a PAD amendment to modify the development standards, create a Use and Benefit Easement, and delete stipulation #34 in planning case PZ-PD-006-13 which restricts single family dwelling units for Parcel 1.2. If approved by the Board of Supervisors the applicant's plan is to construct an 82 lot single family dwelling unit subdivision in the CR-5/PAD zoning district. Currently, the approved development standards allow for 145 multifamily residential lots. The minimum lot area as approved is 3,190 square feet with front yard setbacks of 18' to face of garage and 10' for livable areas. The side yard setback allows 0' on one side and 8' on the other or 5' on one side and 3' on the other. The rear yard setback is a minimum of 8' and the buildable area is 57%. The applicant's plan is to change the current development standard to allow a maximum of 82 lots for single family residential use. The minimum lot size goes up to 6,480 square feet; the front yard setbacks increase to 20' to face of garage and the 10' for livable areas remain the same; the side yard setback will reflect one standard (5' feet one side and 5' on the other); the rear setback goes up to 10'; and the buildable area increase to 63%. The plan reduces the number of dwelling units to 2,399 (in conjunction with PZ-PD-013-13) and provides .88± acre of open space for this area with an overall of 37.4% total open space under the current open space and recreation plan in the Zoning Ordinance.

The applicant provided an update to its Open Space and Recreational Plan. The update does a better job in identifying open space areas and categorizing these areas per the County's Zoning Ordinance. The plan added trails along the western boundary of the property and along the Hash Knife Draw Road alignment. The updated Open Space and Recreational Plan are attached to this request for consideration.

To date, no letters in support has been received from property owners within 600ft of the subject site. Four letters in opposition have been received from property owners within the PAD.

The applicant conducted a neighborhood meeting the results of which are included within this report.

The proposal is located outside the Town of Queen Creek's Planning Area. No comments were received.

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

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

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, Borgata at San Tan Heights, 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 support and four letters in opposition have been received.
- 3. The property is accessed from Combs Road.
- 4. The subject property is located within the "Moderate Low Density Residential" designation.
- 5. Granting of the Planned Area Development (PAD) 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-014-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning 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-014-13** 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.

- 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 Pinal County Engineer;
- 2. submit a drainage report to Pinal County Public Works for review and approval. The drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004 and shall provide retention for the 100-year, 2-hour storm waters in a common retention area;

3. an association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
4. all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
 - a. Provide curb, gutter, sidewalk (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. 75' minimum (half street) right-of-way along Ironwood Rd., 55' minimum (half street) right-of-way dedication along all section lines and 40' minimum (half street) right-of-way dedication along all mid-section lines.
 - d. Ironwood Road shall include construction of additional third lane, which includes pavement, curb & gutter, sidewalks and incidentals (to include landscaping and other utilities), improvements will be in accordance to the Ironwood Drive Paving Plans by Kimley Horn and Associates and as approved by the County Engineer.
 - e. The minimum paving width for COMBS RD. shall be 37.5' (centerline to back of curb) with a minimum structural section of 10" 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 widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 51' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
 - g. All right-of-way dedication shall be free and unencumbered.
 - h. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
5. the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior Pinal County Public Works approval;
6. prior to recordation of the final plats, the developer shall name in a letter to Pinal County

Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record;

7. existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way;
8. at Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
9. 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;
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 Pinal County Public Works;
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. 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;
15. prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site;
16. at 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 County Engineer;
18. approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting

documentation and approvals;

19. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-014-13), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated February 25, 2014 (No.5: PZ-PD-014-13);
20. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-014-13, the stipulations shall govern;
21. on all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks. Limited main building pop-outs and A/C units shall be permitted provided that a six foot six clear path shall be maintained between a/c units and structures; 8 feet between architectural/main building pop-outs between structures as illustrated on page 16b on the submitted PAD documentation dated July, 2013 (No.4: July 2013-PZ-PD-006-13);
22. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;
23. prior to final plat approval, the applicant/owner shall provide written verification from the J.O. Combs School District, that applicable school concerns/issues have been resolved to the satisfaction of the District;
24. the applicant/owner shall ensure the Encanterra Planned Area Development has a maximum overall density of 3.2 dwelling units per gross acre and no more than 2,399 residential dwelling units;
25. applicant/developer/owner must show all existing, gas line, power lines and utility corridor easements on all plats/plans. Gas line, power lines, canals and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width;
26. prior to development approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
27. 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;
28. no schools, day care centers or limited care facilities to be located within (¼) one-quarter

mile of land in agricultural production requiring aerial spraying. **PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**);

29. the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed;
30. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
31. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
32. open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Encanterra Planned Area Development (PAD) with a revision date of February 25, 2014 and the Open Space and Recreation Plan (OSRP) with a revision date of February 25, 2014;
33. the applicant shall ensure a minimum of 277.7 acres or 37.4% of the approved Encanterra development remains in open space;
34. uses in the TR zoned "Core Center" shall be limited to the uses specified under "Open Space and Recreation:" on page 21 and 22 of the approved PAD narrative amendment #4 dated July 2013-PZ-PD-006-13. Any proposed change to the specified uses shall require a PAD amendment;
35. the applicant/owner/developer shall attend Site Plan review meeting(s) with Planning and Development services staff prior to applying for a zone clearance/building permit for the commercial and TR zoned portions of the Trilogy PAD, Site plan review shall include landscaping plans;
36. uses within the SR zoning district shall be limited golf course. Any proposed change in use shall require a PAD amendment;
37. developer will show all Use and Benefit Easements as a dimensioned hatched area on the final plat so that they can be easily identified and located;
38. a note will be added to the final plat that says "Each lot is burdened by a Use and Benefit Easement that benefits the adjacent lot. This Use and Benefit Easement has been created and defined in a Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra and recorded on _____ in Fee No. _____ in the Official Records of Pinal County, Arizona.";
39. a note will be added to the final plat, developer will record a Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra and recorded on _____ in Fee No. _____ in the Official Records of Pinal County, Arizona that: a. describes exactly the nature and location of all Use and Benefit Easements, b. states that the grant of the easements will be in perpetuity and cannot be voided by an amendment to the CCRs or the Supplemental Declaration, and c. states that the grant of the easement survives the termination of the CCRs and the Supplemental Declaration;

40. the conveyance deed from the Developer to each home buyer within the subdivision shall include language that the lot is burdened and benefitted by the "Use and Benefit Easements" depicted on the final plat and defined in the Supplemental Declaration recorded on _____ in Fee No. _____ in the Official Records of Pinal County;
41. the development plan for Unit 1.9 shall substantially comply with the, pictures, diagrams and description provided in the applicants PAD document; and
42. all stipulations approved under case PZ-037-06 are still in full force and effect.

DATE PREPARED: 3/11/13 – dld
REVISED:

Dedrick Denton

From: Hall [REDACTED]
Sent: Sunday, March 02, 2014 9:04 PM
To: Dedrick Denton
Subject: PD-013-13 and PD-014-13 Public Hearing for Trilogy Encanterra Construction, LLC et al

Dear Pinal County Planning & Development Department:

We received notice of the above proposal as property owners/residents of Encanterra Country Club.

Currently, property owners/members are engaged in ongoing discussions with the developer and management company regarding inadequate services to our community. Extensive discussion by members with representatives has occurred without an agreed upon outcome.

At this time, it seems inappropriate to proceed with further development when services to the existing community have not been satisfied. WE ARE OPPOSED TO THE ABOVE SUBJECT APPLICATION PROPOSAL.

We would be happy to appear on March 20th 2014 at 0900 to discuss this topic further.

Suzanne Hall, MD

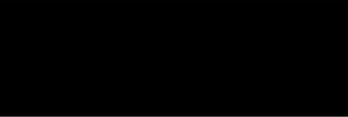
Donald S Hall

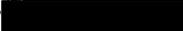
[REDACTED]

Property Tax Parcel 109-52-1400

Douglas Nordby

Date 02-27-2014


Tax Parcel 109525960

Phone: 

E-mail: 

Re:PZ-PD-014-13

To planning and Zoning:

I am opposed to the planned zone change to multi- family housing. When we bought there they told us that this was going to be a single family development. Changing the development plan would lower the values for our home which they have charged premium prices to us. It therefore request the board to deny the zone change. I wont be available on hearing date.

Sincerely,

Douglas & Lori Nordby

Dedrick Denton

From: Ann Saylor [REDACTED]
Sent: Monday, March 03, 2014 8:09 AM
To: Dedrick Denton
Subject: n, Mar 2, 2014 at 9:04 PM Subject: PD-013-13 and PD-014-13 Public Hearing for Trilogy Encanterra Construction, LLC et al

Dear Pinal County Planning & Development Department:

We have received a copy of the email you received yesterday from Suzanne and Donald Hall of Encanterra. We would like to add our voices to this request for a denial of the variance. Shea, in the face of strong disagreement from the majority of homeowners, has decided to press forward with the changes to services for our community and cancelled the meeting scheduled tomorrow, depriving homeowners of the ability to voice their objections in a timely fashion. Shea has rescheduled this meeting for after the March 20th, 9 AM discussion of the zoning variance. I have included the Halls email below for reference.

Ann and David Saylor
[REDACTED]

We received notice of the above proposal as property owners/residents of Encanterra Country Club.

Currently, property owners/members are engaged in ongoing discussions with the developer and management company regarding inadequate services to our community. Extensive discussion by members with representatives has occurred without an agreed upon outcome.

At this time, it seems inappropriate to proceed with further development when services to the existing community have not been satisfied. WE ARE OPPOSED TO THE ABOVE SUBJECT APPLICATION PROPOSAL.

We would be happy to appear on March 20th 2014 at 0900 to discuss this topic further.

**Suzanne Hall, MD
Donald S Hall**
[REDACTED]

Property Tax Parcel 109-52-1400

Douglas Nordby

Date 02-27-2014



Tax Parcel 109525960



Re:PZ-PD-014-13

To planning and Zoning:

I am opposed to the planned zone change to multi- family housing. When we bought there they told us that this was going to be a single family development. Changing the development plan would lower the values for our home which they have charged premium prices to us. It therefore request the board to deny the zone change. I wont be available on hearing date.

Sincerely,

Douglas & Lori Nordby



P I N A L • C O U N T Y
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: March 13, 2014
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
3/20/14	PZ-001-14	Patrick Erickson	Zone Change	See Comments 1 & 2
3/20/14	PZ-002-14	Edera Weddings and Event Venue	Zone Change	See Comments 1 & 2
3/20/14	PZ(PD)-013-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2
3/20/14	PZ(PD)-014-13	Shea Homes/Encanterra	PAD Amendment	See Comments 1 & 2

***Comments:**

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

Note:

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

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 County Staff Coordinator: Steve Abraham
2. Date of Concept Review 10 / 22 / 13 Concept Review No.: CR 058 13
3. The Legal Description of the Property: (Attached)
4. Tax Assessor Parcel No(s): 109525330
5. Current Zoning (Please provide Acreage Breakdown): PAD CR-5
Requested PAD Overlay District (Please provide Acreage Breakdown): _____
6. Parcel Size(s): 19.3 AC
7. The existing use of the property is as follows: Residential - HD / MF
8. The exact use proposed under this request: Residential - HD / MF
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 # _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____
(See PAD Document)
13. Explain why the proposed development is needed and necessary at this time. _____
(See PAD Document)

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

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** (Circle One) 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: _____

(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: _____

I hereby verify that the name list above was obtained on the 20 day of 10, 2013, at the office of Security Title, and is accurate and complete to the best of my knowledge.

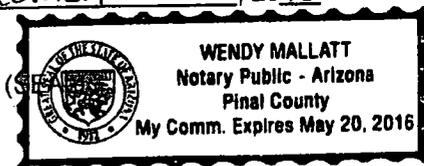


Signature

12.4.13

Date

Acknowledged before me by Robert Izer, on this 4th day off December, 2013





Signature of Notary Public

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

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

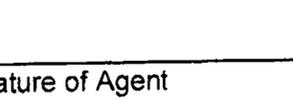
Trilogy Encanterra 36250 N. Kenworthy 480-987-6346
Construction, LLC San Tan Valley, AZ 85140

Name of Landowner (Applicant) Address Phone Number

 levi shill@sheahomes.com
Signature of Landowner (Applicant) E-Mail Address

Pew & Lake, PLC 1744 S Val Vista Dr 480-461-4670
Suite 217
Mesa, AZ 85204

Name of Agent Address Phone Number

 ralph pew@pewandlake.com
Signature of Agent E-Mail Address

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

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

Trilogy Encanterra Construction, LLC	36250 N. Kenworthy San Tan Valley, AZ 85140	480-987-6346
Name of Landowner (Applicant)	Address	Phone Number

	levi shill@sheahomes.com
Signature of Landowner (Applicant)	E-Mail Address

Pew & Lake, PLC	1744 S Val Vista Dr Suite 217 Mesa, AZ 85204	480-461-4670
Name of Agent	Address	Phone Number

	ralph pew@pewandlake.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.]

Levi Shill

[Insert Company or Trustee's Name]

By

[Signature of Authorized Officer or Trustee]

Its

Assistant Secretary

[Insert Title]

Dated:

12-4-13

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 4th day of December, by

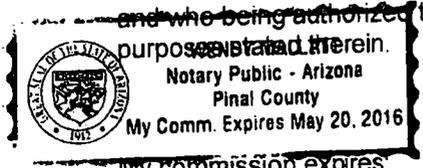
[Insert Signor's Name]

[Insert Title]

[Insert Name of Company or Trust]

[Insert State of Incorporation, if applicable]

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



[Signature of Notary Public]
Notary Public

My commission expires: 5-20-16

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

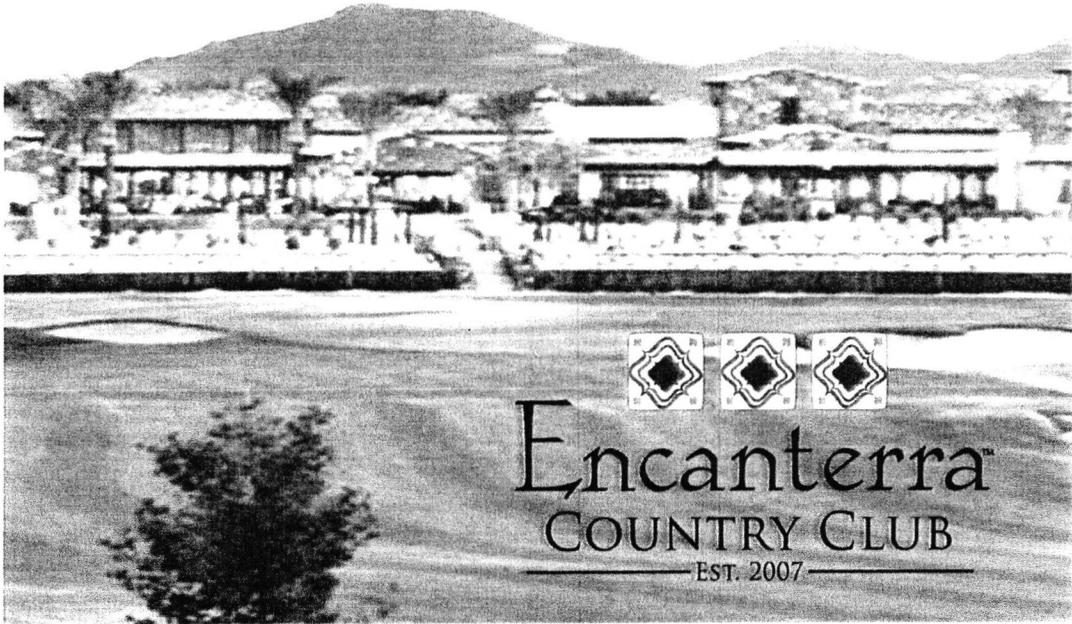
[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of [Second Company]

As _____ 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: _____



PUBLIC HEARING NOTICE

11-04-13

To whom it may concern:

Re: PAD Amendment with Pinal County

Dear members, neighbors and friends of Encanterra,

We are in the process of updating our Planned Area Development (PAD) with Pinal County. The PAD outlines a specific product within the master plan that we would like to modify slightly within one of the phases to address the changing market needs of our buyers.

We believe that these changes in product and plan, will provide a more marketable enhancement to the overall community. These enhancements only affect The Encanterra Community. Should you have further questions, we are hosting an open house located at The J.O. Combs Middle School at 37611 N. Pecan Creek Drive in San Tan Valley, Arizona on November 4th, 2013 at 5:00p.m.

Respectfully, **Shea Homes**

Postage

Address Label

J.O. Combs Unified School District
301 E. Combs Rd.
San Tan Valley, AZ 85140
www.jocombs.org
480-987-5310



Community Use of District Facilities Application

Date of Application: 10.22.13 For-Profit
 Name of Organization: SHEA HOMES Non-for Profit (organization submits a 501 (c) 3)
 Binding Representative of Organization: Rob Izzer Title: Com. Dev. Mgr
 Phone: 602.318.0539 Email: rob.izzer@sheahomes.com
 Billing Address: 31025D N. KENNETH City, State, ZIP: SAN TAN VALLEY AZ

Facility Use Request Details

Purpose of Facility Use (e.g. meeting, class, game, practice): Public Hearing

Dates	Day(s) of the Week	Times (MUST include set-up & clean-up)	School Name	Space (room, field, gym)	Participants
11.4.13	W.	5-6:30	Combs Middle Sc.	Media Center	# Adults # Youth
					# Adults # Youth
					# Adults # Youth

Please include any specific requests including equipment:

Will children/adults pay to participate in the event? ___ Yes No

Will food and/or drinks be served? ___ Yes No Vendors selling food and/or drink must be approved by Community Education and agree to follow board policy KF-EA

Signing below indicates my understanding that:

- Requests to use J.O. Combs facilities are to be initiated a minimum of ten (10) business days before the requested use. Requests made less than five (5) business days prior to event may not be accepted or approved.
- Payment of projected fees is to be received by the District office within five (5) business days prior to the use date. Fees may be paid only in Money Order, Cashier's, Personal or Business check. Late payments will incur an additional \$25 fee.
- A valid Certificate of Liability Insurance naming J.O. Combs USD as an "additional insured" must be received by the District office five (5) business days prior to the date of facility use. Minimum limits are one million dollars (\$1,000,000) for bodily injury and ten thousand dollars (\$10,000) for property damage.
- Failure to provide notice of change or cancellation within five (5) business days of the event will result in a \$25 fee.
- Smoking and the consumption of alcoholic beverages are prohibited on District property at all times (Policy KF-EA); food and drinks are not allowed inside the gymnasiums.
- A \$25 restroom supply fee may be applied depending on size and duration of events.
- A designated representative must have a copy of the rental permit while on site during the rental dates and times.
- I have read and agree to abide by the information contained in the policy and exhibits of J.O. Combs policy KF Community Use of School Facilities.

Authorized Signature of Organization Representative

TAD HD6 SIGN IN. 11.4.2013

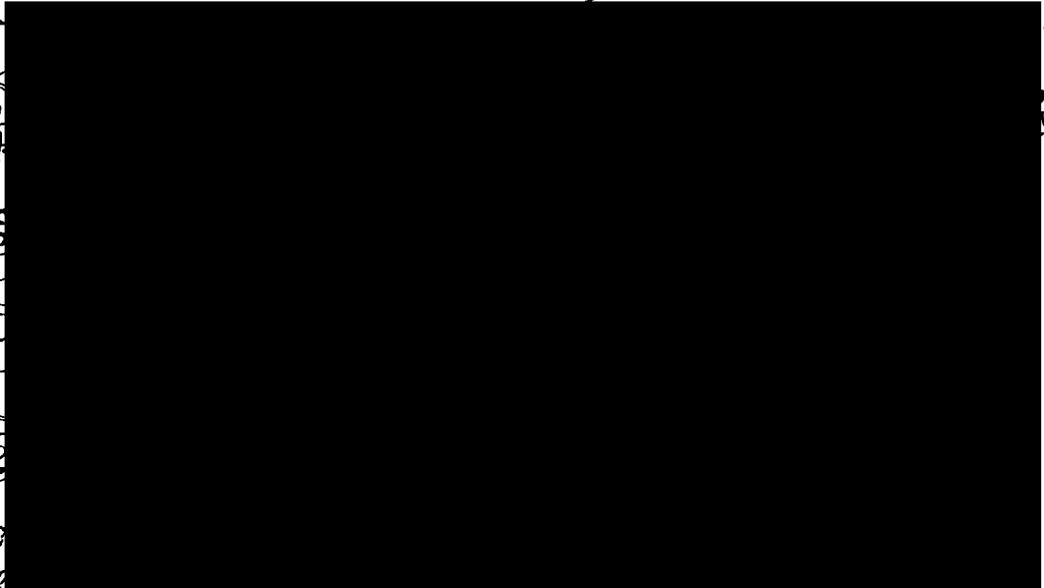
ROB IZER

NAME

ADDRESS

SPEED

✓ Jim Hardwick (1)
 GEORGE & SHARLENE (2)
 ✓ Britt Hancock (3)
 ✓ Michael Saffery (4)
 ✓ Rob Turner (5)
 ✓ MARK & LINDA (6)



MINUTES:

Meeting began at 5:00pm. Presentation by ROB IZER ABOUT THE OVERALL COMMUNITY AND CWD INTENSIONS

COMMENTS WERE FAVORABLE -

NO NEGATIVE FEEDBACK

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, Rob Izer, Applicant for case P.Z. 014.13 (Case number), personally caused 3 sign(s) to be posted in a visible place on or near the proposed project site on Dec. 2013 (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed PZO AMENDMENT (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

[Signature]
Applicant

STATE OF ARIZONA)

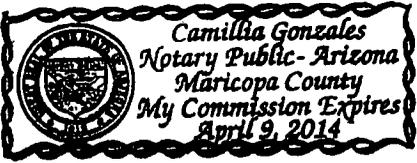
) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by Rob Izer this 11 day of February, 2014.

[Signature]
Notary Public

My Commission Expires: April 9, 2014



Appendix A: Comprehensive Plan Compliance

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

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:

Development of the property as part of the Encanterra PAD will improve the County's livability by providing diversity and variety in housing product together with strong amenity offerings. Encanterra is designed to provide activity centers and residential areas linked through inter-multimodal transportation corridors.

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:

Access to Encanterra is provided by Combs Road and Gantzel Road which is a road of regional significance.
The internal circulation provided within the development is a series of collector and local roads that are appropriately sized for the residential density of the project. A network of internal pedestrian and bicycle paths are programmed to connect residents to the amenity core and to one another.

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 master plan for Encanterra includes a small commercial component as well as a 65,000 square foot recreational facility. Both of these uses will provide employment opportunities.

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 master plan for Encanterra has approximately 37.4% total open space of which 34% is for recreation. Providing places for residents to gather and promoting a healthy lifestyle, a variety of spaces are offered including a golf course, recreation center, pedestrian trails and passive open space areas. The planned open space is integrated throughout the development.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:



Is consistent with the **Environmental Stewardship** vision component

Please explain:

The Comprehensive Plan identifies categories of Environmentally Sensitive Areas to be considered when developing property; Encanterra contains no such environmentally sensitive areas. Development of the project will continue to comply with all applicable regulations related to noise, dust control, and preservation of dark skies. To assist in water conservation the golf course aims to use nearly all reclaimed water for irrigation.

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:

Encanterra, which is targeted for active adult empty nesters, is located adjacent to Banner Ironwood Medical Center. Internal to Encanterra is a centrally located recreation center that promotes healthy living through recreational activities and educational classes. Encanterra is a walkable community with a highly amenitized recreational core.

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:

Encanterra is targeted for active adult empty nesters and while it does not provide an educational land use component within it's master plan, educational opportunities will be provided at the recreation center. Encanterra continues to supportive neighbor to Combs Elementary School to the north and the surrounding community.

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

Encanterra is consistent with its Comprehensive Plan land use designation of Moderate Low Density Residential.

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.

The Encanterra master plan is predominantly residential in nature but does include resort and commercial land use components. A network of internal streets, pedestrian amenities, and bicycles lanes provides direct access to all land uses within Encanterra.

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

Encanterra is consistent with the Suburban Residential Planning Guidelines. The proposed uses within Encanterra are compatible with neighboring land uses. Adequate water and wastewater infrastructure will be provided to the property. Development impact on roads are planned for and coordinated as part of the Encanterra PAD. The Encanterra PAD integrates open space, a golf course, and recreational amenities that will support the development of the property.

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:

Encanterra is consistent with the Economic Development element of the Comprehensive Plan. While Encanterra will provide employment opportunities at its recreation center, golf course and future commercial component, it is Encanterra's high quality development that enhances the ability of area employers (Central Arizona College & Banner Ironwood Medical Center) to attract employees, students, and incoming faculty and medical staff.

Viabile 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 Comprehensive Plan states that it "intends to support agriculture as a land use as long as it is economically feasible. Additionally, the amount of open space and trails identified for preservation will encourage the continuation and enhancement of the rural and equestrian lifestyles." In the long term, development of the West Pinal Growth Area, which is where Encanterra is located, is not compatible with equestrian uses, agriculture, and a rural lifestyle, and those uses gradually will be phased out as they become economically infeasible.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The Encanterra PAD meets the goals of the Comprehensive Plan by providing passive and active recreational opportunities for its residents. Approximately 37.4% of the project acreage will be devoted to open space. There is an internal focus to tie all residents to the central recreation amenity through pedestrian and bicycle paths. Visual breaks in development will be enhanced by the 18-hole champion golf course which will also provide as a habitat corridor.

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 property was previously farm land and is currently being developed. The property is relatively flat, with no major topographical features. No environmentally sensitive areas are on the property. A records check through the Arizona State Museum indicates that no cultural resources are present on the property.

Water Resources, Public Facilities/Services, and Infrastructure Support

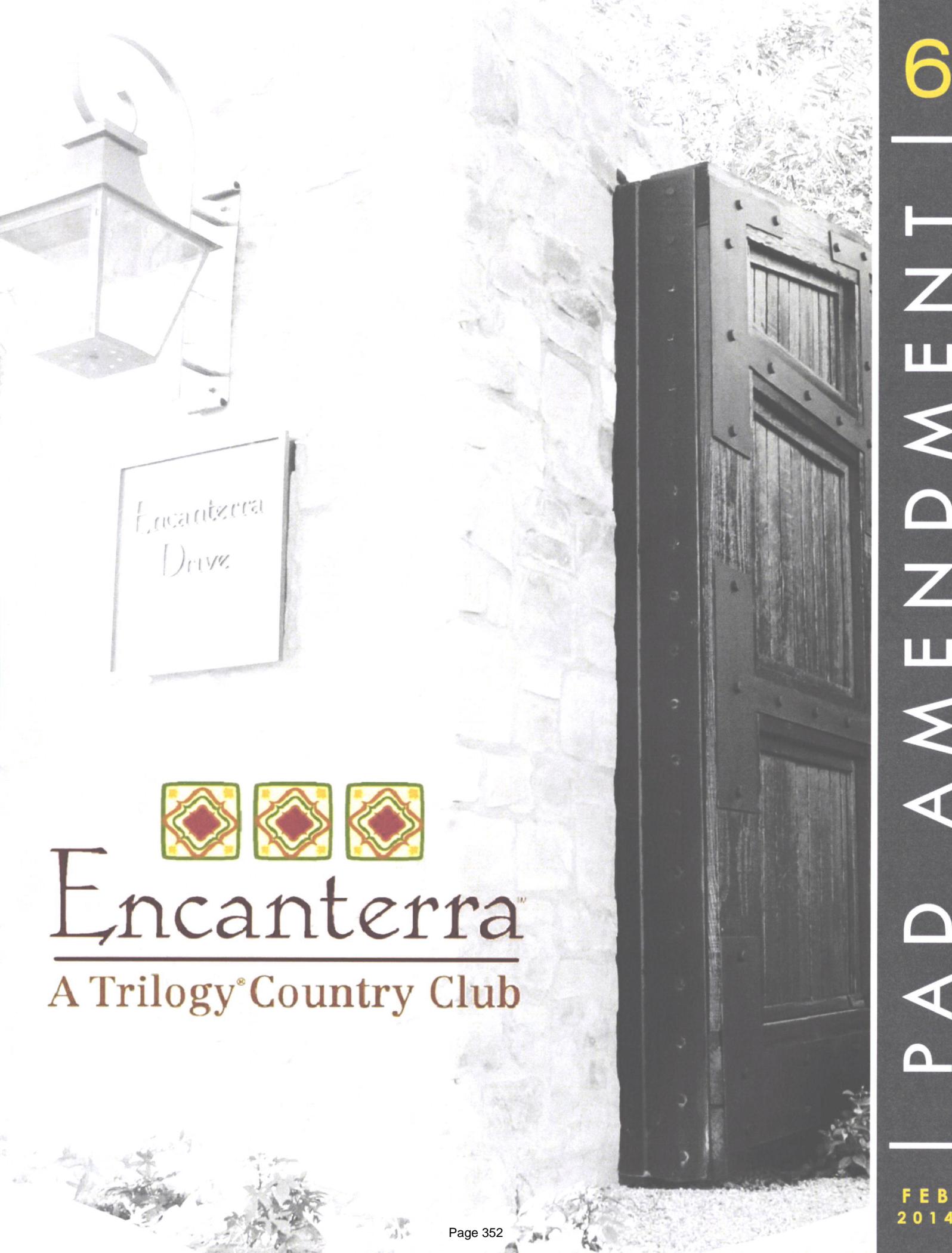
All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

Currently there are water and wastewater services provided to the developed portions of Encanterra by Johnson Utilities. All water and wastewater infrastructure will be sized to accommodate anticipated peak flows at build out and construction will be phased as necessary.



Encanterra
Drive



Encanterra™

A Trilogy® Country Club

Parcels 1.2 and 1.9 CR-5 Zoning

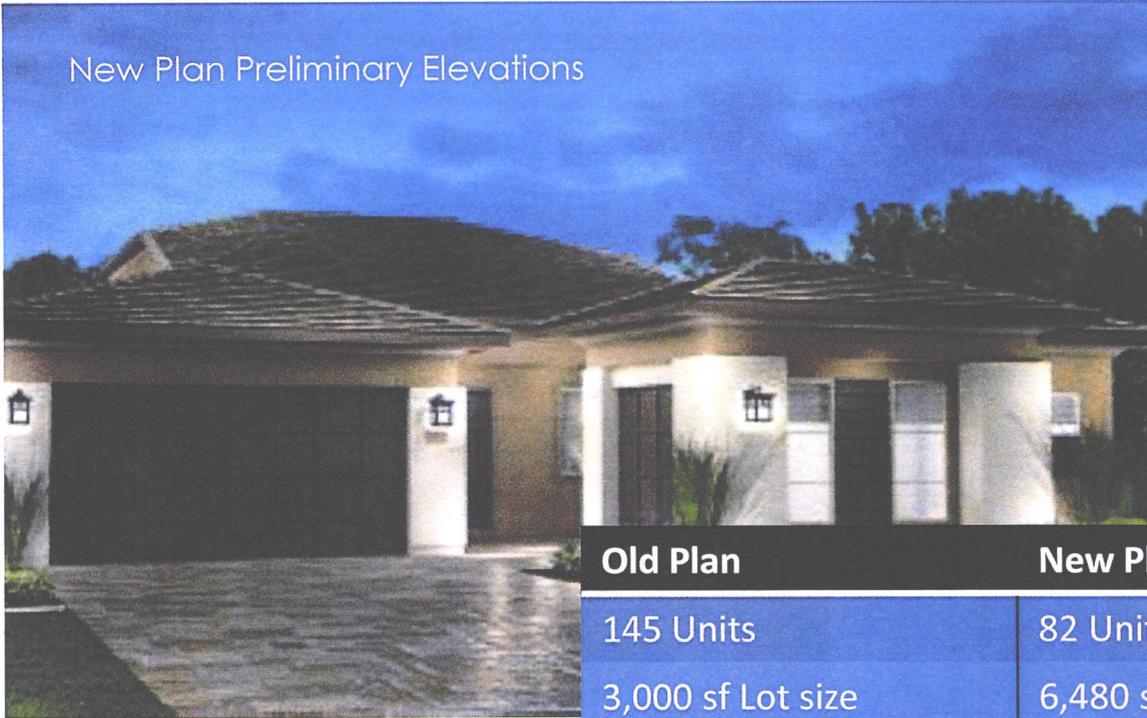
Shea Homes is pleased to present two unique products to the Encanterra portfolio.

Parcels 1.2 and 1.9 have been zoned CR-5 since the projects origin which allows for a diversity of products ranging from single family to multifamily.

Through extensive market research, we have identified two new lifestyle products that we believe will add an even greater country club experience by increasing the amount of green space, livability and pedestrian connectivity.



New Plan Preliminary Elevations



Parcel 1.2 Old Plan

Old Plan

New Plan

145 Units

82 Units

3,000 sf Lot size

6,480 sf Lot size

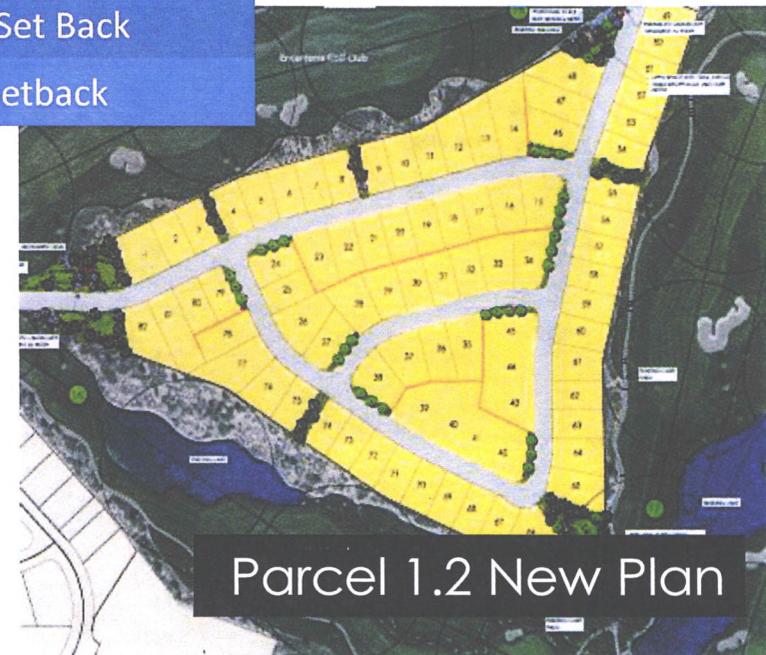
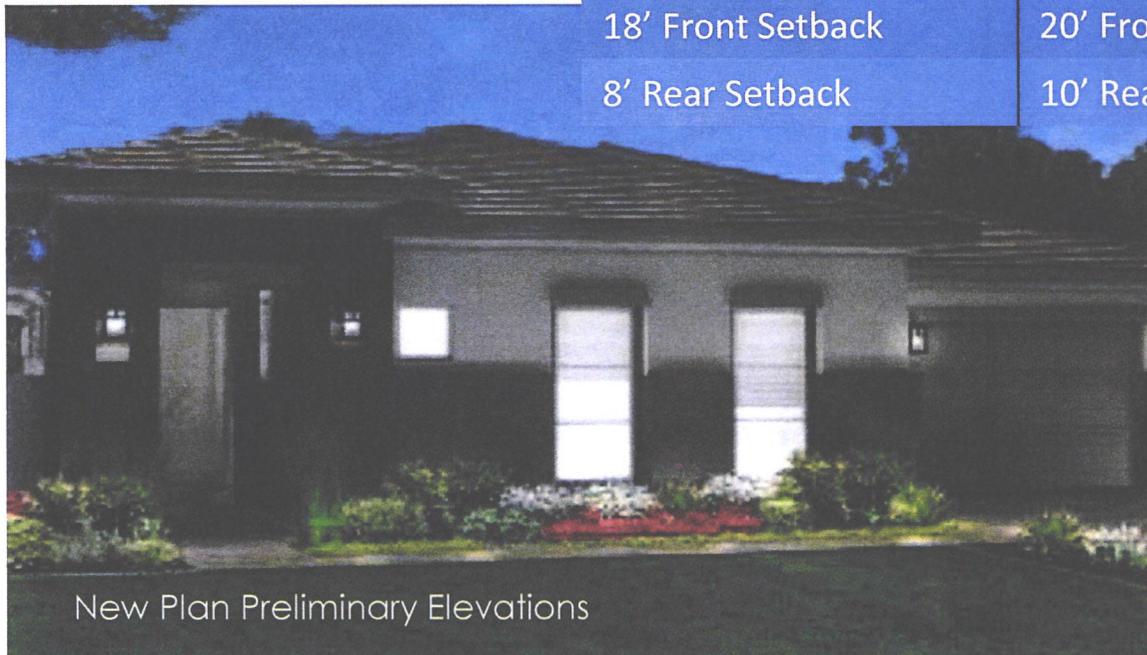
18' Front Setback

20' Front Set Back

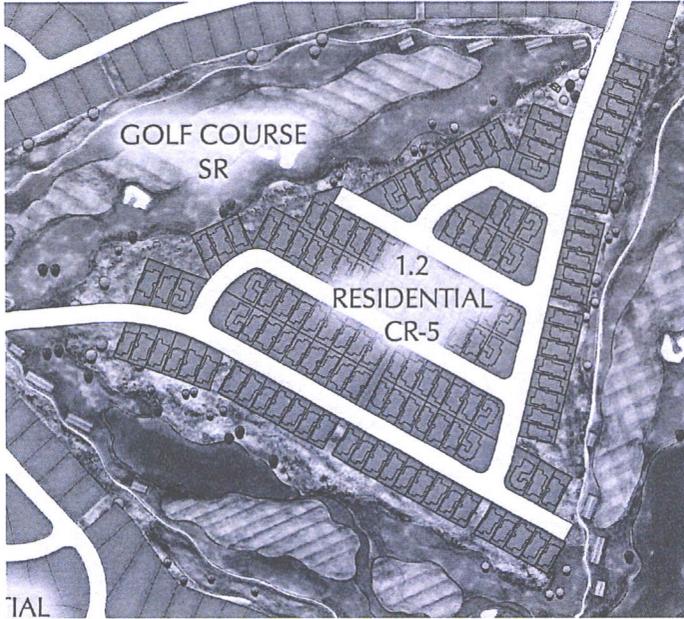
8' Rear Setback

10' Rear Setback

New Plan Preliminary Elevations



Parcel 1.2 New Plan



SITE INFORMATION

TOTAL ACREAGE..... 19.3 ACRES
 NO. OF UNITS..... 145
 MIN. LOT AREA.....3,190 S.F.
 FRONT SETBACK (MIN)..... 18' / 10'
 REAR SETBACK (MIN).....8'

OLD PARCEL 1.2 SITE PLAN


 NOT TO SCALE



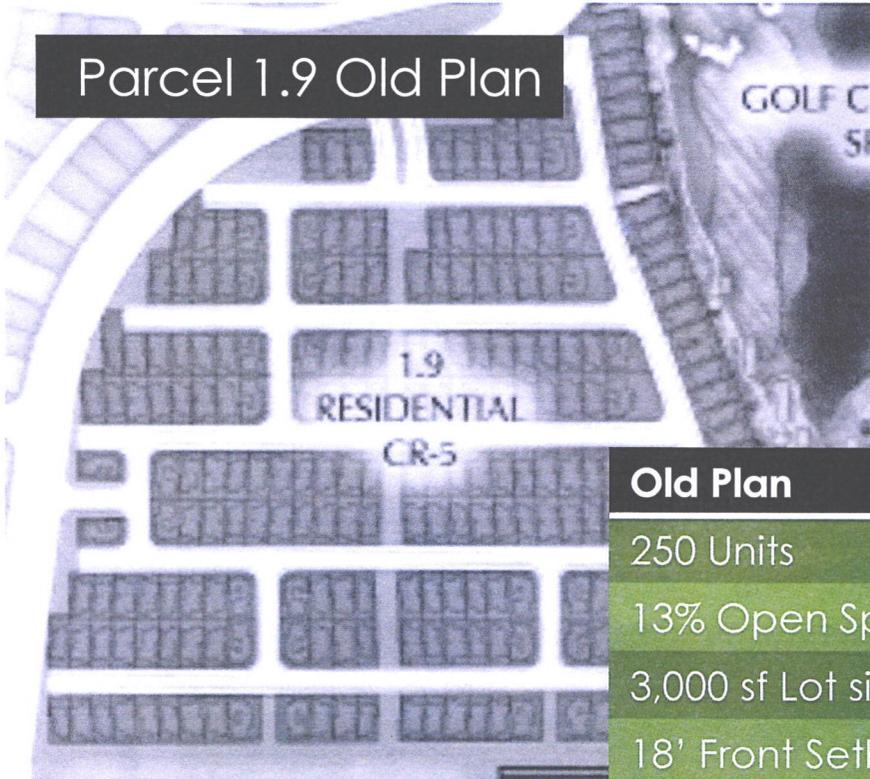
SITE INFORMATION

TOTAL ACREAGE..... 19.3 ACRES
 NO. OF UNITS..... 82
 MIN. LOT AREA.....6,480 S.F.
 FRONT SETBACK (MIN)..... 20' / 10'
 REAR SETBACK (MIN)..... 10'

NEW PARCEL 1.2 SITE PLAN


 NOT TO SCALE

Parcel 1.9 Old Plan



Parcel 1.9 New Plan



Old Plan

250 Units

13% Open Space

3,000 sf Lot size

18' Front Setback

8' Rear Setback

New Plan

242 Units

18% Open Space

3,200 sf Lot size

20' Front Set Back

10' Rear Setback



Conceptual 2Plex Villa Elevations



SITE INFORMATION

TOTAL ACREAGE..... 33.9 ACRES
 NO. OF UNITS..... 250
 MIN. LOT AREA.....3,190 S.F.
 FRONT SETBACK (MIN)..... 18' / 10'
 REAR SETBACK (MIN).....8'
 OPEN SPACE PROVIDED..... (+/-) 13%

OLD PARCEL 1.9 SITE PLAN


 NOT TO SCALE



SITE INFORMATION

TOTAL ACREAGE..... 33.9 ACRES
 NO. OF UNITS..... 242
 MIN. LOT AREA.....3,200 S.F.
 FRONT SETBACK (MIN)..... 20' / 10'
 REAR SETBACK (MIN)..... 10'
 OPEN SPACE PROVIDED..... (+/-) 18%

NEW PARCEL 1.9 SITE PLAN


 NOT TO SCALE

Robert W. Meyer
1524 E Vesper Trail
San Tan Valley, AZ 85140

February 7, 2014

Pinal County Planning and Development

To Whom It May Concern:

I would like to write in support of the request by Shea Homes to allow only a 5' setback between residential properties. As a recently retired Fire Chief and Fire Marshal, I am intimately familiar with the International Residential, Building and Fire Codes regarding access for fire department personnel.

Shea homes do not permit any solid walls between any side yards of their residential property nor would landscaping, that could also hinder access. As a homeowner in Encanterra, I can attest, this is fact. Side yards are permitted to have aluminum fencing with removable panels and gates for access to the rear yard.

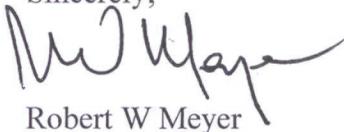
As a fire professional with over 38 years' experience I have permitted and accepted these types of requests from developers in California and the State of Washington. My Planning and Community Development department also agreed with my assessment.

Firefighters will still have easy unimpeded access for hose line placement and, rescue capabilities with these requirements.

I urge you to take this information into consideration and allow the 5' setbacks, which will not impede or degrade fire and life safety for the residents.

I can be reached at 480-699-6217 if you have any questions.

Sincerely,



Robert W Meyer

A PLANNED AREA DEVELOPMENT AMENDMENT

for



Encanterra[™]
A Trilogy[®] Country Club



Original Case

July 2000: PZ-PD-020-00

Amendments:

No. 5* : February 10, 2014 | PZ-PD 013-13

(*under separate review and pending County approval)

No. 4 : July 2013 | PZ-PD 006-13

No. 3 : January 2010 | PZ-PD-010-09

No. 2 : August 2006 | PZ-PD-037-06

No. 1 : March 2006 | PZ-PD-005-06

This Document:

No. 6 : February 25, 2014 | PZ-PD-014-13



Planned Area Development Amendment Narrative

Table of Contents

1. Introduction
2. Request
3. Proposed Plan
4. Use and Benefit Easement
5. Open Space
6. Conclusion

Exhibits

- Exhibit A – Illustrative Land Use Plan (Revised)
- Exhibit B – Conceptual Site Plan (Parcel 1.2)
- Exhibit C – Typical Lot Detail
- Exhibit D – Use and Benefit Easement

Supplemental Information and Exhibits

Previous PAD Amendments:

- 5 – PAD Amendment 5 (February 2014 – Pending approval)
- 4 – PAD Amendment 4 (July 2013)
- 3 – PAD Amendment 3 (January 2010)
- 2 – PAD Amendment 2 (August 2006)
- 1 – PAD Amendment 1 (March 2006)

1. Introduction

Shea Homes is pleased to submit to Pinal County a request to amend the existing Encanterra PAD development standards and product offerings for the CR-5 PAD zoning category for Parcel 1.2 to allow for the development of a proposed 82 lot neighborhood on 19.3 acres within the Encanterra Master Planned Community. The new single family detached residential product introduces a home with unique style and superior livability which is unlike other homes in Encanterra and the surrounding area. Due to the configuration and unique functionality of the new floor plans, the concept of a side yard Use and Benefit Easement (U.B.E.) is proposed as part of this amendment. With the approval of this amendment, this new neighborhood will be developed on Parcel 1.2 as indicated on the Illustrative Land Use Plan (**Exhibit A**). This parcel is situated north of the community's signature Clubhouse and is surrounded by three golf holes of the Encanterra Golf Club, making this a prime parcel for the active and social resident.

2. Request

To accomplish this development, our request is to remove stipulation #34 of Ordinance 2013-PZ-PD-006-13 which states 'no single family uses shall be permitted in the CR-5 Zoning District in development tier 1.2', and to amend the Encanterra PAD for Parcel 1.2 as follows:

- Amend the product type to allow for a new single family detached product that provides both a rear yard and the new enhanced outdoor living spaces at the side yard.
- Increase the minimum separation between buildings 2 feet by re-allocation of side yard setback dimensions.
- Allow for a 5' side yard Use and Benefit Easement (U.B.E.) that allows for larger side yard livability through reciprocal use between neighboring property owners without increasing overall lot size.
- Increase the maximum buildable area on each lot by (+/-) 6%.

The table below illustrates the proposed Development Standards for Parcel 1.2.

Zoning Category	Approved CR-5 PAD	Revised CR-5 PAD
Maximum Lot Count	145	82
Minimum Lot Area	3,190 sq. ft.	6,480 sq. ft.
Minimum Front Setback	18' / 10'	20'/10'*
Minimum Side Setbacks	0' / 8' or 5' / 3'	5'/5'**
Minimum Rear Setback	8'	10'
Maximum Buildable Area	57%	63%***

* 20' measured from back of sidewalk to face of garage door. 10' as measured from back of sidewalk to side entry garage, porch or livable area.

** A minimum separation of 10' will be provided between principal dwellings.

***Calculation includes 40% of the front lot area located between the 10' and 20' front setback limits.

3. Proposed Plan

The development of Parcel 1.2 will feature 82 lots (See **Exhibit B** – Conceptual Site Plan) comprised of single and two story homes which range in size from 2,007 to 3,018 square feet. The proposed product is a single family detached home that utilizes a side yard U.B.E. to provide increased outdoor livable space (See **Exhibit C** – Typical Lot Detail.) The U.B.E. allows for a unique product offering that lives out of the side, as well as the rear of the home, without increasing the overall lot size and homeowner maintenance responsibilities. This cannot be achieved via typical lot standards and achieve a similar project density. The introduction of this new product type and lot configuration has resulted in a reduction in total yield from what is currently allowed on this development parcel from 145 to the proposed 82.

Due to its close proximity to the clubhouse and its premium location completely surrounded by the golf course fairway open space, Shea Homes envisions Parcel 1.2 as a premier neighborhood within the Encanterra community. The introduction of this new product type will provide a unique lifestyle opportunity and offer superior outdoor livability and connectivity with the surrounding open spaces. This new neighborhood will also act as a pedestrian gateway and provide enhanced access for residents from the north and west on their way to the centralized Encanterra Community Clubhouse.



image 1: new trail connection from parcel 1.2 to Clubhouse; **image 2:** view towards parcel 1.2 from Clubhouse; **image 3:** view towards Clubhouse from parcel 1.2

Parcel 1.2 is one of two parcels in the Encanterra community that is zoned CR-5 PAD, with the remaining residential parcels being zoned CR-3 PAD. Ordinance 2013-PZ-PD-006-13 was approved with stipulation #34 which prohibits single family uses within the CR-5 Zoning District in development tier 1.2. The original intent of the stipulation was to provide for product diversity within the community and to allow for an area of higher density residential within the development. Since the time of the PAD approval, Encanterra has continued to develop and adjust to homeowner and customer requests as well as localized residential trends. The product proposed for Parcel 1.2 has been designed with input from current and prospective customers of Shea Homes, who desire multiple outdoor living spaces at both the rear and side yards. This new lot and product configuration style provides a meaningful use of lot square footage and allows for an outdoor experience that would otherwise be lost in a traditional lot configuration with narrow side yard use areas. The market demand for the majority of prospective Encanterra homebuyers is consistent with a single family detached product. Therefore, the applicant is requesting that stipulation #34 be removed and that the single family product proposed within this document be allowed for future development on Parcel 1.2. The proposed conceptual development plan for Parcel 1.2 is in conformance with the existing zoning for

the parcel and will provide for a unique and new product type offering within Encanterra and Pinal County.

The table below illustrates the proposed land use summary for Encanterra:

ENCANTERRA COUNTRY CLUB LAND USE SUMMARY					
LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL LOTS
SF-MLD	CR-3 PAD	65' X 105'	157.8 AC.	470	19.6%
SF-MD	CR-3 PAD	55' X 105'	181.1 AC.	859	35.8%
SF-MHD	CR-3 PAD	50' X 105'	131.6 AC.	716	29.8%
MF/HD	CR-5 PAD	2Plex VILLA	33.9 AC.	242	10.1%
MF/HD	CR-5 PAD	60' x 108'	19.3 AC.	82	3.4%
RESORT CORE	TR PAD	CASITA	24.0 AC.	30	1.3%
TOUR CENTER / COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR PAD		182.8 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,399	100%
PROJECT DU/AC:			3.2 DU/AC		

4. Use and Benefit Easement (U.B.E.)

As part of the Encanterra PAD Amendment #3, a U.B.E. was approved for the CR-5 zoning district and was specifically proposed for use on Parcel 1.9. The concept of the U.B.E. is to provide smaller lots with meaningful outdoor spaces within the side yard setback, areas that are traditionally underutilized. In order to decrease individual property maintenance and still provide the expanded outdoor spaces described above, the reconfiguration of the lot owner's usable space is necessary. The U.B.E. grants to the adjacent lot owner the right to utilize the U.B.E. area for the purposes of landscaping, irrigation, hardscape seating areas, and other passive uses. Regular maintenance of the improvements in the U.B.E. will be the responsibility of the user, while the owner of the U.B.E. area reserves the right to enter the U.B.E. area for maintenance and repairs to the exterior of the wall portion of the owner's house or garage. As illustrated on the Use and Benefit Easement exhibit (**Exhibit D**), the U.B.E. will straddle the side lot line and be physically defined by a wrought iron fence and walls of structures on the adjacent lot.



5. Open Space

As shown on the Conceptual Site Plan (**Exhibit B**), approximately 0.88 acres, or (+/-) 4.6% of the site area is devoted to common area open space. The overall Encanterra PAD provides (+/-) 37.4% total open space, including approximately 8.4% recreation area open space. (Reference the Open Space and Recreation Plan (OSRP) for additional open space information pertaining to the overall Encanterra PAD.) Parcel 1.2 is surrounded by the Encanterra golf course on all

sides, providing an abundance of visual, community open space which provides a relief from the built environment. View corridors have been designed and positioned between lots to create the ability for all residents to enjoy the scenic view of the award winning golf course. The open space associated within the parcel is focused primarily on providing enhanced landscaping and amenity features at three neighborhood access points into the parcel. Two vehicular entrances are highlighted with welcoming green space that promotes a sense of arrival as well as creates an aesthetically pleasing amenity. The entries will have a pedestrian scale and incorporate a seating node for residents walking south, through the neighborhood. The southern pedestrian accessway will provide for a new trail connection to and from the community's Clubhouse and amenities. Parcel 1.2 offers a prime golf course location for future residents and will function as a highly social neighborhood, connecting nearby residents to the central activity hub of Encanterra.



6. Conclusion

If approved, this amendment to the Encanterra PAD and the removal of stipulation #34 of Ordinance 2013 PZ-PD-006-13, will allow Shea Homes to offer a unique and diverse product type within the Encanterra community. The U.B.E. will allow homeowners to live out of the side, as well as the rear of their homes, without creating wider lots which would require more homeowner maintenance. The new development plan for Parcel 1.2 will provide for greater product diversity within Encanterra without increasing the overall lot yield or density for the project.

This application is consistent with the land use patterns already established in the area and is therefore compatible with the vision established for this community in the Pinal County Comprehensive Area Plan. The applicant and property owner look forward to working with Pinal County to create another quality subdivision within Encanterra, and respectfully request approval of this amendment.



View from S.E.C. of Parcel 1.2 looking north



View towards lake at east perimeter of parcel 1.2



ENCANTERRA COUNTRY CLUB LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX. LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' X 105'	157.8 AC.	470	19.6%
SF-MD	CR-3 PAD	55' X 105'	181.1 AC.	859	35.8%
SF-MHD	CR-3 PAD	50' X 105'	131.6 AC.	716	29.8%
MF/HD	CR-5 PAD	2PLEX VILLA	33.9 AC.	242	10.1%
MF/HD	CR-5 PAD	0' X 108'	19.3 AC.	82	3.4%
RESORT CORE	TR-PAD	CASITA	24.0 AC.	30	1.3%
TOUR CENTER/COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR-PAD		182.8 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,399	100.0%
PROJECT DU/AC:			3.2 DU/AC		

*ALL ACRES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.

ILLUSTRATIVE LAND
USE PLAN

N.T.S.





SITE DATA

Encanterra Parcel 1.2
 Zoning District: CR-5 PAD
 Gross Area: +/- 19.3 Acres
 Total Lots: 82
 Gross Density: 4.25 Du / Ac
 Open Space: +/- 0.88 Acres*

PRODUCT DATA

Total Lots: 82
 Typical Lot Size: 60' x 108'
 Minimum Lot Area: 6,480 Square Feet
 Proposed Product: Single Family Detached with a common side yard Use and Benefit Easement (UBE).

Notes:
 * +/- 0.88 acres of open space are provided within Parcel 1.2. The Encanterra PAD provides +/- 37.4% total open space, including approximately 8.4% recreation area open space. Reference the Open Space and Recreation Plan (OSRP) for additional information.

PRODUCT / LOT STANDARDS

Encanterra Parcel 1.2
Zoning District: CR-5 PAD

Development Standards

Minimum Lot Area: 6,480 sq.ft.
Max. Buildable Lot Area: 63%*

Setbacks

Minimum Front Yard: 20' / 10**
Minimum Rear Yard: 10'
Minimum Side Yard: 5' / 5'***

Notes:

* The maximum buildable lot area calculation includes 40% of the front lot area located between the 10' and 20' front setback limits.

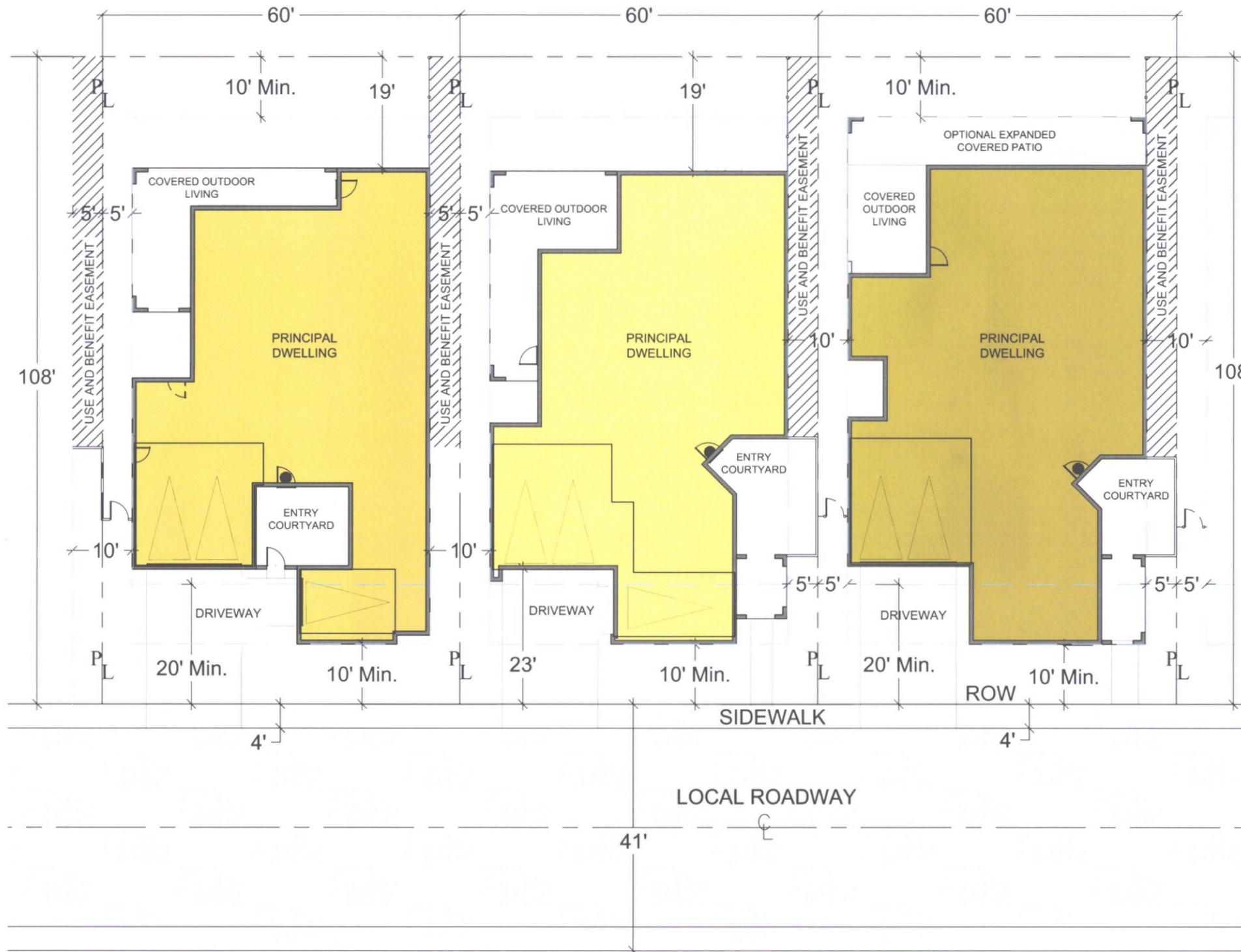
** 10' measured from back of sidewalk to side entry garage, porch or livable area. 20' measured from back of sidewalk to face of garage door.

*** Minimum distance between buildings will be 10'. A 5' Use and Benefit Easement (U.B.E.) will be provided along the side yard for reciprocal use between neighboring lots

For additional information on Use and Benefit Easement, see Exhibit "D".

(Consistent with the overall Encanterra PAD, no CMU walls are allowed in between units. A view fence may be added at the rear corner of the home and a low courtyard fence at the front entry to enclose the back yard)

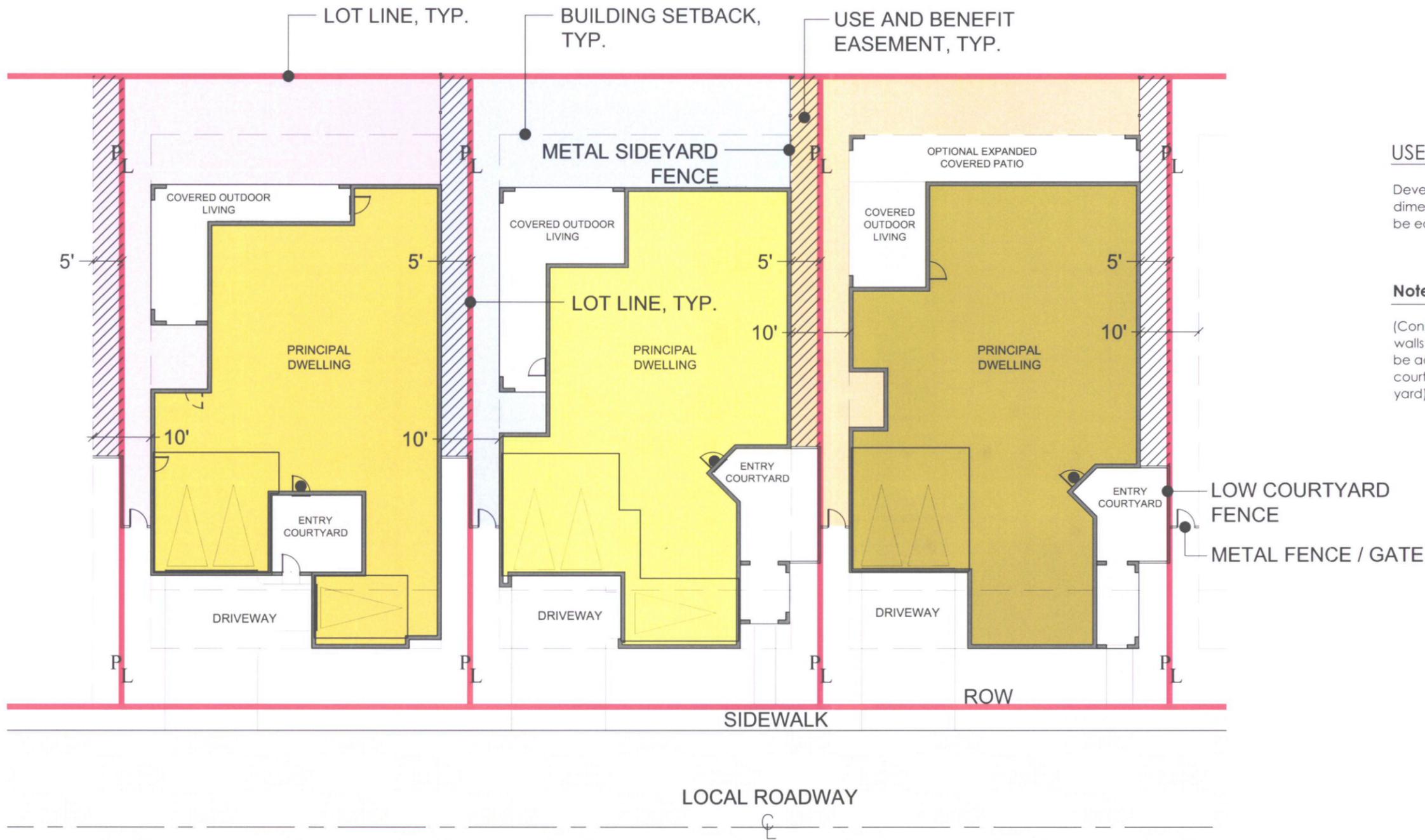
TYPICAL LOT DETAIL



SCALE: 1" = 20'



exhibit C



USE AND BENEFIT EASEMENT

Developer will show all Use and Benefit Easements as dimensioned hatched area on the Final Plat so that it can be easily identified and located during final plan review.

Notes:

(Consistent with the overall Encanterra PAD, no CMU walls are allowed in between units. A view fence may be added at the rear corner of the home and a low courtyard fence at the front entry to enclose the back yard)

USE AND BENEFIT EASEMENT



PAD AMENDMENT NO.5

PAD AMENDMENT NO. 5 (DATED FEBRUARY 25, 2014) HAS BEEN SUBMITTED FOR STAFF REVIEW ON FEBRUARY 25, 2014 AND IS PENDING REVIEW AND FINAL APPROVAL.

CASE # PZ-PD-013-13

AMENDED
PZ-037-06
PZ-PD-037-06



A PLANNED AREA DEVELOPMENT
AMENDMENT

PRIOR CASE NOS.
PZ-020-00
PZ-PD-020-00

July 19, 2013



Trilogy®

New Beginnings



PAD AMENDMENT

Introduction

Shea Homes is pleased to submit to Pinal County, a request to amend the existing Encanterra PAD development standards and lot development criteria to allow for the reconfiguration of fence placement in the back yards of future Trilogy at Encanterra homebuyers. This request is being made in response to feedback obtained from current Trilogy homeowners who have indicated that this change to the existing PAD fencing requirement would provide a more livable back yard space which would include greater access to the side yard.

Requested Action

Exhibit A, provided with this narrative, illustrates the typical rear-yard fencing requirement. As shown, the fence gate, per existing development standards, is required to be placed beginning at the corner of the patio post, and extend to the property line fence. Our request, also shown in Exhibit A, allows for the fence gate to be extended, instead, from the rear corner of the house to the property line fence. This provides for a more functional backyard with greater access to the side yard by the homeowner. To accomplish this, our request is as follows:

- Change the graphic in the PAD to conform to the requested rear yard fencing requirement as shown in Exhibit A.
- Modify the clear zone requirement so that it is measured from the rear corner of the home, rather than the rear corner of the patio.
- Amend language in the existing PAD to reflect the changes noted above.

Conclusion

In conclusion, this request will allow Shea Homes to be more responsive to our customer's needs. The changes brought about by this amendment to the PAD will be imperceptible from the street view and will not impact any safety elements in the neighborhoods. However, it will bring about a great deal of change in the functionality of the homeowner's back and side yards, increasing the overall livability and enjoyment of their home. We respectfully request your passage of this PAD amendment request.

New Exhibit:

1. Typical Rear Yard Fencing Exhibit

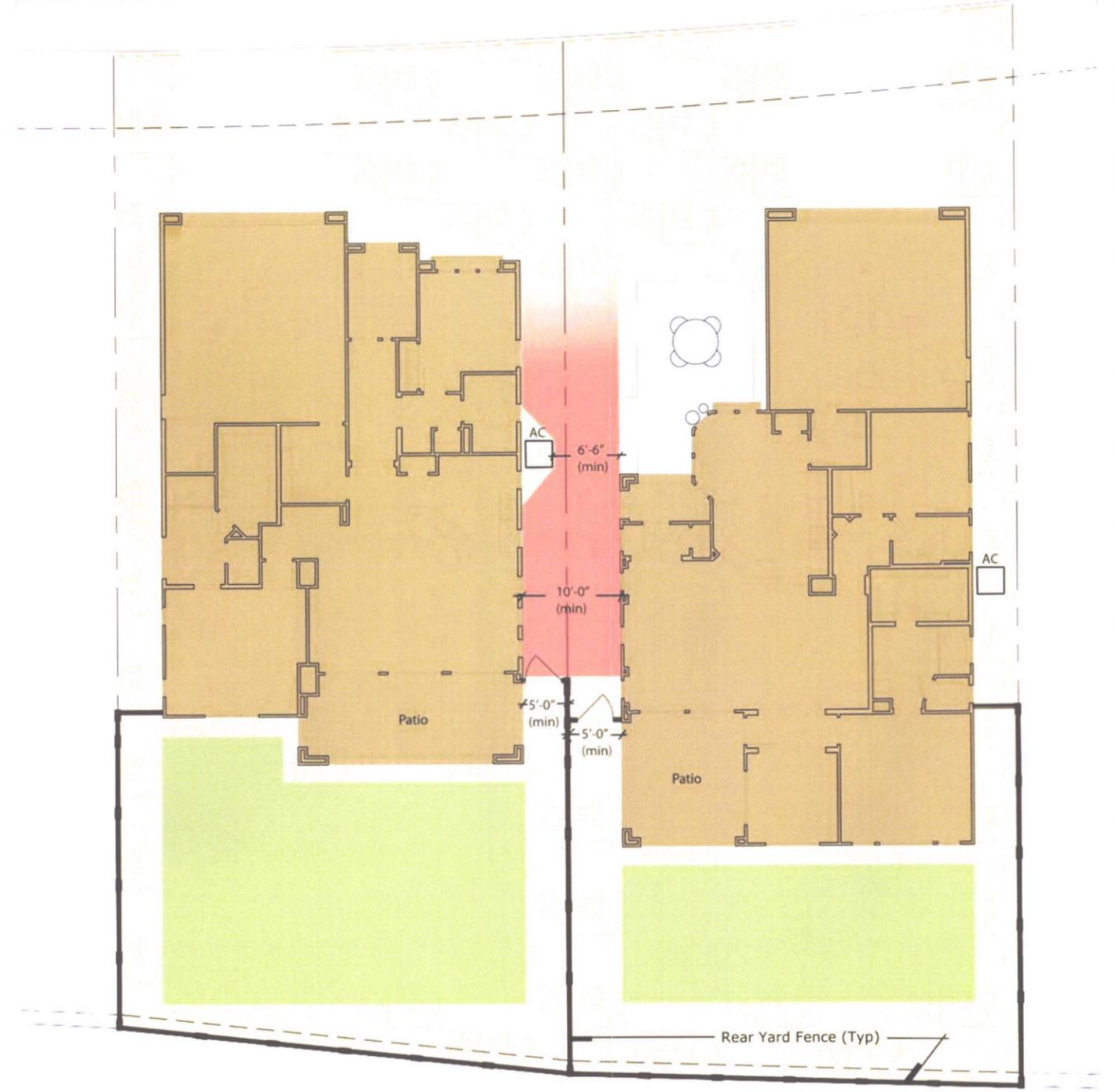
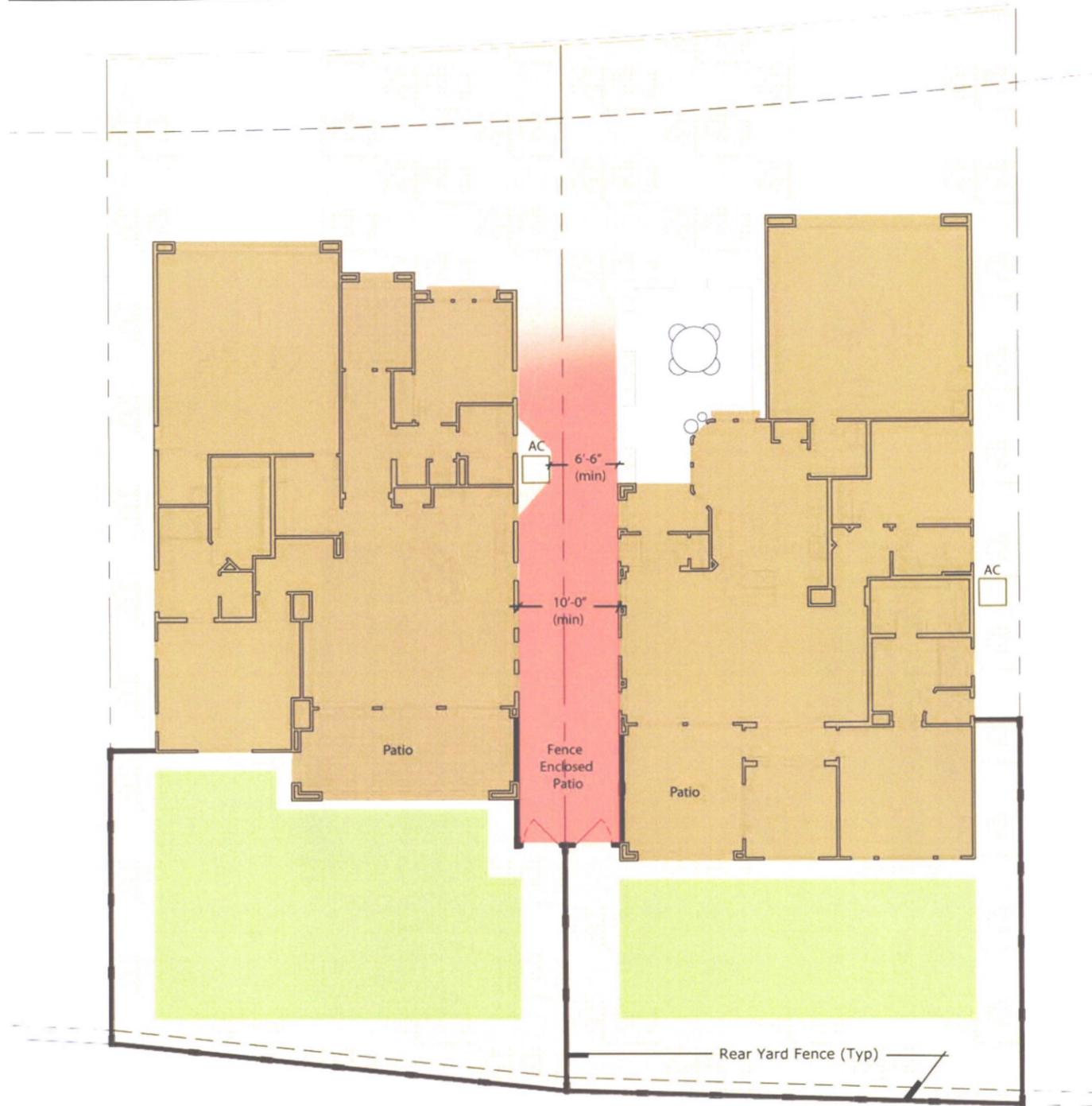


DESCRIPTION OF PROPOSAL

NATURE OF THE PROJECT:

Trilogy is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. A large number of homes will have views of the Superstition Mountains to the East as well as the Red Mountains to the North and the San Tan Mountains to the South. Trilogy is a resort community with an emphasis on lifestyle. Trilogy is a well designed master planned community with an innovative housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. Trilogy will offer 10-14 model homes that will serve as the models for the entire project. In addition, Trilogy will include an 18-hole golf course, a trail/bike system, lakes, private club with active and passive amenities such as tennis, fitness center, spa, resort, community swimming pool and more. Three single-family lot sizes will be offered with a full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of lifestyles.





TYPICAL
REAR YARD FENCING
EXHIBIT



**A PLANNED AREA DEVELOPMENT
AMENDMENT**

PRIOR CASE NUMBERS:

JULY 2000: PZ-PD-020-00

AMENDMENTS:

NO. 1: MARCH 2006 - PZ-PD-005-06

NO. 2: AUGUST 2006 – PZ-PD-037-06

NO. 3: JANUARY 2010 – PZ-PD-010-09

(THIS DOCUMENT)

PAD AMENDMENT

Based upon consumer feedback, we are requesting revisions to the current CR-5 PAD zoning. These are the proposed changes under PAD amendment number 2. Upon approval, these changes will alter and supercede the previously approved PAD amendments under each of their respective sections. The requests within this PAD Amendment are as follows:

1. To revise the overall unit count to allow for revision of the high density product and subsequent setbacks. The overall density and unit count will not be affected.

2. The table below demonstrates the re-allocation on product densities for Trilogy. The number of 65' wide single family lots and 55' wide single family lots have been reduced by approximately 30% and 3% respectively. The reduced density has been applied to the 50' wide single family lots and the CR-5 (36' wide lots). The unit count for the 50' wide single family lots and the CR-5 (36' wide lots and 50' wide lots) have been increased by approximately 10% and decreased by 3% respectively. The overall total unit count for Trilogy remains at 2,470 with no units added or deleted from the project total.

TRILOGY RESORT LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' x 105'	157.8 Ac.	470	19.0%
SF-MD	CR-3 PAD	55' x 105'	181.1 Ac.	859	34.8%
SF-MHD	CR-3 PAD	50' x 105'	131.6 Ac.	716	29.0%
MF/HD	CR-5 PAD	36' x 88'	33.0 Ac.	250	10.1%
MF/HD	CR-5 PAD	50' x 90'	18.0 Ac.	145	5.9%
RESORT CORE	TR-PAD	CASITA	24.0 Ac.	30	1.2%
TOUR CENTER/ COMMERCIAL	CB-1		2.0 Ac.		
GOLF COURSE	SR-PAD		185.0 Ac.		
ARTERIAL R/W			12.5 Ac.		
PROJECT TOTALS:			745.0 Ac.	2,470	100.0%
PROJECT DU/AC:				3.31 DU/AC	

NEW/UPDATED EXHIBITS

1. Land Use Plan
2. High Density Residential Product
3. Typical Road Sections
4. Development Standards Table

PURPOSE OF REQUEST

Johnson Farms is an existing Planned Area Development (PAD) that was zoned under Case Nos. PZ-020-00 and PZ-PD-020-00 and approved on August 16, 2000. This site is generally bounded by Gantzel Road on the West, Hash Knife Draw Road and railroad tracks on the South, Kenworthy Road on the East and Combs Road on the North and contains approximately 791 acres.

The text and exhibits in this PAD Amendment replace what is in the approved Johnson Farms PAD. The intent of this PAD Amendment is to amend the preliminary development plan lot development criteria, zoning and commercial design guidelines set forth under the existing PAD for Johnson Farms. This proposed amendment would allow for the creation of Trilogy, a resort style community catering to the Baby Boomer generation and Empty Nesters with a golf course, golf club house and a Community Club. In its proposal for development plan, Shea Homes is requesting the following:

- A change in setbacks and lot sizes as shown on Table 1.
- Change in minimum lot size in CR-5 to 3,190 square feet.
- Change minimum rear yard setback in CR-5 to 8 feet.
- Change minimum front yard setback in CR-5 to 18 feet (measured to garage doors).
- Change minimum side yard setback in CR-5 to 3' and 5' or 0' and 8'.



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

DESCRIPTION OF PROPOSAL

NATURE OF THE PROJECT:

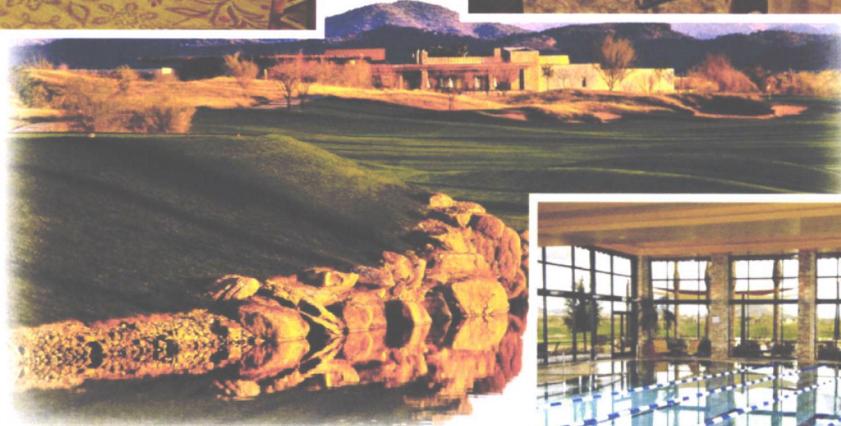
This PAD Amendment changes the existing zoning to CR-3 & CR-5 with PAD overlay, allowing for minimum lot sizes ranging in size from 3,190 square feet for multi-family CR-5 and 5,250 to 7,120 square feet single-family detached within the CR-3 district. Trilogy is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. A large number of homes will have views of the Superstition Mountains to the East as well as the Red Mountains to the North and the San Tan Mountains to the South. Trilogy is a resort community with an emphasis on lifestyle. Trilogy is a well designed master planned community with an innovative housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. Trilogy will offer 10-14 model homes that will serve as the models for the entire project. Within a CB-1 zoning district, a Tour Center of approximately 7,000 square feet has been planned near the main entry into the community. This Tour Center will remain until final build-out at which time it will be offered for office and leasable space under the control of the master developer. In addition, Trilogy will include an 18-hole golf course, a trail/bike system, lakes, private club with active and passive amenities such as tennis, fitness center, spa, resort, community swimming pool and more. Three single-family lot sizes will be offered with a full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of lifestyles.



Billiards



Spa Facilities

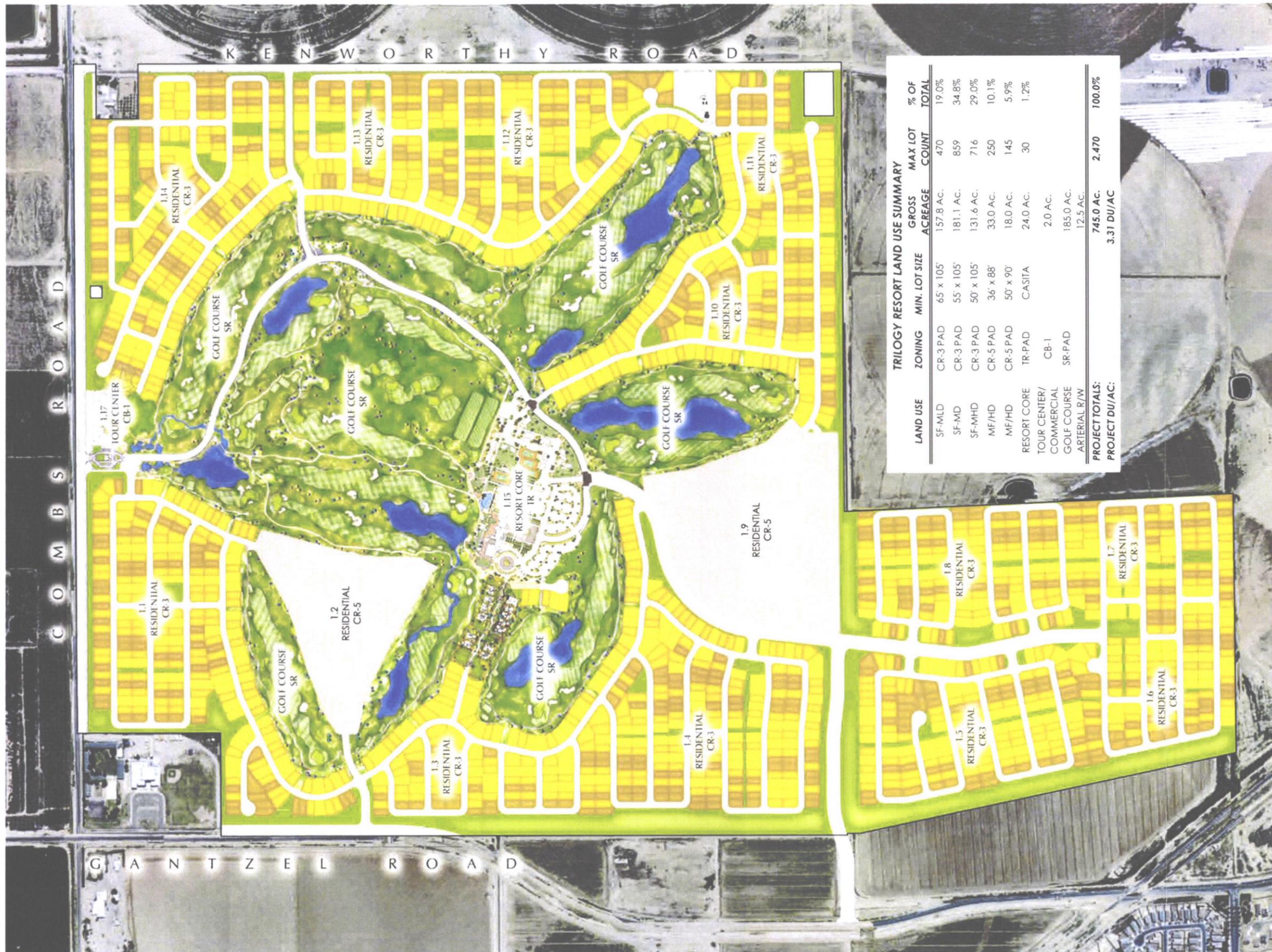


Championship Golf



Swimming

*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



TRILogy RESORT LAND USE SUMMARY

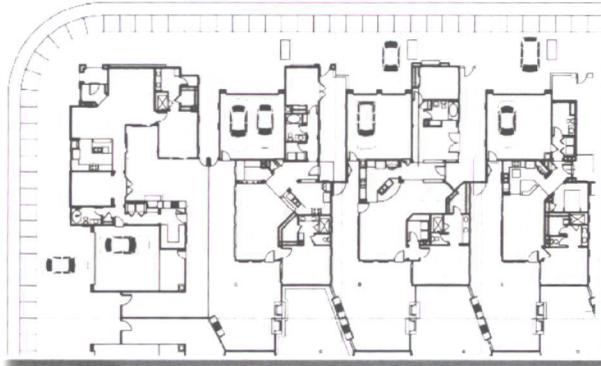
LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' x 105'	157.8 AC.	470	19.0%
SF-MD	CR-3 PAD	55' x 105'	181.1 AC.	859	34.8%
SF-MHD	CR-3 PAD	50' x 105'	131.6 AC.	716	29.0%
MF/HD	CR-5 PAD	36' x 88'	33.0 AC.	250	10.1%
MF/HD	CR-5 PAD	50' x 90'	18.0 AC.	145	5.9%
RESORT CORE	TR-PAD	CASITA	24.0 AC.	30	1.2%
TOUR CENTER/COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR-PAD		185.0 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,470	100.0%
PROJECT DU//AC:			3.31 DU//AC		

ILLUSTRATIVE
LAND USE
PLAN

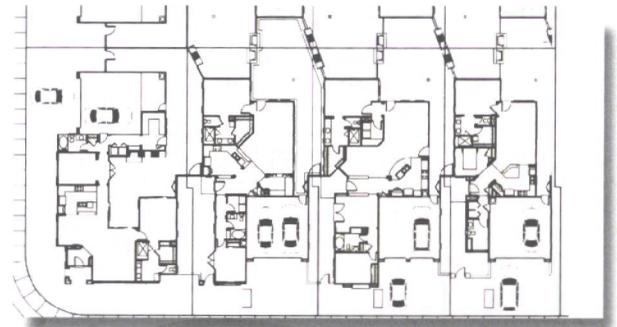
High Density Residential (HD) -Multi-Family Residence

A small percentage of homes at Trilogy are planned for the multi-family CR-5 zoning district with a minimum lot of 3,190 square feet. The uses permitted in this district shall be consistent with Section 1301 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.

Floor Plans



Floor Plans



Typical Product Elevation



Landscape Plan



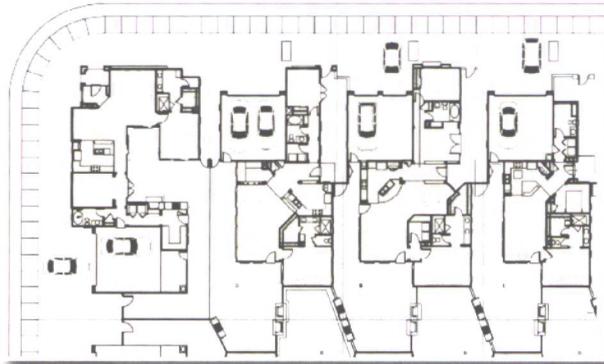
Use and Benefit Easement (UBE)

Market research and trends in consumer housing demands continue to indicate that a majority of home buyers, including those in Active Adult Targeted communities, prefer detached single family residences rather than attached townhomes or condominiums. In addition, smaller lots with less individual owner maintenance and outdoor living areas have become very popular. To provide a community and product that responds to these criteria the Home Building Industry has, with the advice of from qualified planners and architects, designed detached single family residences that utilize portions of lots that would normally be considered side and rear yard setback areas and that are rarely utilized by the Owner for meaningful outdoor living spaces. UBEs typically straddle lot lines and are physically defined by the walls of structures on the adjacent lot. The UBEs grant to the adjacent lot owner the right to utilize the UBE area for outdoor spaces including seating, chimineas and other passive uses while the Owner of the UBE area has reserved the right to enter the UBE area for maintenance and repairs to the exterior of the wall portion of the Owner's house or garage. Please see exhibit 18C for an illustration of these conditions.

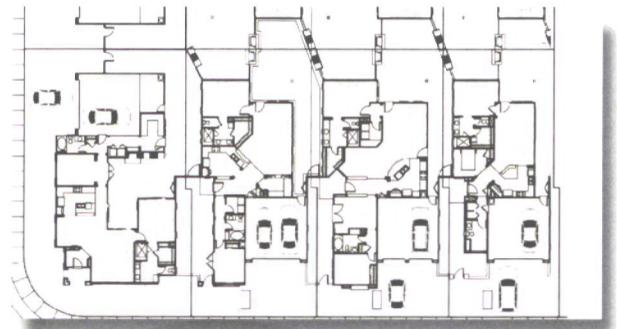
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Floor Plans



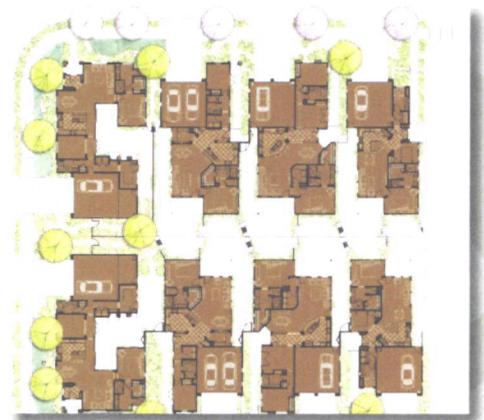
Floor Plans



Typical Product Elevation

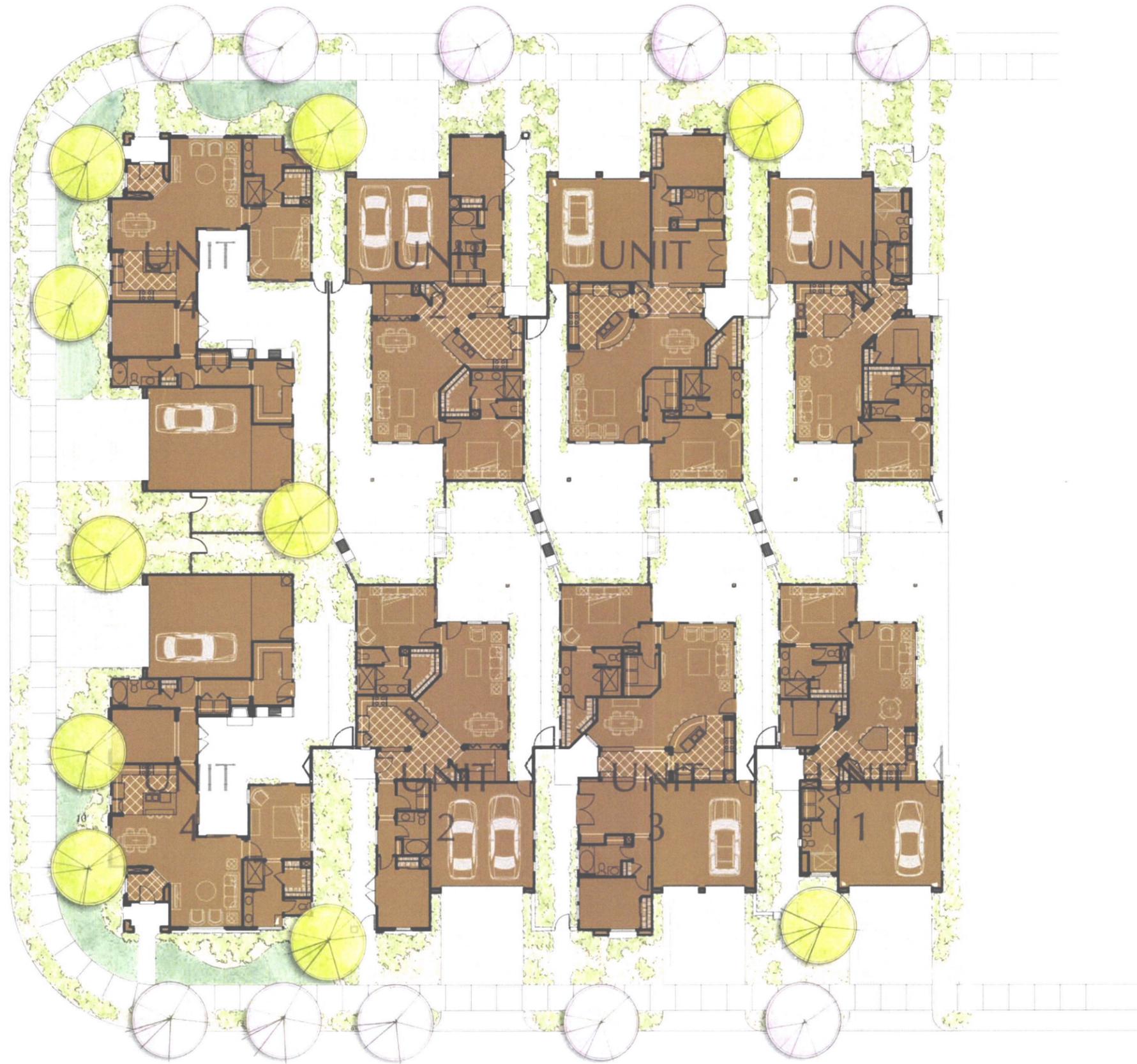


Landscape Plan

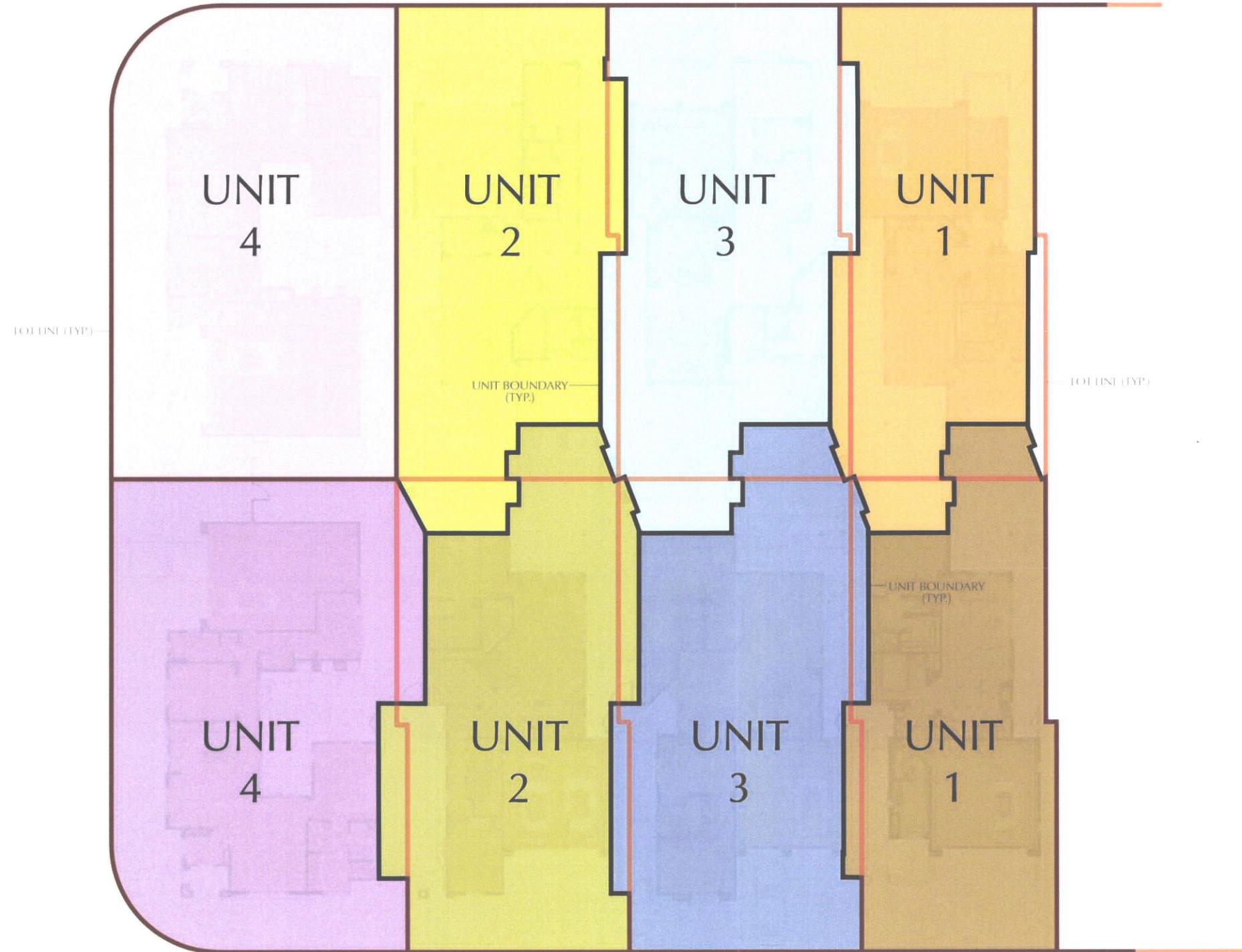


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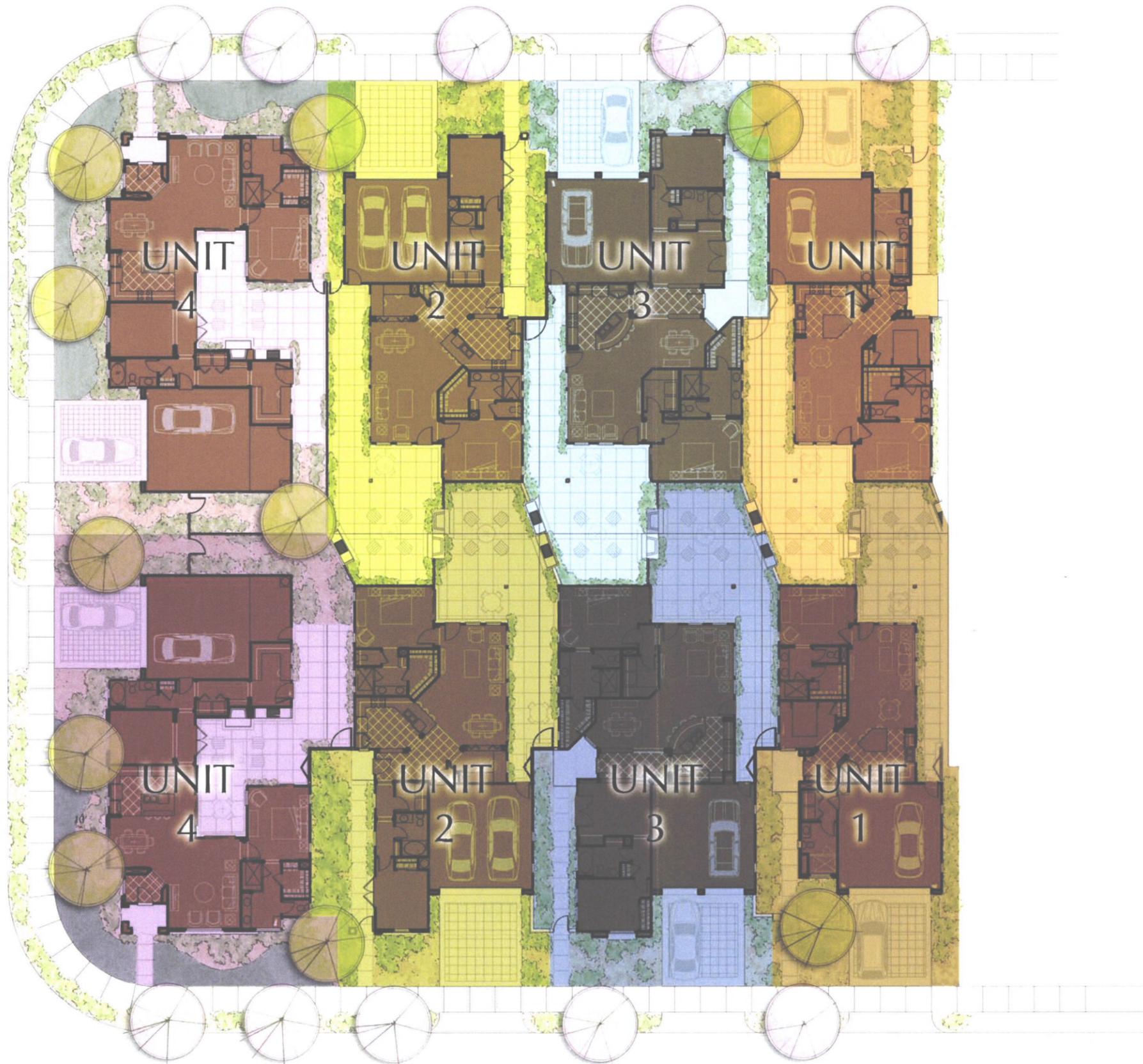
TYPICAL LOT
LANDSCAPE CHARACTER
& STREET TREE PROGRAM



UNIT BOUNDARY
EXHIBIT



USE BENEFIT EASEMENT
EXHIBIT



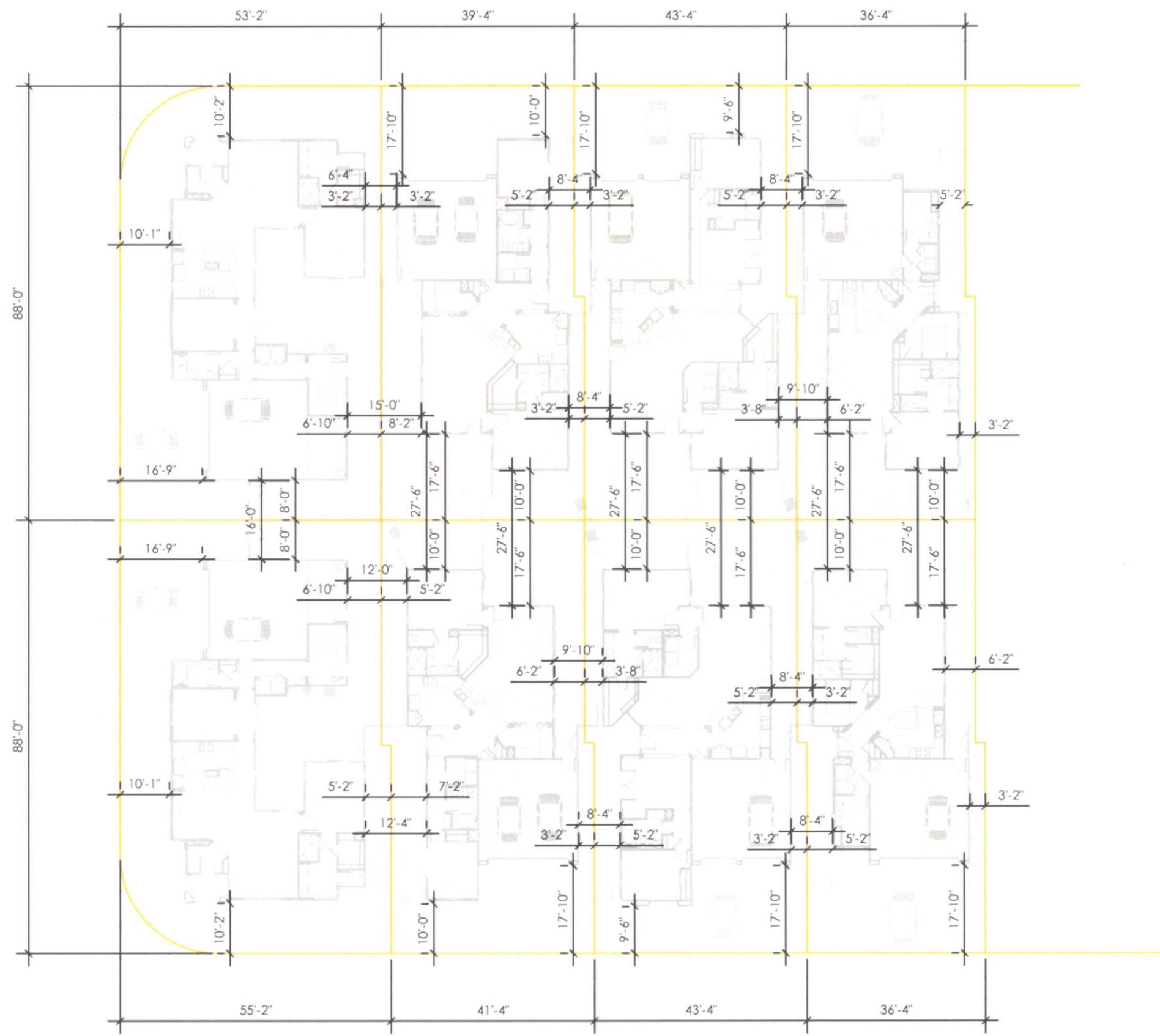
Unit 1
 Coverage: 1,594 sq.ft.
 Lot Area: 3,277 sq.ft.
 48.6%

Unit 2
 Coverage: 1,889 sq.ft.
 Lot Area: 3,632 sq.ft.
 52.0%

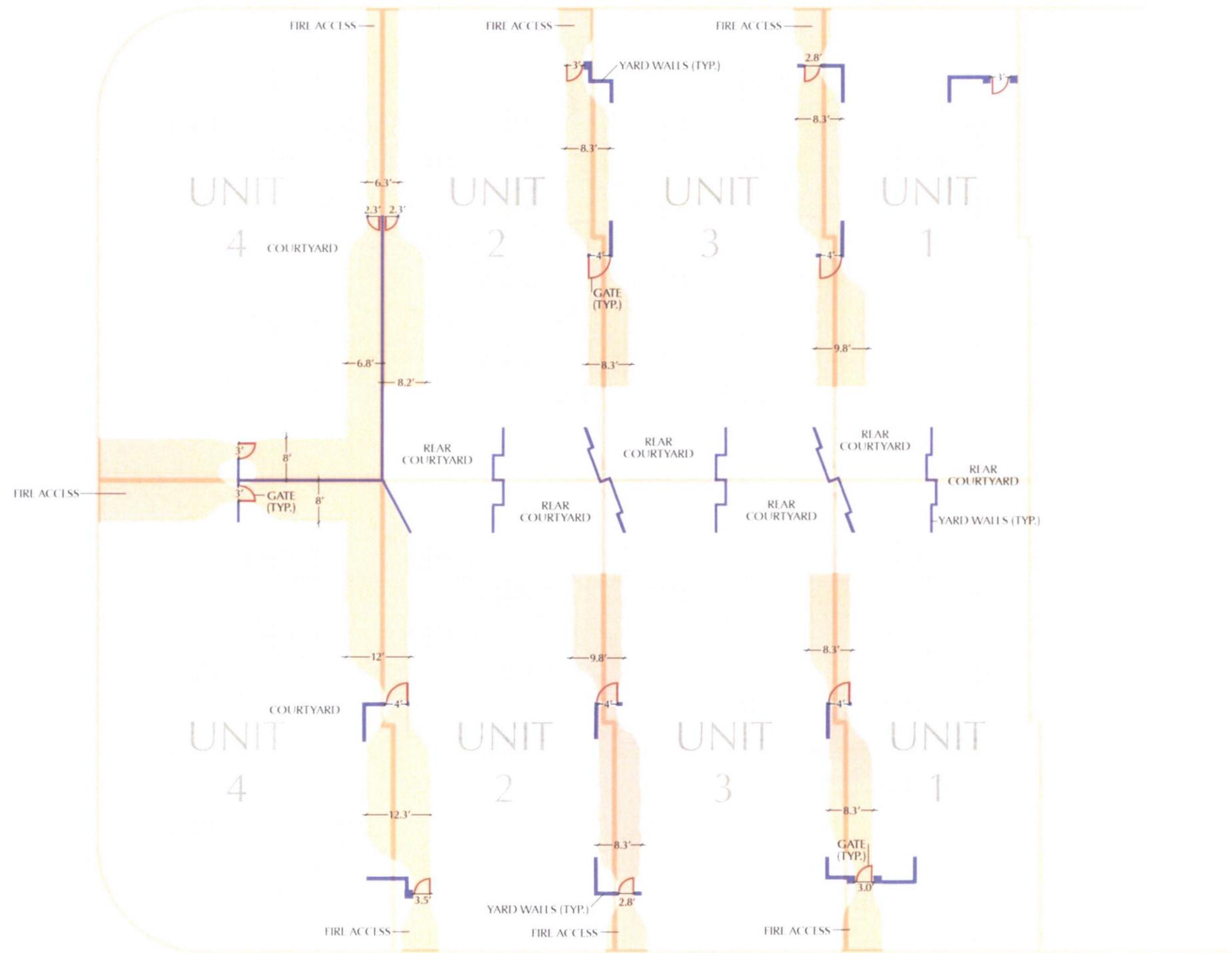
Unit 3
 Coverage: 2,153 sq.ft.
 Lot Area: 3,793 sq.ft.
 56.8%

Unit 4
 Coverage: 2,168 sq.ft.
 Lot Area: 4,704 sq.ft.
 46.1%

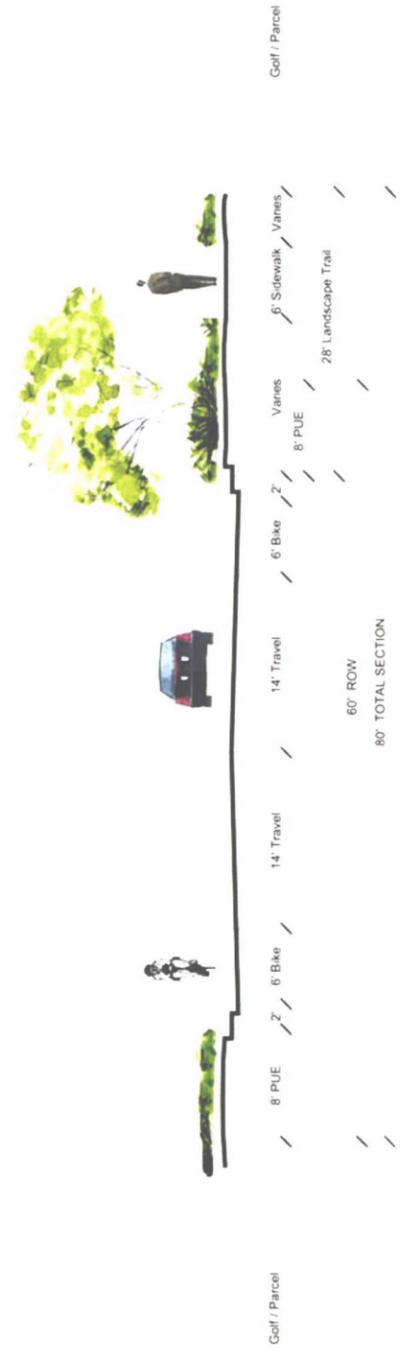
**LOT COVERAGE
 EXHIBIT**



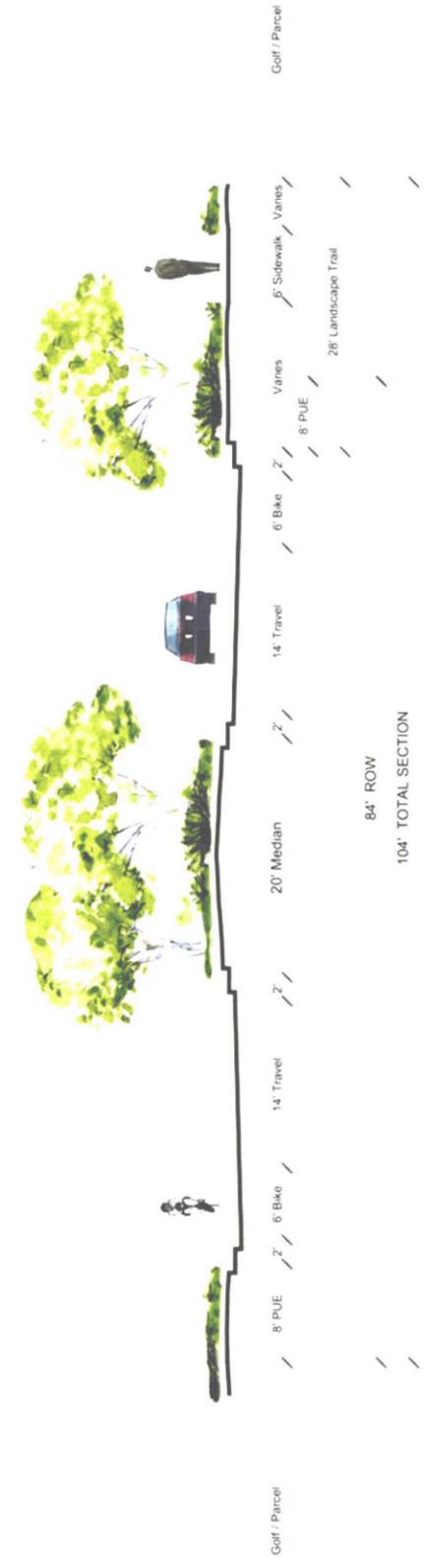
DIMENSION PLAN
EXHIBIT



FIRE ACCESS
EXHIBIT



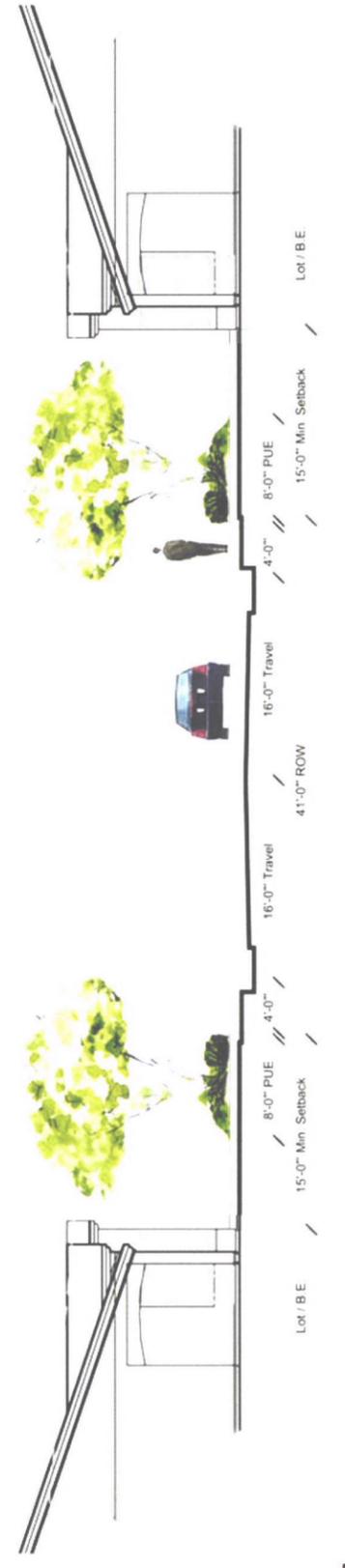
B Estate Entry / Themed Collector



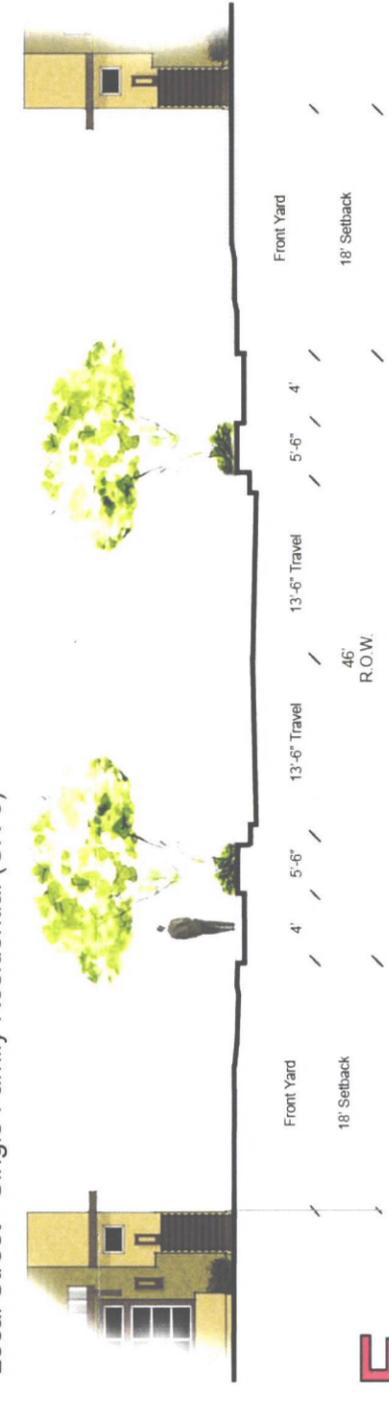
C Major Collector



D Secondary Collector



E Local Street - Single Family Residential (CR-3)



F Local Street - High Density Residential (CR-5)

TYPICAL PRIVATE ROADWAY SECTIONS

EXISTING LAND USES

Residential: CR-3 (PAD Overlay)

Neighborhood Commercial: CB-1 Local Business (PAD Overlay)

BUILDING TYPES, SETBACKS & DENSITIES

Trilogy will offer a variety of housing products throughout the development of this community and three single-family detached lot sizes starting from 5,250 up to 7,120 square feet. The land plan has incorporated a 185-acre golf course, a 24-acre Resort Core, a 2.0 acre Tour Center/retail, 44-acres for high density residential and 477.5-acres for single-family residences. The overall gross density of the project is 3.31 dwelling units per acre. The proposed minimum lot standards are summarized in the table below.

**TABLE 1
DEVELOPMENT STANDARDS TABLE**

MIN. LOT AREA	ZONING	MINIMUM LOT WIDTHS	MINIMUM SETBACKS
5,000 SF	CR-3 PAD	50'	Front: 20' / 15' Rear: 15' Side: 5' + 5' = 10'
5,775 SF	CR-3 PAD	55'	Front: 20' / 15'/10' Rear: 15' Side: 5' + 5' = 10'
6,825 SF	CR-3 PAD	65'	Front: 20' / 15'/10' Rear: 15' Side: 5' + 5' = 10'
3,000 SF	CR-5 PAD	--	Front: 17'/10' Rear: 8' Side: 5' + 3' = 8' Side: 0' + 8' = 8'
	CB-1		Max. Height 35'
	TR		Max. Height 40'

- All setbacks are measured from back of sidewalk to foundation/structure and/or face of garage door.
- 18' minimum setback for front facing garage (17' for CR-5 PAD).
- 10' minimum setback for livable/porch extension
- 10' minimum setback to side-entry garage/casitas.
- 8' minimum rear setback.
- 57% buildable area of lot.

*Note:

In efforts to promote a varied streetscene, Trilogy employs mixed product/lot widths in all subdivision layouts. In addition, project CC&R's will prohibit the same product footprint and/or elevation on any adjacent lots. Refer to Exhibits 18a (Typical Street-Scene) and 20a (Typical Subdivisions Layout)



AMENDED
PZ-037-06
PZ-PD-037-06

A PLANNED AREA DEVELOPMENT
AMENDMENT

PRIOR CASE NOS.
PZ-020-00
PZ-PD-020-00

AUGUST 15, 2006

PAD AMENDMENT

The requests within this PAD Amendment are as follows:

1. Revise location of 2.0 Ac Tour Center (TR-PAD) and revise to CB-1.
2. Revise front setbacks from 20'/15' to 20'/15'/10' to allow for side entry garages and/or casita.

NEW/UPDATED EXHIBITS

1. Land Use Plan
2. Gate house/ Tour Center Concept
3. CB-1 Legal Description
4. Setback Exhibit: Table 1
5. Front Setback Plan Exhibit



TRILogy RESORT LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65 x 105	159.8 AC.	668	27.0%
SF-MD	CR-3 PAD	55 x 105	184.1 AC.	884	35.8%
SF-MHD	CR-3 PAD	50 x 105	133.6 AC.	668	27.0%
MF/HD	CR-5 PAD	50 x 90	44.0 AC.	220	8.9%
RESORT CORE	TR-PAD	CASITA	24.0 AC.	30	1.2%
TOUR CENTER/COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR-PAD		185.0 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,470	100.0%
PROJECT DU/AC:			3.31 DU/AC		

PARCEL APPROVED UNDER CASE PZ-005-06 & PZ-PD-005-06 NOT A PART OF THIS AMENDMENT

ILLUSTRATIVE LAND USE PLAN

COMBS ROAD




Trilogy
New Beginnings

- 2.0 GROSS ACRE CB-1 SITE
- 7,000 SQ.FT. TOUR CENTER WITH TEMPORARY GOLF CLUBHOUSE, COMMUNITY INFORMATION & SALES FACILITY
- 7,000 SQ.FT. ADDITIONAL FUTURE COMMERCIAL/RETAIL/OFFICE EXPANSION
- PARKING BASED ON FACILITY (14,000 SQ.FT.) @ 5 SPACES/1000SQ. FT.

CONCEPTUAL
 GATE HOUSE AND TOUR CENTER

**LEGAL DESCRIPTION
CB-1 ZONING ALONG COMBS ROAD
AT TRILOGY A NEW BEGINNING
PINAL COUNTY, ARIZONA**

A parcel of land located in the Northeast quarter of Section 32, Township 2 South, Range 8 East, described as follows:

COMMENCING at the Northwest corner of Section 32, said point being marked by a brass cap in handhole;

thence North 89 degrees 38 minutes 12 seconds East, 2642.32 feet to the North quarter corner of Section 32, said point being marked by half inch rebar;

thence North 89 degrees 38 minutes 24 seconds East, 45.70 feet along the north line of the Northeast quarter of Section 32;

thence South 0 degrees 21 minutes 36 seconds East, 73.50 feet to the POINT OF BEGINNING;

thence North 89 degrees 38 minutes 24 seconds East, 370.00 feet along a line parallel with and 73.50 feet south of, measured at right angles to, the north line of the Northeast quarter of Section 32;

thence South 0 degrees 21 minutes 48 seconds East, 212.93 feet;

thence South 89 degrees 38 minutes 12 seconds West, 370.00 feet;

thence North 0 degrees 21 minutes 48 seconds West, 212.95 feet to the POINT OF BEGINNING.

Containing 1.809 acres, more or less.

Mary F. Kennedy



EXISTING LAND USES

Residential: CR-3 (PAD Overlay)

Neighborhood Commercial: CB-1 Local Business (PAD Overlay)

BUILDING TYPES, SETBACKS & DENSITIES

Trilogy will offer a variety of housing products throughout the development of this community and three single-family detached lot sizes starting from 5,250 up to 7,120 square feet. The land plan has incorporated a 185-acre golf course, a 24-acre Resort Core, a 2.0 acre Tour Center/retail, 44-acres for high density residential and 477.5-acres for single-family residences. The overall gross density of the project is 3.31 dwelling units per acre. The proposed minimum lot standards are summarized in the table below.

**TABLE 1
DEVELOPMENT STANDARDS TABLE**

EA	ZONING	MINIMUM LOT WIDTHS	MINIMUM SETBACKS
25 SF	CR-3 PAD	65'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
75 SF	CR-3 PAD	55'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
50 SF	CR-3 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
3F	CR-5 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10' Side 0' + 10' = 10'
	CB-1		Max. Height 35'

- All setbacks are measured from back of sidewalk to foundation/structure and/or face of garage door.
- 20' minimum setback for front facing garage.
- 15' minimum setback for livable/porch extension
- 10' minimum setback to side-entry garage/casitas.
- 15' minimum rear setback.
- 55% buildable area of lot.

*Note:

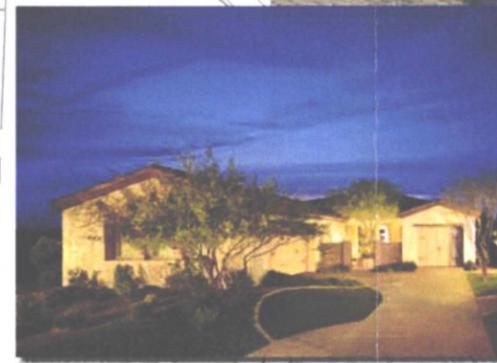
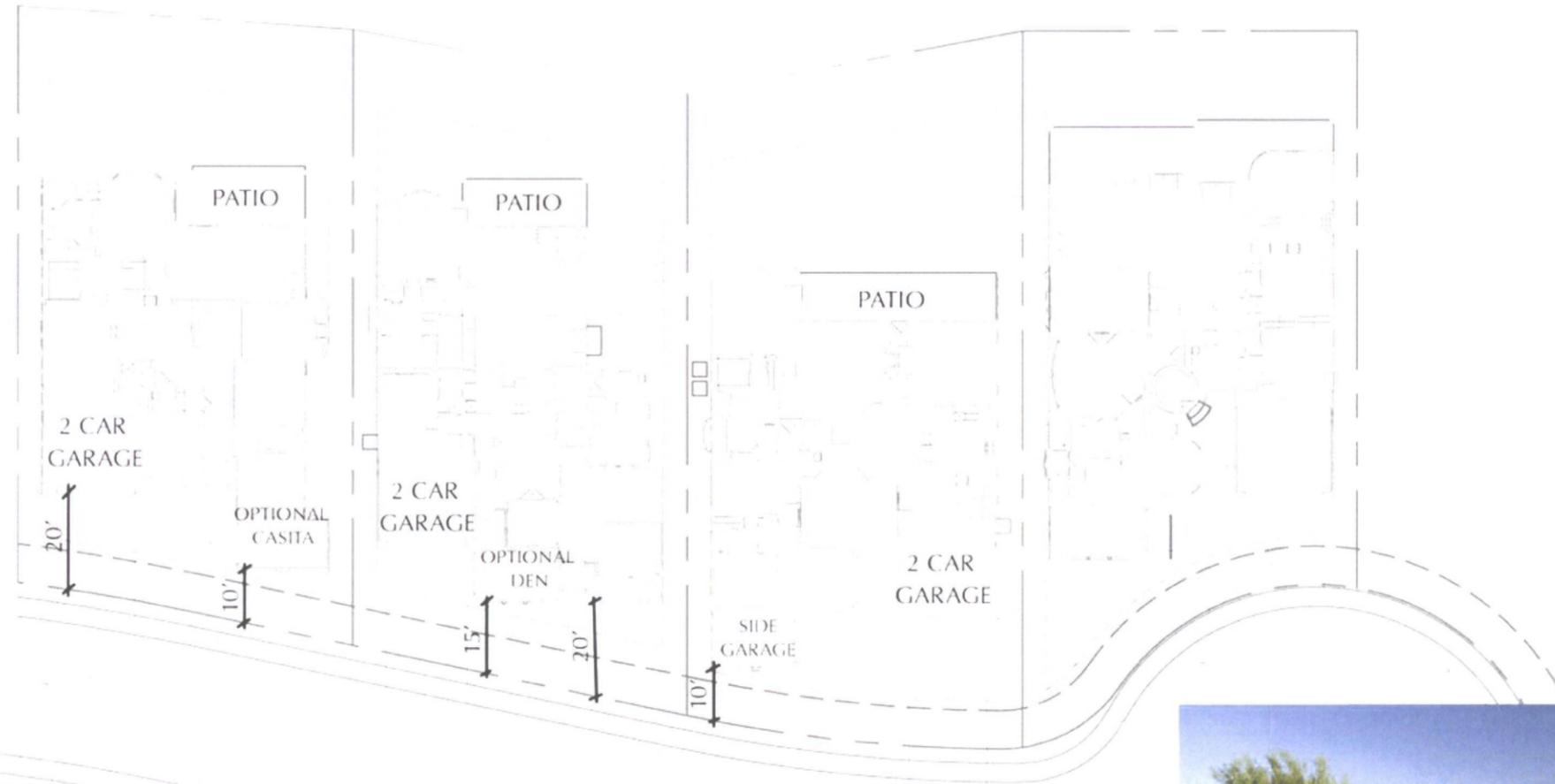
In efforts to promote a varied streetscene, Trilogy employs mixed product/lot widths in all subdivision layouts. In addition, project CC&R's will prohibit the same product footprint and/or elevation on any adjacent lots. Refer to Exhibits 18a (Typical Street-Scene) and 20a (Typical Subdivisions Layout)



Trilogy®

New Beginnings

IN EFFORTS TO PROMOTE A VARIED STREET SCENE, TRILOGY EMPLOYS MIXED PRODUCT/LOT WIDTHS IN ALL SUBDIVISION LAYOUTS. IN ADDITION, PROJECT CC&R'S WILL PROHIBIT THE SAME PRODUCT FOOTPRINT AND/OR ELEVATION ON ANY ADJACENT LOTS.





A PLANNED AREA DEVELOPMENT
AMENDMENT

PRIOR CASE NOS.
PZ-020-00
PZ-PD-020-00

March 2006

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NOTE: ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

PROJECT TEAM

DEVELOPER >> **SHEA HOMES INC.**
8800 N Gainey Center Drive
Suite 370
Scottsdale, Arizona 85258
LEVI SHILL
480.279.2034

ENGINEER >> **CMX, LLC**
3100 West Ray Road
Suite 201
Chandler, Arizona 85226
TROY PETERSON, PE
480.648.1900

ENGINEER >> **JMI**
8590 E. Shea Blvd., Suite 110
Scottsdale, AZ 85260
PETER VARGAS
480.945.1400

**PLANNER
LANDSCAPE
ARCHITECT >>** **GREY|PICKETT**
7507 East McDonald Drive
Suite B
Scottsdale, Arizona 85250
RICH FERRERO, RLA
480.609.0009

**GOLF COURSE
ARCHITECT >>** **TOM LEHMAN & ASSOCIATES**
7590 E. Gray Road
Suite 201
Scottsdale, Arizona 85260
TOM LEHMAN
480.361.5833

LANDOWNER

This Planned Area Development (PAD) Amendment is proposed by Shea Homes in Scottsdale, the nation's largest privately owned home builder. Shea Homes has been building homes for over 40 years and has recently been named "America's Best Builder" for 2005. Shea Homes has a predominant place in the Phoenix metropolitan market with their successful master planned communities such as Seville in Gilbert and their active adult communities like Trilogy at Power Ranch and Trilogy at Vistancia in Peoria. Shea Homes is the master developer of the entire Vistancia project which is a 7,200 acre master planned community. Shea Homes unique community design, which consists of a three and a half mile trail system that interlinks the entire community, a family water park with three pools, quality housing product, and two championship golf courses, have all led to Vistancia being named the "Best Master Planned Community" in 2005 by the National Association of Homebuilders. Exhibit C illustrates a photo gallery of pictures from various Trilogy properties, giving a taste of the quality and diversity of a Trilogy community.

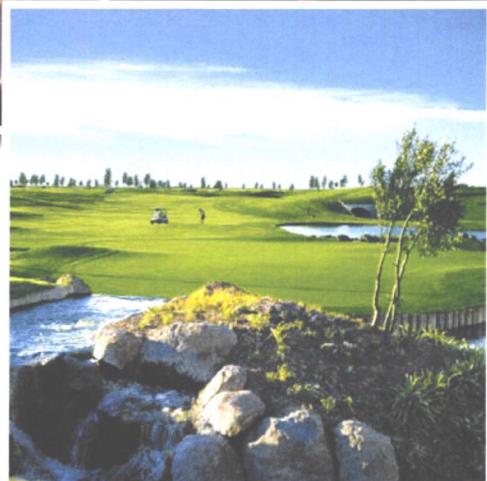
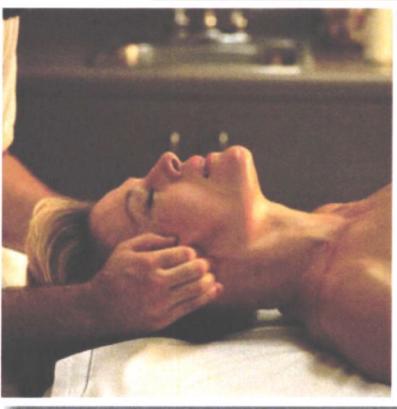
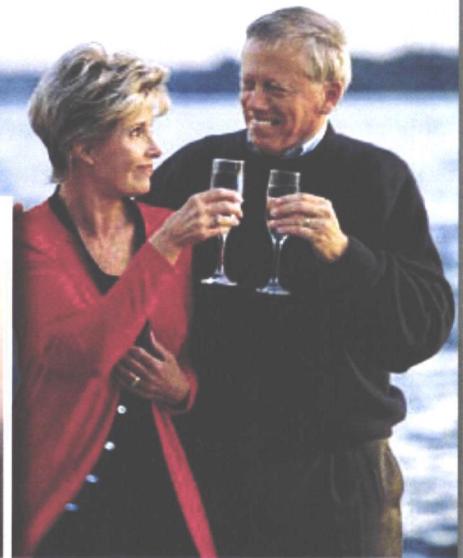

Trilogy[®]

Where dreams take flight.


SHEA FAMILY OF COMPANIES
CELEBRATING 125 YEARS

SheaHomes

Caring since 1881



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

This PAD Amendment for the proposed Trilogy master planned community in Pinal County proposes those same high standards for this community. Trilogy promises to bring to Pinal County a well designed master planned community with the same high quality housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. This generation of home buyer has lived in the traditional family neighborhood and is now seeking out the resort style community that can offer them the amenities and lifestyle they desire at this stage of their lives.

Shea Homes is proud to submit this PAD Amendment for the development of Trilogy to the Planning Commission and Board of Supervisors.



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



PURPOSE OF REQUEST

Johnson Farms is an existing Planned Area Development (PAD) that was zoned under Case Nos. PZ-020-00 and PZ-PD-020-00 and approved on August 16, 2000. This site is generally bounded by Gantzel Road on the West, Hash Knife Draw Road and railroad tracks on the South, Kenworthy Road on the East and Combs Road on the North and contains approximately 791 acres.

The text and exhibits in this PAD Amendment replace what is in the approved Johnson Farms PAD. The intent of this PAD Amendment is to amend the preliminary development plan lot development criteria, zoning and commercial design guidelines set forth under the existing PAD for Johnson Farms. This proposed amendment would allow for the creation of Trilogy, a resort style community catering to the Baby Boomer generation and Empty Nesters with a golf course, golf club house and a Community Club. In its proposal for development plan, Shea Homes is requesting the following:

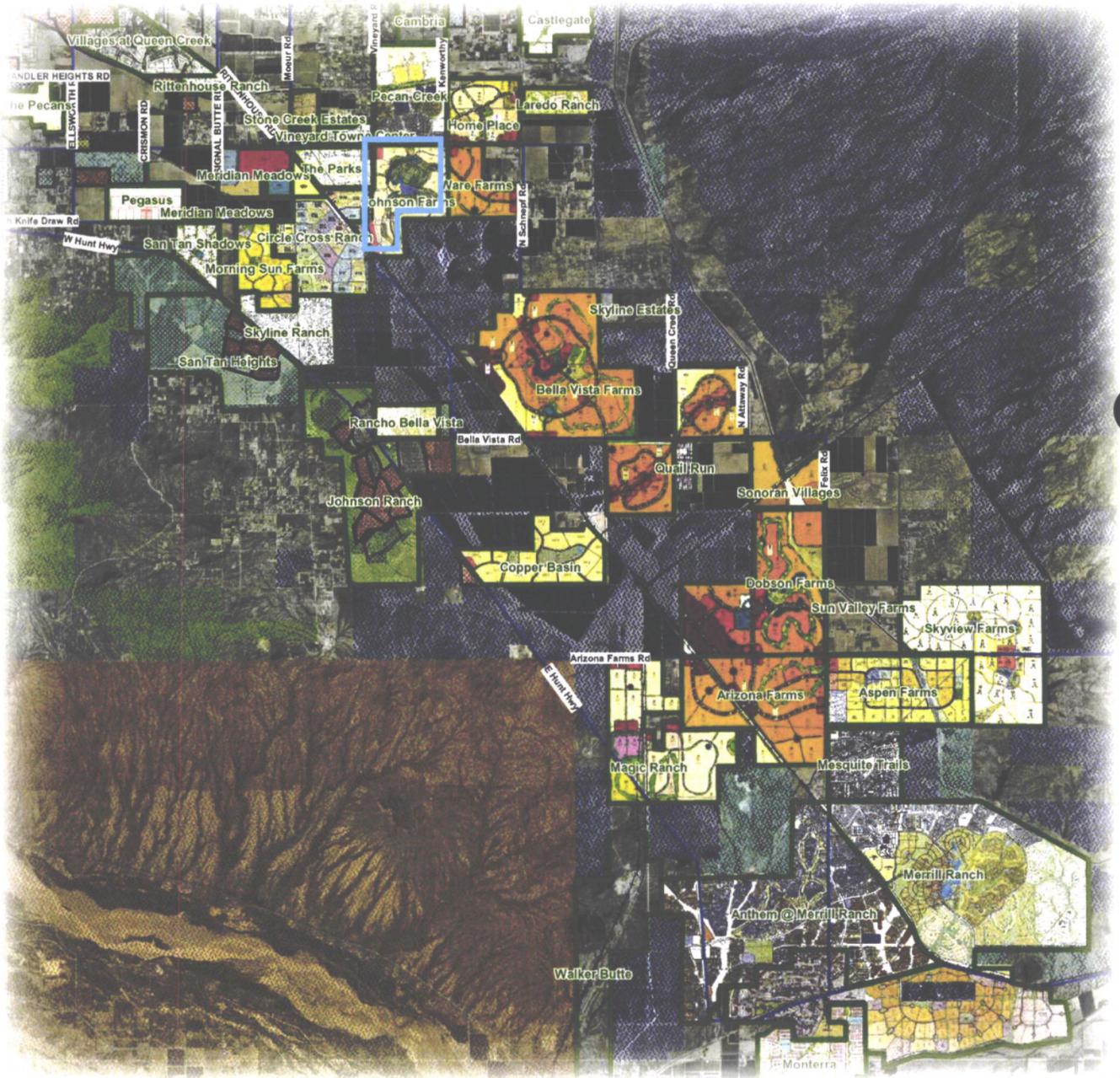
- Trilogy offers a minimum of 38.3% open space with 285.4 acres. Refer to "Open Space Master Plan Exhibit" on page 20d.
- A change in setbacks and lot sizes as shown on Table 1.
- Change the existing zoning from CR-3 & CB-1 PAD overly to CR-3, CR-5, TR, SR and CB-1 with PAD overlay without increasing densities from the original PAD approvals.
- Change in minimum lot size in CR-3 to 5,250 square feet.
- Change in minimum lot size in CR-5 to 4,500 square feet.
- Change minimum side yard setbacks in all categories to 5 feet.
- Change minimum rear yard setback in all categories to 15 feet.
- Change minimum front yard setback in CR-5 to 20 feet.
- Change minimum side yard setback in CR-5 to 5' and 5' or 0' and 10'.
- Change maximum height in TR zoning to 40 feet.
- Change maximum height in CB-1 zoning to 35 feet.



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RELATIONSHIP TO SURROUNDING PROPERTIES

This area of Pinal County has seen an incredible amount of growth because of its close proximity to both the Phoenix and Tucson areas as well as nearby Florence and Coolidge. Trilogy is within a relatively short distance from the Williams Gateway Airport, ASU Campus and the Town of Queen Creek. Several new subdivisions and master planned communities surround Trilogy, both planned and under construction. Directly West and Northwest of Trilogy are the proposed new Banner Hospital site and the proposed Vineyard Towne Center. To the North is the Pecan Creek South and Home Place master planned communities. Ware Farms has an approved PAD and borders Trilogy to the East. Circle Cross Ranch is directly West and Skyline Ranch is to the South. Johnson Ranch is approximately three miles South of Trilogy.



LOCATION AND ACCESSIBILITY

Regional transportation to the project site is provided in the North-South direction by Gantzel/Ironwood Road located adjacent to the West boundary of the project and connects with the Superstition Freeway (US 60) approximately 16 miles to the North and Bella Vista & Hunt Highway to the South. The widening of Ironwood Road to the North is currently being designed by Kimley Horn Associates as part of the County-managed roadway improvement project and will extend from Ocotillo Road North to the US 60. Currently under construction is the portion of Gantzel Road between Ocotillo and Combs Road. The South loop of the San Tan Freeway, approximately 13 miles Northwest of Trilogy, is expected to be completed by 2006. Hunt Highway, two miles Southwest of this development, provides a major link to Florence, Coolidge, and Tucson.



TIMING OF DEVELOPMENT

The development of Trilogy will move forward immediately upon review and approval of the project construction plans and plats. It is anticipated that Trilogy will be developed in six phases. The commercial sites will be developed separately from the residential and golf portion of the project.

Phase I will include the infrastructure improvements, development of the golf course and Resort Core as well as a mix of single-family and multi-family homes. The remaining phases will continue development of single and multi-family homes surrounding the golf course and the interconnected trail system that winds throughout the community. Phase I construction will commence as soon as approval has been obtained from Pinal County with the remaining Phases following Phase I and continuing over the next 5 to 7 years.



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DESCRIPTION OF PROPOSAL

NATURE OF THE PROJECT:

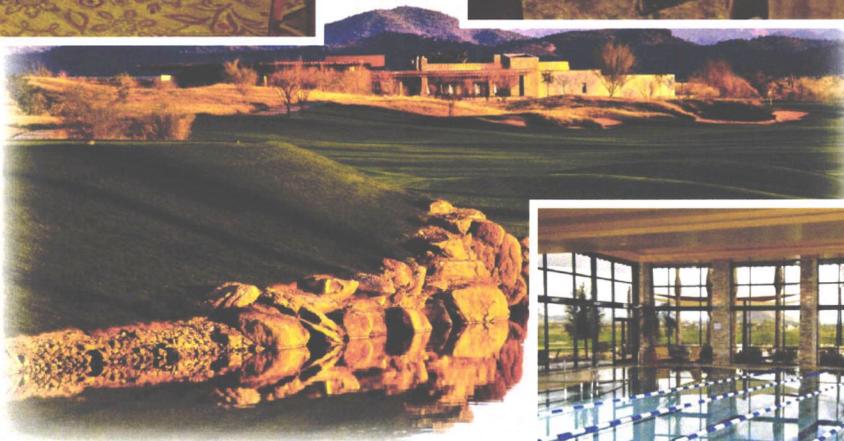
This PAD Amendment changes the existing zoning to CR-3 & CR-5 with PAD overlay, allowing for minimum lot sizes ranging in size from 4,500 square feet for multi-family CR-5 and 5,250 to 7,120 square feet single-family detached within the CR-3 district. Trilogy is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. A large number of homes will have views of the Superstition Mountains to the East as well as the Red Mountains to the North and the San Tan Mountains to the South. Trilogy is a resort community with an emphasis on lifestyle. Trilogy is a well designed master planned community with an innovative housing product, amenities and golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. Trilogy will offer 10-14 model homes that will serve as the models for the entire project. Within a CB-1 zoning district, a Tour Center of approximately 7,000 square feet has been planned near the main entry into the community. This Tour Center will remain until final build-out at which time it will be offered for office and leasable space under the control of the master developer. In addition, Trilogy will include an 18-hole golf course, a trail/bike system, lakes, private club with active and passive amenities such as tennis, fitness center, spa, resort, community swimming pool and more. Three single-family lot sizes will be offered with a full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of lifestyles.



Billiards



Spa Facilities



Championship Golf



Swimming

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TRILOGY RESORT LAND USE SUMMARY

LAND USE	ZONING	MIN. LOT SIZE	GROSS ACREAGE	MAX LOT COUNT	% OF TOTAL
SF-MLD	CR-3 PAD	65' x 105'	159.8 AC.	668	27.0%
SF-MD	CR-3 PAD	55' x 105'	184.1 AC.	884	35.8%
SF-MHD	CR-3 PAD	50' x 105'	133.6 AC.	668	27.0%
MF/HD	CR-5 PAD	50' x 90'	44.0 AC.	220	8.9%
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TOUR CENTER/COMMERCIAL	CB-1		2.0 AC.		
GOLF COURSE	SR-PAD		185.0 AC.		
ARTERIAL R/W			12.5 AC.		
PROJECT TOTALS:			745.0 AC.	2,470	100.0%
PROJECT DU/AC:			3.31 DU/AC		

ILLUSTRATIVE
LAND USE
PLAN

PROPOSED LAND USES

Trilogy is a proposed resort style golf community that will provide opportunities for a wide range of housing types, golf club and golf course, resort facilities, open space and trails system for recreational uses. The commercial parcel shall be zoned CB-1-General Business Zone. Residential uses include CR-3 and CR-5 of the Pinal County Zoning Ordinance. In order to promote a more varied street scene, any combination of the residential land uses detailed below is permitted within an individual neighborhood. Given the nature and philosophy of this subdivision, the actual quantities with respect to product type and placement will need to react to the current market demands. However, the maximum density permitted will not exceed an overall project density of 3.31 dwelling units per acre with a maximum unit count of 2,470 for the entire project. Specific lot size categories will be identified for each of the parcels at the preliminary plat stage.

RESIDENTIAL LAND USES:

Medium Low Density Residential (MD) – Lot sizes 7,500-6,825 s.f.

The parcels planned for this use are located throughout the site and provide for lots with a minimum of 6,825 square feet. The uses permitted in the CR-3 zoning district shall be consistent with Section 1101 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.



Medium Density Residential (MD) – Lot sizes 6,825 - 5,775 s.f.

The parcels planned for this use are located throughout the site and provide for lots with a minimum of 5,775 square feet. The uses permitted in the CR-3 zoning district shall be consistent with Section 1101 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.



Medium High Density Residential (MHD) – Lot sizes 5,775 s.f. - 5,250 s.f.

The parcels planned for this use are located throughout the site and provide for lots with a minimum of 5,250 square feet. The uses permitted in this CR-3 zoning district shall be consistent with Section 1101 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.

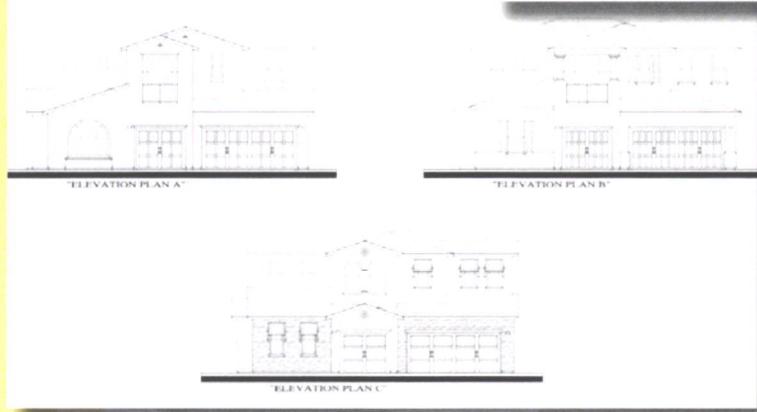


*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

High Density Residential (HD) -Multi-Family Residence

A small percentage of homes at Trilogy are planned for the multi-family CR-5 zoning district with a minimum lot of 4,500 square feet. The uses permitted in this district shall be consistent with Section 1301 of the Zoning Ordinance except as amended in this PAD. A summary of the development standards is in Table 1.

Typical Product Elevation



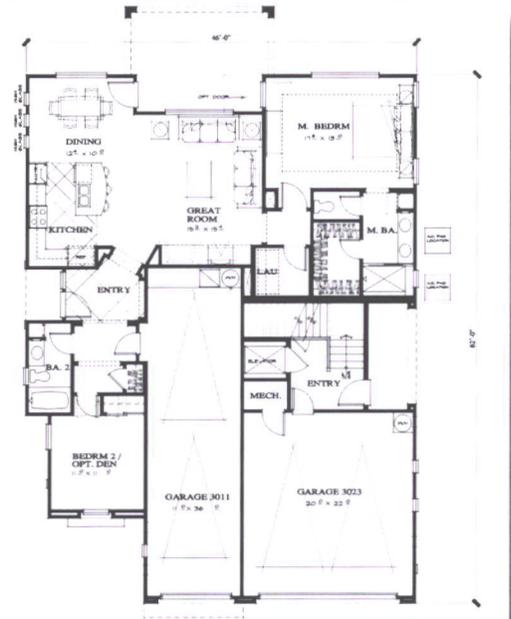
Upper Unit A Floor Plan



Lower Unit A Floor Plan



Upper Unit B Floor Plan



Lower Unit B Floor Plan

Golf Course:

Trilogy will offer a 185 acre 18-hole championship golf course designed by Tom Lehman. During the initial phases of development the golf course will be open to the public, moving to a private golf club for residents in the later stages of development. A limited number of private memberships could be offered to the public. The Golf Course will be developed in accordance with Article 6, SR zoning district of the Pinal County Zoning Ordinance.



Commercial Land Uses:

This PAD Amendment proposes one 45.96 acre commercial parcel located the Southwest corner of Gantzel Road and Hash Knife Draw with approximately 2.5 acres of this parcel South of the railroad tracks. Development for the commercial parcel will be in accordance with Article 15, CB-1 zoning district of the Pinal County Zoning Ordinance except as stated in the Commercial Design Guidelines in this PAD.

Additionally, there will be a 2.0 Ac CB-1 parcel adjacent to the project entry off Combs Road. This parcel will house the sales and Tour Center which will remain for the duration of home sales in the community. After this period, this facility will be turned over to light commercial/retail and/or office space for continued operation to the community at large.



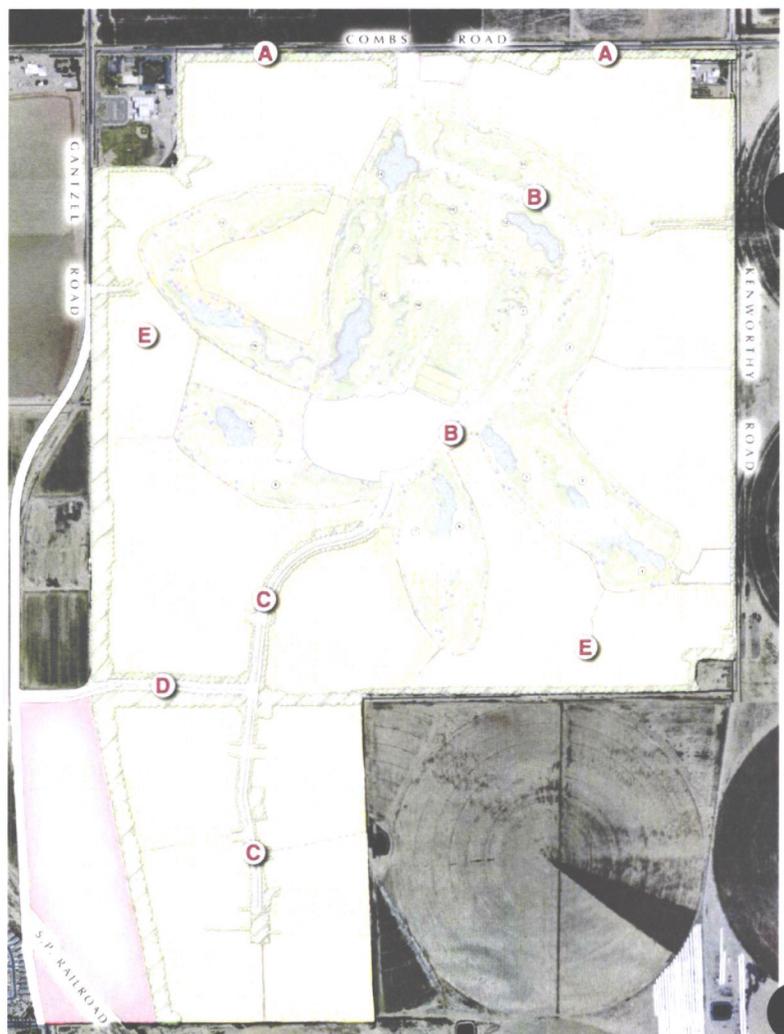
*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

CIRCULATION SYSTEM

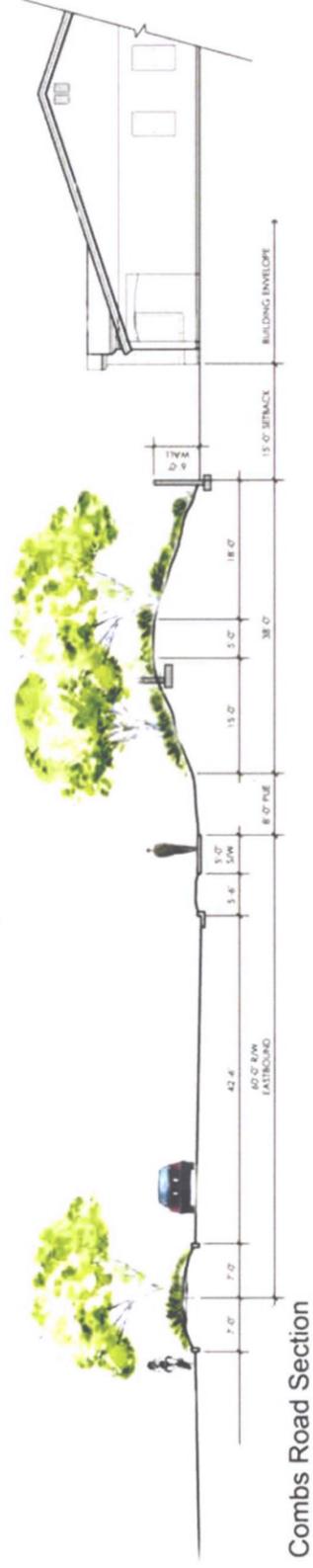
Trilogy is located at the intersection of major arterial streets that are currently being improved to provide direct freeway access to the project area. For Gantzel/Ironwood Road, Shea Homes is participating in early funding of the Superstition Valley Transportation Fund, which is being used by Pinal County to improve the Gantzel/Ironwood Corridor north of the Trilogy site to US 60 and south of the project to Hunt Highway. For east-west traffic, multiple projects in Maricopa and Pinal Counties are fully improving the Combs/Riggs Road corridor, which provides direct access going west to Interstate 10. Shea Homes is also proactively working with adjacent developers to jointly construct the full street improvements on Combs Road along the northern project boundary from Gantzel Road to Kenworthy Road. This roadway will be built ahead of any need by the Trilogy project to help with existing regional traffic congestion.

Gantzel Road has been designated as a major arterial with a 73.5-foot half street right-of-way. Combs Road and Kenworthy Road are minor arterials with a future 55-foot half street right-of-way.

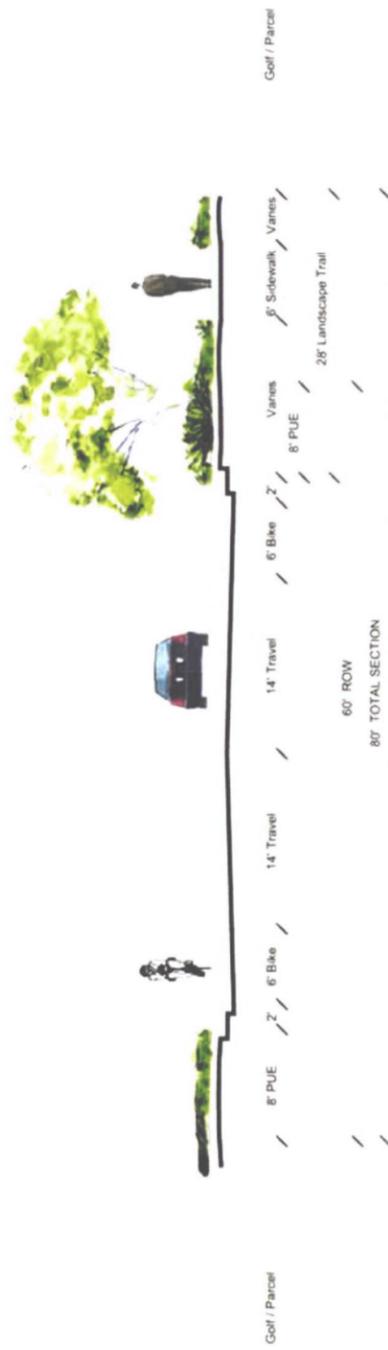
The internal local roads and minor collector streets within Trilogy will be private streets. They have been designed to effectively convey local traffic to the adjacent arterial streets. Commercial traffic will access the commercial sites from Gantzel Road and Combs Road, resulting in minimal residual effect on the residential streets.



CIRCULATION
MASTER PLAN



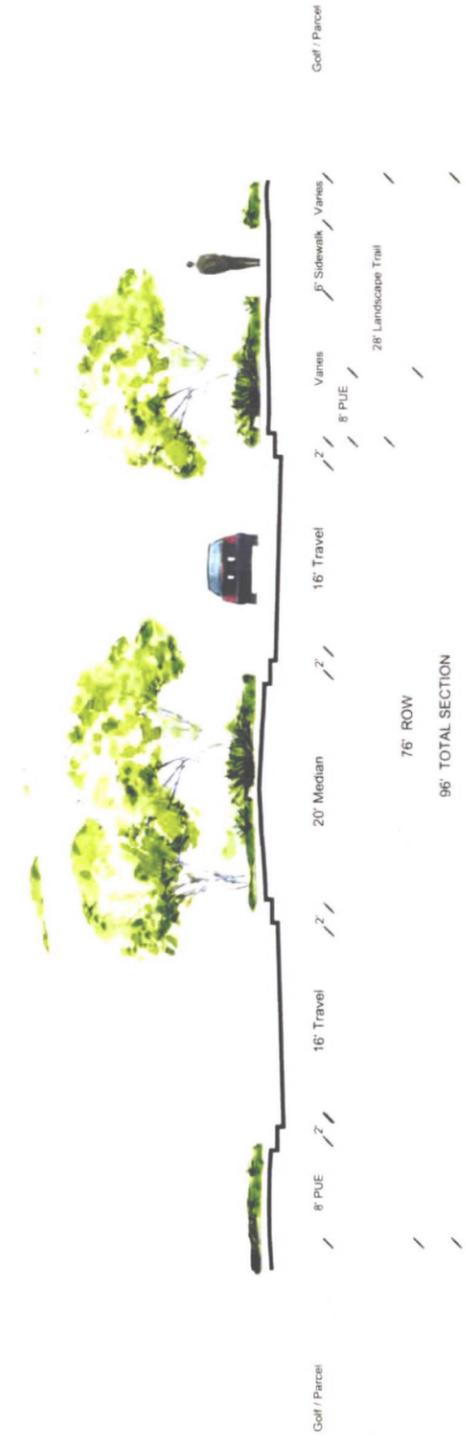
A Combs Road Section



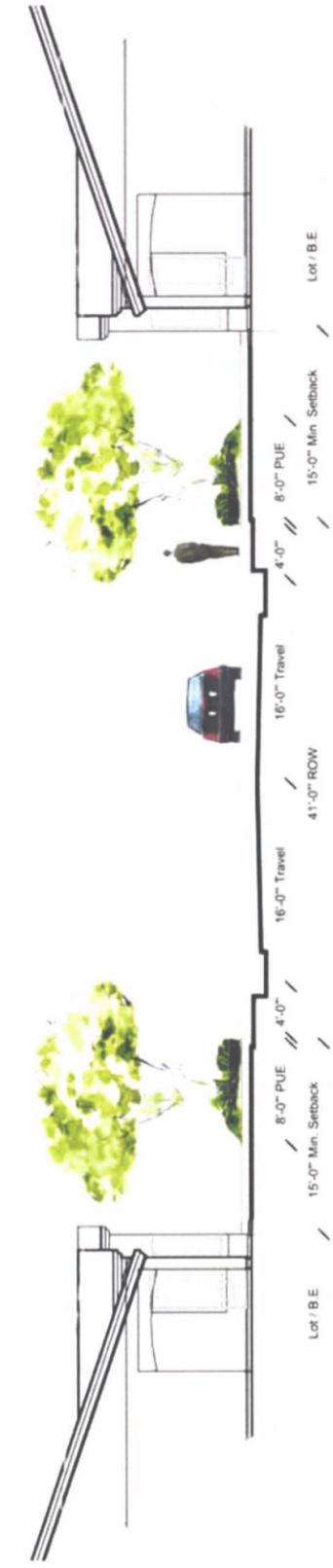
B Estate Entry / Themed Collector



C Major Collector

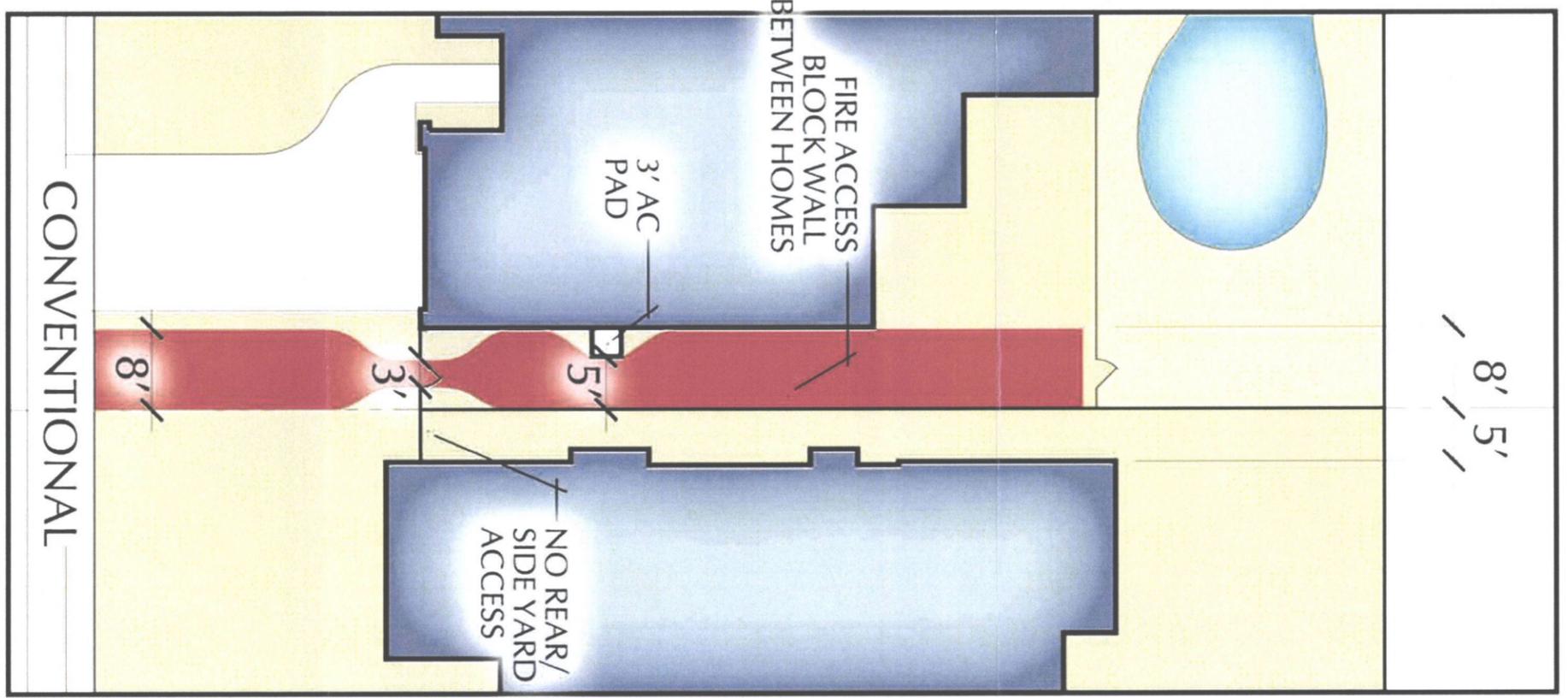
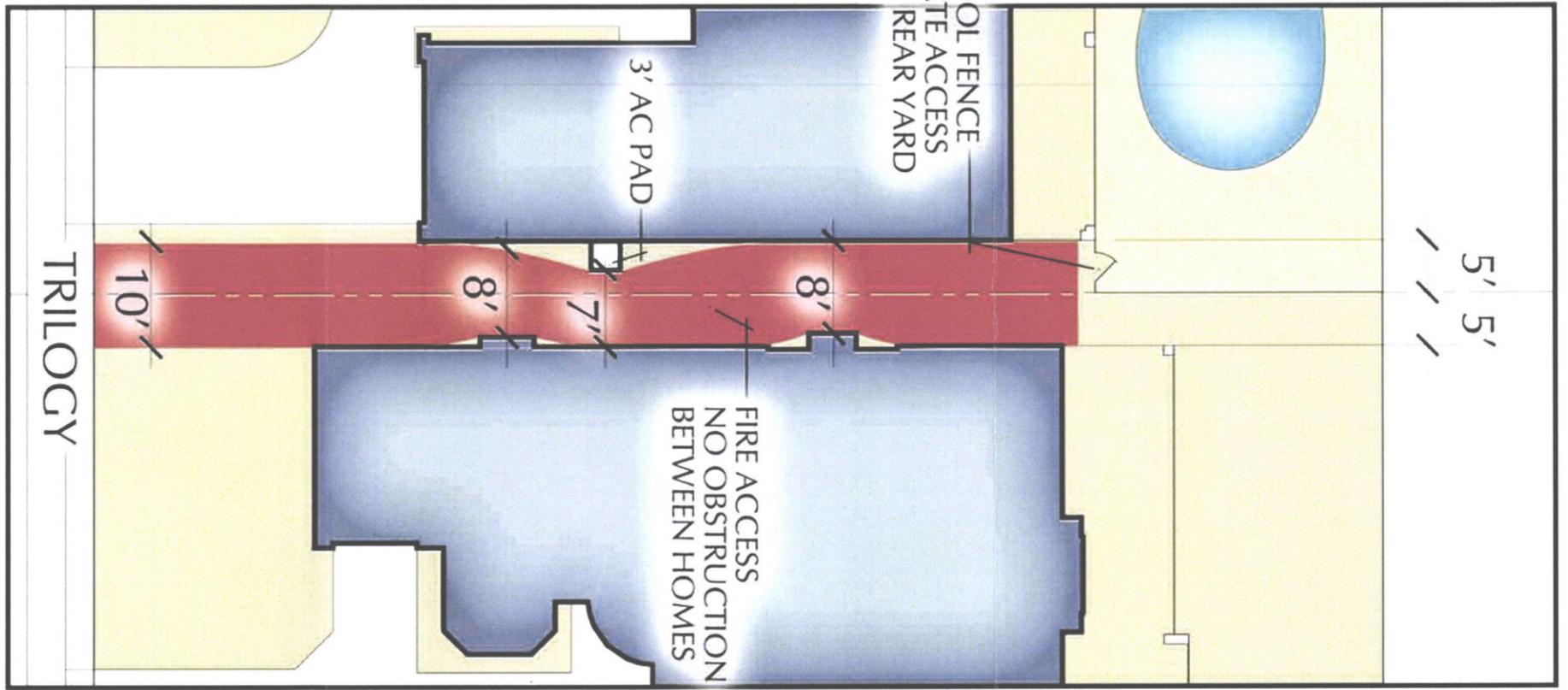


D Secondary Collector



E Local Street

TYPICAL ROADWAY SECTIONS



TYPICAL SIDE YARD EXHIBIT

EXISTING LAND USES

Residential: CR-3 (PAD Overlay)

Neighborhood Commercial: CB-1 Local Business (PAD Overlay)

BUILDING TYPES, SETBACKS & DENSITIES

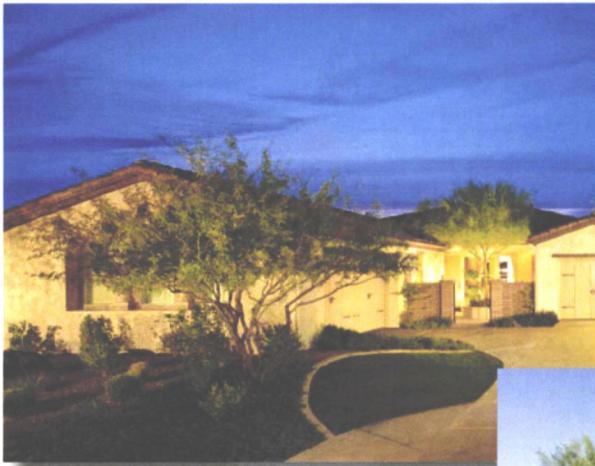
Trilogy will offer a variety of housing products throughout the development of this community and three single-family detached lot sizes starting from 5,250 up to 7,120 square feet. The land plan has incorporated a 185-acre golf course, a 24-acre Resort Core, a 45.96 acre Commercial Center, a 2.0 acre Tour Center/retail, 44-acres for high density residential and 477.5-acres for single-family residences. The overall gross density of the project is 3.31 dwelling units per acre. The proposed minimum lot standards are summarized in the table below.

**TABLE 1
DEVELOPMENT STANDARDS TABLE**

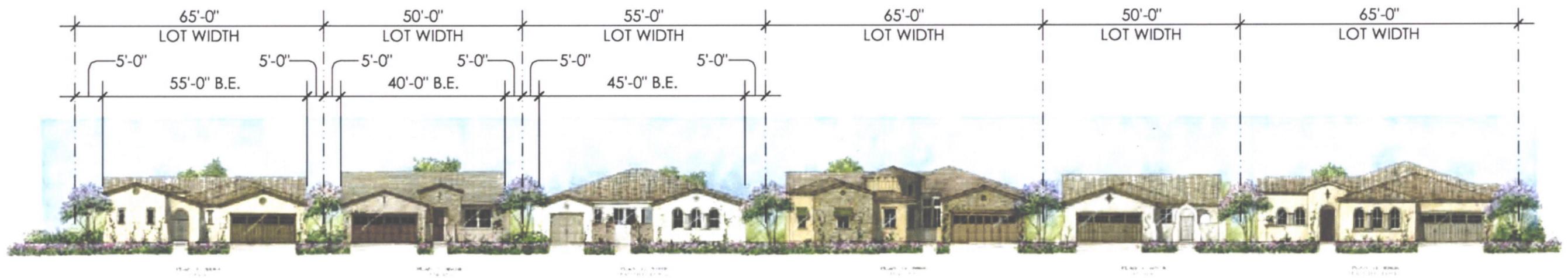
LOT AREA	ZONING	MINIMUM LOT WIDTHS	MINIMUM SETBACKS
7,500-6,825 SF	CR-3 PAD	65'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
6,825-5,775 SF	CR-3 PAD	55'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
5,775-5,250 SF	CR-3 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10'
4,500 SF	CR-5 PAD	50'	Front: 20' / 15' / 10' Rear: 15' Side: 5' + 5' = 10' Side: 0' + 10' = 10'
	CB-1		Max. Height 35'
	TR		Max. Height 40'

- All setbacks are measured from back of sidewalk to foundation/structure and/or face of garage door.
- 20' minimum setback for front facing garage.
- 15' minimum setback for livable/porch extension
- 10' minimum setback to side-entry garage/casitas.
- 15' minimum rear setback.
- 55% buildable area of lot.

Breaking away from the traditional square box, Shea Homes has developed a wide variety of housing products to create a more diverse street scene throughout the community. Side yard setbacks will provide a minimum of 10' of separation between homes, from face of foundation to face of foundation. Side and rear yards will be open with no standard fencing that will enclose each yard. This is due to the request of the baby boomers to still have a yard that looks and feels more open with unobstructed views. Each of the 10 -18 floor plans will provide a variety of elevations, combinations of front and side-loaded garages, varied architectural elements, and casitas, all of which will enhance the diversity on all streets within the community. With the flexibility in lot sizes and setbacks requested in this amendment, the 10 - 18 different floor plans offered will create the diversity within Trilogy that makes this a truly unique community that offers choices to homeowners that fit every lifestyle.



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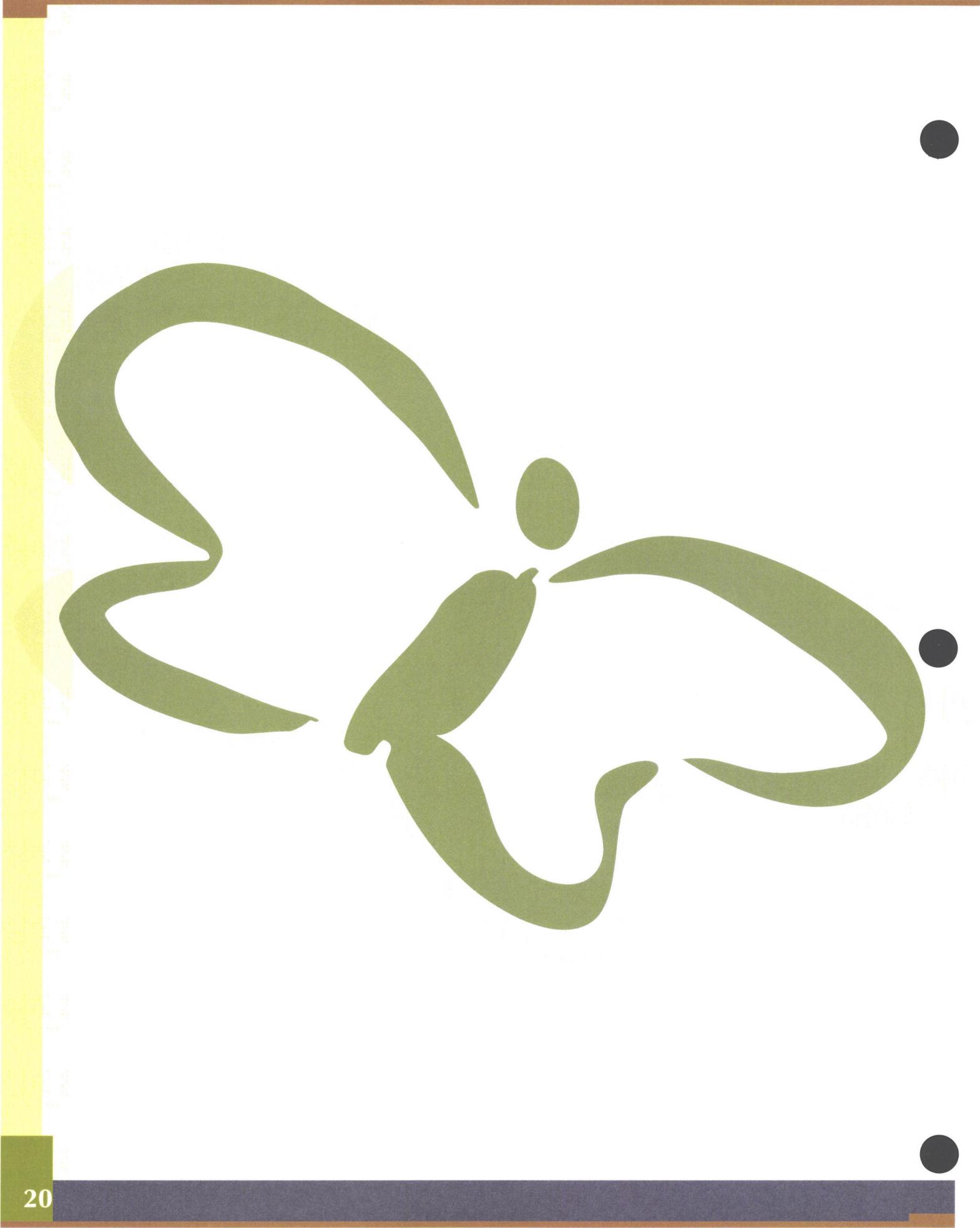


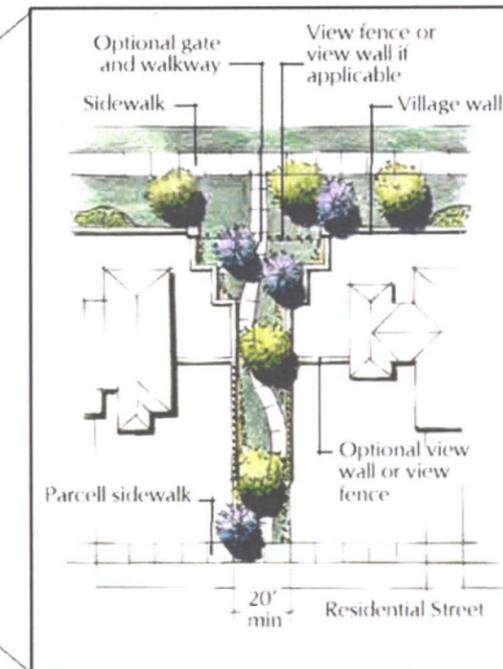
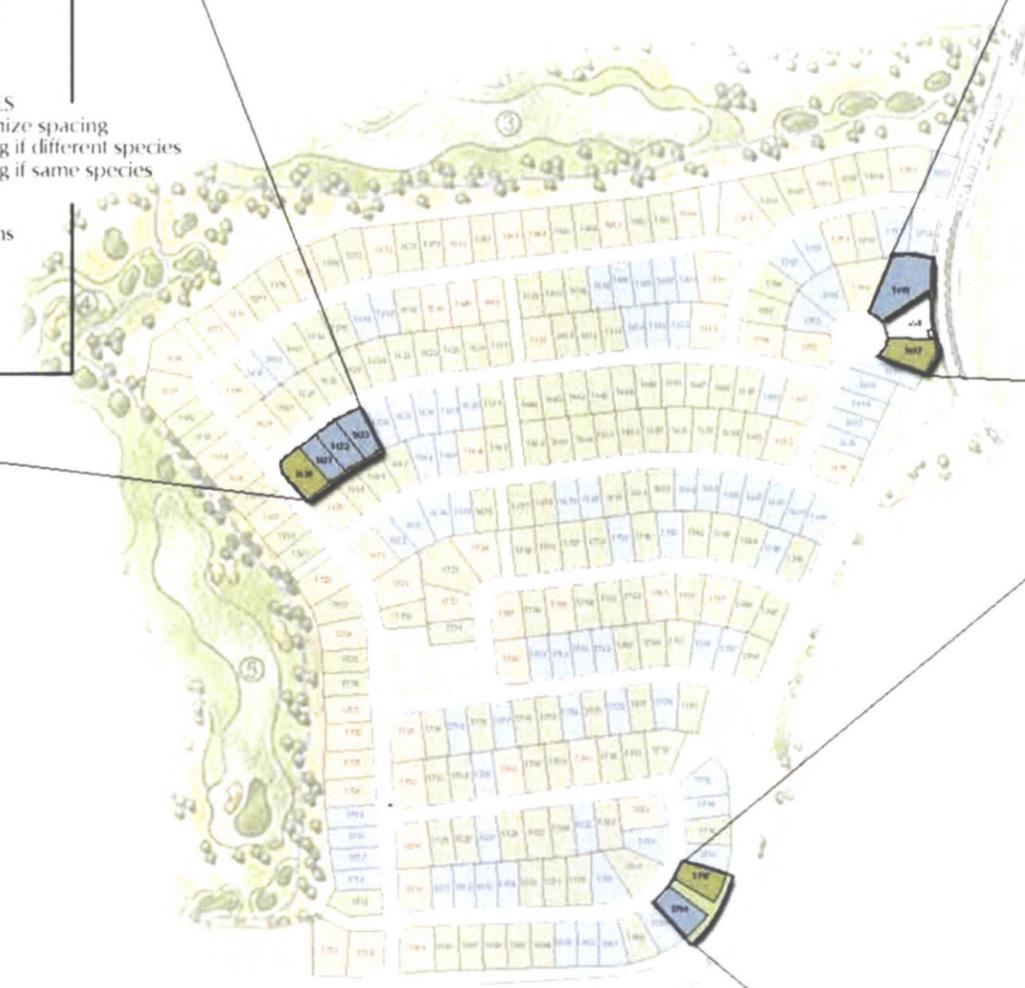
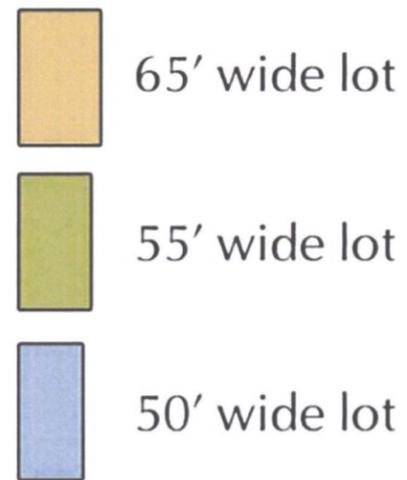
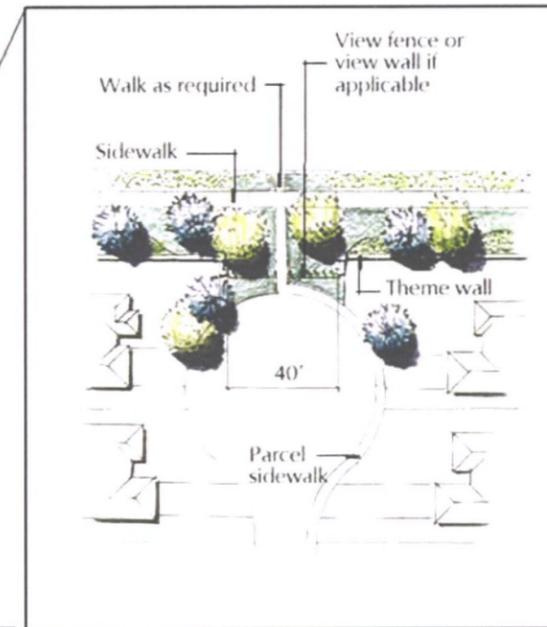
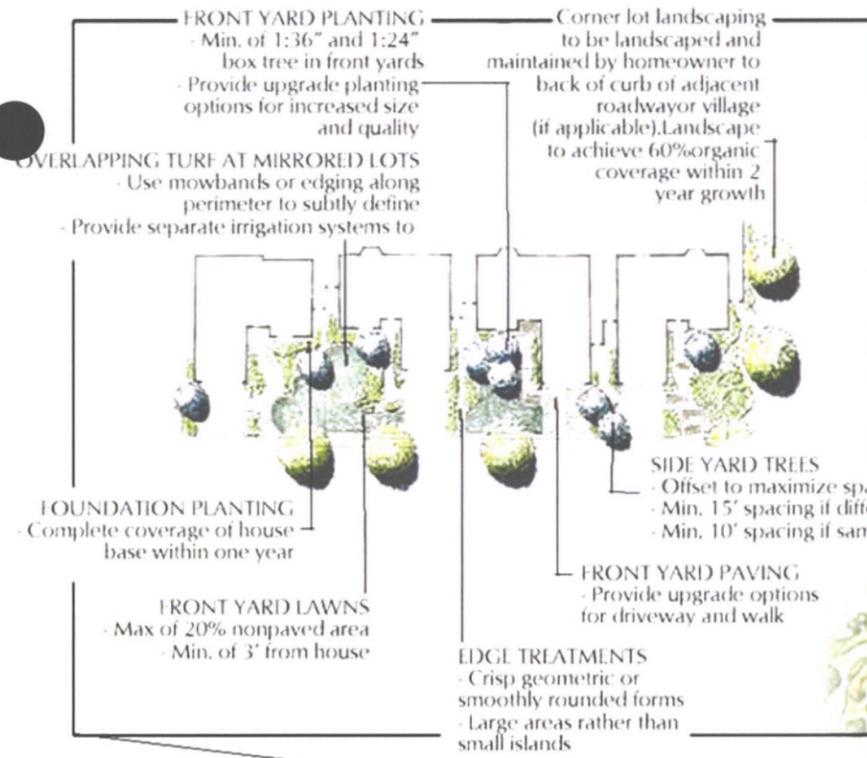
TYPICAL LOT
RELATIONSHIP &
STREET SCENE

**PROPOSED
PHASING
PLAN**



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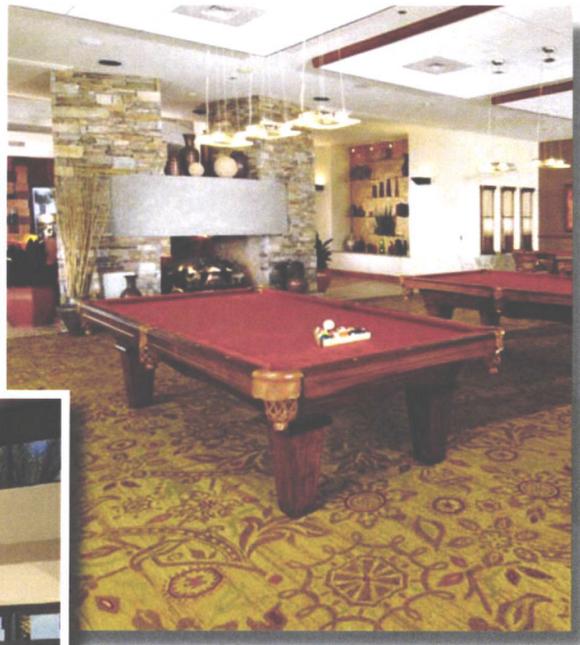
TYPICAL
SUBDIVISION
LAYOUT

OPEN SPACE AND RECREATION

The private club at the Core Center of the Community is the heartbeat of Trilogy. The Club features a grand living room for gathering, day spa, athletic club, fitness studio, lushly landscaped resort style pool, a cyber café with high speed internet access and light fare, a Center for Higher Learning and creativity room. In addition to the championship golf course, open space areas have been designed throughout Trilogy to provide recreational opportunity and neighborhood connectivity through a trail/pathway system allowing residents access to the golf course, Resort Core, and other neighborhoods. The open space provides a total of up to 285.4 acres comprising 38.3% of the developed area.

SUMMARY OF CORE AMENITIES INCLUDE:

- Resort Style Club with Fitness Center & Golf Facility
- Event/Banquet Facilities
- Business Services
- Full Service Spa
- Tennis Center
- Guest Casitas
- Open Play/Family Style Park
- Courtyards & Gathering Spaces
- Family Reunion Park



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RESORT CORE

Trilogy will offer a Golf Clubhouse with resort style amenities, a Recreation Facility, Sport Courts, dining, bar or cocktail lounge and HOA Building with Guest Casitas. The guest casitas will initially be used for hotel accommodations for friends and family of the residents, as well as potential homeowners. This allows the friends, family members and potential homeowners to come and fully experience all the community has to offer. Upon final build out of the community, the guest casitas will be sold in interval ownerships to residents within the community. At this time the homeowners can choose to use their interval ownership by allowing guests or themselves stay in the casita or they will have the option of letting the club management company rent the rooms on their behalf. This Core Center will comprise approximately 24 acres and will be developed in accordance with Article 14, TR zoning district of the Pinal County Zoning Ordinance except as amended in this PAD. Hospital uses are specifically excluded from this TR zoning district.



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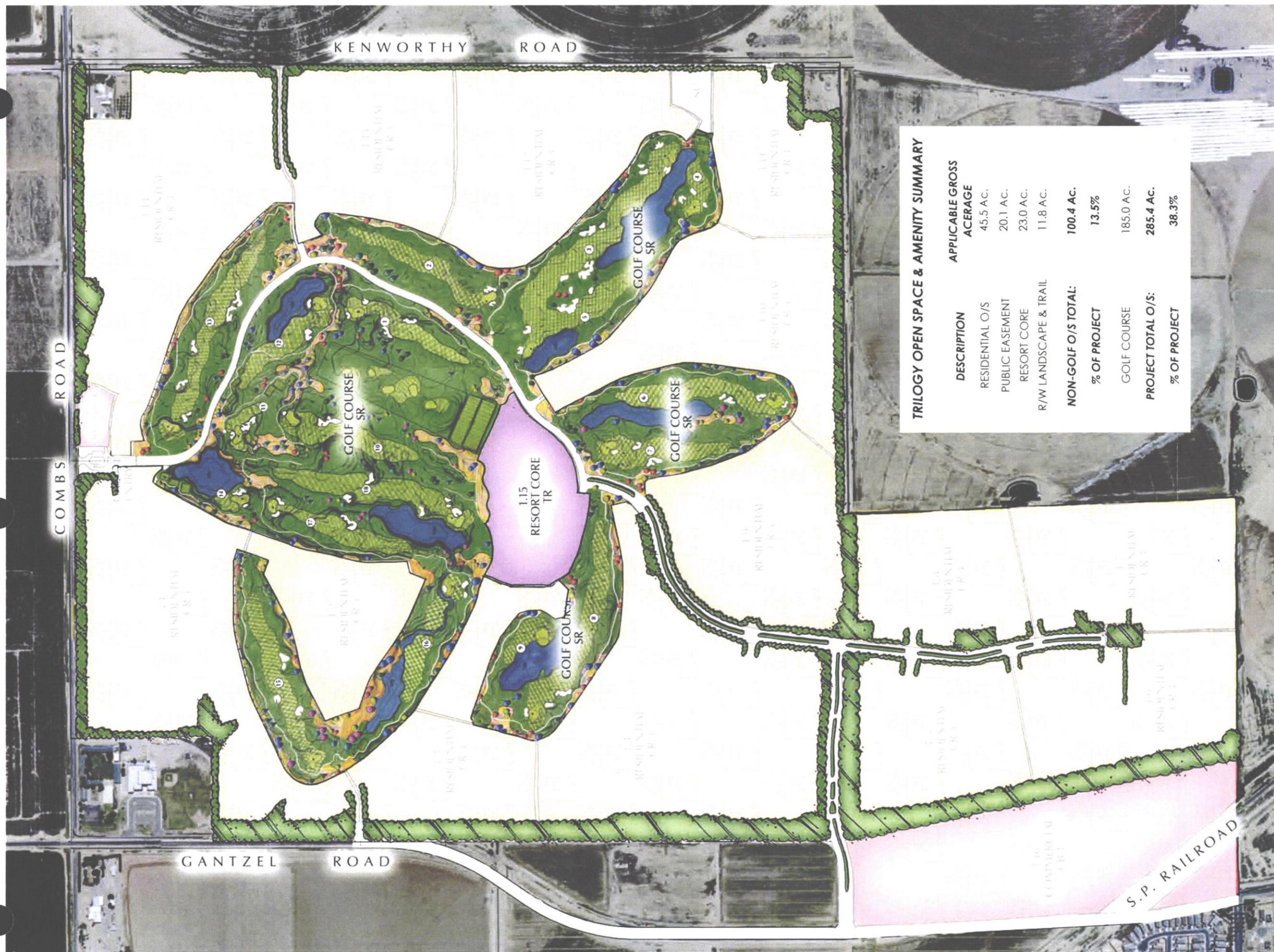
RESORT CORE
CONCEPTUAL
PERSPECTIVE



RESORT CORE
CONCEPTUAL
SITE PLAN



TYPICAL LOCAL PARK



TRILOGY OPEN SPACE & AMENITY SUMMARY

DESCRIPTION	APPLICABLE GROSS AVERAGE
RESIDENTIAL O/S	45.5 AC.
PUBLIC EASEMENT	20.1 AC.
RESORT CORE	23.0 AC.
R/W LANDSCAPE & TRAIL	11.8 AC.
NON-GOLF O/S TOTAL:	100.4 AC.
% OF PROJECT	13.5%
GOLF COURSE	185.0 AC.
PROJECT TOTAL O/S:	285.4 AC.
% OF PROJECT	38.3%

OPEN SPACE &
AMENITY
MASTER PLAN

COMMERCIAL DESIGN GUIDELINES

The Commercial Design Guidelines proposed in this PAD pertain only to the 45.96 acres and the 2.0 acre Tour Center/retail parcel being zoned CB-1 as shown on the Land Use Plan. The 45.96 acre commercial site will be developed separately from the Trilogy community and under different ownership. The 2.0 acre Tour Center/retail parcel located adjacent to the main project entry and gate house will be developed and operated by the Trilogy community as a Tour Center in the initial phases of the project. Once sales have been completed, this facility will be turned over to a light commercial/retail operator to serve the greater Pinal County community.

The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the PAD. All architecture is intended to appear as an integrated part of the overall site design concept. Buildings will be a contemporary style employing appropriate massing, scale and proportion for design implementation. Designs for individual projects will be submitted as part of the site plan review in Pinal County.

A Design Review Committee (DRC) will be established for the project by the developer to review compliance with the planning guidelines, objectives and development standards as set forth by the PAD prior to submittal to the County for review. The Design Review Committee's purpose in plan review is to ensure that the intent of the Design Guidelines and supporting documents is met. The DRC does not assume responsibility for plan review of, or conformance to, applicable local codes or ordinances set forth by Pinal County Design Review guidelines.

The architectural elements selected will provide the highest probability of economic success, aesthetic satisfaction and flexibility in design through build-out. Quality and design elements for commercial buildings include:

- Richness of surface and texture
- Light Play (shapes and shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- High degree of varying wall articulation

Contemporary commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low profile simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety.

- Wall surfaces, textures, patterns
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)

The diversity of architectural products available for use in the commercial development include:

BUILDING MATERIALS:

- Masonry (concrete, glass or brick)
- Textured or exposed aggregate
- Pre-cast or built-up concrete
- Stucco
- Stone

BUILDING FAÇADE TREATMENTS:

- Openings
- Recessed or projected entries
- Windows
- Arcades

COLOR:

- Subtle, warm tones
- White
- Glass, dark with standard tints (not spandrel)
- Graphics
- Informative signage
- Building address
- Directional/location
- Company names/logo

The following design elements should be consulted when reviewing architecture for the commercial design:

LAYOUT:

Exterior components of plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct-work, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet.

Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view.

Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim.

Whenever possible, do not place employee parking in the front setback. Parking should be located to the side or rear portion of the subject property. Walls and/or landscaping are encouraged to screen parking areas from street side views.

Building should be sited in a manner that will complement the adjacent building and landscape. Look to the existing development around the subject property to establish a context in which to design. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

DESIGN:

Avoid long, unarticulated building facades. Buildings with varietal front setbacks are strongly encouraged.

Commercial developments should incorporate street furniture and pedestrian spaces where appropriate. Pedestrian amenities incorporate the overall commercial design scheme and are

compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional, and be placed so as not to obstruct entrances, exits, or pedestrian paths.

MATERIALS:

The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

Service utilities will be located underground within the PAD area, except for major power sources and connections with possible future substation facilities.

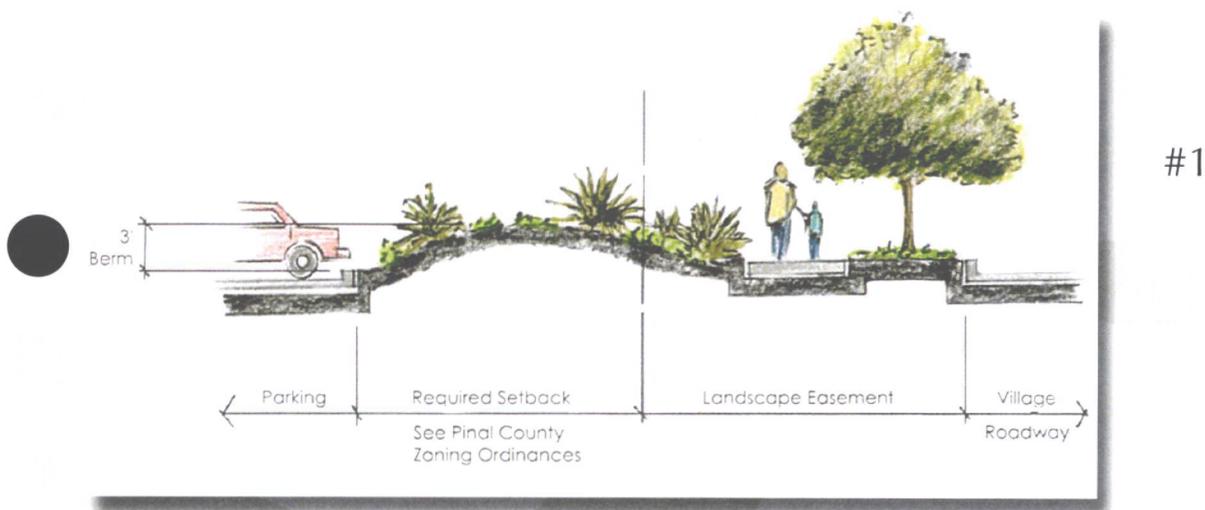
Building materials and landscaping should be consistent with adjacent, non-residential buildings to create a sense of unity of overall design.

SIGNS:

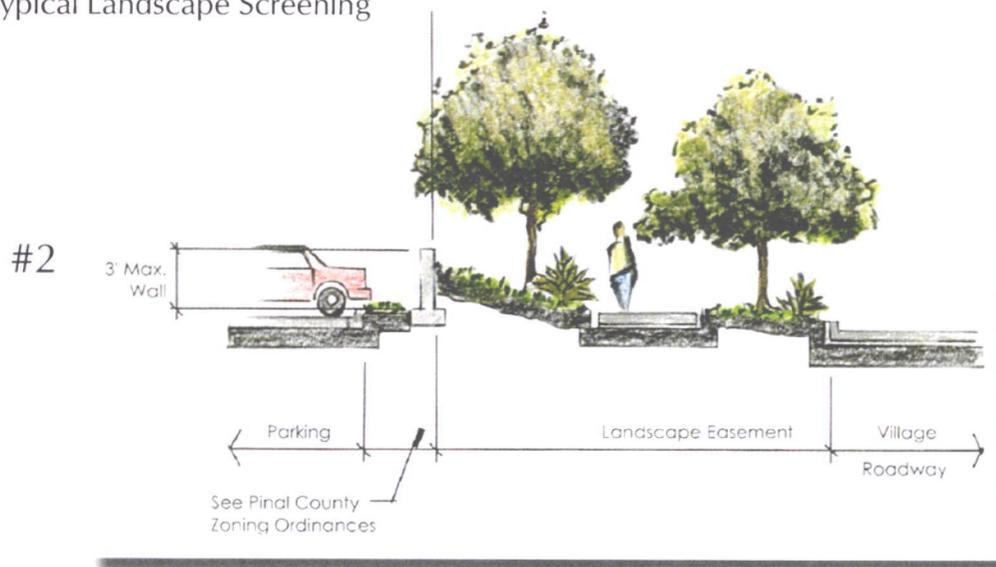
Signs shall comply with the Pinal County Zoning Ordinance, Article 22.

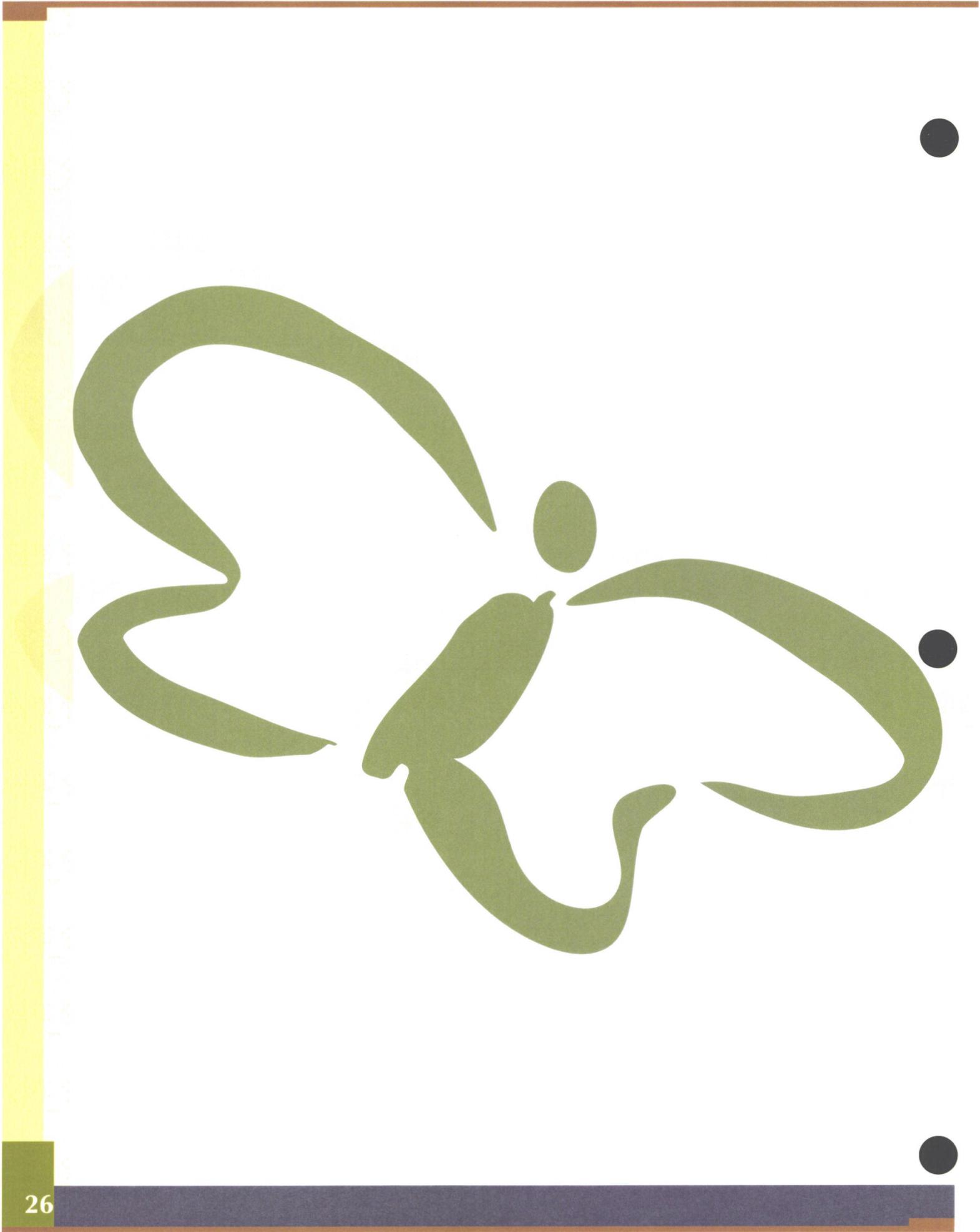
LIGHTING:

Lighting shall comply with the Pinal County Zoning Ordinance, Light Pollution Code.



Typical Landscape Screening







PROPOSED
UTILITY
CONNECTIONS
EXHIBIT

PUBLIC UTILITIES AND SERVICES

Utilities and services will be provided for Trilogy as shown below:

Water: H2O Inc. Shea Homes has already executed the master water utility agreement with H2O Inc. There are three wells on site that are going to be converted into potable water and H2O Inc. is constructing a reservoir to accommodate this. The steel for the water reservoir has been delivered to the site and H2O inc. is currently beginning construction. The construction schedule for a reservoir of this size is approximately 12 months. Shea will be receiving water in the interim from the main line in Combs Road. Once the reservoir is complete, it will be linked with the rest of H2O inc. existing infrastructure.

Sewer: Johnson Utilities. Shea has been proactively coordinating with Johnson Utilities and Pinal County to install the appropriate sewer force main, as well as, a reclaimed water line ahead of the Gantzel Road Improvements. The install of these utilities are complete and are currently located at the North West corner of Shea Homes property. Shea Homes has also been coordinating with the other developers in the area to utilize the same sewer force main, as well as, join together and use a regional sewer lift station. This will result in less infrastructure in the ground and less traffic impacts for future construction. Shea Homes is also going to be utilizing the Pecan Treatment Plant reclaimed water for the golf course and landscaping irrigation. This proactive measure will recycle and conserve millions of gallons of water per year.

Gas: Mesa Gas

Electrical Service: Salt River Project (SRP)

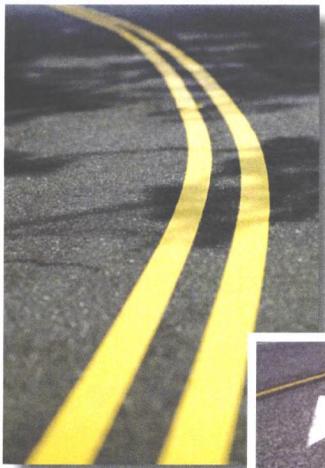
Telephone: Qwest Communications

Cable TV: Cable America Corporation or Mediacom

Fire Protection: Rural Metro Corporation.

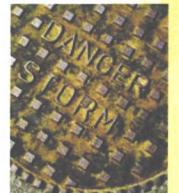
Solid Waste Handling: Solid waste services will be provided by a contract hauling company.

Schools: The Johnson Farms approved PAD includes a school site; however, this PAD Amendment will change the existing single-family residential subdivision to an age targeted/ age restricted resort style community. Shea Homes has met with both J.O. Combs and Florence School Districts school districts to inform them of their intent (see Exhibit B).



MAINTENANCE OF STREETS & COMMON AREAS

Arterial roadways will be built in accordance with Pinal County standards. The public roadways will be maintained by Pinal County upon acceptance. All streets within Trilogy will be private streets, constructed in accordance with Pinal County standards and maintained by the Homeowners Association. Open space common areas within Trilogy will be maintained by the Homeowners Association.



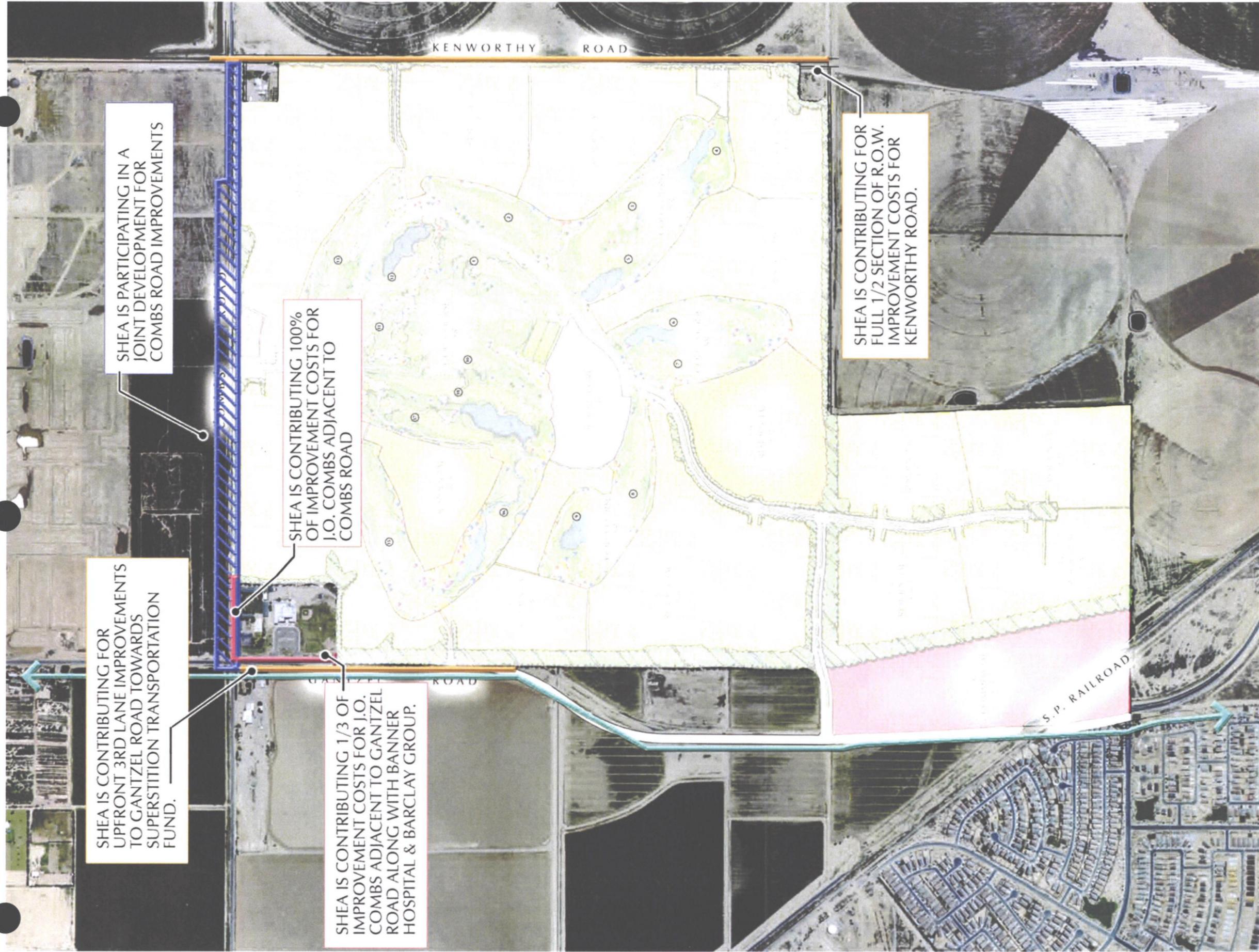
REGIONAL TRANSPORTATION

Shea Homes has been proactively managing and pursuing a Joint Development Agreement with the three developers on the north side of Combs Rd. The other developers are as follows: Aspen Development L.L.C., PEART 583 L.L.C., and DR Horton Continental Series. Engineering has begun on the road improvements and is being designed by CMX Engineering. The anticipated finalization of the Joint Development Agreement is March 2006. The anticipated start of construction is August/September of 2006. The J.O. Combs School District's northern boundary is adjacent to Combs Rd. Shea Homes has worked out a separate agreement with Pinal County and The J.O. Combs School District to pay for those improvements in an effort to provide consistent road improvements along the Combs Road corridor between Ironwood/Gantzel and Kenworthy Road. This will provide nearly an entire mile section of an arterial roadway built all at one time. Shea Homes is also coordinating the alignment of its main entrance with the property owner's directly across the street, PEART 583 L.L.C. These coordination efforts will limit the number of lighted intersections along Combs Rd.

Shea Homes has also been proactively involved with the Ironwood/Gantzel road improvements through the Superstition Valley Transportation Fund. We have also been a major contributor in addressing the road's future expansion needs and have lead the discussions with the county as it relates to the 3rd lane expansion and funding this expansion up front instead of interfering with traffic again in a couple years. Therefore, we are creating an agreement with Pinal County to construct the third lane improvements concurrently with the Superstition Transportation Fund in an effort to reduce traffic congestion at the Combs and Ironwood intersections. Shea has also agreed to contribute money to cover the costs of the school frontage that is adjacent to Ironwood/Gantzel.

Shea Homes has been actively meeting with the developers on the western boundary of our project as well. We have held numerous road coordination meetings in an effort to orchestrate the intersection of Hashknife Draw and Ironwood/Gantzel. The developers are as follows: Vistoso Partners, UTAZ Development, Circle Cross Ranch, and El Dorado Holdings. These continued coordination efforts have proceeded to ensure that we are all designing to the same location and to ensure that we only have one lighted intersection here at the Gantzel and Hashknife Draw intersection. We feel that this will greatly reduce the impact of stop and go traffic if there are fewer lighted intersections.

We have also coordinated with Banner Hospital, Barclay Group, and the J.O. Combs School District for the location of the light at the Banner Hospital on Ironwood/Gantzel. We have aligned one of our secondary access points with this location in order to utilize the same lighted intersections. Again, this is an effort to not impede the traffic flow on Ironwood/Gantzel by utilizing the same intersection.



REGIONAL
TRANSPORTATION
CONTRIBUTIONS
EXHIBIT

CONCLUSION

The gated resort style community has become a very desirable lifestyle for Baby Boomers, empty nesters and retired people. Trilogy is that style community, offering both passive and active amenities and diversity of housing products to meet the varying needs of the active baby boomer. In order to create a successful master planned community such as this, it is necessary to have flexibility in design requested in this PAD Amendment to allow the development to go beyond the typical subdivision. This proposed plan for Trilogy incorporates the design elements that are a trademark for Shea Homes, meeting a high standard of diversity and land use innovation with a combination of creativity and diversity to create an adult community of the highest caliber within Pinal County. Trilogy will enhance the surrounding community and reflect the quality, diversity and compatibility of the area. Shea Homes looks forward to working with Pinal County and the community in the development of Trilogy.



EXHIBITS

- A. Utility Will Serve Letters
- B. School District Letters
- C. Photo Gallery

EXHIBIT A

UTILITY WILL SERVE LETTERS

EXHIBIT A
UTILITY WILL SERVE LETTERS

H2O, INC.

P. O. BOX 40340, MESA, ARIZONA 85274-0340 ☎ (480) 491-6971 ☒ FAX (480) 491-6739

March 25, 2005

FAX 602-997-9764

Levi Shill
Shea Homes
8800 N Gainey Center Dr., Ste 370
Scottsdale, Arizona 85258

Re: Extension of Water Utility Service to Johnson Farms (the "Project")

Subject: Notice of Intention to Serve Potable Water

Dear Mr. Shill:

H2O is a private water utility company (not a municipality or special district), which has been authorized by the Arizona Corporation Commission ("ACC") to furnish water utility service within certain specified portions of Maricopa and Pinal, Counties, Arizona.

Based on the materials that you provided to H2O, it is my understanding that you are acting on behalf of Shea Homes, presumably an Arizona limited liability company ("Developer"), which is contemplating the development of the Project, a residential subdivision consisting of 2,300 single family residences, a clubhouse occupying 20 acres, along with a golf course on 190 acres and a golf clubhouse on 9 acres along with 15 acres designated for commercial use at Combs and Gantzel Roads, all located within Section 32, Township 2 South, Range 8 East and the NW ¼, Section 5, Township 3 South, Range 8 East, Gila & Salt River Base & Meridian, Pinal County, Arizona. The Project is located within H2O's certificated service area. The purpose of this letter is to summarize H2O's requirements for the extension of water utility service to the Project.

The first step in the process of extending service is the performance of an engineering analysis to determine the effect of extending service to the Project on H2O's existing system and the need for any off-site facilities or other necessary upgrades and improvements to H2O's existing system to safely deliver water to the Project, including existing or new wells & sites deemed necessary to serve the Project. H2O's engineers will need to be provided with reasonably detailed information about the Project in order to perform the engineering analysis.

Following the completion of the engineering analysis, the parties will enter into a written main extension agreement governing the construction of the facilities needed to extend service to the Project which agreement, following execution will be submitted to the ACC for approval. We assume that Developer will construct all of the necessary on-site facilities for extending water utility service to the Project. However, if the engineering analysis described above

demonstrates the need for off-site facilities or upgrades, which may be lawfully charged to the Developer pursuant to the ACC's rules and regulations, Developer will be required to advance funds to pay for such facilities. Specifically, Developer will be required to make a cash payment to H2O equal to the estimated cost of construction plus 15% to cover administrative costs, overhead and possible cost overruns. The facilities will then be constructed by H2O through a qualified contractor. Following the completion of construction, H2O will either refund any excess amount advanced for the construction of the facilities or collect the shortage, as the case may be.

The agreement will also provide for the payment of certain refunds of the amounts advanced for the construction of the facilities. Following the establishment of service, refunds will be made annually in an amount equal to 10% of the gross revenues from water utility service furnished by H2O to each permanent customer within the project area utilizing the facilities. Refunds will be paid in this manner for a period of ten years. Any unpaid balance remaining at the end of ten years will be non-refundable.

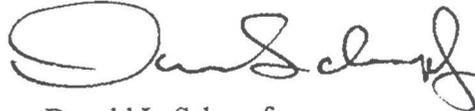
You should also be aware that, after the facilities have been completed, individual water utility service applications will be required for each new customer to receive service.

Prior to the commencement of the engineering analysis described above, H2O requires the payment of a deposit in the amount of \$50,000. The purpose of this deposit is to reimburse H2O for its engineering and related fees associated with performing the preliminary engineering analysis summarized above, the costs of preparing a main extension agreement and of inspecting any facilities constructed by Developer prior to their acceptance by H2O. If Developer elects not to proceed with the Project, any excess amount of the deposit will be promptly refunded. If the project proceeds, the deposit will be included in the amount advanced and will be subject to refund.

The deposit should be forwarded directly to H2O along with a copy of this letter, which has been signed by representatives of the Developer for the purpose of acknowledging receipt of the letter and acceptance of the terms and conditions contained herein.

Meanwhile, please feel free to contact me if you have any questions or require any additional information.

Very truly yours,



Donald L. Schnepf
President

ACKNOWLEDGED AND APPROVED:

By _____
Its _____

April 6, 2004

Ms. Carol Taylor
Kimley-Horn and Associates, Inc.
7878 N. 16th Street, Suite 300
Phoenix, AZ 85020

Re: Johnson Farms

Dear Ms. Taylor:

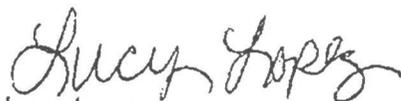
The City of Mesa will be happy to provide natural gas service to the proposed project, Johnson Farms located south of Combs Road and east of Vineyard Road. The City of Mesa has an existing 4" p.e. located on Vineyard Road, from which this project can be served.

Please submit the final approved subdivision plat along with a full set of civil and architectural plans to Scot Sherwood, Senior Gas Engineer, at 20 E. Main Street, 5th Floor, Mesa, AZ 85201.

If you have scheduling or technical questions, please contact Scot Sherwood at (480) 644-2509.

If you have any questions or need additional information, please contact me at (480) 644-3683 or via e-mail at lucia.lopez@cityofmesa.org. We look forward to serving your project with natural gas.

Sincerely,



Lucy Lopez
Utilities Marketing Advisor

CableAmerica®

Bryan G. Williams
Facilities Engineer

CableAmerica Corporation
4120 East Valley Auto Drive
Mesa, Arizona 85206
480.558.7309
fax 480.892.7775

March 23, 2005

Kimley-Horn
and Associates, Inc
7878 N. 16th Street
Suite 300
Phoenix, AZ 85020

ATTN: Carol Taylor

Re: Will Serve Letter for Johnson Farms (750-acre single family residential)

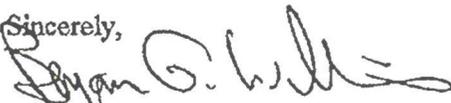
To Whom It May Concern:

CableAmerica is interested in being the telecommunications provider for Johnson Farms. To confirm serviceability, we will need to perform economic feasibility studies dependent upon the receipt of your project engineering and construction schedule and review of our budget and financial viability models. Serviceability is also subject to CableAmerica receiving all necessary permits and easements to connect your project to our existing facilities.

This project is within CableAmerica's current service area.

CableAmerica looks forward to working with you on this exciting project. Please keep us informed of all future updates to your plans.

Sincerely,



Bryan G. Williams



March 22, 2005

Kimley-Horn & Associates, Inc.
7878 N. 16th Street, Suite 300
Phoenix, AZ 85020
Attention: Carol Taylor

Dear Developer:

Subject: Johnson Farms Inc. Located in parcel of land located in Section 32, Township 2 South, Range 8 East, Gila and Salt River Base and Meridian, Pinal & Maricopa County, Arizona.

This letter is in response to your "Service Availability" request for the subject property. The subject property is in the Qwest serving area therefore, service is available. The tariff Rates and Regulations prescribed for service to the project are on file with your State Utilities Commission, and may be examined at your local Qwest Business Office.

Specific concerns regarding Qwest service to the subject property must be directed to the Qwest Engineer responsible for that area **Kevin Wells (480) 768-4287**.
Sincerely,

A handwritten signature in cursive script that reads "K Skogan".

Kathy Skogan
NW & SE Sr. Design Engineer
602-630-0494

EXHIBIT B

SCHOOL DISTRICTS





Florence Unified School District No. 1

P.O. Box 2850 Florence, Arizona 85232
(520) 866-3500 Fax (520) 868-2302

Richard J. Sagar, Ed.D., Superintendent
Jeff Strand, Assistant to the Superintendent
Board of Education/Trustees

James A. Thomas, President

Bryan J. Hayes, Member

Rose Marie M. Monks, Member

Dr. Amy Fuller, Clerk

Floyd Turner, Member

September 27, 2005

Mr. Levi L. Shill
Community Development Manager
Shea Homes for Active Adults
4331 East Chestnut Lane
Gilbert, AZ 85297

Dear Mr. Shill,

Thank you for your letter notifying the Florence Unified School District that the property recently purchased by Shea Homes is being master planned as an Active Adult community.

The Florence Governing Board resolution passed April 14, 2004, specifically excludes age restricted communities from any voluntary developer agreements.

If you have any additional question, please feel free to contact me at (520) 866-3532.

Sincerely,

Candy Cooley
Director of School Construction
Florence Unified School District

FLORENCE UNIFIED SCHOOL DISTRICT

TO: MR. LEVI SHILL
FROM: CANDY COOLEY, DIRECTOR OF SCHOOL CONSTRUCTION
SUBJECT: TRILOGY AT JOHNSON FARMS DEVELOPMENT
DATE: 3/3/2006

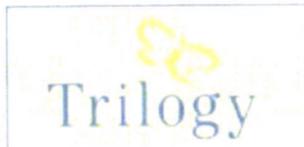
Mr. Shill,

The administration of the Florence Unified School District has reviewed your letter of October 11, 2005.

The District agrees to the proposed voluntary contribution of \$250 per unit as described in the letter. A draft of the District's developer agreement modified to accommodate this change will be mailed to you at Shea Homes next week. Please review the document after you receive it.

If you have any questions, please feel free to contact me at (520) 866-3532 or ccooley@florence.k12.az.us.

Candy Cooley



October 11, 2005

Florence Unified School District
P.O. Box 2850
Florence, AZ 85232

Dear Ms. Cooley

In a previous letter dated August 15, 2005, we at Shea Homes expressed that we were planning an age restricted community in your school district. We have received your letter that relieves Shea Homes from any school obligations under the "age restricted" scenario resulting in no contribution per household. We would also like to propose to the school district the option of executing an age targeted community. The difference between the two scenarios is that under the "age restricted" umbrella, we only have the option to sell homes to residents that are older than 55 years of age. Under the "age targeted" umbrella we have the option to sell homes to the younger baby boomer generation as well as the younger empty nester.

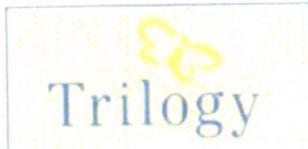
At Shea Homes – Trilogy, the average age of our home buyer is 57 years old. We have found that our amenity package and lifestyle caters to the younger baby boomer generation. Hence, this is why we want to offer this community to those that are younger than 55. Our strategy for targeting those home buyers is through our housing product. We will offer exactly the same housing product as if this was an age restricted community. For instance, our 2500 square foot plan will have an office, a master bedroom and a guest bedroom, whereas a typical family builder's 2500 square foot home will have a master bedroom, three children's rooms and an office. Therefore, by the nature of the housing product, very few families will buy in this community.

We acknowledge that there will be some impact to the school district with additional children. Through discussions with other builders that have age targeted communities located in Arizona, we believe the overall impact of additional students will be around 5%. With a plan of 2250 residents, this equates to approximately 112 students. However, we at Shea homes – Trilogy, want to ensure that the School District is properly funded. Therefore, under the "age targeted" scenario we propose to contribute \$250.00 per house at the time of building permit.

We will notify the school district at the submittal of the final map to the county whether it will be an "age targeted" or "age restricted" neighborhood. This will allow Shea Homes and the school district plenty of time to work together.

Sincerely,

Levi L. Shill
Community Development Manager
Shea Homes – Trilogy



October 4, 2005

J.O. Combs School District
301 East Combs Road
Queen Creek, AZ 85242

Dear Ms. Langer,

In a previous letter dated August 15, 2005, we at Shea Homes expressed that we were planning an age restricted community in your school district. We have received your letter that relieves Shea Homes from any school obligations under the "age restricted" scenario resulting in no contribution per household. We would also like to propose to the school district the option of executing an age targeted community. The difference between the two scenarios is that under the "age restricted" umbrella, we only have the option to sell homes to residents that are older than 55 years of age. Under the "age targeted" umbrella we have the option to sell homes to the younger baby boomer generation as well as the younger empty nester.

At Shea Homes – Trilogy, the average age of our home buyer is 57 years old. We have found that our amenity package and lifestyle caters to the younger baby boomer generation. Hence, this is why we want to offer this community to those that are younger than 55. Our strategy for targeting those home buyers is through our housing product. We will offer exactly the same housing product as if this was an age restricted community. For instance, our 2500 square foot plan will have an office, a master bedroom and a guest bedroom, whereas a typical family builder's 2500 square foot home will have a master bedroom, three children's rooms and an office. Therefore, by the nature of the housing product, very few families will buy in this community.

We acknowledge that there will be some impact to the school district with additional children. Through discussions with other builders that have age targeted communities located in Arizona, we believe the overall impact of additional students will be around 5%. With a plan of 2250 residents, this equates to approximately 112 students. However, we at Shea homes – Trilogy, want to ensure that the School District is properly funded. Therefore, under the "age targeted" scenario we propose to contribute \$250.00 per house at the time of building permit.

We will notify the school district at the submittal of the final map to the county whether it will be an "age targeted" or "age restricted" neighborhood. This will allow Shea Homes and the school district plenty of time to work together.

Sincerely,

Levi L. Shill
Community Development Manager
Shea Homes – Trilogy

J. O. Combs Elementary School District #44

**301 E. Combs Road
Queen Creek, AZ 85242**

Phone 480-987-5300

Fax 480-987-3487

"Today's Students - - - Tomorrow's Leaders"

Jan Langer, Ed.D., Superintendent

March 3, 2006

To Whom It May Concern:

We have been working very cooperatively with Shea Homes regarding the impact of their Trilogy development for over a year. We have reached an agreement that if the development is age restricted there will not be any voluntary fee; however should the development be age targeted Shea Homes will donate \$250 per dwelling unit. Shea Homes is also working with us to mitigate the impact of the Combs Road improvements adjacent to our middle school and district office.

Sincerely,



Dr. Jan Langer
Superintendent

James Stobaugh, President
Kathy Bourgeois, Member

Governing Board
Pat Pinckard, Member

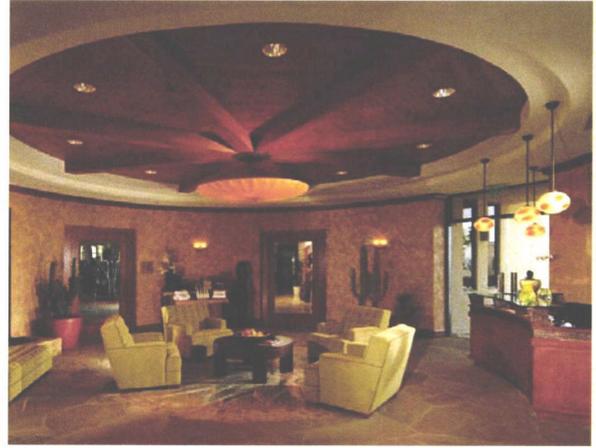
Rey Flores, Clerk
Sandy Throop, Member

EXHIBIT C

PHOTO GALLERY FROM EXISTING COMMUNITIES



CLUBHOUSE & GATHERING SPACES



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

RECREATIONAL FACILITIES & AMENITIES



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

SPACIOUS LIVING & FAMILY ROOMS



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

KITCHENS & DINING ROOMS



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.

MASTER SUITES & BEDROOMS



*ALL PHOTOS WITHIN THIS PAD AMENDMENT ARE EXAMPLES FROM PREVIOUS TRILOGY COMMUNITIES AND ARE INTENDED TO REPRESENT THE QUALITY OF THE PROPOSED DEVELOPMENT.



Encanterra™

A Trilogy® Country Club



Open Space and Recreation Plan Update

02.25.14



Open Space &
Recreation Plan
for



Encanterra[™]

A Trilogy[®] Country Club

745.0 acres
Southwest Corner of Gantzel and Combs Roads

**Update to Narrative and Exhibits
Submitted on July 19, 2013**

Submitted on behalf of:

Encanterra Golf & Country Club

(Formerly Johnson Farms)
Shea Homes – Trilogy
8800 N. Gainey Center Drive, Suite 370
Scottsdale, AZ 85258

Submitted to:

Pinal County
31 North Pinal Street, Building F
Florence, AZ 85132

Prepared by:

Young | Design | Group
7234 East Shoeman Lane, Ste 8
Scottsdale, AZ 85251

Date:

February 25, 2014

Open Space and Recreation Plan Narrative



Table of Contents

1. Introduction
2. Purpose of Amendment
3. Conclusion

Exhibits

- Exhibit A – Conceptual Open Space Master Plan (Revised)
- Exhibit B – Conceptual Open Space Categories (Revised)
- Exhibit C – Open Space Compliance Map
- Exhibit D – Open Space & Recreation Plan (Submitted July 19, 2013)

1. Introduction

Building on its proven success as one of the most desired active lifestyle communities in Arizona, Encanterra Country Club continues to develop, bringing a well planned vision to reality. Offering two (2) community options, Trilogy at Encanterra, a 55 and older neighborhood and Encanterra Country Club, an all ages community, Encanterra Country Club has something for everyone. The community is truly an oasis in the desert, offering a championship golf course, a luxurious club house with a multitude of amenities, and lush landscaping all within a fabric that promotes social interaction. From its earliest planned concepts to the currently



built phases, Encanterra has kept the development character focused on the active outdoor recreational experience by continuing to provide ample open spaces, open view corridors of the surrounding mountain vistas, meaningful community amenity areas, and trail networks which all lead to the centralized clubhouse community core. The amenities and active lifestyle offerings of the centrally located clubhouse are accessible to all residents and act as an extension of every home in the community. (See Exhibit A – Conceptual Open Space Master Plan.)

2. Purpose of Amendment

The purpose of this Open Space and Recreation Plan (OSRP) Amendment is to refine the open space component of the overall Encanterra Planned Area Development (PAD) based on revisions to the CR-5 zoned residential parcels 1.2 and 1.9. The existing Encanterra neighborhoods have been designed primarily to include a traditional single family character with neighborhood connections to the network of trails which lead to the larger community open spaces. Parcels 1.2 and 1.9, which are located in close proximity to the fully amenitized clubhouse, will emphasize pedestrian scale open space that will tie these neighborhoods directly to the clubhouse. Both parcels look to offer higher density product; Parcel 1.2 a 2plex Villa product, and Parcel 1.9 a single family detached product, both on shallow lots. The new residential options provide homebuyers with a lock and leave type lifestyle with smaller yards that require less property maintenance. Common area open space within the neighborhood will be expanded from the previously approved concepts to create a feeling and

appearance of larger yards extending into the community open space. Continuing with the established lush desert aesthetic, these open spaces will seamlessly integrate into the overall fabric of the community and provide additional landscaped open space for the community residents to use and enjoy.



The new development concepts for parcels 1.2 and 1.9 bring with them an expanded trail network that will connect with the established trail system already in place and directly tie both neighborhoods to the nearby clubhouse / recreation center. Through careful planning and aesthetic landscape treatments, the pedestrian experience will be enhanced with arranged groupings of shade trees, benches, meandering walkways and artfully chosen understory plant material for visual and textural interest. The design intent for the open space provided within these two (2) neighborhoods is to create a sense of accessibility and visual connectivity with the community outdoor spaces to the greatest extent possible. The expanded trail system will provide better direct access to the centralized clubhouse community core.

As a community, Encanterra exceeds the minimum 18% total open space requirement by providing 37.4% total open space, including approximately 8.4% Recreation Area Open Space. Open Space is provided in the form of a recreation center, multi-use paths and trails, retention / detention, entryways and streetscapes, and golf course. (See Exhibit B – Conceptual Open Space Categories.) The 8.4% Recreation Area Open Space includes areas located and designed for community use, such as the recreation center, golf course and the open space/ multi-use path corridor located adjacent to the western property alignment and along the south side of the Hash Knife Draw Road alignment. Included in this enhanced open space / multi-use path corridor will be a

trail with pedestrian nodes that will connect with the internal neighborhood trail system at key locations. All designated open space will meet the open space requirements of the Pinal County Development Services Code Section 2.176.100 and the Open Space and Recreation Area Guideline Manual for residential developments. (See Exhibit C – Open Space Compliance Map)

Open Space Calculations Summary:

	Acres	Ac Required	% Required	% Provided
Total Open Space				
Recreation Center	12.0			1.6%
Open Space / Multi-Use Paths & Trails	41.0			5.5%
Retention / Detention	12.3			1.7%
Entryways & Streetscapes	13.1			1.8%
Golf Course	199.3			26.8%
Total Open Space	277.7	133.7	18.0%	37.4%

Recreation Open Space Area				
Open Space / Multi-Use Paths & Trails*	24.2			3.3%
Recreation Center	12.0			1.6%
Golf Course **	26.0			3.5%
Total Recreation Open Space Area	62.2	52.0	7.0%	8.4%

Net Project Total (Less Commercial)	743.0
--	--------------

SUMMARY				
Open Space	215.5			
Recreation Area Open Space	62.2	52.0	7.0%	8.4%
Total Open Space	277.7	133.7	18.0%	37.4%

* 24.2 Acres of open space / multi-use paths & trails located along the western project boundary and along the south side of the Hash Knife Draw Road alignment shall count towards the recreation open space required and meets the requirements pursuant to PCDSC 2.176.160.

** Golf Course shall count towards total open space, but shall count for no more than 50% of the recreation open space required pursuant to PCDSC 2.176.130.

Notes:

1. No Conservation Open Space is provided within the Encanterra PAD. No Conservation Open Space area is required on projects with 0-5% slope with disturbed area.
2. All designated open space will meet the open space requirements of the Pinal County Development Services Code Section 2.176 and the Open Space and Recreation Area Guideline Manual for residential development.

3. Conclusion

Consistent with the previous OSRP, Encanterra Country Club continues to develop its active lifestyle amenities and create an environment of superior living. The development of parcels 1.2 and 1.9 will further enhance and expand upon the open space network and provide alternative housing options for future homebuyers at Encanterra Country Club.





ENCANTERRA COUNTY CLUB OPEN SPACE SUMMARY

LAND USE	GROSS ACRES	% NET AC.	REQUIRED		PROVIDED	
			OPEN SPACE	%	OPEN SPACE	%
TOTAL OPEN SPACE			277.7	37.4%	133.7 AC	18%
RECREATION CENTER	12.0	1.6%				
OPEN SPACE/MULTI-USE PATHS & TRAILS	41.0	5.5%				
RETENTION / DETENTION	12.3	1.7%				
ENTRYWAY & STREETSCAPE	13.1	1.8%				
GOLF COURSE	199.3	26.8%				
TOTAL OPEN SPACE	277.7	37.4%	133.7 AC	18%	277.7 AC	37.4%
ARTERIAL R/W	12.5	1.7%				
LOTS	452.8	60.8%				
NET PROJECT TOTAL	743.0	100%				
COMMERCIAL PROPERTY	2.0					
GROSS PROJECT TOTAL	745.0					
OPEN SPACE SUMMARY						
OPEN SPACE	215.5					
RECREATION AREA OPEN SPACE*	62.2				52.0 AC / 7%	
TOTAL OPEN SPACE	277.7		133.7 AC	18%	277.7 AC	37.4%

* RECREATION AREA OPEN SPACE INCLUDES THE RECREATION CENTER AND 24.2 ACRES OF OPEN SPACE/MULTI-USE PATHS & TRAILS LOCATED ALONG THE WESTERN PROJECT BOUNDARY AND ALONG THE SOUTH SIDE OF THE HASH KNIFE DRAW ROAD ALIGNMENT. GOLF COURSE ACREAGE SHALL COUNT TOWARDS TOTAL OPEN SPACE, BUT SHALL COUNT FOR NO MORE THAN 50% OF THE RECREATION AREA OPEN SPACE REQUIRED PURSUANT TO PCDCS 2.176.130.

NOTES:
1. ALL ACREAGES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.
2. ALL DESIGNATED OPEN SPACE WILL MEET THE OPEN SPACE REQUIREMENTS OF THE PINAL COUNTY DEVELOPMENT SERVICES CODE SECTION 2.176.100 AND THE OPEN SPACE AND RECREATION AREA GUIDELINE MANUAL FOR RESIDENTIAL DEVELOPMENTS.

CONCEPTUAL OPEN SPACE MASTER PLAN

N.T.S.



exhibit A



ENCANTERRA COUNTY CLUB OPEN SPACE SUMMARY

- RECREATION CENTER (12.0 ACRES)
- GOLF COURSE (199.3 ACRES)
- MULTI-USE PATHS & TRAILS (41.0 ACRES)
- RETENTION / DETENTION (12.3 ACRES)
- ENTRYWAYS & STREETSCAPE (13.1 ACRES)

TOTAL OPEN SPACE PROVIDED: 277.7 ACRES / 37.4%
 TOTAL OPEN SPACE REQUIRED: 133.7 ACRES / 18.0%
 RECREATION AREA OPEN SPACE PROVIDED: 62.2 ACRES* / 8.4%
 RECREATION AREA OPEN SPACE REQUIRED: 52.0 ACRES / 7.0%

SUMMARY

OPEN SPACE	215.5 ACRES
RECREATION AREA OPEN SPACE*	62.2 ACRES
TOTAL OPEN SPACE	277.7 ACRES

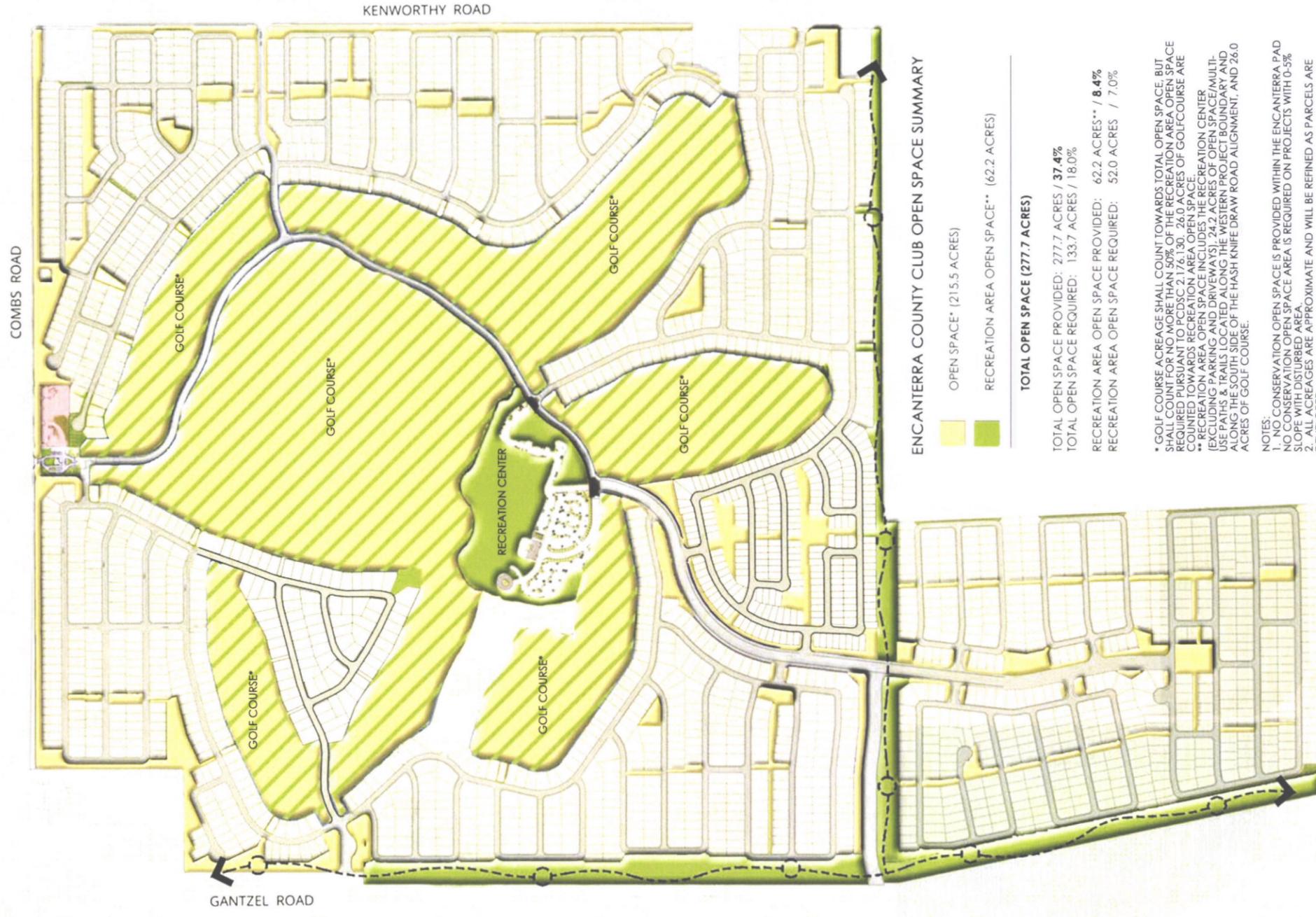
* RECREATION AREA OPEN SPACE INCLUDES THE RECREATION CENTER (EXCLUDING PARKING AND DRIVEWAYS AND 24.2 ACRES OF OPEN SPACE/MULTI-USE PATHS & TRAILS LOCATED ALONG THE WESTERN PROJECT BOUNDARY) AND ALONG THE SOUTH SIDE OF THE EAST-KNIFE DRAW ROAD ALIGNMENT. GOLF COURSE ACREAGE SHALL COUNT TOWARDS TOTAL OPEN SPACE, BUT SHALL COUNT FOR NO MORE THAN 50% OF THE RECREATION AREA OPEN SPACE REQUIRED PURSUANT TO PCDSC 2.176.130.

NOTES:
 1. ALL ACREAGES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.
 2. ALL DESIGNATED OPEN SPACE WILL MEET THE OPEN SPACE REQUIREMENTS OF THE PINAL COUNTY DEVELOPMENT SERVICES CODE SECTION 2.176 AND THE OPEN SPACE AND RECREATION AREA GUIDELINE MANUAL FOR RESIDENTIAL DEVELOPMENTS.



CONCEPTUAL OPEN SPACE CATEGORIES





ENCANTERRA COUNTY CLUB OPEN SPACE SUMMARY

- OPEN SPACE* (215.5 ACRES)
- RECREATION AREA OPEN SPACE** (62.2 ACRES)

TOTAL OPEN SPACE (277.7 ACRES)

TOTAL OPEN SPACE PROVIDED: 277.7 ACRES / **37.4%**
 TOTAL OPEN SPACE REQUIRED: 133.7 ACRES / 18.0%

RECREATION AREA OPEN SPACE PROVIDED: 62.2 ACRES** / **8.4%**
 RECREATION AREA OPEN SPACE REQUIRED: 52.0 ACRES / 7.0%

* GOLF COURSE ACREAGE SHALL COUNT TOWARDS TOTAL OPEN SPACE BUT SHALL COUNT FOR NO MORE THAN 50% OF THE RECREATION AREA OPEN SPACE REQUIRED PURSUANT TO PCDCS 2.17.6.1.30. 26.0 ACRES OF GOLF COURSE ARE COUNTED TOWARDS RECREATION AREA OPEN SPACE.
 ** RECREATION AREA OPEN SPACE INCLUDES THE RECREATION CENTER (EXCLUDING PARKING AND DRIVEWAYS), 24.2 ACRES OF OPEN SPACE/MULTI-USE PATHS & TRAILS LOCATED ALONG THE WESTERN PROJECT BOUNDARY AND ALONG THE SOUTH SIDE OF THE HASH KNIFE DRAW ROAD ALIGNMENT, AND 26.0 ACRES OF GOLF COURSE.

NOTES:
 1. NO CONSERVATION OPEN SPACE IS PROVIDED WITHIN THE ENCANTERRA PAD SLOPE WITH DISTURBED AREA.
 2. ALL ACREAGES ARE APPROXIMATE AND WILL BE REFINED AS PARCELS ARE DEVELOPED.
 3. ALL DESIGNATED OPEN SPACE WILL MEET THE OPEN SPACE REQUIREMENTS OF THE FINAL UNIT DEVELOPMENT SERVICES CODE SECTION 17.16.00 AND THE OPEN SPACE AND RECREATION AREA GUIDELINE MANUAL FOR RESIDENTIAL DEVELOPMENTS.



OPEN SPACE COMPLIANCE MAP



OPEN SPACE AND RECREATION PLAN

PREVIOUSLY SUBMITTED ON:

JULY 19, 2013

exhibit

D



EncanterraTM COUNTRY CLUB

— EST. 2007 —



Open Space and Recreation Plan

July 19, 2013

Open Space
&
Recreation Plan
for



Encanterra
A Trilogy Country Club

745.0 acres
Southwest Corner of Gantzel and Combs Roads

Narrative

Submitted on Behalf of:
Encanterra Golf & Country Club
(Formerly Johnson Farms)
Shea Homes - Trilogy
8800 N Gainey Center Drive, Suite 370
Scottsdale, Arizona 85258

Submitted to:
Pinal County
31 North Pinal Street, Building F
Florence, Arizona 85132

Prepared: July 19, 2013

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intentionally
left blank.**

Open Space & Recreation Plan Narrative

Table of Contents

1. Development Concept & Target Market
2. Context
3. Slope Analysis
4. Preliminary Hydrology
5. Conservation Open Space, Riparian & Biological Habitats
6. Archaeological Sites
7. Developed Open Space & Landscape
8. Recreation Area Open Space

Tables & Exhibits

- Table 1 - Open Space Requirements for 0-5% Slopes, Disturbed Property
- Exhibit A - Vicinity Map
- Exhibit B - Conceptual Open Space Master Plan
- Exhibit C - Conceptual Open Space Categories
- Exhibit D - Typical Resort Core
- Exhibit E - Typical Trail Area
- Exhibit F - Typical Detention and Parks
- Exhibit G - Typical Golf





Trilogy®
New Beginnings



Development Concept and Target Market

Simply stated, Trilogy promotes lifestyle. It is the intention of all Trilogy communities to offer amenities that generate activity and promote outdoor interaction and engagement. Encanterra Golf and Country Club - A Trilogy Lifestyle Community (formerly Johnson Farms) is being designed as a private, gated resort community that offers resort style amenities and spectacular mountain views. It is a well designed, planned community with an innovative housing product, amenities and 18-hole, championship golf course that has a target demographic of one of the largest growing segments of the population; the Baby Boomer generation and Empty Nesters. It offers a full-service Recreation Clubhouse with resort style amenities such as a Fitness Facility, Sport Courts, Exercise and Resort Pools, Restaurant and Grille, Golf Pro Shop, Social and Banquet Services as well as a network of connective, open space areas. This "Core Center", comprised of approximately 23 acres, serves as the hub-of-the-wheel and provides all residents with a central, easily allcessible recreational amenity and a platform to engage with all supportive outdoor facilities and open spaces.

Context

This area of Pinal County has seen an incredible amount of growth because of its close proximity to both the Phoenix and Tucson areas as well as nearby Florence and Coolidge. Trilogy is within a relatively short distance from the Williams Gateway Airport, ASU Campus and the Town of Queen Creek. Several new subdivisions and master planned communities surround Trilogy, both planned and under construction. Directly West and Northwest of Trilogy are the new Banner Hospital site and Vineyard Towne Center. To the North is the Pecan Creek South and Home Place master planned communities. Ware Farms has an approved PAD and borders Trilogy to the East. Circle Cross Ranch is directly West and Skyline Ranch is to the South. Johnson Ranch is approximately three miles South of Trilogy.

Regional transportation to the project site is provided in the North-South direction by Gantzel/Ironwood Road located adjacent to the West boundary of the project and connects with the Superstition Freeway (US 60) approximately 16 miles to the North and Bella Vista & Hunt Highway to the South. Hunt Highway, two miles Southwest of this development, provides a major link to Florence, Coolidge, and Tucson.

Slope Analysis

The property was historically used for agricultural purposes and is essentially flat, with a slope of 0.25%, sloping slightly to the west and north. The existing elevation at the northwest corner of the property is 1490' and the existing elevation at the southeast corner of the property is 1506'. This net 16' drop over approximately 7,400 linear feet equates to an overall slope for the property of 0.22%. As such, this property falls into the 5% or less category, and as stated in the Open Space and Recreation Area Guideline Manual (OSRAM) is subject to open space requirements as follows:

Table 1

Open Space Requirements

0 - 5% Slope

Conservation Open Space

0% if Disturbed
3% min.
if Undisturbed

Developed Open Space

Recreational Open Space

7% Minimum

Total Open Space Required:

18%

Preliminary Hydrology

Historical drainage flows in this area are directed to the west and north towards Gantzel and Combs Roads. Primary storm and surface water retention will be held within the central golf course corridor system in order to properly meter and maintain the volume and discharge of historical surface flows.

Conservation Open Space, Riparian and Biological Habitats

As a fully disturbed site with a slope of less than 5%, no conservation open space is required (per OSRAM). Furthermore, as this property was historically used for agriculture, no existing areas of conservation or sensitive habitats exist.

Archaeological Sites

Any and all archaeological sites as determined and submitted under the PAD prior case NOS. PZ-020-00 PZ-PD-020-00

Developed Open Space and Landscape

Proposed primarily as a “golf and country club” community, developed open space on the project will consist, in large part, of an 18-hole, 185 acre championship golf course by Tom Lehman Design. Also proposed is a central, resort-style recreation facility, trail system and a variety of passive parks. During the initial phases of development the golf course will be open to the public, moving to a private golf club for residents in the later stages of development. A limited number of private memberships could be offered to the public. The following guidelines have been considered in order to create a cohesive open space system:

1. Park and retention areas have been located in visible and accessible areas throughout as the community.
2. As the largest open space component, the golf course is laid out in a ‘core’ style in efforts to centralize and provide an expansive, cohesive open space character.
3. Landscape areas have been established with lush desert transitional material to cater to the needs of the homeowners while providing areas of shade and refuge.
4. All landscape areas to consist of the minimum planting standards per the OSRAM and organic, vegetative coverage to be at least 50% of surface area.

Recreation Area Open Space

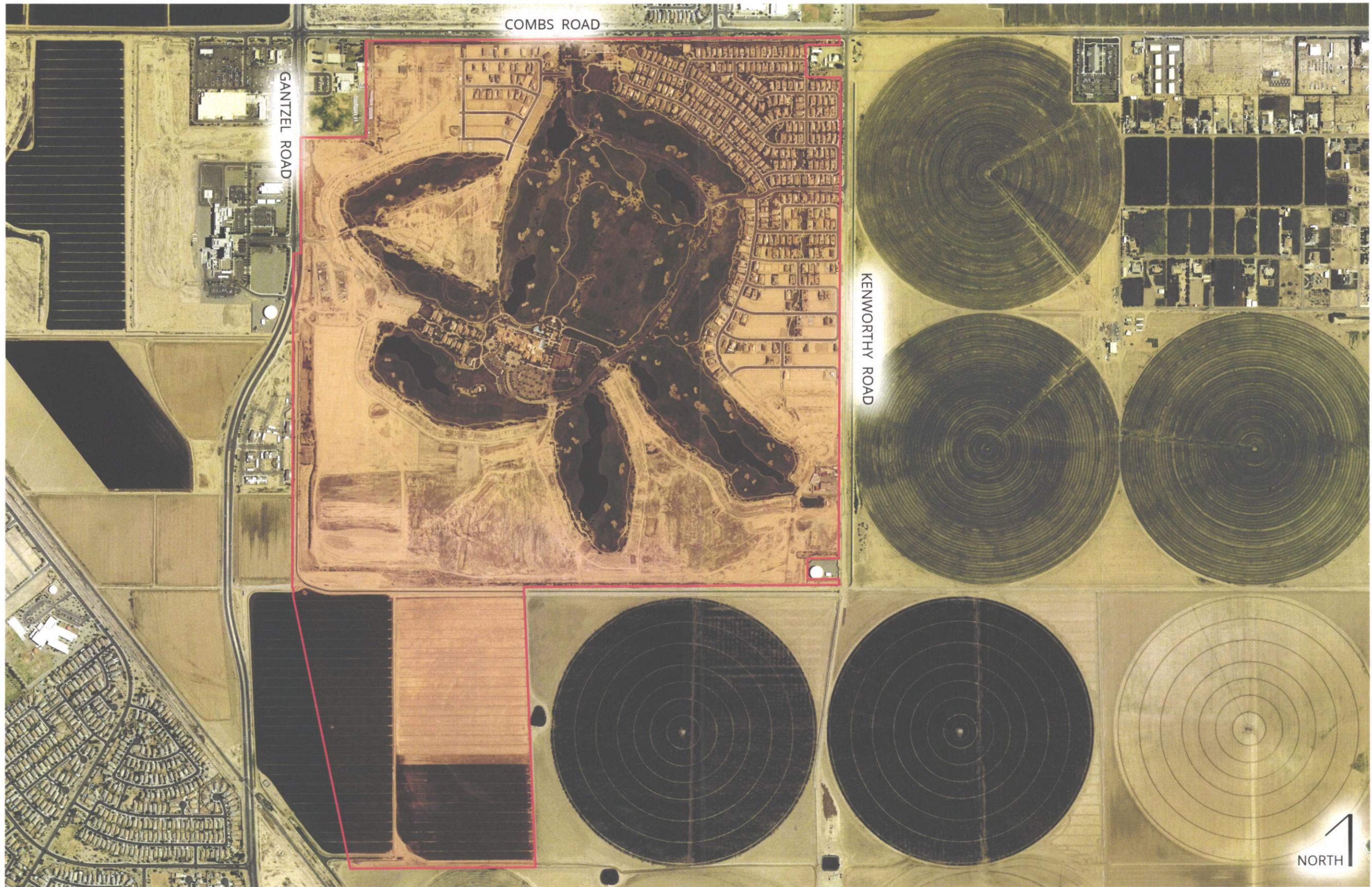
The private club at the Core Center of the Community is the heartbeat of Trilogy. The Club features a grand living room for gathering, day spa, athletic club, fitness studio, lushly landscaped resort style pool, a cyber café with high speed internet access and light fare, a Center for Higher Learning and creativity room. In addition to the championship golf course, open space areas have been designed throughout Trilogy to provide recreational opportunity and neighborhood connectivity through a trail/pathway system allowing residents access to the golf course, Resort Core, and other neighborhoods.

Neighborhood Parks and Multi-Use Trails

Included within the design of the project are a series of neighborhood pocket parks which are located and sized to meet the needs of individual neighborhoods.

Mostly passive in nature, these smaller 'pocket parks' are intended to serve as extensions of the individual homesites. In some instances, these parks serve the needs of local storm water retention. In addition to the park areas, trail linkages are proposed to allow for pedestrian connectivity to open space areas, recreation centers and the golf course. These trail linkages will be paved with a hard surfaces and in some instances, include additional passive use areas as well. All parks and common open space will be owned and maintained by the Encanterra Homeowners Association.





VICINITY MAP

COMBS ROAD

COMBS ROAD

KENWORTHY ROAD

GANTZEL ROAD

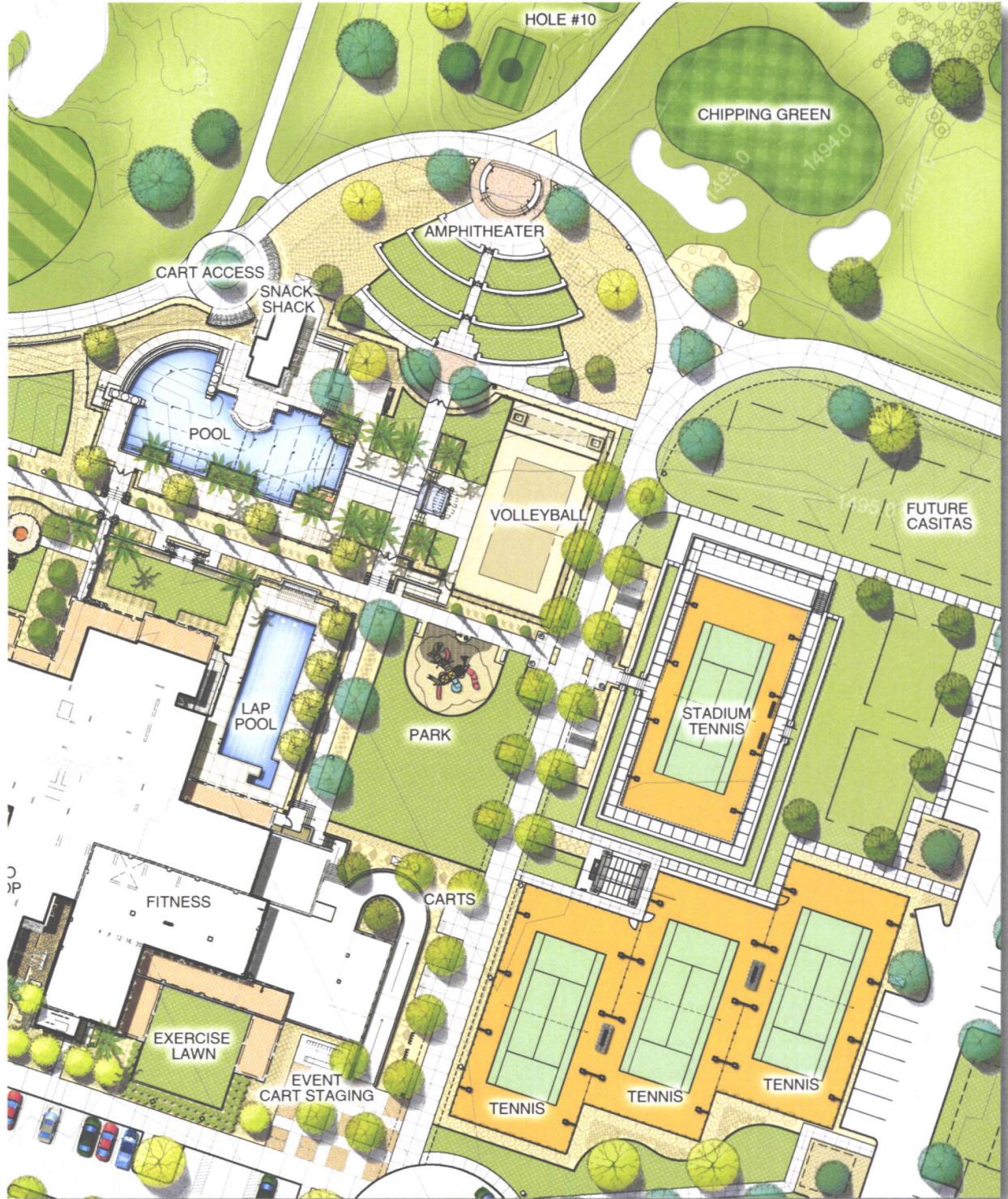


Encanterra Country Club
Open Space Exhibit:

Land Use	Gross Acres	% Net Ac	Required Open Space	Provided Open Space w/50% Golf
Open Space				
Recreational Open Space				
Resort Core	24.0	3.2%		24.0
Multi-Use Trails and open space	44.9	6.0%		44.9
Golf Course	185.0	24.9%		92.5
Total Recreational Open Space	253.9	34.2%	52.01	161.4
			7%	21.7%
Streetscape and Entries Retention/Retention	10.8	1.5%		10.8
	12.9	1.7%		12.9
Total Open Space	277.6	37.4%	133.74	277.6
			18%	37.4%
Arterial R/W	12.5	1.7%		
Commercial Property	2.0	0.3%		
Lots	452.9	61.0%		
Gross Project Total	745.0			
Net Project Total (Less Com.)	743.0	100.0%		



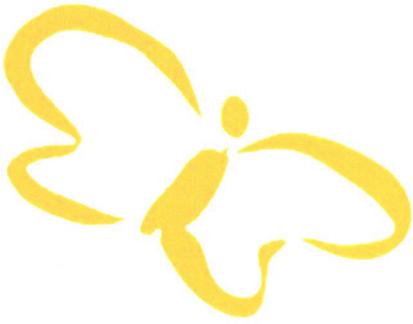
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RESORT CORE



EXHIBIT D



TYPICAL TRAIL AREA



EXHIBIT E

COMBS ROAD



DETENTION AREA



TYPICAL PARK

EXHIBIT F

TYPICAL GOLF



EXHIBIT G

T.I.A. MEMO



November 26, 2013

Pinal County
Public Works Division
Planning & Development
31 N. Pinal Street, Building F
P.O. Box 727
Florence, AZ 85232

Re: Trip Generation – Encanterra Parcel 1.2
Pinal County, AZ

INTRODUCTION

This traffic statement summarizes the trip generation for proposed land use for this residential development with the Encanterra project located in Pinal County, AZ.

DESCRIPTION OF SITE

The existing proposed site plan shows single-family residential development. The site is 19.3 acres with 81 single-family dwelling units.

TRIP GENERATION

The total estimated vehicle trips to and from the site on an average weekday after it has been completely built out are called trip generation. Vehicle trips are estimated for a total average weekday and for AM and PM peak hours. *Trip Generation, Ninth Edition*, published by the Institute of Transportation Engineers (ITE) in 2012 was the source for the trip rates used in this study.

The proposed land use resulted in 301 average daily trips total, with 22 morning peak hour trips total and 27 evening peak hour trips total.

CONCLUSION

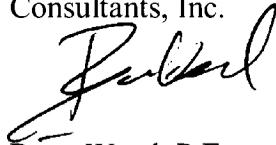
The land use for the proposed site in Pinal, Arizona results in approximately 301 total average daily trips, with 22 morning peak hour trips total and 27 evening peak hour trips. These overall trips have been previously anticipated as a part of the original Encanterra Master Traffic Report.

Pinal County Public Works Division
Re: Trip Generation – Encanterra Parcel 1.2
November 26, 2013
Page 2

I hope this addresses the traffic issues related to this proposed land use change. If you have any questions, or if I can of any further assistance, please contact me directly at (602) 285-4730, or at rweed@cvlci.com.

Sincerely,

COE & VAN LOO
Consultants, Inc.



Ryan Weed, P.E.
Executive Vice President, Director

DRAINAGE REPORT MEMO

November 26, 2013

Pinal County
Public Works Division
Planning & Development
31 N. Pinal Street, Building F
P.O. Box 727
Florence, AZ 85232

Re: Drainage Memo – Encanterra Parcel 1.2
Pinal County, AZ

The site is located within the unincorporated areas of Pinal County, Arizona. The overall site is located south of Neighborhood 7A, East of Gantzel Road and West of Johnson Farms Golf Course and North of the recreation center. The site is irregular in shape, consisting of approximately 19.3 acres. In addition, the site is located in Section 32, Township 2 South, Range 8 East of the Gila and Salt River Meridian. The overall Shea Homes at Johnson Farms development has a gross acreage of approximately 745 acres and is located south of the Combs Road, west of Kenworthy Road, north of Hash Knife Draw, and east of Gantzel Road. Furthermore, the overall site is located in Section 32, Township 2 South, Range 8 East of the Gila and Salt River Meridian.

The proposed subdivision will consist of 81 single-family residential homes, local streets, drainage facilities, and open spaces. Ingress and egress to the site will be provided from Gantzel Road at Bracciano Avenue. The Shea Homes at Johnson Farms development will be completed in phases/parcels. Each phase/parcel will be required to provide adequate permanent and/or temporary drainage measures to meet the Pinal County requirements.

The Drainage Report for the Mass Grading of Shea Homes at Johnson Farms has been approved under the 1998 Drainage Ordinance. The site is designed to meet the Pinal County's drainage requirements as stated in the *Pinal County Drainage Manual, Volumes 1 and 2*.

The overall site has been mass graded in conformance to the approved mass grading of Shea Homes at Johnson Farms. The site is graded to drain to the existing golf course. Soils within the site are primarily Bilman fine sandy loam and Gilman loam.

The off-site drainage for the Shea Homes at Johnson farms was evaluated in the Drainage Report for the Mass Grading of Shea Homes at Johnson Farms. This report was approved by Greg Stanley on October 20, 2006. According to the mass grading report, no off-site flows impact this parcel.

On-site hydrology for the site will be prepared using the Rational Method in accordance with *Pinal County Drainage Manual*. NOAA Atlas 14 precipitation frequency estimates are used for the precipitation calculation. The drainage sub-basins will be delineated based on the final grading and paving plans. Times of concentration for the 10-year and 100-year rainfall intensities will be based on *Pinal County Drainage Manual*. The estimated 100-year runoff coefficient (C-value) of 0.65 is used for the residential area.

The drainage concept includes the use of streets for conveyance and the use of retention basins located within the golf course to retain the storm water runoff from the 100-year 2-hour storm event. The streets within the site have been designed to convey on-site stormwater toward the various retention basins within the site. The streets are designed to carry the 10-year storm runoff within the curb and the 100-year storm runoff within the right of way. Two all-weather access points are provided to the site.

The retention basins will be sized to provide storage volume for the 100-year 2-hour storm runoff generated on-site. The design of the retention basins is consistent with the mass grading retention analysis.

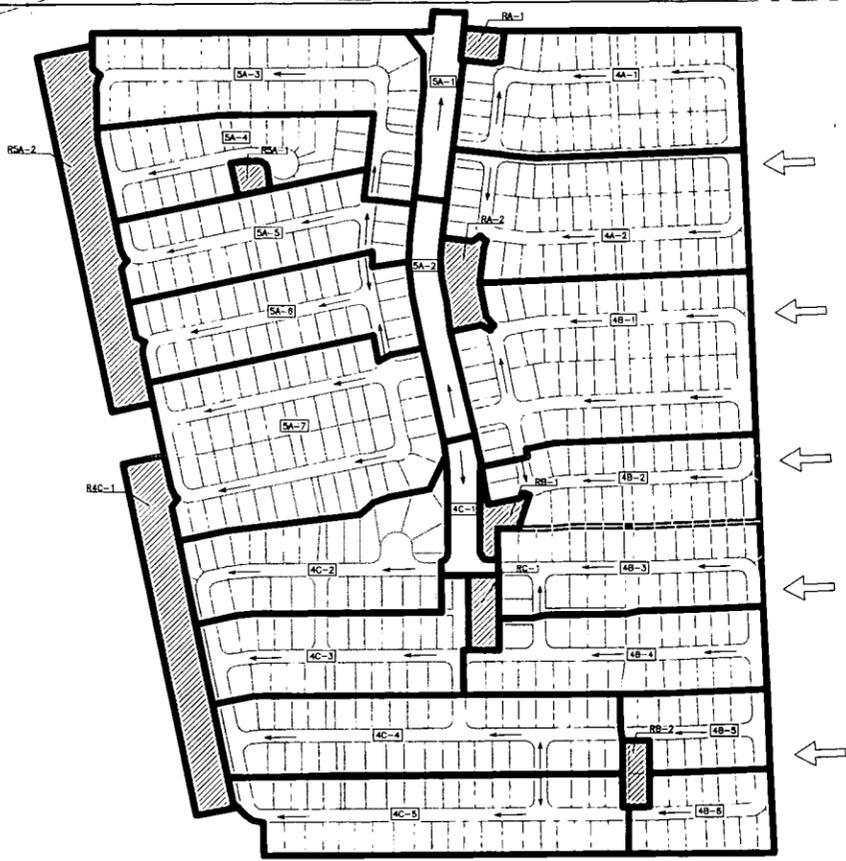
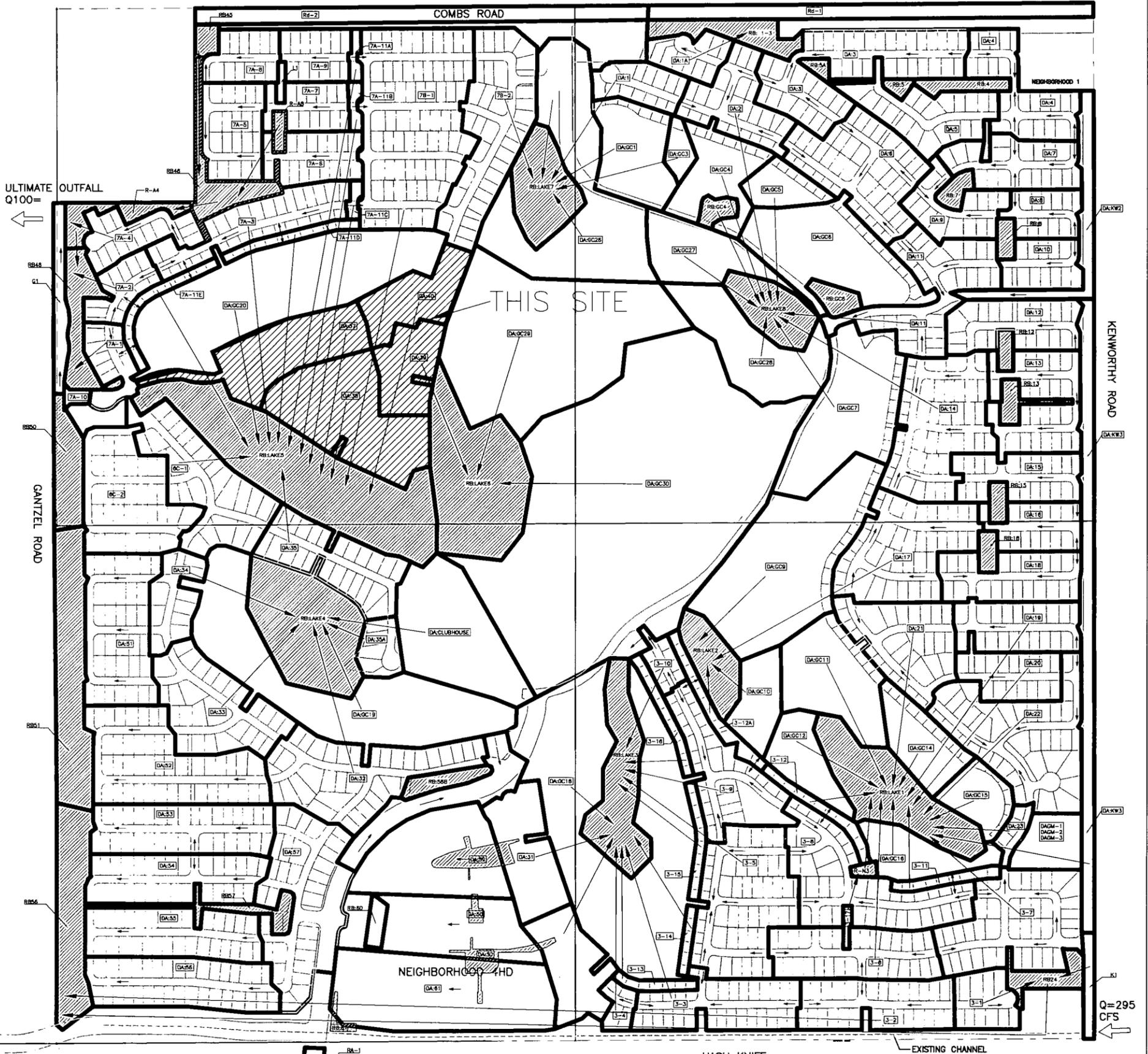
Pursuant to both Pinal County and ADEQ regulations, all retention basins are designed to drain within 36 hours. The retention basins are designed to dispose retained storm water within 36 hours by means of infiltration. In addition, drywells are incorporated to aid in the draining time of the retention basins. Drywells used on site within the retention basins will be registered with

the ADEQ. Permanent maintenance access points are provided to all the retention basins though the adjacent local roads. The unscheduled maintenance activities for all the hydraulic structures are those which follow a storm event and include debris removal, sediment removal, rock replacement, and repair eroded areas.

The Pinal County, Arizona and Unincorporated Areas, Flood Insurance Rate Map (FIRM), Community-Panel Number 04021C0475E, Map Revised December 4, 2007 indicates the subject site falls within Zone X (not shaded).

Zone X (not shaded) is defined by FEMA:

“An area that is determined to be outside the 100-yr and 500-yr floodplains”



← Q=280 CFS SHEETFLOW THROUGH STREETS

LEGEND:

- 7A-1 Drainage Area Identification
- Drainage Area Boundaries
- Direction of on-site flow
- RB48 Retention Basin Identification
- ▨ Retention Basin Area
- ⇨ Direction of off-site flow

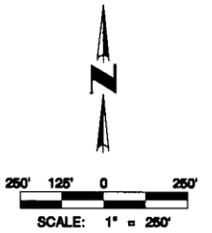


PLATE 1

SHEA HOMES AT JOHNSON FARMS
ON-SITE DRAINAGE MAP

NO.	REVISION	DATE

CVL
 4550 North 12th Street
 Phoenix, Arizona 85014
 Telephone 602-264-6831
<http://www.cvlci.com>

S-004-14



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: March 20, 2014

Case Number: S-004-14

Case Coordinator: Dedrick Denton

Subdivision Name: Quail Ranch

Landowner/Developer: Bryan Morganstern
Skybridge Quail, LLC
7001 North Scottsdale Road, #1040
Scottsdale, AZ 85253

Engineer: Christopher Lenz
United Engineering Group
3205 West Ray Road, #1
Chandler, AZ 85226

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3 & R-7 (PZ-007-13 & PZ-PD-007-13)

Existing Uses: Vacant

Surrounding Land Uses: North: GR; Vacant
East: GR; Vacant
South: CR-2; Vacant
West: GR; Scattered Residential

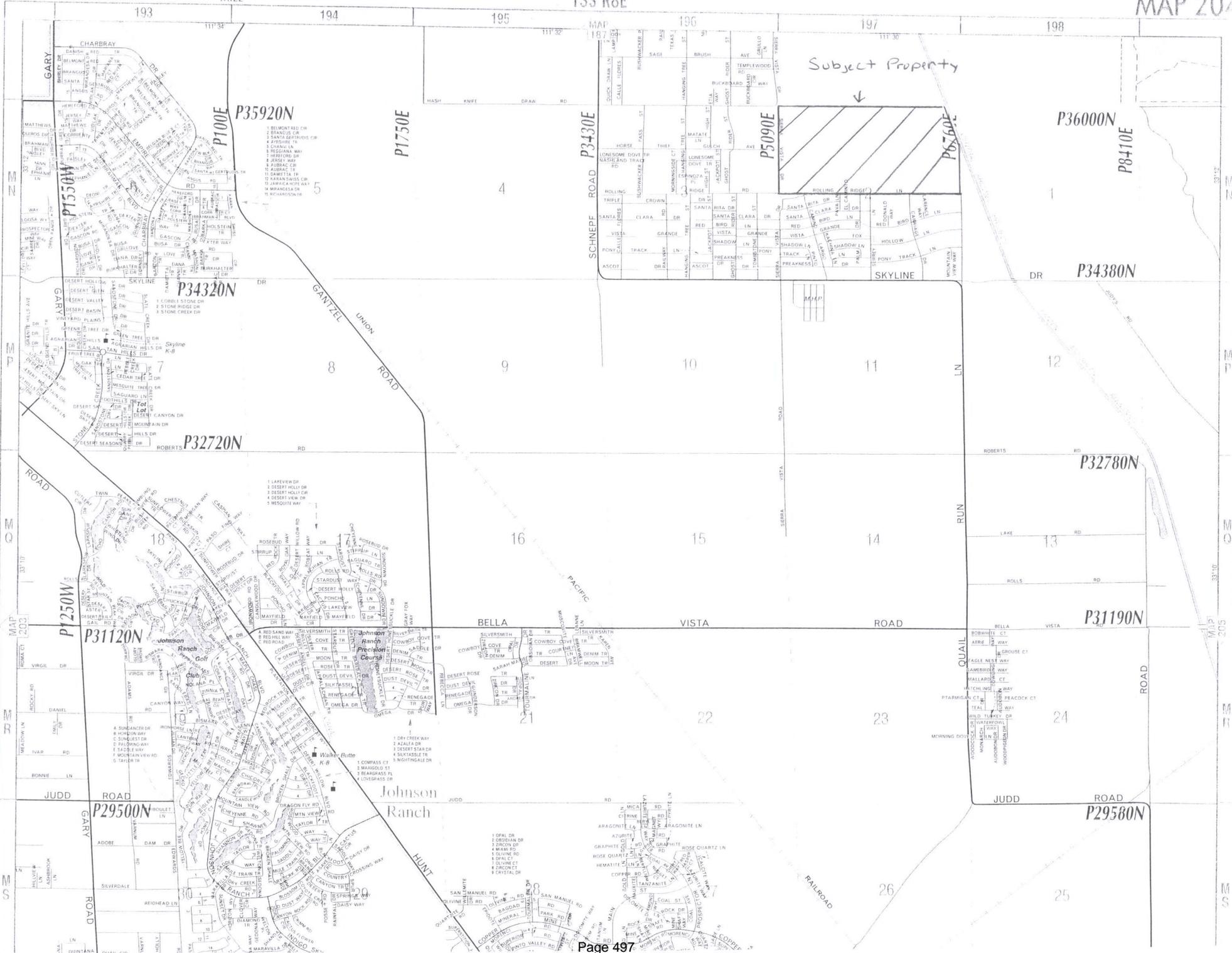
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located at the southwest corner of Hash Knife Draw Road alignment and Quail Run Lane alignment, approximately 2½ miles north of the Town of Florence.

Legal Description: A 272.91± acre parcel situated in portion of the north half of Section 2, T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 955

Tax Parcel Numbers: 210-02-002A, 002D, 002E, 002H, 002M, 002N, & 002P



GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE FINAL COUNTY ADDRESS MANAGER MANUAL - REGIONALLY SIGNIFICANT ROUTES FOR SAFETY AND MOBILITY (RSM) WHICH ARE NO HIGHWAY SIGNIFICANT ROUTES OR HIGHWAYS ADJACENT TO QUAL RANCH THAT WILL BE IMPACTED BY THE REGIONAL SIGNIFICANT ROUTES. LOCALS (L) WILL SOUTH OF THE SUBJECT SITE IS DESIGNATED IN THE MANUAL AS A PRIMARY ARTERIAL REQUIRING 100'-50' RIGHT-OF-WAY WITH SIDE TRAIL LINES, MEDIAN, BIKE LANES, LANDSCAPING AND SIGNAGE.
2. PER THE FINAL COUNTY OPEN SPACE AND LAND TRAILS MASTER PLAN THERE IS AN EXISTING ADOPTED COUNTY TRAIL CORRIDOR ALONG THE EASTERN BOUNDARY OF THE SITE.
3. CONDITIONS, CONDITIONS AND RESTRICTIONS (C/O) WILL PROVIDE FOR THE FORMATION OF A HOMEOWNERS ASSOCIATION FOR QUAL RANCH. OPEN SPACE COMMON AREAS WITHIN QUAL RANCH WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL STREETS WITHIN QUAL RANCH ARE BEING PROPOSED TO BE DEDICATED TO FINAL COUNTY UNDER APPROVAL BY FINAL COUNTY PUBLIC WORKS DEPARTMENT AND WILL BE CONSTRUCTED IN ACCORDANCE WITH FINAL COUNTY STANDARDS. DEVELOPMENT AND CONSTRUCTION OF COMMON AREAS AND STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
4. THE DESIGNATED FLOOD ZONE IS "X" - AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 100 AND 500-YEAR FLOOD PLAIN.
5. THIS SITE PLAN IS CONCEPTUAL AND THE ENGINEERING WILL BE DETERMINED THROUGH THE TENTATIVE PLAT PROCESS.
6. **EXISTING DRAINAGE** - THE SITE IS GENERALLY FLAT AND GRADUALLY SLOPES FROM THE NORTHWEST TO SOUTHWEST WITH A SLOPE OF 0.5% AND A TOTAL CHANGE IN ELEVATION OF APPROXIMATELY 25 FEET. THERE ARE TWO WASHES WITHIN THE SITE THAT CONVEY OFFSITE FLOWS. THE WASHES RUN NORTH-SOUTH AND EAST-WEST WITHIN THE PROJECT SITE. THESE WASHES COMBINE AT SOME POINT NEAR THE CORNER OF THE PROJECT SITE AND TRAVEL IN A SOUTHWESTERLY DIRECTION PAST THE SOUTHERN BOUNDARY OF THE PROJECT SITE WHERE IT DRAINS INTO A REGIONAL RETENTION BASIN LOCATED IMMEDIATELY SOUTH OF THE QUAL RANCH DEVELOPMENT.
7. **PROPOSED DRAINAGE** - THE OFFSITE FLOWS WILL BE CONVEYED THROUGH IMPROVED EXISTING TEMPORAL CHANNELS WITHIN THE EXISTING DRAINAGE CORRIDORS TO CONVEY THE OFFSITE FLOWS THROUGH THE SITE TO THE HISTORICAL CANTON LOCATION AT THE SOUTHERN PROPERTY BOUNDARY. THE SITE WILL BE DESIGNED SO THAT INDIVIDUAL LOTS WILL DRAIN ONTO THE STREETS AND COMMON STORM WATER FLOWS TO PROPOSED RETENTION BASINS OR CATCH BASINS AND STORM DRAINS. THE PROPOSED RETENTION BASINS WILL BE DESIGNED TO WITHIN THE 100-YEAR 2 HOUR RAINFALL VOLUME PER FINAL COUNTY DRAINAGE REQUIREMENTS AND IN AN EVENT LARGER THAN THE 100-YEAR 2 HOUR STORM. EXISTING OVERFLOW WILL BE RELEASED ALONG LOCAL STREETS AND RUNOFF WILL BE CONVEYED SOUTHWEST FOLLOWING THE PROPOSED DRAINAGE WHERE IT ULTIMATELY OUTFALLS FROM THE SOUTHERN CORNER OF THE SITE, AS WOULD OCCUR IN THE EXISTING CONDITION.
8. SEE PRELIMINARY LANDSCAPE PLANS FOR THE MASTER SIGN AND WALL PLAN.

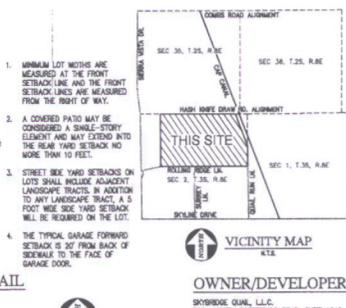
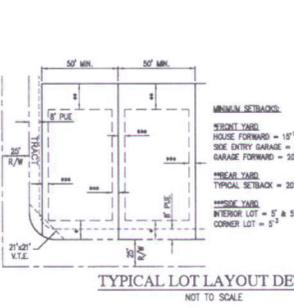
**SITE DEVELOPMENT PLAN
"PLANNED AREA DEVELOPMENT"**

"QUAIL RANCH"

A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FINAL COUNTY, ARIZONA

LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS S89°30'28"W, A DISTANCE OF 548.24 FEET AND THE TRUE POINT OF BEGINNING;
 THENCE S89°30'28"W, ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 2, A DISTANCE OF 2744.34 FEET TO THE CORNER OF SAID SECTION 2;
 THENCE CONTINUING ALONG SAID MID SECTION LINE, S89°30'28"W, A DISTANCE OF 1836.85 FEET TO THE EAST LINE OF THAT PARCEL SHOWN ON RECORD OF SURVEY IN BOOK 13, PAGE 198, RECORDS OF FINAL COUNTY;
 THENCE N61°00'28"W, ALONG SAID EAST LINE, A DISTANCE OF 2844.18 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 3 BEARS S89°30'28"W, A DISTANCE OF 678.17 FEET;
 THENCE ALONG THE NORTH LINE OF SAID SECTION 2, N69°39'01"E, A DISTANCE OF 1679.15 FEET TO THE SOUTH QUARTER CORNER OF SECTION 2S;
 THENCE CONTINUING ALONG SAID NORTH LINE, N69°22'21"E, A DISTANCE OF 283.33 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2;
 THENCE CONTINUING ALONG SAID NORTH LINE, N69°22'21"E, A DISTANCE OF 2143.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE CENTRAL ARIZONA PROJECT CANAL;
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S21°16'53"E, A DISTANCE OF 1701.54 FEET TO A POINT ON THE EAST LINE OF THE NORTH HALF OF SAID SECTION 2;
 THENCE ALONG SAID EAST LINE, S61°09'24"E, A DISTANCE OF 1057.4 FEET TO THE TRUE POINT OF BEGINNING.

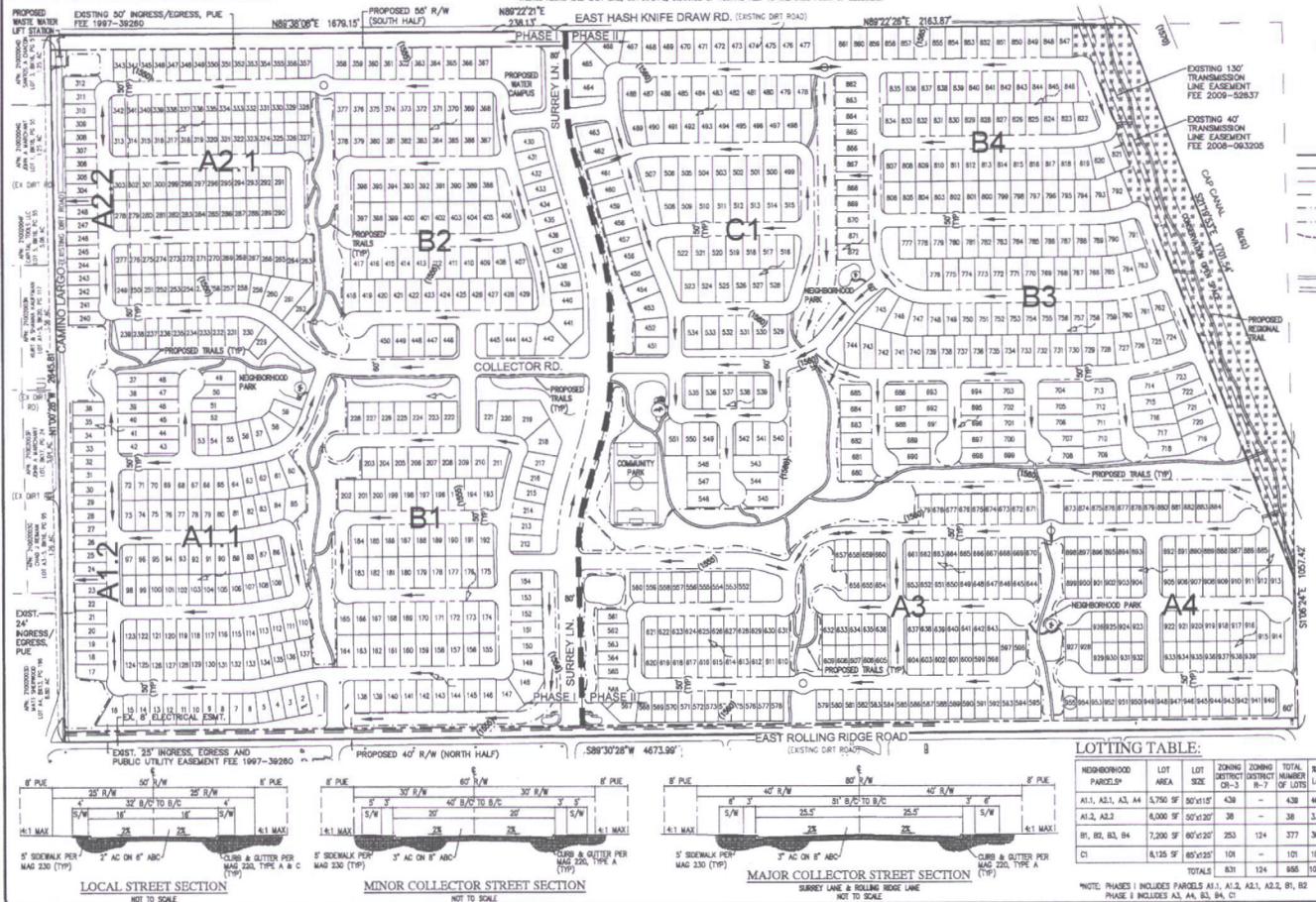


OWNER/DEVELOPER:
 BROWNSIDE QUAL, L.L.C.
 7001 NORTH SCOTTSDALE ROAD, SUITE 1040
 SCOTTSDALE, ARIZONA 85258
 PHONE: (480) 903-5987
 CONTACT: BROWN WORTHINGTON

ENGINEER:
 UNITED ENGINEERING GROUP
 3005 WEST RAY ROAD, SUITE 1
 CHANDLER, ARIZONA 85226
 PHONE: (480) 706-5372
 FAX: (480) 725-3076
 CONTACT: CHRISTOPHER F. LINZ, P.E.

3005 W. Ray Road
 Chandler, AZ 85226
 Phone: (480) 706-5372
 www.ueg.com

ueg
 united engineering group



LEGEND

- SUBJECT PROPERTY LINE
- RIGHT OF WAY
- SECTION LINES
- EASEMENTS
- TOP OF WASHES
- TOP OF CONDUITS
- EXISTING SURFACE FLOW
- PROPOSED TRAILS
- DIST. DIRT ROADS

UTILITIES/SERVICES:

- WATER - DESIGNED WATER COMPANY
- SEWER - JOHNSON UTILITIES
- ELECTRICAL - SALT RIVER PROJECT
- TELEPHONE - CENTURUM
- CABLE TV - COX COMMUNICATIONS
- POLICE - FINAL COUNTY SHERIFFS OFFICE
- FIRE PROTECTION - RURAL METRO
- SCHOOLS - FLORENCE UNIFIED SCHOOL DISTRICT
- SOLID WASTE DISPOSAL - CONTRACT HULLING COMPANY

SITE DATA:

GROSS ACREAGE	272.91 AC
AREA OF STREET R/W	63.91 AC
AREA OF UTILITY SITES	0.97 AC
AREA OF LOTS	146.75 AC
TOTAL OPEN SPACE	95.25 AC (35.30%)
CONSERVATION OPEN SPACE	6.20 AC (2.28%)
DEVELOPED OPEN SPACE	47.45 AC (17.39%)
REGULATION OPEN SPACE	37.43 AC (13.70%)
ADDITIONAL LANDSCAPE TRACTS	1.43 AC
TOTAL OPEN SPACE & LS TRACTS	58.88 AC (21.58%)
TOTAL NUMBER OF SINGLE FAMILY LOTS	855 LOTS
GROSS DENSITY	3.10 S.F./AC
AVERAGE AREA PER LOT	4.831 SF

AMENDED DEVELOPMENT STANDARDS:

MIN. LOT AREA (SQ)	MIN. LOT WIDTH	SETBACKS (FRONT/SIDE/REAR)	MAX. BLDG. HEIGHT OF MAIN BUILDING
OR-3 BASE ZONING	PROPOSED 5,750	PROPOSED 50'	PROPOSED 30'
R-7 BASE ZONING	PROPOSED 5,750	PROPOSED 50'	PROPOSED 30'

MAX. BULIDABLE AREA

OR-3 BASE ZONING	PROPOSED	MIN. DIST. BETWEEN MAIN BUILDINGS	MIN. DIST. BETWEEN MAN & DETACHED ACCESSORY BUILDINGS	MAX. BLDG. HEIGHT OF DETACHED ACCESSORY BUILDING
40X	70X	16'	10'	7'
R-7 BASE ZONING	PROPOSED	10'	7'	7'
N/A	70X	N/A	10'	7'

AMENDED USES TABLE:

PERMITTED USES	ALL USES UNDER THE OR-3 & R-7 BASE ZONING PER FINAL COUNTY DEVELOPMENT SERVICES CODE, SECTIONS 2.7.0.10 AND 2.7.2.0.10
NON-PERMITTED USES	NONE

SITE DEVELOPMENT PLAN
QUAIL RANCH
PINAL COUNTY, ARIZONA

EXHIBIT A
 SHEET 1 OF 1
 PROJECT NUMBER 19007

3RD REVISION DATE: 11/26/13
 1ST REVISION DATE: 8/16/13
 PREPARATION DATE: 8/16/13

GENERAL NOTES:

3.4.1 PLANNING DEPARTMENT

- A. THE GROSS AREA OF THE SUBDIVISION IS 272.91 ACRES.
- B. ZONING IS CR-3/PAD AND R-7/PAD
- C. THE NUMBER OF LOTS IS 555.
- D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 50.04 ACRES.

3.4.2 PUBLIC WORKS DEPARTMENT

- A. EAST ROLLING RIDGE ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
- B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.

3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT

- A. PUBLIC SEWER
 - 1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
 - 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

SPECIAL NOTES:

3.5.1 PLANNING DEPARTMENT

- A. ACCORDING TO THE FLOOD INSURANCE RATE MAP #0402100500E, DATED DECEMBER 4, 2007 AND MAP #0402100470E, DATED DECEMBER 4, 2007, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- B. MINIMUM LOT SIZE IS 5,750 SQUARE FEET.

3.5.2 ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS

- A. PUBLIC SEWERS
 - 3. ALL SANITARY SEWER WILL BE DESIGNED TO PROVIDE GRAVITY FLOW TO THE NORTHWEST CORNER OF THE PROJECT TO A PROPOSED SEWER LIFT STATION.

DRYWELLS
 DRYWELLS ARE NOT SHOWN ON THIS PLAT. IF THE DRAINAGE BASINS DO NOT DRAIN WITHIN A 35 HOUR PERIOD, DRYWELLS ARE TO BE INSTALLED. IF THE DRAINAGE BASINS WILL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE OWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 35 HOUR PERIOD, ANNUAL INSPECTION AND MAINTENANCE OF THE DRYWELL SILING CHAMBER IS REQUIRED.

BENCHMARK:

USGS BENCHMARK J 50 (PID 000573)
 ELEV = 1401.20 NAVD 80. USGS DESCRIPTION FOLLOWS:

RECOVERY NOTE BY NATIONAL GEODETIC SURVEY 1952
 0.2 KM (0.10 MI) NORTHERLY ALONG ELLSWORTH ROAD FROM THE POST OFFICE IN QUEEN CREEK, THENCE 1.2 KM (0.75 MI) EASTERLY ALONG OCCILLO ROAD, THENCE 8.0 KM (4.95 MI) SOUTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, 0.41 M (275.5 FT) NORTHWEST OF MILEPOST 544, 38.2 M (125.3 FT) SOUTHWEST OF A UTILITY POLE, 23.1 M (75.8 FT) NORTHWEST OF A UTILITY POLE, 35.9 M (52.2 FT) NORTHEAST OF AND LEVEL WITH THE CENTER OF A DIRT ROAD, 5.1 M (29.5 FT) SOUTHWEST OF THE NEAR RAIL, 0.4 M (1.3 FT) SOUTHWEST OF A WITNESS POST, AND THE MONUMENT PROJECTS 0.05 M (0.15 FT) ABOVE THE GROUND SURFACE.

THIS IS APPROXIMATELY AT GANTZEL RD AND SKYLINE DR

BASIS OF BEARINGS:

THE BASIS OF BEARING IS THE EAST/WEST MID SECTION LINE OF SECTION 2, MEASURED FROM THE EAST 1/4 TO THE CENTER 1/4 CORNER, HAVING A BEARING OF S09.30.20"W.

LAND USE TABLE:

ASSESSOR PARCEL NUMBERS	210-002-002A, 002B, 002E, 002H, 002M, 002N, 002P
GROSS ACREAGE	11,807,257.70 SF OR 272.91 AC
AREA OF STREET R/W	2,755,021.715 SF OR 63.4545 AC
NET ACREAGE (GROSS-R/W)	5,122,135.054 SF OR 206.4154 AC
AREA OF LOTS	5,513,337.0506 SF OR 149.5256 AC
AREA OF UTILITY SITES	41,846.52 SF OR 0.9507 AC
AREA OF OPEN SPACE	2,565,848.30 SF OR 58.9290 AC
RECREATIONAL OPEN SPACE	1,536,373.00 SF OR 37.8348 AC
% GROSS OPEN SPACE	21.9 %
TOTAL NUMBER OF LOTS	555 LOTS
GROSS DENSITY	3.50 DU/AC
AVERAGE AREA PER LOT	5,020 SF

TRACT TABLE:

SEE SHEET 3 FOR TRACT TABLE

LOT TABLE:

SEE SHEETS 3 AND 4 FOR LOT TABLE

A TENTATIVE PLAT OF "QUAIL RANCH"

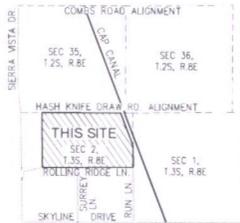
LOCATED IN THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SKYBRIDGE QUAIL, L.L.C.
 7001 NORTH SCOTTSDALE ROAD, SUITE 1040
 SCOTTSDALE, ARIZONA 85225
 PHONE: (602) 503-5657
 CONTACT: BRYAN MORGANSTERN

ENGINEER:

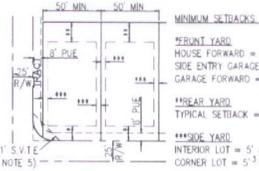
UNITED ENGINEERING GROUP
 3205 WEST RAY ROAD, SUITE 1
 CHANDLER, ARIZONA 85226
 PHONE: (480) 705-5372
 FAX: (480) 705-5375
 CONTACT: CHRISTOPHER F. LENZ, P.E.



BASE ZONING AND ZONING CASE #:

EXISTING ZONING: CR-3/PAD AND R-7/PAD
 ZONING CASE: PZ-PD-007-13
 MAX BUILDING HEIGHT: 30'
 MIN FRONT YARD SETBACK: 15' (10' for side entry garage)
 MIN SIDE YARD SETBACK: 5' + 5'
 MIN REAR YARD SETBACK: 20' (covered patio may extend up to 10' within setback)
 MAX LOT COVERAGE: 70%
 MIN LOT AREA: 5,750 SF
 MIN LOT WIDTH: 50'
 MIN OPEN SPACE: 21.5%

1. MINIMUM LOT WIDTHS ARE MEASURED AT THE FRONT SETBACK LINE AND THE FRONT SETBACK LINES ARE MEASURED FROM THE RIGHT OF WAY.
2. A COVERED PATIO MAY BE CONSIDERED A SINGLE-STORY ELEMENT AND MAY EXTEND INTO THE REAR YARD SETBACK NO MORE THAN 10 FEET.
3. STREET SIDE YARD SETBACKS ON LOTS SHALL INCLUDE ADJACENT LANDSCAPE TRACTS. IN ADDITION TO ANY LANDSCAPE TRACT, A 5 FOOT WIDE SIDE YARD SETBACK WILL BE REQUIRED ON THE LOT.
4. GARAGE FORWARD SETBACK TO BE A MINIMUM OF 20' FROM THE BACK OF SIDEWALK TO THE FACE OF GARAGE DOOR.
5. A 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT SHALL BE AT ALL LOCAL TO LOCAL INTERSECTIONS AND A 33'x33' S.V.T.E. AT ALL COLLECTOR AND ARTERIAL STREET INTERSECTIONS. GROUND COVER, GRANITE, FLOWERS AND TREES LESS THAN 2' (MATURE) IN HEIGHT WITH BRANCHES LESS THAN 6' ABOVE GROUND IN THIS AREA. TREES SHALL NOT BE SPACED LESS THAN 5' APART.



TYPICAL LOT LAYOUT AND BUILDING SETBACKS
 NOT TO SCALE

UTILITIES/SERVICES:

- WATER: DIVERSIFIED WATER COMPANY
- SANITARY SEWER: JOHNSON UTILITIES
- ELECTRICAL: SALT RIVER PROJECT
- TELEPHONE: CENTURYLINK
- CABLE TV: COX COMMUNICATIONS
- FIRE PROTECTION: RURAL METRO
- SCHOOLS: FLORENCE UNIFIED SCHOOL DISTRICT
- SOLID WASTE DISPOSAL: CONTRACT HAULING COMPANY
- POLICE: PINAL COUNTY SHERIFF'S OFFICE

SHEET INDEX

1. COVER SHEET
2. SHEET INDEX, NEIGHBORHOOD INDEX & DETAILS
3. TRACT AND LOT TABLES
4. LOT TABLES
- 5-15. TENTATIVE PLAT SHEETS

LEGEND:

- PROPERTY CORNER, FOUND
- ⊕ FOUND MONUMENT (TYPE SHOWN)
- SECTION/MID-SECTION LINE
- - - SUBJECT PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - PROPERTY LINE
- - - PHASE LINE
- - - NEIGHBORHOOD PARCEL LINE
- - - EXISTING CONTOUR
- ⊕ EXISTING WATER METER
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING TRANSMISSION TOWER
- 8" PROPOSED SEWERLINE
- 8" PROPOSED WATERLINE
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STREET FLOW DIRECTION
- PROPOSED CENTERLINE MONUMENT
- R/W RIGHT OF WAY
- B/C BACK OF CURB
- P.U.E. PUBLIC UTILITY EASEMENT
- V.A.E. VEHICULAR NON-ACCESS EASEMENT
- S.V.T.E. SIGHT VISIBILITY TRIANGLE EASEMENT



NO.	REVISIONS DESCRIPTION	DATE

TENTATIVE PLAT
QUAIL RANCH
 PINAL COUNTY, ARIZONA

SUBMITTALS

1ST	JANUARY 2014
2ND	MARCH 2014

DESIGNED BY: **BL**
 DRAWN BY: **BL**
 CHECKED BY: **CF**



1
 SHEET 1 OF 15
 PROJECT NUMBER
 19007

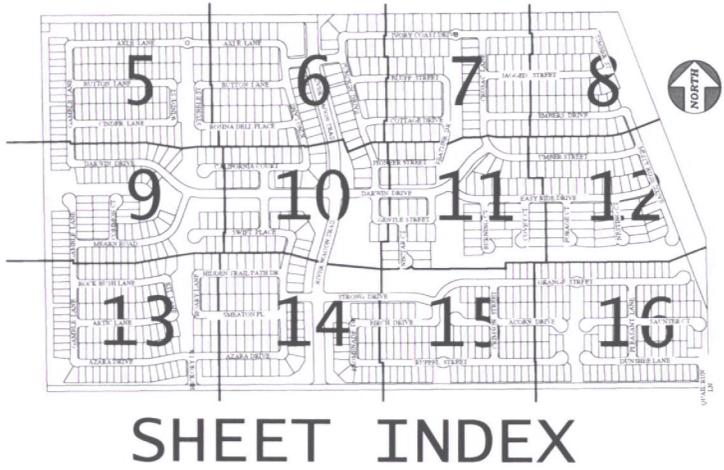
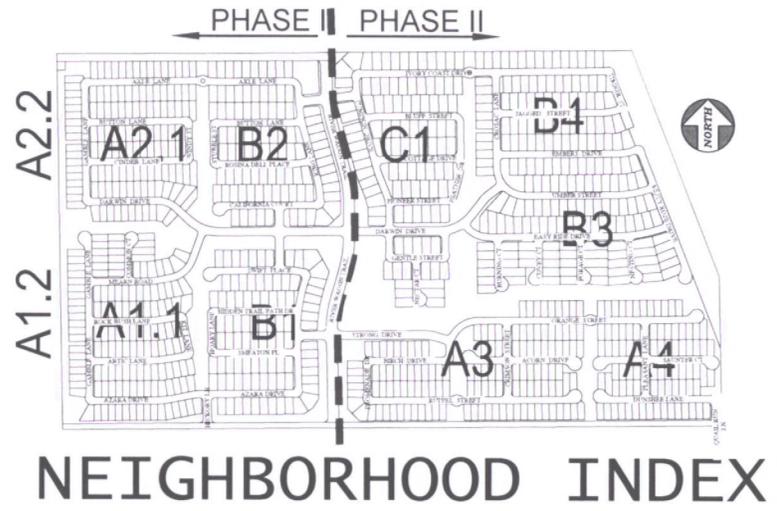
united engineering group

CASE #: S-004-14

3005 W. Ray Road
Phoenix, AZ 85034
Phone: 480.705.5172
Fax: 480.705.0374
www.ueg.com



united engineering group



NO.	REVISIONS	DESCRIPTION	DATE

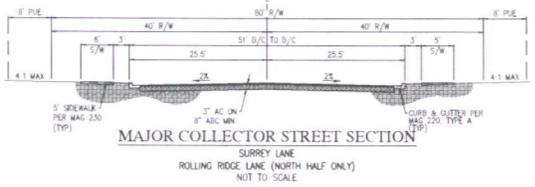
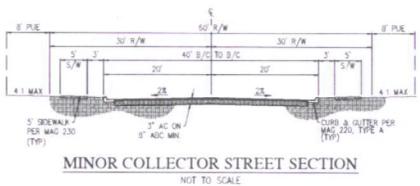
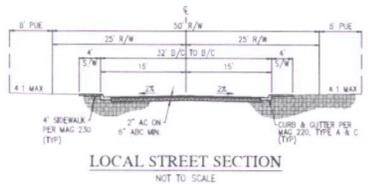
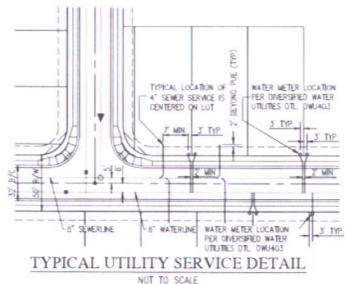
TENTATIVE PLAT
QUAIL RANCH
PINAL COUNTY, ARIZONA

SUBMITTALS:
EST JANUARY 2014
2ND MARCH 2014

DESIGNED BY: BI
DRAWN BY: BI
CHECKED BY: CFI

2
SHEET 2 OF 15
PROJECT NUMBER
19007

CASE #: S-004-14



TRACT TABLE:

TRACT AREA TABLE			
TRACT #	ACRES	SQ FT	GENERAL TRACT USE
Tract A1	7.9187	344940	LANDSCAPE, RETENTION, RECREATIONAL OPEN SPACE, NEIGHBORHOOD PARK, TRAILS
Tract A2	0.0500	2180	LANDSCAPE
Tract A3	0.0500	2180	LANDSCAPE
Tract B1	0.0477	2080	LANDSCAPE
Tract B2	0.0832	3626	LANDSCAPE
Tract B3	0.0500	2180	LANDSCAPE
Tract C1	0.0239	1040	LANDSCAPE
Tract C2	0.7168	31228	LANDSCAPE, DEVELOPED OPEN SPACE
Tract C3	0.0636	2770	LANDSCAPE
Tract D1	0.0477	2080	LANDSCAPE
Tract D2	1.0796	47026	LANDSCAPE, DRAINAGE, RETENTION, DEVELOPED OPEN SPACE
Tract D3	0.0462	2012	LANDSCAPE
Tract E1	0.1034	4503	LANDSCAPE
Tract E2	0.2572	11204	LANDSCAPE, DEVELOPED OPEN SPACE
Tract E3	0.0501	2180	LANDSCAPE
Tract F1	0.0477	2080	LANDSCAPE
Tract F2	0.3826	16578	LANDSCAPE, DRAINAGE, DEVELOPED OPEN SPACE
Tract F3	0.2344	10210	LANDSCAPE
Tract G1	0.0477	2080	LANDSCAPE
Tract G2	0.0501	2182	LANDSCAPE
Tract H1	4.2023	183051	LANDSCAPE, RETENTION, RECREATIONAL OPEN SPACE, TRAILS
Tract H2	3.2665	142290	DRAINAGE, RETENTION, RECREATIONAL OPEN SPACE, NEIGHBORHOOD PARK, TRAILS
Tract H3	0.4955	21582	LANDSCAPE, DEVELOPED OPEN SPACE
Tract I1	2.1029	91503	LANDSCAPE, DRAINAGE, DEVELOPED OPEN SPACE
Tract I2	0.0660	2873	LANDSCAPE
Tract I3	8.1793	356289	LANDSCAPE, CONSERVATION OPEN SPACE, TRAILS
Tract J1	0.0584	2545	LANDSCAPE
Tract J2	0.0523	2280	LANDSCAPE
Tract J3	0.0500	2180	LANDSCAPE
Tract K1	0.0560	2437	LANDSCAPE
Tract K2	0.1658	7298	LANDSCAPE
Tract K3	0.1108	4825	LANDSCAPE
Tract L1	0.0500	2180	LANDSCAPE
Tract L2	0.1452	6499	LANDSCAPE
Tract L3	0.0548	4131	LANDSCAPE
Tract M1	0.0826	3596	LANDSCAPE
Tract M2	0.2274	9904	LANDSCAPE
Tract M3	0.0477	2080	LANDSCAPE
Tract N1	2.0695	90140	LANDSCAPE, RECREATIONAL OPEN SPACE
Tract N2	0.1284	5564	LANDSCAPE
Tract N3	0.0477	2080	LANDSCAPE
Tract O1	0.0477	2080	LANDSCAPE
Tract O2	15.8810	683064	LANDSCAPE, DRAINAGE, RETENTION, RECREATIONAL OPEN SPACE, COMMUNITY PARK, TRAILS
Tract O3	0.0477	2080	LANDSCAPE
Tract P1	3.1058	135463	LANDSCAPE, RETENTION, RECREATIONAL OPEN SPACE
Tract P2	0.0262	1140	LANDSCAPE
Tract P3	0.0477	2080	LANDSCAPE
Tract Q1	0.0477	2080	LANDSCAPE
Tract Q2	0.0262	1140	LANDSCAPE
Tract R1	0.0595	4333	LANDSCAPE
Tract R2	4.4668	195861	LANDSCAPE, RETENTION, DEVELOPED OPEN SPACE, NEIGHBORHOOD PARK, TRAILS
Tract S1	0.0477	2080	LANDSCAPE

TRACT TABLE:

TRACT AREA TABLE			
TRACT #	ACRES	SQ FT	GENERAL TRACT USE
Tract S2	0.0477	2080	LANDSCAPE
Tract T1	0.0836	3641	SEWER LIFT STATION
Tract T2	0.0477	2080	LANDSCAPE
Tract U1	0.1972	8589	LANDSCAPE, DEVELOPED OPEN SPACE
Tract U2	1.3870	60417	LANDSCAPE, RETENTION, RECREATIONAL OPEN SPACE
Tract V1	0.0077	335	LANDSCAPE
Tract V2	0.0077	334	LANDSCAPE
Tract W1	0.8772	38209	WATER CAMPUS
Tract W2	0.0477	2080	LANDSCAPE
Tract X1	0.1181	5145	LANDSCAPE
Tract X2	0.0477	2080	LANDSCAPE
Tract Y1	0.0830	3616	LANDSCAPE
Tract Y2	0.0477	2080	LANDSCAPE
Tract Z1	0.1465	6468	LANDSCAPE
Tract Z2	0.0077	334	LANDSCAPE

LOT TABLE:

LOT AREA TABLE																					
LOT #	SQ FT																				
1	5783	35	6000	69	5750	103	5750	137	5208	171	7200	205	7200	239	6741	273	5750	307	6000		
2	5750	36	6118	70	5750	104	5750	138	7202	172	7200	206	7200	240	6589	274	5750	308	6000		
3	5750	37	5768	71	5750	105	5962	139	7202	173	7200	207	7200	241	5858	275	5750	309	6000		
4	5750	38	5750	72	5841	106	5966	140	7202	174	7297	208	7200	242	6000	276	5750	310	6000		
5	6194	39	5750	73	5841	107	6007	141	7202	175	7987	209	7200	243	6000	277	5841	311	6212		
6	6207	40	5750	74	5750	108	6119	142	7202	176	7200	210	7475	244	6000	278	5841	312	6638		
7	5766	41	5750	75	5750	109	5750	143	7202	177	7200	211	8056	245	6000	279	5750	313	5841		
8	5750	42	5841	76	5750	110	5812	144	7202	178	7200	212	7539	246	6000	280	5750	314	5750		
9	5750	43	5841	77	5750	111	5799	145	7202	179	7200	213	7533	247	6000	281	5750	315	5750		
10	5750	44	5750	78	5750	112	5789	146	7318	180	7200	214	7533	248	6000	282	5750	316	5750		
11	5750	45	5750	79	5750	113	6036	147	6562	181	7200	215	7533	249	5841	283	5750	317	5750		
12	5750	46	5750	80	6063	114	6188	148	10898	182	7200	216	7005	250	5750	284	5750	318	5750		
13	5750	47	5750	81	6111	115	6074	149	7972	183	7296	217	7679	251	5750	285	5750	319	5750		
14	5750	48	5820	82	6122	116	5837	150	7200	184	7296	218	12251	252	5750	286	5750	320	5750		
15	5840	49	5874	83	5750	117	5750	151	7200	185	7200	219	14710	253	5750	287	5750	321	5750		
16	8121	50	6730	84	6736	118	5750	152	7200	186	7200	220	8522	254	5750	288	5750	322	5750		
17	6775	51	6158	85	6553	119	5750	153	7200	187	7200	221	8037	255	5750	289	5807	323	5750		
18	6000	52	6076	86	5841	120	5750	154	7302	188	7200	222	7176	256	5750	290	5864	324	5750		
19	6000	53	5841	87	5850	121	5750	155	7308	189	7200	223	7200	257	5750	291	5864	325	5750		
20	6000	54	5931	88	6057	122	5750	156	7200	190	7200	224	7200	258	6601	292	5807	326	5832		
21	6000	55	7350	89	6067	123	5841	157	7200	191	7200	225	7200	259	5997	293	5750	327	6763		
22	6000	56	5750	90	5938	124	5841	158	7200	192	7408	226	7200	260	8052	294	5750	328	5750		
23	6000	57	6834	91	5750	125	5750	159	7200	193	7306	227	7200	261	10909	295	5750	329	5680		
24	6000	58	8499	92	5750	126	5750	160	7200	194	7200	228	7200	262	8210	296	5750	330	5750		
25	6000	59	7352	93	5750	127	5750	161	7200	195	7200	229	6568	263	8614	297	5750	331	5750		
26	6000	60	7665	94	5750	128	5750	162	7200	196	7200	230	8614	264	7134	298	5750	332	5750		
27	6000	61	6798	95	5750	129	5750	163	7320	197	7200	231	5750	265	6846	299	5750	333	5750		
28	5000	62	5750	96	5750	130	5750	164	7320	198	7200	232	5750	266	6408	300	5750	334	5750		
29	6000	63	5873	97	5841	131	5750	165	7218	199	7200	233	5750	267	5969	301	5750	335	5750		
30	6000	64	6466	98	5841	132	5850	166	7314	200	7200	234	5750	268	5750	302	5750	336	5750		
31	6000	65	6049	99	5750	133	6591	167	7200	201	7200	235	5750	269	5750	303	5841	337	5750		
32	6000	66	5750	100	5750	134	5970	168	7200	202	7253	236	5750	270	5750	304	6000	338	5750		
33	6000	67	5750	101	5750	135	5750	169	7200	203	7200	237	5750	271	5750	305	6000	339	5750		
34	6000	68	5750	102	5750	136	5750	170	7200	204	7200	238	5750	272	5750	306	6000	340	5750		

LOT TABLE CONTINUED ON SHEET 3

305 W. PALM BLVD.
AZ 85226
Phone: 480.709.5172
www.ueg.com



NO	REVISIONS	DESCRIPTION	DATE

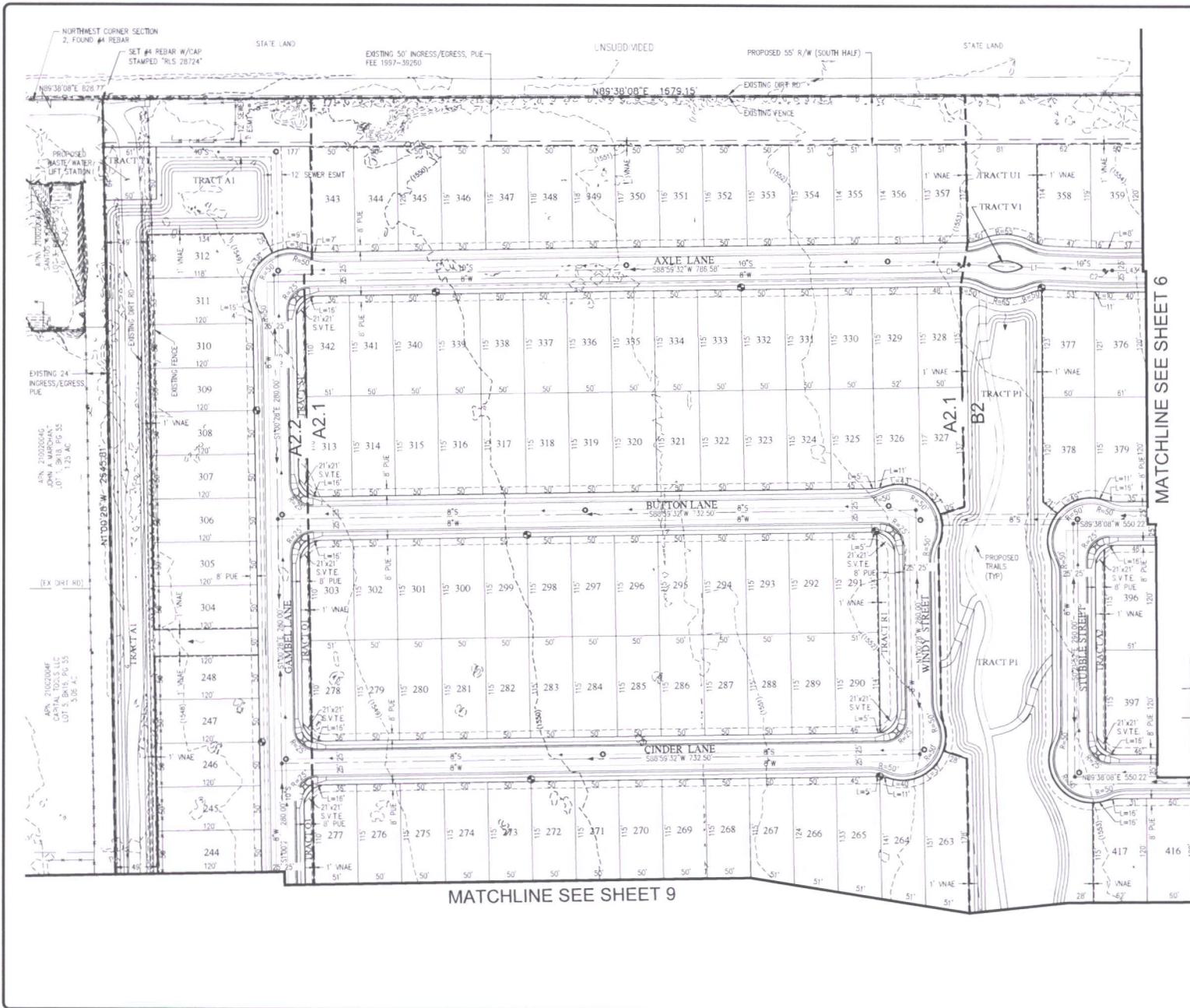
TENTATIVE PLAT
QUAIL RANCH
PINAL COUNTY, ARIZONA

SUBMITTALS
1ST JANUARY 2014
2ND MARCH 2014
DESIGNED BY: IB
DRAWN BY: IB
CHECKED BY: CFI



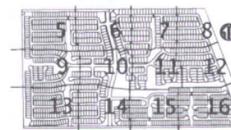
3
SHEET 3 OF 15
PROJECT NUMBER
19007

CASE #: S-004-14

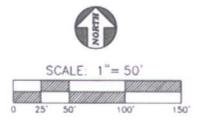


CENTERLINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°46'29"E	154.92'
L43	S85°38'08"W	508.36'

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	200.00'	11.25'	313.55°
C2	200.00'	9.04'	235°23'



SHEET INDEX



NO.	REVISIONS	DESCRIPTION	DATE

TENTATIVE PLAT
QUAIL RANCH
 PINAL COUNTY, ARIZONA

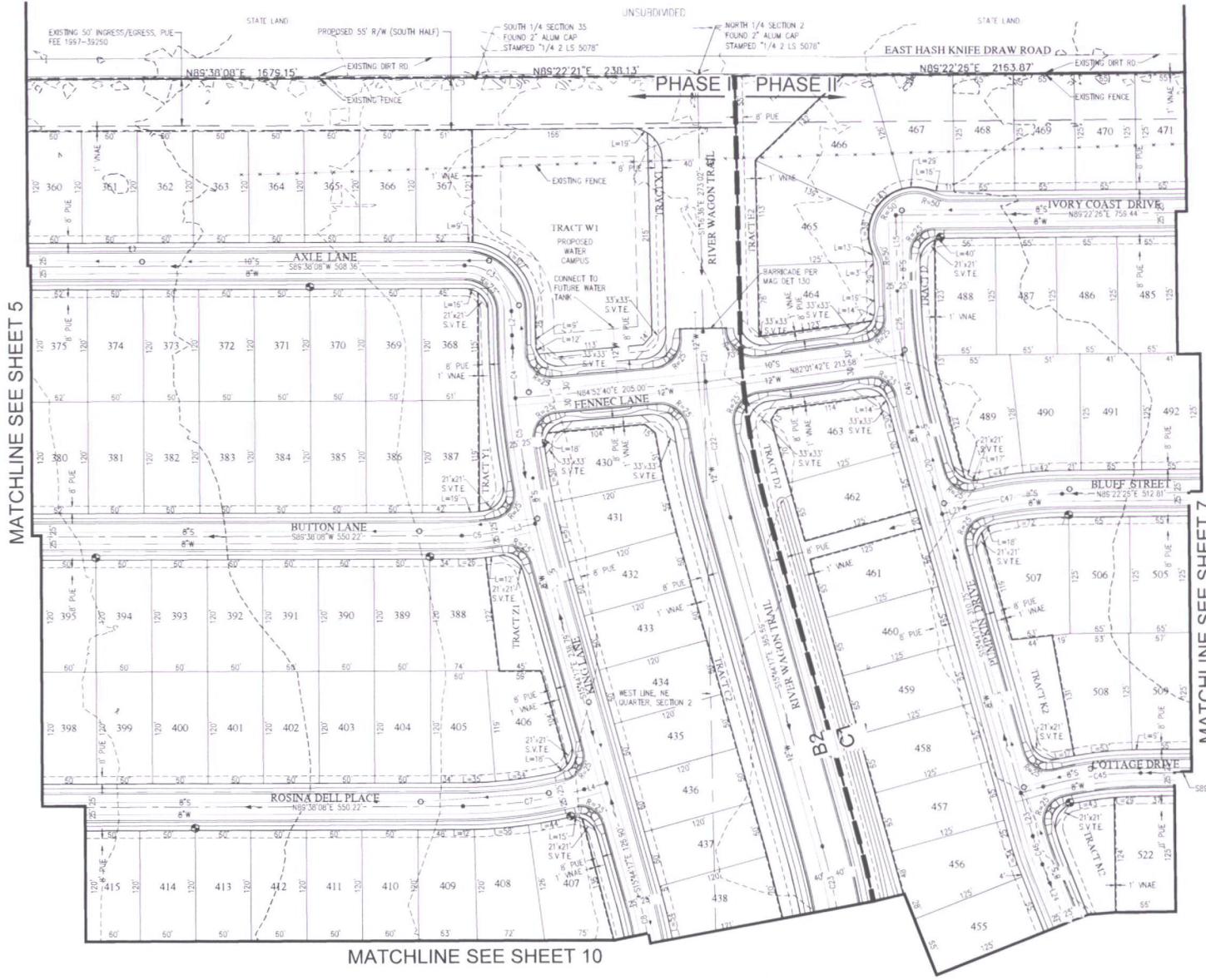
SUBMITTALS
 1ST JANUARY 2014
 2ND MARCH 2014
 DESIGNED BY: B
 DRAWN BY: B
 CHECKED BY: CFI



5
 SHEET 5 OF 15
 PROJECT NUMBER
 19007

CASE # S-004-14

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 10

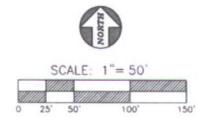
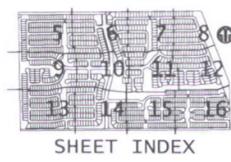
MATCHLINE SEE SHEET 7

CENTERLINE TABLE

LINE #	BEARING	DISTANCE
L2	S1°16'36"E	25.95'
L3	S7°05'40"W	38.16'
L4	N7°15'43"E	25.00'
L15	S1°16'36"E	80.58'
L20	S15°44'17"E	55.98'
L21	S7°45'43"W	25.00'
L21	S7°45'43"W	25.00'
L23	S15°44'17"E	47.80'
L24	S21°48'45"E	156.69'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C3	50.00'	77.74'	85°05'16"
C4	1005.00'	67.45'	3°50'44"
C5	1005.00'	136.52'	7°47'00"
C5	200.00'	43.70'	12°32'28"
C7	490.00'	131.48'	15°22'25"
C8	595.00'	156.65'	15°22'25"
C21	900.00'	53.70'	3°50'44"
C22	800.00'	148.22'	10°36'57"
C23	900.00'	214.66'	15°22'25"
C25	590.00'	58.54'	6°41'43"
C25	590.00'	58.54'	6°41'43"
C45	400.00'	105.50'	15°06'43"
C46	300.00'	31.81'	6°04'23"
C47	400.00'	105.50'	15°06'43"
C49	590.00'	79.97'	7°45'58"



REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE PLAT
QUAIL RANCH
 PINAL COUNTY, ARIZONA

SUBMITTALS

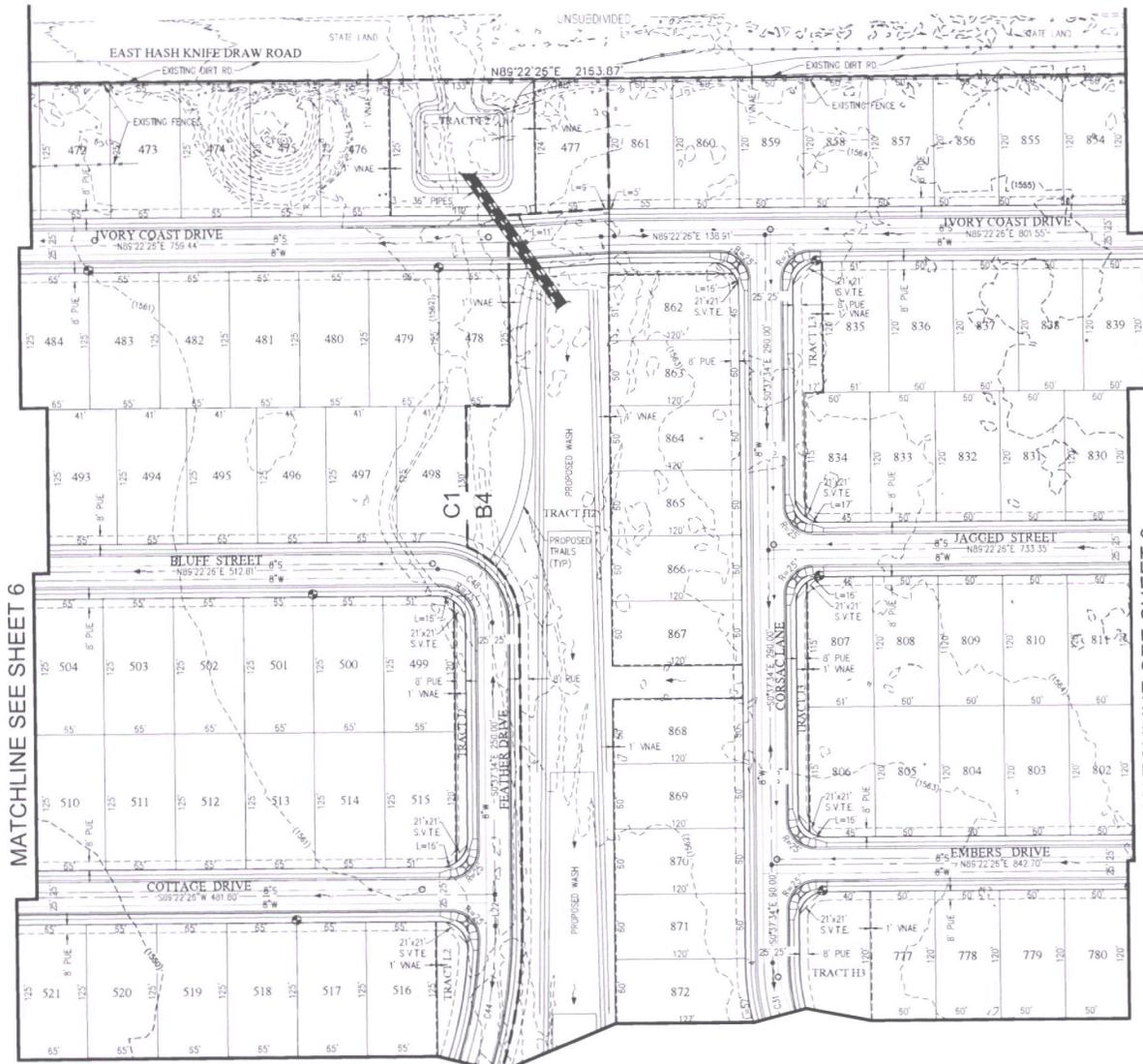
1ST	JANUARY 2014
2ND	MARCH 2014

DESIGNED BY: JB
 DRAWN BY: LMC
 CHECKED BY: CT



6
 SHEET 8 OF 18
 PROJECT NUMBER
 19007

CASE #: S-004-14



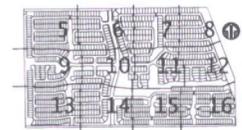
MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8

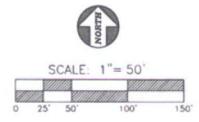
MATCHLINE SEE SHEET 11

CENTERLINE LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S037.34°E	29.15'

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C31	200.00'	127.70'	36.3455°
C44	420.00'	129.91'	17.4322°
C48	50.00'	78.54'	90.0000°



SHEET INDEX



NO.	REVISIONS	DATE

TENTATIVE PLAT
QUAIL RANCH
 PINAL COUNTY, ARIZONA

SUBMITTALS	
1ST	JANUARY 2014
2ND	MARCH 2014

DESIGNED BY: JB
 DRAWN BY: JB
 CHECKED BY: CFL

7
 SHEET 7 OF 15
 PROJECT NUMBER
 19007

CASE # S-004-14

1555 N. 7th Street
 Phoenix, AZ 85017
 Phone: 480.755.5172
 www.unitec.com



united engineering group

NO.	REVISIONS	DESCRIPTION	DATE

TENTATIVE PLAT
 QUAIL RANCH
 PINAL COUNTY, ARIZONA

SUBMITTALS:

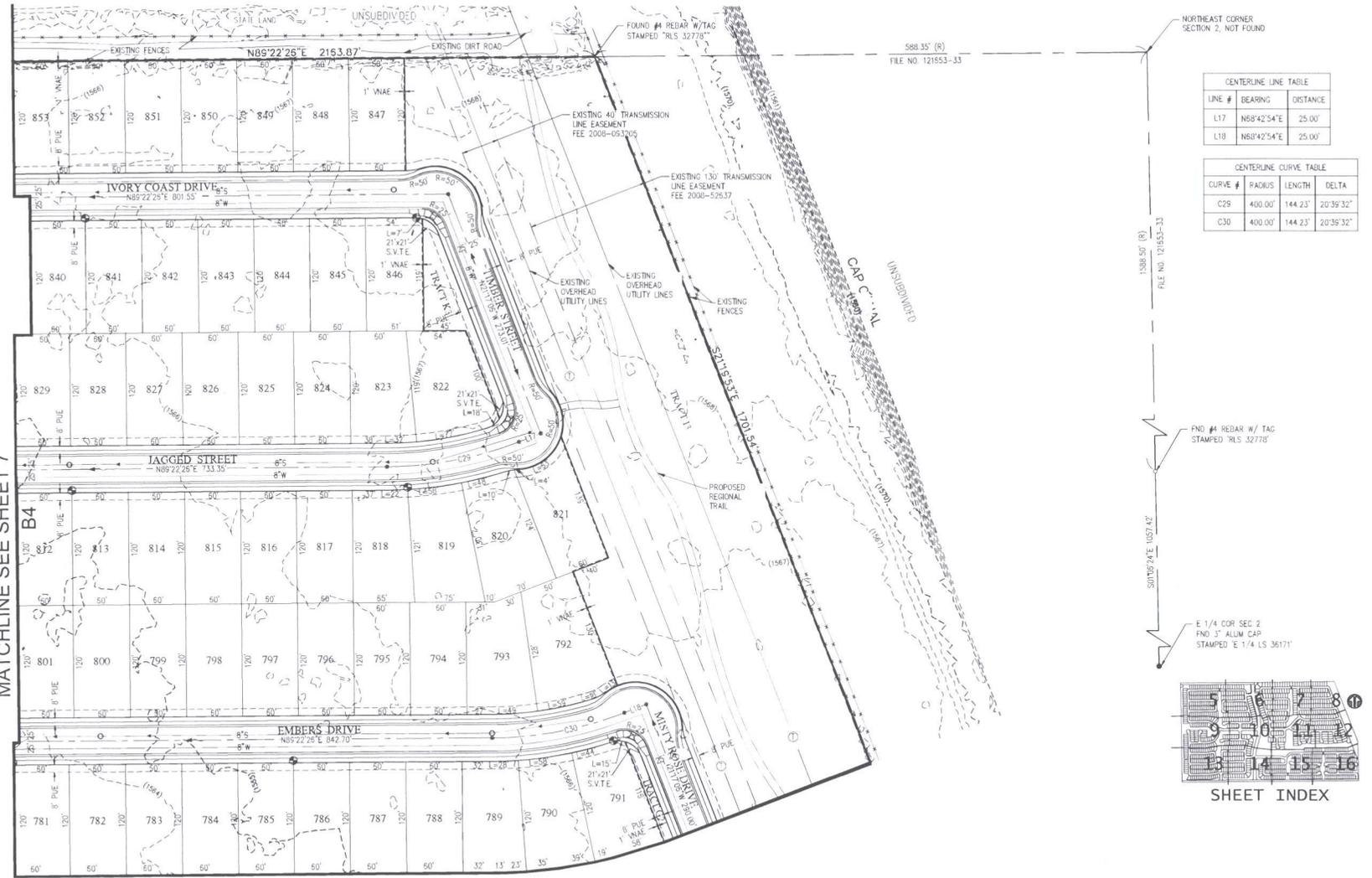
1ST	JANUARY 2014
2ND	MARCH 2014

DESIGNED BY: JB
 DRAWN BY: JB
 CHECKED BY: CFL



8
 SHEET 8 OF 15
 PROJECT NUMBER
 19007

CASE # S-004-14



CENTERLINE TABLE

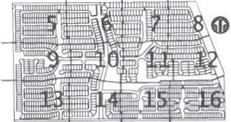
LINE #	BEARING	DISTANCE
L17	N68°42'54"E	25.00'
L18	N58°42'54"E	25.00'

CENTERLINE CURVE TABLE

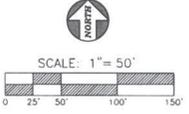
CURVE #	RADIUS	LENGTH	DELTA
C29	400.00'	144.23'	20°35'32"
C30	400.00'	144.23'	20°35'32"

FND #1 REBAR W/ TAG
 STAMPED 'RLS 32778'

E 1/4 COR SEC 2
 FND 3" ALUM CAP
 STAMPED 'E 1/4 LS 36171'

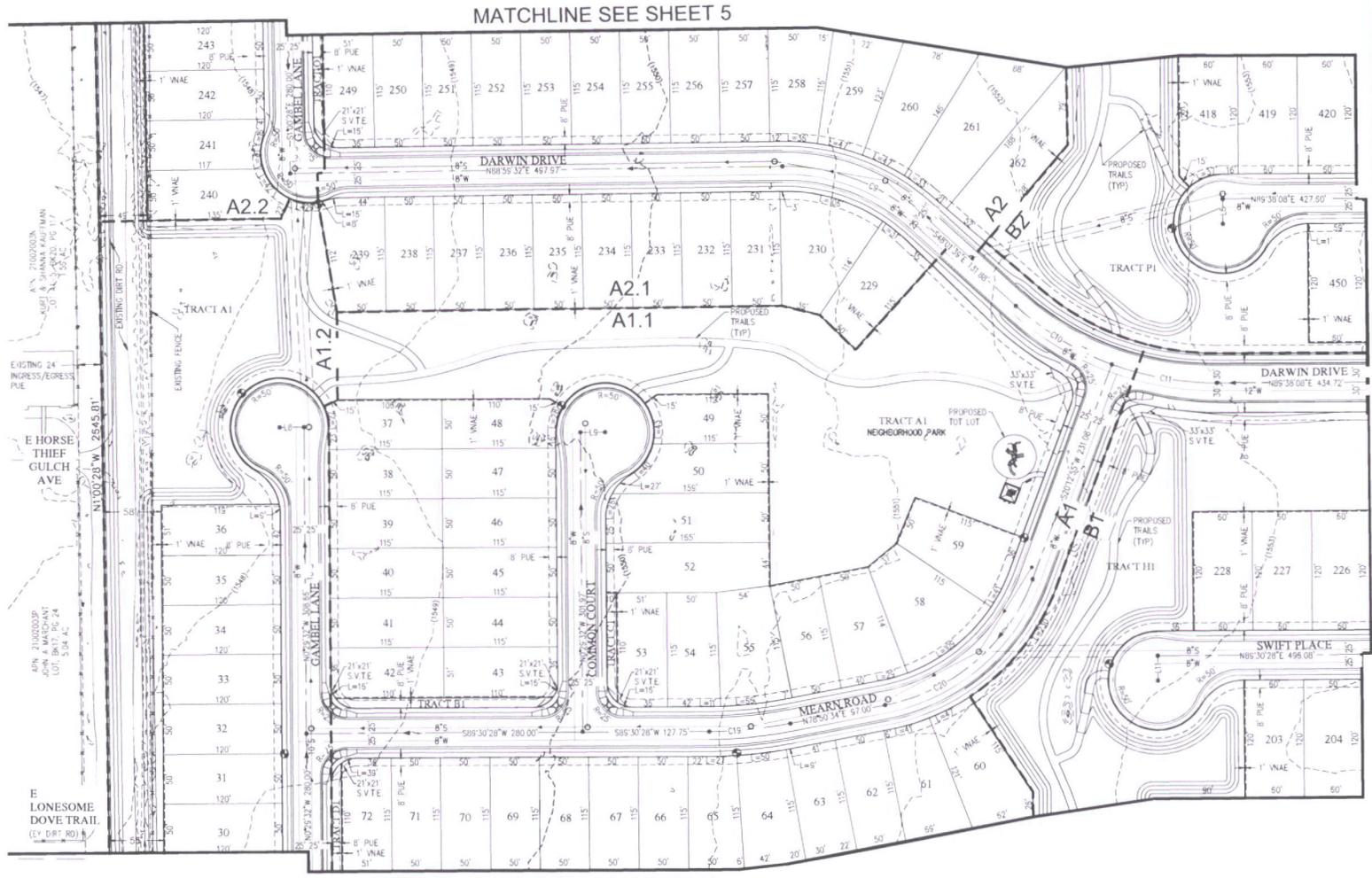


SHEET INDEX



MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 12



NO.	REVISIONS	DATE

TENTATIVE PLAT
 QUAIL RANCH
 PINAL COUNTY, ARIZONA

SUBMITTALS

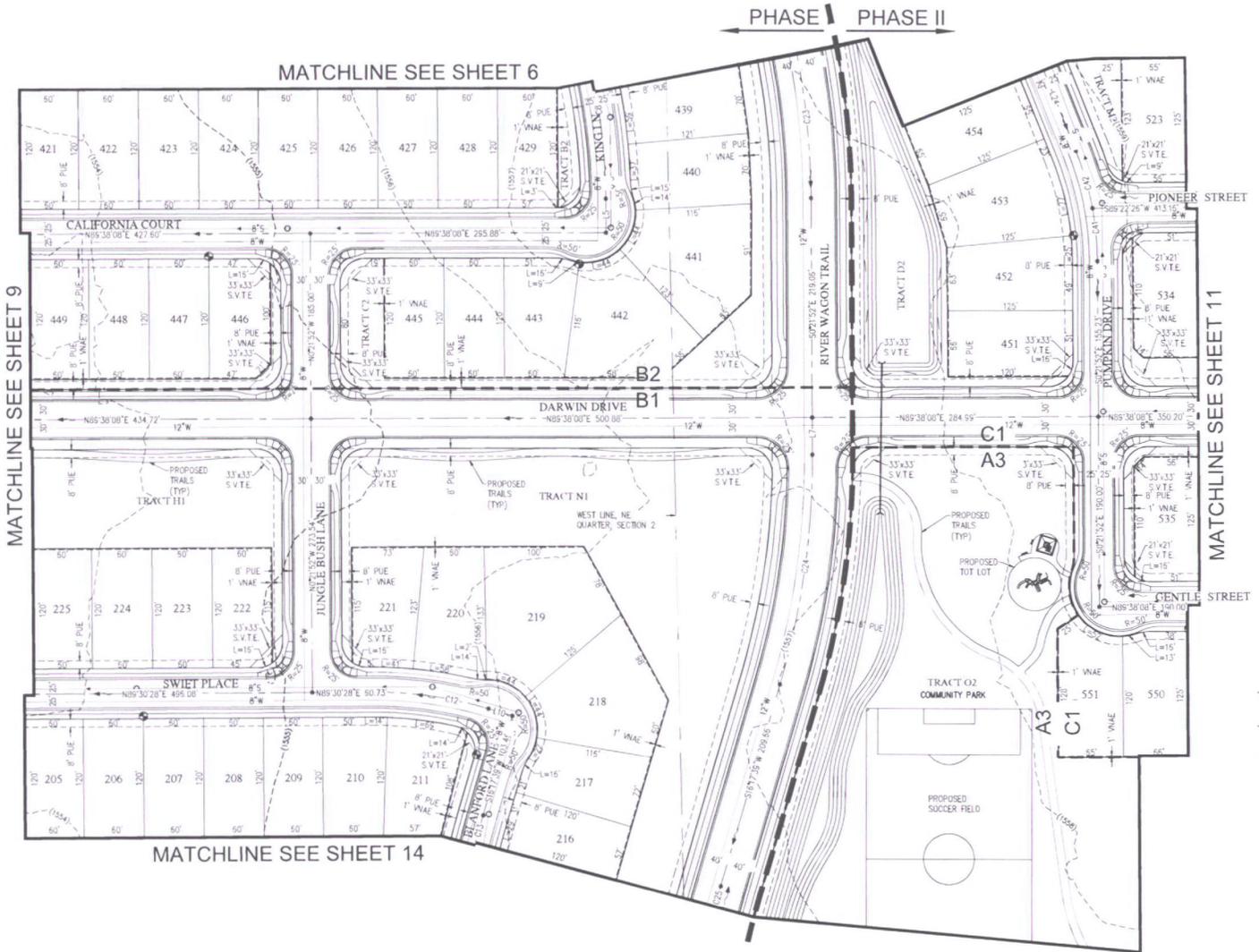
1ST	JANUARY 2014
2ND	MARCH 2014

DESIGNED BY: JB
 DRAWN BY: JB
 CHECKED BY: CFI



10
 SHEET 10 OF 15
 PROJECT NUMBER
 19007

CASE #: S-004-14



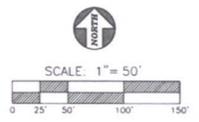
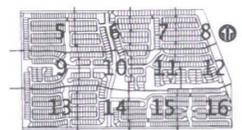
← PHASE I PHASE II →

CENTERLINE LINE TABLE

LINE #	BEARING	DISTANCE
L5	S02°15'52"E	34.06'
L7	S02°15'52"E	37.11'
L10	S73°42'21"E	25.00'
L24	S21°48'46"E	156.99'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C8	555.00'	159.65'	15°22'25"
C12	400.00'	117.19'	16°47'10"
C13	1047.00'	170.65'	9°20'18"
C23	800.00'	214.66'	15°22'25"
C24	800.00'	232.60'	16°35'31"
C25	800.00'	245.33'	17°34'14"
C41	300.00'	53.13'	10°08'53"
C42	300.00'	56.17'	11°18'01"



MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 6

3205 N. 19th Road
 Chandler, AZ 85226
 Phone 480.705.5372
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united engineering group

NO.	REVISIONS	DESCRIPTION	DATE

TENTATIVE PLAT
 QUAIL RANCH
 PINAL COUNTY, ARIZONA

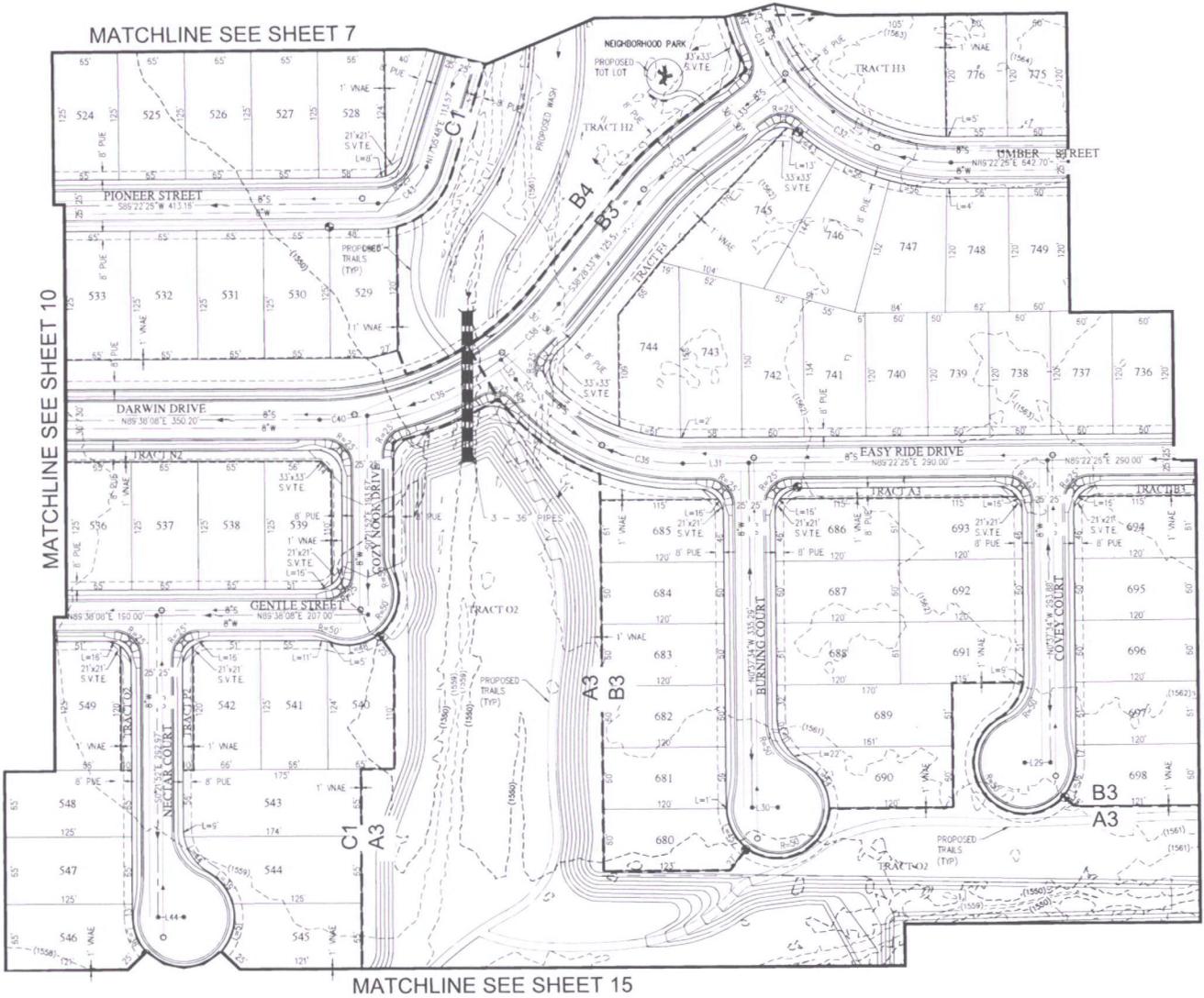
SUBMITTALS	
1ST	JANUARY 2014
2ND	MARCH 2014

DESIGNED BY: JB
 DRAWN BY: JB
 CHECKED BY: CFI



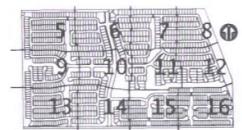
11
 SHEET 11 OF 15
 PROJECT NUMBER
 19007

CASE #: S-004-14

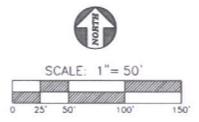


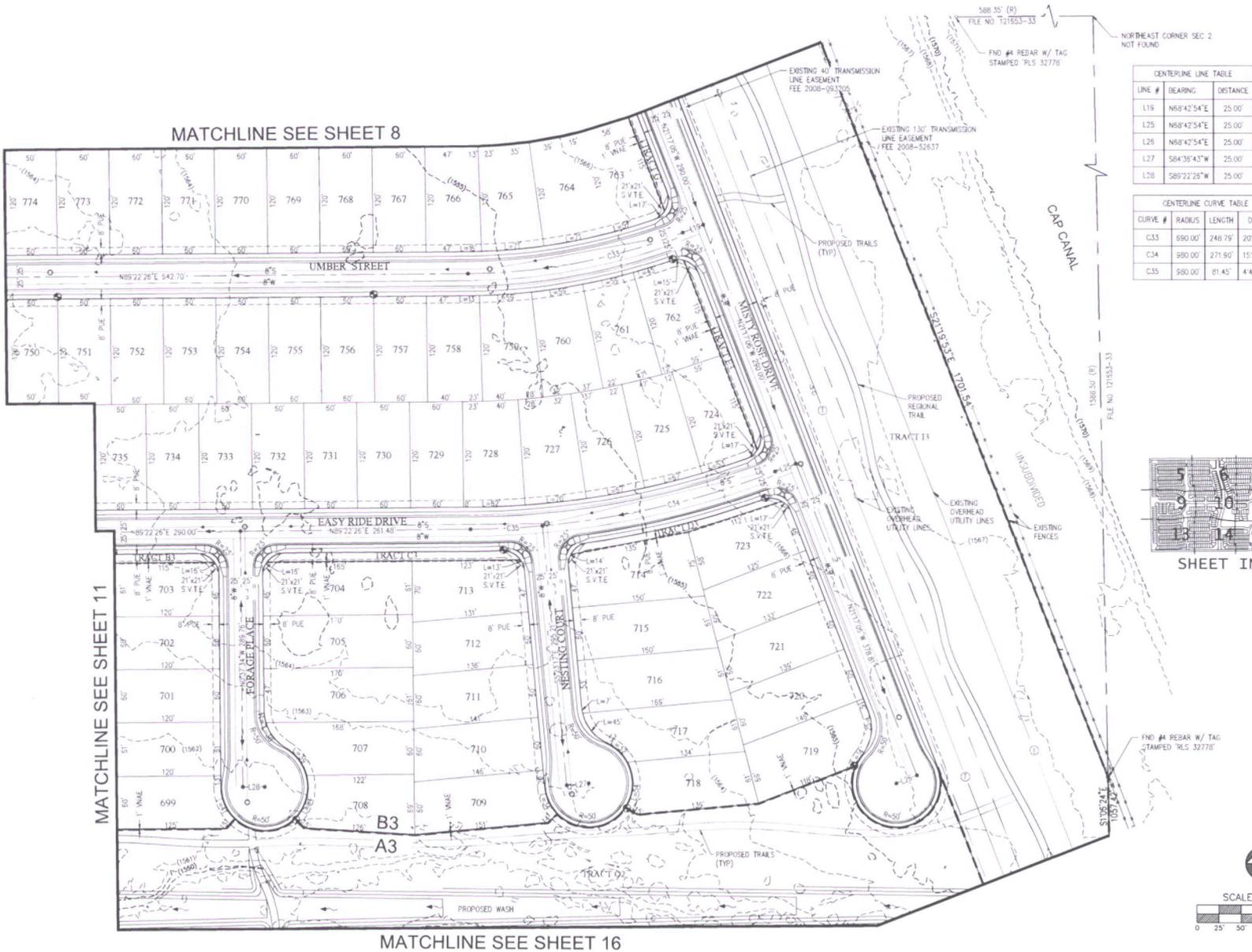
LINE #	BEARING	DISTANCE
L29	N89°22'26"E	25.00'
L30	S89°22'26"W	25.00'
L31	N89°22'26"E	54.04'
L32	S36°32'19"E	24.24'
L33	S52°47'27"W	110.05'
L44	S85°36'08"W	25.00'

CURVE #	RADIUS	LENGTH	DELTA
C31	200.00'	127.70'	36°34'59"
C32	200.00'	186.45'	53°25'01"
C36	200.00'	188.80'	54°05'15"
C37	300.00'	74.55'	141°8'54"
C38	300.00'	78.46'	145°9'05"
C39	300.00'	142.42'	271°1'56"
C40	300.00'	45.95'	8°58'28"
C43	90.00'	63.07'	72°15'38"



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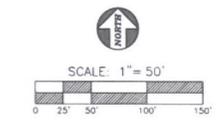




NORTHEAST CORNER SEC 2 NOT FOUND

LINE #	BEARING	DISTANCE
L19	N58°42'54"E	25.00'
L25	N58°42'54"E	25.00'
L28	N58°42'54"E	25.00'
L27	S84°35'43"W	25.00'
L26	S89°22'26"W	25.00'

CURVE #	RADIUS	LENGTH	DELTA
C33	590.00'	248.75'	20°39'32"
C34	590.00'	271.90'	15°53'48"
C35	590.00'	81.45'	4°45'43"



3209 W. Ray Road
Chandler, AZ 85226
Phone: 480.503.5172
Fax: 480.503.5172
www.ueg.com

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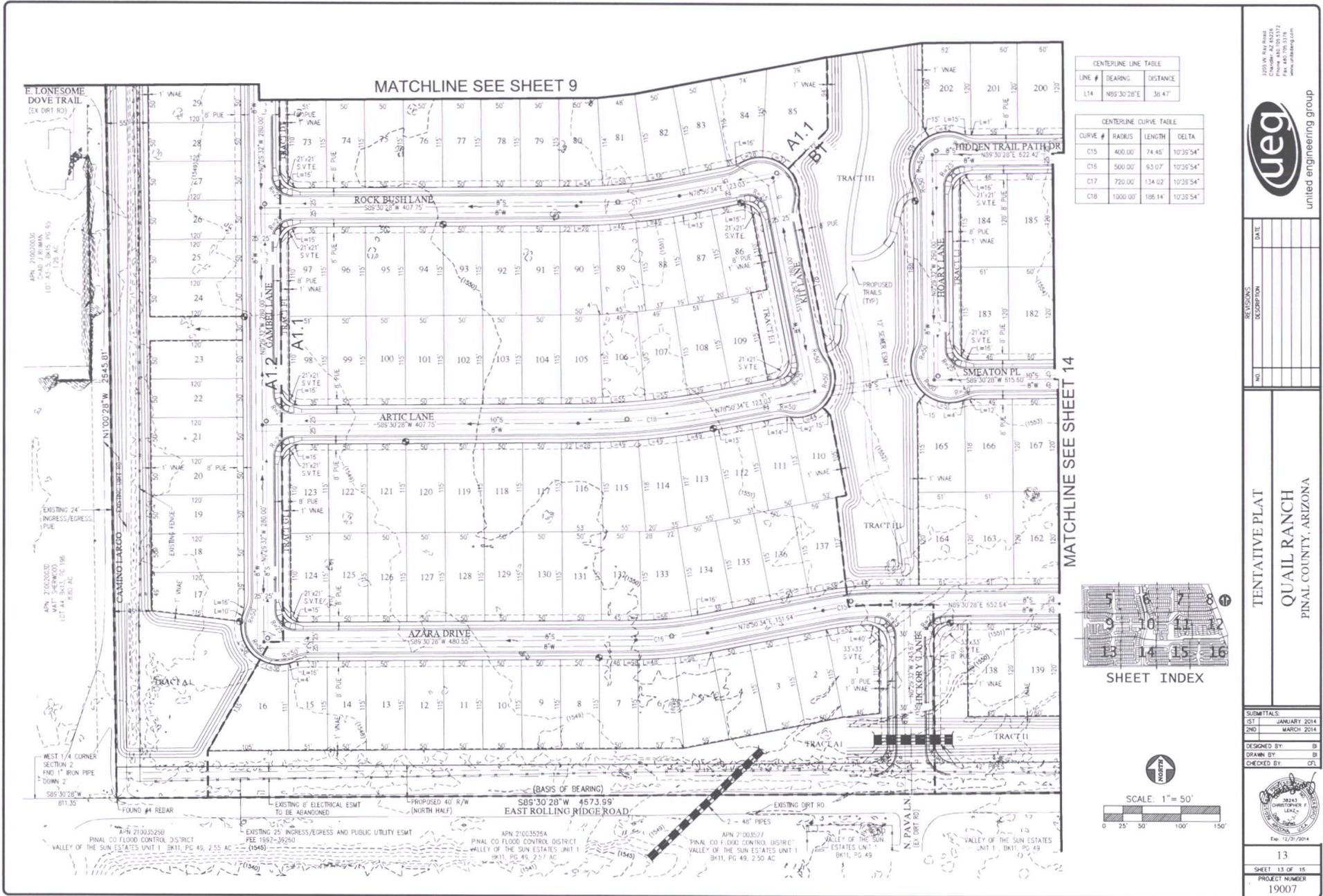
REVISIONS		DATE
NO.	DESCRIPTION	

TENTATIVE PLAT
QUAIL RANCH
PINAL COUNTY, ARIZONA

SUBMITTALS:	
1ST	JANUARY 2014
2ND	MARCH 2014
DESIGNED BY:	BF
DRAWN BY:	BF
CHECKED BY:	CPJ

12
SHEET 12 OF 15
PROJECT NUMBER
19007

CASE # S-004-14



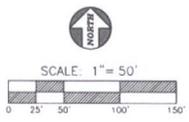
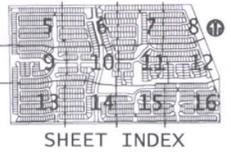
CENTERLINE LINE TABLE

LINE #	BEARING	DISTANCE
L14	N89°30'28"E	38.47'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C15	400.00'	74.45'	10°35'54"
C16	500.00'	93.07'	10°35'54"
C17	720.00'	134.02'	10°35'54"
C18	1000.00'	186.14'	10°35'54"

NO.	REVISIONS	DESCRIPTION	DATE



3255 W. Ray Road
 Chandler, AZ 85226
 Fax: 480.750.5178
 www.ueg.com

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TENTATIVE PLAT
 QUAIL RANCH
 PINAL COUNTY, ARIZONA

SUBMITTALS:
 1ST JANUARY 2014
 2ND MARCH 2014

DESIGNED BY: JB
 DRAWN BY: LK
 CHECKED BY: CF

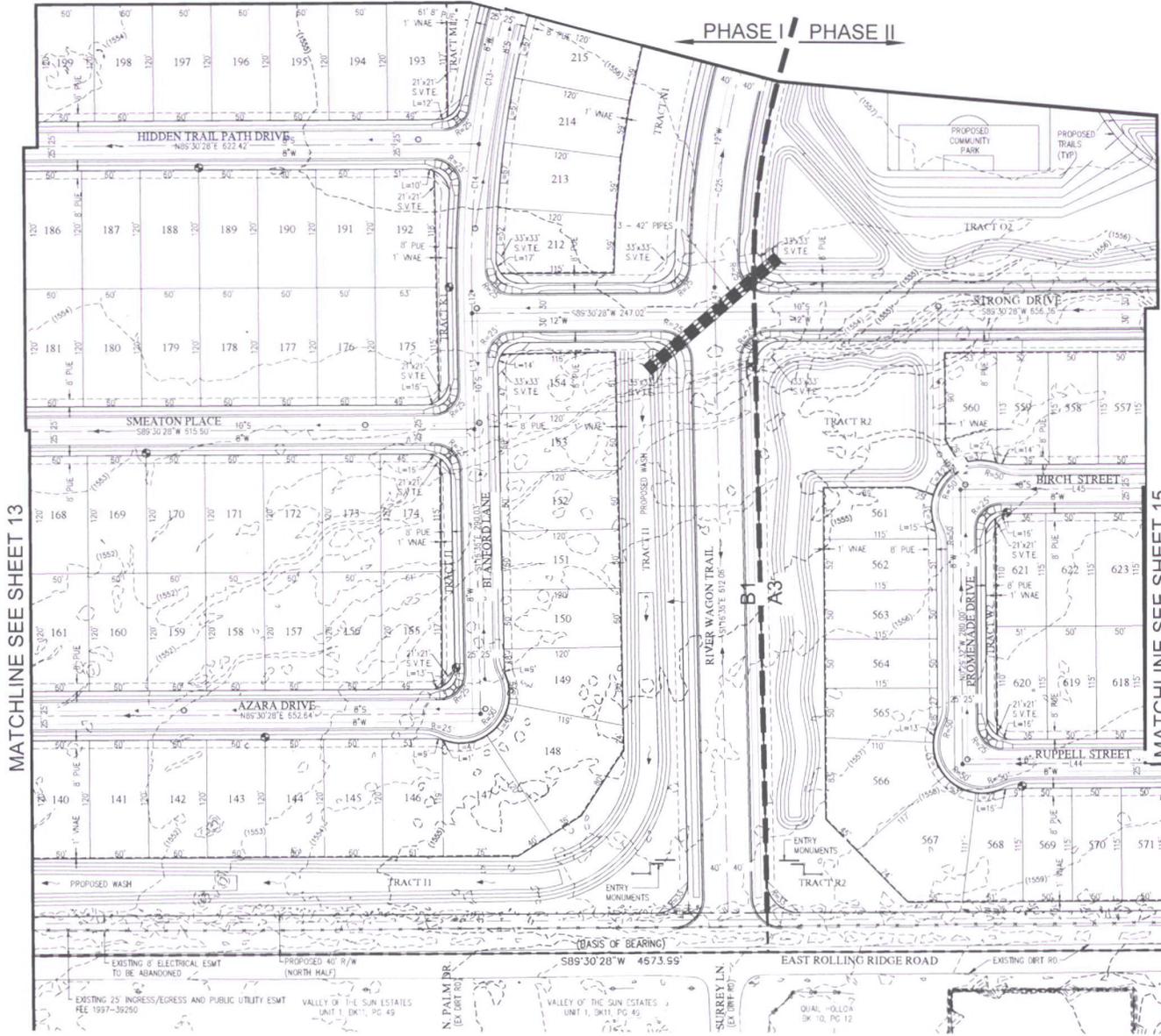


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 SHEET 13 OF 15
 PROJECT NUMBER
 19007

CASE # - S-004-14

MATCHLINE SEE SHEET 10

← PHASE I / PHASE II →

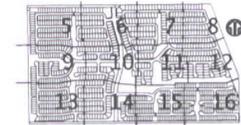


MATCHLINE SEE SHEET 13

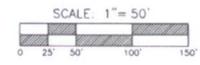
MATCHLINE SEE SHEET 15

CENTERLINE TABLE		
LINE #	BEARING	DISTANCE
L12	S11°36'E	21.62'
L13	S11°36'E	118.35'
L44	S89°30'28"W	555.70'
L45	S89°30'28"W	586.00'
L47	S11°36'E	25.00'

CENTERLINE CURVE TABLE		
CURVE #	RADIUS	LENGTH
C13	1047.00'	170.55'
C14	1047.00'	150.43'
C25	800.00'	245.33'



SHEET INDEX



3205 W. RAY ROAD
CHANDLER, AZ 85226
TEL: 480.795.5112
FAX: 480.795.5118
WWW.URBANGROUP.COM



NO.	REVISIONS	DATE

TENTATIVE PLAT
QUAIL RANCH
PINAL COUNTY, ARIZONA

SUBMITTALS	
1ST	JANUARY 2014
2ND	MARCH 2014
DESIGNED BY:	DB
DRAWN BY:	DB
CHECKED BY:	CF



14
SHEET 14 OF 15
PROJECT NUMBER 19007

CASE #: S-004-14

3205 W. WAY ROAD
CHANDLER, AZ 85226
TEL: 480.705.5174
FAX: 480.705.5174
WWW.UNITEDNEG.COM



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NO.	REVISIONS	DESCRIPTION	DATE

TENTATIVE PLAT
QUAIL RANCH
PINAL COUNTY, ARIZONA

SUBMITTALS	
1ST	JANUARY 2014
2ND	MARCH 2014
DESIGNED BY:	BB
DRAWN BY:	BB
CHECKED BY:	CPL

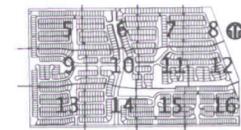


15
SHEET 15 OF 15
PROJECT NUMBER
19007

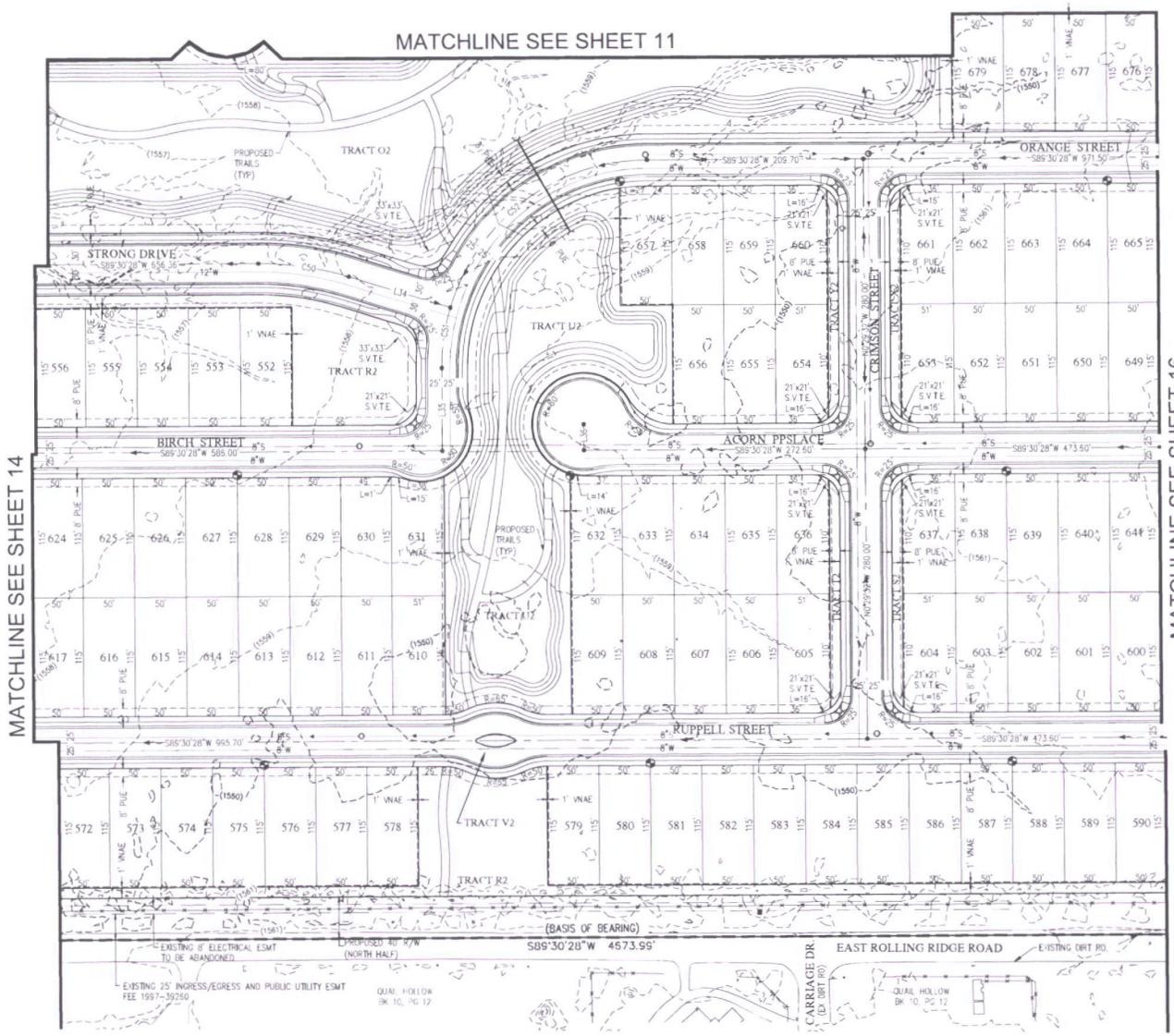
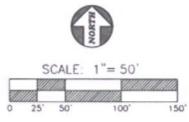
CASE # S-004-14

CENTERLINE TABLE		
LINE #	BEARING	DISTANCE
L34	N73°29'06"W	103.07'
L35	S0°26'32"E	90.00'
L36	S0°26'32"E	25.00'

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C50	300.00'	86.05'	17°00'26"
C51	200.00'	56.37'	17°00'26"
C52	200.00'	254.75'	72°59'34"



SHEET INDEX



MATCHLINE SEE SHEET 14

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 16

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 Chandler, AZ 85226
 Fax: 480.705.5378
 www.ueg.com



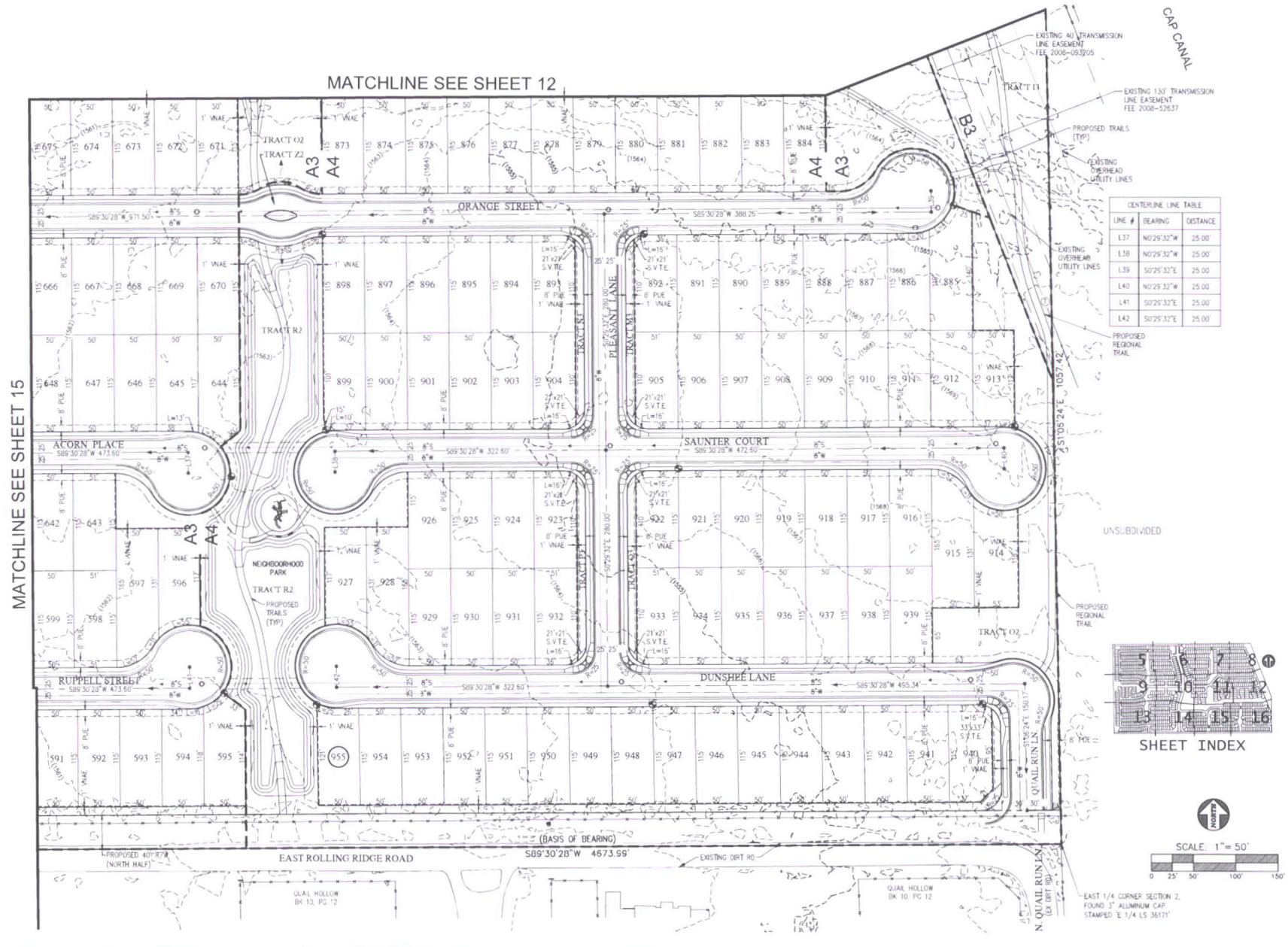
TENTATIVE PLAT
 QUAIL RANCH
 PINAL COUNTY, ARIZONA

NO.	REVISIONS	DESCRIPTION	DATE



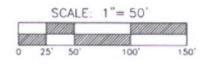
16
 SHEET 16 OF 16
 PROJECT NUMBER
 19007

CASE #: S-004-14



CENTERLINE LINE TABLE

LINE #	BEARING	DISTANCE
L37	N0°29'32"W	25.00'
L38	N0°29'32"W	25.00'
L39	S0°25'32"E	25.00'
L40	N0°29'32"W	25.00'
L41	S0°25'32"E	25.00'
L42	S0°25'32"E	25.00'



EAST 1/4 CORNER SECTION 2,
 FOUND 3" ALUMINUM CAP
 STAMPED E 1/4 LS 36171'

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 12

Request & Purpose: Skybridge Quail, LLC, LLC, landowner, United Engineering Group, engineer, requesting approval of a tentative plat for **Quail Ranch**, 955 lots on a 272.91± acre parcel in the CR-3 and R-7/PAD zones (**PZ-007-13 & PZ-PD-007-13**).

HISTORY: Planning case PZ-049-03 rezoned a portion of the subject property from GR (General Rural Zone) to CR-3 (Single Residence Zone) in 2004. In 2013 planning case PZ-007-13 rezone another portion of the subject property from GR to R-7 (Single Residence Zone). Then a Planned Area Development Overlay District was created by case number PZ-PD-007-13 to plan and develop the Quail Ranch PAD. The Board of Supervisors approved 955 lots for development. The applicant reflects 955 lots on the proposed tentative plat and the layout is consistent with the approved PAD overlay district.

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

- Telephone: Century Link
- Electrical: Salt River Project
- Water: Diversified Water Company
- Fire District: Rural Metro
- Refuse: Private Hauler
- Cable: Cox Communications
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On February 18, 2014 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were no comments provided from outside agencies/entities.

DEVELOPMENT STANDARDS: There were no changes in the development standards. The minimum are listed below.

Lot Area	Front Yard	Side Yard	Rear Yard	Lot Width	Height
5,750 sq. ft	15'	5'	20'	50'	30'

FINDINGS: Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

Analysis: The tentative plat contains all the required information, is in satisfactory form, and comments have been received from those who participated in the Subdivision Coordinating Committee meeting.

Finding: Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

Analysis: This project is located within the CR-3 & R-7/PAD zoning classifications. The Board approved twenty-nine stipulations for case PZ-007-13 and PZ-PD-007-13.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the minimum lot area and the applicable zoning stipulations have been transferred to this case for the Commission consideration.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.

Analysis: The design of Quail Ranch is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

Finding: Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

Analysis: The proposed subdivision is in an area where the topography is relatively flat.

Finding: Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

Analysis: Access for this tentative plat is from Rolling Ridge Road. This road will have to be improved.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will have adequate permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.

Analysis: The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Diversified Water Company. A will serve letter will be provided at time of final plat approval.

Sewer service is to be provide by Johnson Utilities.

Fire service is available on a subscription basis by Rural Metro.

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

Solid waste service is to be provided by a contract hauling company.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

Analysis: The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting

process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

Finding: With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-007-13 & PZ-PD-007-13), with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-004-14 with the 28 stipulations as presented in the staff report.

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. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
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. Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 55' half street right-of-way dedication along **HASH KNIFE DRAW ROAD** from the western boundary to the proposed River Wagon Trail, a minimum 80' (full width) right-of-way for **RIVER WAGON TRAIL** (within the property) and a

- minimum 40' half street right-of-way for Rolling Ridge Road (southern boundary).
6. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.
 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. 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.
 9. 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.
 10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
 11. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
 12. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.
 13. The applicant/owner shall develop the 955 lot subdivision in accordance with the subdivision submittal documents for Quail Ranch and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-007-13 & PZ-PD-007-13), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
 14. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.

15. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
16. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
17. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
18. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Quail Ranch Planned Area Development (PAD) with a revised date of September 10, 2013 and Open Space and Recreation Plan (OSRP) with a revised date of September 10, 2013.
19. The applicant/property owner shall improve the property as a residential subdivision on 272.91± acres as being proposed under case number PZ-PD-007-13; 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.
20. 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.
21. The trail located in the SRP easement is part of the CAP trail system and must meet the criteria for remote trails. OHV uses adjacent to residential shall be prohibited, final design and tread width/construction of the trail shall be reviewed and approved as part of the Final Plat review and minimum 50 foot wide trail corridor will be dedicated to Pinal County.
22. A crash gate shall be placed at the Surrey Lane and Hash Knife Road intersection as approved by the County Engineer and Rural Metro.
23. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.

- c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.

24. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

25. Place the following items on the face of the final plat:
 - a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
 - b. Benchmark & Basis of Bearing
 - c. Vicinity Map & Location Map
 - d. Base Zoning & Case Number
 - e. Typical Lot Layout & Building Setbacks
 - f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title
26. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.
27. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.
28. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.



Date: March 20, 2014

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

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

Subject: Tentative Plat for QUAIL RANCH, Case No. S-004-14

The Public Works Department has reviewed the Tentative Plat for QUAIL RANCH, Case No.S-004-14 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) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 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) Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 55' half street right-of-way dedication along HASH KNIFE DRAW ROAD from the western boundary to the proposed River Wagon Trail, a minimum 80' (full width) right-of-way for RIVER WAGON TRAIL (within the property) and a minimum 40' half street right-of-way for Rolling Ridge Road (southern boundary);
- 6) Street lights shall be provided at all arterial/collector, collector/collector,



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- and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association;
- 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) 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;
 - 9) 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;
 - 10) if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;

rev:

c: file copy
L. Chow
D. Denton



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II. GENERAL SUBDIVISION INFORMATION

Please Print:

United Engineering Group	3205 W. Ray Road, Suite 1, Chandler, AZ 85226	(480) 705-5372 x 102
Name of Applicant	Mailing Address	Phone

clenz@unitedeng.com		
Applicant E-Mail Address		

Skybridge Quail, L.L.C.	7001 North Scottsdale Road, Suite 1040, Scottsdale, AZ 85253	(602) 903-5967
Name of Landowner(s)	Mailing Address	Phone

bryan@skybridgeco.com		
Landowner(s) E-Mail Address		

All notices will be mailed to the applicant unless otherwise noted below.

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

<i>Chris Long</i>	12/04/13
Signature of Applicant	Date

Planning and Development Review Fees:

Tentative Subdivision Plat:

Base fee	\$470.00
Plus \$48.00 per lot or dwelling unit	

Final Subdivision Plat:

Base fee	\$470.00
Plus \$48.00 per lot or dwelling unit	



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1. Pre-application meeting case number: S-PA- 039-13
2. The name of the proposed subdivision: Quail Ranch
3. Number of lots this subdivision contains: 955
4. Number of access roads proposed by this subdivision: 2- Surrey Lane, Quail Run Lane
5. Are the streets within proposed subdivision intended to be: public: X private:
6. Septic system or public/private sewer? Public Sewer (Johnson Utilities)
210-02-002A, 210-02-002D, 210-02-002E, 210-02-002P, 210-02-002 H, 210-02-002M,
7. Parcel number(s): 210-02-002N
8. Township 3S Range 8E Section(s) 2
9. Parcel size: 272.91 Acres
10. Zoning Classification: CR-3 PAD & R-7 PAD Planning Case(s) #: PZ-PA-007-13, PZ-007-13, & PZ-PD-007-13
11. Flood Zone Designation: Zone X
12. Topography: 1' Contours
13. Does it front a public road? Yes Name of road(s) Skyline Drive
14. Does it front a private road? Yes Name of road(s) Camino Largo

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:

Company Name: Johnson Utilities

Contact Person: Main Office

Address: 968 E. Hunt Hwy, Queen Creek, AZ 85242

Phone Number: (480) 987-9870



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2. Water service provider:

Company Name: Diversified Water Company
Contact Person: Main Office
Address: 4700 E. Thomas Road, Suite 203, Phoenix, AZ 85018
Phone number: (602) 840-9400

3. Electrical service provider:

Company Name: Salt River Project.
Contact Person: Matt Streeper
Address: 2727 E. Washington St., Phoenix, AZ 85034
Phone number: (602) 236-6186

4. Gas service provider:

Company Name: Magma Gas
Contact Person: N/A
Address: 31 N. Pinal St., Bldg. F, PO Box 1610, Florence, AZ 85132
Phone number: (520) 866-6405 or (800) 208-6897 x 6455

5. Telephone service provider:

Company Name: Centurylink
Contact Person: Main Office
Address: 104 W. Florence Blvd., Casa Grande, AZ
Phone number: (520) 509-3629

6. Cable service provider:

Company Name: Cox Communications
Contact Person: N/A
Address: 122 E. Cottonwood Ln., Casa Grande, AZ
Phone number: (520) 201-1116



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7. Solid waste provider:

Company Name: Republic Services of Phoenix

Contact Person: Chris Coyle

Address: 4811 W. Lower Buckeye Rd., Phoenix, AZ 85043

Phone number: 602-237-2078

8. Fire District:

Company Name: Rural/Metro Corporation

Contact Person: N/A

Address: P.O. Box 1262, Scottsdale, AZ 85252

Phone number: (480) 627-6200

9. School District:

Company Name: Florence United School District

Contact Person: Main Office

Address: 100 S. Main St., PO Box 2850, Florence, AZ 85132

Phone number: (520) 866-3500 or (480) 888-7551



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[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 Quail, L.L.C.

[Insert Company or Trustee's Name]

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

Its: Manager
[Insert Title]

Dated: 12-05-2013

STATE OF ARIZONA)
COUNTY OF MARICOPA) ss.

The foregoing instrument was acknowledged before me, this 5th day of December, 2013, by

Bryan Morganstern Manager
[Insert Signor's Name] [Insert Title]

Skybridge Quail LLC, an Arizona limited liability company
[Insert Name of Company or Trust] [Insert

State of Incorporation, if applicable]

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



MILENA CAPEZZUTO
Notary Public - Arizona
Maricopa County

My commission expires 05/15/2015

Milena Capezzuto

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

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

Notary Public

My commission expires: _____

6

When recorded please
return to the Office of the
Clerk of the Board



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

DATE/TIME: 11/25/2013 1048
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2013-091500



ORDINANCE 2013 – PZ-PD-007-13

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY,
ARIZONA; RELATING TO A PLANNED AREA DEVELOPMENT (PAD)
OVERLAY DISTRICT; REZONING PROPERTY (TAX PARCELS 210-02-002A,
210-02-002D, 210-02-002E, 210-02-002H, 210-02-002M, 210-02-002N, & 210-
02-002P) FROM CR-3 AND R-7 TO CR-3/PAD & R-7/PAD; IN CASE PZ-PD-
007-13; LOCATED IN THE NORTHEAST CORNER OF NORTH SIERRA VISTA
DRIVE AND EAST ROLLING RIDGE ROAD.**

**PURSUANT TO THE AUTHORITY CONFERRED BY A.R.S. §11-829, IT IS HEREBY
ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA:**

Section 1. That the following described lands:

Attached as Exhibit "A".

**Be reclassified for zoning and development purposes from (CR-3) Single
Residence Zone and (R-7) Single Residence Zoning District to (CR-3/PAD) Single
Residence Zone Planned Area Development (PAD) Overlay District and (R-7/PAD)
Single Residence Zoning District Planned Area Development (PAD) Overlay
District (272.91± total acres), with stipulations for zoning and development
purposes.**

Section 2. Planned Area Development (PAD) Stipulations:

- 1. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Final Plat and Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Final Plat and Site Plan approval;**
- 2. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat and 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 Final Plat and Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or an on-site retention area;**
- 3. Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;**

- a. A minimum 55' half street right-of-way dedication along HASH KNIFE DRAW RD (northern boundary) from Camino Largo Rd. to Surrey Ln. (mid section line). The right-of-way for Hash Knife Draw Rd. will be dedicated by the roadway will not be constructed. The applicant agrees to pay monies in lieu of construction for Hash Knife Draw Rd. as approved by the County Engineer. Payment will be required prior to the approval of the final plat.
 - b. A minimum of 80' right-of-way dedication for SURREY LN (mid section line) through the development and a minimum 40' half street right-of-way dedication along ROLLING RIDGE RD. (southern boundary). Full street improvements will be required for Surrey Ln. and half street improvements will be required for Rolling Ridge Rd.
4. 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;
5. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections or as approved by the County Engineer. Street lights shall be maintained by the Homeowners' Association;
6. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffics 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;
7. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
8. The property is to be developed with an approved Quail Ranch Planned Area Development (PAD) with a revised date of September 10, 2013 and Open Space and Recreation Plan (OSRP) with a revised date of September 10, 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;
9. As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Phase" as outlined in section "12.0 Timing of Development" of the Quail Ranch Planned Area Development (PAD) with a revised date of September 10, 2013;
10. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Quail Ranch Planned Area Development (PAD) with a revised date of September 10, 2013 and Open Space and Recreation Plan (OSRP) with a revised date of September 10, 2013;
11. The applicant shall ensure a minimum of 20.2 percent (20.2%) of the approved Quail Ranch Planned Area Development remains in open space, with a maximum overall density of 3.5 dwelling units per gross acre;
12. The final plat(s) shall be for no more than 955 single family residential lots.

13. Prior to Final Plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District;
14. Prior to tentative plat and/or site plan approval, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider that the process has commenced but to be secured prior to Final Plat approval, together with associated documentation, that:
 - a. the wastewater/sewage 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**;
15. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 272.91± acres covered under case PZ-PD-007-13;
16. 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;
17. 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;
18. The applicant/property owner shall submit a tentative plat application within five (5) years from the effective date of this ordinance.
19. The applicant/property owner shall improve the property as a residential subdivision on 272.91± acres as being proposed under case number PZ-PD-007-13; 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;
20. If at the expiration of the five (5) year time period the Property has not been developed with a single family residential subdivision on 272.91± acres as being proposed under case number PZ-PD-007-13, 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;
21. 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;
22. 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;

23. 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;
24. 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;
25. Approval of this PAD Overlay District will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
26. Approval of this PAD Overlay District 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
27. In the event any discrepancy or conflict arises between the applicant's written narrative report for the PAD Overlay District and the stipulations attached to case number PZ-PD-007-13, the stipulations shall govern.
28. The trail located in the SRP easement is part of the CAP trail system and must meet the criteria for *remote trails*. OHV uses adjacent to residential shall be prohibited, final design and tread width/construction of the trail shall be reviewed and approved as part of the Final Plat review and minimum 50 foot wide trail corridor will be dedicated to Pinal County.
29. A crash gate shall be placed at the SURREY LANE and HASH KNIFE ROAD intersection as approved by the County Engineer and Rural Metro.
30. Limit lots as shown on exhibit "a" site development plan, 17-36, 304-312, 240-248 to single story dwelling units

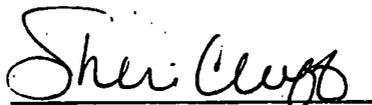
Section 3. This Ordinance shall take effect thirty-one (31) days after the date of its adoption.

Passed and adopted by the Board of Supervisors of Pinal County, Arizona, this 20th day of November, 2013.



Pinal County Board of Supervisors


Chairman
ATTEST:


Clerk

S-006-14



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: March 20, 2014

Case Number: S-006-14

Case Coordinator: Dedrick Denton

Subdivision Name: Harvard at Bella Vista Farms

Landowner/Developer: Tim Brislin
BVF Land, LLC
17700 North Pacesetter Way, #100
Scottsdale, AZ 85255

Engineer: Bob Dalton
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-2 & CR-3/PAD (PZ-012-11 & PZ-PD-012-11)

Existing Uses: Vacant

Surrounding Land Uses: North: CR-3/PAD; Bella Vista Farms (vacant)
East: CR-3/PAD; Bella Vista Farms (vacant)
South: GR & CB-1/PAD; Agriculture & CAC Campus
West: GR; Agriculture & High School

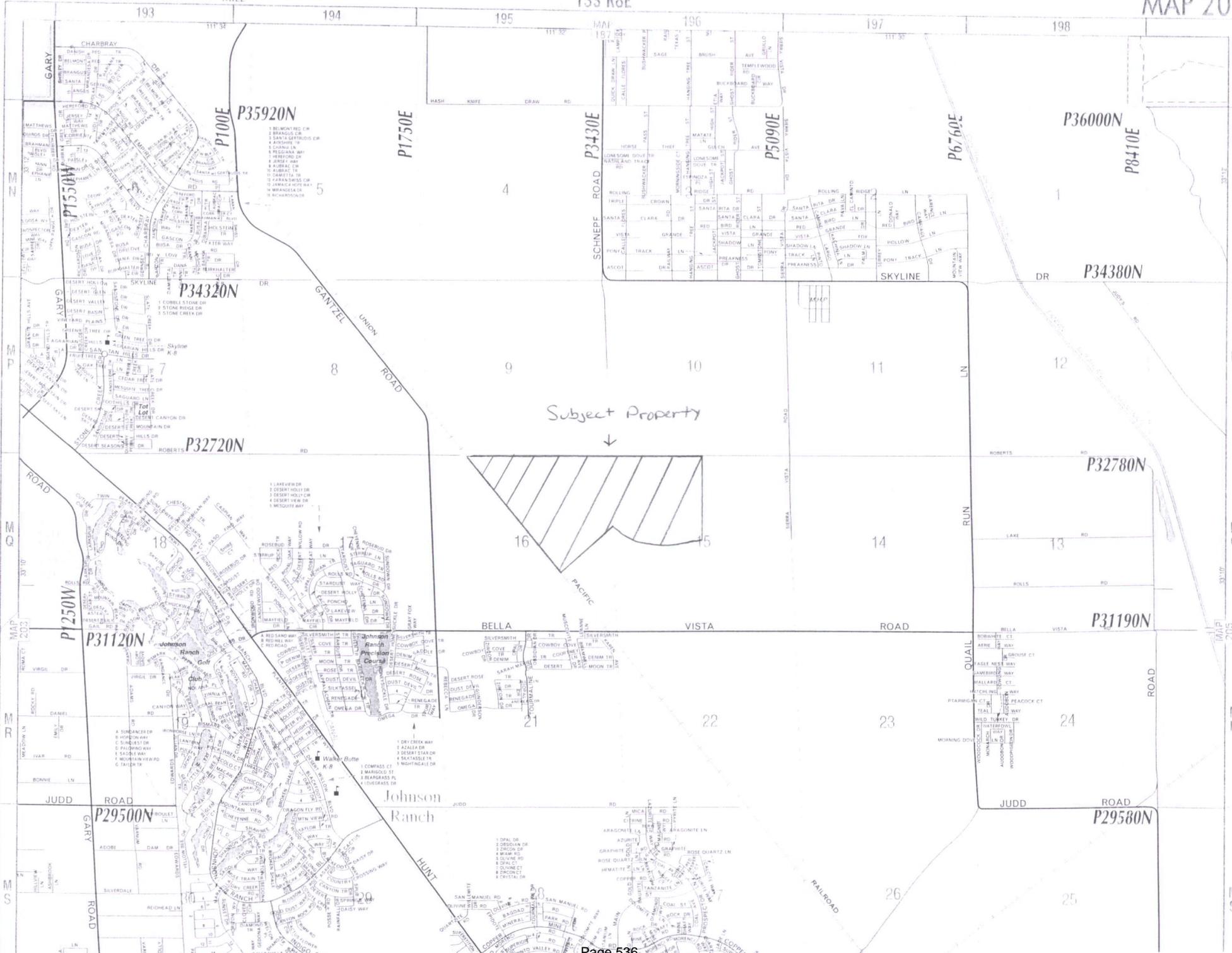
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located adjacent to the east side of Union Pacific Railroad and approximately .6 mile north of Bella Vista Road, San Tan Valley area.

Legal Description: A 366.35± acre parcel situated in portion of the north half of Section 15 & 16, T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 1,214

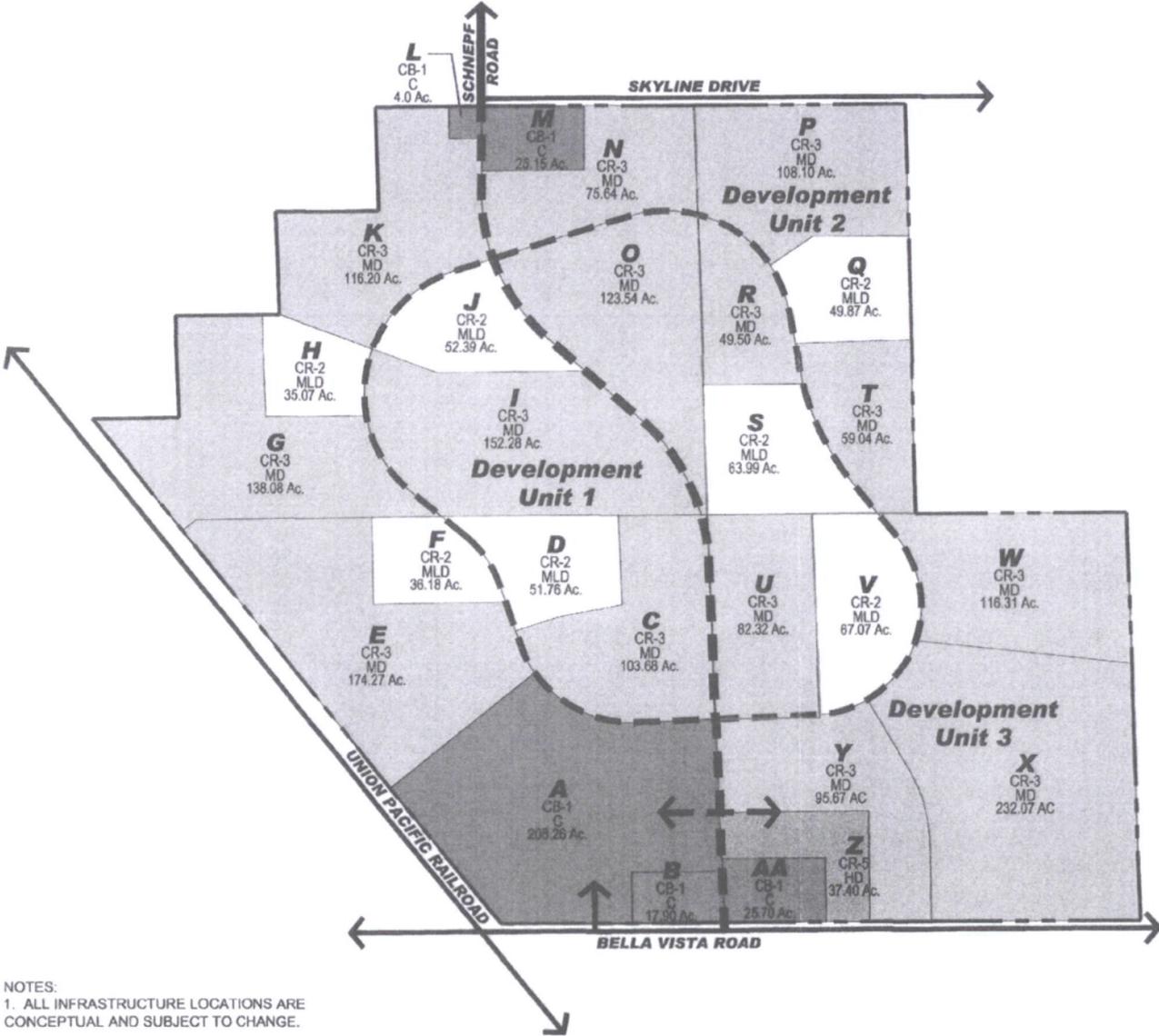
Tax Parcel Numbers: 210-15-002B and 210-16-001B



Bella Vista Farms

ZONING PLAN

EXHIBIT II-2



NOTES:
 1. ALL INFRASTRUCTURE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

LEGEND

- EXISTING ROADWAY
- PROPOSED ROADWAY

PARCEL
 PARCEL DESIGNATION
 ZONING CATEGORY
 LAND USE
 NUMBER OF ACRES

- CR-3 MD 12 Ac.
- CR-2 - MEDIUM LOW DENSITY RESIDENTIAL (1.6 - 4.0 DU/AC., 2.9 DU/AC. TARGET)
- CR-3 - MEDIUM DENSITY RESIDENTIAL (3.1 - 5.6 DU/AC., 3.9 DU/AC. TARGET)
- CR-5 - HIGH DENSITY RESIDENTIAL (10.1 - 20.0 DU/AC., 15.1 DU/AC. TARGET)
- CB-1 - COMMUNITY COMMERCIAL

Note:
 * The total units allowed within the Bella Vista Farms PAD is capped at 7,505 Units.

N

0' 1400' 2800'

Date: 25-MAY-2012

HADLEY
 DESIGN GROUP

7400 E. McDonald Dr. Suite 122
 Scottsdale, Arizona 85260
 Tel: 480.478.0094 Fax: 480.478.0097
 www.hadleydesigngroup.com

PAGE-10

GENERAL NOTES:

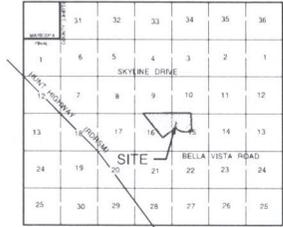
- 1) THE GROSS AREA OF THIS SUBDIVISION IS 403.366361 ACRES.
- 2) DEVELOPMENT UNIT 1 PHASE 2 PLANNING AREA C-F OF BELLA VISTA FARMS HAS BEEN BROKEN INTO 3 UNITS AS LISTED BELOW.
- 3) PROPERTY IS ZONED PAD PER ZONING CASE PZ-PD-012-11
 ZONING IN UNIT 1 IS CR-2 & CR-3. THIS UNIT CONSISTS OF SIX LOT SIZE VARIATIONS CONSISTING 45'X 115.50'X 115.50', 120'X 60'X 125', 60'X 130', 50'X 130', PHASE 1 HAS A COMBINED TOTAL OF 164.3 GROSS ACRES AND 514 LOTS.
 ZONING IN UNIT 2 IS CR-3. THIS PHASE CONSISTS OF THREE LOT SIZE VARIATIONS CONSISTING 60'X 115'X 115' & 50'X 120'. PHASE 2 HAS A COMBINED TOTAL OF 134.29 GROSS ACRES AND 497 LOTS.
 ZONING IN UNIT 3 IS CR-2 & CR-3. THIS PHASE CONSISTS OF THREE LOT SIZE VARIATIONS CONSISTING 50'X 115' & 60'X 125'X 130'. PHASE 3 HAS A COMBINED TOTAL OF 164.2 GROSS ACRES AND 203 LOTS.
- 4) THE OVERALL SUBDIVISION CONTAINS A TOTAL OF 1214 LOTS - 3.27 DU/AC.
- 5) BELLA VISTA ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS APPROXIMATELY 2,000 LINEAR FEET TO THE SOUTH OF THE PROPERTY ENTRANCE.
- 6) ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC. OF EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
- 7) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
- 8) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.
- 9) THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- 10) THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- 11) ALL ON-SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOWS.
- 12) THE RELOCATION OF ANY OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
- 13) THE RELOCATION OF EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
- 14) ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- 15) ALL TRACTS ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- 16) NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
- 17) RIGHT-OF-WAY SITE VISIBILITY TRIANGLE EASEMENTS AS DESIGNED ON THIS TENTATIVE PLAT SHALL BE CONSTRUCTED AT ALL LOCAL INTERSECTIONS AND 32X32' AT ARTERIAL OR COLLECTOR INTERSECTIONS.
- 18) UNITS LABELED WITHIN THIS TENTATIVE PLAT ARE TO BE USED FOR REFERENCING THE TRACT TABLES. LANDUSE TABLE YIELD & ANY CALCULATIONS DONE WITHIN THIS TENTATIVE PLAT.
- 19) PUBLIC UTILITY EASEMENTS (PUE) SHALL BE MINIMUM 6' WIDE. PUES ARE TO BE LOCATED OUTSIDE THE REAR AND SIDE OF ALL LOTS.
- 20) VEHICULAR NON-ACCESS EASEMENTS (VNAE) SHALL BE DESIGNATED ON ALL LOTS ADJACENT TO OR BACKING UP TO ANY TRACT DRAINAGE FEATURE COLLECTOR STREET AND ARTERIAL STREET.
- 21) THE OVERALL SITE IS SLOPING FROM EAST TO WEST AT APPROXIMATELY 2% SLOPE. SOILS WITHIN THE SITE ARE PRIMARILY MICHAL SANDY LOAM AND CONTRINE CLAY LOAM.
- 22) THE PINAL COUNTY ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 44021C0475E, MAP REVISED DECEMBER 4, 2007 INDICATE THE SITE FALLS WITHIN ZONES "X" ZONE "X" IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YR AND 500-YR FLOODPLANS".

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS PINAL COUNTY, ARIZONA

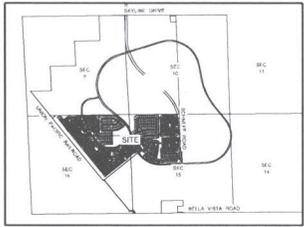
PORTIONS OF THE NORTHWEST QUARTER OF SECTION 15,
AND NORTH HALF OF SECTION 16,
OF TOWNSHIP 3 SOUTH RANGE 8 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN

OWNER/DEVELOPER:
BVP LAND LLC CO
HARVARD INVESTMENTS
17700 N. PACES EETER WAY, SUITE 100
SCOTTSDALE, AZ 85214
PHONE: (480) 948-1118
CONTACT: TIM BIRLIN

ENGINEER:
COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85018
PHONE: (602) 264-4744
FAX: (602) 264-0928
CONTACT: BOB DALTON



VICINITY MAP
(NOT-TO-SCALE)



LOCATION MAP
(NOT-TO-SCALE)

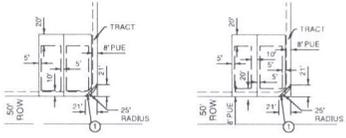
BENCHMARK:

N.O.S. POINT 20' NORTHER
DOWNS BEING A MARKER IN A
CONCRETE POST STAMPED "O"
282.1248' HAVING AN
ELEVATION OF 1440.30'
(NVD=86).

BASIS OF BEARING:

A BEARING OF S89°33'33"W ALONG
THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 15 (TOWNSHIP 3
SOUTH RANGE 8 EAST) OF THE BELLA
AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY ARIZONA AS
DESCRIBED IN FEE NO. 2011-002540.
PINAL COUNTY RECORDS.

BASE ZONING AND ZONING CASE #		
ZONING CASE #	CR-2	CR-3
MAXIMUM BLDG. HEIGHT	30'	30'
MIN. FRONT YARD SETBACK	30'	10'
MIN. SIDE YARD SETBACK	5'	5'
MIN. REAR YARD SETBACK	20'	20'
LOT COVERAGE	50%	60%
MINIMUM LOT AREA	8,000 S.F.	4,950 S.F.
MINIMUM LOT WIDTH	60'	45'
OPEN SPACE %	21.0%	



SETBACKS CR-3
FRONT 10'
REAR 20'
SIDE 5/5'

SETBACKS CR-2
FRONT 20'
REAR 20'
SIDE 5/8'0"

NOTE:
① SITE VISIBILITY TRIANGLE EASEMENTS SHALL BE 21'X 21' LOCAL TO LOCAL AND 32'X 32' FOR ALL OTHERS.

NOTE:
② 20' TO FACE OF GARAGE PER PAD
③ 15' TO LIVABLE AREA PER PAD
SETBACKS MEASURED FROM BACK OF SIDEWALK

TYPICAL LOT LAYOUT AND BUILDING SETBACKS
(NOT TO SCALE)

SERVICE	PROVIDER
SEWER	JOHNSON UTILITIES
WATER	JOHNSON UTILITIES
ELECTRIC	SRP
TELEPHONE	CENTURY LINK/COCX
GAS	MESA GAS
POLICE	COUNTY SHERIFF
FIRE	RURAL METRO
SCHOOL	FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE	WASTE MANAGEMENT

LEGEND SITE PLAN

- PROPOSED LOT LINE
 - PROPOSED ROW LINE
 - PROPOSED BOUNDARY LINE
 - SIGHT VISIBILITY LINE
 - - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
 - INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES PARCEL BREAK
 - INDICATES PARK
 - INDICATES CURVE RADIUS MARKER (SEE CURVE TABLE SHEET 2)
 - INDICATES CENTERLINE DATA MARKER (SEE CENTERLINE DATA TABLE SHEET 2)
- LEGEND WATER & SEWER**
- PROPOSED WATER LINE & VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWERLINE & MANHOLE
 - W — EXISTING WATER
 - S — EXISTING SEWER
- NOTE:**
ALL WATER AND SEWERLINES TO BE 8" UNLESS OTHERWISE NOTED



2ND SUBMITTAL
DESIGN: AC
DRAWN: AC
CHECK: BD

LAND USE TABLE	
GROSS ACREAGE	398.35
AREA OF STREETS (AC)	74.27
NET ACREAGE	324.08
AREA OF TRACTS (AC)	73.15
TOTAL NUMBER OF LOTS	1214
OVERALL DENSITY	3.31 DU/AC
AVERAGE AREA PER LOT (SF)	6,952

TRACT TABLES SEE SHEET 2

CVL	CVL Consultants 4550 N. 12th Street Phoenix, AZ 85014	phone: 602.264.6831 fax: 602.264.0928 web: www.cvl.com
	HARVARD AT BELLA VISTA FARMS TENTATIVE PLAT	
SHEET NUMBER		01 OF 11

DATE PREPARED: 03/04/14 Pinal County Case #: S-006-14

BELLA VISTA FARMS CENTERLINE DATA

LABEL	LINEAR FEET	BEARING	LABEL	LINEAR FEET	BEARING	LABEL	LINEAR FEET	BEARING
L-1	207.2	S02°02'00"E	L-41	15.11	S03°20'27"W	L-81	595	S38°57'59"E
L-2	1027.5	S87°41'7"W	L-42	384.1	N65°48'42"E	L-82	619.4	N61°02'41"E
L-3	1177	N68°59'08"E	L-43	154.6	S04°11'18"W	L-83	232.9	S38°57'59"E
L-4	110.9	N64°34'43"E	L-44	76.3	N64°11'18"E	L-84	327.7	N61°02'41"E
L-5	825.3	S87°42'36"W	L-45	25.11	N58°59'31"E	L-85	846	S38°57'59"E
L-6	300	S02°12'41"E	L-46	68	S51°54'28"E	L-86	816	S51°02'41"W
L-7	823.1	S87°42'36"W	L-47	156	N58°38'21"E	L-87	202.2	N59°02'54"E
L-8	600	S02°12'41"E	L-48	489.1	N10°43'33"E	L-88	589.5	N58°57'59"E
L-9	838.8	S87°42'36"W	L-49	89.2	N18°24'29"E	L-89	607.7	N61°02'41"E
L-10	590	N02°12'41"E	L-50	90.6	N11°59'08"E	L-90	534.4	N61°02'41"E
L-11	1003.3	S87°42'36"W	L-51	589.6	N64°00'08"E	L-91	34.1	S38°57'59"E
L-12	280	N02°12'41"E	L-52	190	N65°58'52"E	L-92	70	N68°59'51"E
L-13	745	S87°42'36"W	L-53	25	S21°11'57"E	L-93	85.5	S79°26'29"E
L-14	69.8	S02°12'41"E	L-54	209.9	N64°00'08"E	L-94	272	N61°02'41"E
L-15	1157	N00°23'07"E	L-55	134.8	N65°57'59"E	L-95	589.1	S38°57'59"E
L-16	711	S89°37'07"W	L-56	564	N68°57'59"E	L-96	25	N61°02'41"E
L-17	279.11	S00°23'07"E	L-57	127.2	N61°02'41"E	L-97	344.4	N61°02'41"E
L-18	48	S00°23'07"E	L-58	148.8	N64°00'08"E	L-98	180	N60°54'50"E
L-19	845	S89°37'07"W	L-59	199.8	S89°38'21"W	L-99	633	N60°21'51"E
L-20	673.4	S88°57'53"E	L-60	25	S23°50'45"E	L-100	18	S00°48'07"E
L-21	30	S85°03'07"E	L-61	128.2	N64°00'08"E	L-101	472.5	N60°55'07"E
L-22	2862	S00°23'07"E	L-62	139.7	N61°02'41"E	L-102	789	N89°11'59"E
L-23	641.4	S88°57'53"E	L-63	339.11	S89°54'58"E	L-103	900	S00°47'58"E
L-24	1009.5	S88°38'21"W	L-64	196	S00°59'03"E	L-104	540	S89°32'07"E
L-25	561.8	N00°23'07"E	L-65	439.9	N89°55'42"E	L-105	25	S00°47'58"E
L-26	100.4	S89°37'07"W	L-66	375.7	N68°57'59"E	L-106	200.3	S89°32'07"E
L-27	800	S00°23'07"E	L-67	278.1	N68°57'59"E	L-107	714.4	S51°02'41"W
L-28	4297	S89°37'07"W	L-68	1368.1	N61°02'41"E	L-108	827	N89°32'07"E
L-29	442.1	S71°28'34"W	L-69	200	S38°57'59"E	L-109	94.1	S38°36'21"E
L-30	93.4	S18°24'29"E	L-70	721	N61°02'41"E	L-110	440	N89°32'07"E
L-31	310	N18°24'29"E	L-71	91.1	S00°59'03"E	L-111	818.8	N61°02'41"E
L-32	225	N01°59'08"E	L-72	236	N88°52'41"E	L-112	687	N61°02'41"E
L-33	429.11	S71°28'34"W	L-73	686.1	N61°02'41"E	L-113	630	S00°47'58"E
L-34	370.11	S89°37'07"W	L-74	200	N68°57'59"E	L-114	699.1	N89°32'07"E
L-35	151.5	S89°29'52"W	L-75	490.11	N61°02'41"E	L-115	444.3	N89°32'07"E
L-36	352.4	S17°29'18"E	L-76	45.11	S11°38'29"E	L-116	203.4	S00°37'11"E
L-37	3407	S89°38'38"E	L-77	11	S28°34'05"W	L-117	299.1	S39°24'07"E
L-38	395	S72°30'09"W	L-78	200.6	S38°36'21"E	L-118	938	S50°37'11"E
L-39	101.1	S89°38'38"E	L-79	599	N61°02'41"E	L-119	170	S64°50'07"E
L-40	49.1	N17°29'18"E	L-80	629.11	N61°02'41"E	L-120	77	S38°45'49"E

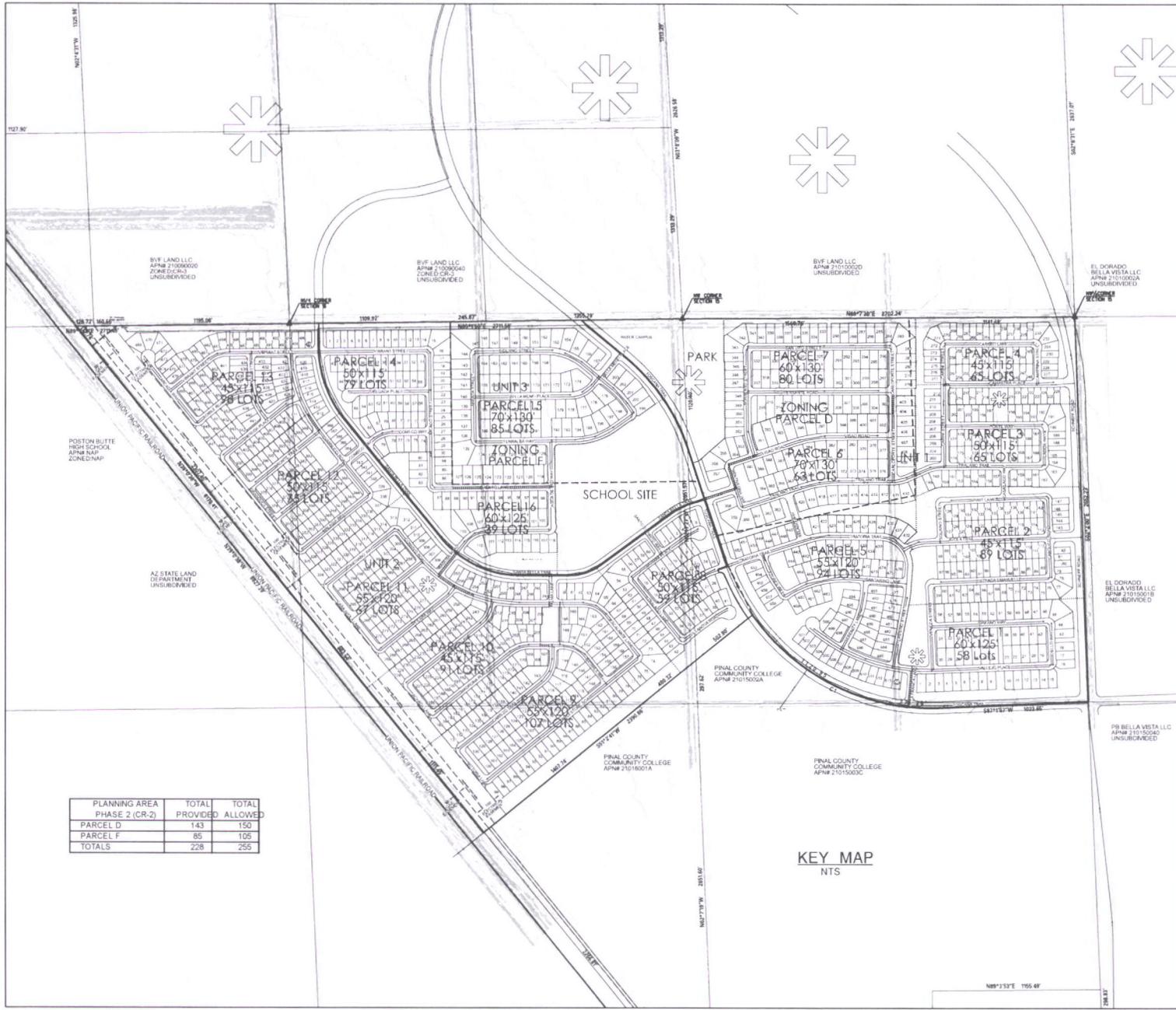
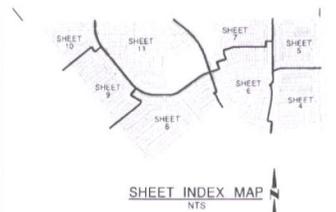
BELLA VISTA FARMS TRACT TABLES

TRACT TABLE (UNIT 1)			TRACT TABLE (UNIT 2)			TRACT TABLE (UNIT 3)		
TRACT	AREA ACRES	DESCRIPTION	TRACTS	AREA ACRES	DESCRIPTION	TRACTS	AREA ACRES	DESCRIPTION
A	3.43	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	A	0.66	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	A	2.45	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E
C	0.11	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	B	28.99	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	B	0.65	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E
G	0.36	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	E	0.53	LANDSCAPE TRACT	F	1.70	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E
J	1.75	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	K	0.71	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	G	1.44	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E
K	3.90	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	L	0.22	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	M	0.57	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E
M	1.60	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	O	0.56	LANDSCAPE TRACT	N	0.41	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E
P	0.37	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	P	0.13	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	SUR	7.28	OPEN SPACE TOTAL
R	0.90	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	Q	0.76	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	C	0.05	LANDSCAPE TRACT
T	4.73	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	U	0.70	LANDSCAPE TRACT	D	0.05	LANDSCAPE TRACT
V	0.36	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	Y	0.61	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	E	0.05	LANDSCAPE TRACT
Y	0.36	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	Z	0.50	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	H	0.03	LANDSCAPE TRACT
CC	0.56	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	SUR	34.70	OPEN SPACE TOTAL	I	0.11	LANDSCAPE TRACT
DD	1.03	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	C	0.05	LANDSCAPE TRACT	J	0.05	LANDSCAPE TRACT
EE	0.72	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	D	0.05	LANDSCAPE TRACT	K	0.05	LANDSCAPE TRACT
FF	0.34	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	F	0.05	LANDSCAPE TRACT	L	0.05	LANDSCAPE TRACT
GG	2.96	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	G	0.05	LANDSCAPE TRACT	M	0.05	LANDSCAPE TRACT
HH	1.96	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	H	0.05	LANDSCAPE TRACT	N	0.05	LANDSCAPE TRACT
II	0.28	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	I	0.05	LANDSCAPE TRACT	O	0.05	LANDSCAPE TRACT
JJ	0.34	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	J	0.05	LANDSCAPE TRACT	P	0.05	LANDSCAPE TRACT
KK	0.11	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	K	0.05	LANDSCAPE TRACT	Q	0.05	LANDSCAPE TRACT
LL	0.09	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	L	0.05	LANDSCAPE TRACT	R	0.05	LANDSCAPE TRACT
MM	0.34	OPEN SPACE/LANDSCAPE TRACT/TENTON/TRAULP U/E	M	0.05	LANDSCAPE TRACT	S	0.05	LANDSCAPE TRACT
SS	0.05	LANDSCAPE TRACT	N	0.05	LANDSCAPE TRACT	T	0.05	LANDSCAPE TRACT
TT	0.05	LANDSCAPE TRACT	O	0.05	LANDSCAPE TRACT	U	0.05	LANDSCAPE TRACT
UU	0.05	LANDSCAPE TRACT	P	0.05	LANDSCAPE TRACT	V	0.05	LANDSCAPE TRACT
VV	0.05	LANDSCAPE TRACT	Q	0.05	LANDSCAPE TRACT	W	0.05	LANDSCAPE TRACT
WW	0.05	LANDSCAPE TRACT	R	0.05	LANDSCAPE TRACT	X	0.05	LANDSCAPE TRACT
XX	0.05	LANDSCAPE TRACT	S	0.05	LANDSCAPE TRACT	Y	0.05	LANDSCAPE TRACT
YY	0.05	LANDSCAPE TRACT	T	0.05	LANDSCAPE TRACT	Z	0.05	LANDSCAPE TRACT
ZZ	0.05	LANDSCAPE TRACT	U	0.05	LANDSCAPE TRACT	AA	0.11	LANDSCAPE TRACT
AAA	0.05	LANDSCAPE TRACT	V	0.05	LANDSCAPE TRACT	BB	0.05	LANDSCAPE TRACT
BBB	0.05	LANDSCAPE TRACT	W	0.05	LANDSCAPE TRACT	CC	0.05	LANDSCAPE TRACT
CCC	0.05	LANDSCAPE TRACT	X	0.05	LANDSCAPE TRACT	DD	0.05	LANDSCAPE TRACT
DDD	0.05	LANDSCAPE TRACT	Y	0.05	LANDSCAPE TRACT	EE	0.05	LANDSCAPE TRACT
EEE	0.05	LANDSCAPE TRACT	Z	0.05	LANDSCAPE TRACT	FF	0.05	LANDSCAPE TRACT
FFF	0.05	LANDSCAPE TRACT	AA	0.11	LANDSCAPE TRACT	GG	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	BB	0.05	LANDSCAPE TRACT	HH	0.05	LANDSCAPE TRACT
HHH	0.05	LANDSCAPE TRACT	CC	0.05	LANDSCAPE TRACT	II	0.05	LANDSCAPE TRACT
III	0.05	LANDSCAPE TRACT	DD	0.05	LANDSCAPE TRACT	JJ	0.05	LANDSCAPE TRACT
JJJ	0.05	LANDSCAPE TRACT	EE	0.05	LANDSCAPE TRACT	KK	0.05	LANDSCAPE TRACT
KKK	0.05	LANDSCAPE TRACT	FF	0.05	LANDSCAPE TRACT	LL	0.05	LANDSCAPE TRACT
LLL	0.05	LANDSCAPE TRACT	GG	0.05	LANDSCAPE TRACT	MM	0.05	LANDSCAPE TRACT
MMM	0.05	LANDSCAPE TRACT	HH	0.05	LANDSCAPE TRACT	NN	0.05	LANDSCAPE TRACT
NNN	0.05	LANDSCAPE TRACT	II	0.05	LANDSCAPE TRACT	OO	0.05	LANDSCAPE TRACT
OOO	0.05	LANDSCAPE TRACT	JJ	0.05	LANDSCAPE TRACT	PP	0.05	LANDSCAPE TRACT
PPP	0.05	LANDSCAPE TRACT	KK	0.05	LANDSCAPE TRACT	QQ	0.05	LANDSCAPE TRACT
QQQ	0.05	LANDSCAPE TRACT	LL	0.05	LANDSCAPE TRACT	RR	0.05	LANDSCAPE TRACT
RRR	0.05	LANDSCAPE TRACT	MM	0.05	LANDSCAPE TRACT	SS	0.05	LANDSCAPE TRACT
SSS	0.05	LANDSCAPE TRACT	NN	0.05	LANDSCAPE TRACT	TT	0.05	LANDSCAPE TRACT
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UUU	0.05	LANDSCAPE TRACT	PP	0.05	LANDSCAPE TRACT	VV	0.05	LANDSCAPE TRACT
VVV	0.05	LANDSCAPE TRACT	QQ	0.05	LANDSCAPE TRACT	WW	0.05	LANDSCAPE TRACT
WWW	0.05	LANDSCAPE TRACT	RR	0.05	LANDSCAPE TRACT	XX	0.05	LANDSCAPE TRACT
XXX	0.05	LANDSCAPE TRACT	SS	0.05	LANDSCAPE TRACT	YY	0.05	LANDSCAPE TRACT
YYY	0.05	LANDSCAPE TRACT	TT	0.05	LANDSCAPE TRACT	ZZ	0.05	LANDSCAPE TRACT
ZZZ	0.05	LANDSCAPE TRACT	UU	0.05	LANDSCAPE TRACT	AAA	0.11	LANDSCAPE TRACT
AAA	0.05	LANDSCAPE TRACT	VV	0.05	LANDSCAPE TRACT	BBB	0.05	LANDSCAPE TRACT
BBB	0.05	LANDSCAPE TRACT	WW	0.05	LANDSCAPE TRACT	CCC	0.05	LANDSCAPE TRACT
CCC	0.05	LANDSCAPE TRACT	XX	0.05	LANDSCAPE TRACT	DDD	0.05	LANDSCAPE TRACT
DDD	0.05	LANDSCAPE TRACT	YY	0.05	LANDSCAPE TRACT	EEE	0.05	LANDSCAPE TRACT
EEE	0.05	LANDSCAPE TRACT	ZZ	0.05	LANDSCAPE TRACT	FFF	0.05	LANDSCAPE TRACT
FFF	0.05	LANDSCAPE TRACT	AAA	0.11	LANDSCAPE TRACT	GGG	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	BBB	0.05	LANDSCAPE TRACT	HHH	0.05	LANDSCAPE TRACT
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GGG	0.05	LANDSCAPE TRACT	DDD	0.05	LANDSCAPE TRACT	JJJ	0.05	LANDSCAPE TRACT
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GGG	0.05	LANDSCAPE TRACT	FFF	0.05	LANDSCAPE TRACT	LLL	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	GGG	0.05	LANDSCAPE TRACT	MMM	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	HHH	0.05	LANDSCAPE TRACT	NNN	0.05	LANDSCAPE TRACT
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GGG	0.05	LANDSCAPE TRACT	OOO	0.05	LANDSCAPE TRACT	UUU	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	PPP	0.05	LANDSCAPE TRACT	VVV	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	QQQ	0.05	LANDSCAPE TRACT	WWW	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	RRR	0.05	LANDSCAPE TRACT	XXX	0.05	LANDSCAPE TRACT
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GGG	0.05	LANDSCAPE TRACT	TTT	0.05	LANDSCAPE TRACT	ZZZ	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	UUU	0.05	LANDSCAPE TRACT	AAA	0.11	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	VVV	0.05	LANDSCAPE TRACT	BBB	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	WWW	0.05	LANDSCAPE TRACT	CCC	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	XXX	0.05	LANDSCAPE TRACT	DDD	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	YYY	0.05	LANDSCAPE TRACT	EEE	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	ZZZ	0.05	LANDSCAPE TRACT	FFF	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	AAA	0.11	LANDSCAPE TRACT	GGG	0.05	LANDSCAPE TRACT
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GGG	0.05	LANDSCAPE TRACT	CCC	0.05	LANDSCAPE TRACT	III	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	DDD	0.05	LANDSCAPE TRACT	JJJ	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	EEE	0.05	LANDSCAPE TRACT	KKK	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	FFF	0.05	LANDSCAPE TRACT	LLL	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	GGG	0.05	LANDSCAPE TRACT	MMM	0.05	LANDSCAPE TRACT
GGG	0.05	LANDSCAPE TRACT	HHH	0.05	LANDSCAPE TRACT	NNN	0.	

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
 BVF LAND LLC CO
 HARVARD INVESTMENTS
 1700 N. PACESETTER WAY, SUITE 100
 SCOTTSDALE, AZ 85255
 PHONE: (480) 348-1118
 CONTACT: TIM BRISLIN

PREPARED BY:
 COE & VAN LOO CONSULTANTS INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4744
 FAX: (602) 285-0928
 CONTACT: BOB DALTON



PLANNING AREA PHASE 2 (CR-2)	TOTAL PROVIDED	TOTAL ALLOWED
PARCEL D	143	150
PARCEL F	85	105
TOTALS	228	255

KEY MAP
NTS

- LEGEND SITE PLAN**
- PROPOSED LOT LINE
 - PROPOSED ROW LINE
 - PROPOSED BOUNDARY LINE
 - SIGHT VISIBILITY LINE
 - - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
 - - - - - INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES PARCEL BREAK
 - ⊗ INDICATES PARK
 - ⊙ INDICATES CURVE RADIUS MARKER (SEE CURVE TABLE SHEET 2)
 - L1 INDICATES CENTERLINE DATA MARKER (SEE CENTERLINE DATA TABLE SHEET 2)
- LEGEND WATER & SEWER**
- PROPOSED WATER LINE & VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWERLINE & MANHOLE & DIRECTION OF FLOW
 - - - - - EXISTING WATER
 - - - - - EXISTING SEWER

NOTE:
 ALL WATER AND SEWERLINES TO BE # UNLESS OTHERWISE NOTED

UTILITIES/SERVICES

WATER: JOHNSON UTILITIES
 SEWER: JOHNSON UTILITIES
 POWER: SALT RIVER PROJECT
 CABLE: COX
 GAS: MESA GAS
 TELEPHONE: CETERUM LINK
 FIRE: RURAL METRO
 SCHOOL: FLORENCE UNIFIED SCHOOL DISTRICT
 REFUSE: WASTE MANAGEMENT



300' 150' 0' 300'

SCALE: 1" = 300'



2ND SUBMITTAL



4550 N. 12th Street
Phoenix, AZ 85014
phone: (602) 284-6831
fax: (602) 284-0928
web: www.cvl.com

SHEET NUMBER
03 OF 11

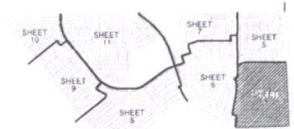
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CHECK: DC
DATE: 03-04-14

CVL Department: PLANNING
CVL Project #: 147-0148703
Pinal County Case #: 5009-14

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
COX
BVF LAND LLC CO
HARVARD INVESTMENTS
17700 N. PAGESSETTER WAY, SUITE 100
SCOTTSDALE, AZ 85258
PHONE: (480) 348-1118
CONTACT: TIM BRISLIN

PREPARED BY:
COE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-4244
FAX: (602) 264-0928
CONTACT: BOB DALTON



SHEET INDEX MAP
NTS

- LEGEND SITE PLAN**
- PROPOSED LOT LINE
 - PROPOSED ROW LINE
 - SEPT VISIBILITY LINE
 - - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
 - - - - - INDICATES PUBLIC UTILITY EASEMENT
 - INDICATES PARCEL BREAK
 - ⊙ INDICATES PARK
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 - ⊕ PROPOSED FIRE HYDRANT
 - ← ○ → PROPOSED SEWERLINE & MANHOLE & DIRECTION OF FLOW
 - - - - - EXISTING WATER
 - - - - - EXISTING SEWER

NOTE:
ALL WATER AND SEWERLINES TO BE 4" UNLESS OTHERWISE NOTED

UTILITIES/SERVICES

WATER:	JOHNSON UTILITIES
SEWER:	JOHNSON UTILITIES
POWER:	SALT RIVER PROJECT
CABLE:	COX
GAS:	MESA GAS
TELEPHONE:	CENTURY LINK
FIRE:	RURAL METRO
SCHOOL:	FLORENCE UNIFIED SCHOOL DISTRICT
REFUSE:	WASTE MANAGEMENT

100' 50' 0 100'

SCALE: 1" = 100'

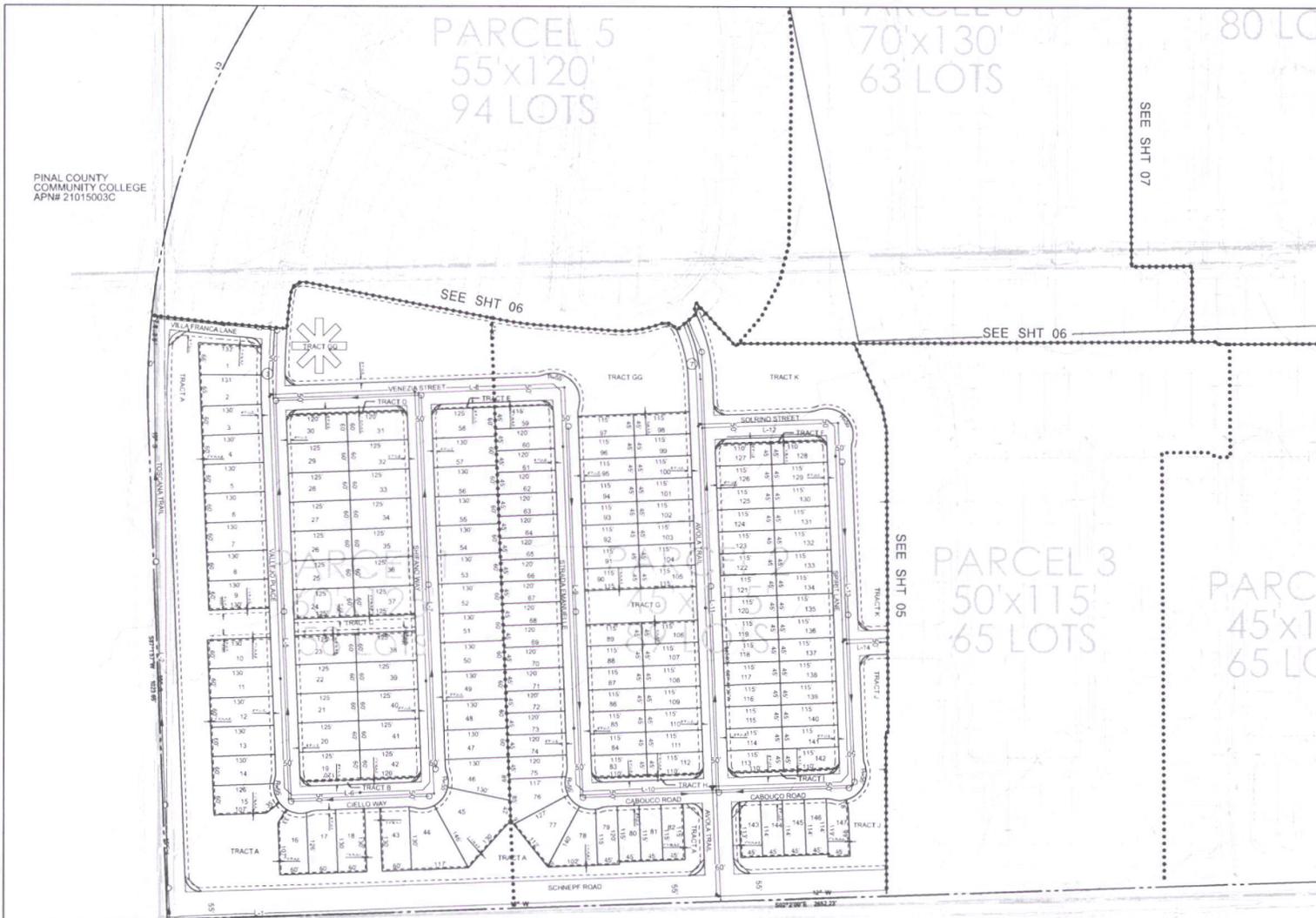
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4550 N. 12th Street
Phoenix, AZ, 85014
Phone: 602.264.6831
Fax: 602.264.0928
Web: www.cvl.com

SHEET NUMBER
04 OF 11

DESIGN: AC
DRAWN: AC
CHECK: DC
DATE: 03-04-14

CVL Department: P-APPH-01
CVL Project #: 1-14-1875
Pinal County Case #: S-009-14



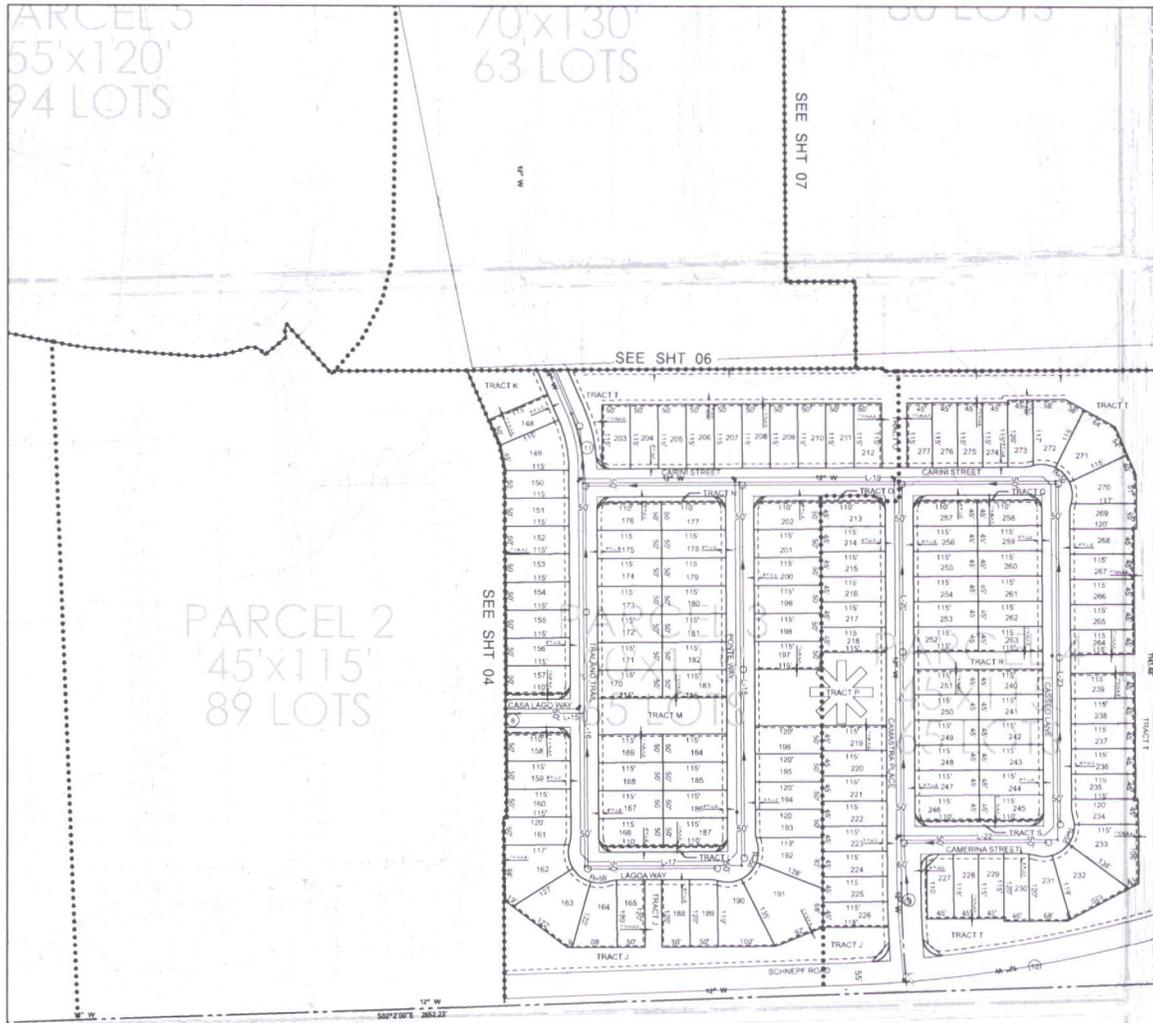
PINAL COUNTY
COMMUNITY COLLEGE
APN# 21015003C

PB BELLA VISTA LLC
APN# 21015004D
UNSUBDIVIDED

EL DORADO
BELLA VISTA LLC
APN# 21015001B
UNSUBDIVIDED

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PINAL COUNTY CASE # S-009-14

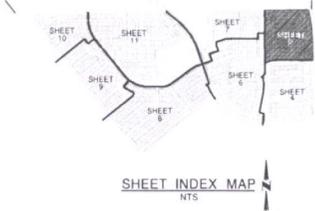


BVF LAND LLC
APN# 21010002D
UNSUBDIVIDED

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
BVF LAND LLC CO
HARVARD INVESTMENTS
17700 N. PAGESSETTER WAY, SUITE 100
SCOTTSDALE, AZ 85055
PHONE: (480) 348-1118
CONTACT: TIM BRISLIN

PREPARED BY:
CDE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6144
FAX: (602) 285-0929
CONTACT: BOB DALTON



- LEGEND SITE PLAN**
- PROPOSED LOT LINE
 - PROPOSED ROW LINE
 - PROPOSED BOUNDARY LINE
 - - - SIGHT VISIBILITY LINE
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NOTE:
ALL WATER AND SEWERLINES TO BE # UNLESS OTHERWISE NOTED

UTILITIES/SERVICES

WATER:	JOHNSON UTILITIES
SEWER:	JOHNSON UTILITIES
POWER:	SALT RIVER PROJECT
CABLE:	COX
GAS:	MESA GAS
TELEPHONE:	CETURY LINK
FIRE:	RURAL METRO
SCHOOL:	FLORENCE UNIFIED SCHOOL DISTRICT
REFUSE:	WASTE MANAGEMENT

EL DORADO
BELLA VISTA LLC
APN# 21010002A
UNSUBDIVIDED

EL DORADO
BELLA VISTA LLC
APN# 21015001B
UNSUBDIVIDED

100' 50' 0 100'

SCALE: 1" = 100'

2ND SUBMITTAL

4550 N. 12th Street
Phoenix, AZ 85014
phone: 602.264.6831
fax: 602.264.0928
web: www.cvl.com

SHEET NUMBER
05 OF 11

DESIGN: AC
DRAWN: AC
CHECK: DC
DATE: 03-04-14

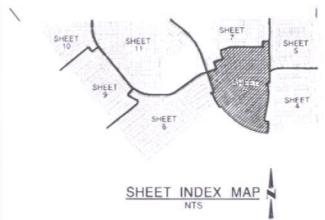
CVL Department PLANNING
CVL Project #: 14741878D
Real County Case #: 8498-14

FINAL COUNTY CASE #: 8498-14

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
 BVP LAND LLC CO
 HARVARD INVESTMENTS
 17700 N. PACESETTER WAY, SUITE 100
 SCOTTSDALE, AZ 85056
 PHONE: (480) 348-1118
 CONTACT: TIM BRISLIN

PREPARED BY:
 CDE & VAN LOO CONSULTANTS INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 264-4744
 FAX: (602) 264-0928
 CONTACT: BOB DALTON



- LEGEND SITE PLAN**
- PROPOSED LOT LINE
 - PROPOSED ROW LINE
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 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWERLINE & MANHOLE & DIRECTION OF FLOW
 - - - W - - - EXISTING WATER
 - - - S - - - EXISTING SEWER

NOTE:
 ALL WATER AND SEWERLINES TO BE 8" UNLESS OTHERWISE NOTED

- UTILITIES/SERVICES**
- | | |
|------------|----------------------------------|
| WATER: | JOHNSON UTILITIES |
| SEWER: | JOHNSON UTILITIES |
| POWER: | SALT RIVER PROJECT |
| CABLE: | COX |
| GAS: | MESA GAS |
| TELEPHONE: | CENTURY LINK |
| FIRE: | RURAL METRO |
| SCHOOL: | FLORENCE UNIFIED SCHOOL DISTRICT |
| REFUSE: | WASTE MANAGEMENT |

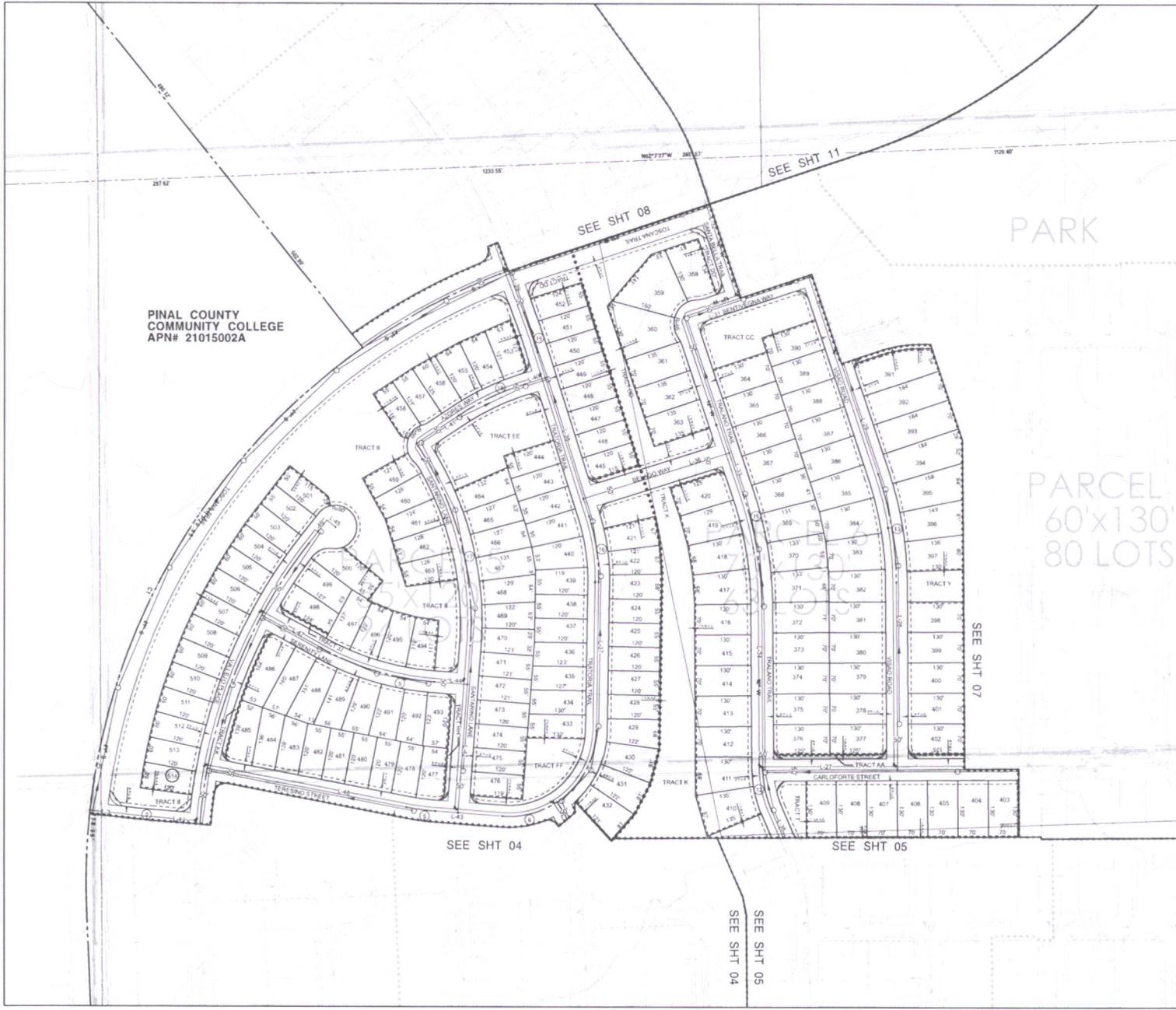
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2ND SUBMITTAL

4550 N. 12th Street
 Phoenix, AZ, 85014
 phone: 602.264.6831
 fax: 602.264.0928
 web: www.cvl.com

SHEET NUMBER

CV Department 75 ANNING
 CV Project #: 14141481761
 Real County Case #: 2-006-14



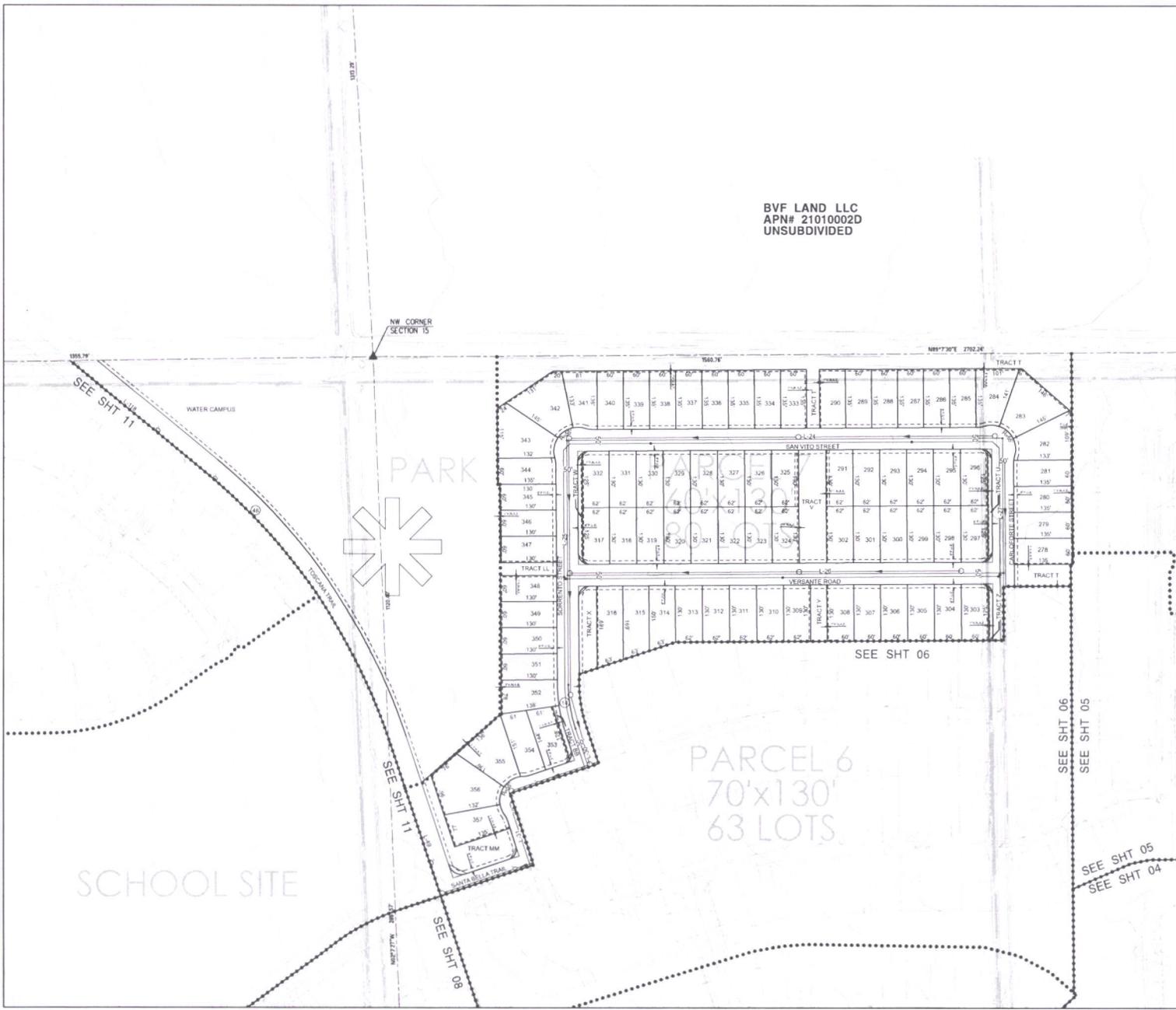
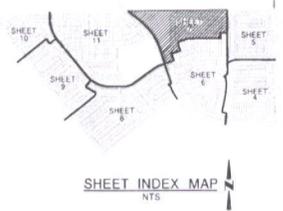
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TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
 BVF LAND LLC CO
 HARVARD INVESTMENTS
 17700 N. PACESSETTER WAY, SUITE 100
 SCOTTSDALE, AZ 85055
 PHONE: (480) 348-1118
 CONTACT: TIM BRIBLIN

PREPARED BY:
 COE & VAN LOO CONSULTANTS INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 264-4744
 FAX: (602) 265-0928
 CONTACT: BOB DALTON

BVF LAND LLC
 APN# 21010002D
 UNSUBDIVIDED



- LEGEND SITE PLAN**
- PROPOSED LOT LINE
 - PROPOSED ROW LINE
 - PROPOSED BOUNDARY LINE
 - SIGHT VISIBILITY LINE
 - - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
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 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWERLINE & MANHOLE & DIRECTION OF FLOW
 - - - - - EXISTING WATER
 - - - - - EXISTING SEWER

NOTE:
 ALL WATER AND SEWERLINES TO BE 8" UNLESS OTHERWISE NOTED

- UTILITIES/SERVICES**
- | | |
|------------|----------------------------------|
| WATER: | JOHNSON UTILITIES |
| SEWER: | JOHNSON UTILITIES |
| POWER: | SALT RIVER PROJECT |
| CABLE: | COX |
| GAS: | MESA GAS |
| TELEPHONE: | CENTURY LINK |
| FIRE: | RURAL METRO |
| SCHOOL: | FLORENCE UNIFIED SCHOOL DISTRICT |
| REFUSE: | WASTE MANAGEMENT |

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

2ND SUBMITTAL

4550 N. 12th Street
 Phoenix, AZ 85014
 Phone: 602.264.6831
 Fax: 602.264.2928
 web: www.cvl.com

SHEET NUMBER
 07 OF 11

DESIGN: AC
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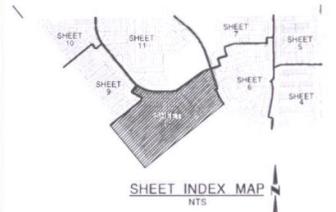
SHEET NUMBER
 07 OF 11

CVL Department PLANNING
 CVL Project # 147-C-148703
 Pinal County Case # 2008-14

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
 BVF LAND LLC C/O
 HARVARD INVESTMENTS
 17708 N. PACESETTER WAY, SUITE 100
 SCOTTSDALE, AZ 85255
 PHONE: (480) 348-1118
 CONTACT: TIM BRISLIN

PREPARED BY:
 CDE & VAN LOO CONSULTANTS INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4744
 FAX: (602) 285-9928
 CONTACT: BOB DALTON



- LEGEND SITE PLAN**
- PROPOSED LOT LINE
 - PROPOSED BOUNDARY LINE
 - SIGHT VISIBILITY LINE
 - - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
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 - S --- EXISTING SEWER

NOTE:
 ALL WATER AND SEWERLINES TO BE 8" UNLESS OTHERWISE NOTED

UTILITIES/SERVICES

WATER:	JOHNSON UTILITIES
SEWER:	JOHNSON UTILITIES
POWER:	SALT RIVER PROJECT
CABLE:	COX
GAS:	MESA GAS
TELEPHONE:	CETURY LINK
FIRE:	RURAL METRO
SCHOOL:	FLORENCE UNIFIED SCHOOL DISTRICT
REFUSE:	WASTE MANAGEMENT



4550 N. 12th Street
Phoenix, AZ, 85014
phone: 602.284.8831
fax: 602.284.9928
web: www.cvl.com



2ND SUBMITTAL

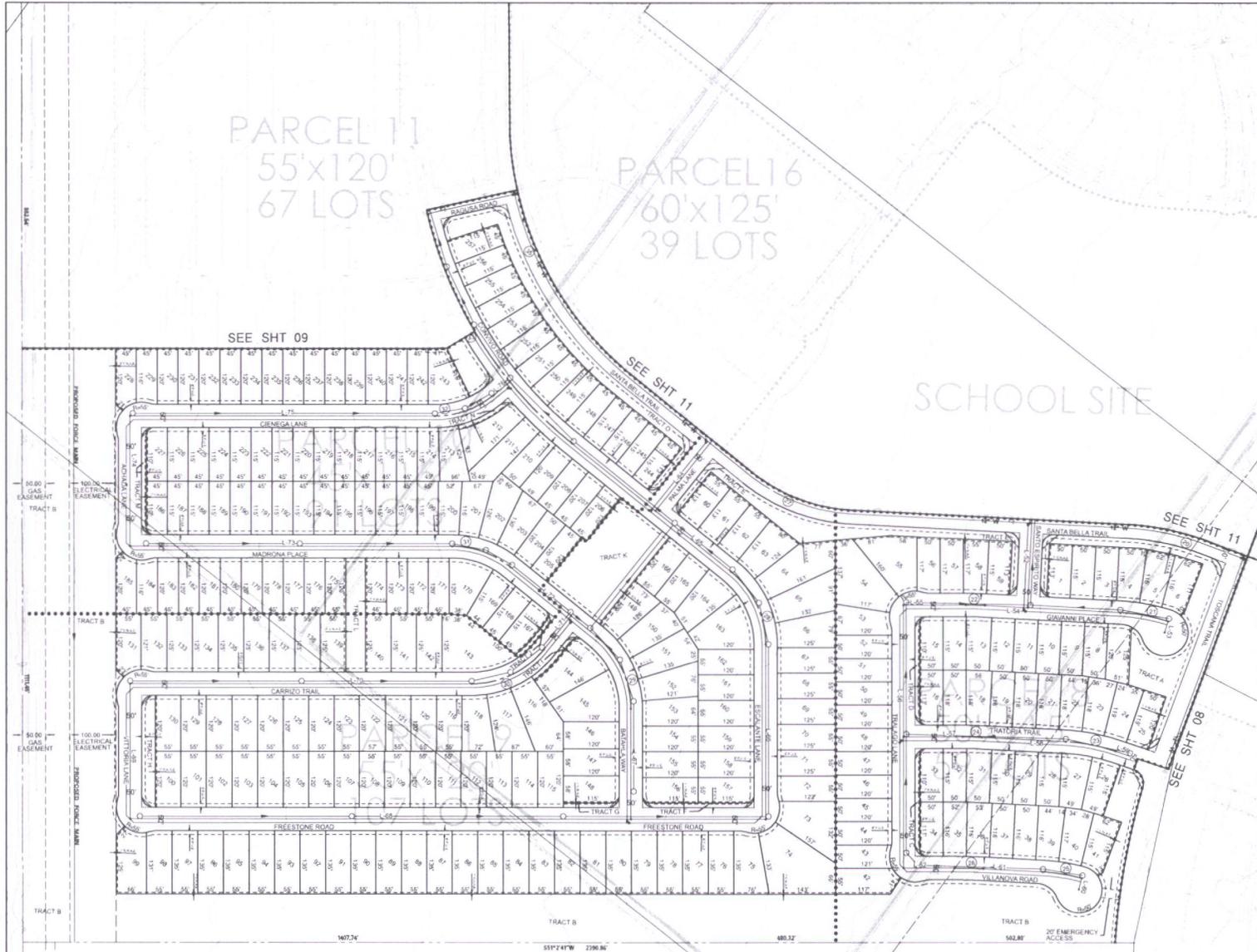


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 CHECK: DC
 DATE: 03-04-14

SCALE: 1" = 100'

PINAL COUNTY CASE # B-096-14



PINAL COUNTY
 COMMUNITY COLLEGE
 APN# 21016001A

PINAL COUNTY
 COMMUNITY COLLEGE
 APN# 21015002A

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TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

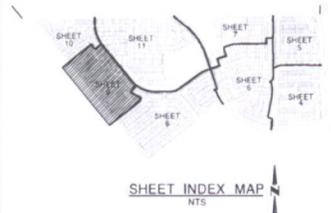
BVF LAND LLC
APN# 210090040
ZONED:CR-3
UNSUBDIVIDED

PREPARED FOR:

BVF LAND LLC CO
HARVARD INVESTMENTS
17700 N. PACESETTER WAY, SUITE 100
SCOTTSDALE, AZ 85055
PHONE: (480) 348-1118
CONTACT: TIM BRISLIN

PREPARED BY:

CVE & VAN LOO CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4744
FAX: (602) 285-0928
CONTACT: BOB DALTON



LEGEND SITE PLAN

- PROPOSED LOT LINE
- PROPOSED ROW LINE
- SIGHT VISIBILITY LINE
- - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
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NOTE:
ALL WATER AND SEWERLINES TO BE # UNLESS OTHERWISE NOTED

UTILITIES/SERVICES

- | | |
|------------|----------------------------------|
| WATER: | JOHNSON UTILITIES |
| SEWER: | JOHNSON UTILITIES |
| POWER: | SALT RIVER PROJECT |
| CABLE: | COX |
| GAS: | MESA GAS |
| TELEPHONE: | CENTURY LINK |
| FIRE: | RURAL METRO |
| SCHOOL: | FLORENCE UNIFIED SCHOOL DISTRICT |
| REFUSE: | WASTE MANAGEMENT |



CVL
4550 N. 12th Street
Phoenix, AZ, 85014
phone 602.264.6631
fax 602.264.0928
web www.cvl.com



13788
0.50%
P.E.
BOB DALTON

2ND SUBMITTAL

SHEET NUMBER
09 OF 11

DESIGN: AC
DRAWN: AC
CHECK: DC
DATE: 03-04-14



SCALE: 1" = 100'

AZ STATE LAND
DEPARTMENT
UNSUBDIVIDED

PARCEL 14
50'x115'
79 LOTS

PARCEL 16
60'x125'
39 LOTS

PARCEL 10
45'x110'
39 LOTS

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FINAL COUNTY CASE # 5008-14

TENTATIVE PLAT FOR: HARVARD AT BELLA VISTA FARMS

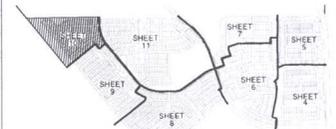
TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:

BVF LAND LLC CO
HARVARD INVESTMENTS
17700 N. PACESSETT WAY, SUITE 100
SCOTTSDALE, AZ 85255
PHONE: (480) 348-1118
CONTACT: TM BRISLIN

PREPARED BY:

COE & VAN LOG CONSULTANTS INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-4744
FAX: (602) 265-0928
CONTACT: BOB DALTON



SHEET INDEX MAP
NTS

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- PROPOSED LOT LINE
- PROPOSED ROW LINE
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WATER:	JOHNSON UTILITIES
SEWER:	JOHNSON UTILITIES
POWER:	SALT RIVER PROJECT
CABLE:	COX
MESA GAS	
TELEPHONE:	CENTURY LINK
FIRE:	RURAL METRO
SCHOOL:	FLORENCE UNIFIED SCHOOL DISTRICT
REFUSE:	WASTE MANAGEMENT



CVL



13788
L.S.
06/20/14
PE
STATE OF ARIZONA

4550 N. 12th Street
Phoenix, AZ, 85014
phone 602.264.6631
fax 602.264.0928
web www.cvl.com



2ND SUBMITTAL
DESIGN: AC
DRAWN: AC
CHECK: DC
DATE: 3/30/14
SHEET NUMBER
10 OF 11
CVL Department: PLANNING
CVL Project #: 1414148703
Real County Case #: B-409-14

POSTON BUTTE
HIGH SCHOOL
APN# NAP
ZONED: NAP

BVF LAND LLC
APN# 21009020
ZONED: CR-3
UNSUBDIVIDED

BVF LAND LLC
APN# 21009040
ZONED: CR-3
UNSUBDIVIDED

PARCEL 12
50'x115'
75 LOTS

PARCEL 14
50'x115'
79 LOTS

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FINAL COUNTY CASE # B-5006-14

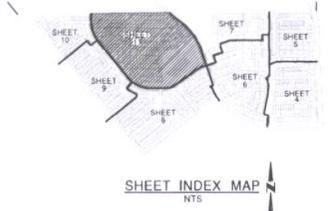
TENTATIVE PLAT FOR: HARVARD AT BELLA VISTA FARMS

BVF LAND LLC
 APN# 210090040
 ZONED:CR-3
 UNSUBDIVIDED

TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS

PREPARED FOR:
 BVF LAND LLC CO
 HARVARD INVESTMENTS
 17700 N. PACESSETTER WAY, SUITE 100
 SCOTTSDALE, AZ 85255
 PHONE: (480) 348-1118
 CONTACT: TIM BRISLIN

PREPARED BY:
 GDC & VAN LOO CONSULTANTS INC.
 4550 N. 12TH STREET
 PHOENIX, AZ 85014
 PHONE: (602) 285-4744
 FAX: (602) 285-0928
 CONTACT: BOB DALTON



- LEGEND SITE PLAN**
- PROPOSED LOT LINE
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SEWER:	JOHNSON UTILITIES
POWER:	SALT RIVER PROJECT
CABLE:	COX
GAS:	MESA GAS
TELEPHONE:	CETURY LINK
FIRE:	RURAL METRO
SCHOOL:	FLORENCE UNIFIED SCHOOL DISTRICT
REFUSE:	WASTE MANAGEMENT

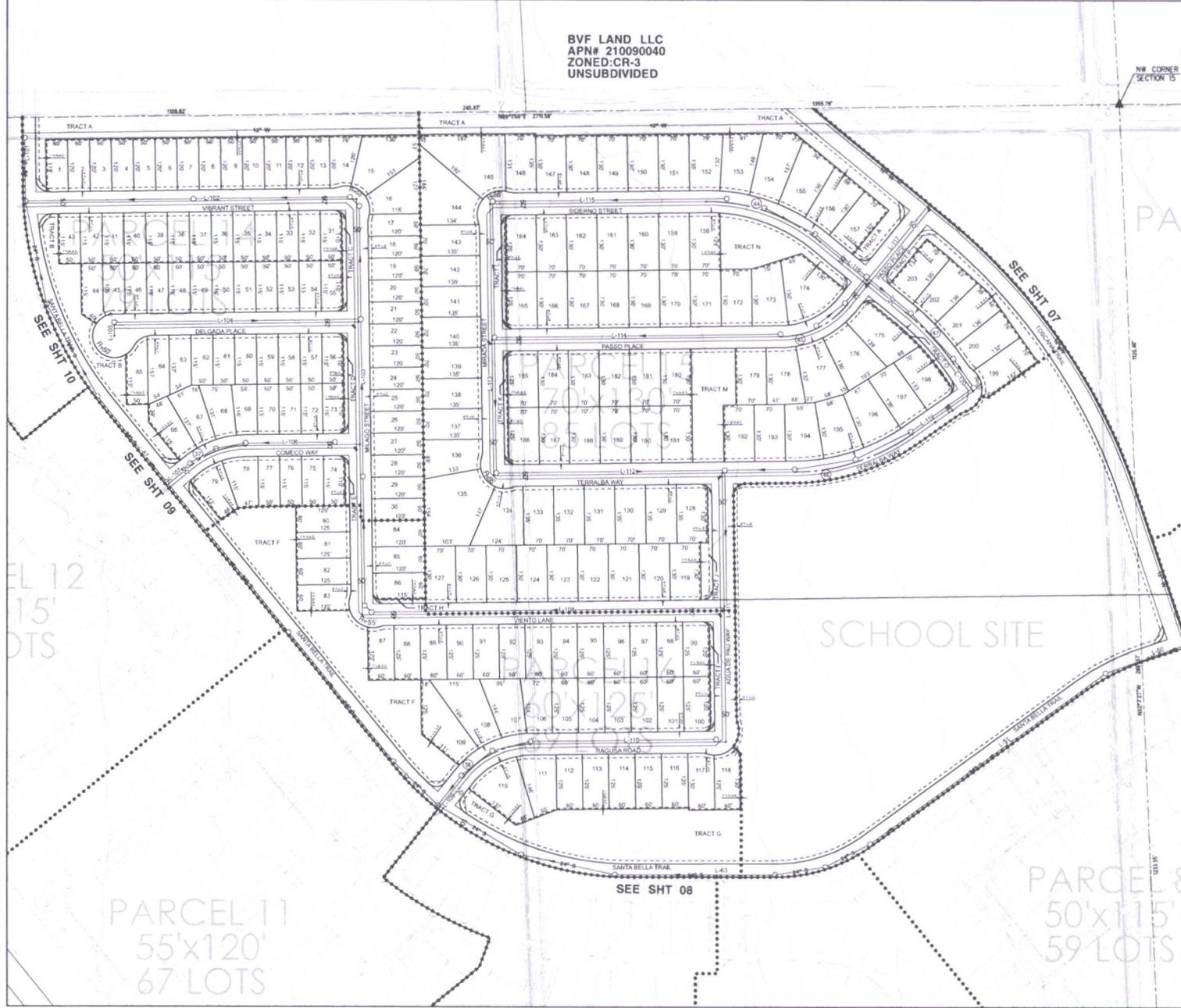
4550 N. 12th Street
 Phoenix, AZ, 85014
 phone: 602.264.6831
 fax: 602.264.0928
 web: www.cvl.com

2ND SUBMITTAL

SHEET NUMBER
 11 OF 11

CVL Design: PLAN/MBG
 CHECK: DC
 DATE: 03-04-14
 Final County Case #: 34056-14

SCALE: 1" = 100'



Date: 3/27/14
 Time: 1:27:22 PM
 File: I:\016149703\cad\Tentative\Plat\p10011.dgn

FINAL COUNTY CASE # 34056-14

Request & Purpose: BVF Land, LLC, landowner, Dana Belknap, Gallagher & Kennedy, agent, requesting approval of a tentative plat for **Harvard at Bella Vista Farms**, 1,214 lots on a 366.35± acre parcel in the CR-2 and CR-3/PAD zone (**PZ-012-11 & PZ-PD-012-11**).

HISTORY: The subject property was originally rezoned in 1998 under case PZ-PD-040-98. In 2012 case PZ-PD-012-11 amended the Planned Area Development Overlay District to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to multi-family residential, and amend the development standards. The proposed plan was approved by the Board of Supervisors and created a maximum of 7,505 dwelling unit community with an educational campus. This portion of the PAD proposes a 1,214 lot tentative plat located in the CR-2 & CR-3/PAD zones. The lot count being proposed for this area is below the maximum of 1,339 lots for this area. Harvard at Bella Vista Farms is the first tentative plat within the Bella Vista Farms PAD. If approved, there will be 6,291 dwelling units available to be platted.

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

- Telephone: Century Link
- Electrical: Salt River Project
- Water/Sewer: Johnson Utilities
- Fire District: Rural Metro
- Refuse: Waste Management
- Cable: Cox Communications
- Gas: City of Mesa
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On February 18, 2014 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were no written comments from agencies/entities on the proposed development.

DEVELOPMENT STANDARDS: There were no changes in the development standards. The minimum are listed below.

Lot Area	Front Yard	Side Yard	Rear Yard	Lot Width	Height
4,950 sq. ft (CR-3)	10'	5'	20'	45'	30'
8,000 sq. ft (CR-2)	20'	5'/10'	20'	60'	30'

FINDINGS: Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The



Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

Analysis: The tentative plat contains all the required information, is in satisfactory form, and comments have been received from those who participated in the Subdivision Coordinating Committee meeting.

Finding: Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

Analysis: This project is located within the CR-2 & CR-3/PAD zoning classifications. The Board approved one stipulation of understanding for case PZ-012-11 and twenty-two stipulations for case PZ-PD-012-11.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the minimum lot area and the applicable zoning stipulations have been transferred to this case for the Commission consideration.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.

Analysis: The design of Harvard of Bella Vista Farms is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

Finding: Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

Analysis: The proposed subdivision is in an area where the topography is relatively flat.

Finding: Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

Analysis: Access for this tentative plat is from Bella Vista Road. This road is currently paved but improvement maybe needed.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will have adequate permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.

Analysis: The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Johnson Utilities. A will serve letter will be provided at time of final plat approval.

Sewer service is to be provide by Johnson Utilities.

Fire service is available on a subscription basis by Rural Metro.

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

Solid waste service is to be provided by Waste Management.

Finding: Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

Analysis: The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

Finding: With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-012-11 & PZ-PD-012-11), with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director’s review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-006-14 with the 26 stipulations as presented in the staff report.

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. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
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. Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 55' half street right-of-way dedication along Schnepf Road (eastern boundary) and a minimum 80' (full width) right-of-way for Toscana Trail. The minimum 55' half street right-of-way dedication for Schnepf Road from Toscana Trail south to Bella Vista Road shall be done by separate instrument and shall be conveyed prior to the first final plat approval.
6. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.
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. 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.
9. 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.
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
11. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
12. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.
13. The applicant/owner shall develop the 1,214 lot subdivision in accordance

with the subdivision submittal documents for Harvard at Bella Vista Farms and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-012-11 & PZ-PD-012-11), or secure any Waivers/Variations prior to signing the final subdivision plat by the Board of Supervisors.

14. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.
15. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 46 including exhibits.
16. As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Development Unit".
17. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
18. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
19. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
20. Place the following in the notes section on the final plat:
 - This subdivision is subject to an agricultural spray easement recorded by fee No. _____, in the official records of the County Recorder of Pinal County, Florence, Arizona.
 - No schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying.
 - This subdivision is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
21. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.

- b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
22. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
- a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

23. Place the following items on the face of the final plat:
- a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
 - b. Benchmark & Basis of Bearing
 - c. Vicinity Map & Location Map
 - d. Base Zoning & Case Number
 - e. Typical Lot Layout & Building Setbacks
 - f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title
24. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.
25. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.

26. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.



Date: March 20, 2014

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

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

Subject: Tentative Plat for BELLA VISTA FARMS, Case No. S-006-14

The Public Works Department has reviewed the Tentative Plat for BELLA VISTA FARMS, Case No.S-006-14 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) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 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) Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 55' half street right-of-way dedication along Schnepf Road (eastern boundary) and a minimum 80' (full width) right-of-way for Toscana Trail. The minimum 55' half street right-of-way dedication for Schnepf Road from Toscana Trail south to Bella Vista Road shall be done by separate instrument and shall be conveyed prior to the first final plat approval;
- 6) Street lights shall be provided at all arterial/collector, collector/collector,

PUBLIC WORKS DEPARTMENT



P I N A L • C O U N T Y
wide open opportunity

- and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association;
- 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) 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;
 - 9) 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;
 - 10) if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;

rev:

c: file copy
L. Chow
D. Denton



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II. GENERAL SUBDIVISION INFORMATION

Please Print:

Dana Belknap, Gallagher & Kennedy, 2575 E. Camelback Road, Phoenix, AZ 85016 602-530-8348

Name of Applicant Mailing Address Phone

ccacheris@harvardinvestments.com

Applicant E-Mail Address

BVF Land, LLC, c/o Harvard Investments 17700 N. Pacesetter Way, Scottsdale, AZ 85255 480-515-3255

Name of Landowner(s) Mailing Address Phone

ccacheris@harvardinvestments.com

Landowner(s) E-Mail Address

All notices will be mailed to the applicant unless otherwise noted below.

Dana Belknap, Gallagher & Kennedy, 2575 E. Camelback Road, Phoenix, AZ 85016

Name and mailing address of person to be notified

[Handwritten Signature]

1/10/14

Signature of Applicant

Date

Planning and Development Review Fees:



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1. Pre-application meeting case number: S-PA- 048-13
2. The name of the proposed subdivision: Harvard at Bella Vista Farms
3. Number of lots this subdivision contains: 1,214 lots
4. Number of access roads proposed by this subdivision: 1
5. Are the streets within proposed subdivision intended to be: public: private:
6. Septic system or public/private sewer? public sewer
7. Parcel number(s): 210-15-002B, 210-16-001B
8. Township 3S Range 8E Section(s) 15 and 16
9. Parcel size: approximately 365 acres
CR-2, CR-3
10. Zoning Classification: (PAD) Planning Case(s) #: PZ-(PD)-012-11
11. Flood Zone Designation: Zone X
12. Topography: relatively flat, sloping generally to the west and northwest at an approximate slope of 0.3%
13. Does it front a public road? Yes Name of road(s) Schnepf Road
14. Does it front a private road? No Name of road(s) _____

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:

Company Name: Johnson Utilities

Contact Person: Daniel Hodges

Address: 5230 E. Shea Blvd., Suite 200, Scottsdale, AZ 85254

Phone Number: 480-998-3300



PINAL COUNTY
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2. Water service provider:

Company Name: Johnson Utilities
Contact Person: Greg Brown
Address: 5230 E. Shea Blvd., Suite 200, Scottsdale, AZ 85254
Phone number: 480-998-3300

3. Electrical service provider:

Company Name: SRP
Contact Person: Tony Alvarado
Address: P.O. Box 52025, Phoenix, AZ 85072
Phone number: 602-236-2373

4. Gas service provider:

Company Name: City of Mesa, Gas Engineering
Contact Person: Lucy Lopez
Address: 20 E. Main Street, Suite 500, Mesa, AZ
Phone number: 480-644-3225

5. Telephone service provider:

Company Name: Century Link
Contact Person: Ronijean Grant
Address: 135 W. Orion, Tempe, AZ 85283
Phone number: 480-768-4294

6. Cable service provider:

Company Name: Cox Communications
Contact Person: Chuck McQuarrie
Address: 1550 W. Deer Valley Road, Phoenix, AZ 85027
Phone number: 623-328-3813



PINAL COUNTY
wide open opportunity

7. Solid waste provider:

Company Name: Waste Management
Contact Person: Julie Fanning
Address: 222 S. Mill Ave., #333, Tempe, AZ 85281
Phone number: 602-725-0486

8. Fire District:

Company Name: Rural Metro
Contact Person: Luther Moorehead
Address: 911 E. Hunt Highway, San Tan Valley, AZ 85143
Phone number: 480-655-7365

9. School District:

Company Name: FUSD
Contact Person: John Sohereur
Address: P.O. Box 2850, Florence, AZ 85132
Phone number: 520-866-3500



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

BVF, Land LLC by Harvrock LLP, member by HVIP Belle LLP, G.P. by Harvard Ventures Inc. G.P

[Insert Company or Trustee's Name]
By: [Signature]
[Signature of Authorized Officer or Trustee]
Its: Vice President
[Insert Title]
Dated: 1-9-14

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me, this _____ day of _____, by

[Insert Signor's Name] _____ [Insert Title]
_____, an _____
[Insert Name of Company or Trust] [Insert

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

Notary Public

My commission expires: _____

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

STATE OF Arizona)
COUNTY OF Maricopa) ss.

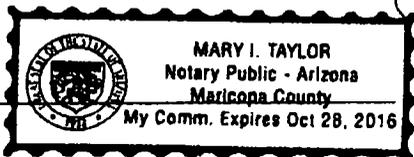
On this 9th day of January, 2014, before me, the undersigned, personally appeared Christopher J. Cuchens

[Insert Signor's Name]
who acknowledged himself/herself to be Vice President of Harvard Ventures Inc., as
[Title of Office Held] [Second Company]

the general partner of HVIP Belle LLP as the
general partner of Harvrock LLP for BVF Land, LLC, 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.

My commission expires: _____

Notary Public





November 26, 2013

Silver Fern Companies, LLC
1048 N 44th Street, Suite 207
Phoenix, AZ 85008
Attn: Kevin Rust
602-697-6293

RE: Bella Vista Farms

Waste Management of Arizona will provide trash service to the new community of Bella Vista Farms.

The community is located West of Schnepf Road and North of Bella Vista Farms Drive, Pinal County, Arizona.

If you need anything, feel free to contact me on my cell 602-725-0486.

Sincerely,

Julie Fanning
Public Sector Services
Residential Solutions Representative
Waste Management of Arizona
602-725-0486 cell
Jfanning2@wm.com



Energy Resources

November 27, 2013

Mr. Kevin Rust
Silver Fern Companies, LLC
1048 N. 44th Street, Suite 207
Phoenix, AZ 85008

Re: Bella Vista Farms – Phase 1
W of Schnepf Road and North of Bella Vista Road
Natural Gas Will-Serve notification

Dear Mr. Rust:

The property referred to as Bella Vista Farms Phase 1 located on the West of Schnepf and North of Bella Vista Roads in Section 16, Township 3S, Range 8E in San Tan Valley, Arizona is located in the portion of Pinal County that is served by Mesa Gas. The City will provide Gas Service to this project from its facilities adjacent to the site.

If construction or improvements are being planned for this site, for design purposes, please have a full set of civil and/or architectural plans, including a gas plumbing schematic specifying the b.t.u. or c.f.h. input for each gas appliance, to:

City of Mesa
Gas Engineering
Attn: Scot Sherwood
P.O. Box 1466
20 E. Main St. Suite 500
Mesa, AZ. 85211-1466
Phone: 480-644-2509

Thank you for choosing energy efficient natural gas for your development. We look forward to serving your project. Please contact me with any questions.

Sincerely,

Lucy Lopez
Utilities Marketing-Business Development
Energy Resources Department
Phone: 480-644-3225
Cell: (480) 229-6967
Fax: (480) 644-2426
E-mail: lucia.lopez@mesaaz.gov

CC: Scot Sherwood



Will Serve Center
158231 • P.O. Box 52025 • Phoenix, AZ 85072-2025
Phone: 602-236-2373 • willservice@srpnet.com

December 2, 2013

Mr. Tim Brislin
Harvard Investments
17700 North Pacesetter Way
Scottsdale, Arizona 85255

PROJECT: Bella Vista Farms, consisting of 1221 residential units on 365,000 acres; located at the northwest corner of Schneff Road and Bella Vista Road. Section 16, Township 3 South, Range 8 East; Pinal County.

Dear Mr. Brislin:

SRP provides electric service to the territory that includes the above referenced project ("Project"). SRP is pleased to be able to serve the Project.

SRP currently has distribution facilities in place to serve the specific address of the Project. However, in order to provide the requested electric service to the Project, SRP may need to construct additional distribution facilities, some of whose costs may require contributions by the Project's owners.

In accordance with SRP's Rules and Regulations, the scope, nature and location of the Project may require that you provide SRP with a Contribution in Aid of Construction, other required fees, and/or land rights. Our process for providing service to developments such as the Project requires SRP to review the Project's development plans and estimated load requirements to determine whether contributions are necessary and the amount of such contributions.

For additional questions, please contact Tony Alvarado at 602-236-2373.

Sincerely,

A handwritten signature in black ink that reads "Tony". The signature is written in a cursive, flowing style.

Tony Alvarado



Florence Unified School District No. 1

P.O. Box 2850 Florence, Arizona 85132
(520) 866-3500 Fax (520) 868-2302

Amy P. Fuller, Ed.D., Superintendent
Chris Knutsen, Assistant to the Superintendent
Tony Jimenez, Assistant to the Superintendent for Administrative Services

November 20, 2013

Harvard Investments
17700 N. Pacesetter Way, Suite 100
Scottsdale, AZ 85255
Attn: Tim Brislin

RE: Bella Vista Farms Phase 2 Plot Plan

Dear Mr. Breslin;

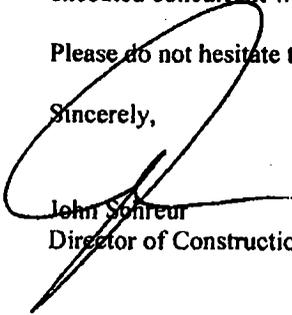
Thank you for meeting with me on Monday. I have reviewed the proposed phase 2 pre plot plan that you provided and find that the location and size of the proposed 16 acre school site is acceptable to the Florence Unified School District.

I have also reviewed the draft donation agreement prepared by the School Districts legal counsel and, based upon our discussion, find that the document needs significant revision. I will draft those revisions in the next day or so for submission to our legal counsel and Superintendent. When I have a more acceptable document I will forward it to you for your review. I would suggest that we meet again in the next three or four weeks to continue those discussions.

Please note that I am aware of your intention to submit the development pre plan to the Pinal County Planning Commission in early December. Given the fact that our Governing Board must approve the form and substance of the Donation Agreement I do not believe it to be realistic to have that document executed prior to your December submission. Please be aware that, from the Florence Unified School District perspective, it is perfectly acceptable for the school donation agreement to be completed and executed concurrent with the final plat approval.

Please do not hesitate to contact me with any questions or concerns you may have.

Sincerely,



John Schreier
Director of Construction and Developer Negotiations

Board of Education

Bob Dailey, President Denise Guenther, Vice-President
Rose Marie M. Monks, Member Jim Thomas, Member Janeane Candelaria, Member



1550 W Deer Valley Rd
Phoenix, AZ 85027

November 25, 2013

Mr. Tim Brislin
Harvard Investments
17700 N. Pacesetter Way
Scottsdale, AZ 85255

Re: Bella Vista Farms
Bella Vista Rd & Schnepf Rd
Pinal County

Dear Mr. Brislin,

This letter is to confirm that Cox Communications is a licensed telecommunications provider for the above area located in Maricopa County. Service to a development with public streets and public utility easements, meeting the density requirement as stipulated in the license with the County, will be provided at no cost to the developer. Should the project not meet the density requirement, a capital contribution program is available.

For private communities (whether gated or not), our standard easement agreement will be required. Otherwise the same procedures apply. The developer also has the option of providing service to the community at a reduced rate under the bulk discount program. If you're interested, please contact me for additional information on the program.

Upon receipt of the appropriate trench maps and placement time lines, Cox Communications will place its facilities in the joint utility trenches. For the preliminary information and/or the service area map, please call our Cox Traffic Management Center at 623-328-3554.

Sincerely,

A handwritten signature in cursive script that reads "Chuck" followed by a small flourish.

Chuck McQuarrie
Account Executive
Cox Communications
623-328-3813

Drafter Note -

CRYSTALA -

9/26/2012 CRYSTALA

9/26/2012 12:36:32 led please

PM. return to the Office of the

TAX DOC?? Clerk of the Board



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

DATE/TIME 09/24/2012 1031
FEE \$0 00
PAGES 11
FEE NUMBER 2012-082196



ORDINANCE 2012 - PZ-PD-012-11

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO AN AMENDMENT OF A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, IN CASE PZ-PD-012-11, LOCATED IN THE NORTHEAST CORNER AREA OF THE SCHNEPH ROAD ALIGNMENT AND BELLA VISTA RD IN SAN TAN VALLEY AREA, AMENDING THE PINAL COUNTY ZONING MAP

PURSUANT TO THE AUTHORITY CONFERRED BY A.R.S. §11-829, IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA

Section 1 That the PAD overlay district on following described lands

Attached as Exhibit "A"

Be amended with stipulations for zoning and development purposes. The attached stipulations and referenced PAD document completely supersede case PZ-PD-040-98. The amended plan is located in the office of Planning and Development and dated May 25, 2012.

Section 2 Planned Area Development (PAD) Stipulations

- 1 The stipulations under this case will supersede all stipulations previously approved under Cases PZ-040-98 and PZ-PD-040-98;**
- 2 All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures,**
- 3 The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area,**

- 4 Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer,
- a A minimum 75' half street right-of-way dedication along SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development.
- 5 Bella Vista Rd and Skyline Dr have been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer,
- 6 Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer,
- 7 The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals,
- 8 Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer,
- 9 Notwithstanding any State law to the contrary, Development of any use that is not for education purposes shall require, at the time of application for approval of final plat and/or site plan, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. "Education purposes" also will include administrative offices related to education purposes, student union and athletic fields, Public buildings, including public buildings for education purposes, are subject to fire code requirements pursuant to A R S § 34-461,
- 10 Prior to final plat or site plan, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that
- a The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development
- b The development boundaries are located within a service area designated with an approved Certificate of Convenience and Necessity (CCN)
- c The wastewater plan for the proposed development is in conformance with the Certified Areawide Water Quality Management (208) Plan.

property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-012-11), in accordance with the applicable criteria set forth in Chapter 2 175 of the Pinal County Development Services Code and the applicant's submittal documents dated May 25, 2012,

- 12 In the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District and the stipulations attached to case number PZ-PD-012-11, the stipulations shall govern,
- 13 The final plat shall contain a note that the adjacent Arizona State trust land can be developed for any use at a future date,
- 14 The PAD under case PZ-PD-012-11 is to be developed with a maximum of 7,505 total dwelling units,
- 15 Residential density within areas designated as MLDR shall not exceed 3 5 dwelling units per acre Calculations for density shall use the residential zoned areas of the PAD, excluding the high density residential area as net acreage,
- 16 The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department,
- 17 Prior to applying for a zoning clearance/building permit for commercial or other uses that are not for education purposes, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans "Education purposes" also will include administrative offices related to education purposes, student union and athletic fields,
- 18 The developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed,
- 19 All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District,
- 20 As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Development Unit",
- 21 Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 46 including exhibits,
- 22 The transfer of dwelling units from the HDR (CR-5 zoned) area to other development units shall be prohibited

III. DEVELOPMENT REQUIREMENTS

CR-2. Single-Family, Medium Low Density Residence Zone

1. Permitted Uses

Any use permitted in the Low CR-1 zone, but ~~except~~ agricultural and horticultural uses including ~~which include~~ the keeping of horses, cattle, sheep, swine or goats shall not be allowed.

- ~~a. One-family dwelling.~~
- a. Public park, public or parochial school.
- b. Church, subject to the specific development standards listed in Section CR-2.2.j., provided minimum off-street parking requirements are met.
- c. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales.
- d. Home occupation.
- e. Accessory building or use.

2. Development Standards for Medium Low Density Residential:

- a. Maximum building height: two stories or 30 feet.
- b. Minimum lot area: 8,000 square feet.
- c. Minimum lot area per dwelling unit: 8,000 square feet, maximum lot coverage: ~~40 percent.~~ 50 percent
- d. Minimum lot width: 60 feet.
- e. Minimum front yard: ~~25 feet.~~ 20 feet to face of garage, 15 feet to an enclosed livable area, porch of side-loaded garage, measured from back of side walk.
- f. Minimum side yards: ~~10 feet each, except corner side yards shall be a minimum of 15 feet.~~ 5'/10'
- g. Minimum rear yard: ~~25 feet.~~ 20 feet.
- h. Minimum distance between main buildings: ~~20 feet.~~ 15 feet.



III. DEVELOPMENT REQUIREMENTS

i. Detached accessory buildings:

- Permitted coverage: one-third of the total area of the required rear and side yards.
- Maximum height: 20 feet.
- Minimum distance to main buildings: 7 feet.
- Minimum distance to front lot line: 60 feet.
- Minimum distance to side and rear lot lines: 5 feet.

j. Churches:

- Minimum lot size: 2 acres.
- Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
- Maximum lot coverage: 30 percent.
- Minimum lot frontage: 150 feet.
- Minimum front yard: 40 feet.
- Minimum side yard: 50 feet.
- Minimum rear yard: 50 feet.
- Parking areas shall be setback a minimum of 25 feet from residentially zoned property.
- Parking areas shall be visually screened from adjoining residentially zoned property.



III. DEVELOPMENT REQUIREMENTS

CR-3. Medium, Single-Family Residence Zone

1. Permitted Uses

Any use permitted in the Medium Low CR-2 zone including:

- a. One-family dwelling
- b. ~~Recreational Vehicle Park or Subdivision subject to the conditions set forth in this section. The R.V. lot or parcel shall not be less than ten (10) acres inclusive of rights-of-way, easements or dedications. See Development Standards for Recreational Vehicle-built Housing.~~
- b. Public park, public or parochial school.
- c. Church, subject to the specific development standards listed in Section D.4.k. ~~CR-3.2.j~~, provided minimum off-street parking requirements are met.
- d. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales.
- e. Home occupation.
- f. Accessory building or use.

2. Development Standards for Medium Single Family Residential:

- a. Maximum building height: two stories or 30 feet.
- b. Minimum Lot area: 4,950 square feet.
- c. Minimum lot area per dwelling unit: 4,950 square feet, maximum lot coverage: 60 percent.
- d. Minimum lot width: 45 feet.
- e. Minimum front yard: 10 feet.
- f. Minimum side yards: 5 feet (measured to the stem wall or foundation).
- g. Minimum rear yard: 20 feet.

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III. DEVELOPMENT REQUIREMENTS

- h. Minimum distance between main buildings: 7 feet (measured from eave to eave).
- i. Detached accessory buildings:
 - Permitted coverage: one-third of the total area of the required rear and side yards.
 - Maximum height: 20 feet.
 - Minimum distance to main buildings: 7 feet.
 - Minimum distance to front lot line: 60 feet.
 - Minimum distance to side and rear lot line: 5 feet.
 - Accessory buildings shall be detached from the main building except that they may be attached by means of an unenclosed structure.
- j. Churches:
 - Minimum lot size: 2 acres.
 - Maximum building height: 2 stories or 30 feet. Taller heights for steeples, campaniles, bell towers and similar features may be approved through a use permit process.
 - Maximum lot coverage: 30 percent.
 - Minimum lot frontage: 150 feet.
 - Minimum front yard: 40 feet.
 - Minimum side yard: 50 feet.
 - Minimum rear yard: 50 feet.
 - Parking areas shall be setback a minimum of 25 feet from residentially zoned property.

