



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, April 17, 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:

- **March 20, 2014**

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- **Resignation of Commissioner Anderson**
- **Community Plan**

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

- **March 26, 2014 – No Cases**
- **April 9, 2014 – No Cases**

4. **Executive Session** for the purpose of obtaining legal advice from the County's attorney(s) pursuant to A.R.S. § 38-431.03 (A)(3).; regarding PAD amendment case **PZ-PD-008-13**.

CONTINUED CASES:

5. **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 (**Continued from the February 21, 2014 Planning Commission Meeting**) (**This item as been withdrawn at the request of the Applicant**)

NEW CASES:

6. **SUP-001-14 – PUBLIC HEARING/ACTION:** Rita Casares, landowner; Glenn A. Wilt Jr., applicant, David Dow, agent, requesting approval of a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on 0.46± acres in the CB-2 zone(**PZ-385-73**); situated in a portion of the SE¼ Section 27, T09S, R 15E G&SRB&M. tax parcel 308-56-086 (legal on file)(located on the north side of American Avenue east of Rockliffe Blvd in the Oracle area)
7. **SUP-002-14 – PUBLIC HEARING/ACTION:** Airborne Support Group, LLC, landowner, requesting a Special Use Permit to operate a private runway on a 203± acre parcel in the GR zone; situated in a portion of the north half of Section 12, T09S, R06E G&SRB&M, tax parcels 500-46-002C, 500-46-002D and 500-46-002E (legal on file) (located in the southwest corner area of Sunland Gin Rd and Harmon Rd in the Eloy area).
8. **PZ-C-003-13 – PUBLIC HEARING/ACTION:** Pinal County applicant, Kent & Christina Horn landowners et. al., requesting a zone change from MHP (Manufactured Home Park)(**PZ-028-00**) to RU-1.25 (Rural Zoning District) on 2± acres; situated in a portion of the NE¼ of the NW¼ of Section 6, T07S, R05E, G&SRB&M, tax parcel 511-66-014B (legal on file) (located on the SWC of the intersection of Selma Hwy & S. Mammoth Drive south of Casa Grande).

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.

9. **S-008-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Miller & White 815, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Terrazo**, 2,844 lots on a 829.2± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in a portion of Section 1, T6S, R2E and Section 31, T5S, R3E, G&SRB&M, Tax Parcel 501-02-001A et al. (parcel list on file) (located adjacent to the north side of Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa).
10. **S-017-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** RJ2 Investments, LLC, landowner, Bergin, Frankes, Smalley & Oberholtzer, agent, requesting approval of a tentative plat extension for **Maricopa Opus**, 725 lots on a 226.13± acre parcel in the CR-3/PAD zone; situated in portion of the E½ of Section 26, T5S, R2E, G&SRB&M, Tax Parcel 510-31-009E (located adjacent to the west side of Ralston Road, east side of Thunderbird Road, north side of Teel Road, and approximately ¼ mile south of Val Vista Road; 5 miles southwest of the City of Maricopa).

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

ADJOURNMENT



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

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

ABSENT: Mr. Del Cotto, Member
Mr. Anderson, Member

LEGAL STAFF PRESENT:
Ms. Grieb, 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:

February 20, 2014

Commissioner Aguirre-Vogler stated that on page four (4) she asked for more information from staff on the transportation fund and wanted to know when that information would be provided. Mr. Chow stated that he would have the information available at the next Commission meeting.

MOTION

Commissioner Aguirre-Vogler made a motion to approve the minutes of February 20, 2014. Commissioner Gutierrez seconded the motion. Motion passed unanimously. (8-0)

PLANNING DIRECTORS DISCUSSION ITEMS

Maricopa Area Subdivision Maps

Mr. Abraham stated that he had prepared a map of the active subdivisions in the Maricopa area and provided a copy for each Commissioner. Mr. Abraham also instructed the Commission on how to access the GIS map on the Pinal County website, allowing each active case to be viewed.

Commissioner Aguirre-Vogler asked how hard it would be for staff to prepare a map of each Supervisor district and the growth in each area. Mr. Abraham responded that staff could work on these maps, adding that the GIS website has this information readily available. Mr. Abraham also added that staff will work on an information sheet listing the existing zoning and the new zoning districts available.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**February 20, 2014****March 12, 2014 – No Cases**

Mr. Stabley discussed the cases that were heard by the Board of Supervisors, adding that the Board approved the cases as the Commission recommended.

NEW CASES:

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)

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

Chairman Hartman asked if there are CC&R requirements in the subdivision. Ms. MacDonald responded that she is unsure, adding that the County does not get involved with or enforce CC&R's.

Chairman Hartman asked how many letters staff has received in support and opposition. Ms. MacDonald responded that she has not received any additional letters since packets went out, but there were two (2) letters from within the notification area in opposition and sixteen (16) in opposition from outside of the notification area. Ms. MacDonald added that two (2) letters have been received in support of the proposal.

Chairman Hartman called the applicant forward.

Patrick Erickson, 40797 N Kenworthy Rd, San Tan Valley, Arizona, came forward to address the Commission. Mr. Erickson gave a history of the property and his request. Mr. Erickson discussed the varying lot sizes in the area and the Comprehensive Plan designation.

Chairman Hartman asked if there are CC&R requirements in the subdivision. Mr. Erickson stated that there are no CC&R's. Mr. Erickson added that the existing CC&R's only apply to the utilities and the properties owned by the Schnepf family.

Chairman Hartman asked if the water company is able to support additional homes in the area. Mr. Erickson stated that the CAP provides the irrigation water.

Chairman Hartman asked what impact this will have on the ingress and egress in the area. Mr. Erickson responded that there is an existing thirty (30) foot wide driveway and he is open to leaving one (1) access point for both properties if that is the Commission's decision.

Commissioner Aguirre-Vogler asked Mr. Erickson to address staff's comment in the staff report stating that this request is out of context with the area. Mr. Erickson responded that is a subjective analysis.

Vice-Chairman Riggins asked how long Mr. Erickson has owned the property. Mr. Erickson stated he has owned the property for ten (10) years. Vice-Chairman Riggins asked what zoning the property had when it was purchased. Mr. Erickson responded that it was zoned Suburban Ranch (SR). Vice-Chairman Riggins asked if Mr. Erickson understood the zoning when he purchased the property. Mr. Erickson stated he did understand.

Commissioner Grubb asked how many flag lots there are in the area. Mr. Erickson stated that in the 1970's there were CC&R's allowing two residences per lot. Commissioner Grubb stated that he is not referring to the CC&R's, he is worried about creating a precedent by allowing flag lots to be created.

Commissioner Grubb added that he is concerned about the amount of driveways doubling, easement problems, and property line disputes. Mr. Erickson stated that this property is deeded and there are no easements. He added that he plans on having his parents move onto the property and there will be no property line disputes.

Commissioner Moritz asked if the request is approved how long it will be before construction begins. Mr. Erickson responded that he anticipates within two (2) to five (5) years his parents would begin construction of their home. Commissioner Moritz asked what Mr. Erickson would do if his parents decide not to build. Mr. Erickson responded that he has no plans to move, so he would occupy the property by himself.

Vice-Chairman Riggins stated that the Commission packet shows no flag lots in the area. Mr. Erickson stated that there are many homes in the area with two (2) residences on them.

Commissioner Gutierrez asked where the second home would be located. Mr. Erickson showed the location, identifying the center of the 2.2 acre parcel.

Chairman Hartman opened the public portion of the meeting.

Cathy Worbington, 42283 N Jackrabbit Rd, San Tan Valley, Arizona, came forward to address the Commission in opposition of the request. Ms. Worbington stated that the area is zoned Suburban Ranch (SR) and require a minimum of 3.3 acres, allowing the applicants request will create many more neighbors and many problems.

Sharon Heiney, 40850 N Rattlesnake Rd, San Tan Valley, Arizona, came forward to address the Commission in opposition of the request. Ms. Heiney stated that approval of the request will put the Commission in a bad position, causing many property owners to come forward with the same request.

Greg Jack, 40859 N Kenworthy Rd, San Tan Valley, Arizona, came forward to address the Commission in opposition of the request. Mr. Jack stated that there is a well that he and eight (8) other property owners own and maintain, and it is primarily used to water stock. Mr. Jack added that he brings in irrigation to his property and allowing the lot splits will impede on his ability to drive pipes to bring water in.

Kim Williamson, 43607 N. Jackrabbit Rd, San Tan Valley, Arizona, came forward to address the Commission in opposition of the request. Ms. Williamson expressed her concern as a real estate agent that a reduction in the lot size will create problems in the future. Commissioner Gutierrez asked how much lots in the area are sold for. Ms. Williamson responded that the average is fifty to sixty thousand (\$50,000-\$60,000) per acre. Commissioner Gutierrez asked if there are one acre parcels in the area. Ms. Williamson stated that there are very few properties of this size, adding that the small parcels create large amounts of traffic.

M. Rodriguez, 43607 N Jackrabbit Rd, San Tan Valley, Arizona, came forward to address the Commission in opposition of the request.

Chairman Hartman asked the applicant to return to address the concerns of the public.

Mr. Erickson stated that since he sent the notices out, he has heard nothing by phone or in person from anyone in opposition. Mr. Erickson added that the majority of those in opposition come from outside of the notification area. He also stated that the Comprehensive Plan has designated this area as a targeted area for growth.

Chairman Hartman closed the public portion of the meeting.

MOTION PZ-001-14

Vice-Chairman Riggins made a motion to forward case PZ-001-14 to the Board of Supervisors with a recommendation for denial. Commissioner Salas seconded the motion. Motion passed unanimously (8-0).

BREAK 10:27

RECONVENED 10:35

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)

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

Chairman Hartman called the applicant forward. Keith Spaulding, 2166 E. Saddle Butte, Apache Junction, Arizona, came forward to address the Commission. Mr. Spaulding gave a brief history of the property and explained that there will soon be new property owners. Mr. Spaulding introduced the new owners to the Commission.

Shawn Goetzinger, 820 N. 3rd St., Phoenix, Arizona, came forward to address the Commission. Mr. Goetzinger explained the reason for the request. Commissioner Smyers asked if the property is still pending sale. Mr. Goetzinger responded yes, and added that the use is consistent with the current zoning. Mr. Goetzinger added that there was a stipulation on the last zoning case that stated the property could only be used for a restaurant. He also stated that all food would be catered in.

Becky Frasier, 1333 W. Gila Lane, Chandler, Arizona came forward to address the Commission. Ms. Frasier gave more information on the specifics of operations at the site. Commissioner Moritz stated that she feels this project will be a nice addition to the area.

Commissioner Grubb stated that the venue looks excellent and asked for more information on the parking spaces. He understands that there are 71 parking spaces, but the venue will hold 211 people. Mr. Goetzinger responded that they are able to address the need for additional parking later in the future. Adding that up to 97 parking stalls can be configured on the site. Commissioner Grubb asked if they are within the Apache Junction Fire District. Mr. Goetzinger responded that they are within the district and they are also providing additional infrastructure including fire hydrants and other improvements.

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

Vice-Chairman Riggins stated that his only concern is the access to the property off of Highway 88, but he understands that it will be dealt with in the stipulations of the case.

MOTION – PZ-002-14

Vice-Chairman Riggins made a motion to forward case PZ-002-14 to the Board of Supervisors with a favorable recommendation along with its attached 17 stipulations. Commissioner Salas seconded the motion. Motion passed unanimously (8-0).

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).

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).

Mr. Denton read a portion of the staff report and used a PowerPoint. Mr. Denton stated that he has received two (2) letters from those opposed wishing to withdraw their opposition.

Ralph Pew, 1744 S Val Vista Dr, Mesa, Arizona, came forward to address the Commission. Mr. Pew used a PowerPoint to discuss the changes associated with the request, including the decreased density, increased lot size, and increased open space.

Chairman Hartman stated that the project originally had a zero setback in parcel 1.9, and now the applicant is proposing duplexes. Mr. Pew responded that the lots have a zero setback and share a common wall, but the distance between structures is ten (10) feet.

Chairman Hartman asked if there are any windows that face neighboring home windows. Mr. Pew stated that where the buildings come together, there would be a solid wall.

Commissioner Moritz asked what the walls are made out of.

Rob Izer, 32650 Kenworthy Rd, San Tan Valley, Arizona, came forward to address the Commission. Mr. Izer stated that the walls would be a combination of block walls with typical frame construction and will meet the fire code. Commissioner Moritz asked if the walls would be soundproof. Mr. Pew responded yes.

Commissioner Aguirre-Vogler asked the applicant to address the letters in opposition that were withdrawn. Mr. Pew stated that the opposition letters were regarding a subject not related to the land use. Commissioner Aguirre-Vogler expressed her concerns that the roads cannot handle this amount of increased traffic. Mr. Pew stated that contributions have been made to roadway and transportation improvements. Mr. Pew added that he believes this has since been replaced with impact fees. Commissioner Aguirre-Vogler asked about improvements to Combs Rd. Mr. Chow stated that Combs Road has been improved to Gantzel Road. Mr. Chow added that he is unsure how the funds are dispersed, but they are collected via impact fees.

Commissioner Smyers expressed his concerns of the possible encroachment issues and repairs if the air conditioner is on the ground in the five (5) foot setback between the wall and the property line. Mr. Pew responded that this encroachment is an allowed encroachment in that area. Repairs are a temporary event, and not a permanent problem.

Commissioner Salas asked if the property is surrounded by golf course. Mr. Pew responded that parcel 1.2 is completely surrounded by golf course. Commissioner Salas asked how the site gets water. Mr. Pew responded that the water is provided to the site through the roadway system. Commissioner Salas

expressed his concern that there is a water shortage. Mr. Pew responded that potable and golf course water is available into the site.

Commissioner Smyers asked if the property was zoned CR-5 when it was purchased. Mr. Pew confirmed that it was. Commissioner Smyers stated that people would have been informed when they purchased lots that there was the potential for multifamily residences.

Chairman Hartman asked if there are any two (2) story lots. Mr. Pew responded that there is the potential for a two (2) story option, with the second story containing a loft.

Commissioner Grubb stated that he lives in Encanterra and though he was not informed that there may be multifamily residences, this proposal is much better than those from 2005.

Chairman Hartman opened the public portion of the meeting.

Melinda Kornblum, 1681 E Amaranth Trail, came forward to address the Commission. Ms. Kornblum expressed her concerns about the project, and the potential lower level housing.

Mr. Pew responded that there were multiple neighborhood meetings held. Mr. Pew added that the product is much better than it was originally proposed.

Commissioner Moritz asked what the average age of the target homebuyer is. Mr. Pew responded that there is no target age other than the active adult. Commissioner Moritz asked if this is seasonal housing. Mr. Pew responded that some will be for seasonal residents. Commissioner Moritz asked for the price of the duplex homes. Mr. Izer stated that preliminary studies suggest \$180,000 to 250,000 is a good price point for the area, as it is comparable in square footage to others being sold. Commissioner Moritz stated that there is a need for this type of housing and this helps to meet the needs for this and addresses economic changes. Mr. Pew stated that duplexes often have a poor image because of what they were in the past.

Commissioner Grubb asked if the homes will be built similar to those in the 55+ area. Mr. Izer responded that the homes will be targeted for year round residents.

Chairman Hartman asked if there are amenity restrictions. Mr. Izer stated that there will be no restrictions, but there will be additional options that a buyer may opt to pay for.

Commissioner Smyers asked about stipulation thirty five (35) on PZ-PD-013-13. Mr. Denton stated that this stipulation was carried over from the previous amendment.

MOTION – PZ-PD-013-13

Vice-Chairman Riggins made a motion to forward case PZ-PD-013-13 to the Board of Supervisors with a favorable recommendation along with its 43 stipulations. Commissioner Grubb seconded the motion. Motion passed unanimously (8-0).

MOTION – PZ-PD-014-13

Vice-Chairman Riggins made a motion to forward case PZ-PD-014-13 to the Board of Supervisors with a favorable recommendation along with its 42 stipulations, modifying stipulation 41 to also include unit 1.2. Commissioner Grubb seconded the motion. Motion passed unanimously (8-0).

LUNCH 11:57

RECONVENED 1:02

Commissioner Aguirre-Vogler returned at 1:04

TENTATIVE PLATS:

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).

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

Chairman Hartman called the applicant forward. Chris Lenz, 3205 W. Ray Road, Chandler, Arizona, came forward to address the Commission. Mr. Lenz gave a brief history of the property and added that they are proposing 21.9% open space.

Chairman Hartman asked when construction will start. Mr. Lenz responded that the construction will be market driven, adding that they are still finalizing the water and sewer connections. Mr. Lenz stated that in six to nine (6-9) months they plan to come forward with the final plat. Chairman Hartman asked if there is a stipulation requiring final plat approval within five (5) years. Mr. Denton confirmed that stipulation is included in the zoning case.

MOTION – S-004-14

Vice-Chairman Riggins made a motion to approve findings 1-7 as set forth in the staff report and approve case S-004-14 along with its attached 28 stipulations. Commissioner Salas seconded the motion. Motion passed unanimously (8-0).

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).

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

Chairman Hartman called the applicant forward.

Tim Brislan, 17700 Pacesetter Way, Scottsdale, Arizona, came forward to address the Commission. Mr. Brislan gave a brief history of the project and the site.

Commissioner Aguirre-Vogler asked what road the college is on. Mr. Brislan responded that the college is on Bella Vista Rd.

MOTION – S-006-14

Vice-Chairman Riggins made a motion to approve findings 1-7 and approve the tentative plat in case S-006-14 with 26 stipulations as presented in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (8-0).

WORK SESSION:**Proposed San Tan Valley Economic Development Special Area Plan**

Mr. Stabley shared and discussed the presentation that was given to the Board of Supervisors.

Vice-chairman Riggins asked if San Tan Valley is larger than Casa Grande. Mr. Stabley responded that it is larger in population.

Commissioner Aguirre-Vogler asked if they would seek bids from a few consultants to get the best price. Mr. Stabley stated that is correct.

Commissioner Moritz asked if there are economic development teams available to utilize. Mr. Stabley stated that our only resource is Tim Kanavel. Commissioner Aguirre-Vogler asked about the economic development teams at the state level. Mr. Stabley responded that these are no longer offered.

Commissioner Grubb suggested having Mr. Kanavel return to the Commission to help identify the development priority order.

Commissioner Aguirre-Vogler asked what the San Tan Valley area has to offer, with current transportation problems and lacking infrastructure. Commissioner Grubb stated that people are drawn into the workforce.

Commissioner Gutierrez asked if there are plans for the County to organize a committee to prioritize the economic development in San Tan Valley. Commissioner Gutierrez also asked if the County can partner with the college on these efforts. Mr. Stabley responded that a committee will likely be formed in the future, and stated that Central Arizona College focuses more on freshman and sophomore students.

Commissioner Grubb stated that most of the Banner employees already live in the San Tan Valley area, adding that we need these types of companies.

Vice-Chairman Riggins stated that although San Tan Valley has local commercial interest, it lacks industry. Commissioner Gutierrez stated that sometimes government gets in the way of expansion.

Commissioner Moritz suggested that Commission members might volunteer to work with Mr. Kanavel to help him identify locations of distribution centers, production, etc. She would like to see the money put to work, adding that infrastructure is critical. Mr. Stabley stated he agrees, and he added that infrastructure is very expensive.

Commissioner Grubb stated that the Pinal Partnership has an economic development committee, and he would like to know if they plan to focus on San Tan Valley.

ADJOURNMENT

Commissioner Salas made a motion to adjourn the meeting. Chairman Hartman accepted the motion. Meeting adjourned at 1:58.

RESPECTFULLY submitted April 24, 2014.

Jerry Stabley, Planning Director



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Planning & Development

DATE: April 17, 2014

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

**BOS HEARING OF March 26, 2014
P&Z Cases**

No cases

**BOS HEARING OF April 9, 2014
P&Z Cases**

No cases

PZ-PD-008-13

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: April 17, 2014

CASE NO.: **PZ-PD-008-13 (San Tan Heights Parcels D1 & D2 PAD Amendment)**

CASE COORDINATOR: Steve Abraham, AICP

LEGAL DESCRIPTION: 83.52± acres, situated in a portion of the N¼ of Section 13, T3S, R7E
G&SRB&M

TAX PARCEL: Tax parcels 509-02-9240 & 509-02-059A

APPLICANT/LANDOWNER: Gary Road Holdings, LLC

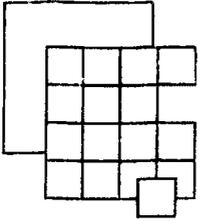
AGENT: Matrixx Management, LLC

REQUESTED ACTION & PURPOSE:

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.

The applicants in this case have withdrawn their PAD amendment request. No additional action is necessary.

Date Prepared: 12/12/13 – sja
Revised: 01/09/14- sja



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

April 9, 2014

Mr. Steve Abraham
Planning Manager
Pinal County Planning Department
P. O. Box 2973
Florence, AZ 85232

Dear Steve:

This firm represents the property owner of Parcels D1 and D2 within San Tan Heights PD. In accordance with our settlement with Pinal County, this letter hereby requests a withdrawal of the PAD rezoning application. Please refund any application fees associated with this application. Concurrently with this letter the property owner is filing a preliminary plat application for the development of Parcels D1 and D2 generally consistent with the development plan previously submitted to the County that complies with the development standards as outlined in the 2004 PD zoning for the property.

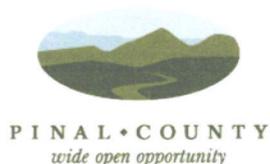
If you have any questions, please contact my office.

Sincerely,

PEW & LAKE, PLC

Sean Lake

SUP-001-14



MEETING DATE: April 17, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-001-14 (Pinal County Wellness Center Medical Marijuana Dispensary)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: 0.46± acres situated in a portion of the SE¼ Section 27, T09S, R 15E
G&SRB&M (legal on file)

TAX PARCEL: 308-56-086

LANDOWNER: Rita Casares, 1880 W. American Ave, Oracle, AZ

APPLICANT: Glen Wilt, Jr., 1630 S College Ave, Tempe, AZ 85281

AGENT: David Dow, 3104 E. Camelback #281, Phoenix, AZ

REQUESTED ACTION & PURPOSE: Rita Casares, landowner; Glenn A. Wilt Jr., applicant, David Dow, agent, requesting approval of a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on 0.46± acres in the CB-2 zone (PZ-385-73)

LOCATION: Located on the north side of American Avenue east of Rockcliffe Blvd in the Oracle area

SIZE: 0.46± acres.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The surrounding properties are also designated Moderate Low Density Residential. Commercial uses up to 20 acres in size are allowed within this designation.

EXISTING ZONING AND LAND USE: The subject property is zoned CB-2. The site is currently developed with two separate structures which share a common roofline. One of those structures is used as a hair salon with the other being the proposed dispensary site. On the north side of the parcel is a manufactured home.

SURROUNDING ZONING AND LAND USE:

- North: CB-2 (PZ-385-73) – Stone and gravel company
- East: CB-2 (PZ-385-73) – Commercial building (offices, hair salon)
- South: CB-2 (PZ-114-69) – Restaurant
- West: CB-2 (PZ-385-73) – Pinal County Public Health Department Clinic

FINDINGS:

Site data:

- Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
- Access: The site has access from both American Avenue and Alex Austin Drive.

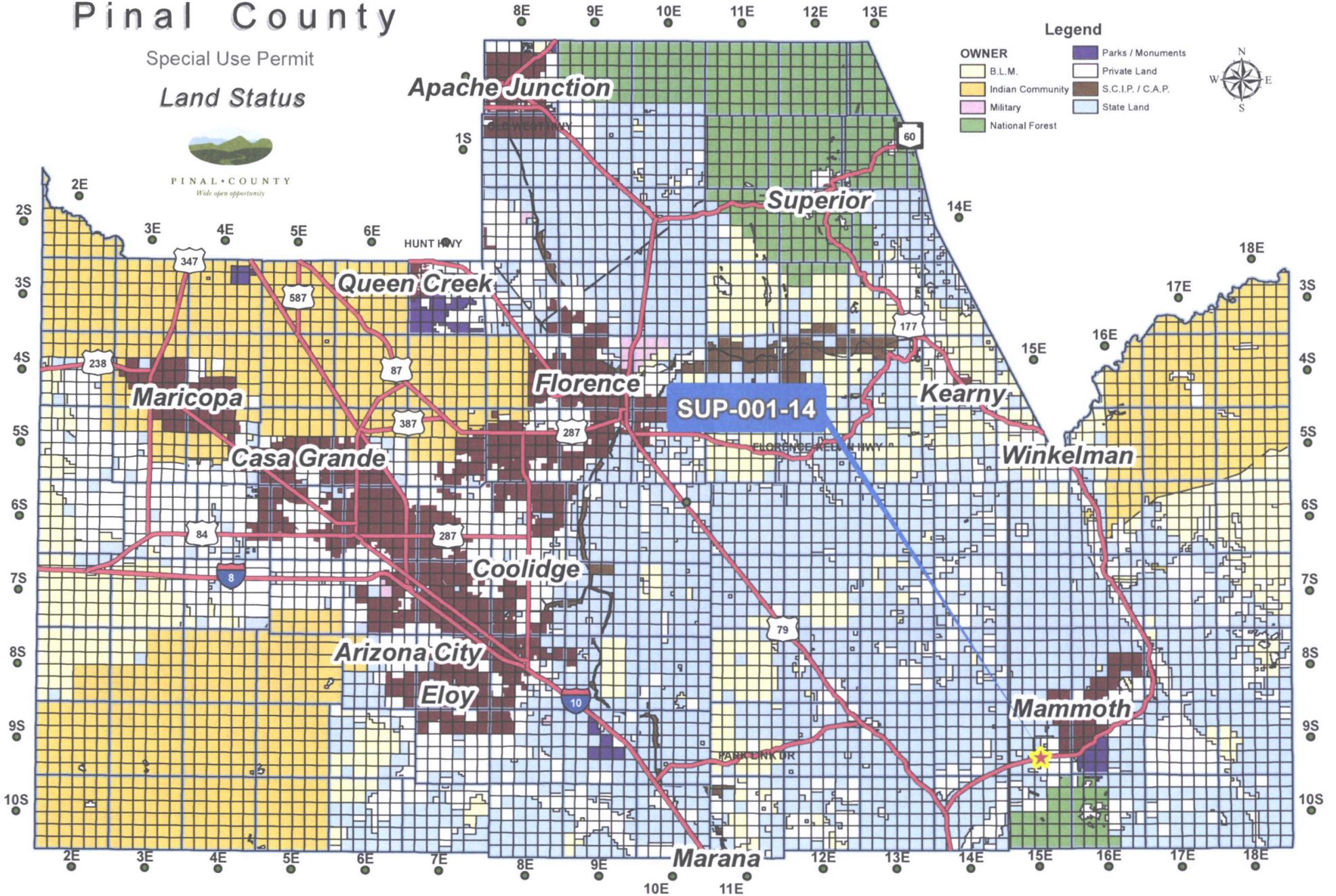
Pinal County

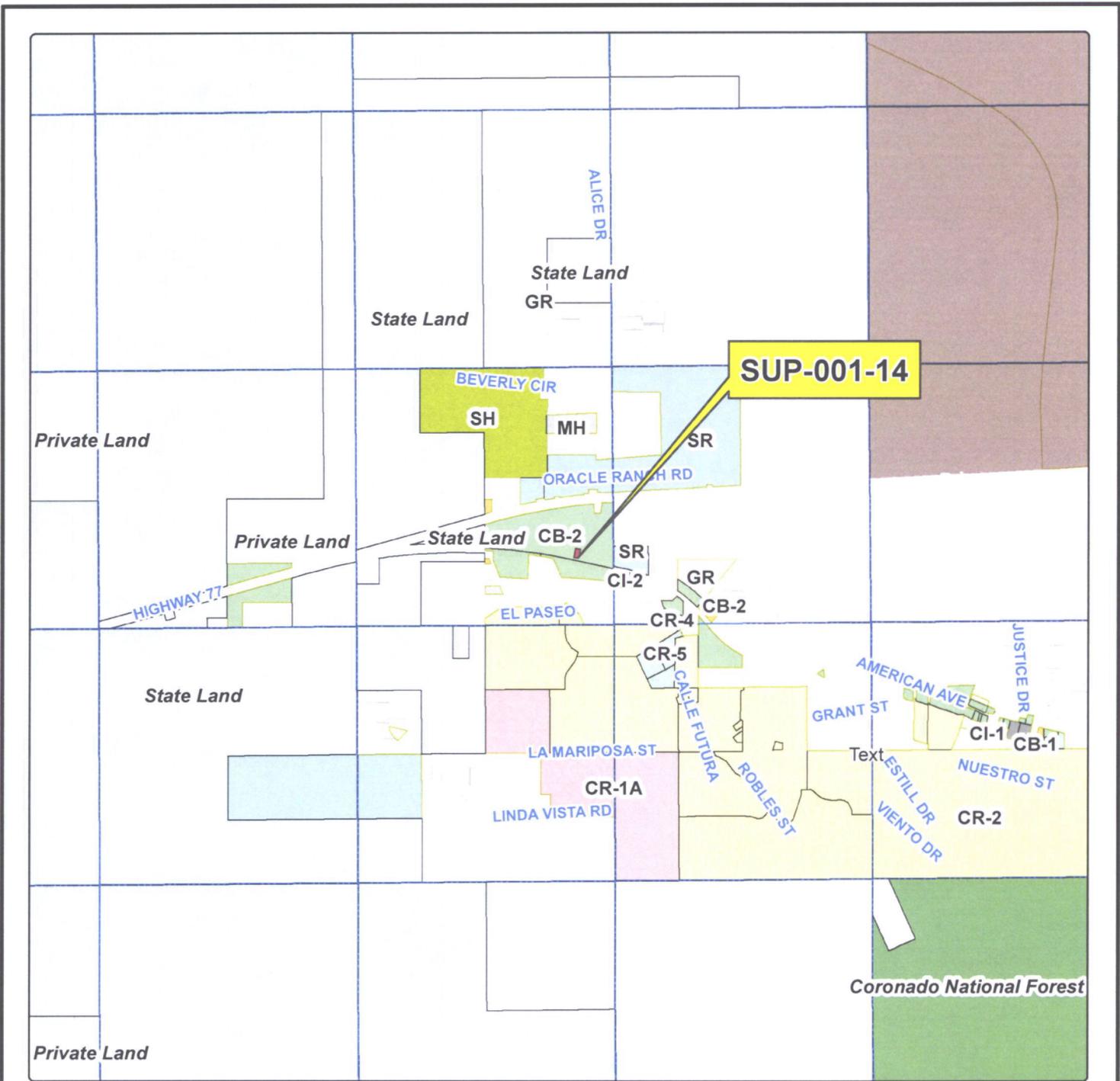
Special Use Permit

Land Status



PINAL COUNTY
Wide open opportunity





Special Use Permit

Planning & Development Services



PINAL COUNTY
Wide open opportunity

CASARES RITA

Legal Description:
Situated in a portion of the Section 27, T09S, R15E, G&SRB&M, Parcel 308-56-086 (legal on file) (Oracle area).

T09S-R15E Sec 27



Sheet No.
1 of 1

| | | |
|--------------------------|------------------|------------|
| CASARES RITA | | |
| Drawn By: GIS / JT / LJT | Date: 03/12/2014 | |
| Section: 27 | Township: 09S | Range: 15E |
| Case Number: SUP-001-14 | | |



Special Use Permit

SUP-001-14 – PUBLIC HEARING/ACTION: Rita Casares, landowner; Glenn A. Wilt Jr., applicant, David Dow, agent, requesting approval of a Special Use Permit to operate the Pinal County Wellness Center medical marijuana dispensary on 0.46± acres in the CB-2 zone(PZ-385-73); situated in a portion of the SE¼ Section 27, T09S, R 15E G&SRB&M. tax parcel 308-56-086 (legal on file)(located on the north side of American Avenue east of Rockcliffe Blvd in the Oracle area)

Current Zoning: CB-2
Request Zoning: Special Use Permit
Current Land Use: MLDR



Legal Description:
Situated in a portion of Section 27, T09S, R15E, G&SRB&M, Parcel 308-56-086, (legal on file) (Oracle area).
T09S-R15E Sec 27

| | | | |
|--------------------------------------------------------------------------------------------------------------|-------------------------------|------------------|--|
|  Sheet No. 1 of 1 | Owner/Applicant: CASARES RITA | | |
| | Drawn By: GB / JT / LJT | Date: 05/12/2014 | |
| Sections: 27 | Township: 09S | Range: 15E | |
| Case Number: SUP-001-14 | | | |



Special Use Permit



PINAL COUNTY
Wide open opportunity



SUP-001-14

LANDSCAPE LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|--------|------------------------|----------------------|------------|----------|
| | CERCIDIUM MICROPHYLLUM | FOOTHILLS PALO VERDE | 6" CALIPER | EXISTING |
| | NERIUM OLEANDER | DWARF OLEANDER | - | EXISTING |
| | HESPERALOE PARVIFLORA | RED YUCCA | - | EXISTING |

SITE INFORMATION:

PROJECT DESCRIPTION:
PROPOSED MEDICAL MARIJUANA DISPENSARY USE IN AN EXISTING ONE STORY BUILDING WITH TYPE V-B CONSTRUCTION.

PARCEL NO: 308-56-086-0
 SITE AREA: 1.27 ACRES 20,000 SF
 SITE ZONING: CB-2
 SETBACKS: 15 FEET FRONT YARD
 0 FEET SIDE YARD
 10 FEET REAR YARD
 MAX. BUILDING HEIGHT: 35'-0"
 ACTUAL BUILDING HEIGHT: 14'-0"
 BUILDING AREA: 2,400 GROSS SF.
 LOT COVERAGE:
 ALLOWED: 40%
 ACTUAL: 2,400 SF. + 20,000 SF. NET = 12%
 IMPERVIOUS SURFACE: 7,772 SF
 OPEN SPACE: 12,228 SF

PARKING REQUIREMENTS: RETAIL STORE/SERVICE BUSINESS
 EMPLOYEES 1 SPACE PER 250 SF + 1 SPACE PER 2

2,400 ÷ 250 = 10 SPACES
 + 3 EMPLOYEES = 12 SPACES REQUIRED

SPACES PROVIDED 12 SPACES
 ACCESSIBLE SPACES 1 SPACE
 TOTAL PROVIDED 13 SPACES

LEGAL DESCRIPTION:

That portion of the Southeast quarter of Section 27, Township 9 South, Range 15 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Beginning at the Southeast corner of said Section 27; thence North 00°28'38" East along the East line of Section 27, a distance of 1197.59 feet to a point on the North right-of-way line of American Highway; thence North 76°54'00" West along the North right-of-way line of American Highway, a distance of 732.4 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 76°54'00" West, a distance of 100.00 feet to a point;

Thence North 13°06'00" East, a distance of 200.00 feet to a point;

Thence South 76°54'00" East, a distance of 100.00 feet to a point;

Thence South 13°06'00" West, a distance of 200.00 feet to the point of beginning.

PROJECT DIRECTORY

OWNER: RITA CASARES
 1880 W. AMERICAN AVE. SUITE C
 ORACLE, AZ 85623

APPLICANT: GREG ROWLES / DAVID DOW
 3527 E. ADOBE ST.
 MESA, AZ 85213
 CONTACT: GREG ROWLES

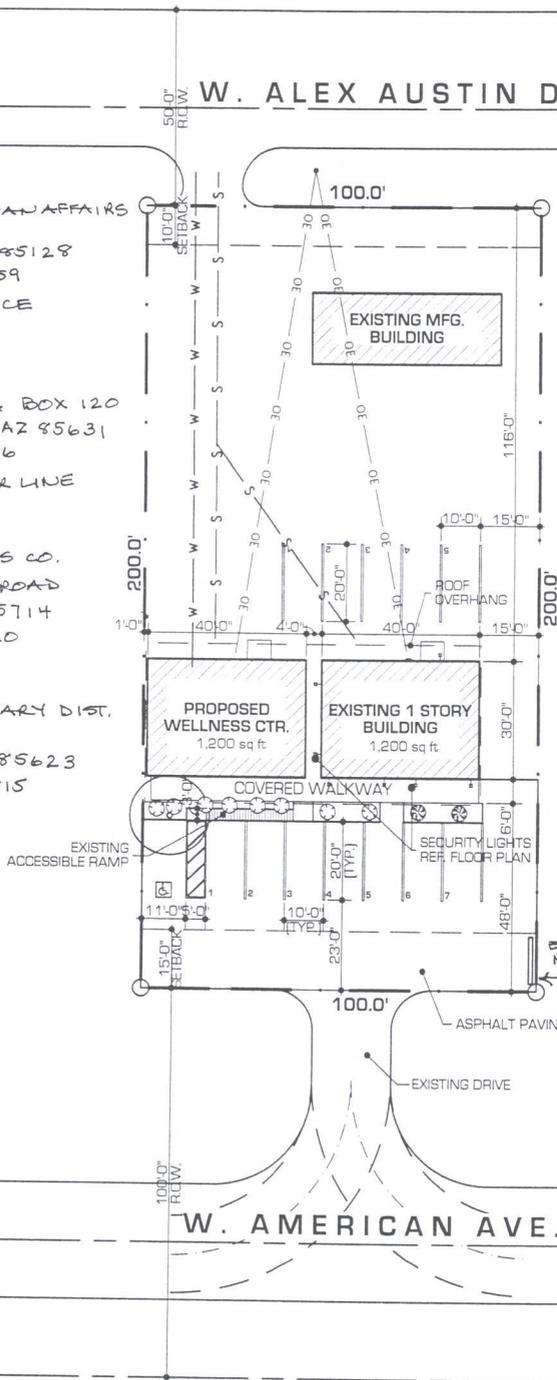
ARCHITECT: THOMAS A. PAYTON, ARCHITECT
 2834 E. CORRINE DR.
 PHOENIX, AZ 85032
 CONTACT: TOM PAYTON
 (T): (602) 478-3203
 tom@taparchitect.com

ELECTRIC:
 BUREAU OF INDIAN AFFAIRS
 P.O. BOX 250
 COOLIDGE, AZ 85128
 (800) 648-8659
 200 AMP SERVICE

WATER:
 AZ WATER CO.
 460 AVENUE A BOX 120
 SAN MANUEL, AZ 85631
 (520) 385-2226
 1" MAIN WATER LINE

GAS:
 SOUTHWEST GAS CO.
 3401 E. GAS ROAD
 TUCSON, AZ 85714
 (977) 860-6020

SEWER:
 ORACLE SANITARY DIST.
 P.O. BOX 215
 ORACLE, AZ 85623
 (520) 429-2515



1 Architectural Site Plan



PUBLIC PARTICIPATION:

| | |
|-----------------------------------|------------------------|
| Neighborhood Meeting: | January 28, 2014 |
| Neighborhood and agency mail out: | March 13, 2014 |
| News paper Advertising: | Week of March 24, 2013 |
| Site posting: Applicant: | March 14, 2014 |
| Site posting: County: | March 31, 2014 |

HISTORY: The subject property was rezoned from GR to CB-2 under planning case number PZ-385-73. One of the existing structures on site is used as a hair salon, with the building to be used as the dispensary being vacant.

ANALYSIS: The applicant is requesting a Special Use Permit to operate a medical marijuana dispensary on a 0.46± acre parcel in the CB-2 zone.

The Subject property is located within the Moderate Low Density Residential land use designation of the Comprehensive Plan. The Comprehensive Plan allows for the location of neighborhood commercial under 20 acres in any land use category provided the land use and property meet the planning guidelines. Planning guidelines for Neighborhood commercial include adequate access, buffers and compatibility with surrounding land uses, location in close proximity to residential, and location on collector or arterial streets.

The subject property is accessed by American Avenue, the main thoroughfare through the Oracle area.

The zoning ordinance requires that a dispensary be located 1,500 feet from a variety of uses such as schools, libraries, parks and churches among others. This site is located approximately 1,510 from the nearest of such uses, a church, measured from building to building.

Lastly, the SUP the Commission is considering is for a medical marijuana dispensary. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

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

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

To date, a total of 14 letters in opposition have been received. Of these 14 letters 2 are located within 300' of the subject property. In addition a petition with 119 signatures was submitted in opposition. This petition included signatures from 2 property owners within 300 ft of the subject property and 3 property owners located within the 1000 ft notification area. The petition contained signatures from 11 people who were represented within the written letters and 15 signatures from those residing at the same address as another petitioner. A total 106 residents/properties are represented within the letters and the petition. No letters in support have been received.

The **Pinal County Department of Public Works** provided comments which are included within the correspondence section of this staff report.

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-001-14**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of an SUP.
2. To date, a total of 14 letters in opposition have been received. Of these 14 letters 2 are located within 300' of the subject property. In addition a petition with 119 signatures was submitted in opposition. This petition included signatures from 2 property owners within 300 ft of the subject property and 3 property owners located within the 1000 ft notification area. A total 106 residents/properties are represented within the letters and the petition. No letters in support have been received.

3. The site is accessed via American Avenue
4. The subject property is located within the "Moderate Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-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 special use permit for the Pinal County Wellness Center is issued for two (2) years from the date of the Board of Supervisors approval;
- 2) the layout, design and set up of a Pinal County Wellness Center Medical Marijuana Dispensary shall be as shown and set forth on the applicant's submittal documents and site plan;
- 3) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 4) applicant/owner/developer/operator shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 5) all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
- 6) the applicant/owner/operator shall keep the property free of trash, litter and debris;
- 7) the dispensary shall meet the security requirements adopted by the Arizona Department of Health Services;
- 8) the applicant/owner/operator shall ensure that the storage facilities for the medical marijuana prevent the emission of dust, fumes, vapors and odors;
- 9) the applicant/owner shall secure certification from the State Fire Marshall or from

another acceptable entity responsible for fire safety in the area in which the medical marijuana dispensary is to be located stating that the structure complies with all fire code requirements and supply that certification to the building and safety department;

- 10) the applicant/owner/operator shall ensure compliance with applicable sections of the Pinal County sanitary code;
- 11) off-site delivery of medical marijuana by the dispensary is prohibited;
- 12) the hours of operation shall be limited to between the hours of 9:00 a.m. and 7:00 p.m.;
- 13) there shall be no cultivation of marijuana at the dispensary;
- 14) the applicant/owner/operator shall not permit the consumption of marijuana on the premises;
- 15) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department;
- 16) a Traffic Impact Analysis may be required to be submitted to 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;
- 17) 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;
- 18) applicant/owner/developer/operator shall submit proof of an approval to operate the dispensary by AZDHS by December 31, 2014; and
- 19) the Pinal County Planning & Development Services Department may invoke revocation proceedings should the medical marijuana dispensary not be in operation by December 31, 2014.

Date Prepared: 04/8/2014 - arm
Revised:

NARRATIVE CONCERNING
THE PROPOSED MEDICAL MARIJUANA DISPENSARY AT
1800 WEST AMERICAN AVENUE
ORACLE, ARIZONA 85623

SECTION 1: PURPOSE OF REQUEST:

The purpose of this request is to apply for a SPECIAL USE PERMIT to establish a MEDICAL MARIJUANA DISPENSARY in Oracle, Arizona in the Community Health Analysis Area (CHAA) #94, as identified by the Arizona Department of Health Services and as permitted under the Arizona Medical Marijuana Program-Rules and Statutes.

SECTION 2: DESCRIPTION OF THE PROPOSAL:

A: Nature of the Project:

To establish a Medical Marijuana Dispensary in Oracle, Arizona, an unincorporated area of Pinal County. This business, under the regulations of the Arizona Department of Health Services will be open on the weekdays of Monday through Friday between the hours of 10 A.M. and 5 P.M. On Saturdays, this facility will be open between 9 A.M. and 6 P.M. for a standard weekly total of 44 hours. This hourly arrangement will occasionally be less, depending on national and local holiday designations. Further, there will be EXTENSIVE PRODUCT AND CUSTOMER SECURITY MEASURES at this location, including CAMERAS, WINDOW BARS and a SECURITY GUARD on duty on a changing schedule, in order to eliminate recognized time patterns.

B: Proposed Land Use

This enterprise will be housed in an existing building that has two units, one now vacant and the other in which a hair-styling/beauty salon exists. This proposed structure has both exterior and interior handicapped ramps, appropriate heating and cooling facilities and on-site parking facilities.

C: Conformance to Adopted Comprehensive Plan

The establishment of a Medical Marijuana Dispensary business in Oracle, Arizona is governed, as previously noted, by regulations of the Department of Health Services of the State of Arizona and also Pinal County regulations. A Dispensary within Pinal County is governed by certain locational regulations and this is the reason for application for a "Special Use Permit". This chosen site on West American Avenue in Oracle is zoned "CB-2" and denominated as "Moderate Low Density Residential" (MLDR) in the current Zoning Code of Pinal County. Commercial uses under 20 acres in size in this "MLDR" category are supported by this legislation. Also, this type of business is regulated by Title 2, Chapter 151, Section 010 (2.151.010) of the Pinal County Special Use Permit Listings, authorizing the location of certain uses in a zoning district, when found to be in the best interest of the general public as well as the County. Finally, in our specific investigation, there was NO local governmental body maintaining any "Comprehensive Plan" within the unincorporated town of Oracle, Arizona that would affect the establishment of a Medical Marijuana Dispensary.

D: Special circumstance or conditions applicable to the location of the property which would make the proposed special use appropriate on this property, though not in the zoning district at large:

THE PROPERTY ON WHICH THE MEDICAL MARIJUANA DISPENSARY IS PLANNED IS ZONED CB-2, which is the Pinal County designation required for this type of business. NO SPECIAL CIRCUMSTANCES OR CONDITIONS EXIST ON THIS LOCATION WHICH WOULD MAKE THIS USE INAPPROPRIATE.

E: Impact on Traffic, Nearby Properties and Health and Safety of Persons working in the area:

E1: IMPACT ON TRAFFIC: There should be no substantial increase in traffic or traffic patterns created due to the manifestation and nature of this business. Retail flow patterns for the Dispensary should be less than comparable to any other regularly-existing retail business in a rural community, as a smaller number of customers will be qualified to purchase this product, versus a general consumer product. This is due to the fact that a "card" is required for access, issuance of which is controlled by medical practitioners, meaning that only "qualified" customers, on whom records and status are kept by the Arizona Department of Health Services, so that only limited quantities of all products offered can be purchased in every two week time period.

E2: IMPACT ON NEARBY PROPERTIES: The building, located on the premises at 1800 West American Avenue in Oracle, consists of TWO SEPARATE STRUCTURES with a common roofline and an outside walk-through middle section approximately five feet wide. On the right of the premises, in a separate structure is the business known as "Class'e Look's n Oracle", a Hair Salon which is on the EAST side. On the next lot exists a Real Estate Agency known as "Oracle Land and Homes". Further, on the WEST side of the Hair Salon there is a professional medical set of offices in a separate building named "SunLife Health Center". These surrounding businesses have general customers which should not be affected by the type of product sold in the Dispensary, in that there will be no manufacturing activities (no odors or noises) existing on these premises and no other programs than a retail product setting will exist there.

E3: HEALTH AND SAFETY OF PERSONS RESIDING OR WORKING IN THE AREA: As noted above, there will be no production of products manufactured on the premises and all items sold will be under extensive security, therefore no regular or specific health hazards should be associated with the retail sales to customers or employees. The safety of customers and surrounding properties will be maintained by a security guard on the premises during staggered hours, to avoid regular patterns and direct contact will be maintained to local law enforcement agencies via the availability of immediate telephone service. Bank teller-type enclosures will be maintained for all hired dispensary personnel and other devices appropriate to maintenance of safety for both customers and employees will be installed.

F: ANSWERS TO THE QUESTIONS FROM THE SUPPORTING INFORMATION SHEET

ELEVEN (11) questions on this attached sheet are addressed on the supporting information sheet attached to this special use permit application.

SECTION 3: LOCATION AND ACCESSIBILITY

The Dispensary activities will be located in a SEPARATE BUILDING at 1800 West American Avenue in Oracle, Arizona. Ingress and Egress into the Parking Lot is directly off of American Avenue and the premises has an existing ENTRY RAMP, maintaining "Americans with Disabilities" (ADA) standards.

SECTION 4: INFORMATION ADDRESSING THE FACTORS LISTED FOR CONSIDERATION IN SECTION 2.151.010(N) OF THE PINAL COUNTY DEVELOPMENT SERVICES CODE:

The information contained in this section of the Pinal County Development Services Code (PCDSC) provides that zoning categories existing prior to the adoption date of February 18, 2012 are retained on parcels then zoned in unincorporated areas of Pinal County. With this, the CB-2 (General Business) designation was maintained.

SECTION 5: UTILITIES AND SERVICES

There are several entities involved in these services to the premises. They are as follows:

Electricity: San Carlos Irrigation District

Gas Service: Southwest Gas

Water Service: Arizona Water Company

Garbage: Waste Management Company

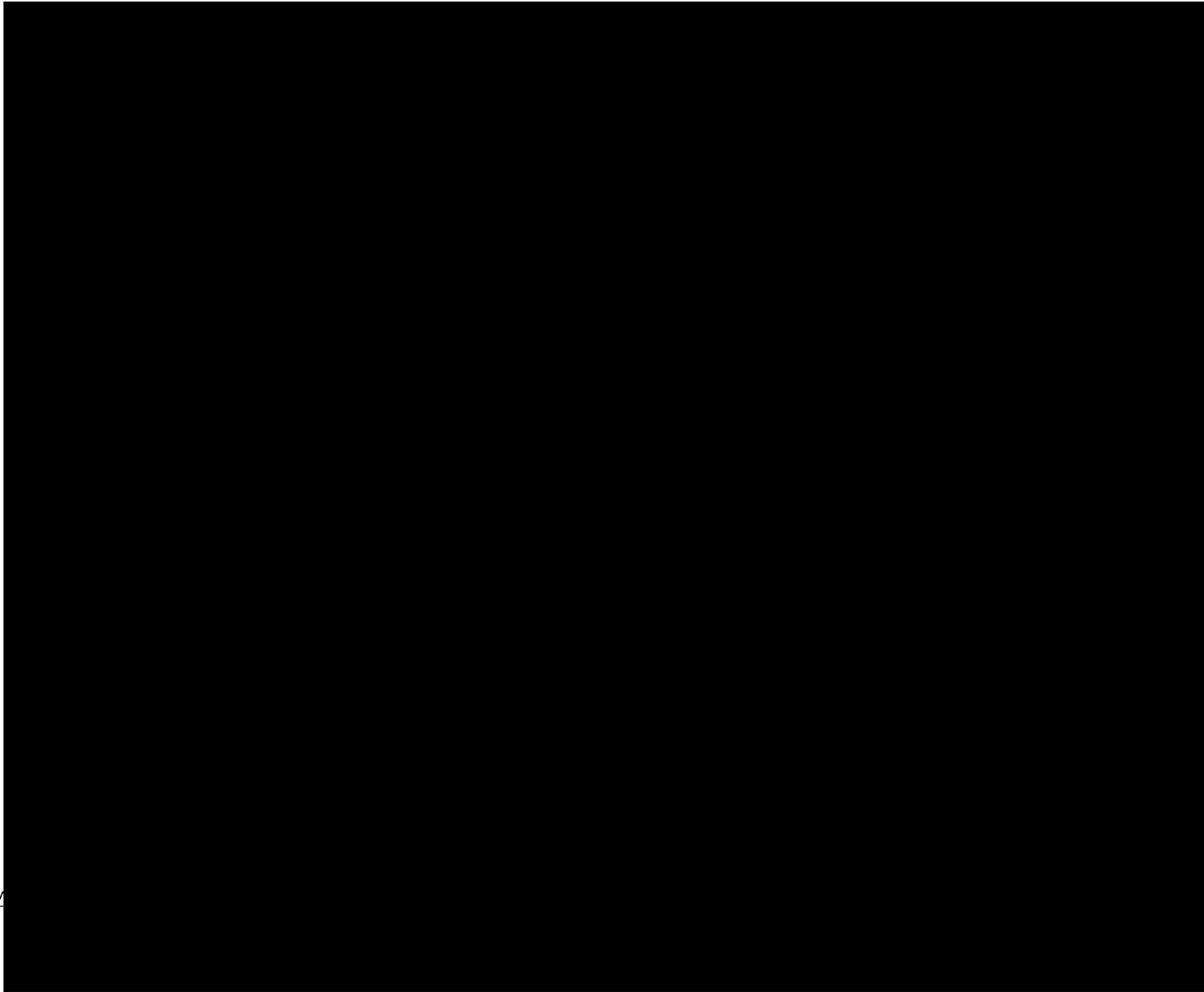
Sewer: Oracle Sanitary District

SECTION 6: APPENDIX ITEMS

Mr. David Dow is the Legal Counsel for the Pinal County Wellness Center (PCWC), the business name under which the Dispensary will be conducted and he will be representing this entity at all meetings and hearings.

SECTION 7: SITE PLAN

This information, in architectural drawing form, of both the site and interior plans, was prepared by Mr. Thomas A. Payton, a Licensed Architect and is attached.



Thomas A
Architect

02



Thomas A. Payton
Architect

2834 E. Corrine Drive Phoenix, AZ 85032 • 1 602 478 3203 • www.taparchitect.com

1858 W American Avenue
Oracle, AZ 85623

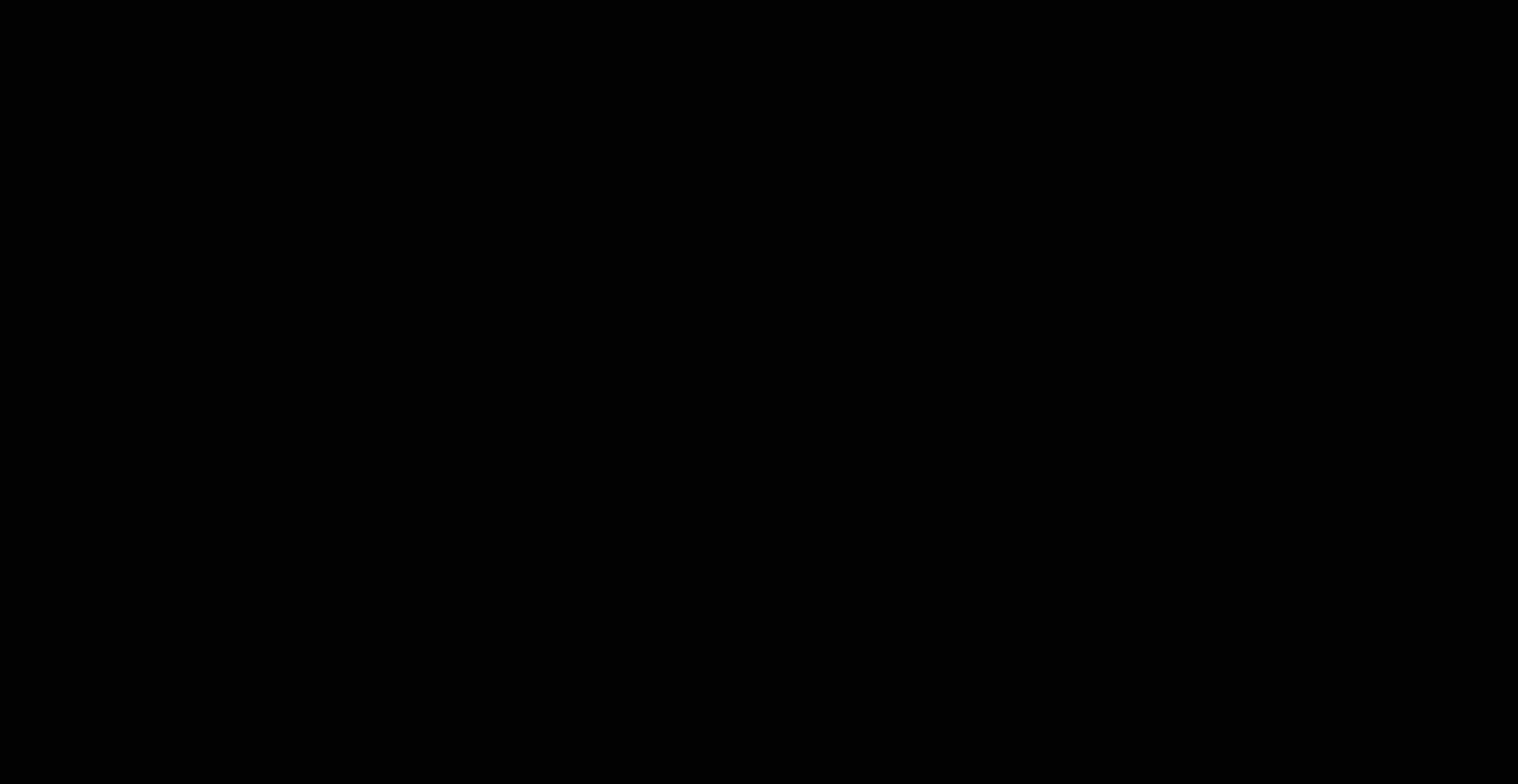
Pinal County Wellness Center

Security Plan



Security Plan DATE: 3-2-14
Project No. 13001

03



D1 **AL-1**

Door Types

SEE SCHEDULE FOR FINISH

0 1 2 4 FEET

F1

Frame Types

SEE SCHEDULE FOR FINISH

0 1 2 4 FEET

AL
MFR ALUMINUM KNOCK DOWN
FRAME BY MANUFACTURER

GLASS
WG
T WIRE GLASS, CLEAR, 1/2" THICK MINIMUM
TEMPERED GLASS, CLEAR, 1/2" THICK MINIMUM OR AS
NOTED.

Thomas A. Payton
Architect

2834 E. Corrine Drive Phoenix, AZ 85032 • 1 602.478.3203 • www.taparchitect.com

Pinal County Wellness Center
1880 W. American Avenue
Oracle, AZ 85623

Door Schedule DATE: 3-2-14
Project No. 13001

04

INFORMATION/DOCUMENTATION ON THE BUSINESS PLAN
FOR THE PINAL COUNTY WELLNESS CENTER

PRIMARY BUSINESS ACTIVITY:

To provide safe and affordable access to medical marijuana to approved patients living in a rural area in the State of Arizona

SERVICE COMMITMENTS:

To operate in a large, rural area of Arizona and become known in the various communities which we service as a non-profit organization that provides Arizona patients access to high-quality medicine, wellness services and educational resources

In completing these missions, the Pinal County Wellness Center will:

- (a) Operate with adherence to state and local ordinances and maintain a working relationship with all government authorities, including law enforcement and health department officials
- (b) Maintain financial standards to support our ongoing mission as a non-profit organization and to serve our patients and the surrounding communities in our Community Health Action Area
- (c) Develop a physical environment where patients and caregivers are treated with compassion and respect
- (d) Be responsive in the Community Health Action Area by engaging community leaders and citizen groups in the mission and objectives of the business
- (e) Provide licensed patients and caregivers with information on alternative free/low-cost health resources that will improve quality of life

- (f) Educate patients and caregivers on the proper and responsible use of medical marijuana through various literature sources and periodic community seminars and
- (g) Support charitable causes in the various towns in our Community Health Action Area

PRODUCT MARKETING:

The Pinal County Wellness Center intends to provide medical marijuana products of various types to registered Patients in the towns in the Community Health Action Area #94 which encompasses the towns of Dudleyville (unincorporated), Mammoth (incorporated), San Manuel (unincorporated) and Oracle (unincorporated). In that our business location is just off of State Highway #77 adjoining the town of Oracle, and this is on the direct route to Tucson, Arizona starting from both Hayden-Winkelman and Globe, Arizona, we are hoping to become known as a dispensary that will not only serve patients in our Community Health Action Area but also other qualified patients that may occasionally complete highway travel.

As noted previously, seminars on responsible product usage, as recommended by the Arizona Department of Health Services, will be offered on an every-other month basis and appropriately advertised in the several weekly newspapers in this rural area. We are hoping to become known as a good area business citizen, responsive to appropriate community needs. It is NOT anticipated that any direct mailing programs will be employed at this Center.

COMPETITION:

As there will only be one dispensary allowed in our Community Health Action Area #94, we do not anticipate any geographically-close competitive businesses of our type. However, we will be monitoring, as closely as possible, patients that may go to the larger shopping centers for periodic purchases from our Community Health Action Area to

the Globe, Arizona area and may combine this with a dispensary visit in that area. Our intention is, however, to attract qualified patients not only from our Community Health Action Area but, as noted above, qualified buyers from other areas who are passing by our highway business location.

OPERATING PROCEDURES:

The operations of the Pinal County Wellness Center will, at all times, adhere to all state and federal regulations involved in the distribution of medical marijuana, inventory procedures, patient safety and privacy, recordkeeping and general premises and product security.

PRODUCT LINE:

Various types of products, available from licensed wholesalers/growers, will be utilized in the sales activity of the Pinal County Wellness Center. The various business programs will involve sale of the following lines:

FLOWERS, for smoking as a cigarette, in a pipe, using in a water pipe or vaporized with a smoking accessory

EXTRACTS, which are products in which a concentrated form of the marijuana plant are available

BAKED GOODS: Various products infused with medical marijuana

PRODUCT ACCESSORIES: Vaporizers and product separators

BOOKS AND LITERATURE: We will have an area in the dispensary where customers can sit and read literature and inspect books/products for purchase

FUTURE SERVICES:

Expansion of services within the activities of the Pinal County Wellness Center is planned for future development in the following areas, all of which will be developed, among other programs, under the Medical Director, who is a Naturopathic Physician:

1. Therapeutic Massage Services
2. Yoga Classes
3. Chiropractic Services
4. Cooking/Baking/Nutrition Classes
5. Classes on pain management/cancer issues and wellness programs
6. Organizing of support groups for various conditions helped by medical marijuana

INSURANCE DATA:

Appropriate liability insurance will be obtained prior to beginning retail operations at the Pinal County Wellness Center. We will be involving a brokerage firm specializing in dispensary insurance needs for this type of coverage.

INVENTORY CONTROL MODULE FOR THE STORAGE AND SALES OF
MEDICAL MARIJUANA BY THE PINAL COUNTY WELLNESS CENTER

General Inventory control of the medical marijuana product will involve activities of (a) Tracking, (b) Packaging, (c) Accepting medical marijuana from qualified patients and designated caregivers, (d) mainly acquiring medical marijuana from lawful growers and other dispensaries and (e) disposing of medical marijuana due to unusable product decisions through the local law enforcement agency. IN ORDER TO KEEP ALL OF THESE ACTIVITIES UNDER REVIEW, WE INTEND TO PURCHASE COMPUTER SYSTEMS KNOWN AS "GramTracker" and programs available in the "MJ Freeway" system.

Item 1: Tracking: This computer-based program of "GramTracker" will provide daily information on current inventory levels, a transaction history on product acquisitions and sales, time stamp documentation on additions and subtractions resulting in total inventory adjustments, such changes tied to individual patient records.

Item 2: Packaging: The "GramTracker" computer program will record inventory purchased and sold and will insure that packaged or individually-weighted product will be accounted for. Also, this program will associate inventory available for sale with the batch number and package ID as identified from wholesale vendors and will carry this identification until distributed to patients.

Item 3: Acquiring Medical Marijuana from Other Dispensaries or Registered Wholesale Growers: The "MJ Freeway" group of computer software programs will generate purchase orders, associated with vendors and their identifying formats. This type of tracking will provide the status of the original product source, current product location and any interim patient sale information. UNLESS REQUIRED BY LEGISLATION, WE DO NOT INTEND TO ACQUIRE ANY INVENTORY FROM QUALIFIED PATIENTS OR CAREGIVERS.

Item 4: Disposition of any unusable medical marijuana: Any action of this type will be completed by interface with a local law enforcement agency and the associated in-house accounting program.

GENERAL DESCRIPTION ON PROPOSED INVENTORY CONTROL METHODS
(to be managed by MJ FREEWAY computer software)

ITEM 1: Designated Dispensary Agent:

The designated Agent for the Pinal County Wellness Center will be the General Store Manager, who will have controlled access to the "MJ Freeway Computer Program". Further, the designated dispensary agent will be shown on such records by name and registry identification number.

ITEM 2: Acquisition of Medical Marijuana for Retail Sale

This will be done by PURCHASE ORDER to authorized Wholesale Growing Sites/Other Dispensaries and licenses for such vendors for product distribution will be kept on computer-based records.

ITEM 3: Inventory levels and changes:

Beginning inventory, acquisition stock, sales, disposal of unusual product and ending inventory will be computer-recorded on a continuing daily basis. This format will also be coordinated within the "GramTracker" computer program in order to have immediately-available records for inventory tracking.

ITEM 4: Records on the acquisition of Medical Marijuana product from a Licensed Wholesale Grower or another Dispensary:

A. Any product acquired will be matched with vendor license/registry I.D. number and other notations and recorded by batch number of genetic strain, organic or conventionally-grown, and with other factors provided in the MJ Freeway computer program and coordinated and identified with other prevailing characteristics.

B. As noted above, the name and any I.D. number and other identifying factors of the Dispensary Agent and time/date/strain/batch number of the received Medical Marijuana for sale by the Pinal County Wellness Center will be computer-recorded.

ITEM 5: Disposition of unusable product, that may include submitting such recorded inventory to the local law enforcement agency:

This function will include making adjustments to inventory of the type of product, weight, adjustment reason and disposition methodology including the date, time and vendor or user I.D. number of such an original acquisition.

ITEM 6: Development of Edible Food Products on Premises, which include medical marijuana and receiving of such products from other Dispensaries:

All such information will be recorded in the "MJ Freeway" computer program including description of amount of individual products purchased and/or made on site, purchased, weight, number of items and details on the amount of medical marijuana utilized in such product preparation. Also, product purchased from vendors will be recorded by vendor, purchase number, bath number, expiration product date, receiving dispensary agent and by other needed variables.

ITEM 7: Monthly Audit/Reconciliation of Product Inventory and Maintenance of Inventory Records:

This will be done by use of the "GramTracker" computer program and any discrepancy between available inventory and previously-recorded adjusted inventory will be immediately reconciled and all changes, not due to documented causes, will be investigated and, as appropriate, such details provided to the local law enforcement agency and the Arizona Department of Health Services.

Also, the inventory records required by the Arizona Department of Health Services for a Dispensary will be maintained at the Dispensary Site for at least five years and available to all concerned agencies during regular business hours or by request such records will be developed in DVD format and submitted to the Department.

Additionally, the computer program on which inventory and transaction records are located will have appropriate backup and also there will be recording/computer standards maintained so that no dispensary records can be deleted from the system.

POLICIES AND PROCEDURES FOR QUALIFYING PATIENT RECORDKEEPING
AT THE PINAL COUNTY WELLNESS CENTER

All recordkeeping will be completed according to State of Arizona requirements cited under R0-17-304 (C)(4)(b) of the Medical Marijuana legislation. THIS WILL BE ACCOMPLISHED THROUGH USE OF THE COMPUTER PROGRAM TITLED "MJ FREEWAY", a complete description of which has been supplied in the "INVENTORY CONTROL" section of the dispensary application.

An outline of the protocols to be followed in the continued maintenance of patient recordkeeping is as follows:

ITEM 1: ALL SALES OF PRODUCTS WILL BE RECORDED IN THE "DISPENSARY MANAGEMENT SYSTEM" data base, through utilization of the "MJ Freeway" computer programs. Each registered patient will have an individual sales profile in this system covering (a) patient I.D. number, (b) product and quantity purchased) and (c) date of purchase. Prior to the product sale, a purchase history on a patient will be reviewed so that no more than 2.5 ounces of medical marijuana each 14 days will be dispensed. Further, this computer program will permit viewing of expiration dates for patient recommendations can be easily viewed and notes on activity can be added on each customer.

ITEM 2: ONLY AN AUTHORIZED DISPENSARY AGENT WILL HAVE ACCESS TO PATIENT RECORDS. The "MJ Freeway" computer program permits patient records to be available only to authorized personnel with signatures or I.D. number associated with each transaction.

ITEM 3: QUALIFIED PATIENT RECORDS WILL BE CONSTANTLY AVAILABLE TO THE ARIZONA DEPARTMENT OF HEALTH SERVICES FOR REVIEW AS REQUESTED.

ITEM 4: ALL PATIENT DATA WILL BE STORED ELECTRONICALLY AND WILL BE PROTECTED, BY COMPUTER PROGRAM SAFEGUARDS, FROM LOSS, DAMAGE, UNAUTHORIZED USE OR ELIMINATION. Further, all patient records will be maintained for FIVE YEARS from the last product request.

ITEM 5: ALL RECORDS WILL BE ASSOCIATED WITH (a) user access I.D., (b) patient name, (c) patient date of birth, (d) patient purchase history and (e) time/date of entry. Thus, all pertinent information on an individual patient or patient caregiver dispensary actions can be viewed in real time.

ITEM 6: DESCRIPTION OF ANY PATIENT EDUCATION AND SUPPORT MATERIALS PROVIDED TO AN INDIVIDUAL PATIENT will be recorded by date, time and content. This will permit any updates to such material to be provided regularly to patients for this inspection.

ITEM 7: SALES OF MEDICAL MARIJUANA TO PATIENTS: The business operations of the Pinal County Wellness Center will involve sales of medical marijuana at the dispensary site ONLY.
NO OFF-SITE delivery options will be offered.

ITEM 8: "DENIAL OF SERVICE" Activity: Individual patient records will include any "denial of service" situations that have occurred in the Dispensary. Sales and other dispensary personnel will be instructed on when to not sell product to customers that may result from their observed actions or conditions. Such observations that result in denying sale of medical marijuana product or medical marijuana accessory products to a customer will be appropriately recorded by name, date, time and type of incident for future reference.

IN SUMMARY, THE "MJ FREEWAY" computer management program, AS EXPLAINED IN THE "INVENTORY CONTROL" SECTION of this submission to the Pinal County Planning Commission, will be utilized to provide FULL PATIENT INFORMATION and privacy as required by State of Arizona legislation. Finally, a complete "backup" program on this recordkeeping arrangement will be constantly maintained so that no electronic interruption could impair access to such materials.

PATIENT EDUCATION AND SUPPORT PROGRAMS
AT THE PINAL COUNTY WELLNESS CENTER

The MEDICAL DIRECTOR of the Pinal County Wellness Center will be responsible for the development of all programs associated with patient education. Individual counseling and information sessions will be held with both continuing and prospective patients and seminars for interested parties will be held from time to time for the community on the use of and therapeutic results of the administration of medical marijuana and associated product lines. Such program will include the following:

ITEM 1: Patient counseling on the availability of alternative strains of medical marijuana and information on the known effects of different grow products will be provided. Also, documentation will be available on various product cost structures and social network sites where further information on product efficacy can be obtained.

ITEM 2: Records on Patient purchases will be available such that future purchases can be recommended and patients notified when "specials" become available on their chosen products.

ITEM 3: General records on patient results will be available that will conform to privacy requirements. This type of data may permit other patients to obtain recommendations provided by the assessment of results from other associated masked patient records.

ITEM 4: Literature will be available, from already published and dispensary-generated sources, including personal counseling that will detail information on (a) possible side effects of the administration of medical marijuana, (b) the difference in strains available that have manifested a proven effect in the treatment of certain physical conditions, (c) various forms of administration of medical marijuana (i.e. cigarette or pipe smoking of product, baked goods, candy), (d) dispensary maintenance of records of efficacy produced for various medical conditions for individual patients, (e) information on drug interactions, (f) documentation on manifestations of substance abuse, (g) a listing of substance abuse/community referral programs

and (h) requirements/recommendations on appropriate locations for the legal use of medical marijuana, that will include SPECIFIC DIRECTION ON THE PROHIBITION OF SMOKING OF PRODUCT IN PUBLIC PLACES.

ITEM 5: As business conditions dictate, there will be other programs for patient information and support that may be offered at the Dispensary at the discretion of the Medical Director.

POLICIES AND PROCEDURES FOR BUSINESS/EMPLOYEE
SECURITY AT THE BUSINESS SITE FOR THE
PINAL COUNTY WELLNESS CENTER

There are three categories of employee security policies. The first division involves programs to insure that employees are protected from intruders and other forms of criminal activity, the second division includes security measures to protect the business from employee internal theft and other criminal activity and the third involves the maintenance of efficiency in transactions and gatherings in and around the Dispensary headquarters.

PROGRAM 1: EMPLOYEE SECURITY/IDENTIFICATION POLICIES

All employees, corporate officers and members of the Board of Directors will be exposed to comprehensive training in the use of the security system in the business headquarters, including alarms and cameras. This training will also cover aspects of crime prevention and emergency situation response. The local law enforcement agency will be solicited to provide other security training. Further, the section of the "MJFreeway" computer program dealing with security protocols and procedures will be followed, in order to insure that ONLY AUTHORIZED INDIVIDUALS will have access to patient records and other sensitive information of the Dispensary, such as that involving inventory status and controls.

PROGRAM 2: DETERRENTS TO EMPLOYEE THEFT/CRIME

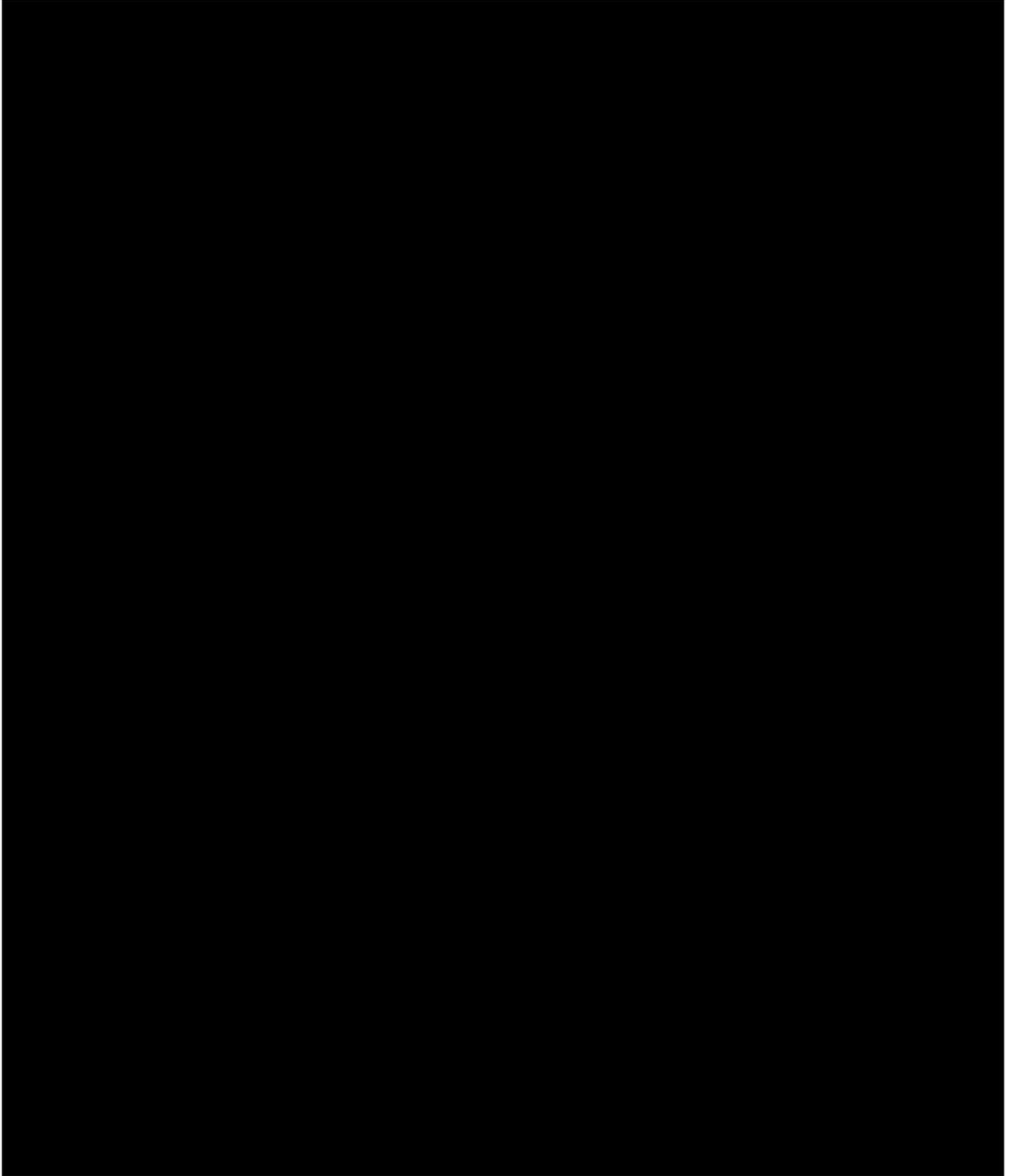
It is likely that the Dispensary facility will be managed and customers served by members of the Board of Directors. If, due to market conditions, it is necessary to affiliate additional employees, such individuals will undergo a background check prior to being offered any job associated with the Dispensary and any individual with a criminal history will not be hired. Further, all sections of the business facility will be monitored by video cameras, with all tapes of such recordings being kept at least 30 days for inspection, in order to eliminate any theft or other criminal

activity. Finally, inventory logs will be checked weekly to monitor any inconsistency between prior inventory, sales and ending inventory. If any statistical difference is noted, the video log will be observed to determine if any criminal activity took place.

PROGRAM 3: POLICIES FOR CUSTOMER CONDUCT/SECURITY

The location of security cameras and attention of security personnel will be directed to encourage patrons of the Dispensary to conduct their business in an efficient fashion. Programs will be followed TO DISCOURAGE LOITERING and to direct those doing Dispensary business to complete transactions in an efficient fashion. All personnel of the Pinal County Wellness Center will be directed to encourage proper customer conduct, through appropriate counseling on products and appropriate customer circulation patterns within the Dispensary. COMMUNAL GATHERINGS WITHIN AND ABOUT THE DISPENSARY WILL ALSO BE DISCOURAGED, except as appropriate to classroom sessions for patient education and patient support programs.

SECURITY PLAN FOR THE BUSINESS PREMISES OF THE
PINAL COUNTY WELLNESS CENTER



Also, during business hours it is intended to restrict access to areas where medical marijuana is displayed for sale or stored to only authorized corporate officers and employees.

Further, all personnel associated with the facility will be given information on (a) weather-related emergencies, (b) the use of fire extinguisher equipment, (c) maintenance of any additional security programs required for building/personnel safety and (d) continuing recognition of proper protocols in the event of robberies/burglaries.



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Memorandum

Date: April 17, 2014

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

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

Subject: **Rezoning Application for PINAL COUNTY WELLNESS CENTER MMD, Case SUP-001-14**

The Public Works Department has reviewed the Rezoning Application for PINAL COUNTY WELLNESS CENTER MMD, Case No. SUP-001-14 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis may be required to be submitted to 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;

rev: L. Chow
cc: A. MacDonald

Ashlee MacDonald

From: [REDACTED]
Sent: Tuesday, April 08, 2014 2:14 PM
To: Ashlee MacDonald
Subject: Oracle Dispensary Objection

Hello,

My Name is Jay Anderson and I am the owner of the property located at the corner of Francis Lane and Alex Austin parcel number 308-56-0950. I would like to voice my objection and concerns about the increase in traffic on a side rural road if the proposed dispensary is allowed to open.

I believe the increased traffic could only cause concern for the safety and welfare of the people in my little town. I would appreciate if my concerns could be heard by the board of supervisors or any other public official that can help keep our community safe.

Thank you,

[REDACTED]
JAY ANDERSON

Ashlee MacDonald

From: leelacroix [REDACTED]
Sent: Tuesday, March 18, 2014 12:30 PM
To: Ashlee MacDonald
Cc: 'Carol LaCroix'
Subject: Public Hearing Case number SUP-001-14

My name is Lee LaCroix
P.O Box 5498
Oracle, AZ 85623
[REDACTED]

Parcels number: 308-56-09000 and 308-56-088F1

I and my wife, Carol, are the owners of Oracle MiniStorage located at 1898 West Alex Austin Dr. in Oracle, AZ. and at 2170 N. Nathaniel Dr. in Oracle, AZ. We are located just north of the proposed dispensary location across Alex Austin Dr. We are strongly opposed to the location of this dispensary.

We believe that this dispensary will bring undesirable individuals into our area and negatively affect our business and the image of Oracle. Access to our business is on Alex Austin and Nathaniel. This would also be the rear approach to the proposed dispensary which we think would increase traffic on our roads as people would try to avoid a more public approach from the front off of American Way.

Security always being a primary concern of any self-storage business, and we would not like our business and our customers exposed to this undesirable element who may be in the area simply out of curiosity or who, once having bought the product, feel free to use the product in the natural open area that surrounds our businesses. Reports from Colorado indicate that these dispensaries are far from benign.

This a very bad location for this business and we urge the Planning and Zoning Commission to deny this application.

Thank You,

Lee and Carol LaCroix

12200 E. SR 49, Lot 194

Oracy, AZ 86327

March 20, 2014

Pinal County Planning & Dev. Serv. Dept.

P.O. Box 2973

Florence, AZ 85132

Representative Ashley Mac Donald

Re: SUP-001-14

To whom it may concern:

I want to go on record as opposing the request for a medical marijuana dispensary in Oracle. My property is within the boundaries circled on your notice. I am unable to attend the hearing at 9am because it is at least a three hour drive for me.

Pete Ruiz ^{is my} representative for Oracle and I have sent him a detailed statement and support for it ^(my opposition) and expect that he will share it at the meeting.

Basically I disapprove as:

1. Oracle is a peaceful, small town and we don't need it.

2. It would bring young people from Tucson, Coahuila etc to Oracle to purchase it. They would increase traffic.

3. It creates many problems for

the community and more crime, more accidents, increased use among the high school, college ages, and 20 to 30 year olds.

4. It is not about wellness, it is about money.

5. It does have serious side effects and places undue hardships on families.

6. Yavapai County approved the clinics and recently voted to make them illegal because of all the problems it has created.

7. I believe that no one who really cares about our young people would vote for this.

Sincerely,

Carol J. Spencer

CAROL J. SPENCER

12200 E. SR 69, Lot 194

Dewey, AZ 86327

Oracle property - 1711 Calle Futura

Ashlee MacDonald

Within 1000 ft

From: Whitney Patten [REDACTED]
Sent: Friday, April 04, 2014 2:08 PM
To: Ashlee MacDonald
Subject: SUP-001-14 Public Hearing/Action

Whitney Patten
653 Sunbird Lane
Berthoud CO 80513

[REDACTED]

Pinal County Parcel Number is 308-36-16403, 1727 Calle Futura, Oracle AZ.

I am writing to state my opposition to the proposal for a special use permit to allow operation of a medical marijuana dispensary in Oracle. I now go to some other town for all my medical needs. What is so important about marijuana that we put it ahead of all other medical need, especially when it is to be solely a source of profit for someone who is not part of the community, and which will put local growers out of business. I would like to request that the special use permit be delayed at least until some local entity can be persuaded to request a competitive permit, so that we will have a choice.

Sincerely yours

Whitney Patten

Planning Case Number
SUP - 001 - 14

Kathy Peck
1795 N. Sunset Pt. Dr.
Oracle, AZ. 85623


Parcel Id 30861008B

I oppose this request. I have lived in this community for 36 years. We don't need a marijuana dispensary, it is not something our young people need to be exposed to. I don't believe it's a positive thing for this community.

I do not wish to be heard at the hearing.

Ashlee MacDonald

From: CenturyLink Customer [REDACTED]
Sent: Tuesday, April 08, 2014 10:58 AM
To: Ashlee MacDonald
Subject: Re Medical Marijuana dispensary application for Oracle

To whom it concerns;

I am a long-time (almost 40 years) resident of Oracle. In addition, I currently operate a consulting business from Oracle and have operated brick and mortar stores in Oracle beginning in 1979.

I do not see a medical marijuana dispensary business as an asset to our community. I am concerned that a medical marijuana dispensary in our town would attract the wrong kind of business and travelers to our fair town.

Please register my strong opposition to this application.

Thank you for your time.

Joe Kane
POB 449
Oracle, AZ 85623

Ashlee MacDonald

From: Sally Kane [REDACTED]
Sent: Tuesday, April 08, 2014 10:44 AM
To: Ashlee MacDonald
Subject: Opposition to Marijuana Dispensary

Ashlee MacDonald,

I am sending this email so that I may be counted in the group strongly opposing the medical marijuana dispensary in our community of Oracle.

Sally Kane
PO 449
Oracle, AZ 85623

Ashlee MacDonald

From: JANE KIRKEBY [REDACTED]
Sent: Tuesday, April 08, 2014 9:57 AM
To: Ashlee MacDonald
Subject: Dispensary

PLEASE! we DO NOT want a marijuana dispensary in Oracle! The dispensary is too close to the school, plus we are a quiet, family oriented community, inappropriate for the dispensary. It will bring unwanted traffic to the community. Let them find another location!

Jane Kirkeby

Sent from my iPad

Ashlee MacDonald

From: Robert Cocke [REDACTED]
Sent: Tuesday, April 08, 2014 8:46 AM
To: Ashlee MacDonald
Subject: Oracle marijuana dispensary

Dear Ms MacDonald-- I am writing to you as a long time resident of Oracle,AZ, to express my strong opposition to the proposed medical marijuana dispensary in the town of Oracle. I feel that such a "business" is completely inappropriate for a small, family-oriented community like Oracle. Everyone knows that the "medical" part of this movement is, in many cases, dubious, and that an undesirable element would be drawn to our town by such a business. Thanks for your help.

Sincerely, Robert Cocke, 382 Rocky Tr./ PO Box 795
Oracle, AZ 85623

Ashlee MacDonald

From: Robin Supalla <[REDACTED]>
Sent: Monday, April 07, 2014 8:50 PM
To: Ashlee MacDonald
Cc: ALICIA BRISTOW
Subject: OPPOSING proposed dispensary in Oracle

Dear Ashlee,

My husband and I are in agreement in vehemently opposing the proposed marijuana dispensary in Oracle. We moved to Oracle approximately 1.5 years ago to escape the craziness of Tucson, and to focus on a more simple life in this town. He is a UA professor, and I am a real estate agent. Adding the dispensary, in our opinion, is not adding value to the community whatsoever. The only ones to profit from this venture are those looking to establish it here...they are interested in taking advantage of our location and making money off of our community. In addition, the proposed dispensary will attract many to come and 'stop and shop' and then head out of town. In addition, there are many bikers who travel through this community, and the increased traffic is a definite liability.

Adding a dispensary in this small town will definitely create a negative impact on future potential residents. Please listen to the local people living in the community and vote against this proposal.

Many thanks for your time,
Robin and Sam Supalla

Ashlee MacDonald

From: CHARLES W CLARK [REDACTED]
Sent: Monday, April 07, 2014 2:25 PM
To: Ashlee MacDonald
Subject: Marijuana Dispensery

To Whom It May Concern,

My name is Charles Clark and my wife is Michelle. I am a 4th generation Arizonan, my family came to the San Pedro Valley in the 1860's. We have been ranchers, farmers and miners.

My business was Clark Trucking which existed in one form or another for close to 100 years serving the the copper mines, State and Pinal County and the residents of the Tri Community and beyond. I have served on various boards for Pinal County including the initial Comprehensive Plan Com. and was Chairman of the District 1 Transportation Advisory Com. for 10 years.

We wish to express our extreme displeasure that a business of this nature would be allowed to exist in our community or for that matter anywhere that children and young people would be exposed to it.

Oracle is in the process of rebuilding itself following the closure of the copper mine, which was the economic engine for our area, in 1999. A business such as this on the main street in our town does not send the right message to people and businesses considering coming to our area. Please do not allow this to move further.....

Charles & Michelle Clark

Ashlee MacDonald

From: David Zehner [REDACTED]
Sent: Monday, April 07, 2014 12:38 PM
To: Ashlee MacDonald
Subject: RE: Medical Marijuana Dispensary

To Whom it may Concern: I would like to express our opposition to the marijuana dispensary in Oracle. My husband and I worked and saved for years to be able to buy a retirement home for our later years. We chose Oracle for the beauty of nature close by, the lovely quiet community of working families, other retirees, ranches, and the Oracle State Park. We volunteer at the Visitors Center, to share our love of the community and the location with others. Oracle is a diamond in the rough that can only be ruined by allowing this type of business to come in. Other communities have turned down this business, what ever dollars it generates is not worth the influx of people who inevitably are drawn to it. True medical use is one thing, but it is always abused by those hangers on willing to lie and steal to receive marijuana. The nature of the drug depresses people and deprives them of the interest or energy to work for a living and lead a healthy life. We are conservatives who worked hard, sent our children to school to become good citizens, we believe in the Constitution of the United States, and believe in God. Please don't sully this community with a marijuana dispensary. Respectfully, Judith and David Zehner POB 730 Oracle, AZ 85623

From: Ashlee.MacDonald@pinalcountyyaz.gov
To: [REDACTED]
Subject: Medical Marijuana Dispensary
Date: Mon, 7 Apr 2014 16:06:00 +0000

Ashlee MacDonald
Planner II
Pinal County Planning and Development
P.O. Box 2973
Florence, AZ 85132
phone 520-866-6642
fax 520-866-6435

Ashlee MacDonald

From: dick kirkpatrick [REDACTED]
Sent: Monday, April 07, 2014 10:22 AM
To: Ashlee MacDonald
Subject: Marijuana Dispensary

My husband, Dick Kirkpatrick and I are opposed to the proposed location of a marijuana dispensary in Oracle. We have lived here for seven years and feel Oracle is a poor choice for such a business. Thank you, Sherri Ziegler

Ashlee MacDonald

From: PHILLIP [REDACTED]
Sent: Sunday, April 06, 2014 10:39 AM
To: Ashlee MacDonald
Cc: Alicia Bristow
Subject: proposed medical marijuana dispensary

Dear Ashlee,

We're writing to voice our opposition to the proposed medical marijuana dispensary. Though we didn't have the opportunity to sign the petition, we did, last December, let Rita know our feelings about it. We don't find it objectionable for anyone to grow a small amount of marijuana for their own personal medical reasons, however we do object to a dispensary in Oracle, particularly given the information we've learned about the people behind it. Our son is an undercover narcotics police officer in a state where marijuana is prevalent and legal. Though it's legal there, the effect has been to just open the doors wider for the cartels to move in. Until cultivating marijuana in this country becomes a legitimate commercial business where all the demand is met legally, the criminal element will be there. His direct observations of the negative effects it brings to an area has certainly made us aware of the pitfalls. We'd like to strongly make known our opposition to this and urge the commissioners to make the right choice for Oracle.

Thank-you.

Phillip and Deborah Currier
871 N. Chris Way
Oracle

April 4, 2014

**Pinal County Planning & Development
P.O. Box 2973
Florence, AZ 85132**

**Attention: Planning & Zoning
Re: Medical Marijuana Dispensary Proposed for Oracle, AZ**

Dear Sirs:

Residents and/or property owners within the radius stipulated by planning and zoning respectfully submit these petitions in opposition to the County authorizing a Medical Marijuana Dispensary in the community of Oracle. We hope that you will take our petitions and letters into consideration as you decide whether to go forward with locating this facility in our small community.

It is our understanding that a hearing will be held on April 14 in Florence to consider the pros and cons of allowing a special permit for this facility. Complying with the Public Notice, we are submitting the petitions and residents will be on-hand to testify against locating this business in Oracle. In addition to these petitions, some residents have decided to send letters directly to your office or to our Supervisor for District 1, Pete Rios.

Fortunately, previous news articles exist on the individual business owner who is proposing this dispensary on our main street. He is not the type of community member who would enhance our community in any way.

Thank you for your time.

Residents of Oracle, Arizona

Cronkite News

<http://cronkitenewsonline.com>

- [HOME](http://cronkitenewsonline.com)
- [ABOUT](http://cronkitenewsonline.com/about/)
- [STORIES](http://cronkitenewsonline.com/archives/)
- [NEWSWATCH](http://cronkitenewsonline.com/recent-newswatch)
- [NEWS21](http://votingrights.news21.com)
- [CRONKITE](http://cronkite.asu.edu)
- [CONTACT](http://cronkitenewsonline.com/contact-cronkite-news)

Deteriorated properties prompt battles between struggling towns, professor

Recommend < 26

Recommend >

1



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<http://cronkitenewsonline.com/2011/12/deteriorated-properties-prompt-battles-between-towns-professor/>

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Wednesday, Dec. 7, 2011

By Elvina Nawaguna-Clemente

Cronkite News

SUPERIOR – The unmistakable sound of giggling children draws the attention of real estate developer Bill Holmquist as he walks along Main Street in this copper mining town.

The children are playing in the backyard and on the steps of a vacant structure that was once an office building.

“It’s haunted,” they yell.

A recent coat of purple paint covers the front of the building, but the view from the side and back tells a different story: Some windows are broken and covered with plywood and the yard is strewn with weeds.

Holmquist shoos the children away, warning that something could fall of them.

“At some point somebody’s going to get hurt,” Holmquist said.

The building is one of seven commercial properties in the half-mile-long business stretch of Main Street belonging to Glenn A. Wilt, a professor emeritus specializing in finance and real estate at Arizona State University’s W.P. Carey School of Business.

Since 1991, Wilt has purchased at least 41 properties in Superior, including commercial and residential buildings and vacant land, according to Pinal County Assessor’s Office.

Other commercial buildings along Main Street include the former homes of Iberri Market, BBB Grocery Store, Sprouse Reitz Co. and the Apache Leap bar. All are

In the Valley:

Glenn A. Wilt owns at least 24 properties in the Phoenix area, the vast majority of them rentals in Tempe. Cronkite News found no record of disputes involving local officials. Follow [this link](http://cronkitenewsonline.com/2011/12/in-tempe-no-record-of-trouble-between-professor-officials/) (<http://cronkitenewsonline.com/2011/12/in-tempe-no-record-of-trouble-between-professor-officials/>) for details.

Interactive maps:

Explore maps of properties owned by Glenn A. Wilt in Superior, Hayden, Globe and Miami. Click the listings for photos and more information.

By Joseph Schmidt

Hayden

<http://cronkitenewsonline.com/2011/12/map-properties-in-hayden/>

boarded up, as are the former homes of the Knights of Columbus, a Baptist church and Los Reyes Club, some of the other buildings Wilt owns around town.

Former Superior Mayor Michael Hing said many of Wilt's buildings have deteriorated over time, some to the point of collapse.

"His buildings are really dilapidated," Hing said.

Further east in Globe, where Wilt owns at least 18 properties, the city enacted a blight code after a jury found him liable for a 2005 fire that claimed a historic hotel he owned in the downtown area.

In the town of Hayden, where Wilt owns most of the commercial buildings downtown, the mayor says his unoccupied and neglected structures stand in the way of community's hopes of revitalizing the area.

A Cronkite News Service review of county assessors' records found that Wilt owns at least 97 properties in Pinal, Gila and Maricopa counties.

Twenty-four are rental houses and apartments in the Phoenix area – mostly in Tempe – and the rest are in Globe, Miami, Superior and Hayden, rural communities that have struggled since the decline of copper mining.

His portfolio includes homes, retail stores, drug stores, old hotels, schools, churches, empty pieces of land and even a funeral home.

Officials in Superior and Globe have tangled with Wilt dozens of times through the years over the condition of his properties, citing him, among other things, for fire code violations, endangering the public, letting weeds grow and vermin infestation.

Officials in the towns say Wilt's buildings stand in the way of efforts to make their downtowns more attractive to businesses, tourists and potential residents.

"His dream has turned into our nightmare," Hing said.

The professor

When Wilt started buying property in the Superior, Hing said, residents perceived him as a real estate expert looking to help revive the town.

"Buildings were actually sold to him knowing that Dr. Wilt was a wealthy man, had a great vision for Superior," he said.

In a 1996 interview with the Superior Sun, a weekly newspaper, Wilt described the town as "a San Francisco-looking place" and said he envisioned it becoming a bustling art and tourist mecca with a theme of copper and Hispanic culture.

"Plays on that theme will make the town grow," he was quoted as saying.

But Hing and other officials say their dealings have mostly involved battles over the condition of Wilt's properties. Despite the back and forth, as well as coverage by local news outlets and Phoenix-area sources such as the East Valley Tribune and KPHO-TV, they say they haven't been able to fathom what Wilt intends to do with the properties.

Fernando Shipley, Globe's mayor, said Wilt is pleasant and made promises believably in the few times they have met but is a bully when city officials make demands.

"He's got resources, and so his attitude has always been, 'Take me to court. I'm smarter than you and I have more money than you,'" he said.



<http://cronkitenewsonline.com/2011/12/map-properties-in-hayden/>

Superior

<http://cronkitenewsonline.com/2011/12/map-properties-in-superior/>



<http://cronkitenewsonline.com/2011/12/map-properties-in-superior/>

Globe-Miami

<http://cronkitenewsonline.com/2011/12/map-properties-in-miami-and-globe/>



<http://cronkitenewsonline.com/2011/12/map-properties-in-miami-and-globe/>

Wilt has taught at the W.P. Carey School of Business since 1963.

His biography on the school's website as of early December described him as "a loved and respected professor who has taught courses on the fundamentals of finance, real estate finance, security analysis and portfolio management."

Wilt manages his properties through different real estate companies he owns. They include Superior Development Co., Collegetown Development Co., Globe Development Co., Hayden Development Co. and Miami Development Co., according to records maintained by the Arizona Corporation Commission and Secretary of State's Office.

Debbie Freeman, spokeswoman for the W.P. Carey School of Business, said Wilt last taught at the school in spring 2011 and won't be teaching any more classes because he is retired. He had taught a course in Financial Markets and Institutions once a semester since 1997, according to the school's website.

Thomas Bates, Wilt's chair in the school's Department of Finance, said in an email that he wasn't privy to Wilt's work beyond ASU. He declined to comment on his work at the school.

Court documents identify Wilt as 77 and unmarried. Public records don't show whether he has children or heirs.

Cronkite News Service made repeated, unsuccessful attempts to interview Wilt over three months, leaving telephone messages at his business and ASU office numbers as well as on his cellphone and sending letters by regular and certified mail.

Jean-Jacques Cabou of Phoenix, listed as Wilt's attorney in a civil case pending in Maricopa County Superior Court, said Wilt wouldn't talk with Cronkite News Service.

Superior

"No Trespassing" spray-painted in red is a common sight in this town. Business and the population dwindled after copper mining declined two decades ago.

Wilt purchased many Superior properties at what Hing called cheap prices. Records show he paid \$35,000 for the Sprouse Reitz Co. building, \$22,500 for the Knights of Columbus building and \$6,000 for a former garage, for example.

In a 1998 letter to the Superior town administration, Wilt described plans to develop some of his properties such as applying for a grant from the Arizona Historic Preservation Office to restore the Uptown Theater, a Main Street landmark he purchased in 1995. He also said he planned to set up an outdoor marketplace at the former Apache Leap bar. Neither happened.

Town records show that the fire department has given Wilt 43 orders since 2007 to clean up his properties. The violations included dilapidated structures, hazardous buildings, weeds, litter and junk vehicles.

The town has gone to Superior Magistrate Court 44 times since 1997 over the condition of his buildings, records show.

Perhaps his most contentious dealings with the town involved the Uptown Theater, built in 1923 and not in use when Wilt purchased it.

After large sections of the roof collapsed in 1998, the town declared the building dangerous and a Pinal County Superior Court judge ordered Wilt to demolish parts of the theater to prevent it from damaging adjoining buildings. In a letter to the town, Wilt promised to renovate it.

By 2008, according to fire department documents, more than half of the roof had collapsed and an adobe portion of the building had partially fallen onto a commercial building that Holmquist, the real estate developer, was renovating.

Holmquist sued Wilt and the town, claiming authorities hadn't done enough to prevent it. He and Wilt later agreed to settle before a mediator. Terms of their agreement were kept private.

Wilt asked for more time to come up with a plan to save the theater, but town leaders rejected his request. He later turned the building over to the city, which spent \$49,000 to demolish it in August 2009.

Superior Police Chief Lou Digirolamo said the town had tried for a long time to get Wilt to voluntarily fix his properties and resolve problems such as weeds, broken windows, vermin and junk vehicles.

"It's been a slower process than we anticipated," he said. "These things take time."

In November, the town came to agreement with Wilt to resolve code-compliance issues. According to settlement document, Wilt agreed to a schedule ranging from 30 to 180 days to fix his properties.

For instance, Wilt agreed to a 90-day time frame to file for a building permit to fix part of the former Iberri Market and to stabilize the roof of the Sprouse Reitz building. Within 30 days, he pledged to remove pigeon waste and repair the roof of the former Knights of Columbus building.

In the agreement, Wilt complained that the town unfairly singled him out, and town authorities agreed to deal with him and other violators equally.

As of mid-December, Wilt had complied with four of the five projects with 30-day deadlines, Digirolamo said.

While Wilt's vacant structures remained unoccupied as of mid-December, Digirolamo said he's hopeful that the agreement will help revitalize the community.

"I envision a day that every building on Main Street is occupied with business and anybody can go up and down Main Street," he said.

Globe

Wilt's properties in Globe were in compliance with the city's building and fire codes as of December, but officials said the agreement that made that happen earlier in 2011 followed years of wrangling and a fire that claimed a downtown landmark.

Early on July 17, 2005, fire destroyed the historic Pioneer Hotel, which was home to a coffee shop and art gallery on the first of its four floors but otherwise vacant. Wilt bought the building in 2003, according to records maintained by the Gila County Assessor's Office.

The adjacent Hollis Theater, under separate ownership, also was damaged. The city's fire chief said the fire most likely was started by vandals because the building wasn't secured.

Artist Frank Balaam, who rented space from the coffee shop for his gallery, said he lost nearly 1,000 paintings from about 25 years of his work. He sued in Gila County Superior Court, contending the fire was a result of Wilt's negligence.

"It's just awful," Balaam said. "You spend your life in creativity and then to be at the mercy of someone who spends their life in destruction."

In December 2009, a jury ruled in Balaam's favor and ordered Wilt to pay him \$223,000 in damages, court records show.

Christopher Collopy, Globe's building inspector, said that after the Pioneer Fire the city got more rigorous in its efforts to make Wilt accountable for his buildings.

Wilt owns at least 18 properties in Globe, including: the 1910 Elks building, home to an antique store on one of its three floors; the former Hill Street School, which has a skating rink that Wilt lets the community use; and the East Globe School, which is partially leased for a day care center.

Cronkite News Service was unable to determine whether any of Wilt's other Globe properties were occupied, but his residential properties had "For Rent" signs with his business phone number listed. Records show he also owns a former lodge and a store in neighboring Miami, where officials didn't return messages about the properties.

Collopy, who has dealt with Wilt for about nine years, said the problem has always been the condition of Wilt's properties.

In nine citations recorded in Globe Magistrate Court since 2009, the city accused Wilt of failing to rid his properties of combustible materials, broken windows and vermin and not addressing dilapidation. The city claimed that three of Wilt's buildings were fire and electrical hazards.

Mayor Shipley said Globe enacted an anti-blight code and formed an enforcement committee to deal with Wilt and other violators, but he said Wilt postponed attempts by the fire marshal to inspect his buildings.

When officials got into the East Globe School for an inspection, they found it stuffed with old carpets, couches and other items that blocked the fire exits, Shipley said.

"We finally cornered him and then we got into the building and then it scared us," he said.

Collopy said the East Globe School looked like a "collection from numerous yard sales."

"You can start from taxidermy animals and go all the way up to grandfather clocks and antiques to plain junk, old carpets," he said.

A city inspection of the Hill Street School found that a collapsed ceiling had severed a fire sprinkler line. In a memo, Collopy warned city leaders that the rest of the ceiling could fall and "cause serious injuries" to those using the the skating rink.

The city then went after every violator in the area, including Wilt, but after multiple attempts to get him to comply failed, Globe sued him in 2009 in local courts, Shipley said.

"Once he saw how serious we were, he started cooperating, but it took a major show of force," said Kane Graves, Globe's attorney and city manager. "It's just a mystery to us what he's doing spending all this money and just letting it rot."

Earlier this year, all nine cases were dismissed after Wilt agreed to fix his properties and deposit refundable bonds of \$3,000 to \$6,000 for each. If he didn't fix them, the city would use the money to do so.

Collopy said all Wilt's buildings were in compliance with the minimum standards by October 2011.

"He seems to be making some improvements on his buildings and hopefully he continues in this manner," he said.

Hayden

The business district in this tiny town 95 miles southeast of Phoenix is largely abandoned. Most of the commercial buildings – at least 15 of them – are Wilt's, according to records maintained by the Gila County Assessor's Office.

The police station is the only open facility on Hayden Avenue, what used to be the town's main business street. Next door, the former home of Hayden United Methodist Church, with peeling paint, cracked walls and a broken front window, bears a "Building for rent" sign from Hayden Development Co., owned by Wilt.

A furniture store occupies one of Wilt's properties, but the others showed no sign of use. Two, a Roman Catholic church and an apartment building, had burned and were in disrepair.

"He has me very angry right now because he has no regard for our town and what we have to deal with on a daily basis with his buildings," Mayor Monica Badillo said. "It's hurting our image."

The town doesn't have a grocery store, and residents have to travel 10 miles to the nearest one in Kearny or shop at a convenience store. But Badillo said all the buildings that could be used for a grocery store are in Wilt's possession.

Over the years, several people have inquired about renting the buildings and opening businesses, Badillo said, but she said Wilt won't agree.

Once, she said, he asked her to find anyone wanting to rent a former drugstore to open a business and he would charge them a small fee that would increase that as the business grew. However, she said, Wilt changed his mind after she found a candidate.

Badillo said a building belonging to Wilt across from her house is infested with bats that come out in droves in the evenings, but she said he's not responded to her complaints.

She said that the town has invited Wilt to discuss the state of his properties, but he's only come a few times.

"The only time he shows up is when he wants something," she said.

Most recently, about six months ago, he came to town asking for permission to open up one of his buildings as a medical marijuana dispensary, she said. Officials declined, Badillo said.

Angella Ramirez, director of the Copper Basin Chamber of Commerce, which covers Hayden, Kearny and Winkleman, said the condition of Wilt's buildings discourages businesses from coming to a town that should be attractive to investors.

"If I was a potential investor, I would probably think twice," she said. "It makes the town look like a ghost town."

Energized by other towns' success in dealing with Wilt, Badillo said Hayden officials plan their own legal offensive.

"I really tried the approach of being nice in the beginning, and everything he told me, he went back on his word," she said. "So nice is out the window."

Search



<http://cronkitenews.asu.edu/assets/images/11/12/15-properties1-full.jpg>

Property owned by Glenn A. Wilt on Utah Avenue in Hayden.

Photo by Joseph Schmidt



<http://cronkitenews.asu.edu/assets/images/11/12/15-properties2-full.jpg>

Silver King Storage, which records show is owned by Glenn A. Wilt, is on Broad Street in Globe.

Photo by Joseph Schmidt



<http://cronkitenews.asu.edu/assets/images/11/12/15-properties3-full.jpg>

A staircase on a Superior property that records show is owned by Glenn A. Wilt. It is located on Porphyry Street.

Photo by Joseph Schmidt

THE LATEST

Petition to Stop a Marijuana Dispensary from being located in Oracle, AZ

| | |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Petition summary and background | A marijuana dispensary is being proposed for the community of Oracle at 1880 W. American Avenue; next to the Pinal County Health Facility. This would be a privately owned business owned by Mr. Glenn Wilt, a wealthy business man who has purchased numerous old buildings in the towns of Superior and Globe. Mr. Wilt has established a public record with the town councils of both communities which should be considered when deciding if this would be a positive venture for the community of Oracle. Additionally, the location he has selected in the heart of the Oracle business district is close to our schools and churches. If you believe this business would NOT be desirable for our community and children, please sign below. |
| Action petitioned for | We, the undersigned, are concerned citizens who urge our Pinal County Planning and Zoning and Board of Supervisors to stop any action to allow for permitting or locating the marijuana dispensary in the community of Oracle. |

| Printed Name | Signature | Address | Comment | Date |
|------------------------------|------------------------|------------------------------------------------|-----------------|---------------|
| DIANA CREIGHTON | <i>Diana Creighton</i> | 824 Coronado Ridge Oracle AZ 85623 | | 03/15/14 |
| Edward Creighton | <i>[Signature]</i> | 824 Coronado Ridge Oracle AZ 85623 | | 15 MARCH 2014 |
| Laura Flores | <i>Laura Flores</i> | 775 N Two O'Clock Hill, Oracle AZ 85623 | | 3-15-14 |
| Charlotte Poole | <i>Charlotte Poole</i> | 1045 E Nuestro St. Oracle AZ 85623 | | 3-15-14 |
| JUDITH WALSH | <i>Judith Walsh</i> | BOX 5268 ORACLE, AZ 85623 1085 CHICALOTE ST | | 3-15-14 |
| Kate Horton | <i>Kate Blanton</i> | Bx 183 - 855 N Shuman Oracle, AZ | | 3-15-14 |
| KAREN MEDLEY Karin Medley | <i>Karen Medley</i> | P.O. Box 956, Oracle AZ | | 3-15-14 |
| TANICE WANKON | <i>[Signature]</i> | 415 N. Circle Place Oracle AZ | | 3-15-14 |
| Elvia Schwenke | <i>[Signature]</i> | 525 Oak Hills Oracle 85623 | | 3-15-14 |
| Valeska Cromer | <i>[Signature]</i> | PO BOX 111 Oracle, AZ 85623 | LIVES IN RADIUS | 3-15-14 |
| SHARON BRADY | <i>[Signature]</i> | PO BOX 5536 Oracle AZ 85623 | | 3/15/14 |

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| Printed Name | Signature | Address | Comment | Date |
|-------------------|--------------------------|------------------------------------------------------|-------------------------------|---------|
| William Blomquist | <i>William Blomquist</i> | 1730 SUNSET DRIVE | my wife (ANNE) shares my view | 3/16/14 |
| Liz Patterson | <i>Liz Patterson</i> | P.O. Box 5054 1005 Calle Manzanita | | 3/16/14 |
| SHARON ALEXANDER | <i>Sharon Alexander</i> | PO Box 1601 2049 W. Overlook ORACLE, AZ. 85623 | | 3-16-14 |
| JILL CAID | <i>Jill Caid</i> | PO Box 5324 884 Oakcliff ORACLE, AZ 85623 | | 3/16/14 |
| Nyla Butler | <i>Nyla Butler</i> | 101505 Oracle, AZ 85623 | | 3/16/14 |
| Liz LaRage | <i>Liz LaRage</i> | Box 5353 Oracle, 85623 | | 3/17/14 |
| Kathryn Brown | <i>Kathryn Brown</i> | PO Box 1160 Oracle 1955 Linda Vista Rd | | 3/17/14 |
| WHIT PATTEN | <i>Whit Patten</i> | PO BOX 160, ORACLE AZ 1955 LINDA VISTA Rd 85623 | | 3/17/14 |
| Leslie Bunzel | <i>Leslie Bunzel</i> | PO Box 1031 Oracle AZ 85623 | | 3/19/14 |
| Robert Cocker | <i>Robert Cocker</i> | PO Box 795 Oracle, AZ 85623 | | 3/22/14 |
| VAL BEMBENEK | <i>Val Bembenek</i> | POB 5084 Oracle AZ | | 3/24/14 |

| Printed Name | Signature | Address | Comment | Date |
|---------------------------|----------------------|----------------------------------------------|---------|---------|
| MARY Huebner | Mary h. Hue | 201 Scot Ridge 85623 | | 3/24/14 |
| Hendrik W. Seaney | H W Seaney | 140 Hobo Rd - Oracle AZ 85623 | | 3/25/14 |
| WM G Parfet | WM G PARFET. | 59760 E WINDY GRANDE DR. ORACLE, AZ 85623 | | 3/25/14 |
| ROBERT ELDER | Robert Elder | 1275 S. COOY LOOP RD ORACLE, AZ 85623 | | 3/25/14 |
| Jenine Mayer | Jenine Mayer | 1275 S Cooy Loop Oracle AZ 85623 | | 3/25/14 |
| Allison Griffin | Allison Griffin | 149 A N. Cedar Ridge Oracle AZ 85623 | | 3/25/14 |
| Mary Ann Pogany | Mary Ann Pogany | 865 N Blazing Star Dr. Oracle, AZ 85623 | | 3/25/14 |
| James P. Walsh | James P. Walsh | 1085 W. Chicalote St Oracle, AZ 85623 | | 3/25/14 |
| Peggy A. Blomquist | Peggy A. Blomquist | 1730 N. Sunbelt Point Dr. Oracle, AZ 85623 | | 3/25/14 |
| Anne Lucic | Anne Lucic | 985 W Chicalote ST Oracle, AZ 85623 | | 3/28/14 |
| CHRISTOPHER LUCIC | CL | 985 W. CHICALOTE ST. ORACLE AZ 85623 | | 3/28/14 |
| Mary Jane | | | | 3/29/14 |
| Rich Hernandez | | | | 3/30/14 |
| W.E. BUSSE | W E BUSSE | PO BOX 1121, Oracle AZ 85623 | | 3/30/14 |
| CHRISTOPHER HOLLEMAN | Christopher Holleman | PO BOX 812 ORACLE AZ 451 E NUESTRO ST. 85623 | | 4-1-14 |
| ROYAL JOHN MEDLEY | Royal John Medley | P.O. BOX 956 65 N CALLAS ORACLE, AZ 85623 | | 4-1-14 |

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| Printed Name | Signature | Address | Comment | Date |
|--------------------|--------------------------|--------------------------------------|-------------------------------------------------------------|---------|
| Judith L. Zehner | <i>Judith L. Zehner</i> | POB 730 400 Bully Hill Ct | Please Oracle is such a lovely place, don't ruin it w/ pot! | 3-6-14 |
| ALICIA BRISTOW | <i>Alicia S. Bristow</i> | New renters 1995 W. AMERICAN AVE. | Have office space rented for market - pump. office | 3-6-14 |
| Maria Barrimentos | <i>Maria Barrimentos</i> | 1885 W American Ave | Bad for business | 3-6-14 |
| DAVID O. SHOAF | <i>David O. Shoaf</i> | D PRODUCE 1014 W American Ave | BAD FOR ORACLE | 3-6-14 |
| ROSA SALAZAR | <i>Rosa Salazar</i> | 1040 American Ave | FAMILY DOLLAR STORE BAD FOR BUSINESS | 3-6-14 |
| Michelle Clark | <i>Michelle Clark</i> | 825 W. Charlotte | Bad image on our main business corridor | 3-9-14 |
| Charles Clark | <i>Charles Clark</i> | 825 W. Charlotte | and puts a negative connotation for this lovely small town | 3-9-14 |
| MARIAN SHOPTAUGH | <i>Marian Shoptaugh</i> | 1670 Oracle Ranch Rd Oracle | not good for business | 3-12-14 |
| Mary Tribbey | <i>Mary Tribbey</i> | 770 N. Cody Loop Rd. Oracle | We don't need this type of business activity | 3-12-14 |
| Chris Riven | <i>Chris Riven</i> | 1465 W. Linda Vista Rd | Don't need it | 3/14/14 |
| <i>[Signature]</i> | <i>[Signature]</i> | ll ll | ll ll | 3/14/14 |

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| Printed Name | Signature | Address | Comment | Date |
|------------------|-------------------------|-----------------------------------------------|------------------------------------|---------|
| John M. Wroelke | <i>John M. Wroelke</i> | PO Box 1241, Oracle | | 3-6-14 |
| Owen B. Ashworth | <i>Owen B. Ashworth</i> | PO Box 743 San Manuel | Bad Idea !! | 3-6-14 |
| Shelley Ashworth | <i>Shelley Ashworth</i> | P.O. Box 743 SAN MANUEL | NO! | 3-6-14 |
| SUE PARRA | <i>Sue Parra</i> | American Ave PO Box 261 Oracle AZ | | 3/6/14 |
| Jerry Parra | <i>Jerry Parra</i> | AMERICAN AVE PO Box 261 Oracle AZ | | 3/6/14 |
| Cheri Mosie | <i>Cheri Mosie</i> | PO BOX 1241 ORACLE AZ | NOT AT THIS TIME, NOT IN THIS WAY. | 3/6/14 |
| CHRIS ROBINSON | <i>Chris Robinson</i> | 1864 ALEX AUSTIN, ORACLE | AT THE HEARING | 3/15/14 |
| Angie Parra | <i>Angie Parra</i> | 1015 W. American Ave <small>Oracle</small> | | 3/15/14 |
| | | | | |
| | | | | |

within 300'

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| Printed Name | Signature | Address | Comment | Date |
|-------------------|--------------------------|----------------------------------------------|-------------------------------------------------------------------|---------|
| Lora Erickson | <i>Lora Erickson</i> | 15 E Grant PO BOX 15 Oracle | | 3/7/14 |
| William Erickson | <i>William Erickson</i> | 15 E Grant St Oracle AZ 85623 | | 3/7/14 |
| JOHN RENDALL | <i>[Signature]</i> | 3746 W. LINDA VISTA RD ORACLE, AZ | | 3/7/14 |
| CLARE GROCHOCKI | <i>Clare Grochocki</i> | 916 MICHAEL DR. P.O. BOX 5239 Oracle | | 3-11-14 |
| Julie Szekely | <i>Julie Szekely</i> | Box 5346 Oracle 85623 | IF Oracle were incorporated this would never have gotten this far | 3-11-14 |
| Toni Beer | <i>Catherine Beer</i> | P.O. BOX 1132 Oracle 85623 | NOT good for Oracle and our small business | 3-11-14 |
| Susan Cochran | <i>Susan Cochran</i> | PO Box 714 Oracle 85623 | | 3-11-14 |
| Valerie Leach | <i>Valerie Leach</i> | #39 Oracle, AZ 1256 W. Neal Ave | | 3-11-14 |
| Rosie Sue Ambrose | <i>Rosie Sue Ambrose</i> | 1843 VERMONT VISTA PO Box 1843 Oracle, AZ | | 3-11-14 |
| Debra Breen | <i>Debra E. Breen</i> | 1575 W AMERICAN AVE POB 731 Oracle, AZ | | 3-11-14 |
| Dwen Rendall | <i>Dwen Rendall</i> | 3746 W. LINDA VISTA ORACLE, AZ 85623 | a big No! | 3-11-14 |

Within 1000'

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| Action petitioned for | We, the undersigned, are concerned citizens who urge our Pinal County Planning and Zoning and Board of Supervisors to stop any action to allow for permitting or locating the marijuana dispensary in the community of Oracle. |

| Printed Name | Signature | Address | Comment | Date |
|--------------------|---------------------------|-----------------------------------------------------------|---------------------------|---------|
| CARL RIGGS | <i>Carl Riggs</i> | P.O. Box 217 1095 N. DODGE DR. / ORACLE, AZ | NO WAY IN ORACLE | 3/11/14 |
| Dorothy Ogden | <i>Dorothy A. Ogden</i> | 850 Sycamore Oracle, AZ P.O. Box 5052 Oracle, AZ 85623 | Definitely Not | 3/11/14 |
| JANE KIRKBY | <i>Jane Kirkby</i> | W. Linda Vista Rd AZ 85623 P.O. Box 795 ORACLE | NO, NO, NO, NOT in Oracle | 3/11/14 |
| Julie Riley | <i>Julie Riley</i> | 400 N John Adams Oracle AZ 85623 | | 3/11/14 |
| Jules Salon | <i>Julie Riley</i> | 1675 America Ave. Oracle AZ 85623 | | 3/11/14 |
| Phyllis EAGAR | <i>Phyllis Eagar</i> | 755 N. Cody Loop 12 ORACLE AZ 85623 | | 3/11/14 |
| ANNIE M. NAVARRO | <i>Annie M. Navarro</i> | P.O. Box 54 1215 N. John Adams ORACLE, AZ. 85623 | (Annie's Hair Salon) | 3-11-14 |
| MARIE MUNOZ | <i>Marie Munoz</i> | P O Box 398 Oracle AZ 85623 | | 3-11-14 |
| Lauranda Winingham | <i>Lauranda Winingham</i> | 525 S. Cody Loop Rd Oracle AZ 85623 | | 3-11-14 |
| WENDY HOCKEY | <i>Wendy Hockey</i> | PO Box ORACLE, 85623 | | 3/19/14 |
| MARK LEWIS | <i>Mark Lewis</i> | P.O. Box 1315 ORACLE. 85623 | | 3/19/14 |

Petition to Stop a Marijuana Dispensary from being located in Oracle, AZ

| | |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Petition summary and background | A marijuana dispensary is being proposed for the community of Oracle at 1880 W. American Avenue; next to the Pinal County Health Facility. This would be a privately owned business owned by Mr. Glenn Wilt, a wealthy business man who has purchased numerous old buildings in the towns of Superior and Globe. Mr. Wilt has established a public record with the town councils of both communities which should be considered when deciding if this would be a positive venture for the community of Oracle. Additionally, the location he has selected in the heart of the Oracle business district is close to our schools and churches. If you believe this business would NOT be desirable for our community and children, please sign below. |
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| Printed Name | Signature | Address | Comment | Date |
|--------------------|---------------------------|--------------------------------------------------|---------------------------------------------|---------|
| JACK HARMON | <i>Jack Harmon</i> | ^{Oracle 85623} 2065 W. Paseo Redondo | | 2/24/14 |
| ALICIA BRISTOW | <i>Alicia Bristow</i> | ORACLE, AZ 85623 3939 W. LINDA VISTA Rd. | Signed 2x - Home Resident/Bus. on Amn. Ave. | 2/24/14 |
| David Raneri | <i>David Raneri</i> | 1285 Thunder Rd 85623 | | 3/14/14 |
| MARGARET FAIRBANKS | <i>Margaret Fairbanks</i> | ^{Oracle 85623} 1245 W. AMERICAN | | 3/14/14 |
| MARGARET GUYTON | <i>MEG</i> | ⁸⁵⁶²³ 1210 W American | Property owner | 3/15/14 |
| WADE MARTIN | <i>Wade Martin</i> | P.O. Box 1572 ORACLE AZ 85623 | | 3/15/14 |
| COLIN BUDD | <i>Colin Budd</i> | 684 Campo Tranquilo Way | Property Owner | 3/17/14 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| Printed Name | Signature | Address | Comment | Date |
|--------------------|--------------------|-------------------------------------|----------------------------------------------------|---------|
| Dawn Weiss | Dawn Weiss | 85623 810 W. Robles St. Oracle | | 3-15-14 |
| J.R. Kinkpatrick | J.R. Kinkpatrick | 1955 W. Calle Venado | | 3/15/14 |
| Sherril Ziegler | Sherril Ziegler | 1985 W. Calle Venado | | 3/15/14 |
| Karen Lombardi | Karen Lombardi | 610 Camino Yucca | | 3/15/14 |
| Carol Huber | Carol Huber | 913 N Two O Clock Hill | | 3/15/14 |
| Patricia Dala | Patricia Dala | 510 Cedar Ridge Drive Oracle, AZ | | 3-15-14 |
| Martie K. Irwin | Martie K. Irwin | 2780 N. Somborg Dr | | 3-15-14 |
| Suzette S Thatcher | Suzette S Thatcher | 1610 E. Mt. Lemmon Hwy | | 3-16-14 |
| Ann Dalton | Ann L Dalton | 155 E Maplewood St | | 3-16-14 |
| SUSANNE QUEENAN | Susanne Queenan | 1330 W. Linda Vista Rd | | 3/16/14 |
| Jean M Scaney | Jean M Scaney | 140 S. Hale Rd | | 3/16/14 |
| Sheila Norine | Sheila Norine | 815 N. Evergreen | | 3/16/14 |
| Maudine Klein | Maudine Klein | 365 Parkside Oracle | | 3-16-14 |
| Betty Caraway | Betty Caraway | 660 Oakcliffe Ct Oracle | | 3-16-14 |
| Bud Bristow | Bud Bristow | 3939 W. Linda Vista, Oracle | We don't need all workers in DUL and more drugs | 3-17-14 |
| | | | | |

Petition to Stop a Marijuana Dispensary from being located in Oracle, AZ

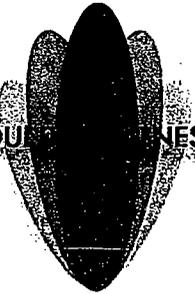
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| Printed Name | Signature | Address | Comment | Date |
|---------------------------------|--------------------|------------------------------|---------|------|
| Ellie Brown | <i>[Signature]</i> | P.O. Box 784 Oracle AZ | | 4/1 |
| Christina Acosta | <i>[Signature]</i> | P.O. Box 73 Oracle AZ | | 4/1 |
| MANUELA NAJARA | <i>[Signature]</i> | P.O. BOX 166 ORACLE, AZ | | 4/1 |
| MARIE MORENO MARIE P. MORENO | Marie Moreno | P.O. BOX 565 Oracle, AZ | | 4/3 |
| Rodolfo M. Moreno | Rodolfo M. Moreno | P.O. BOX 565 ORACLE AZ | | 4-3 |
| Erica Flores | Erica Flores | P.O. Box 784 Oracle, AZ | | 4/5 |
| Larry Swille | Larry Swille | P.O. Box 1717 Oracle | | 4- |
| Shirley " | Shirley Swille | P.O. Box 1717 Oracle | | 4- |
| Billy Cannon | Billy Cannon | 2145 W. Paseo Redondo Oracle | | 4- |
| Shirley Cannon | Shirley Cannon | 2145 W. Paseo Redondo Oracle | | 4- |
| ALAN BRIDINE | <i>[Signature]</i> | 1725 Sunset St Oracle | | 4- |

Petition to Stop a Marijuana Dispensary from being located in Oracle, AZ

| | |
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| Printed Name | Signature | Address | Comment | Location | Date |
|---------------|----------------------|---------------------------|---------|------------------------|---------|
| Juanne Lapa | <i>Juanne Lapa</i> | P.O. Box 1494 Oracle, AZ | | Location, Location | 3/24/14 |
| John Soule | <i>John Soule</i> | P.O. Box 334 | | To close to school | 3-25-14 |
| Drug Stopper | <i>[Signature]</i> | PO 1396 | | Lower | 3-25-14 |
| MIKE MATREYER | <i>Mike Matreyer</i> | 31915 MISTY DR NW, ORACLE | | | 3/25/14 |
| BRUCE FINK | <i>Bruce Finke</i> | 35016 S. RIVERWOOD CT. | | | 3/25/14 |
| Catesby Suter | <i>Catesby Suter</i> | P.O. Box 605 Oracle AZ | | wrong image for Oracle | 3/25/14 |
| | | | | | |
| | | | | | |
| | | | | | |
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| | | | | | |

The logo for the Pinal County Wellness Center features a stylized, dark, multi-lobed shape resembling a flower or a leaf, centered on the page. The text "PINAL COUNTY WELLNESS CENTER" is printed in a bold, sans-serif font, with "PINAL COUNTY" on the left and "WELLNESS CENTER" on the right, flanking the central graphic.

PINAL COUNTY WELLNESS CENTER

Dear Neighbor,

The purpose of this letter is to indicate that a public meeting is going to take place at the Oracle Community Center at 685 East American Avenue in Oracle, Arizona

TUESDAY, JANUARY 28, 2014 AT 7:00 P.M.

This meeting is to provide information on and to address any questions about the establishment of the Pinal County Wellness Center at 1800 West American Avenue in Oracle, Arizona. This center is designed to be a MEDICAL MARIJUANA DISPENSARY and you are being notified of this neighborhood invitation because you are a registered owner of property within 1200 feet of this proposed business location.

At this meeting will be (a) the Owners of the Pinal County Wellness Center, (b) their legal representative and (c) an individual who is the Manager of a Dispensary in Tucson who will provide information on the general activities of such a business.

We welcome your attendance at this meeting and encourage you to extend the invitation to other members of the community. We are looking forward to seeing you and answering any questions you may have on the proposed Dispensary.

MINUTES OF THE NEIGHBORHOOD MEETING IN ORACLE, ARIZONA
AT THE ORACLE COMMUNITY CENTER
held on January 28, 2014

1. The Main Meeting Room of this facility, which contains some 2,500 square feet was rented and opened at 6:30 P.M. on the day of the meeting. General refreshments, including soft drinks and cookies were provided on a table fronting the main entrance to this facility and the crowd slowly started to gather between 6:30 and 7 P.M.
2. The meeting was called to order at 7 P.M. There were 30 individuals attending this gathering who placed their credentials (name, address and town of origin) on the sign-in sheet and there were 5 who apparently did not decide to participate in this signature listing.
3. Individuals were then introduced to the audience including (a) Mr. David Dow, Lawyer for the Pinal County Wellness Center, (b) Dr. Glenn Wilt, Jr., the Principal of the Center and (c) Mr. Paul Goetz, General Manager for two dispensary operations in the Tucson, Arizona area and his Director of Security, all of whom stood in the front of the audience, who were seated at tables that accommodated two persons on the side fronting these presenting individuals.
4. There was to be three introductory speeches by the above individuals, however at the start of the meeting questions from the audience began immediately and for the period between about 7:10 P.M. and just before 8:30 P.M. these three presenting individuals answered audience questions more appropriate to their functions in the Dispensary or, on several occasions, one of the Speakers would begin and the others would conclude such audience inquiries.
5. The questions ranged from the type of organization under which such a business would operate (profit or non-profit) to salaries of those in this business (employees, principals) to the "security" that would be maintained in such a business (hours of operation, cameras, local police and sheriff departments, etc.) This audience participation continued throughout the time of assembly of this group, which was made up of about an equal distribution between male and female who ranged between

(rounded) 45 and above 80 years of age. There did not appear to be any noticeable number of younger persons at this meeting.

6. No one in the audience identified themselves as "medical marijuana card-carrying persons" however after there were no further questions and the meeting concluded, several individuals gathered around the "architectural rendering of the proposed interior renovation of the (rounded) 1,200 square foot building being leased for this business in Oracle". Their information was that they had such "authorization cards from the Arizona Department of Health Services" and that it would, if the business was established, be helpful to them in their need for this medicine to not have to travel to Tucson for such a product.
7. There was a short discussion by two separate individuals about the need for such a trip to Tucson for the type of product proposed to be sold by a Dispensary located in Oracle. This information generated inquiries by others in the audience about the opinion that there may well be persons from the Tucson area who would come to such a business in Oracle versus purchasing their product in Tucson, their place of residence, due to the request for anonymity or visa-versa for individuals now living in Oracle.
8. In general, the meeting was quite orderly and there were no arguments that the discussion generated between members of the audience or those presenting.
9. The meeting ended with the lack of further questions and the audience was informed they were welcome at the two future meetings to be held in Florence, Arizona on the subject of the Board of Supervisors of Pinal County adopting an ordinance to provide a "Special Use Permit" for this business in the unincorporated area of Oracle.
10. It is appropriate to mention that in the audience for this meeting was Mr. Pete Rios, the Senior Member of the 6 person "Board of Supervisors of Pinal County" committee, this group located in Florence. During the session at the Oracle Community Center, Mr. Rios answered some questions that were directed to him and largely encouraged the audience, if they wished to express opinions on this business at a later date, to attend either or both of the coming meetings of the "Planning

and Zoning" committee and the "Board of Supervisors", the first group of which has the option of providing a recommendation or not for the establishment of this type of business and the second group who will vote either positive or negative for the granting of such a "Special Use Permit" for the establishment of a Medical Marijuana Dispensary in Oracle, Arizona.

Pinal County Wellness Center Community Meeting
January 28, 2014 7:00 P.M.

Attendance Sheet: Please sign in

Name: Kathy Brown
Address: PO Box ¹⁶⁰ Oracle
1955 Linda Vista
Phone: _____
Email: _____

Name: Wivian + David Clark
Address: PO. 756
ORACLE AZ 85623
Phone: _____
Email: _____

Name: Shelia + Fred Patterson
Address: 640 W Sunsel AV
Oracle AZ 85623
Phone: _____
Email: _____

Name: Judith L. Zehner
Address: ~~POB~~ POB 730
Oracle, AZ 85623
Phone: _____
Email: _____

Name: RITA PEÑA
Address: 1841 W. Alex Austin Dr.
Oracle, Az. 85623
Phone: _____
Email: _____

Name: Cannie Chansley
Address: 910 W Discover St
Oracle, Az 85622
Phone: _____
Email: _____

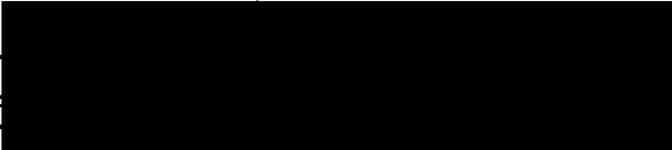
Pinal County Wellness Center Community Meeting
January 28, 2014 7:00 P.M.

Attendance Sheet: Please sign in

Name: Bud Bristow
Address: 3939 W. Linda Vista
Oracle

Phone: _____
Email: _____

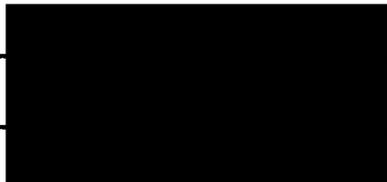
Name: Sue Parra
Address: 1015 W American Ave
Oracle AZ

Phone: 
Email: _____

Name: Alicia Bristow
Address: 3939 W. LINDA VISTA Rd.
ORACLE AZ 85693

Phone: 
Email: _____

Name: CASER EGAN
Address: P.O. Box 1341 Oracle AZ

Phone: 
Email: _____

Name: Vincent Rungt & Lea
Address: 1675 CAMINO SECO
ORACLE AZ 85623

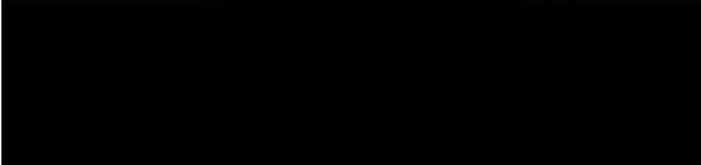
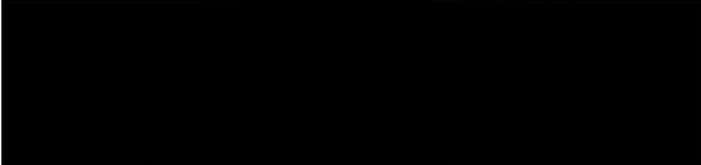
Phone: 
Email: _____

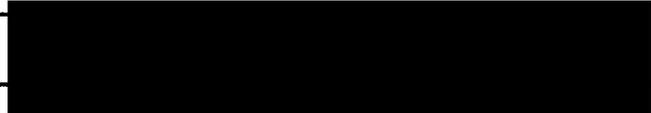
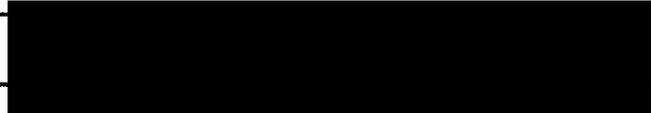
Name: Don Meyer
Address: 1555 Camino Seco

Phone: _____
Email: _____

Pinal County Wellness Center Community Meeting
January 28, 2014 7:00 P.M.

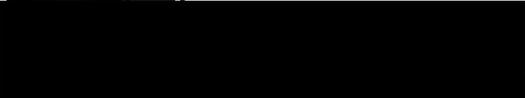
Attendance Sheet: Please sign in

Name: * MARY J. BUZAN
Address: 1331 N. Apache Joe Ct
Oracle Az 85623
Phone: 
Email: 

Name: Liz Ferguson
Address: 560 Robles
Phone: 
Email: 

Name: Shirley Swille
Address: P.O. Box 1717
Oracle Az 85623
Phone: _____
Email: _____

Name: Sunda Atalig
Address: 1580 N. Calle Granada
PO Box 5673
Oracle Az 85623
Phone: _____
Email: _____

Name: CAROL LEE LACROIX
Address: PO BOX 1656
ORACLE
Phone: 
Email: _____

Name: Loni Havens
Address: PO Box 1575
Oracle Az 85623
Phone: _____
Email: _____

Pinal County Wellness Center Community Meeting
January 28, 2014 7:00 P.M.

Attendance Sheet: Please sign in

Name: Frank Ziverson

Address: Box 1055

Orlando, AZ 85623

Phone: 

Email: 

Name: Mary Ellen Latta

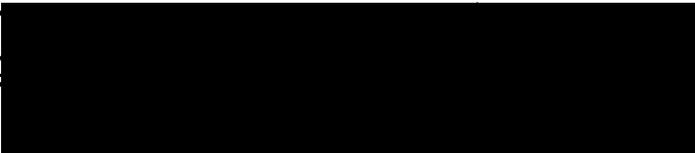
Address: Box 1059

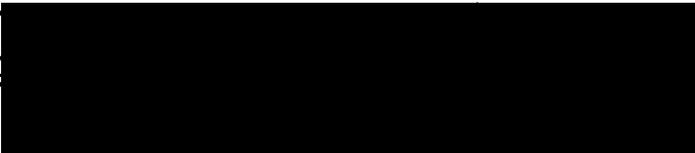
Phone: 

Email: 

Name: DIANA CREIGHTON

Address: _____

Phone: 

Email: 

Name: Drew Kendall

Address: _____

Phone: _____

Email: _____

Name: John Kendall

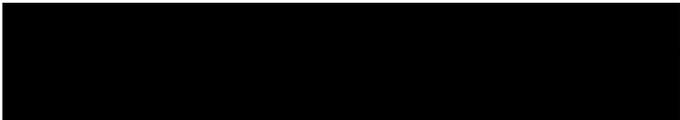
Address: _____

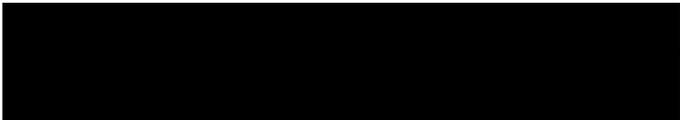
Phone: _____

Email: 

Name: Jim Walsh

Address: _____

Phone: 

Email: 

Pinal County Wellness Center Community Meeting
January 28, 2014 7:00 P.M.

Attendance Sheet: Please sign in

Name: Cynthia Turner
Address: _____

Phone: _____
Email: _____

Name: Wardawinningham
Address: 525 S. Cody Loop
Oracle, AZ
Phone: _____
Email: _____

Name: Julie Szekely
Address: _____

Phone: _____
Email: _____

Name: Chris Collopy
Address: 525 S. Cody Loop
Oracle, AZ
Phone: _____
Email: _____

Name: Quenta Boranek
Address: _____

Phone: _____
Email: _____

Name: Doug Stuckert
Address: _____

Phone: _____
Email: _____

APPLICATION FOR A SPECIAL USE PERMIT FOR A MEDICAL MARIJUANA DISPENSARY IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(all applications must be typed or written in ink)

1. Pinal County Staff Coordinator: Ashlee MacDonald
2. Date of Concept Review: 1/14/14 Concept Review Number 2-PA-002-13
3. The legal description of the property: COM SE COR SEC 27-9S-15E ODN - 1197.59 TO N ROW LINE AMERICAN AVE N-76 DW-732 TO TPOB N-76 DW-100 N-13 DE-200 S-76 DE-100 THS-13D W-200 TO TPOB. 460 AC
4. Tax Assessor Parcel Number: 308-56-086-0
5. Current Zoning: CB 2
6. Parcel size: .46 ACRES
7. The existing use of the property is as follows: RETAIL
8. The exact use proposed under this request: MEDICAL MARIJUANA DISPENSARY
9. Is the property located within three (3) miles of an incorporated community?
YES NO
10. Is an annexation into a municipality currently in progress?
YES NO
11. Is there a zoning violation on the property for which the owner has been cited?
YES NO If yes, Zoning Violation Number: _____
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. N/A
13. Explain why the proposed development is needed and necessary at this time. SEE NARRATIVE: ACCORDING TO ARIZONA STATE LEGISLATURE AND ARIZONA DEPT. OF HEALTH SERVICES, ONE DISPENSARY SHALL BE LOCATED IN EACH COMMUNITY HEALTH ANALYSIS AREA (CHAA). THIS PROPOSED DISPENSARY IN ORACLE, AZ, MEETS ALL ADHS REQUIREMENTS AND CRITERIA IN SECTION 2.151.010.
RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

SUPPORTING INFORMATION FOR A Medical Marijuana Dispensary

1. What is the legal name of the Medical Marijuana Dispensary? PINAL COUNTY WELLNESS CENTER
2. Is the proposed dispensary located on property zoned CB-2 or CB-2/PAD? YES NO
3. Is the proposed dispensary setback a minimum of 10 miles from all other medical marijuana dispensaries measured from the parcel boundaries? YES NO
4. Is the proposed dispensary setback a minimum of 1,500 feet from schools, community service agency, activity facility and or activity where children may be enrolled, measured from the parcel boundaries? YES NO
5. Is the proposed dispensary setback a minimum of 1,500 feet from a childcare center, library or public park, church, residential substance abuse diagnostic and treatment facility or other drug or alcohol rehabilitation facility measured from the parcel boundaries? YES NO NOTE: 1509 FEET FROM PROPOSED DISPENSARY TO CHURCH NORTH OF HIGHWAY 77.
6. Does the proposed dispensary have a drive-thru service or outdoor seating areas? YES NO
7. Does the proposed dispensary have a floor area greater than 2,000 square feet? YES NO
8. Does the proposed dispensary have a secure storage area for the storage of medical marijuana of less than 400 square feet? YES NO
9. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
10. Do you understand that the permitted hours of operation for a dispensary are between the hours of 9:00 a.m. and 7:00 p.m. (MST) daily? YES NO
11. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety convenience and general welfare? YES NO
12. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO
13. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). Show ingress/egress on the site plan. ESTIMATED TO BE 16 TO 18 PATIENTS PER DAY
14. How many parking spaces are to be provided (employees and customers). Indicate these parking spaces on the site plan. 12 (SEE SITE PLAN)
15. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? NO EXCESSIVE NOISE, SMOKE, FUMES, DUST OR GLARE.

16. What type of landscaping are you proposing to screen this use from your neighbors?
LANDSCAPING SHOWN ON ATTACHED SITE PLAN.
17. What type of signage are you proposing for the activity? Where will the signs be located?
EXISTING MONUMENT SIGN WILL BE USED.
18. 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. NO MANUFACTURING OR PRODUCTION WILL BE DONE OUT THE PREMISES.
19. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested NO CHANGES IN APPEARANCE. ADHERES TO CURRENT ZONING.

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.

1630 S. COLLEGE AVE.
GLENNA A. WILT, JR. TEMPE, AZ 85281 [REDACTED]
Name of Applicant Address Phone Number

[Signature] [REDACTED]
Signature of Applicant E-Mail Address

David Dow 3104 E. Camelback #251, Phx, AZ (602) 550-2951
Name of Agent/Representative Address Phone Number

[Signature] [REDACTED]
Signature of Agent/Representative E-Mail Address

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

RITA CASARES 1880 W. AMERICAN AVE ORACLE, AZ
Name of Landowner Address Phone Number

[Signature]
Signature of Landowner E-Mail Address

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

CONSENT TO PERMIT

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

RITA CASARES
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of .46 acres located
at 1880 W. AMERICAN AVE., ORACLE, AZ 85623, and further
[Insert Address of Property]

identified as tax parcel number 308-56-086-0 and legally described as follows:
[Insert Parcel Number]

COM SE COR SEC 27-9S-15E O D N-1197.59 TO N ROW
LINE AMERICAN AVE N-76 D W-732 TO TPOB N-76 D
W-100 N-13 D E-200 S-76 D E-100 TH S-13D W-200 TO
TPOB. 460 AC
[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to PINAL COUNTY WELLNESS CENTER'S application
[Insert Name of Applicant]
for SUP for MEDICAL MARIJUANA DISPENSARY
[Insert Type of Permit] [Describe Use]
and consents to the issuance of the permit for the stated use on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

Rita Irene Pena Casares
[Signature] [Signature]

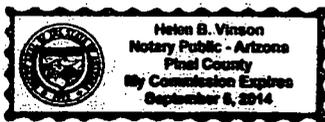
Dated: Dec 11, 2013 Dated: _____

STATE OF AZ
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public,
this 11 day of Dec 2013 by Rita Casares
[Insert Name of Signor(s)]

Helen B. Vinson
Notary Public

My Commission Expires: Sept 5, 2014



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

RITA CASARES
[Insert Name - If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of .46 acres located
at 1880 W. AMERICAN AVE., ORACLE, AZ 85623
[Insert Address of Property]
and further identified as assessor parcel number 308-56-086-0 and legally
[Insert Parcel Number]
described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints

PINAL COUNTY WELLNESS CENTER (REPRESENTATIVE: DAVID DOW)
[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.]

x Rita Casares
[Signature]

Dated: March 3, 2014

[Signature]

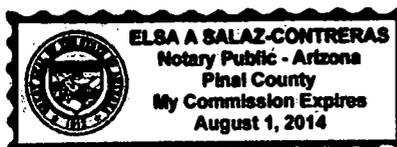
Dated: _____

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 3rd day of March, 2014
By Rita Casares
[Insert Name of Signor(s)]

My commission expires August 1, 2014

Elsa A. Salaz-Contreras
Notary Public



ACKNOWLEDGMENT OF INTENT TO USE PROPERTY AS A MEDICAL MARIJUANA DISPENSARY

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

RITA CASARES
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of .46 acres located
at 1880 W. AMERICAN AVE., ORACLE, AZ 85623, and further
[Insert Address of Property]

identified as tax parcel number 308-56-086-0 and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to PINAL COUNTY WELLNESS CENTER's application
[Insert Name of Applicant]
for a medical marijuana dispensary and consents to the issuance of the permit for the stated use
on the Property.

[If an Individual, use the following Signature Block and Acknowledgment]

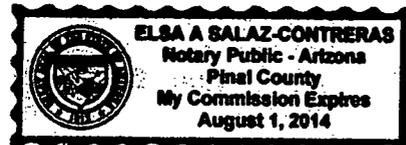
Rita Casares _____
[Signature] [Signature]

Dated: March 3, 2014 Dated: _____

STATE OF Arizona
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public,
this 3rd day of March, 2014 by Rita Casares
[Insert Name of Signor(s)]

My Commission Expires: August 1, 2014
Elsa A. Salaz-Contreras
Notary Public



PRINCIPAL OFFICER, BOARD MEMBER AND DISPENSARY IDENTIFICATION LIST
 Please list all Principal Officers, Board Members and Dispensary Agents of the non-profit
 medical marijuana dispensary

Glenn A. Wilt, Jr. President / Board Member 1630 South College Avenue Tempe, Arizona 85281

| Name | Title | Address | Date of Birth |
|---------------|-----------------------------------|------------------------------------------|---------------|
| Paul W. Shaub | Dispensary Agent/ Board Member | 9305 Malpais Road Winkelma, AZ. 85192 | |

| Name | Title | Address | Date of Birth |
|------|-------|---------|---------------|
| | | | |

I hereby certify that none of the above listed principal officers or board members has served as a principal officer or board member for a registered non-profit medical marijuana dispensary that has had its registration certificate revoked or been convicted of one of the following offenses:

- i. A violent crime as defined in A.R.S. § 13-901.03(B) that was classified as a felony in the jurisdiction where the person was convicted;
- ii. A violation of state or federal controlled substance law that was classified as a felony in the jurisdiction where the person was convicted including an offense for which the sentence, any term of probation, incarceration or supervised release, was completed within the 10 years prior to applying for the application for the dispensary or an offense involving conduct that would be immune from arrest, prosecution or penalty under A.R.S. §36-2811 except that the conduct occurred before the effective date of that statute or was prosecuted by an authority other than the State of Arizona.

Glenn A. Wilt, Jr.
 [Signature]

 [Signature]

Dated: January 24, 2014

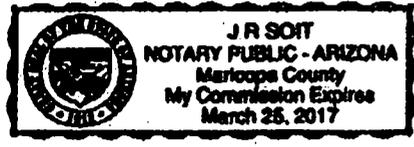
Dated: _____

STATE OF Arizona)
) ss.
 COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 24 day of January, 2014, by Glenn A. Wilt, Jr.
 [Insert Name of Signor(s)]

[Signature]
 Notary Public

My Commission Expires: 3-25-17



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 1000 feet of the subject parcel boundary.

Parcel No.: 308360010
 Name: MARTINEZ GILBERT C & SYLVIA CANEDO CC
 Address: 1940 W EL PASEO
 City/ST/Zip: ~~ORACLE, AZ 85623~~ 85623

Parcel No.: 308361660
 Name: SPENCER CAROL J TRUST.
 Address: 12200 E STATE ROUTE 69 LOT 194
 City/ST/Zip: DEWEY, AZ 86327

Parcel No.: 308360040
 Name: SAIZ RUBY R.
 Address: PO BOX 637
 City/ST/Zip: ~~ORACLE, AZ 85623~~

Parcel No.: 308361690
 Name: MUNOZ MIKE & GARNET HELEN.
 Address: PO BOX 1857
 City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30836158B
 Name: WEEKS END LLC.
 Address: 1620 W ORACLE RANCH RD
 City/ST/Zip: ~~ORACLE, AZ 85623~~

Parcel No.: 308361720
 Name: BENAVIDEZ GERALDINE A.
 Address: PO BOX 793
 City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361600
 Name: MILLER CYRUS H & SUE.
 Address: PO BOX 376
 City/ST/Zip: ~~ORACLE, AZ 85623~~

Parcel No.: 308361860
 Name: GARCIA RITO & NANCY.
 Address: PO BOX 1242
 City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361630
 Name: ORTIZ ALBERT L. ORTIZ ZENAIIDA
 Address: PO BOX 1391
 City/ST/Zip: ~~ORACLE, AZ 85623~~

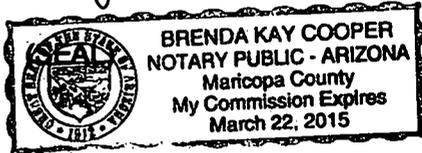
Parcel No.: 308361890
 Name: RUGOTSKA VINCENT JOHN.
 Address: 16280 N CHAPULIN WAY
 City/ST/Zip: TUCSON, AZ 85739

I hereby verify that the name list above was obtained on the 13 day of July 2014, at the office of PIAVIC COUNTY ASSESSOR and is accurate and complete to the best of my knowledge.

Signature [Signature]

Date 1-27-14

Acknowledged before me by Gregory E Rowles on this 27 day of January, 2014



[Signature]
 Signature of Notary Public

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

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 1000 feet of the subject parcel boundary.

Parcel No.: 308360020
Name: BUCHANAN CRAIG E & MARGIE K.
Address: PO BOX 666
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308360030
Name: BAIRD MARSHALL W & RITA M CO-TRS.
Address: PO BOX 887
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308360500
Name: BURRUEL JESUS M.
Address: PO BOX 1573
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30836158A
Name: STONECIPHER DREW A & MARTI M.
Address: PO BOX 5055
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30836158C
Name: STONECIPHER DREW A, STONECIPHER MARTI I
Address: MAIL RETURN
City/ST/Zip:

Parcel No.: 308361590
Name: SANCHEZ JAIME J & JAIME M.
Address: PO BOX 5071
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361610
Name: HUDSON JESS H, C/O YARBROUGH SHIRLEY
Address: MAIL RETURN
City/ST/Zip:

Parcel No.: 308361620
Name: CARENDER RODNEY J.
Address: PO BOX 5104
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361640
Name: PATTEN WHITNEY.
Address: 653 SUNBIRD LN
City/ST/Zip: BERTHOUD, CO 80513

Parcel No.: 308361650
Name: COOK JOHN JR & MARIA.
Address: PO BOX 5558
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361670
Name: WEEKS END LLC.
Address: 1620 W ORACLE RANCH RD
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361680
Name: RICH TINA,
Address: 1695 N CALLE FUTURA APT W
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361700
Name: REYES VICTOR A, REYES MARIA G
Address: 1679 N CALLE RUTURO
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361710
Name: TINOW HERBERT, PASQUINUCCI LIANA
Address: 9350 N DESERT MIST LN
City/ST/Zip: TUCSON, AZ 85743

Parcel No.: 308361840
Name: AGREDANO VERONICA.
Address: PO BOX 852
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361850
Name: MYERS DONALD E, MYERS LANAIR D
Address: PO BOX 1748
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361870
Name: BAYZE EVA L,
Address: 1273 S CAMINO DEL SIERRA
City/ST/Zip: TUCSON, AZ 85713

Parcel No.: 308361880
Name: GONZALES RUBEN C & GLORIA A.
Address: PO BOX 5387
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361900
Name: SMITH ROBERT E & FRANCIE V,
Address: PO BOX 1267
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308361910
Name: SPURGEON JIMMY L, SPURGEON NADA S
Address: PO BOX 1298
City/ST/Zip: ORACLE, AZ 85623



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 1000 feet of the subject parcel boundary.

Parcel No.: 308361920
Name: MULLER MARY AN,
Address: 607 W PLACITA DE LA POZA
City/ST/Zip: TUCSON, AZ 85704

Parcel No.: 308361930
Name: CHIZMAR WILLIAM M, CHIZMAR ELVIA M
Address: MAIL RETURN
City/ST/Zip:

Parcel No.: 308361940
Name: GUTIERREZ SALVADOR,
Address: PO BOX 884
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856001G
Name: STORMS REVOCABLE LIVING TRUST, STOR
Address: 13960 N ORACLE RD #3
City/ST/Zip: TUCSON, AZ 85739

Parcel No.: 308560260
Name: SEGALINI PAUL SUC TR MD & E HILDRETH T
Address: 1895 W AMERICAN AVE
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560270
Name: MORVICE NICHOLAS LEE,
Address: PO BOX 5108
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560410
Name: ROSZKO JOHN F & CROMER VALESKA V,
Address: PO BOX 111
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560430
Name: ENRIQUEZ RAUL G & ALICIA,
Address: PO BOX 5111
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560450
Name: LECOMPTE PAUL & MARY ANN,
Address: PO BOX 554
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560470
Name: LECOMPTE PAUL & MARY ANN,
Address: PO BOX 554
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308540010
Name: VIRAMONTEZ EDWARD C & ELDA F,
Address: PO BOX 861
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308540020
Name: MORVICE NICHOLAS L,
Address: PO BOX 5108
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856001D
Name: FICKETT VENTURES LLC,
Address: 1750 W TRAVELAIR WAY
City/ST/Zip: TUCSON, AZ 85737

Parcel No.: 30856001H
Name: DEVLIN GARY,
Address: PO BOX 36434
City/ST/Zip: TUCSON, AZ 85740

Parcel No.: 308560280
Name: ORACLE PROJECT V LLC,
Address: 4806 E CAMP LOWELL DR
City/ST/Zip: TUCSON, AZ 85712

Parcel No.: 308560290
Name: VILLAGE SQUARE MHP LLC,
Address: PO BOX 7000
City/ST/Zip: REDONDO BEACH, CA 90277

Parcel No.: 308560420
Name: GUTIERREZ LUIS A & EDILIA M,
Address: PO BOX 707
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560300
Name: VILLAGE SQUARE MHP LLC,
Address: PO BOX 7000
City/ST/Zip: REDONDO BEACH, CA 90277

Parcel No.: 308560440
Name: STRESS STELLA & ANDERSON SCOTT,
Address: MAIL RETURN
City/ST/Zip:

Parcel No.: 308560460
Name: LECOMPTE GREGORY PAUL,
Address: PO BOX 554
City/ST/Zip: ORACLE, AZ 85623

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 1000 feet of the subject parcel boundary.

30856065A
Parcel No.: MORENO RODOLFO,
Name: PO BOX 565
Address: ORACLE, AZ 85623
City/ST/Zip:

308560680
Parcel No.: GARCIA GUADALUPE E & FRANCES TR,
Name: 3821 E FIRST ST
Address: LOS ANGELES, CA 90063
City/ST/Zip:

30856065B
Parcel No.: HENDRIX ANDREW W, HENDRIX ALLISON D
Name: PO BOX 5376
Address: ORACLE, AZ 85623
City/ST/Zip:

308560700
Parcel No.: SCALETTA DOMINIC,
Name: PO BOX 69004
Address: ORO VALLEY, AZ 85737
City/ST/Zip:

308560690
Parcel No.: WALSH WILLIAM B, WALSH BONNIELEE
Name: PO BOX 263
Address: ORACLE, AZ 85623
City/ST/Zip:

30856075A
Parcel No.: BUCHANAN CRAIG & MARGIE, MCKENNA HC
Name: PO BOX 666
Address: ORACLE, AZ 85623
City/ST/Zip:

308560810
Parcel No.: MORENO TONY P & CAROL A, MORENO ANT
Name: PO BOX 146
Address: ORACLE, AZ 85623
City/ST/Zip:

308560790
Parcel No.: KEMP KENNETH E, KEMP PEGGY L
Name: PO BOX 87
Address: ORACLE, AZ 85623
City/ST/Zip:

30856088C
Parcel No.: NONNA MARIA S PIZZA INC,
Name: 2161 N ROCKCLIFF BLVD
Address: ORACLE, AZ 85623
City/ST/Zip:

30856088B
Parcel No.: FICKETT DONALD L & ROXANNE L, GARDNER R
Name: 1750 W TRAVELAIR WAY
Address: TUCSON, AZ 85737
City/ST/Zip:

308560640
Parcel No.: THAYER LYLE D, THAYER MYRNA B
Name: PO BOX 5566
Address: ORACLE, AZ 85623
City/ST/Zip:

308560490
Parcel No.: PIERSON JOE G SR, PIERSON N LEE
Name: PO BOX 904
Address: ORACLE, AZ 85623
City/ST/Zip:

308560670
Parcel No.: GARCIA GUADALUPE E & FRANCES,
Name: 3621 E FIRST ST
Address: LOS ANGELES, CA 90063
City/ST/Zip:

308560710
Parcel No.: SOULE JOHN P & NANNETTE,
Name: PO BOX 628
Address: ORACLE, AZ 85623
City/ST/Zip:

308560780
Parcel No.: KEMP KENNETH EARL,
Name: PO BOX 87
Address: ORACLE, AZ 85623
City/ST/Zip:

30856076A
Parcel No.: DE MARCO'S PIZZERIA & ITALIAN RESTAURANT
Name: PO BOX 5272
Address: ORACLE, AZ 85623
City/ST/Zip:

308560800
Parcel No.: MORENO TONY P & CAROL A,
Name: PO BOX 146
Address: ORACLE, AZ 85623
City/ST/Zip:

308560860
Parcel No.: CASARES RITA,
Name: 1880 W AMERICAN AVE STE C
Address: ORACLE, AZ 85623
City/ST/Zip:

308560830
Parcel No.: DBNCH CIRCLE LLC, C/O CIRCLE K STORES
Name: PO BOX 52085 PROPERTY TAX DC17
Address: PHOENIX, AZ 85072
City/ST/Zip:

30856085A
Parcel No.: PINAL COUNTY,
Name: PO BOX 827
Address: FLORENCE, AZ 85132
City/ST/Zip:

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 1000 feet of the subject parcel boundary.

Parcel No.: 308560730
Name: PULLEN PAUL S.
Address: 10581 E OAKWOOD DR
City/ST/Zip: TUCSON, AZ 85749

Parcel No.: 308560740
Name: COLLINS EDNA J, C/O SALAZAR SUSAN
Address: PO BOX 947
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560720
Name: OMSTEAD REAL ESTATE LLC, C/O OMSTEAD
Address: PO BOX 1083
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560870
Name: VINSON GREGG A & HELEN B FAM TRUST,
Address: PO BOX 1872
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856088F
Name: LACROIX LEE K & CAROL B.
Address: PO BOX 1656
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856088G
Name: KRAFT STEWART W & KELLY A.
Address: PO BOX 1028
City/ST/Zip: KERNVILLE, CA 93238

Parcel No.: 30856088E
Name: TREXLER PETER L.
Address: PO BOX 5212
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856088L
Name: LAKE DONALD T.
Address: 1511 N STELLERS JAY AVE
City/ST/Zip: GREEN VALLEY, AZ 85614

Parcel No.: 30856088K
Name: ROBINSON COLEN CHRIS & CARRIE LAJAN,
Address: PO BOX 194
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856088H
Name: LYMAN ROBERT S.
Address: 5708 E 8TH ST
City/ST/Zip: TUCSON, AZ 85711

Parcel No.: 30856088R
Name: GARDNER RICHARD A.
Address: 1750 W TRAVELAIR WAY
City/ST/Zip: TUCSON, AZ 85755

Parcel No.: 30856088P
Name: GARDNER RICHARD A.
Address: 1750 W TRAVELAIR WAY
City/ST/Zip: TUCSON, AZ 85755

Parcel No.: 30856088N
Name: GARDNER RICHARD A.
Address: 1750 W TRAVELAIR WAY
City/ST/Zip: TUCSON, AZ 85755

Parcel No.: 308560910
Name: KENT JERRY D & DEOTIS F TRS, KENT REVC
Address: PO BOX 93
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560900
Name: LACROIX LEE K & CAROL B.
Address: PO BOX 1656
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308560940
Name: HENDRICKSON H T JR & MARIA ESPINOSA,
Address: PO BOX 171
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 30856089A
Name: GARDNER RICHARD A.
Address: 1750 W TRAVELAIR WAY
City/ST/Zip: TUCSON, AZ 85755

Parcel No.: 308560930
Name: BB RENTAL PROPERTIES LLC, C/O BUNCH WILL
Address: PO BOX 257
City/ST/Zip: ORACLE, AZ 85623

Parcel No.: 308600030
Name: BURT WINNELL HILLMAN, HILLMAN ENTERP
Address: 2570 N FALLING WATER CT
City/ST/Zip: TUCSON, AZ 85749

Parcel No.: 308560920
Name: BB RENTAL PROPERTIES LLC, C/O BUNCH V
Address: PO BOX 257
City/ST/Zip: ORACLE, AZ 85623



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 1000 feet of the subject parcel boundary.

308600520
Parcel No.: MCDONALD HAROLD J.
Name: _____
Address: 4018 E BURNS
City/ST/Zip: TUCSON, AZ 85711

308600530
Parcel No.: MCDONALD HAROLD J.
Name: _____
Address: 4018 E BURNS
City/ST/Zip: TUCSON, AZ 85711

308600510
Parcel No.: MCDONALD HAROLD J.
Name: _____
Address: 4018 E BURNS
City/ST/Zip: TUCSON, AZ 85711

308600500
Parcel No.: MCDONALD HAROLD J.
Name: _____
Address: 4018 E BURNS
City/ST/Zip: TUCSON, AZ 85711

30860006F
Parcel No.: GROCHOCKI FRANK S & CLARE D.
Name: _____
Address: PO BOX 5239
City/ST/Zip: ORACLE, AZ 85623

308600090
Parcel No.: AVERSA DONALD M & ANGELINE D.
Name: _____
Address: PO BOX 69004
City/ST/Zip: ORO VALLEY, AZ 85737

30860006E
Parcel No.: LETWAK TROY.
Name: _____
Address: PO BOX 116
City/ST/Zip: ORACLE, AZ 85623

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.: _____
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Address: _____
City/ST/Zip: _____

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

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

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

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

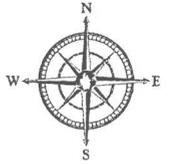
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

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



Pinal County Web Map

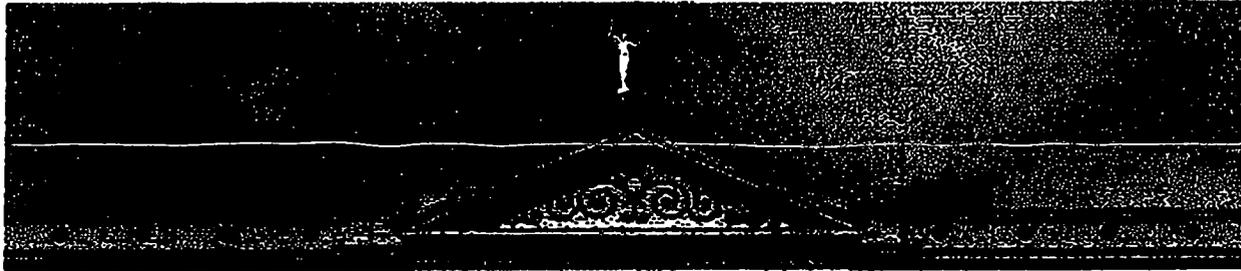


1200 FOOT RADIUS

200m
700ft
119° 47' 43.581" 33° 37' 25.526" Scale 1:6,455

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





Fifty-first Legislature - Second Regular Session

[change session](#) | [printer friendly version](#)[Email a Member](#) | [Email Webmaster](#)[Senate](#)[House](#)[Legislative Council](#)[JLBC](#)[More Agencies](#)[Bills](#)[Committees](#)[Calendars/News](#)[ARS TITLE PAGE](#) [NEXT DOCUMENT](#) [PREVIOUS DOCUMENT](#)**36-2804. Registration and certification of nonprofit medical marijuana dispensaries**
(Caution: 1998 Prop. 105 applies)**A. Nonprofit medical marijuana dispensaries shall register with the department.****B. Not later than ninety days after receiving an application for a nonprofit medical marijuana dispensary, the department shall register the nonprofit medical marijuana dispensary and issue a registration certificate and a random 20-digit alphanumeric identification number if:****1. The prospective nonprofit medical marijuana dispensary has submitted the following:****(a) The application fee.****(b) An application, including:****(i) The legal name of the nonprofit medical marijuana dispensary.****(ii) The physical address of the nonprofit medical marijuana dispensary and the physical address of one additional location, if any, where marijuana will be cultivated, neither of which may be within five hundred feet of a public or private school existing before the date of the nonprofit medical marijuana dispensary application.****(iii) The name, address and date of birth of each principal officer and board member of the nonprofit medical marijuana dispensary.****(iv) The name, address and date of birth of each nonprofit medical marijuana dispensary agent.****(c) Operating procedures consistent with department rules for oversight of the nonprofit medical marijuana dispensary, including procedures to ensure accurate record-keeping and adequate security measures.****(d) If the city, town or county in which the nonprofit medical marijuana dispensary would be located has enacted zoning restrictions, a sworn statement certifying that the registered nonprofit medical marijuana dispensary is in compliance with the restrictions.****2. None of the principal officers or board members has been convicted of an excluded felony offense.****3. None of the principal officers or board members has served as a principal officer or board member for a registered nonprofit medical marijuana dispensary that has had its registration certificate revoked.****4. None of the principal officers or board members is under twenty-one years of age.****C. The department may not issue more than one nonprofit medical marijuana dispensary registration certificate for every ten pharmacies that have registered under section 32-1929, have obtained a pharmacy permit from the Arizona board of pharmacy and operate within the state except that the department may issue nonprofit medical marijuana dispensary registration certificates in excess of this limit if necessary to ensure that the department issues at least one nonprofit medical marijuana dispensary registration certificate in each county in which an application has been approved.****D. The department may conduct a criminal records check in order to carry out this section.**

**Arizona
Department of
Health Services**

Pinal County Wellness Center

6412 N. Valentine Road, Winkelman, Arizona 85192

The dispensary applicant listed above has been issued a Medical Marijuana Dispensary Registration Certificate. This Registration Certificate is **not** an approval to operate. The holder is authorized to apply for an Approval to Operate in the State of Arizona. An application for Approval to Operate must be submitted, along with items described in A.A.C R9-17-305, no later than 60 days prior to the Registration Certificate expiring. This certificate has been issued under the authority of Title 36, Chapter 28.1, Arizona Revised Statutes and pursuant to Title 9, Chapter 17, Article 3, Department of Health Services' rules and regulations.

THIS CERTIFICATE IS NOT TRANSFERABLE

Registration Certificate Identification Number: 0000020DCGM00200033

Issue Date: August 7, 2012

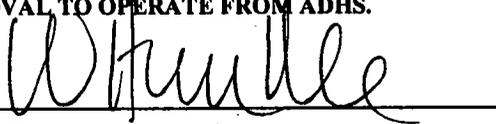
Expiration Date: August 7, 2014

A Registration Certificate issued by the Arizona Department of Health Services pursuant to A.R.S. Title 36, Chapter 28.1 and A.C.C. Title 9, Chapter 17 does not protect the holder from legal action by local, city, state, or federal authorities, including possible criminal prosecution for violations of federal law for the sale, manufacture, distribution, use, dispensing, possession, etc. of marijuana. The acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing medical marijuana under state law is lawful only if done in strict compliance with the requirements of the State Medical Marijuana Act ("Act"), A.R.S Title 36, Chapter 28.1 and A.A.C. Title 9, Chapter 17. Any failure to comply with the Act may result in revocation of the Registration Certificate issued by the Arizona Department of Health Services, and possible arrest, prosecution, imprisonment, and fines for violation of state drug laws. The State of Arizona, including but not limited to the employees of the Arizona Department of Health Services, is not facilitating or participating in any way with my acquisition, possession, cultivation, manufacturing, delivery, transfer, transportation, supplying, selling, distributing, or dispensing medical marijuana.

THE ARIZONA MEDICAL MARIJUANA ACT DOES NOT AUTHORIZE THE HOLDER OF A DISPENSARY REGISTRATION CERTIFICATE TO CULTIVATE, POSSESS, OR SELL MEDICAL MARIJUANA PRIOR TO RECEIVING APPROVAL TO OPERATE FROM THE DEPARTMENT.

THE APPLICANT AGREES NOT TO OPERATE THE DISPENSARY UNTIL THE DISPENSARY IS INSPECTED AND THE APPLICANT OBTAINS

APPROVAL TO OPERATE FROM ADHS.



Will Humble, Director

CenturyLink Webmail

gawjr@q.com

± Font Size =

Medical Marijuana Notice of Substantive Completeness

From : AZDispensaryRegistry@azdhs.gov

Thu, Jul 12, 2012 03:41 PM

Subject : Medical Marijuana Notice of Substantive Completeness

To : [REDACTED]

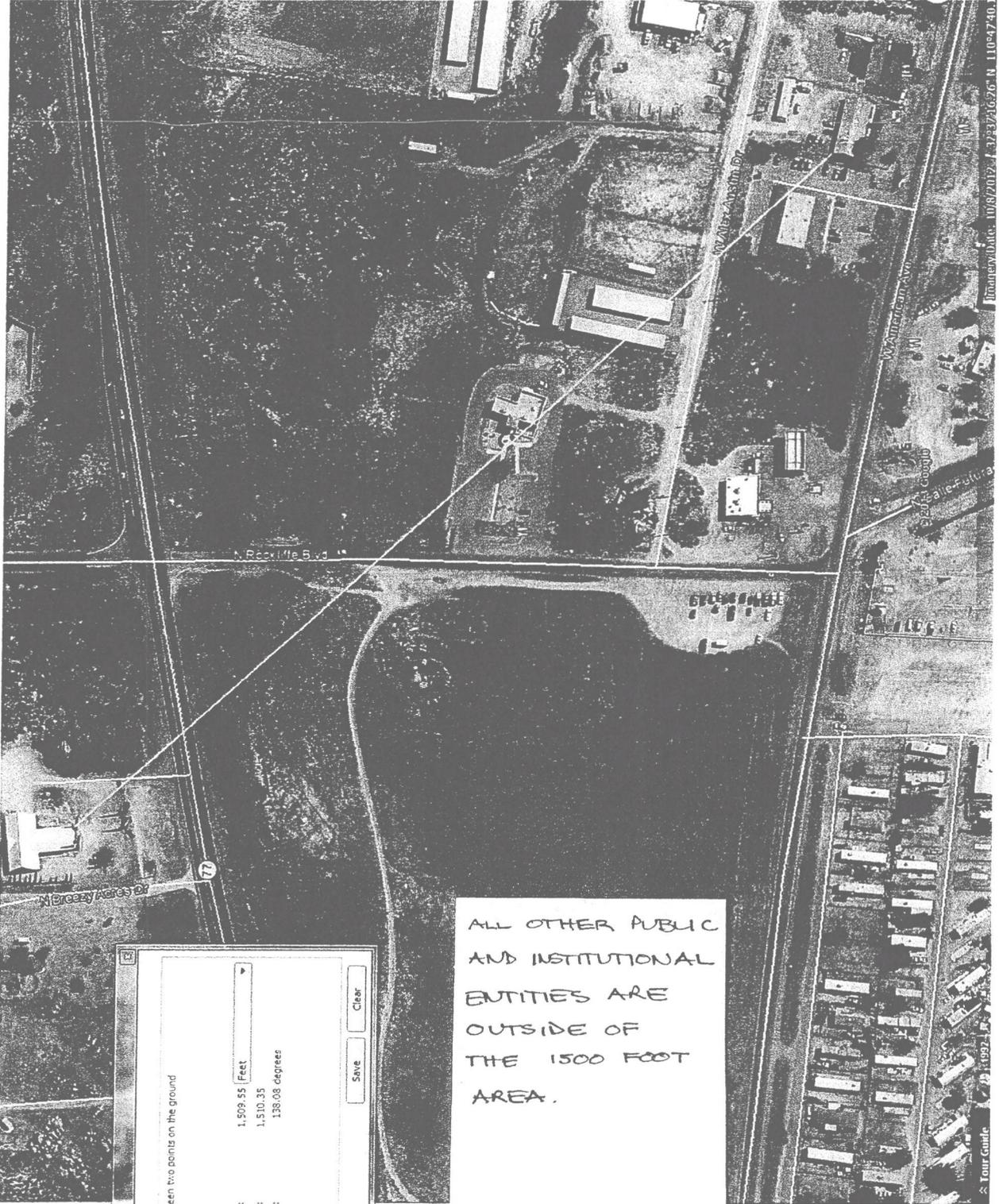
Your application has been reviewed and it was determined to be substantively complete.

The application is now awaiting the dispensary registration allocation process ("Allocation Process"). Please be advised the Allocation Process is not complete for the issuance of a dispensary registration certificate until the applicant, after having received notification of allocation of a dispensary registration certificate, submits all applicable dispensary agent applications. Please do not respond to this email. It was automatically generated by the processing system.

If you have further questions please contact Arizona Department of Health Services at 602-364-0857 or email m2dispensaries@azdhs.gov in regards to:

Application ID: AZDS000000481
Dispensary: PINAL COUNTY WELLNESS CENTER
CHAA: 94 - San Manuel

Thank You,
Arizona Department of Health Services
Arizona Medical Marijuana Program



Search
 Directions History
 USA

Path Pro
 Measure the distance between two points on the ground

Map Length: 1,509.55 Feet
 Ground Length: 1,510.35
 Heading: 138.08 degrees

Use Navigation Save Clear

ALL OTHER PUBLIC
 AND INSTITUTIONAL
 ENTITIES ARE
 OUTSIDE OF
 THE 1500 FOOT
 AREA.

SUP-002-14



P I N A L • C O U N T Y
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MEETING DATE: April 17, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-002-14 (Airborne Support Group, LLC)**

CASE COORDINATOR: Evan Balmer

LEGAL DESCRIPTION: a 203± acre parcel situated in the north half of Section 12, T09S, R06E
G&SRB&M

TAX PARCEL: 500-46-002C, 500-46-002D and 500-46-002E

LANDOWNER: Airborne Support Group, LLC, 5100 N. Tumbleweed Road Eloy, AZ 85131

REQUESTED ACTION & PURPOSE: Airborne Support Group, LLC, landowner, requesting a
Special Use Permit to operate a private runway/airstrip on a 203± acre parcel in the GR
zone.

LOCATION: Southwest corner area of Harmon Road and Sunland Gin Road in the Eloy area.

SIZE: 203± acres.

COMPREHENSIVE PLAN: The site is designated as Secondary Airport. The surrounding
properties are designated Very Low Density Residential (VLDR).

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural (GR). The
site is currently undeveloped.

SURROUNDING ZONING AND LAND USE:

North: GR – Very low density residential
East: City of Eloy – Vacant
South: GR – Vacant/agriculture
West: GR - Vacant

FINDINGS:

Site data:

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

Access: The site is accessed from S. Sunland Gin Road

PUBLIC PARTICIPATION:

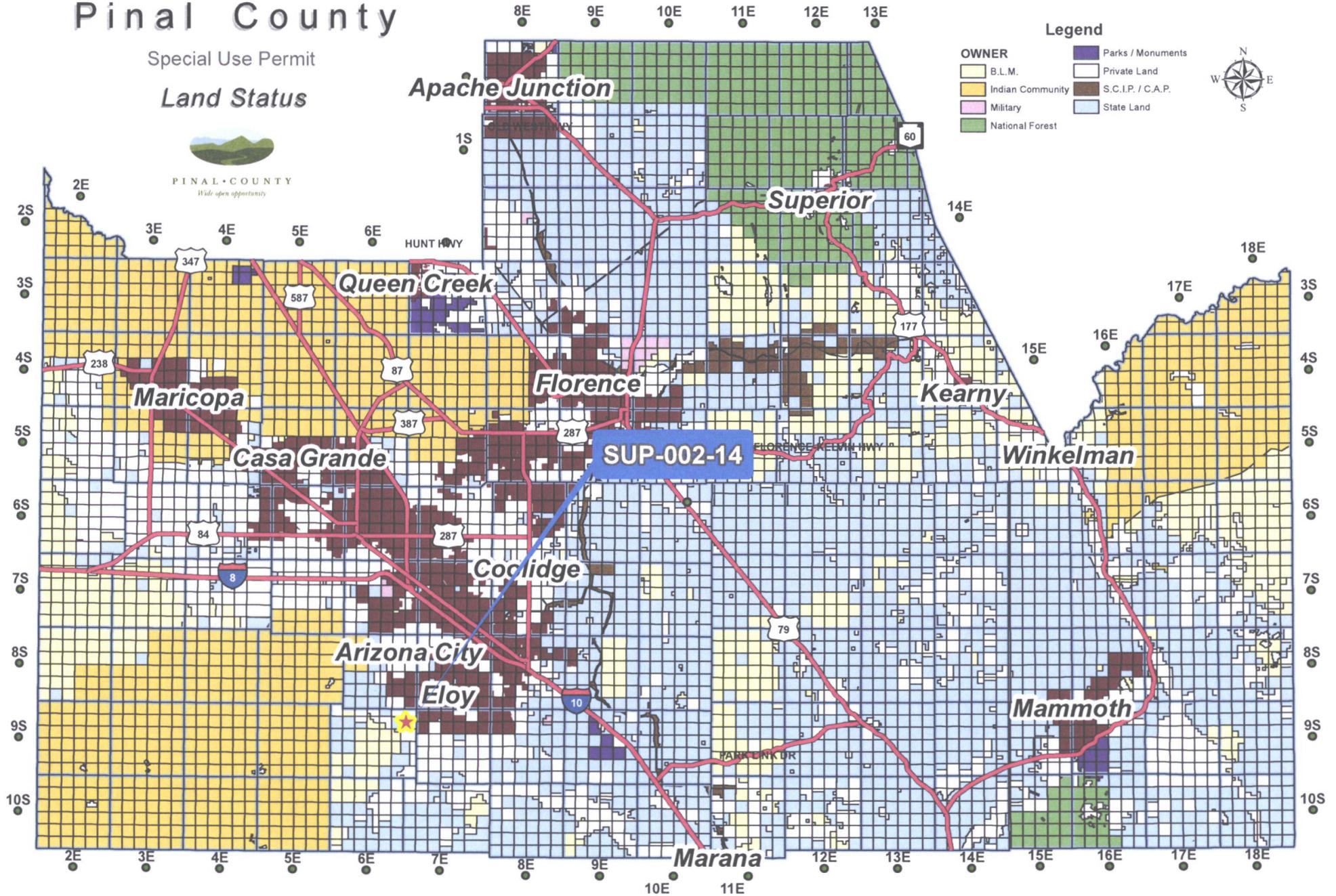
| | |
|-----------------------------------|------------------------|
| Neighborhood Meeting: | January 27, 2014 |
| Neighborhood and agency mail out: | March 13, 2014 |
| News paper Advertising: | Week of March 24, 2014 |
| Site posting: Applicant: | March 27, 2014 |
| Site posting: County: | March 28, 2014 |

PLANNING & DEVELOPMENT

Pinal County

Special Use Permit

Land Status





SUP-002-14

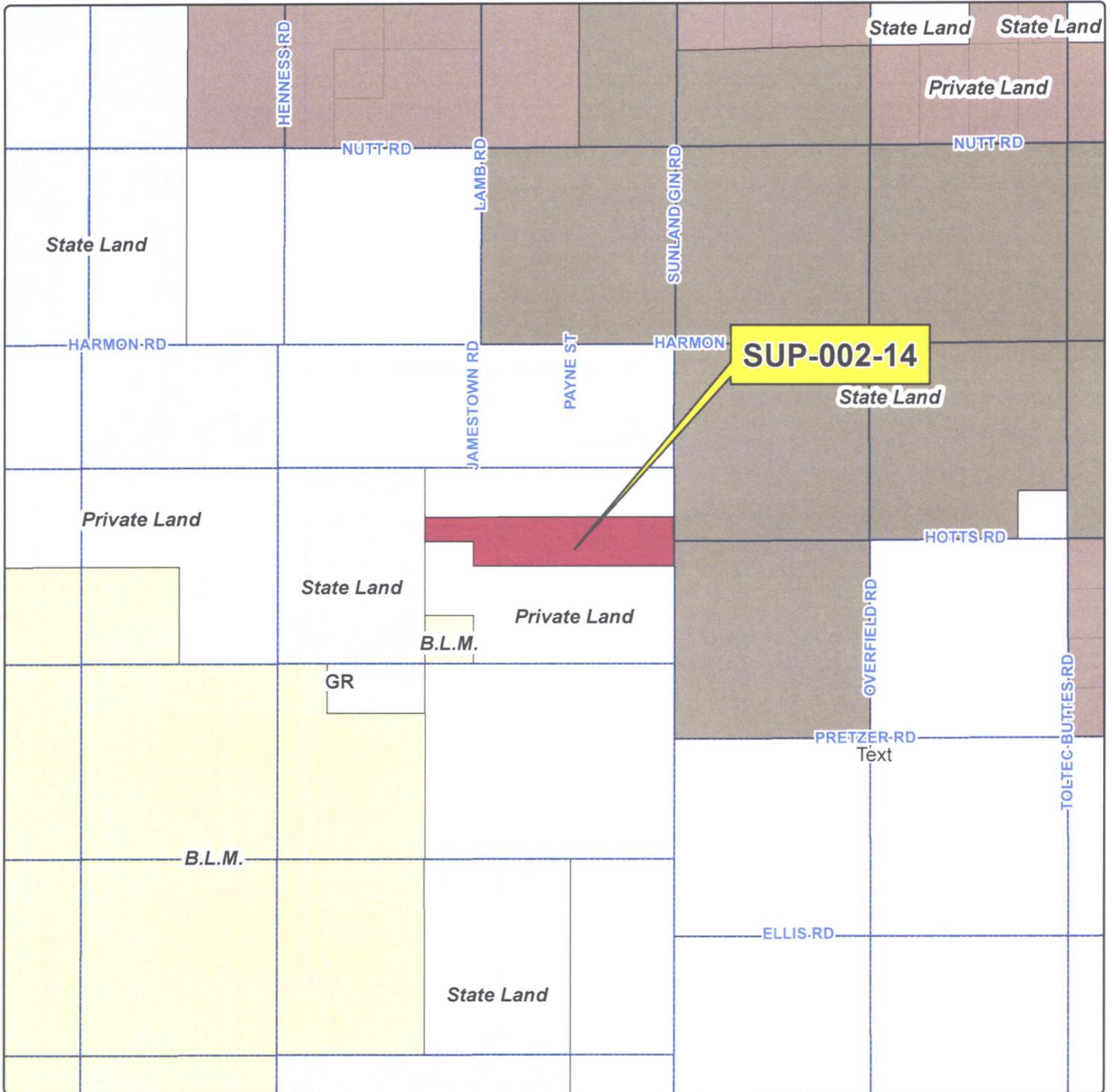
Special Use Permit



PINAL COUNTY
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SUP-002-14



Special Use Permit

Planning & Development Services



PINAL COUNTY
Wide open opportunity

Airborne Support Group, LLC

Legal Description:
Situating in a portion of the Section 12, T09S, R06E, G&SRB&M, Parcels 500-46-002C, 002D, and 002E. (legal on file) (Eloy area).

T09S-R06E Sec 12

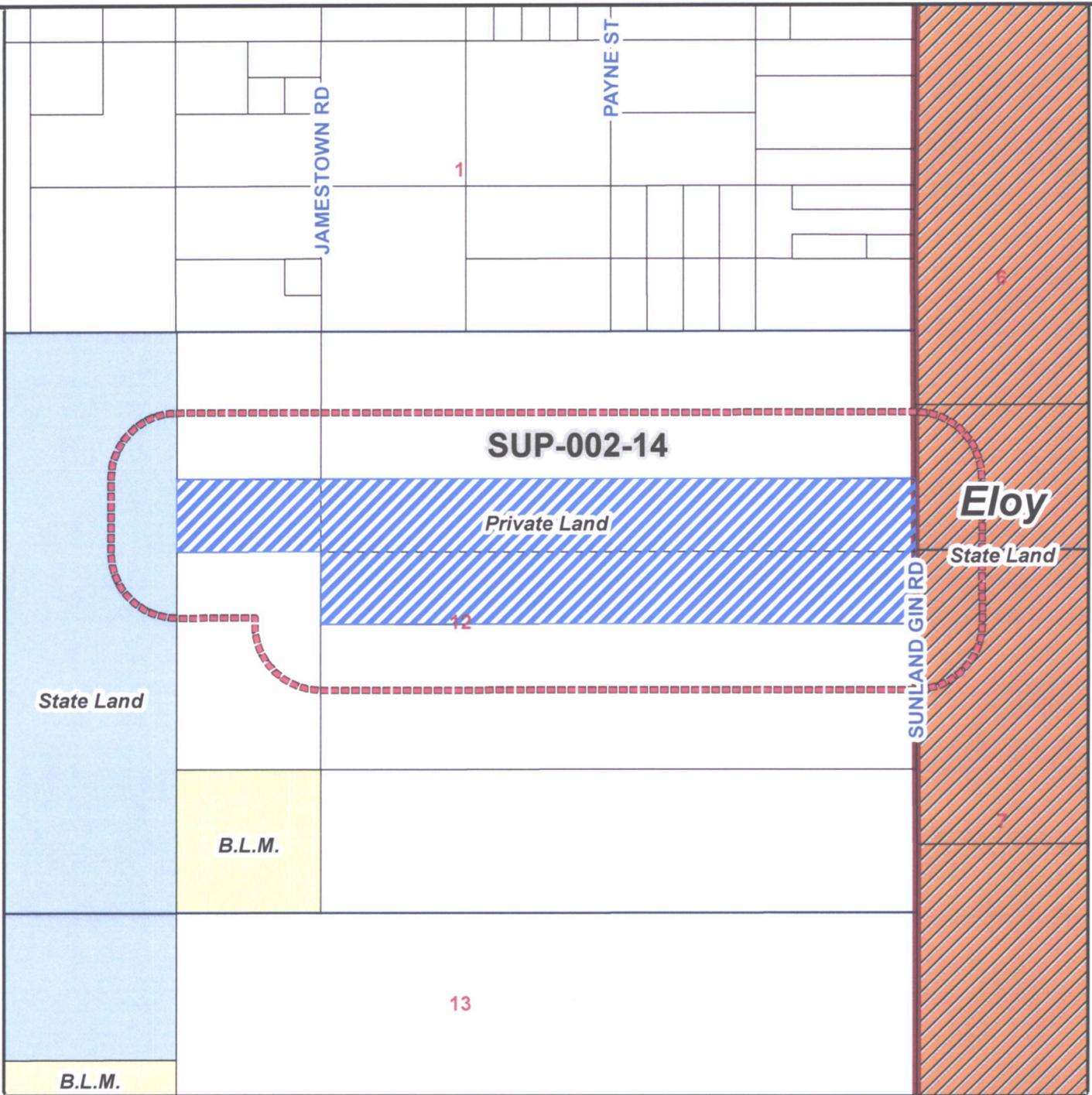


Airborne Support Group, LLC

Drawn By: GIS / JT / LJT Date: 02/25/2014

Sheet No. 12 Township 09S Range 06E

1 of 1 Case Number: SUP-002-14



Special Use Permit

SUP-002-14 – PUBLIC HEARING/ACTION: Airborne Support Group, LLC, landowner, requesting a Special Use Permit to operate a private runway/airstrip on a 203± acre parcel in the GR zone; situated in a portion of the north half of Section 12, T09S, R06E G&SRB&M, tax parcels 500-46-002C, 500-46-002D and 500-46-002E (legal on file) (located in the southwest corner area of Sunland Gin Rd and Harmon Rd in the Eloy area).

Current Zoning: GR
 Request Zoning: Special Use Permit
 Current Land Use: VLDR



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Legal Description:
 Situated in a portion of Section 12, T09S, R06E, G&SRB&M, Parcels 500-46-002C, 002D and 002E, (legal on file) (Eloy area).

T09S-R06E Sec 12



| | | |
|----------------------------------------------|------------------|-----------|
| Owner/Applicant: Airborne Support Group, LLC | | |
| Drawn By: GIS / IT / LJT | Date: 02/25/2014 | |
| Sheet No. 12 | Township 09S | Range 06E |
| Case Number: SUP-002-14 | | |

1 of 1

HISTORY: The subject property is zoned GR, General Rural. The Comprehensive Plan designation was changed on the subject property from Very Low Density Residential to Secondary Airport under case PZ-PA-004-13.

ANALYSIS: The applicant is requesting a Special Use Permit to operate a private runway/airstrip on a 203± acre parcel in the GR zone.

The subject property is located within the Secondary Airport designation of the Comprehensive Plan. The surrounding area is designated Very Low Density Residential and is primarily undeveloped, however, there are a few homes scattered to the north and west of the site and an agricultural site approximately ½ mile south of the subject property. The area directly east of the site is within the jurisdiction of the City of Eloy.

The SUP the Commission is considering is for a private runway that will be utilized for military parachute training operations as well as private parachute landings. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

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

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

To date, no letters in support or opposition have been received.

The **Gila River Indian Community** provided comments which are included within the correspondence section of this staff report.

The **City of Eloy Planning and Development Department** has been notified of this application. As of the writing of this report, no comments have been received.

The **Tohono O'odam Indian Community** has been notified of this application. As of the writing of this report, no comments have been received.

The **Pinal County Department of Public Works** provided comments which are included within the correspondence section of this staff report.

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-002-14**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, Airborne Support Group, 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 an SUP.
2. To date, no letters of support or opposition have been received.
3. The site is accessed from South Sunland Gin Road.
4. The subject property is located within the "Secondary Airport" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-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 number of flights shall not exceed 250 per month.
- 2) Expansion of the proposed noise contours will require a new Special Use Permit.
- 3) The proposed airstrip shall be for private use only.
- 4) A Class I archaeological review will be required for the site.
- 5) All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, site plan review, building, sewage disposal, right-of-way use permit, handling and disposal of wastewater, air quality permit, security lighting, fire protection, landscaping, signage, etc.
- 6) The applicant shall keep the property free of trash, litter and debris.
- 7) Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department; and
- 8) The Pinal County Planning & Development Services Department may invoke revocation proceedings should the private runway/airstrip not adhere to the approved stipulations and locations as specified on submitted Site Plan.

Date Prepared: 04/08/2014 - EWB
Revised:



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Memorandum

Date: April 17, 2014

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

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

Subject: **Rezoning Application for SAWTOOTH AIRPORT, Case SUP-002-14**

The Public Works Department has reviewed the Rezoning Application for SAWTOOTH AIRPORT, Case No. SUP-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 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) 75' (half street) right-of-way dedication may be required along Sunland Gin Road at the time of Site Plan. All right-of-way dedication shall be free and unencumbered. All right-of-way conveyances shall be completed prior to the Site Plan approval;

rev: L. Chow



GILA RIVER INDIAN COMMUNITY

POST OFFICE BOX 2140, SACATON, AZ 85147

TRIBAL HISTORIC PRESERVATION OFFICE

(520) 562-7162

Fax: (520) 562-5083

April 8, 2014

Evan Balmer, Planner I
Planning and Development Department
Pinal County
31 North Pinal Street, Building F
P.O. Box 2973
Florence, Arizona 85132

RE: SUP-002-14 Special Use Permit Sawtooth Airport Sunland Gin Road, Pinal County, Arizona

Dear Mr. Balmer,

The Gila River Indian Community Tribal Historic Preservation Office (GRIC-THPO) has received your documents dated March 13, 2014. The documents describe a Pinal County undertaking to develop a private runway at the Sawtooth airport which would accommodate military parachute training operations and private parachute landings. The development of the Sawtooth Airport is expected to alleviate congestion at the existing Eloy Airport. No finding of effect has been made for this undertaking.

The GRIC-THPO highly recommends that an archaeological survey be conducted on the project area prior to any construction beginning. Various other archaeological surveys have demonstrated that archaeological site densities are high in the Pinal County, Arizona area. At a minimum, a Class I archaeological survey (Records Check) should be conducted prior to any ground disturbance activities occurring. The GRIC-THPO looks forward to reviewing the cultural resource documents when they are available. The proposed project area is within the ancestral lands of the Four Southern Tribes (Gila River Indian Community; Salt River Pima-Maricopa Indian Community; Ak-Chin Indian Community and the Tohono O'Odham Nation).

Thank you for consulting with the GRIC-THPO on this project. If you have any questions please do not hesitate to contact me or the Archaeological Compliance Specialist Larry Benallie, Jr. at 520-562-7162.

Respectfully,

Barnaby V. Lewis
Tribal Historic Preservation Officer
Gila River Indian Community



PINAL COUNTY
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PROCEDURE OUTLINE

FOR A PROPOSED SPECIAL USE PERMIT (SUP) IN UNINCORPORATED PINAL COUNTY

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.176.050 (D)] of the PCDCS.
3. Submit a **Special Use Permit Application** with the required supporting documentation.
4. Submit the following fees made payable to Pinal County in accordance with Section [2.151.010(I)(2)a] of the PCDCS:
 - a. Advertising for Public Hearings = \$545.00
 - b. Special Use Permit Application = \$450.00
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).*
6. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

PLANNING & DEVELOPMENT

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 T 520-866-6447 FREE 888-431-1311 F 520-866-6435 www.pinalcountyaz.gov

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

- 1. Pinal County Staff Coordinator: Steve Abraham/Ashlee MacDonald
2. Date of Concept Review: 05 / 21 / 13 Concept Review No.: CR - 020 - 13
3. The Legal Description of the Property: See Attached.
4. Tax Assessor Parcel No(s): 500-46-002C, 500-46-002D, 500-46-002E
5. Current Zoning: GR-43
6. Parcel size: 203 Acres
7. The existing use of the property is as follows: vacant desert
8. The exact use proposed under this request: Development of a 4000' private runway, airplane hanger (approx. 100'x100'), classroom bldg. (approx. 100'x100'), caretaker residence, perimeter fencing. The facility will be used for military parachute training, parachute related business and overflow of parachute drops from the Eloy Airport.
9. Is the property located within three (3) miles of an incorporated community? [X] YES [] NO
10. Is an annexation into a municipality currently in progress? [] YES [X] NO
11. Is there a zoning violation on the property for which the owner has been cited? [] YES [X] NO
If yes, zoning violation # N/A
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. The Board of Supervisors recently approved a Major Comprehensive Plan Amendment to Secondary Airport which allows the requested use.
13. Explain why the proposed development is needed and necessary at this time. The proposed development is needed and necessary at this time to facilitate military parachute training and overflow of parachute drops from the Eloy Airport. The existing parachute business at the Eloy Airport has experienced substantial growth and is in need of additional space. Airborne Systems contracts with the military for training and needs additional space that is not available at the Eloy Airport.

RECEIPT #:

AMT:

DATE: 1/31/14 CASE: Sup-002-14

SUPPORTING INFORMATION

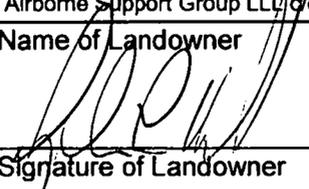
1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This Section includes Airport, heliport or landing field as a special use that may be considered for a Special Use Permit. The use is in conformance with the Comprehensive Plan. The use will not endanger the public health, safety or welfare. Paved access and utilities are available. The use will comply with zoning district regulations.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: There are no services anticipated that would be paid for by the public.
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: One fuel delivery per month is anticipated, one to five vans per day for training operations and one to three trips per day generated by the caretaker.
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 22 parking spaces are provided, including two accessible spaces.
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? The dual prop airplanes that will be flying from this airstrip will not create excessive noise. There is no anticipated potential for smoke, fumes, dust or glare. All parking, drives, and the runway surface will be treated with an approved dust free treatment.
6. What type of landscaping are you proposing to screen this use from your neighbors? There are no immediate neighbors that would require screening of the use.
7. What type of signage are you proposing for the activity? Where will the signs be located? An identification sign will be located along Sunland Gin Road frontage.
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: No manufacturing or production is planned.
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: Very minimal development is planned on the site. Two metal buildings of approximately 100'x200' each are proposed, the runway will not be distinguishable from neighboring properties. The caretaker residence will be similar to other residences in the region. A perimeter fence will be installed.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

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

| | | |
|-----------------------------------------------------------------------------------|--------------------------------|---------------------|
| Airborne Support Group LLC c/o Stephen Hill | 5100 Tumbleweed, Eloy AZ 85131 | 520-251-0440 |
| Name of Applicant | Address | Phone Number |
|  | | steve@skydiveaz.com |
| Signature of Applicant | | E-Mail Address |

| | | |
|-----------------------------------------------------------------------------------|------------------------------------|--------------------------------|
| Jackie Guthrie, Agent | 2045 S Vineyard Ave, Mesa AZ 85210 | 480-503-2250 |
| Name of Agent/Representative | Address | Phone Number |
|  | | jackie.guthrie@epsgroupinc.com |
| Signature of Agent/Representative | | E-Mail Address |

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

| | | |
|-------------------------------------------------------------------------------------|--------------------------------|---------------------|
| Airborne Support Group LLC c/o Stephen Hill | 5100 Tumbleweed, Eloy AZ 85131 | 520-251-0440 |
| Name of Landowner | Address | Phone Number |
|  | | steve@skydiveaz.com |
| Signature of Landowner | | E-Mail Address |

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

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

Airborne Support Group LLC, Stephen Hill, Member

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 203 acres located at
,west side of Sunland Gin Road, 1/2 mile south of Harmon Road

[Insert Address of Property]
and further identified as assessor parcel number 500-46-002C, 002D, 002E and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints

EPS Group Inc, Jackie Guthrie, AICP

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

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

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

[Signature]
Dated: _____

[Signature]
Dated: _____

STATE OF _____)

COUNTY OF _____)

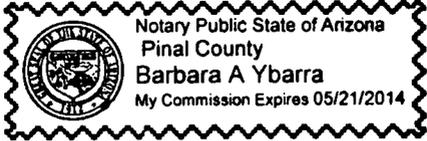
ss.

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

My commission expires _____

Notary Public

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



Airborne Support Group LLC
[Insert Company or Trustee's Name]

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

Its: Member
[Insert Title]

Dated: 12/18/2013

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me, this 18th day of December, 13 by Stephen Hill Member of Airborne Support Group an LLC
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

[Signature]
Notary Public

My commission expires: 05/21/2014

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

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

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

~~_____
Notary Public~~

~~My commission expires: _____~~

APPLICATION CHECKLIST

FOR A PROPOSED SPECIAL USE PERMIT (SUP) IN UNINCORPORATED PINAL COUNTY



A. 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



B. **Submit** a completed “**Agency Authorization**” and/or “**Consent to Permit**” form (*if applicable*).



C. **Submit** a written **Narrative** concerning the proposed development 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. Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
 - e. Impact on:
 - 1) Traffic
 - 2) Nearby Properties
 - 3) Health & Safety of persons residing or working in the area.
 - f. Answers to the questions from the **Supporting Information** sheet.
- 4. Location & Accessibility

- 5. Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.
- 6. Utilities & Services
- 7. Neighborhood Meeting Information
- 8. Appendix (*as applicable*)



D. Submit a Site Plan. 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.



E. 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*).



F. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.



G. Submit the Non-Refundable fees for a Special Use Permit as follows

- 1. Advertising for Public Hearings = \$545.00
- 2. Special Use Permit Application = \$450.00



H. **Submit one (1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.



I. **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (See page 15 & 16 of this application for illustrative details).



J. 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 Special Use Permit cannot be processed until all required information is submitted.

Jackie L. Lutz

Signature

1/30/14

Date

EXHIBIT A
Legal Description
Special Use Permit

Parcel No. 1

The North half of Lots 9, 10, 11 and 12 in Section 12, Township 9 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona

Parcel No. 2

The South half of the Lots 9, 10, 11 and 12 of Section 12, Township 9 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona

Parcel No. 3

The North half of Lot 8 in Section 12, Township 9 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona

Parcel No. 4

The South half of Lot 8 in Section 12, Township 9 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona

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.: 500-46-001A, 001B
 Name: Pinal LLC
 Address: 3550 N Central Ave, Ste 1115
 City/ST/Zip: Phoenix AZ 85012

Parcel No.: Arizona State Land Department
 Name: Tim Bolton
 Address: 177 N Tucson Avenue, Suite 1104
 City/ST/Zip: Tucson AZ 85701

Parcel No.: 500-46-003
 Name: Goodman, Patrick I and Bertha TRS
 Address: PO Box 165
 City/ST/Zip: Gilbert AZ 85299

Parcel No.: Arizona State Land Department
 Name: Michelle Green
 Address: 1616 W Adams Street
 City/ST/Zip: Phoenix AZ 85007

Parcel No.: 500-46-002F
 Name: Airborne Support Group LLC
 Address: 5100 N Tumbleweed Road
 City/ST/Zip: Eloy AZ 85131

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: _____

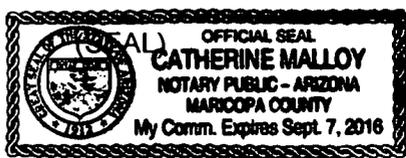
Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 15th day of JAN, 2014, at the office of Assessor, and is accurate and complete to the best of my knowledge.

Jackie Goturie
 Signature

1/16/14
 Date

Acknowledged before me by Jackie Goturie, on this 16th day off January, 2014



Catherine Malloy
 Signature of Notary Public

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

2014

SAWTOOTH AIRPORT



Pinal County
Special Use Permit

January 31, 2014
Revised March 5, 2014

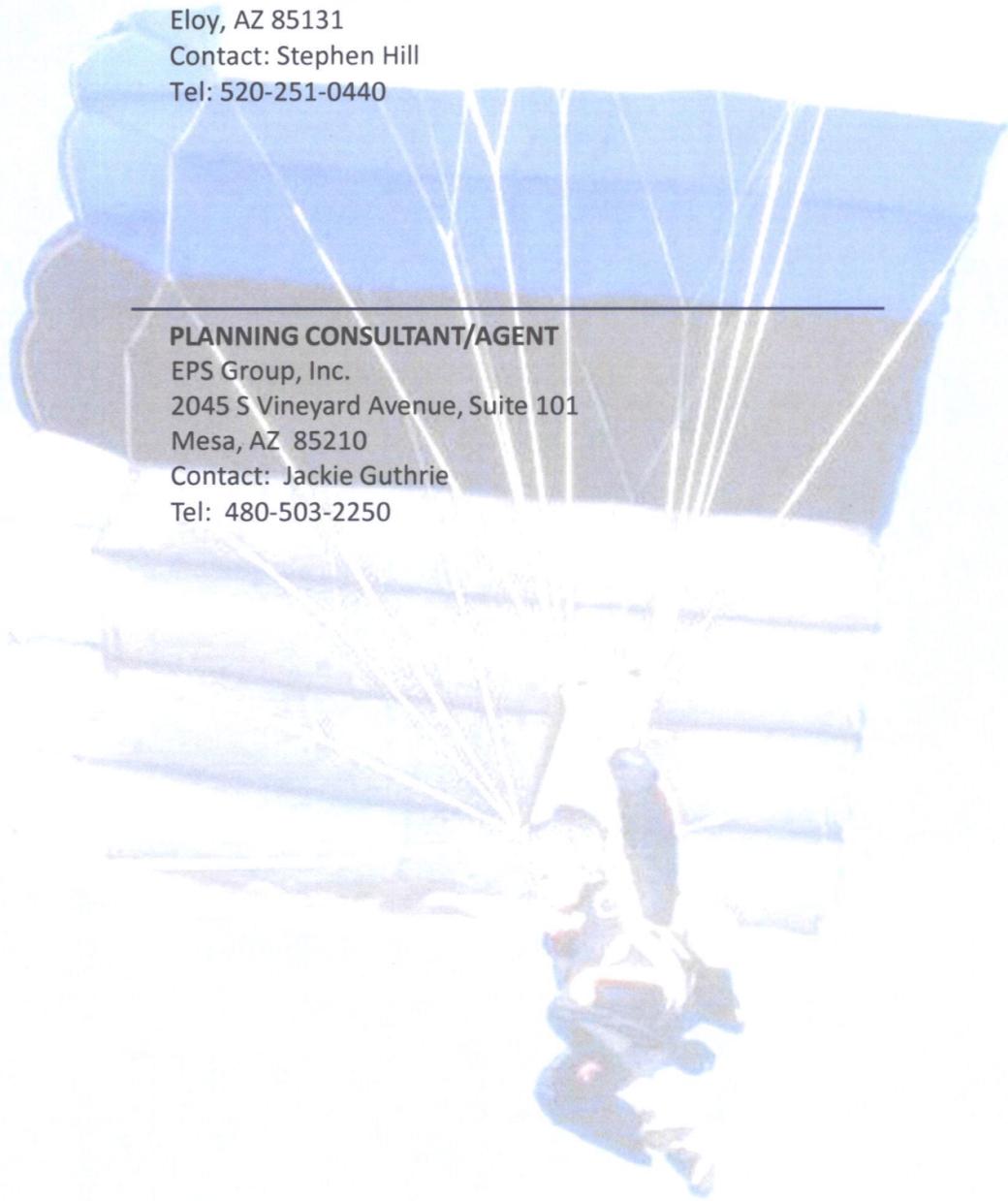
SAWTOOTH AIRPORT

LAND OWNER

Airborne Support Group, LLC
5100 N. Tumbleweed Road
Eloy, AZ 85131
Contact: Stephen Hill
Tel: 520-251-0440

PLANNING CONSULTANT/AGENT

EPS Group, Inc.
2045 S Vineyard Avenue, Suite 101
Mesa, AZ 85210
Contact: Jackie Guthrie
Tel: 480-503-2250



**Sawtooth Airport
Special Use Permit
January 31, 2014
Revised March 5, 2014**

Purpose of Request

This application for a Special Use Permit is submitted on behalf of the property owners, Airborne Support Group, LLC. Airborne Support Group proposes to develop a private runway, Sawtooth Airport, on the site for military parachute training operations and private parachute landings. Currently the military training is based at the Eloy Airport and in combination with the extensive private parachute activity at the Eloy Airport the available airspace is limited. In addition, private providers, on a contract-by-contract basis will utilize the airstrip. For example, Airborne Systems, a commercial company that provides parachutes to the military is under contract with the military to provide parachute training. The Sawtooth Airport could also be used for overflow of private parachute drops from the Eloy Airport. An average of 100 landings per month is anticipated with potential growth to an average of 250 landings. The aircraft used in training and parachute drops will include twin-engine turbo props.

The site is located 9.5 miles south of Interstate 10 on the west side of Sunland Gin Road. See Regional Map attached.

U. S. Department of Transportation – Federal Aviation Administration (FAA)

FAA Form 7480-1 Notice of Landing Area Proposal was submitted to the FAA on August 29, 2013. The FAA completed an airspace study and determined that from an airspace utilization standpoint the proposal to be acceptable with conditions. The owner/operator is agreeable to the conditions. One of the conditions is to comply with local planning and zoning laws. The approval of the Special Use Permit will meet that condition. The letter from FAA, dated December 2, 2013 is included in the Appendix of this report.

U.S. Army Corp of Engineers

A request for Preliminary Section 404 Jurisdictional Delineation was submitted to the Army Corp of Engineers on January 7, 2014. The Jurisdictional Delineation will determine if there may be waters of the U.S. on the site. Based upon a meeting with the local Project Manager, William H. Miller, a site visit and photographs of the site it is anticipated that the Corp will return with a finding of no jurisdiction. The Preliminary Jurisdictional Delineation Form is included in the Appendix of this report.

As of this date a response has not been received.

Central Arizona Governments

To complete the application to ADOT a request to Central Arizona Governments (CAG) was made requesting their comments on the proposed private airstrip.

CAG responded with a letter indicating that CAG has no objection to the airstrip and that the airstrip does not conflict with the Regional Transportation Plan. The letter from CAG is included in the Appendix of this report.

ADOT-Aeronautics

An Application for Urban Airport approval was submitted to ADOT on February 5, 2014. This application will be considered by the State Transportation Board at its regular monthly meeting on March 14, 2014.

The ADOT MPD Aeronautics Group recommends that the Board approve the construction of the Sawtooth Airport, contingent upon the approval of the Pinal County Special Use Permit. The Memorandum, dated February 12, 2014, is included in the Appendix of this report.

As of this date, the Board has not met.

Description of Proposal

a) Nature of the Project

This request is for a Special Use Permit to allow development of a private airstrip on 204 acres in southwestern Pinal County.

The site is located 9.5 miles south of Interstate 10 on the west side of Sunland Gin Road. The site is relatively flat, undisturbed desert land with predominately scrub vegetation. To the south ½ mile are agricultural lands under production. The Sawtooth Mountains are visible to the southwest and the Picacho Mountains are visible to the southeast. The area is undeveloped with scattered housing to the west and north.

b) Proposed Land Use

Minimal site development is proposed on the 203 acre parcel. The entry will be from Sunland Gin Road. Sunland Gin Road is classified as a Rural Major Collector, a Pinal County Regionally Significant Route. According to the Regionally Significant Routes for Safety and Mobility (RSRSM) Final Report, the roadway has Medium Priority status for full development. The future right-of-way will be between 130' and 150' with ultimate development of 6 lanes. The existing road is a paved asphalt two-lane roadway.

Development of the site will include the airstrip, 50' wide by 4000' in length. The airstrip will be centered on the site, 622' from both the south and north property line, in conformance to the 600' setback required by the zoning code. The airstrip will be developed with a dust free surface.

A metal hangar building, 100' x 200', will be built to handle temporary aircraft storage and minor repairs. This building could be expanded to an ultimate size of 100' x 300'. Maximum height of the building is 30'.

The hangar will be used to secure aircraft in inclement weather and for minor repairs. Minor repairs would include (but not limited to) fixing a flat tire, repairing a propeller, adjusting a governor, changing a minor part. There will be no major repairs at Sawtooth Airport, major repairs will occur at the Base/Primary Airport (Eloy Municipal). There will not be a mechanic based at Sawtooth Airport. There will not be any aircraft based at the Sawtooth Airport.

In regards to environmental contaminants, no storage of contaminants (ie: motor oil) is planned at the Sawtooth Airport. Any used oil will be disposed of at the Primary Airport

Airplane parking area is located with access to the runway and the hangar. A metal classroom

building, 100' x 100', is also proposed. A parking lot with 22 spaces, including two accessible spaces is located east of the classroom building and north of the hanger, providing convenient access to both buildings.

The Site Plan also includes a location for future military barracks, should there be demand related to the military training. Timing to develop the barracks is strictly related to future contracts with the military. Should the military require overnight accommodations for trainees and/or instructors, barracks will be built in accordance to their requirements and in accordance to Pinal County building code requirements. Overnight stays would be short term (1 to 14 days, or as required by contract) during military training periods.

A fuel tank will be provided to serve the airplanes. An EPA compliant, double walled self-contained tank will be provided above ground. A double walled tank is, basically, a tank within a tank that protects against spills if the outer tank is ruptured. Based on demand, the size of the tank is anticipated to be 8' x 40' in size, with a capacity of 12,000 gallons. One fuel delivery per month is projected.

A caretaker residence will be located on the site.

The Site Plan includes a location for a future access road along the north boundary providing access to the west end of the site.

The entire site will be fenced with a barbed wire cattle fencing to keep cattle from wondering onto the site and runway.

See Runway and Site Plan Layout attached.

c) Operations

The Sawtooth Airport is being planned to facilitate military training operations, as such, the operations will be dependent on contract needs as determined on a contract by contract basis.

Hours of operations will vary depending on the training needs. Operations will be in compliance with all Federal Aviation Requirements, (FAR's) in accordance to the Federal Aviation Administration (FAA).

The number of flights has been estimated at 100 landings per month, with potential growth to 250 landings per month.

There will be no based aircraft or regularly scheduled flights at the airport.

d) Conformance to adopted Comprehensive Plan

Airborne Support Group, LLC's request for a Special Use Permit supports the Pinal County Comprehensive Plan Vision. The developers recognize the importance of the region's strategic location between Phoenix and Tucson Metropolitan areas and its relationship to the overall well-being of the State of Arizona. 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. The selection of Pinal County for the location of this site for a military training and parachute drop facility was based upon convenient access to Pinal County residents, access to I-10 and I-8, proximity to the Eloy airport, currently used for military

training and parachute drop operations; while being located in a relatively undeveloped area. Plans include education and training opportunities for the military while providing a secondary location for overflow for recreational parachute drops from the Eloy airport.

This request supports the following Pinal County Vision Components:

PART ONE

Sense of Community

Airborne Support Group is consistent with the **Sense of Community** vision component.

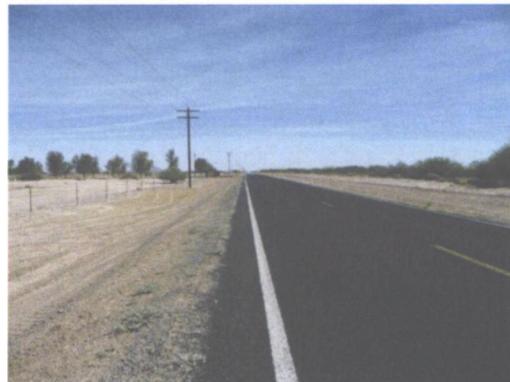
Pinal County is a collection of unique communities, each of which has something to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions.

The State of Arizona and Pinal County have a long history of supporting military installations and training facilities, from the Florence Military Reservation to Pinal Airpark (formerly Marana Army Airfield) and the Arizona Army National Guard Training Complex. The climate is ideal for year round parachute training for both civilians and military. The Airborne Support Group will continue this tradition with the proposed facility continuing to showcase the diversity of opportunities in Pinal County.

Mobility and Connectivity

Airborne Support Group is consistent with the **Mobility and Connectivity** vision component.

The site selected for this proposed facility was based upon proximity to paved roadways (Sunland Gin Road) and access to the I-10 and I-8 freeway corridors. However, also important, is the relative remoteness of the location, which by its nature does not offer a variety of multi modal transportation corridors. The unique balance of urban and rural transportation systems is what makes up the diverse options that Pinal County has to offer its residents.

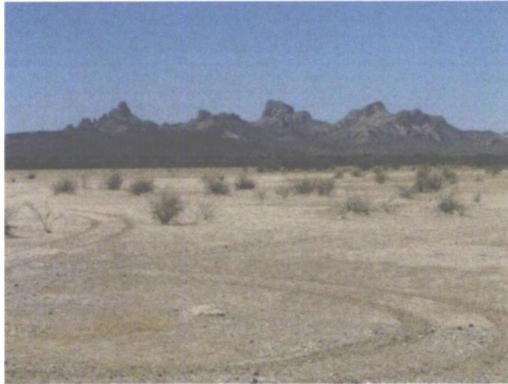


Economic Sustainability

Airborne Support Group is consistent with the **Economic Sustainability** vision component.

The Economic Sustainability vision supports the *creation of the full range of quality jobs that allow residents to start a career, raise a family, and move up instead of out of Pinal County. The vision promotes expansion, preservation and retention of jobs.* Airborne Support Group supports the local economy by bringing military personnel to the area where they will purchase commodities during their stay. The attraction of civilian parachutists also highlights the attributes of Pinal County as a place to visit and spend time and money and expands opportunities for residents to live, learn and play in close proximity. Approximately 10 jobs will be created by the proposed use.

Open Spaces and Places



Airborne Support Group supports the **Open Spaces and Places** vision component of the Comprehensive Plan, which aspires to provide for a wide range of recreational activities for residents and visitors, preserve the county's rural and open space character and contribute to the well-being of its communities.

The Airborne Support Group site plan will be sensitive to the desert environment preserving washes and vegetation and the open space character. The majority of the site will remain undeveloped and in a natural state.

Environmental Stewardship

Airborne Support Group supports the **Environmental Stewardship** vision component which *values the views of the mountains and open vistas during the day and the stars at night*. The development of this site with a runway and hanger building will have minimal impact on the property, with a minimum development footprint. Most of the site will be preserved in the natural desert state. One of the attractions of this site for parachute training and drops is the inherent natural beauty, mountain vistas and desert vegetation, which the applicants desire to maintain.



Healthy, Happy Residents

Airborne Support Group supports the **Happy, Health Residents** vision component by encouraging *interaction in Pinal County's clean, natural environment* and providing recreational and training opportunities.

Quality Educational Opportunities

Airborne Support Group supports the **Quality Educational Opportunities** vision component by offering Pinal County residents and the military personnel *educational opportunities and technical specialized training and life-long opportunities that diversify experiences*.

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 Pinal County Comprehensive Plan land use map was amended in 2013 during the Major Amendment process. The Citizens Advisory Group, Planning and Zoning Commission and the Board of Supervisors recommended approval of the Secondary Airport land use designation. Secondary Airport designation allows the desired development of a runway and ancillary uses for use in military training and parachute drops.

The proposed land use will not impact any of the Mixed Use Activity Centers or Employment uses shown on the Economic Development Plan. The low profile airstrip will be located away from activity centers and major employment areas, thus eliminating any negative impact on future commercial and employment areas.

Consistency with the Planning Guidelines described in the Land Use element

The projected land use is consistent with the following Planning Guidelines:

- ✓ The land use is compatible with the surrounding area. The surrounding area is undeveloped. Arizona State Lands are located both west and east of the site; undeveloped desert and agriculture are the major land uses in the surrounding area.
- ✓ The site is sufficient in size to provide adequate buffers to adjacent lands.
- ✓ The economic development potential of the facility is improved over the potential of vacant desert land.
- ✓ There are no noise sensitive developments or activities in the area.

Quality Employment Opportunities County-wide

The proposed use is not projected to create a large number of jobs within Pinal County, however, the training facility will attract both military and civilian users that will use services available in the region including housing, fuel, restaurants and shopping.

The projected private airstrip is consistent with the following Goals of the Economic Sustainability element:

- ✓ Supports the economic potential of tourism.
- ✓ Supports collaboration with government entities (Federal Government) and the private sector.
- ✓ Allows expansion of an existing Pinal County business.
- ✓ Creates employment opportunities.
- ✓ Builds on the county's strength in Regional Tourism.

Viable Agriculture, Equestrian and Rural Lifestyle

The proposed use supports the continuation of agriculture in the area as a compatible land use.

System of Connected Trails and Preservation of Open Space

The Airborne Support Group site will not impact any proposed trails, regional parks or open spaces as designated by the Pinal County Open Spaces and Trails Plan.

Natural and Cultural Resource Conservation

The proposed site is not in a designated Cultural Habitat Area or a Cultural Resource Area as designated in the Pinal County Open Spaces and Trails Plan. It is in a designated low-density area for birds, reptiles and mammals; and is not in a desert tortoise habitat area.

Water Resources, Public Facilities Services, and Infrastructure Support

The proposed site has access from Sunland Gin Road, a two lane paved roadway with an interchange at Interstate 10 (I-10).

Water: private well

Sewer: private septic system

Public Safety: Pinal County Sherriff's office

Emergency Assistance: During military training operations, a medic is included with the training group. In addition, the Airborne Support Group is in discussions with the Eloy Fire District to annex into the Eloy Fire District for emergency services.

- e) Special Circumstances or conditions applicable to the location of the property, which would make the proposed special land use appropriate on this property, though not in the zoning district at large.

The site is ideally located for a private airstrip. The site is 9.5 miles south of the Sunland Gin Road and I-10 interchange providing convenient access on a paved roadway. The regional area is undeveloped with only a few scattered home sites in the area and none immediately adjacent to the site. The site itself is flat with minimal desert scrub plant material on the site.

- f) Impact on:

1. Traffic – The site will generate minimal traffic. One to five vans per day are anticipated in the early years of operation. One fuel delivery per month will be adequate to serve the airplanes using the strip. No airplanes will be based at the site. The caretaker will generate 1 to 3 trips per day.
2. Nearby properties – The surrounding properties are vacant undisturbed desert. There are a few home sites located north and west of the property. During the comprehensive Plan Amendment process, a meeting was held with the closet neighbors to the north. The residents were in support of the request and offered no objection. Arizona State Land Department has properties to the west and east. A meeting was held with the State Land Department during the Comprehensive Plan Amendment process and no objections were raised. The turbo prop airplanes that will be utilized at the site currently operate out of the Eloy airport and do not generate any complaints from surrounding landowners and residents. The turbo prop airplanes exceed FAA standards for noise levels (they generate less than half of the allowable noise limit). A letter from the propeller manufacturer, included in this report, explains that the noise levels generated by the Twin Otter turbo props, are well below the certification requirements.
3. Health and safety of persons residing or working in the area – As the area is very sparsely populated and there are no employers within several miles of the site there will be no impact on the health and safety of persons in the area.

- g) Supporting Information sheet

The Supporting Information sheet, provided in the Application, is also included in the Appendix.

Location & Accessibility

The site is located in southwestern Pinal County, 9.5 miles south of Interstate 10 on the west side of Sunland Gin Road, in Section 12, Township 8 South, Range 7 East.

Sunland Gin Road, a paved two-lane roadway will provide access to the site. From the interchange at I-10 and Sunland Gin Road access is provided north to Phoenix and south to Tucson. I-10 also connects with I-8, an east west interstate that provides access to Gila Bend, Yuma and the west coast.

As previously stated, Sunland Gin Road is classified as a Rural Major Collector, a Pinal County Regionally Significant Route. According to the Regionally Significant Routes for Safety and Mobility (RSRSM) Final Report, the roadway has Medium Priority status for full development. The future right-of-way will be between 130' and 150' with ultimate development of 6 lanes. The existing road is a paved asphalt two-lane roadway.

Neighborhood Meeting

A neighborhood meeting was held on January 27th at 5:30PM at Duffers Restaurant at the Arizona City Golf Course. The Notice of Neighborhood Meeting, list of property owners notified, Sign in Sheet and Minutes of the Meeting are included in the Appendix. No objections to the airport have been received.

Conclusion

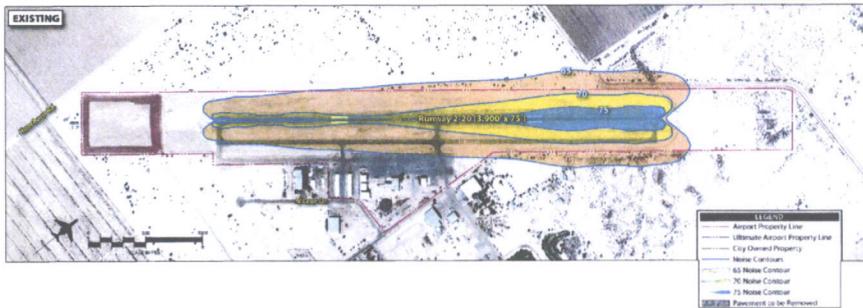
The development of a private airstrip in southwestern Pinal County will provide economic development to the regional area. The Sawtooth airstrip will support the local economy by bringing military personnel and parachute enthusiasts to the area where they will purchase commodities during their visit. The attraction of civilian parachutists also highlights the attributes of Pinal County as a place to visit and spend time and money and expands opportunities for residents to live, learn and play in close proximity. The airstrip will not have negative impacts on the area residents or employees.

We respectfully request your recommendation of approval for this Special Use Permit

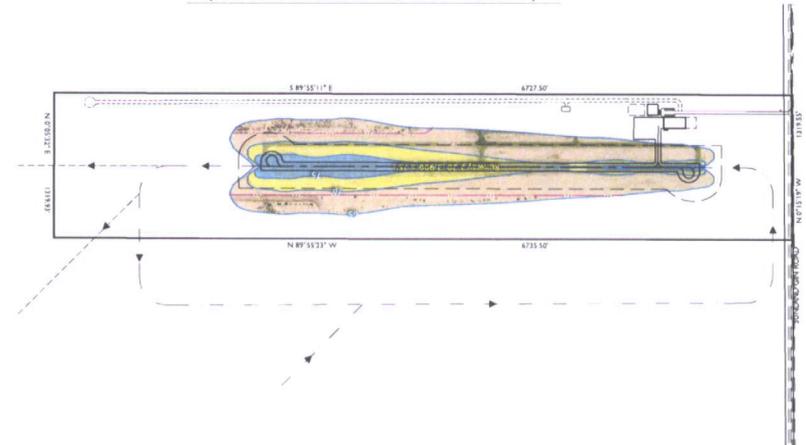
EXHIBITS

SAWTOOTH AIRPORT NOISE CONTOUR MAP (OVERLAYING THE NOISE CONTOURS OF THE CITY OF ELOY'S AIRPORT MASTER PLAN)

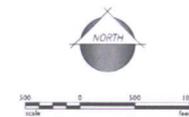
EXISTING CITY OF ELOY
AIRPORT NOISE CONTOURS



PROPOSED SAWTOOTH AIRPORT
(WITH NOISE CONTOURS OVERLAY)



The noise contours (LDN) shown on this exhibit have been taken from the City of Eloy Airport Master Plan and overlaid on the proposed Sawtooth Airport Runway. The airplanes that will use the Sawtooth Airport, twin turbo props, are the same models used at the Eloy Airport. The runways are approximately the same length, Eloy 3,900', Sawtooth 4,000'. A specific noise contour analysis has not been prepared for the Sawtooth Airport.



APPENDIX



U.S Department
of Transportation
Federal Aviation
Administration

Western-Pacific Region
Phoenix Airports Field Office

2800 N 44th St Suite 510
Phoenix, AZ 85008

December 2, 2013

Airborne Support Group
Attn: Steve Hill
5100 N Tumble Weed Rd
Eloy, AZ 85131

Dear Mr. Hill:

**Proposed Establishment of Sawtooth Airport: Eloy, Arizona
Airspace Case No. 2013-AWP-1567-NRA**

The Federal Aviation Administration (FAA) has completed an airspace study from the airspace utilization standpoint of the proposal submitted by you, using FAA Form 7480-1, *Notice of Landing Area Proposal*. The proposal was received on August 29, 2013, and is for the establishment of a private use airport located in Eloy, Arizona.

Our analysis determined that the proposal is acceptable from an airspace utilization standpoint. Therefore, the FAA does not object to the establishment of the proposed landing area, provided the following conditions are met:

- a. The landing area is operated for private use only.
- b. Operations are to be conducted at this facility only during Visual Flight Rule (VFR) conditions.
- c. The landing area operator shall ensure and maintain obstruction free routes of ingress/egress to the landing area.
- d. Operations shall be conducted in accordance with the requirements/restrictions of the overlying class of airspace.
- e. If the operations are conducted between sunset and sunrise, we recommend that landing area lighting be installed.
- f. The airport shall comply with local planning and zoning laws and regulations.

In addition, we recommend that you contact the Arizona Department of Transportation, Aeronautics Division and Pinal County to obtain the necessary applications and approvals before proceeding with the establishment of the subject landing facility.

This airspace study did not include an environmental review to determine whether or not the proposed development is environmentally acceptable in accordance with the National Environmental Policy Act of 1969 (Public Law 91-190).

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

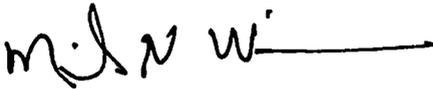
In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30-days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on **December 30, 2014**, unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary up to 15-days prior to this expiration date.

If you have any questions, please contact Kyler Erhard, Airport Planner, at ([REDACTED])

Sincerely,

A handwritten signature in black ink, appearing to read "Mike N Williams", with a horizontal line extending to the right from the end of the signature.

Mike N Williams, A.A.E
Manager, Phoenix Airports Field Office

Enclosures: FAA Form 5010-5

cc: Mr. Kenn Potts, ADOT

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

| | | |
|----------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| District Office | File/ORM # | PJD Date: |
| State: AZ | City/County: Pinal | Name/Address of Person Requesting PJD: Jackie Guthrie, EPS Group Inc., 2045 S. Vineyard, Suite 101, Mesa, Arizona, 85282, 480-503-2250 |
| Nearest Waterbody: Sea of Cortez | | |
| Location: TRS, Lat/Long or UTM: 32.660833 deg. N. Lat., 111.683055 deg. N. Long. | | |
| Identify (Estimate) Amount of Waters in the Review Area: | | Name of Any Water Bodies on the Site Identified as Section 10 Waters: Tidal: Non-Tidal: N/A |
| Non-Wetland Waters: Stream Flow: N/A 5280 linear ft, 130 width, 160 acres | | <input type="checkbox"/> Office (Desk) Determination <input checked="" type="checkbox"/> Field Determination: Date of Field Trip: 12-16-13 |
| Wetlands: N/A acre(s) Cowardin Class: N/A | | |

SUPPORTING DATA: Data reviewed for preliminary JD (check all that apply - checked items should be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: _____
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps
- Corps navigable waters' study: _____
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite quad name: ELOY NW QUADRANGLE
- USDA Natural Resources Conservation Service Soil Survey. Citation: _____
- National wetlands inventory map(s). Cite name: _____
- State/Local wetland inventory map(s): _____
- FEMA/FIRM maps: FM04021C1950E
- 100-year Floodplain Elevation is: 1654 +/-
- Photographs:
 - Aerial (Name & Date): Google Maps, 03-24-13
 - Other (Name & Date): Ground Photos, 12-16-13
- Previous determination(s). File no. and date of response letter: _____
- Other information (please specify): Pinal County ADMP Exhibit, Case: CR-020-13

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Signature and Date of Regulatory Project Manager (REQUIRED)

Signature and Date of Person Requesting Preliminary JD (REQUIRED, unless obtaining the signature is impracticable)

EXPLANATION OF PRELIMINARY AND APPROVED JURISDICTIONAL DETERMINATIONS:

1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "preconstruction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant's acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

This preliminary JD finds that there "may be" waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

Appendix A - Sites

District Office File/ORM # PJD Date:

State City/County Person Requesting PJD

| Site Number | Latitude | Longitude | Cowardin Class | Est. Amount of Aquatic Resource in Review Area | Class of Aquatic Resource |
|-------------|-------------|--------------|----------------|------------------------------------------------|---------------------------|
| 1 | 32.660833 W | 111.683055 N | n/a | na | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Notes:



Ms. Jackie Guthrie, AICP
EPS Group, Inc.
2045 South Vineyard Avenue
Suite 101
Mesa, Arizona 85210

RE: Airborne Support Systems Special Use Permit

Ms. Guthrie,

I am writing this letter to inform you of the fact that CAG has reviewed the application to the Federal Aviation Administration (FAA) for a new airstrip in Pinal County, which will be located west of Sunland Gin Road and south of Arizona City. We have also reviewed the FAA's approval letter.

We understand that you must submit an application to the Arizona Department of Transportation's Aeronautics Division, and that the application requires a response from CAG regarding your request.

CAG has no objection to the proposed airstrip, and finds no conflicts with our ongoing regional transportation planning process, nor does the airstrip conflict with previous plans or our ongoing Regional Transportation Plan.

Sincerely yours,

Kenneth Hall, AICP, EDFP
Executive Director

Central Arizona Governments
1075 South Idaho Road, Suite 300
Apache Junction, Arizona 85119
www.cagaz.org

Tel: 480-474-9300
Toll Free: 800-782-1445
TDD: 480-671-5252
Fax: 480-474-9306

GILA COUNTY: GLOBE, HAYDEN, MIAMI, PAYSON, STAR VALLEY, WINKELMAN
PINAL COUNTY: APACHE JUNCTION, CASA GRANDE, COOLIDGE, ELOY, FLORENCE, KEARNY, MAMMOTH, MARANA, MARICOPA, QUEEN CREEK, SUPERIOR
TRIBAL GOVERNMENT: AK-CHIN INDIAN COMMUNITY, GILA RIVER INDIAN COMMUNITY, SAN CARLOS APACHE TRIBE

MEMORANDUM

TO: Stephen W. Christy, Chairman, State Transportation Board

FROM: Michael Klein, Aeronautics Group Manager

CC: Joseph S. Omer, MPD Division Director

DATE: February 12, 2014

RE: Proposal for Sawtooth Airport

Pursuant to ARS 28.8205, new airports within 24 miles of a boundary of a designated Urbanized Area must be approved by the State Transportation Board. On February 5, 2014, Airborne Support Group LLC submitted an application to ADOT MPD for the construction of the Sawtooth Airport in an unincorporated portion of Pinal County, southwest of the City of Eloy. This proposed private-use facility would be located within the boundaries of the Casa Grande Urbanized Area.

On October 9, 2013, Pinal County Board of Supervisors amended the Comprehensive Plan to include Secondary Airport land use map designation for the subject parcels. On December 2, 2013 the Federal Aviation Administration approved the submitted Form 7480-1 and furnished a Letter of No Objection. The Central Association of Governments (CAG) has confirmed that the proposed airport does not conflict with any regional planning efforts. Pinal County zoning ordinances require that a Special Use Permit be approved by the Board of Supervisors prior to operation of an airport. A Permit application was submitted on January 31. When this Permit is approved, all requirements of 8205 will be satisfied.

The ADOT MPD Aeronautics Group recommends that the Board approve the construction of the Sawtooth Airport, contingent upon the approval of the Pinal County Special Use Permit.

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This Section includes Airport, heliport or landing field as a special use that may be considered for a Special Use Permit. The use is in conformance with the Comprehensive Plan. The use will not endanger the public health, safety or welfare. Paved access and utilities are available. The use will comply with zoning district regulations.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: There are no services anticipated that would be paid for by the public.
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: One fuel delivery per month is anticipated, one to five vans per day for training operations and one to three trips per day generated by the caretaker.
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 22 parking spaces are provided, including two accessible spaces.
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? The dual prop airplanes that will be flying from this airstrip will not create excessive noise. There is no anticipated potential for smoke, fumes, dust or glare. All parking, drives, and the runway surface will be treated with an approved dust free treatment.
6. What type of landscaping are you proposing to screen this use from your neighbors? There are no immediate neighbors that would require screening of the use.
7. What type of signage are you proposing for the activity? Where will the signs be located? An identification sign will be located along Sunland Gin Road frontage.
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: No manufacturing or production is planned.
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: Very minimal development is planned on the site. Two metal buildings of approximately 100'x200' each are proposed, the runway will not be distinguishable from neighboring properties. The caretaker residence will be similar to other residences in the region. A perimeter fence will be installed.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO



Multimodal Planning

Janice K. Brewer, Governor
John S. Halikowski, Director
Scott Omer, Division Director

206 S. 17th Ave.
Phoenix, AZ 85007

March 10, 2014

Ms. Jackie Guthrie, AICP
2045 S. Vineyard, Suite 101
Mesa, AZ 85210

Subject: Sawtooth Airport

Dear Ms. Guthrie:

I apologize that the application for the Sawtooth Airport did not make the agenda for the March meeting of the State Transportation Board. We expect the application to be on the agenda for the Board's meeting on April 11.

Statute gives the Board very little discretion regarding airport applications. If all the required documents are furnished and the relevant third-party approvals are obtained, the Board has little choice but to approve the application. Since the application for the Sawtooth Airport is complete and in order, we have confidence that the matter will be approved after, at most, perfunctory discussion.

MPD Aeronautics staff has no objection to the immediate commencement of the development of the Sawtooth Airport, provided Pinal County concurs. If there's anything else we can do to help, please let us know.

Please extend to your client our best wishes for his success in this endeavor.

Sincerely,

Scott R. Driver, A.A.E.
Airport Grants Manager

Cc: Michael Klein, A.A.E. – Manager, MPD Aeronautics Group



Airport Straubing, Walmüh a
D - 94349 Arting / Germany,
Tel. (0 94 29) 94 09 - 0
Fax (0 94 29) 94 32
E-mail: sales@mt-propeller.com
Internet: w.a.j@mt-propeller.com
EASA DE.21G.0008
EASA.21G.020

Skydive Arizona
5100 N. Tumbleweed Road
Eloy AZ 85131
USA

TO WHOM IT MAY CONCERN

It is herewith confirmed and certified, that

- ✓ the noise limit for certification for the Skyvan SC3 and Twin Otter is 88 dB(A) according to FAR 36.
- ✓ The measured and certified noise level for the Skyvan is 76,6 dB(A) and for the Twin Otter 83,3dB(A).
- ✓ For the Twin Otter the over flight noise test height is determined by the only official single engine performance charts in the AFM.
- ✓ If operated with 2 engines and the respective performance the Twin Otter has also a noise level according to FAR 36 of approximately 76 dB(A).
- ✓ As 6 dB(A) is half the noise both airplanes have a noise level half of the half of the certification requirements.

MT-Propeller Entwicklung GmbH

Martin Albrecht
Director of Engineering
EASA Design Organization Part 21; EASA.21J.020
EASA Production Organization, Part 21; DE.21G.0008
EASA Maintenance and Repair Station, Part 145, DE.145.0115
FAA Maintenance Organization, Part 145, MIFNY838K
EASA Part 66 Certifying Staff

January 07, 2014



Notice of Neighborhood Meeting

January 17, 2013

Dear Neighbor:

You are cordially invited to a neighborhood meeting regarding a proposed Special Use Permit (SUP) application in your area. The property is approximately 203 acres and is located 9.5 miles south of I-10 on the west side of S. Sunland Gin Road, south of W. Harmon Road in Pinal County, Arizona. The site includes parcels: 500-46-002C, 500-46-002D, and 500-46-002E. See attached exhibit.

You are being invited because you own property or are an Association within 1200 feet of the site.

Our Special Use Permit application is for approval to develop a 4000' private runway, airplane hangar, classroom building, caretaker residence and perimeter fencing and future barracks for students. The facility will be used for military parachute training, parachute related business and over flow of parachute drops from the Eloy Airport.

The zoning is General Rural (GR). A zoning change is not requested.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed Special Use Permit and answer any questions you may have. As we proceed forward with our application, there will be future public hearings before the Pinal County Planning and Zoning Commission and the Board of Supervisors, and you will be notified of those hearings.

**Monday January 27, 2014
5:30 pm**

**Duffers Restaurant
(Arizona City Golf Course)
13939 S. Cleator Road
Arizona City, AZ 85223**

If you have questions regarding the request, please contact:
Jackie Guthrie, AICP - Planning Consultant
EPS Group Inc.
480-503-2250
jackie.guthrie@epsgroupinc.com





Airborne Support Group
Special Use Permit
Neighborhood Meeting Minutes

January 28, 2014

Meeting Summary:

On Monday, January 27, 2014, at 5:30 P.M. a neighborhood meeting was held at Duffers Restaurant at the Arizona City Golf Course to discuss the requested Special Use Permit for Airborne Support Systems. One neighbor, Patrick Goodman, attended the meeting. Also in attendance was Jackie Guthrie, Planning Consultant, Stephen Hill owner and Annette Hill. The sign in sheet is attached.

Jackie described the site location, size and the proposed uses. She explained that the use would include parachute training for the military and overflow parachute drops from the Eloy airport. A 4000' runway is proposed with an airplane parking area, a hanger for repairs, a classroom building for training and a possible barracks building for the military personnel if warranted in the future. A caretaker residence will be located on site to allow for on-site security. The entire site will be fenced to keep cattle from accessing the site and runway.

Mr. Goodman stated that he purchased his property in 1997 and plans to sell the land in the future. He owns 164 acres adjacent to the south of the site. He attended the meeting because he wanted to understand what the plans were for the property.

Primary questions and concerns expressed by the neighbor in attendance included the following:

Question: How will this use affect my taxes? I do not want my taxes to go up.

Discussion: The Special Use Permit should not affect adjacent lands tax status. There is no zone change involved.

There was discussion about the Green Wash Reservoir Tax and if the subject properties benefit from the Green Wash Reservoir improvements. Both properties are subject to the tax.

Question: When will you start development?

Discussion: If the Special Use Permit is approved, we would like to begin development in the summer of 2014.



After further discussion regarding the proposed project, Mr. Goodman stated that he was now comfortable with the request but would not commit to supporting us at the meeting. He would make a final decision by Friday and call Jackie or Steve by Friday to let the team know if he would support the Special Use Permit request.

Conclusion

The attendance sign-in sheet is attached to this summary. The foregoing summarizes points of discussion and concerns expressed at this meeting. If there are any issues not recorded, or any discrepancies noted, please contact Jackie Guthrie by telephone at 480-503-2250, or by email at jackie.guthrie@epsgroupinc.com. Thank you for giving up a portion of your evening and meeting with us.



**Neighborhood Meeting
Attendance Sheet**

Airborne Support Group

Date of Meeting: January 27, 2014

Location of Meeting: Arizona City Golf Course

| | <u>Name</u> | <u>Address</u> | <u>Phone</u> |
|-----|------------------|----------------------------------|--------------|
| 1. | JACKIE Guthrie | 19710 W. Black Kndo St. CL 85122 | [REDACTED] |
| 2. | PATRICIA GOODMAN | P.O. Box 165 GILBERT 85296 | [REDACTED] |
| 3. | Annette Hill | 1394. W. Arica Rd 85131 | [REDACTED] |
| 4. | STEVE Hill | | [REDACTED] |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |
| 9. | | | |
| 10. | | | |
| 11. | | | |

PZ-C-003-13



PINAL COUNTY
wide open opportunity

MEETING DATE: April 17, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-003-13 (Horn Rezone, County Initiated)**

CASE COORDINATOR: Steve Abraham

REQUESTED ACTION & PURPOSE: Pinal County applicant, Kent & Christina Horn landowners et. al., requesting a zone change from MHP (Manufactured Home Park)(**PZ-028-00**) to RU-1.25 (Rural Zoning District) on 2± acres; situated in a portion of the NE¼ of the NW¼ of Section 6, T07S, R05E, G&SRB&M, tax parcel 511-66-014B (legal on file) (located on the

LOCATION: Located on the SWC of the intersection of Selma Hwy & S. Mammoth Drive south of Casa Grande).

SIZE: 2± 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.

PUBLIC PARTICIPATION:

Commission Initiation: December 19, 2013

Community Meeting: January 16, 2014

News Paper Advertising: Week of March 24, 2014

Site posting: March 27, 2014

HISTORY: The site was originally zoned to MHP under case PZ-028-00 as part of a larger 72 acre plan to develop the Casa Vista Manufactured Home Park. The park was never developed. In 2006 the County erroneously approved a Minor land division to split 2 acres from the larger 72 acre parcel. The Horns acquired the property shortly thereafter. The Horn's were cited in to code compliance for zoning violations (not related to parcel size). Upon researching the code compliance issue Planning and Development discovered the lot size issue and according to the MHP zone all uses require a minimum lot size of 10 acres.

ANALYSIS:

Fit within the neighborhood:

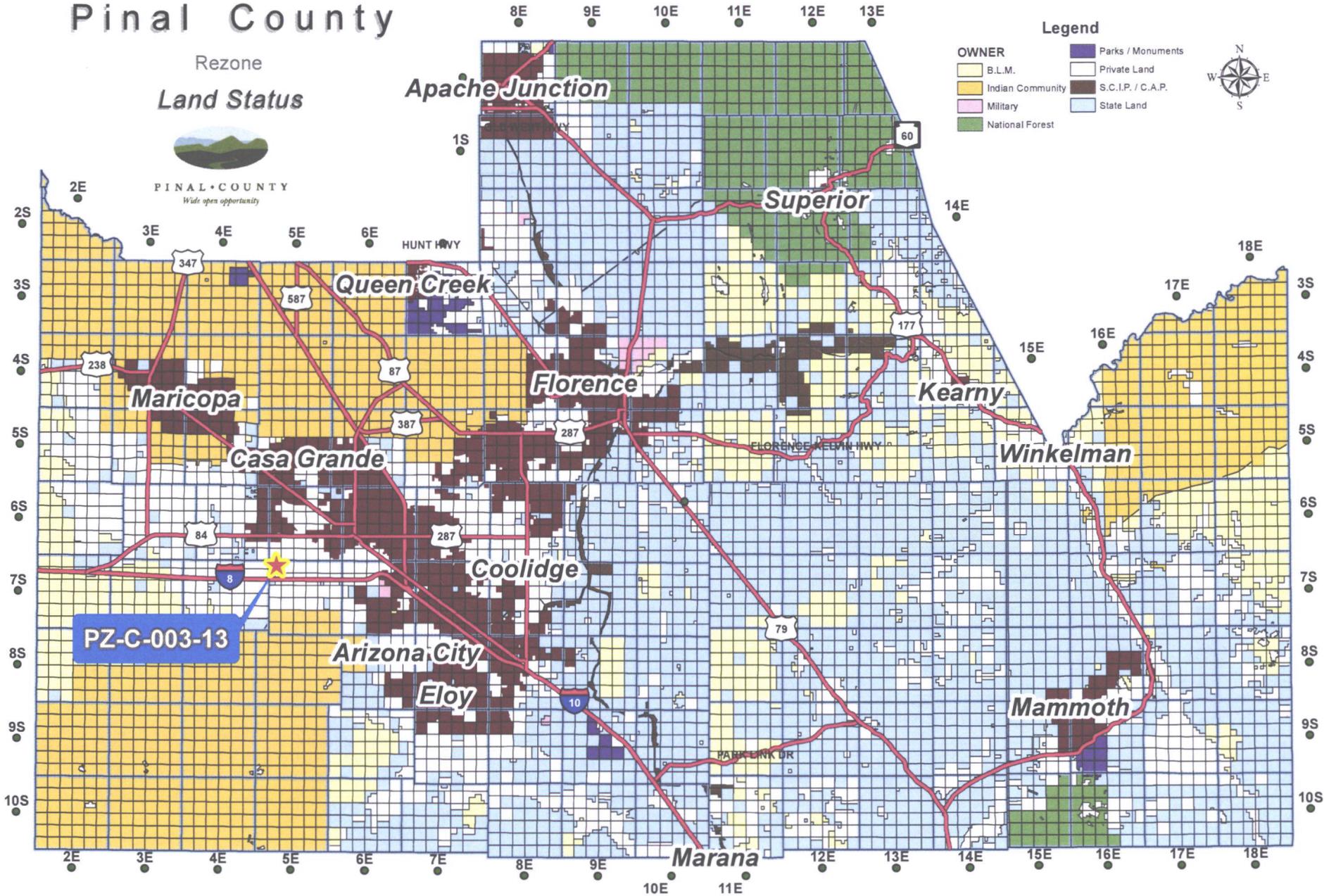
There are a variety of zoning districts in the immediate area including SR, CR-4, MHP, GR and CR-1. Properties in the immediate area are largely undeveloped save for the SR zoned parcel adjacent to the east, which are developed with single family residences. RU-1.25 is the zoning equivalent of GR zoning. It allows for single family residential uses including allowances for some commercial agricultural uses and horse

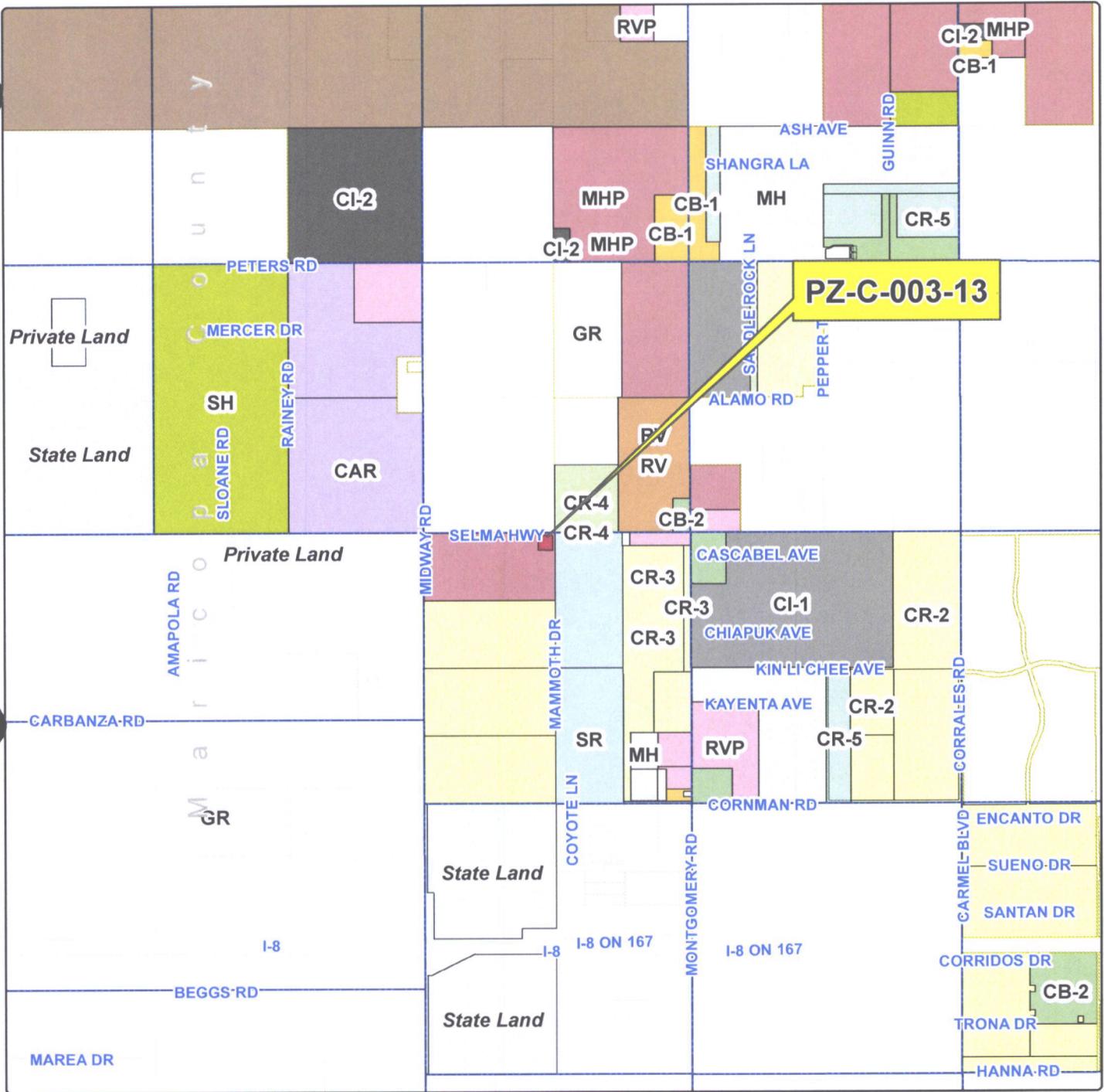
Pinal County

Rezone
Land Status



PINAL COUNTY
Wide open opportunity





Rezone

Planning & Development Services



PINAL COUNTY

Wide open opportunity

HORN J KENT & CHRISTINA

Legal Description:

Situated in a portion of the Section 06, T02S, R08E, G&SRB&M, 511-66-014B. (legal on file) (Casa Grande area).

T02S-R08E Sec 06



HORN J KENT & CHRISTINA

Drawn By: GIS / JT / LJT Date: 12/11/2013

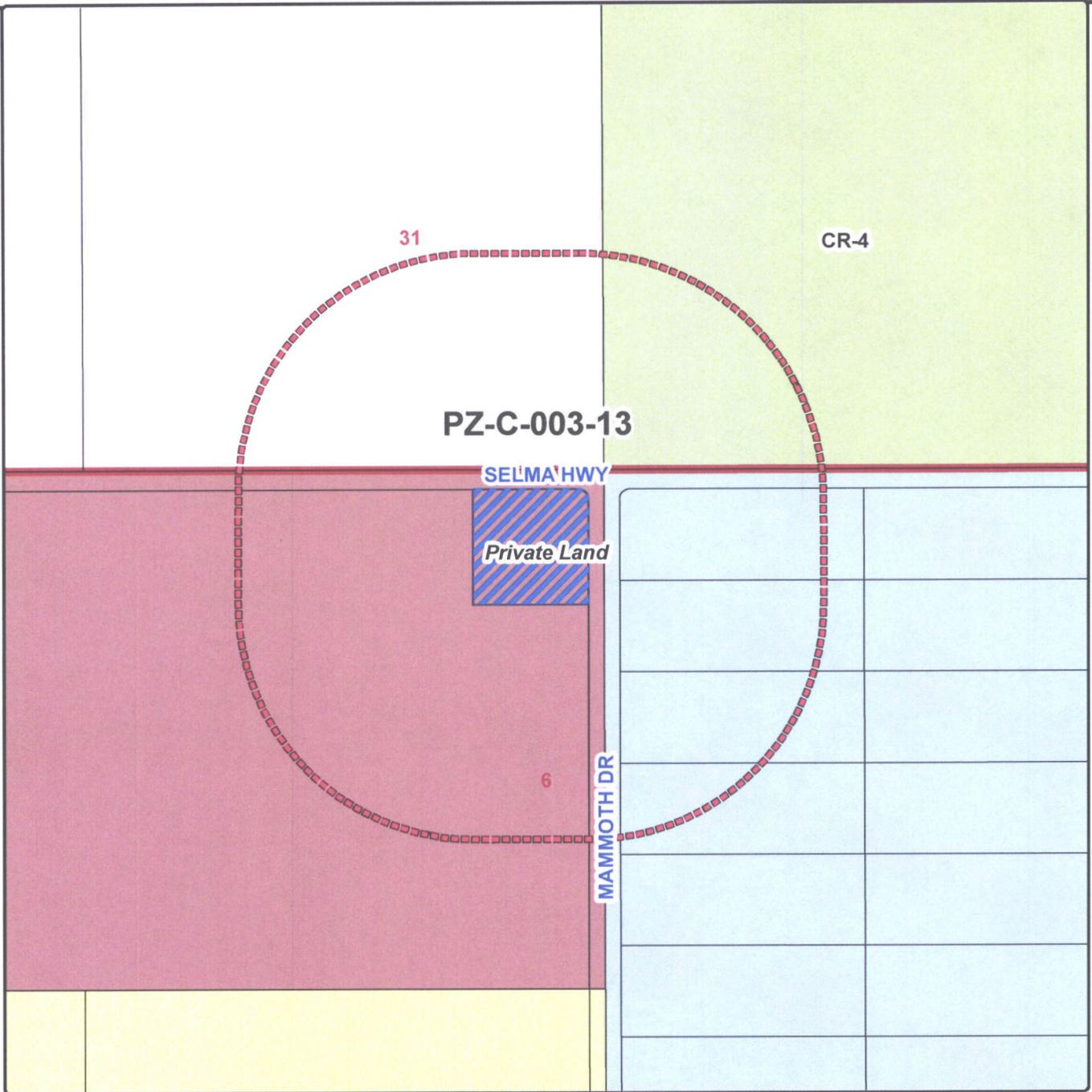
Sheet No.
1 of 1

Section
06

Township
02S

Range
08E

Case Number: PZ-C-003-13



Rezone

PZ-C-003-13 – PUBLIC HEARING/ACTION: Pinal County applicant, Kent & Christina Horn landowners, requesting approval of a county initiated rezoning from MHP (Manufactured Home Park) to RU-1.25 (Rural Zoning District) on 2.0± acres; situated in a portion of the NE1/4 of the NW1/4 of Section 6, T07S, R05E, G&SRB&M, tax parcel 511-66-014B (legal on file) (located on the SWC of the intersection of Selma Hwy & S. Mammoth Drive south of Casa Grande)

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



Legal Description:
 Situated in a portion of Section 06, T07S, R05E, G&SRB&M, 511-66-014B, (legal on file)
 (Casa Grande area).
 T07S-R05E Sec 06

| | | |
|---------------------------------------------|---------------------|--------------|
| Owner/Applicant: HORN J KENT & CHRISTINA | | |
| Drawn By: GIS / JT / LJT | Date: 12/11/2013 | |
| Sheet No. 1 of 1 | Sections 06 | Range 05E |
| Case Number: PZ-C-003-13 | | |



PZ-C-003-13

Rezone



NORTH



PINAL • COUNTY
Wide open opportunity

PZ-C-003-13

privileges. Because this area is still a low density agricultural area staff believes this zone provides a good fit to existing land uses in the immediate area.

Neighborhood Meeting and Code Compliance Issues

As required by the zoning ordinance, staff conducted a neighborhood meeting about the proposed rezone. The meeting was well attended with property owners from the immediate area, staff explained the process how the issue came about and the proposed zone category. The neighbors expressed that they were ok with the proposed rezoning but expressed their disapproval with the way the property is being used. Staff advised that there are zoning violations on the property and the Horn's, after this rezoning has occurred, will have to clean up the property or seek a Rezone or Special Use Permit and possibly a Comprehensive Plan amendment. Staff informed the neighbors that Pinal County would not be partnering with the Horn's on any future land use entitlements. The Horn's would have to request the proper approvals on their own behalf.

Staff would like to respectfully remind the Commission that while the Horn's Code Compliance issues certainly started this case, the primary discussion points is how does RU1.25 zoning fit within the neighborhood. The Commission may be reviewing a request from the Horn's in the future to allow additional uses on the property, should the Horn's choose to go down that path.

To date, no letters in opposition or approval have been received from property owners within the 600ft notification area. The proposal was mailed to the City of Casa Grande and as of the writing of this report no comment has been received.

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-C-003-13. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, Pinal County, 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 MHP to RU-1.25.
2. To date, no letters in opposition have been received from property owners within the 600ft 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-C-003-13): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this 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-C-003-13** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. the owner, applicant, developer of the subject property shall within one year from Board of Supervisors approval of this case to resolve any zoning violations occurring on the property.

Date Prepared: 04/10/14 - sja
Revised:

2 w/c
PCBS

**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE**

DATE: 10/18/00 TIME: 1419
 FEE : 0.00
 PAGES: 2
 FEE NO: 2000-043219

CASE NO. PZ-028-00
ZONE CHANGE
RESOLUTION

WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM (CR-2) SINGLE RESIDENCE ZONE TO (MHP) MANUFACTURED/MOBILE PARK ZONE, AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM (CR-2) SINGLE RESIDENCE ZONE TO (MHP) MANUFACTURED/MOBILE PARK ZONE (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

A 73.2± acre parcel described as Bright Sky Farms, Lot 1 & 2 Section 6, T7S, R5E, (G&SRBM).

(BE) (NOT BE) CHANGED FROM (CR-2) SINGLE RESIDENCE ZONE TO (MHP)MANUFACTURED/MOBILE PARK ZONE WITH THE ATTACHED STIPULATIONS OF UNDERSTANDING, FOR ZONING PURPOSES.

DATED THIS 11TH DAY OF OCTOBER, 2000.

PINAL COUNTY BOARD OF SUPERVISORS

 Chairmar

ATTEST:

 Clerk

MR\STAFFRPT.BOS\VP202800.RES

CASE NO. PZ-028-00
STIPULATIONS OF UNDERSTANDING

- 1) The applicant, at the time of development application, shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State (ADEQ) and County regulatory agencies;
- 2) the property is to be developed in accordance with the applicable criteria set forth in Articles 20-B of the Pinal County Zoning Ordinance;
- 3) subject to final development approval, the applicant/owner shall provide a Traffic Impact Analysis satisfactory to the requirements of the Public Works Department;
- 4) subject to final development approval, the applicant/owner shall provide a Final Master Drainage Study, completed by an Arizona Registered Professional Engineer, to the Public Works Department for review and approval to ensure compliance with the Pinal County Drainage Regulations;
- 5) prior to final development approval the applicant/owner shall provide written verification from Casa Grande Elementary #4 and Casa Grande Union High School #32 that applicable school concerns/issues have been resolved to the satisfaction of the school district;
- 6) prior to final development approval, the applicant/owner shall provide written verification from Regional Fire Rescue that emergency access, fire hydrant placement and fire flow requirements have been met or will be met to the satisfaction of Regional Fire Rescue;
- 7) the applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators;
- 8) prior to hearing before the Board of Supervisors the applicant/owner shall meet with the adjacent homeowners to discuss and mitigate issues/concerns;
- 9) the applicant/owner shall provide a block wall around the park and provide landscaping adjacent to the perimeter wall;
- 10) the applicant/owner shall provide crash gates that are acceptable to the Pinal County Department of Public Works and the Regional Fire-Rescue Department;
- 11) the manufactured homes placed in the park shall be no older than 1997 models; and
- 12) should the requested manufactured home park development not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change, the Board may schedule a public hearing to grant and extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

RECORD OF SURVEY MINOR LAND DIVISION

OF
A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA

PARENT DESCRIPTION
LOTS 1 AND 2 OF BRIGHT SKY FARMS, ACCORDING TO THE PLAT RECORDED IN
BOOK 2 OF SURVEYS, PAGE 211, RECORDS OF PINAL COUNTY, ARIZONA.

DESCRIPTION
PARCEL A:
LOTS 1 AND 2 OF BRIGHT SKY FARMS, ACCORDING TO THE PLAT RECORDED IN
BOOK 2 OF SURVEYS, PAGE 211, RECORDS OF PINAL COUNTY, ARIZONA,
EXCEPT THE NORTH 295.39 FEET OF THE EAST 295.39 FEET THEREOF;
PARCEL B:
THE NORTH 295.39 FEET OF THE EAST 295.39 FEET OF LOT 2 OF BRIGHT SKY
FARMS, ACCORDING TO THE PLAT RECORDED IN BOOK 2 OF SURVEYS, PAGE
211, RECORDS OF PINAL COUNTY, ARIZONA.

- SCHEDULE "B" ITEMS**
- 5) COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED
MAY 8, 1996 IN FEE NO. 1996-017243 OF OFFICIAL RECORDS, AND
AMENDED DECEMBER 12, 1996 IN FEE NO. 1996-041029 OF OFFICIAL
RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION
INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON
RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL
ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS
VIOLATE TITLE 42, SECTION 3606(C), OF THE UNITED STATES CODES.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
 - 6) A DOCUMENT ENTITLED "RESOLUTION BY THE BOARD OF SUPERVISORS OF
PINAL COUNTY, ARIZONA," RECORDED FEBRUARY 21, 1964 AS DOCKET
375, PAGE 572.
 - 7) MATTERS AS SET FORTH IN LETTER FOR DOMESTIC WATER SERVICE FROM
ARIZONA WATER COMPANY TO CLOUT CATTLE COMPANY, DATED JULY 19,
1979 IN DOCKET 880, PAGE 43.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
 - 8) THE EFFECT OF A MAP, PLAT OR SURVEY FILED IN BOOK 1 OF SURVEYS,
PAGE 173.
(BOUNDARY SURVEY - NO PLOTTABLE EASEMENTS)
 - 9) EASEMENTS AS SET FORTH ON THE SURVEY RECORDED IN BOOK 2 OF
SURVEYS, PAGE 211.

- NOTES**
- 1) THE BASIS OF BEARING IS THE MONUMENT LINE OF SELMA HIGHWAY, ALSO
BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6,
USING A BEARING OF SOUTH 89 DEGREES 49 MINUTES 50 SECONDS EAST.
 - 2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A
FIRST AMENDED COMMITMENT FOR TITLE INSURANCE ISSUED BY THE
TALON GROUP, ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE
COMPANY, COMMITMENT NUMBER 416-4591069, DATED SEPTEMBER 13,
2005.
 - 3) THIS SURVEY SHOWS VISIBLE EVIDENCE OF UNDERGROUND UTILITIES OR
FACILITIES ON THE SUBJECT PROPERTY, MANY TIMES IN RURAL SETTINGS
ROAD GRADERS, HEAVY EQUIPMENT, VANDALISM OR TIME WILL ERASE
VISIBLE SIGNS OF THESE FACILITIES. THE FACT THAT THE SURVEY MAY
NOT SHOW THESE SIGNS IS NOT AN INDICATION THAT FACILITIES DO NOT
EXIST. NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE
UTILITIES AVAILABLE, EITHER IN SERVICE OR ABANDONED, NOR TO THEIR
EXACT LOCATION, IN THE EVENT THIS SITE IS TO BE DEVELOPED OR
IMPROVED THIS SURVEY SHOULD NOT BE USED FOR DESIGN PURPOSES.
PLEASE CALL AN UNDERGROUND UTILITY LOCATOR OR "BLUE STAKE" AT
263-1100 FOR THE PRECISE LOCATION AND EXTENT OF ALL UTILITIES IN
THE AREA PRIOR TO ANY DESIGN AND/OR EXCAVATION.
 - 4) THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY
INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF, ANY PROPOSED
RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY,
INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.
 - 5) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER
THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN
UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY
SOUTHWESTERN STATES SURVEYING, INC. SOUTHWESTERN STATES
SURVEYING, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED
USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

CERTIFICATION
I, RANDY S. DELBRIDGE, HEREBY CERTIFY THAT I AM A REGISTERED LAND
SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON
WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF
DECEMBER, 2005, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.
RANDY S. DELBRIDGE
R.L.S. #18214

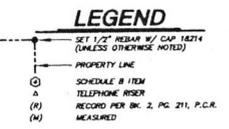
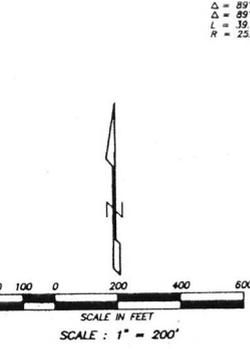
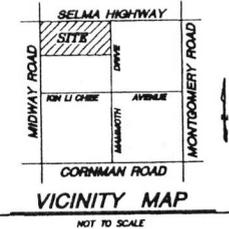


This Minor Land Division
is Approved for Recording
Date: 1/2/06
By: [Signature]

Southwestern States Surveying, Inc.
Professional Land Surveyors
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726

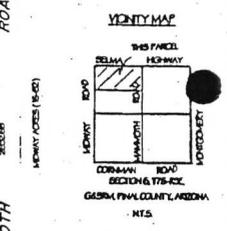
MINOR LAND DIVISION
MIDWAY ROAD & SELMA HIGHWAY - EBS & ASSOCIATES, LLC

| DATE | REVISIONS | DRAWN BY | CHECKED BY | DATE | SHEET |
|------|-----------|----------|------------|---------|--------|
| | | | | 12/2/05 | 251068 |

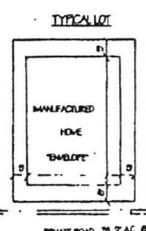


| LINE | BEARINGS | DISTANCE |
|------|-------------------|----------|
| L1 | S 00°03'26" W (R) | 270.44' |
| L2 | S 00°03'32" W (M) | 295.39' |
| L3 | N 89°49'50" W | 270.44' |
| L4 | N 89°49'50" E | 270.44' |
| L5 | S 00°03'26" W (R) | 295.39' |
| L6 | S 00°03'32" W (M) | 295.39' |

| CURVE | RADIUS | DELTA | LENGTH |
|-------|--------|-----------|--------|
| C1 | 25.00' | 89°53'26" | 38.22' |



- UTILITIES**
- WATER SERVICE: ARIZONA WATER COMPANY
 - ELECTRICITY: PRIVATE OWNED SYSTEM
 - TELEPHONE: ARIZONA PUBLIC SERVICE
 - NATURAL GAS: U.S. WEST COMMUNICATIONS
 - FIRE PROTECTION: SOUTHWEST GAS CORPORATION
 - GARAGE: REGIONAL FIRE DEPARTMENT
 - PRIVATE CONTRACTOR: PINAL COUNTY SHERIFF DEPT.



- NOTES**
- OWNER & DEVELOPER: ALEC & WENDY GREGG, 200 HILLYWOOD WAY 200, BURBANK, CALIFORNIA 91002
 - ALL INTERIOR WALLS AND ROOFING SHALL REMAIN PRIVATE AND BE MAINTAINED BY OWNER
 - DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES AND PERMIT REQUIREMENTS
 - ALL UTILITIES TO BE PLACED UNDERGROUND IN ACCORDANCE WITH ALL GENERAL ORDINANCES OR AS IT MAY BE ADVISED
 - TOTAL ACREAGE: 70.22
 - TOTAL NO. OF LOTS: 25

CASA de VISTA
a MOBILE HOME PARK

FOR REVIEW ONLY

being a resubdivision of LOTS 1 & 2, BRIGHT SKY FARMS (2-21), being a part of the Lots 3 & 4, Section 6, T7S-R5E, G3-SRM, Pinal County, Arizona.

CERTIFICATION OF SURVEY

I hereby certify that the Survey shown herein was performed under my direction during the month of _____, 2000, and the monuments shown hereon are true and accurate to the best of my knowledge and belief.

Thomas B. Hebrach, R.S.



Chapter 2.240
RU-1.25 RURAL ZONING DISTRICT

Sections:

- 2.240.010 Purpose.
- 2.240.020 Uses permitted.
- 2.240.030 Special uses.
- 2.240.040 Development standards.

2.240.010 Purpose.

The purpose of this chapter is to provide for low density residential use and other rural uses. [Ord. 011812-ZO-PZ-C-007-10 § 29].

2.240.020 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

- A. One dwelling, conventional construction or manufactured home.
- B. Bed and breakfast, subject to the requirements set forth in PCDSC 2.150.210.
- C. Cemetery or crematory; provided, that:
 - 1. Primary access to the site is from an existing or planned arterial or collector street;
 - 2. No crematory is erected closer than 100 feet from any site boundary that abuts property in a rural or residential zone; and
 - 3. The site for a human cemetery is a minimum of 20 acres and for a pet cemetery is a minimum of five acres.
- D. Child care (no more than five children for whom compensation is received).
- E. Church, subject to the requirements set forth in PCDSC 2.150.220.
- F. Commercial Agricultural Uses.
 - 1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green houses, orchards, aviaries and apiaries;
 - 2. The raising and marketing of poultry, rabbits and small animals but slaughtering of only those raised on the premises;
 - 3. The grazing and raising of livestock;
 - 4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:

- a. The stand is not more than 10 feet to any street lot line; and
 - b. Is not closer than 20 feet to any other lot line;
5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that:
- a. It is located on a site of not less than 10 acres; and
 - b. Any buildings located thereon occupy not more than 30 percent of the site area.
- G. Commercial boarding stable, riding stable or riding school, including accessory uses, such as arenas, corrals and exercise tracks; provided, that:
1. The site is a minimum of 10 acres;
 2. All stables, barns or animal sheds are a minimum of 40 feet from any property line; and
 3. A site plan is submitted for review and approval.
- H. Government structures, fire district stations, sheriff's facilities, and their accessory uses.
- I. Group home, subject to the requirements set forth in PCDSC 2.150.200.
- J. Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240.
- K. Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
- L. Noncommercial kennel.
- M. Park.
- N. Private stables, arenas and corrals.
- O. Public school.
- P. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.
- Q. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC.
- R. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function. [Ord. 011812-ZO-PZ-C-007-10 § 29].

2.240.030 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the

general regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

- A. Beauty salon or barber shop.
- B. Child care (more than five children for whom compensation is received).
- C. Clubs, lodges, and assembly halls.
- D. Commercial kennel.
- E. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- F. Group home of 11 or more residents or assisted living center.
- G. Guest ranch, subject to the requirements set forth in PCDSC 2.150.250.
- H. Pet grooming facility.
- I. Private schools.
- J. Retail sales of feed and/or tack.
- K. Veterinary clinic.
- L. Wireless communication facility. [Ord. 011812-ZO-PZ-C-007-10 § 29].

2.240.040 Development standards.

- A. Minimum lot area: 54,450 square feet (one and one-quarter acres).
- B. Minimum lot width: 100 feet.
- C. Minimum front setback: 30 feet.
- D. Minimum side setback: 10 feet each.
- E. Minimum rear setback: 40 feet.
- F. Maximum building height: 30 feet.
- G. Detached Accessory Buildings.
 - 1. Permitted coverage: 33 percent of the total area of the rear and side setbacks;
 - 2. Maximum height: 20 feet;
 - 3. Minimum distance to main building: seven feet;
 - 4. Minimum distance to front lot line: 40 feet;
 - 5. Minimum distance to side and rear lot lines: four feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry

or similar small animals; 20 feet to side and rear lot lines if used to house livestock; and

6. A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines. [Ord. 011812-ZO-PZ-C-007-10 § 29].

The Pinal County Development Services Code is current through Ordinance PZ-C-002-13, passed October 30, 2013.

Disclaimer: The Clerk of the Board's Office has the official version of the Pinal County Development Services Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

County Website: <http://pinalcountyz.gov/>
(<http://pinalcountyz.gov/>)
County Telephone: (800) 208-6897
Code Publishing Company
(<http://www.codepublishing.com/>)

Chapter 2.130
MHP – MANUFACTURED HOME PARK ZONE

Sections:

- 2.130.010 Uses permitted.
- 2.130.020 Plan approval required.
- 2.130.030 Streets.
- 2.130.040 Site development standards.
- 2.130.050 Detached accessory buildings.

2.130.010 Uses permitted.

A. Manufactured home park (MHP), lot or parcel, shall be not less than 10 acres inclusive of rights-of-way, easements or dedications.

1. The manufactured home park lot or parcel shall be not less than 10 acres, inclusive of rights-of-way, easements or dedications.
2. Each manufactured home space shall have an area of not less than 4,000 square feet and a width of not less than 45 feet.
3. Manufactured homes shall be located on manufactured home spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than eight feet and so as to provide a minimum setback from any manufactured home space boundary not in common with the edge of any interior drive or roadway of not less than five feet, except that in the case of manufactured home spaces having boundaries in common with two or more interior drives or roadways then the minimum setback from the nearest edge of the interior drive or roadway shall be not less than 20 feet on the manufactured home's entry side and not less than five feet on the manufactured home's nonentry side.
4. Recreational vehicles may be located on manufactured home spaces; provided, that:
 - a. All requirements of this chapter are met.
 - b. No more than one RV shall be located on a manufactured home space.
 - c. A special use permit is applied for and granted in accordance with the provisions of PCDSC 2.150.020 through 2.150.050.
5. The minimum distance between manufactured homes in the same manufactured home park shall be 10 feet.
6. Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a manufactured home or from the patio cover, carport, cabana, ramada or similar appurtenances.

7. The manufactured home park shall be screened from adjoining lots or parcels, not in manufactured home park use, by a solid fence or wall of not less than six feet in height. The screening fence or wall shall be constructed within six months from date of approval of the manufactured home park plans. The screening material does not include planting, vegetation, shrubbery and the like.

8. Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject park.

B. Model complex with sales office as detailed on the submitted site plan and approved by the planning and development services department. [Ord. 61862 § 2050B].

2.130.020 Plan approval required.

Prior to issuance of permits for construction or development of the manufactured home park, at least four copies of the park plans shall be submitted to the planning department and shall include the following:

A. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract.

B. All manufactured home spaces on the plan shall be clearly numbered for proper identification.

C. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality. [Ord. 61862 § 2051B].

2.130.030 Streets.

A. All streets within the manufactured home park shall be private. Installation and maintenance will be responsibility of the owner.

B. If the manufactured home park is bordered by a potential major thoroughfare, section line, midsection line, collector street, minor street or marginal street, as described in the current Pinal County subdivision regulations and requirements, that portion bordering the manufactured home park shall be dedicated for public use and constructed in accordance with the current uniform standard details and specifications for public works construction, as approved and adopted by the Pinal County board of supervisors.

C. If it is determined that the dedication and construction of the street will be required, as described in subsection B of this section, then construction of the streets shall begin within six months from the date of approval of the park plans and shall be completed within 12 months after approval of the park plans. [Ord. 61862 § 2052B].

2.130.040 Site development standards.

A. Height: maximum height of any structure shall be 30 feet.

- B. Minimum front yard: 15 feet.
- C. Minimum side yards: 10 feet each.
- D. Minimum rear yard: 10 feet. [Ord. 61862 §§ 2053B – 2056B].

2.130.050 Detached accessory buildings.

- A. Maximum height: 30 feet.
- B. Minimum distance to front lot line: 15 feet.
- C. Minimum distance to side lot line: four feet.
- D. Minimum distance to rear lot line: four feet. [Ord. 61862 § 2057B].

The Pinal County Development Services Code is current through Ordinance PZ-C-002-13, passed October 30, 2013.

Disclaimer: The Clerk of the Board's Office has the official version of the Pinal County Development Services Code. Users should contact the Clerk of the Board's Office for ordinances passed subsequent to the ordinance cited above.

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Residence Zone TO (GR) General Rural Zone, which is located on 40± acres, situated in the SW ¼ SE ¼ Section 31, T6S, R5E, G&SRB&M (Legal on File)(adjacent to Selma Highway and west of Montgomery Road).

Project Manager, Ashlee Hanna presented these cases to the Board and reviewed staff analysis. The subject property was rezoned on October 17, 2001.

Chairman Snider opened the public hearing and called for public comment.

Jordan Rose, 6613 N Scottsdale Road, Scottsdale, AZ representing the applicant, advised this is a part of the same ownership group - Stacy Brimhall's properties. She said the same facts that applied in the previous case apply here.

There were no further comments from the public. The public hearing was closed.

Motion was made by Chairman Snider and seconded by Supervisor Ruiz that the time to commence development in Zoning Case No PZ-028-01 is extended to March 31, 2009. Should the requested development in Zoning Case No PZ-028-01 not commence by March 31, 2009, the Pinal County Board of Supervisors shall schedule a public hearing to grant an extension, determine compliance with the schedule of development or cause the property to revert to its former zoning classification in accordance with A R S § 11-832. Motion carried by unanimous vote.

PZ-028-00: Public Hearing, discussion/action to review PZ-028-00 for determining compliance with a schedule of development and for possible extension of time or reversion FROM (MHP) Manufactured/Mobile Home Park Zone TO (CR-2) Single Residence Zone, which is located on 73.2± acres and is know as Casa De Vista Manufactured Home Park, situated in a portion of Section 6, T7S, R5E, G&SRB&M (Legal on File)(SEC of Selma Highway and Midway Road).

Project Manager, Ashlee Hanna presented these cases to the Board and reviewed staff analysis.

Chairman Snider opened the public hearing and called for public comment.

Court Rich, 6613 N Scottsdale Road, Scottsdale, AZ representing the owners, Omega Vista, said this property is in compliance. He said Omega Vista just recently purchased this property in 2006 and have incurred \$250,000 in costs toward developing the property. They have done soil survey's, studies, entered into negotiations with Global water utilities, etc.

Kevin Bushbaker, Omega Vista, Las Vegas, Nevada, said they are working diligently to move forward on this project and they do intend on developing this property.

There were no further comments from the public. The public hearing was closed.

Motion was made by Chairman Snider and seconded by Supervisor Ruiz that the time to commence development in Zoning Case No PZ-028-00 is extended to March 31, 2009. Should the requested development in Zoning Case No PZ-028-00 not commence by March 31, 2009, the Pinal County Board of Supervisors shall schedule a public hearing to grant an extension, determine compliance with the schedule of development or cause the property to revert to its former zoning classification in accordance with A R S § 11-832. Motion carried by unanimous vote.

2 12 p m - Supervisor Ruiz excused himself from the meeting for a few minutes

APPLICATION FOR CHANGE OF ZONING REGULATIONS
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: 2 / 11 / 14 Concept Review No.: CR - 2-PA-004-14
3. The Legal Description of the Property: see attached
4. Tax Assessor Parcel No(s): 511-66-014B
5. Current Zoning (Please provide Acreage Breakdown): MHP
Requested PAD Overlay District (Please provide Acreage Breakdown): _____
6. Parcel Size(s): 2.0+/-
7. The existing use of the property is as follows: Vacant
8. The exact use proposed under this request: Residential/ RU/1-25
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 # CC-0156-13
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. _____
There has been no new development in the immediate area. This rezone will allow residential use of the property, and is in line with other residential uses/zoning in the area.
13. Explain why the proposed development is needed and necessary at this time. _____
A MLD was erroneously approved for this parcel reducing the lot size below what is allowed for the zone. This rezone will allow residential use of the property.

RECEIPT #: N/A

AMT: _____

DATE: _____

CASE: PZC-003-13

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:

Water, Sewer

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

SFR use 2 per day

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

N/A

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

N/A

5. What type of landscaping are you proposing to screen this use from your neighbors?
None
-

6. What type of signage are you proposing for the activity? Where will the signs be located?
None
-

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:
No manufacturing is proposed
-
-
-

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:

Area is still very rural in character, zoning is in line with other zonings in area

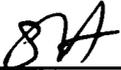
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? YES NO

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 (Applicant) Number | Address | Phone |
|-----------------------------------------|---------|-------|



| | |
|-----------------------------------------------|--------|
| 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.

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: _____

attached

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

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

[Handwritten signature]

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

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

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

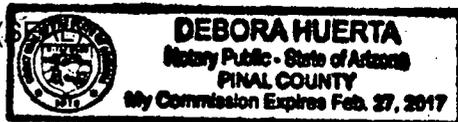
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 23rd day of Dec, 2013, at the office of PD Development, and is accurate and complete to the best of my knowledge.

[Signature]
Signature

12/23/13
Date

Acknowledged before me by Steven Abraham on this 17 Day off March, 2014



[Signature]
Signature of Notary Public

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

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

AGENCY AUTHORIZATION

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

RUSSELL JAMES E Diane James

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

hereinafter referred to as "Owner," is/are the owner(s) of 2.0 +/- acres located at

at SWC of Selma Hwy & S. MAMMOTH DRIVE
and further identified (NO ADDRESS HAS BEEN ASSIGNED, VACANT)

[Insert Address of Property]

as assessor parcel number 511-66-014B 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 STEVE ABRAHAM, PINAL COUNTY (CASE PZ-C-003-13, ONLY)
[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; any necessary special use or industrial use permits; and to file applications and make the necessary submittals for such approvals; to apply for and process an appeal of a development fee; to apply for and process an application for credit or to claim the Property is not subject to a development fee, including preparation and negotiations of agreements related thereto; and to proceed with any other Pinal County process concerning the development of the Property.

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

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

[Signature]
[Signature]

EQE Jan
[Signature]

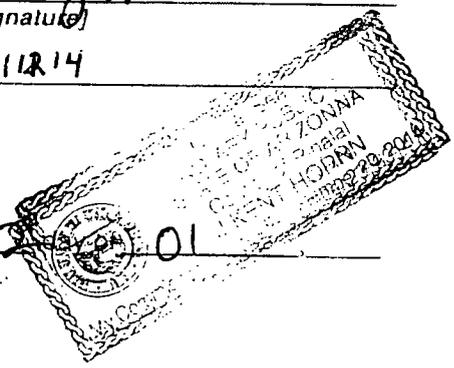
Dated: 01/12/14

Dated: 01/12/14

STATE OF AZ

COUNTY OF PINAL) ss.

The foregoing instrument was acknowledged before me this 12 day of 01 2014
by [Signature]
[Insert Name of Signor(s)]



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

John K Horn Christina Horn

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

hereinafter referred to as "Owner," is/are the owner(s) of 2.0 +/- acres located at

SWC of Schmale Hwy & S. MAMMOTH DRIVE
and further identified (NO ADDRESS HAS BEEN ASSIGNED, VACANT)

[Insert Address of Property]

as assessor parcel number 511-666-014B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

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[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; any necessary special use or industrial use permits; and to file applications and make the necessary submittals for such approvals; to apply for and process an appeal of a development fee; to apply for and process an application for credit or to claim the Property is not subject to a development fee, including preparation and negotiations of agreements related thereto; and to proceed with any other Pinal County process concerning the development of the Property.

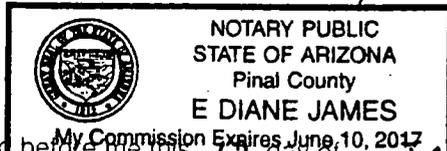
Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

John K Horn Christina Horn
[Signature] *[Signature]*

Dated: 01/12/14 Dated: 01-12-14

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)



The foregoing instrument was acknowledged before me this 12 day of January
by E. Diane James E. DIANE JAMES
[Insert Name of Signor(s)]



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

To All Interested Persons:

Pinal County has started a rezoning in your area. The subject property is the 2 acres located on the Southwest corner of the intersection of Selma Hwy and Mammoth Drive. The proposed rezoning is from Manufactured Home Park to R-1.25 (residential zoning district). The purpose of this letter is to invite you to a neighborhood meeting County staff will be conducting to gain input regarding the change, the meeting will be held on:

January 16, 2014 at 6 p.m. in the Pinal County Govt. Complex (Conference Room)
820 E. Cottonwood Ln. Casa Grande, AZ 85122

If you are unable to attend please contact me by phone or by email for project information.

Additionally, we would like to direct you to our website where you can find important documents regarding the change and provide you with a contact to answer any questions you may have regarding the rezoning

The web address is: <http://www.pinalcountyz.gov/Departments/PlanningDevelopment/Pages/Home.aspx>
The project documents can be found under the "Hot topics" header towards the middle of the page the link will be titled "County Initiated Rezoning case PZ-C-003-13"

We want your input on the proposed rezoning the staff contact can be reached by email:
steve.abraham@pinalcountyz.gov & by phone 520-866-6045.

If you have any questions contact me at the number provided above.

Sincerely,

Steve Abraham, Planning Manager, Pinal County Planning and Development

PLANNING & DEVELOPMENT

PINAL COUNTY Neighborhood Meeting
January 16, 2014

ALL SPEAKERS - Please Legibly PRINT

Your Name & Mailing Address

Example: John Doe 123 Main St. #100 City, State, Zip Code

Judy and Joe Ad. 33
Steven Hobden 33
Berta Rubby 33



PRINT NAME & ADDRESS

6 together.

Neighborhood Meeting Mins.

1/16/2014:

Steve Abraham: gave a brief explanation of the proposal and the process

Residents asked if pinal county supported the current use and if the property owners had been cited.

Steve Abraham replied no the county doesn't support the use, in that the use is not allowed on the property, and yes the owners have been cited.

Steve Abraham explained how code compliance works and the function of the hearing office.

A resident asked if there is an allowance for outdoor storage.

Steve Abraham replied yes but in this case there has to be a primary use first, that is a major reason behind the County initiated rezone is that right now the lot has no allowed uses.

A resident asked if they had received a permit for the culvert

Steve Abraham replied he didn't know, but would research the issue.

Several residents then voiced concerns about other uses on the property especially around the holidays,, including parties bonfires fireworks loud banging and clanging noises at night.

Steve Abraham advised the group that if you suspect suspicious activity on the site call the Sheriff immediately.

There was a general discussion about the Pinal County Sheriff's office.

Mr. Abraham replied that any concerns about the Sheriff and or members/employees of the Sherriff need to be report to Pinal County Sherriff's office.

A resident asked if there were any other plans for development in the immediate area.

Steve Abraham replied no, but the zoning in the areas would allow residential subdivisions and mobile home parks, but nothing has been submitted for approval.

A resident asked when they could expect to see the junk taken off the property.

Steve Abraham advised that he will work with the property owner to see if some of the material could be removed, but not knowing if the owner intended to attempt to legalize the storage yard it could take several months before any material is removed.

A resident asked if they could be noticed about what happens at the P&Z meeting. Mr. Abraham responded he would send another letter with the outcome at P&Z and when the issue would go to the BOS. Meeting adjourned.

S-008-05



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: April 17, 2014

Case Number: S-008-05

Case Coordinator: Dedrick Denton

Subdivision Name: Terrazo

Landowner/Developer: Brad Clough
Miller and White 815, LLP
11219 100 Ave.
Edmonton, AB T5K 0J1

Applicant/Engineer: Ryan Weed
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014-4291

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3/PAD & CB-1/PAD (PZ-028-04 & PZ-PD-028-04A)

Existing Uses: Currently, the subject property is vacant.

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

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 north side Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa.

Legal Description: An 829.2± acre parcel situated in a portion of Section 1, T6S, R2E, G&SRB&M (legal on file).

Number of Lots: 2,844

TENTATIVE PLAT OF "TERRAZO"

PORTIONS OF SECTIONS 1 T6S R2E, AND 31, T5S R3E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

| DEVELOPMENT STANDARDS | | | |
|------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|
| LOT DIMENSIONS | 50x120 | 50x115 | 45x115 |
| LOT AREA | 7800 | 6345 | 5175 |
| LOT WIDTH | 75 | 65 | 45 |
| TYPICAL LOT AREA PER DWELLING UNIT | 7800 | 6345 | 5175 |
| MINIMUM FRONT YARD | 18 TO 10 TO LINEAR OR SIDE ENTRY GARAGE | 18 TO 10 TO LINEAR OR SIDE ENTRY GARAGE | 18 TO 10 TO LINEAR OR SIDE ENTRY GARAGE |
| MINIMUM SIDE YARD | 5 | 5 | 5 |
| MINIMUM REAR YARD | 15 TO THE REAR LOT LINE | 15 TO THE REAR LOT LINE | 15 TO THE REAR LOT LINE |
| BUILDABLE AREA | MAX 50% OF THE LOT INCLUDING ALL STRUCTURES EXCEPT POOLS | MAX 50% OF THE LOT INCLUDING ALL STRUCTURES EXCEPT POOLS | MAX 50% OF THE LOT INCLUDING ALL STRUCTURES EXCEPT POOLS |
| BUILDING HEIGHT | 30 | 30 | 30 |

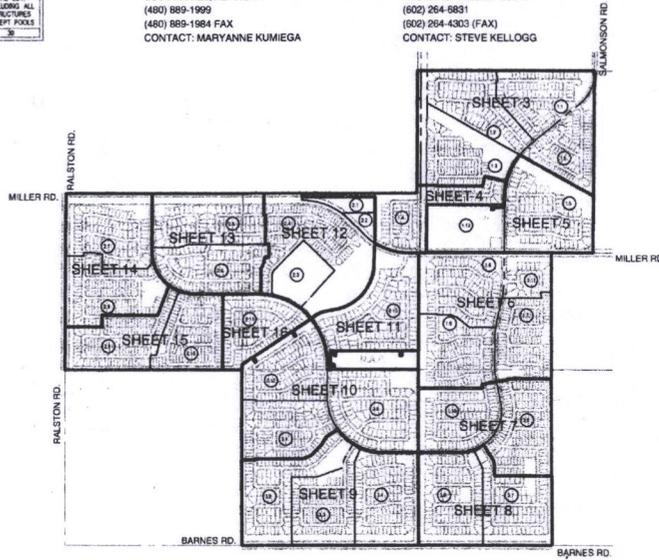
OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1909
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4500 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-5831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

| PARCEL DATA | | | |
|-------------|-------|----------|-----|
| Parcel | Area | Lot Area | Lot |
| 1.1 | 27.61 | 50x115 | 10 |
| 1.2 | 24.24 | 50x120 | 10 |
| 1.3 | 26.81 | 45x115 | 10 |
| 1.4 | 23.97 | 50x115 | 10 |
| 1.5 | 30.71 | 50x120 | 10 |
| 1.6 | 20.34 | 45x115 | 10 |
| 1.7 | 27.19 | 50x115 | 10 |
| 1.8 | 28.88 | 50x115 | 10 |
| 1.9 | 28.87 | 45x115 | 11 |
| 1.10 | 29.87 | 50x115 | 10 |
| 1.11 | 19.82 | 45x120 | 10 |
| 1.12 | 19.92 | Common | 0 |
| 2.1 | 4.41 | 30x60 | 0 |
| 2.2 | 2.7 | Common | 0 |
| 2.3 | 12.34 | 30x60 | 0 |
| 2.4 | 25.83 | 45x120 | 10 |
| 2.5 | 25.83 | 45x120 | 10 |
| 2.6 | 25.83 | 45x120 | 10 |
| 2.7 | 25.83 | 45x120 | 10 |
| 2.8 | 27.88 | 45x115 | 10 |
| 2.9 | 25.82 | 45x115 | 10 |
| 2.10 | 23.87 | 45x115 | 10 |
| 2.11 | 25.87 | 45x115 | 10 |
| 2.12 | 25.87 | 45x115 | 10 |
| 2.13 | 25.87 | 45x115 | 10 |
| 2.14 | 25.87 | 45x115 | 10 |
| 2.15 | 25.87 | 45x115 | 10 |
| 2.16 | 25.87 | 45x115 | 10 |
| 2.17 | 25.87 | 45x115 | 10 |
| 2.18 | 25.87 | 45x115 | 10 |
| 2.19 | 25.87 | 45x115 | 10 |
| 2.20 | 25.87 | 45x115 | 10 |
| 2.21 | 25.87 | 45x115 | 10 |
| 2.22 | 25.87 | 45x115 | 10 |
| 2.23 | 25.87 | 45x115 | 10 |
| 2.24 | 25.87 | 45x115 | 10 |
| 2.25 | 25.87 | 45x115 | 10 |
| 2.26 | 25.87 | 45x115 | 10 |
| 2.27 | 25.87 | 45x115 | 10 |
| 2.28 | 25.87 | 45x115 | 10 |
| 2.29 | 25.87 | 45x115 | 10 |
| 2.30 | 25.87 | 45x115 | 10 |
| 2.31 | 25.87 | 45x115 | 10 |
| 2.32 | 25.87 | 45x115 | 10 |
| 2.33 | 25.87 | 45x115 | 10 |
| 2.34 | 25.87 | 45x115 | 10 |
| 2.35 | 25.87 | 45x115 | 10 |
| 2.36 | 25.87 | 45x115 | 10 |
| 2.37 | 25.87 | 45x115 | 10 |
| 2.38 | 25.87 | 45x115 | 10 |
| 2.39 | 25.87 | 45x115 | 10 |
| 2.40 | 25.87 | 45x115 | 10 |
| 2.41 | 25.87 | 45x115 | 10 |
| 2.42 | 25.87 | 45x115 | 10 |
| 2.43 | 25.87 | 45x115 | 10 |
| 2.44 | 25.87 | 45x115 | 10 |
| 2.45 | 25.87 | 45x115 | 10 |
| 2.46 | 25.87 | 45x115 | 10 |
| 2.47 | 25.87 | 45x115 | 10 |
| 2.48 | 25.87 | 45x115 | 10 |
| 2.49 | 25.87 | 45x115 | 10 |
| 2.50 | 25.87 | 45x115 | 10 |
| 2.51 | 25.87 | 45x115 | 10 |
| 2.52 | 25.87 | 45x115 | 10 |
| 2.53 | 25.87 | 45x115 | 10 |
| 2.54 | 25.87 | 45x115 | 10 |
| 2.55 | 25.87 | 45x115 | 10 |
| 2.56 | 25.87 | 45x115 | 10 |
| 2.57 | 25.87 | 45x115 | 10 |
| 2.58 | 25.87 | 45x115 | 10 |
| 2.59 | 25.87 | 45x115 | 10 |
| 2.60 | 25.87 | 45x115 | 10 |
| 2.61 | 25.87 | 45x115 | 10 |
| 2.62 | 25.87 | 45x115 | 10 |
| 2.63 | 25.87 | 45x115 | 10 |
| 2.64 | 25.87 | 45x115 | 10 |
| 2.65 | 25.87 | 45x115 | 10 |
| 2.66 | 25.87 | 45x115 | 10 |
| 2.67 | 25.87 | 45x115 | 10 |
| 2.68 | 25.87 | 45x115 | 10 |
| 2.69 | 25.87 | 45x115 | 10 |
| 2.70 | 25.87 | 45x115 | 10 |
| 2.71 | 25.87 | 45x115 | 10 |
| 2.72 | 25.87 | 45x115 | 10 |
| 2.73 | 25.87 | 45x115 | 10 |
| 2.74 | 25.87 | 45x115 | 10 |
| 2.75 | 25.87 | 45x115 | 10 |
| 2.76 | 25.87 | 45x115 | 10 |
| 2.77 | 25.87 | 45x115 | 10 |
| 2.78 | 25.87 | 45x115 | 10 |
| 2.79 | 25.87 | 45x115 | 10 |
| 2.80 | 25.87 | 45x115 | 10 |
| 2.81 | 25.87 | 45x115 | 10 |
| 2.82 | 25.87 | 45x115 | 10 |
| 2.83 | 25.87 | 45x115 | 10 |
| 2.84 | 25.87 | 45x115 | 10 |
| 2.85 | 25.87 | 45x115 | 10 |
| 2.86 | 25.87 | 45x115 | 10 |
| 2.87 | 25.87 | 45x115 | 10 |
| 2.88 | 25.87 | 45x115 | 10 |
| 2.89 | 25.87 | 45x115 | 10 |
| 2.90 | 25.87 | 45x115 | 10 |
| 2.91 | 25.87 | 45x115 | 10 |
| 2.92 | 25.87 | 45x115 | 10 |
| 2.93 | 25.87 | 45x115 | 10 |
| 2.94 | 25.87 | 45x115 | 10 |
| 2.95 | 25.87 | 45x115 | 10 |
| 2.96 | 25.87 | 45x115 | 10 |
| 2.97 | 25.87 | 45x115 | 10 |
| 2.98 | 25.87 | 45x115 | 10 |
| 2.99 | 25.87 | 45x115 | 10 |
| 2.100 | 25.87 | 45x115 | 10 |

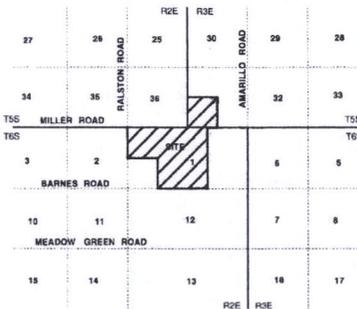
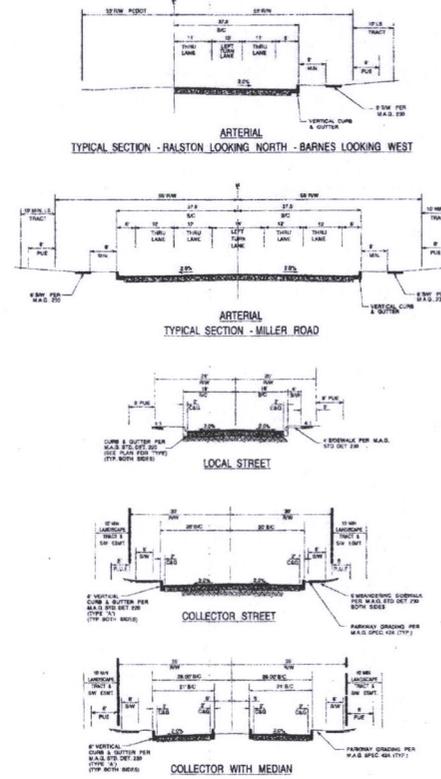


PARCEL MAP AND SHEET INDEX

— SHEET BREAK
— PARCEL LINE

NOTES

- Miller And White 815, LLP. has Applied for a Certificate of Assured Water Supply for this subdivision pursuant to A.R.S. § 45-275.
- No trees are permitted within the right-of-way sight-visibility easement and no temporary or permanent object, structure or landscaping shall exceed twenty-four inches in height within the right-of-way sight-visibility easement.
- All Tracts Except for the well sites and the private accessways are common areas which shall be granted and conveyed to and maintained by the name of homeowners association, an Arizona non-profit corporation.
- No structure shall be constructed in nor shall other improvements or alterations be made to the storm water retention/retention area or to drainage easements without prior approval by Pinal County.
- The storm water retention volumes required by the Pinal County drainage Ordinance have been met and the overall storm retention/retention volumes will not be changed without prior approval by Pinal County. Maintenance of the areas subject to storm water retention/retention shall be the responsibility of the lot or tract owner.
- All new or relocated utilities shall be placed underground.
- Maintenance of all street lighting and landscaping shall be the responsibility of the home owners association.
- All work within public right-of-way requires permits from and inspections by Pinal County.
- All trench work within public utility easements adjacent to public right-of-way requires permits from and inspections by Pinal County.
- On all lots the owner and/or developer shall ensure that residential dwellings can fit within the building setbacks including bay windows, trellises, porches, covered patios, etc., as approved under the applicable zone change and/or planned area development.
- This subdivision is subject to the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
- This subdivision is subject to an agricultural spray easement.
- No school or day care centers shall be located within 1/4 mile of land in agriculture/production requiring aerial spraying.
- There will be a Temporary model complex, as an accessory use, on lots 10 to be determined.
- This subdivision is subject to Arizona state land which may be developed for any possible land use in the future.



LOCATION MAP

STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Case No. _____

Date: _____

Request of: _____ Pinal County

Witness my hand and official seal at _____ Recorder

By: _____ Deputy

LEGEND:

EXISTING CONTOUR ——— 1000 ———

EXISTING WATER ——— W ———

EXISTING SEWER ——— S ———

PROPOSED WATER ——— W ———

PROPOSED SEWER ——— S ———

PROPOSED VALVE ——— ○ ———

PROPOSED MANHOLE ——— ⊙ ———

PROPOSED CLEANOUT ——— ⊕ ———

FIRE HYDRANT ——— ⊕ ———

PARCEL DESIGNATION ——— ④ ———

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

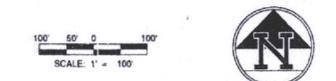
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 629.2 AC. |
| NET COMMERCIAL AREA | 16.8 AC. |
| NET RESIDENTIAL AREA | 812.8 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

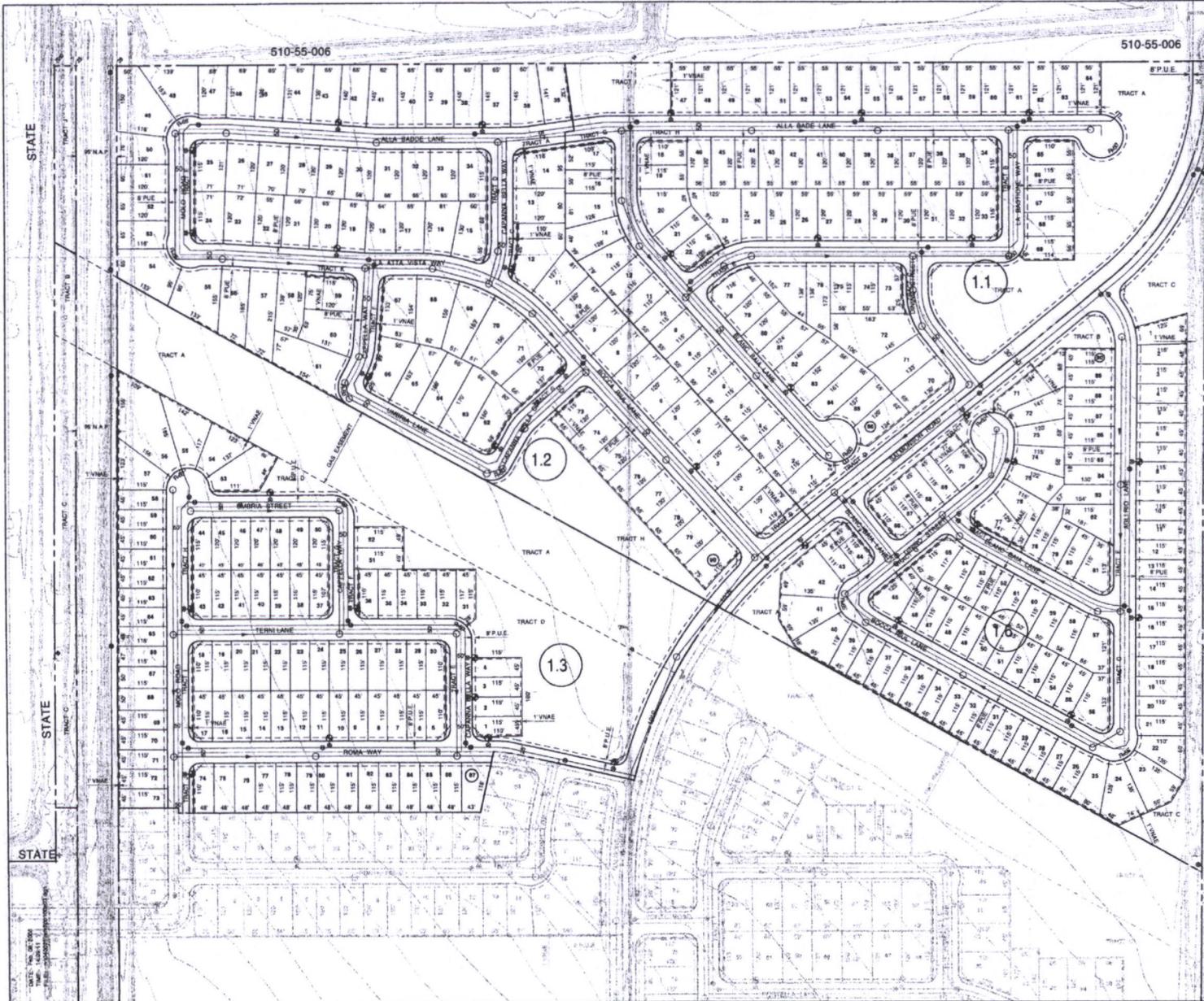
| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTH-WEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFFS'S DPT. |

- NOTE
- ALL STREETS TO BE PUBLICLY MAINTAINED BY THE PINAL COUNTY.
 - PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 - THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 - SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 - ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO
TENTATIVE PLAT
CVL#: 040025
DATE: 1/20/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office records of this County in Conformity with the laws of this State.

Date: _____
 Prepared by: _____
 Witness my hand and official seal: _____
 Laura Dean Lytle Pinal County Recorder
 By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE S15, LLP
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARY ANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 14TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-011A, 510-55-006, 510-55-007

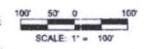
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC |
| NET COMMERCIAL AREA | 16.8 AC |
| NET RESIDENTIAL AREA | 812.5 AC |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC |

UTILITIES

| | |
|-----------|--------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DIST. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. EDGE AND NEAR VARIOS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR MON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



COE & VAN LOO CONSULTANTS, INC.

**TERRAZO
 TENTATIVE PLAT**

CVL#: 040025
 DATE: 1/20/2015



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Book _____

Date _____

Request of: _____ Pinal County

Whereby my hand and official seal _____

Recorded: _____

By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE #15, LLP,
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARY ANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-01A, 510-55-008, 510-55-007

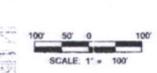
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC. |
| NET COMMERCIAL AREA | 16.8 AC. |
| NET RESIDENTIAL AREA | 812.4 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #0 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE:
1. ALL STREETS TO BE PUBLIC'S GUARANTEED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

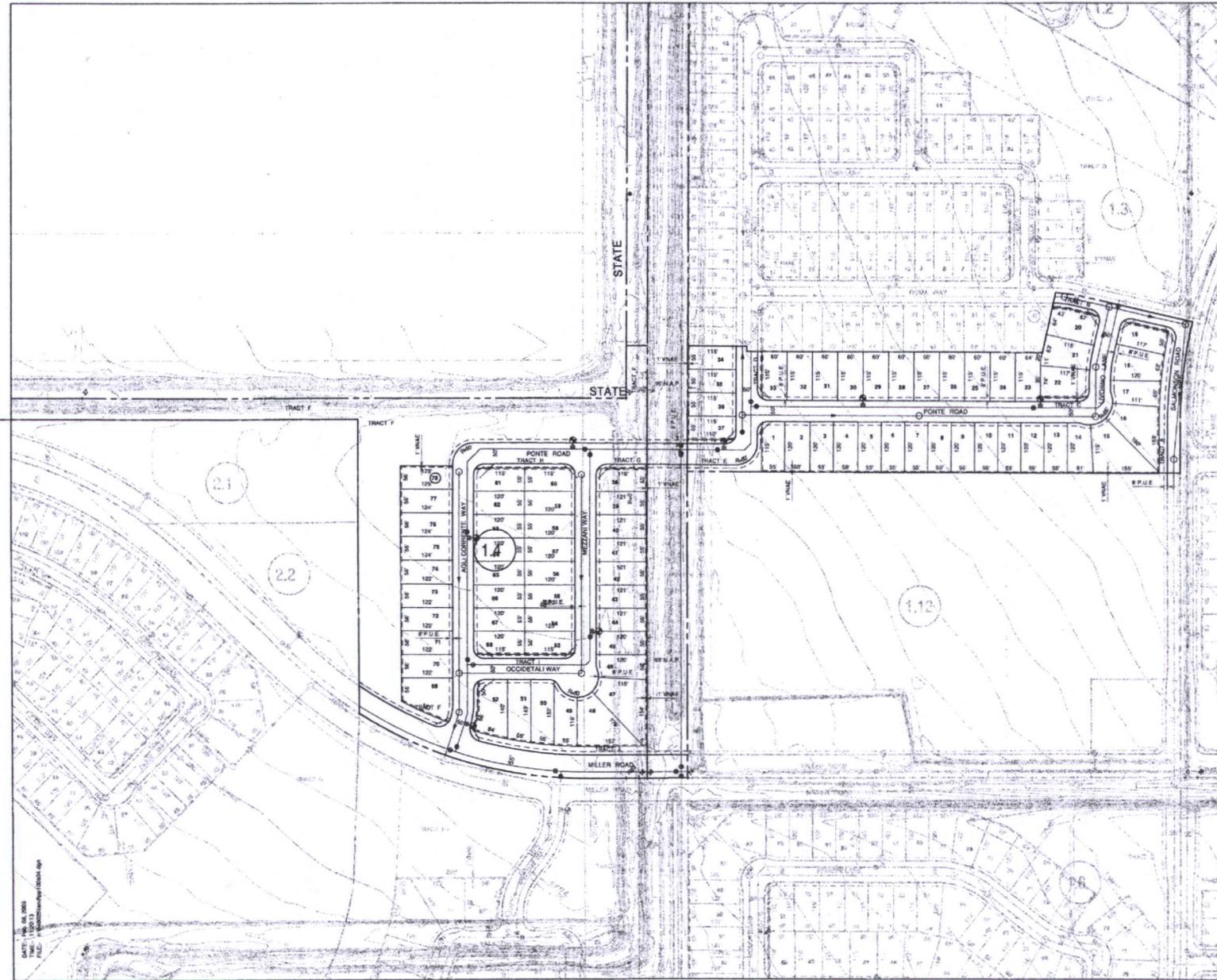


COE & VAN LOO CONSULTANTS, INC.

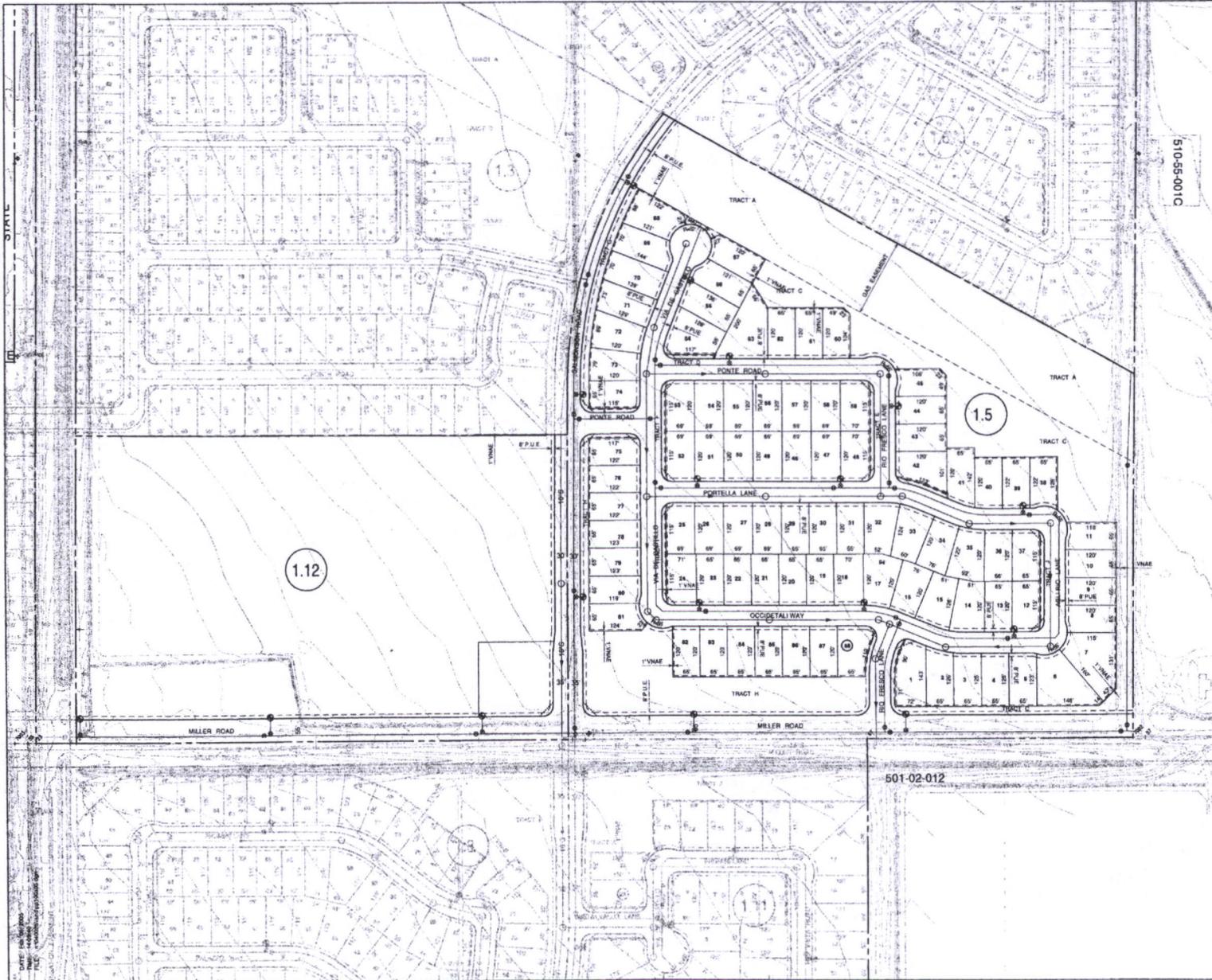
TERRAZO TENTATIVE PLAT

CVL#: 040025
 DATE: 1/20/2005

SHEET 4 OF 16



DATE: 01/20/05
 FILED: 1/20/05 10:00 AM
 BY: [Signature]



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet No. _____

Date _____
 Recorder of _____
 Witness my hand and official seal this _____ day of _____, 2015
 Recorder _____ Pinal County
 By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 MILLER AND WHITE #15, LLP
 8501 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARYANNE KUMIEGA

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-25-008, 510-55-007

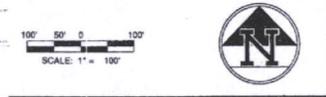
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC |
| NET COMMERCIAL AREA | 16.8 AC |
| NET RESIDENTIAL AREA | 812.8 AC |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.6 AC |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC |

UTILITIES

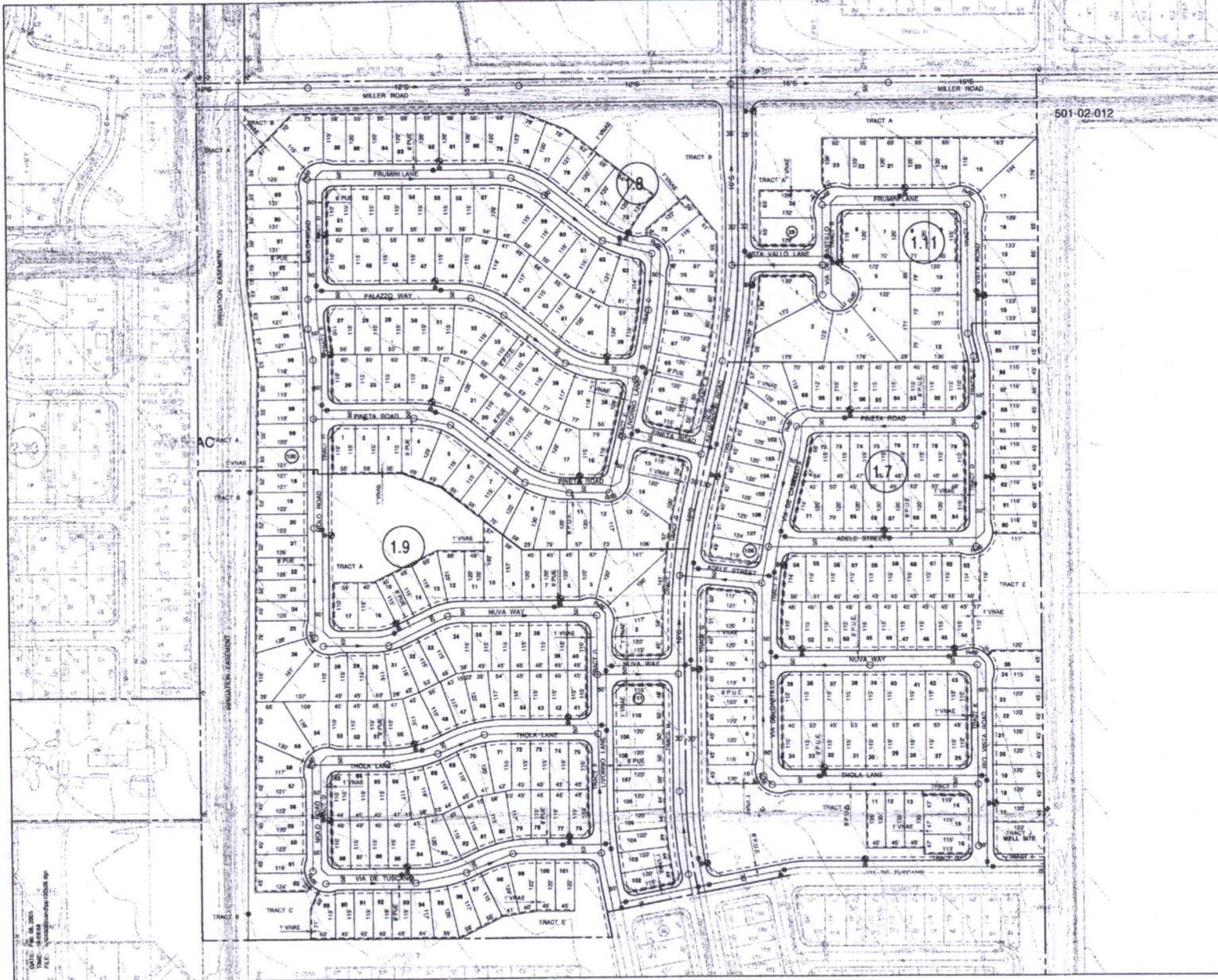
| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSOURCE AREAS HAVE A VEHICULAR NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
 CVL#: 040025
 DATE: 1/20/2015



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is a fact in the office records of the County of Pinal.

Date: _____
 Request of: _____
 Witness my hand and official seal: _____
 Clerk: _____
 Recorder: _____
 Deputy: _____

501-02-012

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, 15S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 MILLER AND WHITTE 815, LLP
 8501 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARYANNE KUMIEGA

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-008, 501-02-011A, 510-55-008, 510-55-007

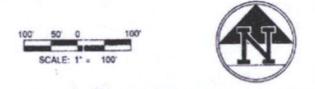
SITE DATA

| | |
|---------------------------|--------------------------|
| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
| TOTAL MASTER PLAN AREA | 109.2 AC. |
| NET COMMERCIAL AREA | 15.6 AC. |
| NET RESIDENTIAL AREA | 91.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

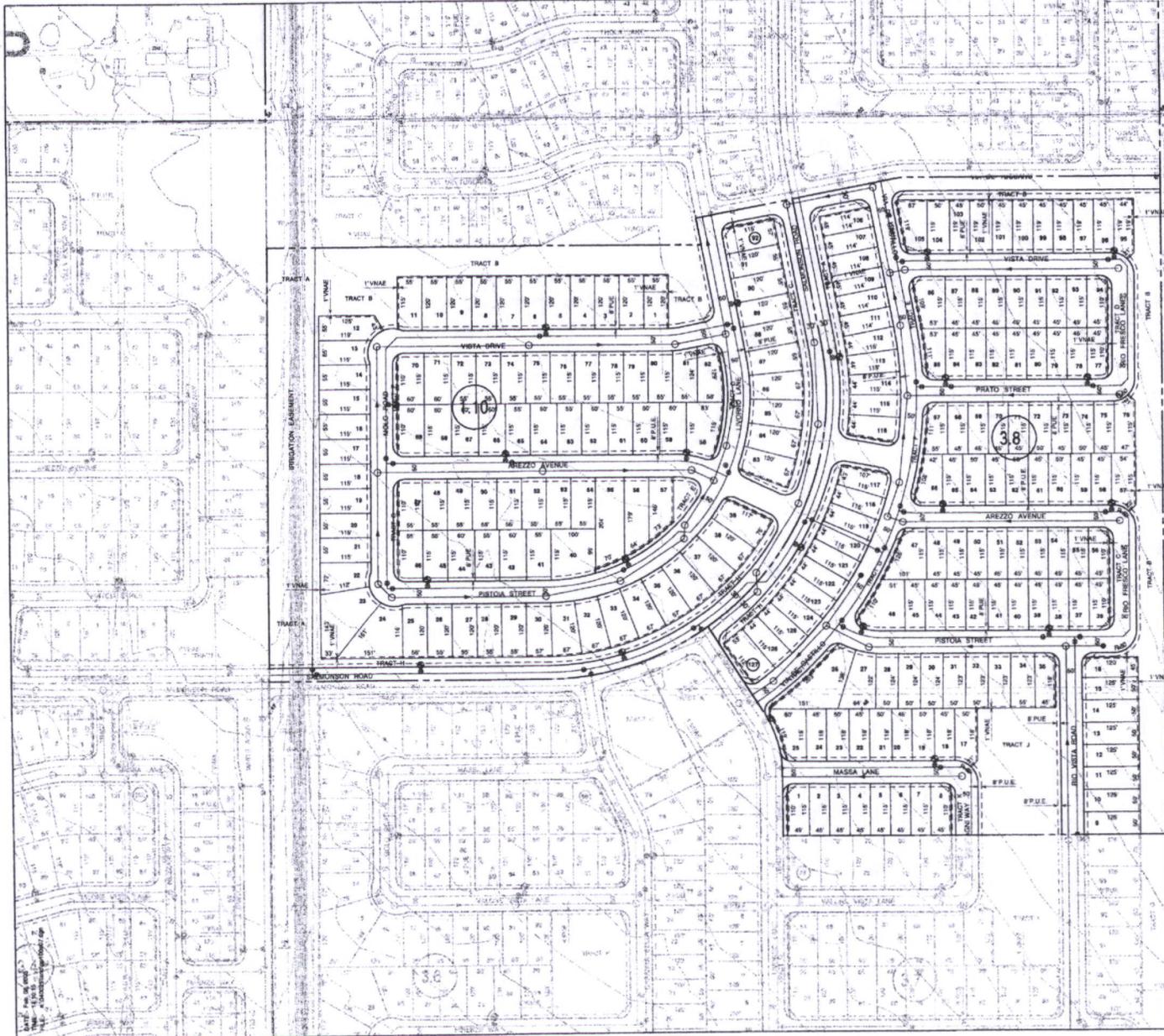
| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE:
1. ALL STREETS TO BE "PAVED" & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
 CVL#: 040025
 DATE: 1/20/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Case No. _____
 Date: _____
 Deponent of _____
 Witness my hand and official seal _____ Pinal County
 Clerk _____
 Recorder _____
 By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 MILLER AND WHITE 815, LLP
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARYANNE KUMIEGA

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-008, 501-02-011A, 510-55-008, 510-55-007

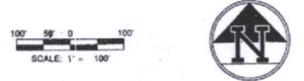
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC. |
| NET COMMERCIAL AREA | 16.6 AC. |
| NET RESIDENTIAL AREA | 812.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC |

UTILITIES

| | |
|-----------|--------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DIST. |
| POLICE | PINAL COUNTY SHERIFFS' DPT. |

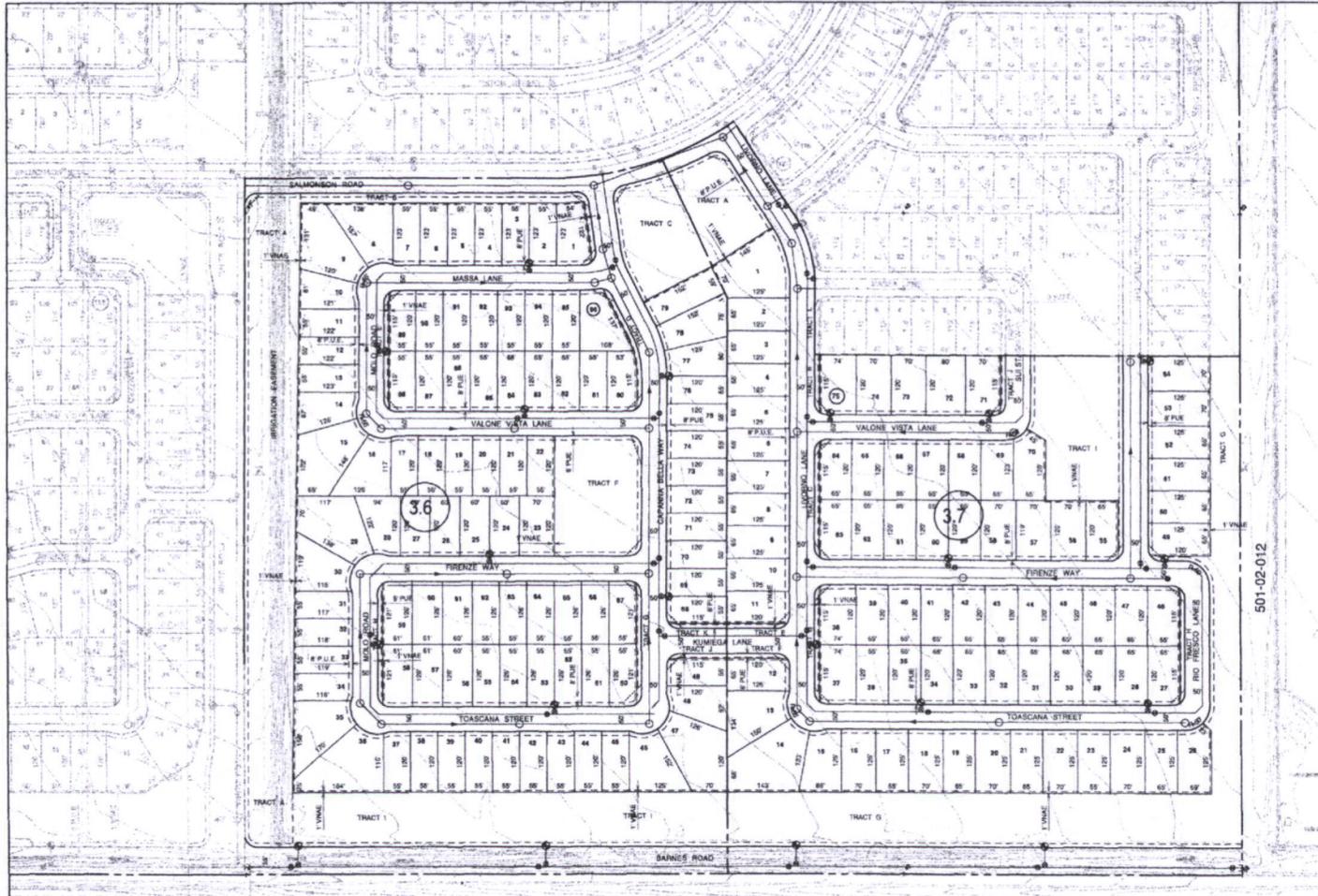
NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
 CVL# 040025
 DATE: 1/20/2015

SHEET 7 OF 16



501-01-008D

501-02-012



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office records of the County in Case# _____

Date _____
 Witness my hand and official seal _____ Pinal County
 Laura Chen-Lyle Recorder
 By _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 MILLER AND WHITE S15, LLP
 8501 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARYANNE KUMIEGA

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 405.2 AC. |
| NET COMMERCIAL AREA | 16.6 AC. |
| NET RESIDENTIAL AREA | 312.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.6 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT |
| POLICE | PINAL COUNTY SHERIFF'S DPT |

- NOTE:
1. ALL STREETS TO BE PUBLIC'S MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION #1 TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1:1 VERTICAL NON ACCESS BARRIAMENT.
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
 CVL# 040025
 DATE: 1/20/2015

SHEET 8 OF 16

DATE: Feb. 08, 2005
 TIME: 14:13:30
 FILE: c:\work\miller\p1008d.dwg

501-02-007A

501-02-009A

DATE: Feb. 08, 2005
FILE: A:\TERRAZO\TERRAZO.DWG

501-01-008J

STATE OF ARIZONA
COUNTY OF PINAL



I hereby certify that the within instrument is filed in the office records of this County in Book _____, Page _____.

Date: _____

Prepared of: _____ Pinal County

Witness my hand and official seal: _____ Recorder

By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
MILLER AND WHITE 815, LLP
8501 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ: 85253
(480) 899-1999
(480) 899-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 121ST STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

| DISTRICT ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 282.2 AC. |
| NET COMMERCIAL AREA | 16.6 AC. |
| NET RESIDENTIAL AREA | 912.6 AC. |
| TOTAL LOT YIELD | 2944 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRIC DISTRICT 43 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE OPT. |
| POLICE | PINAL COUNTY SHERIFF'S DEPT. |

- NOTES:**
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND NEAR YARD ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASIMENT.
 5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
CVL# 040025
DATE: 1/20/2005

SHEET 9 OF 16

STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the public records of this County in Conformity with the laws of this State.

Date: _____
 Prepared by: _____
 Witness my hand and official seal: _____
 Clerk: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE B15, LLP.
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 885-1999
 (480) 885-1984 FAX
 CONTACT: MARYANNE KLUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-011A, 510-55-008, 510-55-007

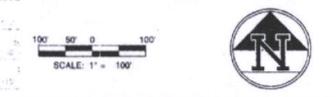
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 825.2 AC. |
| NET COMMERCIAL AREA | 15.6 AC. |
| NET RESIDENTIAL AREA | 812.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 158.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT 40 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE**
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS 1-TRIE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OFFSPRACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING DIMENSION DITCHES, NOT IN THE RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

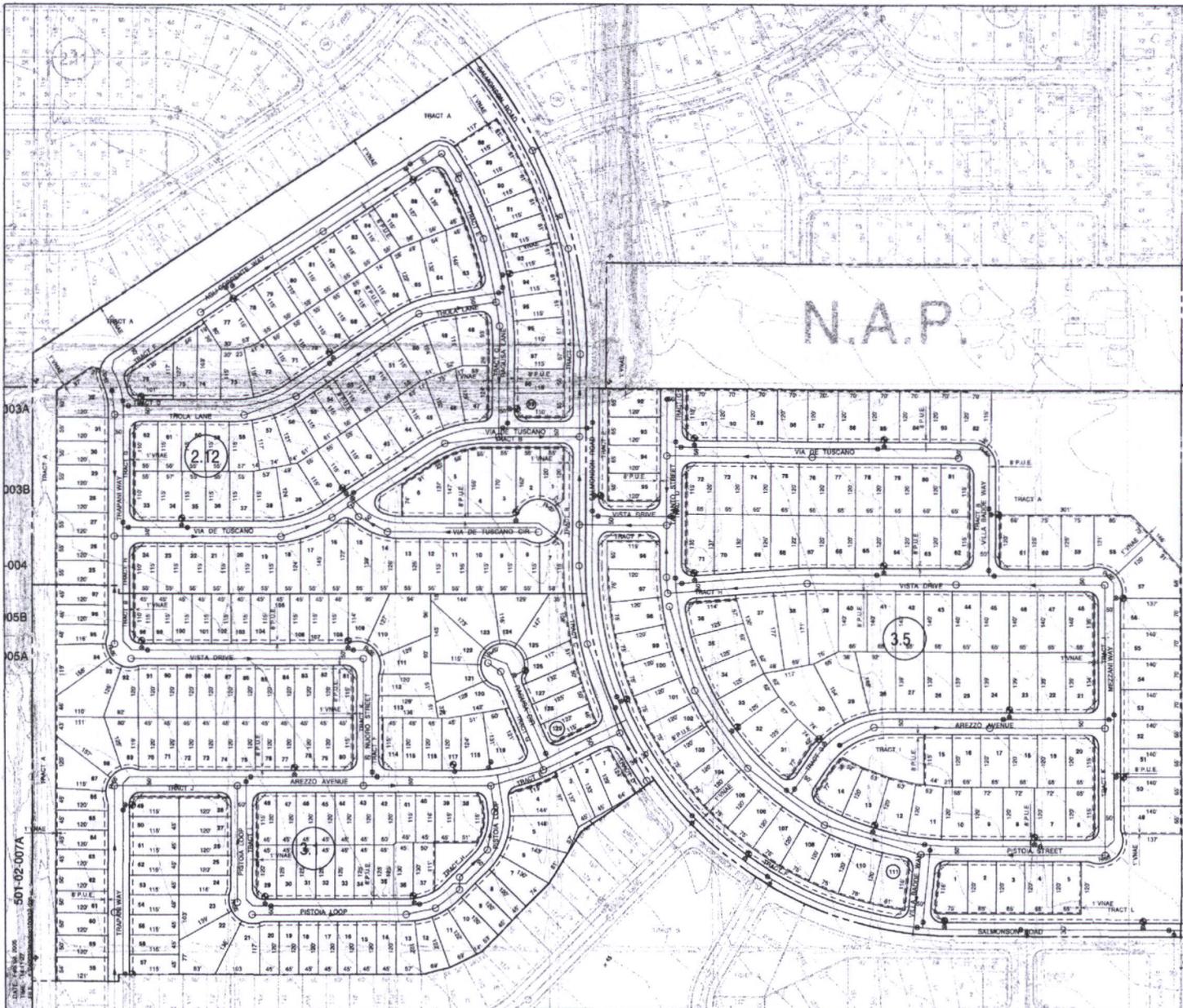


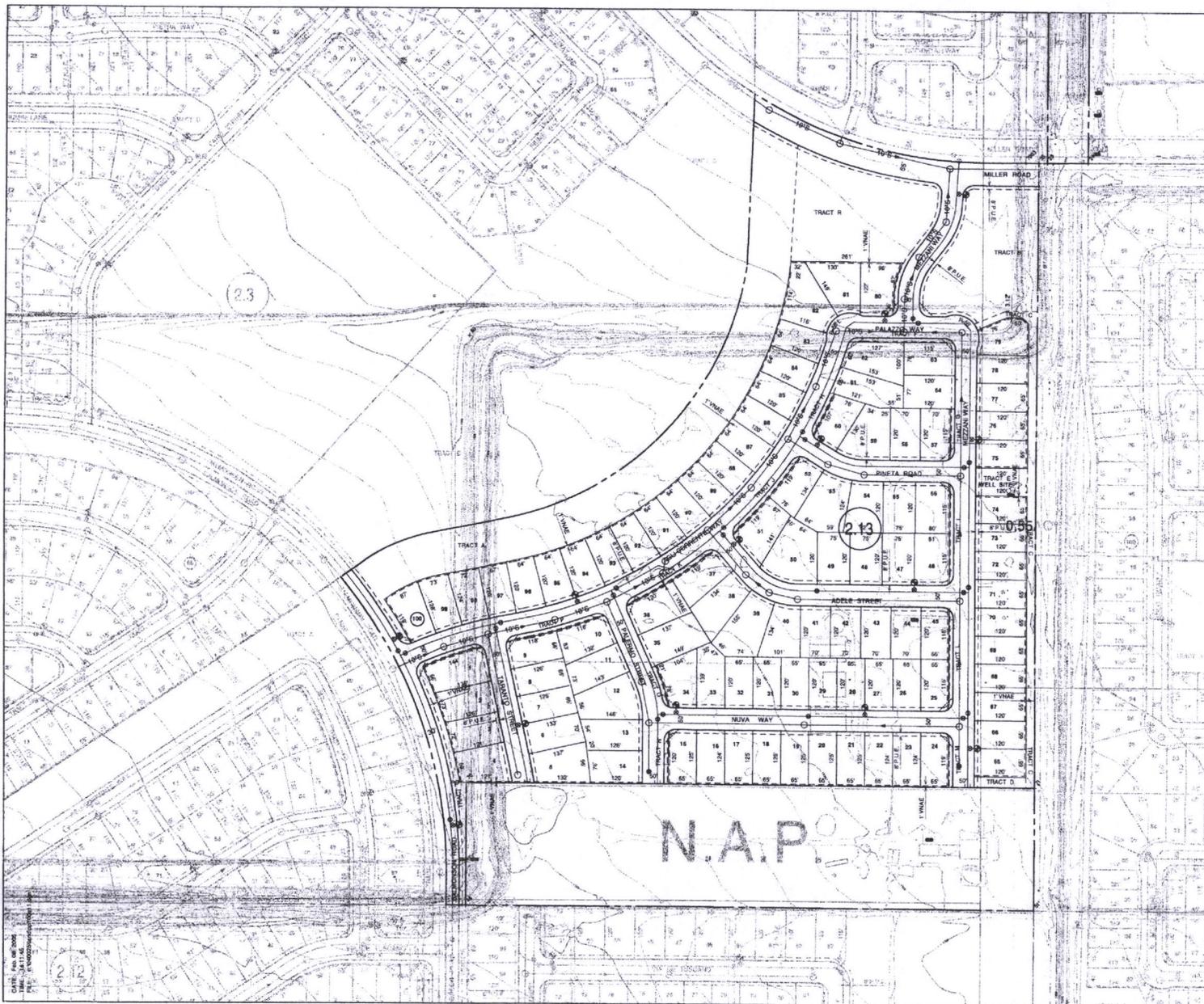
CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: D40025
 DATE: 1/20/2005

SHEET 10 OF 16





STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Side _____

Date: _____
 Requested by: _____ Pinal County
 Witness my hand and official seal: _____
 Laura Cies-Lyle Recorder
 _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, 15S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP
 8501 N. SCOTT'S DALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 889-1909
 (480) 889-1984 FAX
 CONTACT: MARY'ANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4580 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-011A, 510-55-008, 510-55-007

SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC. |
| NET COMMERCIAL AREA | 18.6 AC. |
| NET RESIDENTIAL AREA | 812.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 158.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE:
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 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSOURCE AREAS AS 1' VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES NOT IN THE USA RIGHT OF WAY TO BE ABANDONED UNLESS OTHERWISE NOTED.



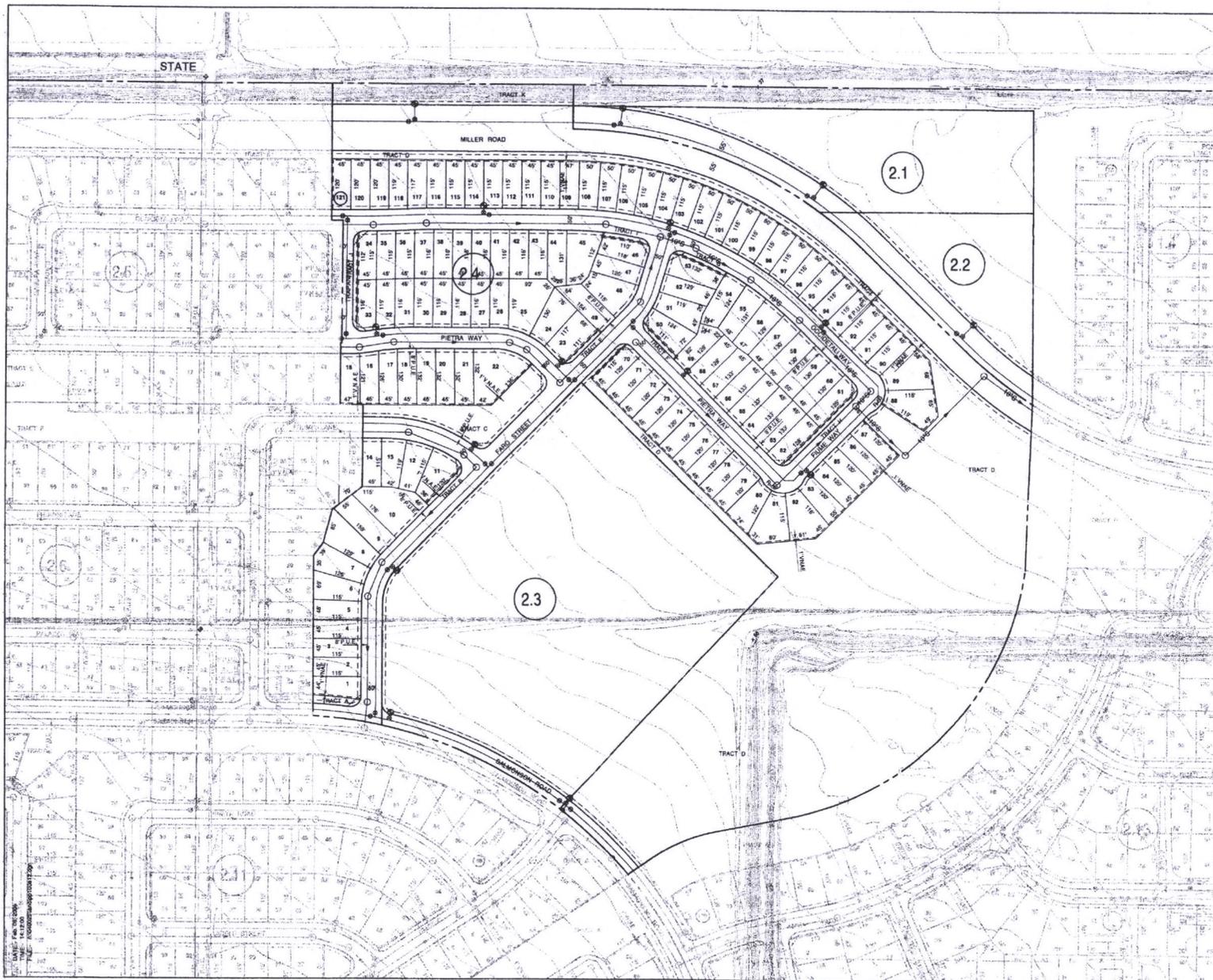
CYL

COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
 DATE: 1/20/2035

SHEET 1 OF 16



STATE OF ARIZONA
COUNTY OF PINAL



I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date _____
 Recorder of Deeds my hand and official seal
 Laura Dean-Lyle Pinal County
 Recorder By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE B15, LLP
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-011A, 510-55-008, 510-55-007

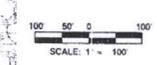
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|-------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC. |
| NET COMMERCIAL AREA | 15.9 AC. |
| NET RESIDENTIAL AREA | 812.3 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| NET OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE:
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COE & VAN LOO CONSULTANTS, INC.

**TERRAZO
TENTATIVE PLAT**

CVL#: 040025
 DATE: 1/20/2005

STATE OF ARIZONA
COUNTY OF PINAL



I hereby certify that the within instrument is filed in the official records of this County in Calendar Year _____ Date _____
 Prepared by: _____
 Laura Clean-Lyle _____ Pinal County Recorder
 By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WRIGHT 815, LLP
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MAR/ANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 127TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-011A, 510-55-008, 510-55-007

SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC. |
| NET COMMERCIAL AREA | 16.6 AC. |
| NET RESIDENTIAL AREA | 912.2 AC. |
| TOTAL LOT YIELD | 2944 LOTS |
| TOTAL OPEN SPACE PROVIDED | 155.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | GUEST |
| CABLE | ORIBTEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

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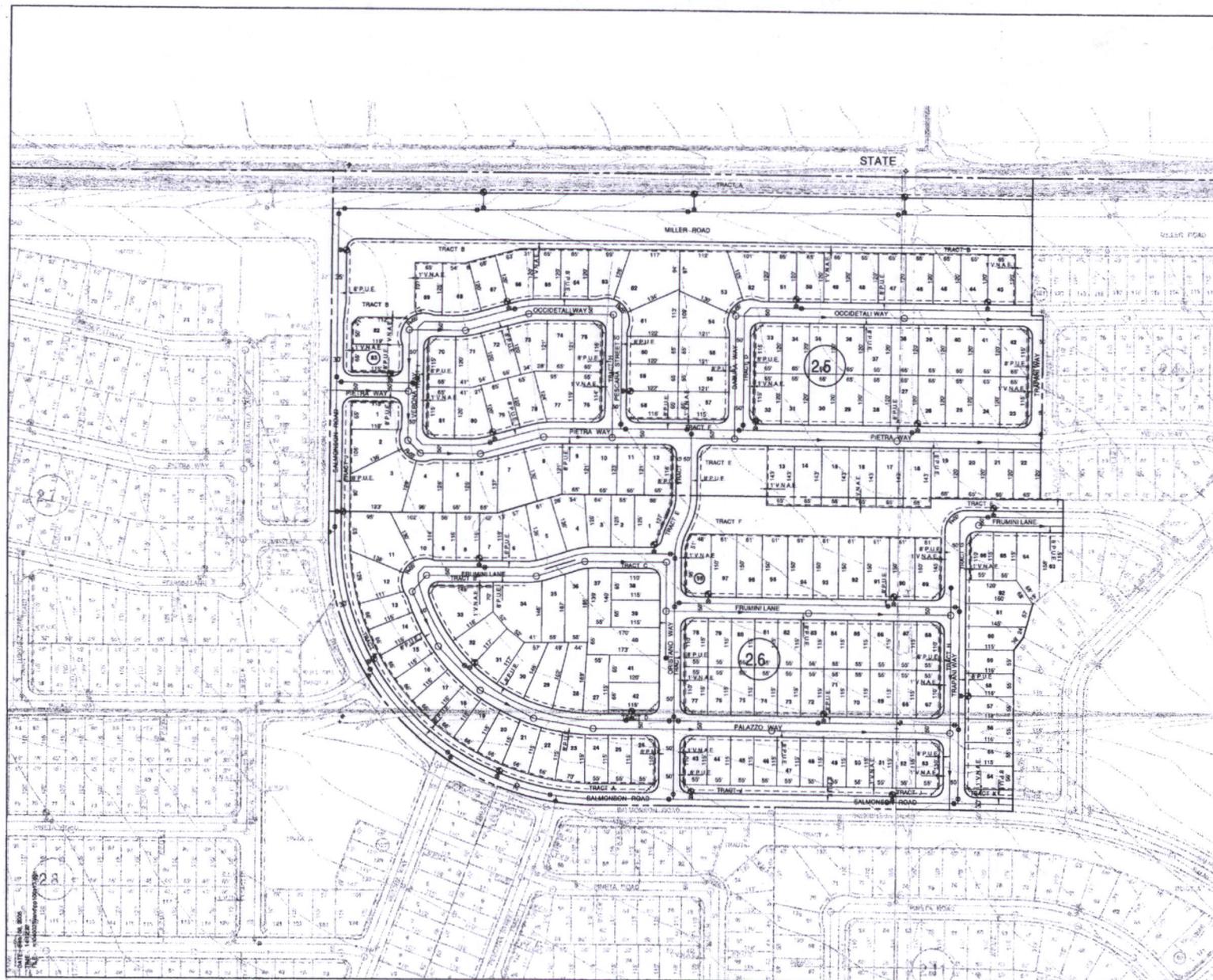
CYL

COE & VAN LOO CONSULTANTS, INC.

TERRAZZO TENTATIVE PLAT

CYL# 040025
 DATE: 1/20/2005

SHEET13OF 16



72-009A

STATE

STATE



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed
in the official records of the County in Calendar
Date: _____
Record of: _____
Witness my hand and official seal
Liane Chan-Lytle Final County
Recorder By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36,
T5S R2E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP
8501 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1884 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6851
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
501-02-001B, 501-02-011C, 501-02-006,
501-02-011A, 510-55-008, 510-55-007

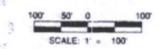
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 833.2 AC. |
| NET COMMERCIAL AREA | 15.8 AC. |
| NET RESIDENTIAL AREA | 812.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #2 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

- NOTE**
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COE & VAN LOO CONSULTANTS, INC.

**TERRAZO
TENTATIVE PLAT**

CVL#: 040025
DATE: 1/20/2015

SHEET 14 OF 16

STATE

HALSTON ROAD

TRACT A

MILLER ROAD

TRAIL A

TRAIL B

TRAIL C

TRAIL D

TRAIL E

TRAIL F

TRAIL G

TRAIL H

TRAIL I

TRAIL J

TRAIL K

TRAIL L

TRAIL M

TRAIL N

TRAIL O

TRAIL P

TRAIL Q

TRAIL R

TRAIL S

TRAIL T

TRAIL U

TRAIL V

TRAIL W

TRAIL X

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TRAIL Z

TRAIL AA

TRAIL AB

TRAIL AC

TRAIL AD

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TRAIL BU

TRAIL BV

STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Case No. _____

Date: _____

Request of: _____

Witness my hand and official seal this _____ Day of _____, 2015

Recorder: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 MILLER AND WHITE 815, LLP
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 885-1999
 (480) 885-1884 FAX
 CONTACT: MARI'ANNE KUMEGA

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-008, 501-02-011A, 510-55-008, 510-55-007

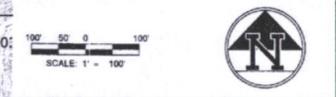
SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 809.2 AC. |
| NET COMMERCIAL AREA | 18.6 AC. |
| NET RESIDENTIAL AREA | 812.6 AC. |
| TOTAL LOT YIELD | 2844 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|-------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT. |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

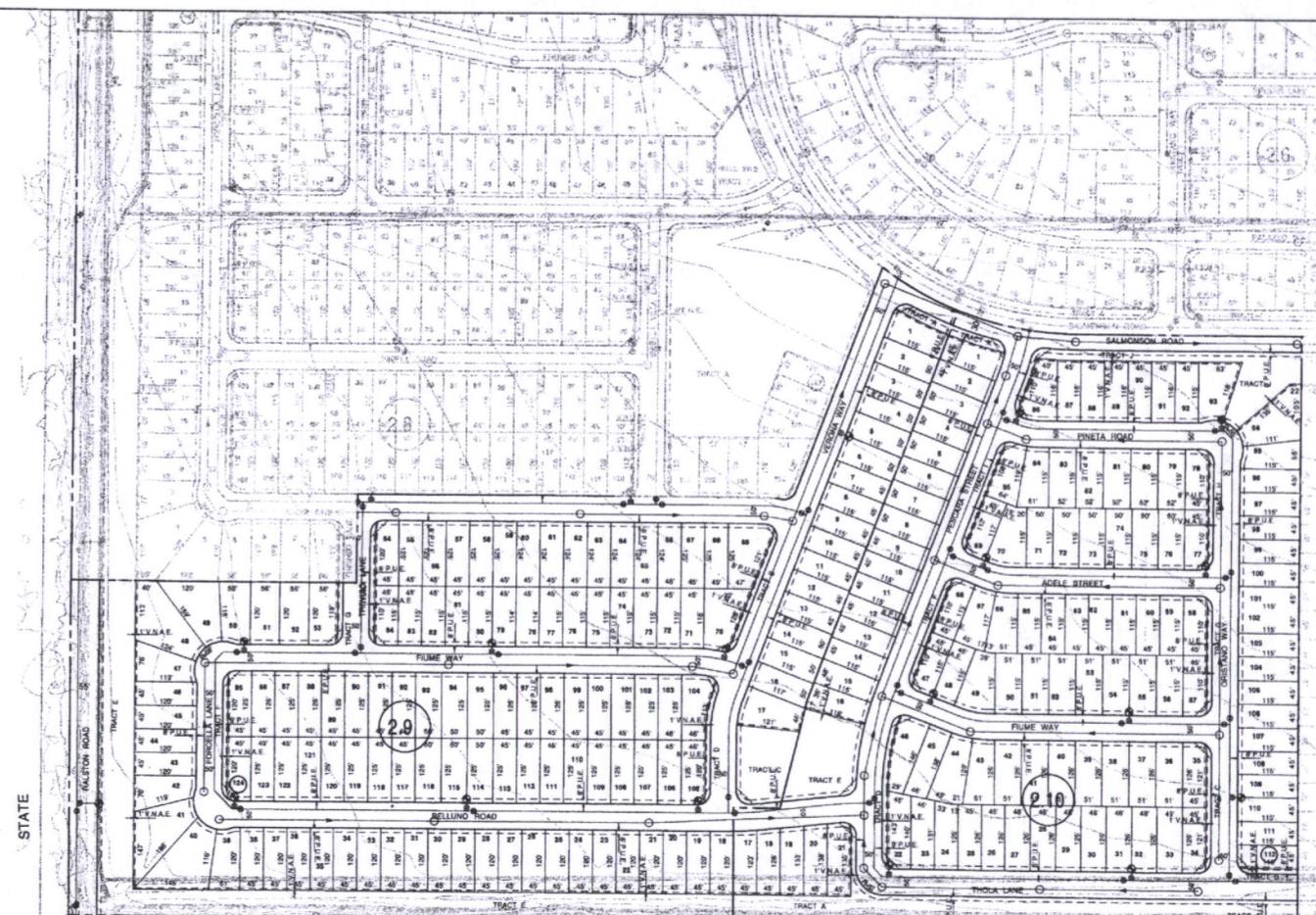
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CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
 CVL# 040025
 DATE: 1/20/2015

SHEET 15 OF 16



STATE

501-02-002A

501-02-002A

501-02-003A

501-02-001

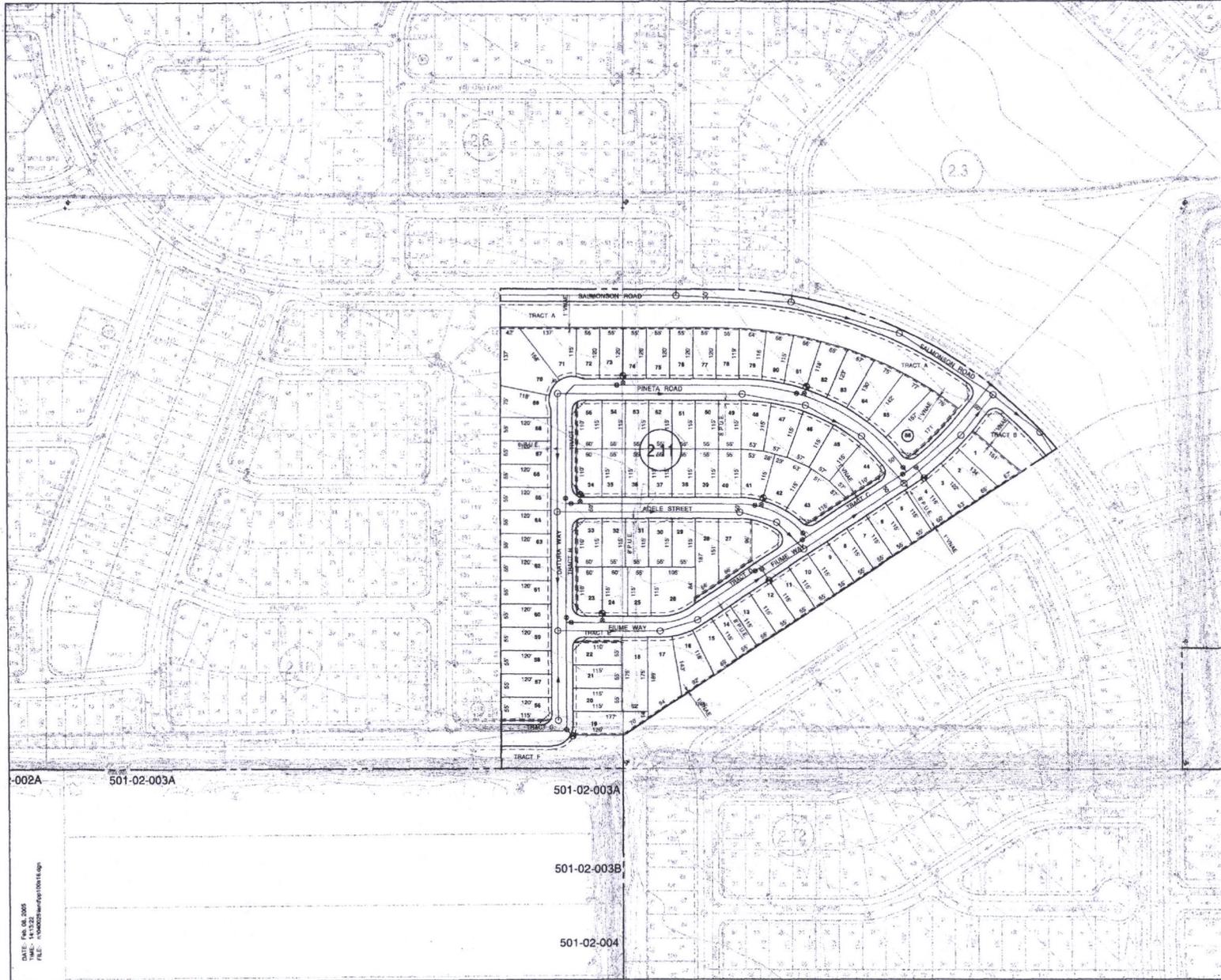
501-02-001

501-02-001

501-02-005

DATE: Feb. 03, 2005
 FILE: \\s0002\mwp\app\100415.dwg

S-008-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date: _____
 Requested by: _____
 Witness my hand and official seal _____
 Laura Dean-Lyle
 Recorder
 By: _____
 Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 MILLER AND WHITE 815, LLP
 8501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1984 FAX
 CONTACT: MARYANNE KUMIEGA

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C,
 501-02-001B, 501-02-011C, 501-02-006,
 501-02-011A, 510-55-008, 510-55-007

SITE DATA

| EXISTING ZONING | PLANNED AREA DEVELOPMENT |
|---------------------------|--------------------------|
| TOTAL MASTER PLAN AREA | 829.2 AC. |
| NET COMMERCIAL AREA | 16.9 AC. |
| NET RESIDENTIAL AREA | 812.6 AC. |
| TOTAL LOT YIELD | 2644 LOTS |
| TOTAL OPEN SPACE PROVIDED | 156.5 AC. |
| NET RESIDENTIAL DENSITY | 3.5 DU/AC. |

UTILITIES

| | |
|-----------|------------------------------|
| WATER | GLOBAL WATER RESOURCES |
| SEWER | GLOBAL WATER RESOURCES |
| ELECTRIC | ELECTRICAL DISTRICT #3 |
| GAS | SOUTHWEST GAS CORPORATION |
| TELEPHONE | QWEST |
| CABLE | ORBITEL COMMUNICATIONS |
| FIRE | REGIONAL FIRE AND RESCUE DPT |
| POLICE | PINAL COUNTY SHERIFF'S DPT. |

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CVL
 COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT
 CVL#: 040025
 DATE: 1/20/2005

SHEET 16 OF 16

FILED: 01/20/2005
 FILE: 1400025 (map) 100116.gpx

002A 501-02-003A 501-02-003B 501-02-004

Tax Parcel Numbers: 501-02-001A et al. (parcel list on file)

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

ANALYSIS:

1. The Planned Area Development Overlay District (PAD) was approved by the Board of Supervisors on December 15, 2004 and later amended on March 16, 2005 under Planning Case PZ-028-04 and PZ-PD-028-04A to plan and develop Terrazo Master Planned Community.
2. On April 21, 2005, the Planning & Zoning Commission granted tentative plat approval for Terrazo with 45 stipulations.
3. On May 20, 2010, the Planning & Zoning Commission approved an update to the stipulations and granted a two year extension.
4. On May 17, 2012, stipulation forty-five was modified to grant a two year extension
5. On February 25, 2014 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
6. The Planning & Development Department has no additional recommended stipulations.
7. Public Works Department has no additional recommended stipulations.
8. Due to current housing market conditions in the area and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number forty-five has been modified to reflect staff's recommendation.
9. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

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

I move to approve the following stipulations for the tentative plat of Terrazo: Stipulations 1 – 53, modifying stipulation 45 to extend the tentative plat to May 20, 2016 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.
2. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval.
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. Pavement structure shall be per current Pinal County Subdivision Standards and as recommended by the Geotechnical Report and approved by the Pinal County Engineer:
 - a. Provide curb, gutter, sidewalk, paving and incidentals on all interior local and collector streets.
 - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
 - c. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer.

- d. The minimum paving width for Miller Road shall be 75' (b/c to b/c) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 110' of street right-of-way along/through the entire subdivision.
 - e. The minimum paving width for Barnes Road shall be 37.5' (center line to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary.
 - f. The southern boundary of Parcels 2.9 thru 2.11 and the western boundary of Parcels 2.12, 3.1 and 3.2 are mid-section lines and shall have a minimum half street paving width of 24' (centerline to b/c) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 40' of half street right-of-way along or through the entire subdivision. Salmonson Road is a mid-section line and shall have a minimum half street paving width of 24' (centerline to b/c) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within a 40' of half street right-of-way along the eastern boundary of the subdivision from the furthest north boundary south to Miller Road.
 - g. 55' of half street right of way dedication for Ralston Road along the entire subdivision boundary.
 - h. A 28' paved access shall be provided to the site to meet current Pinal County Standards.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
 6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
 7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
 8. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
 9. At final plat submittal, provide a copy of the computer closure for the subdivision boundary.

10. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
11. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.
12. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'. Property line radii for dead-end streets are to be 50' minimum.
13. Signing and Striping Plans to be a part of the Improvement Plans at time of submittal. Developer is responsible for all signs and striping within the subdivision which includes school signage and striping.
14. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.
15. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.
16. Rename the major collector from Salmonson Road to an alternative name.
17. The developer shall pay the entire cost for the signal at Miller Road and the major collector. As Pinal County has no impact fees to cover the cost of traffic signals, the developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, the developer shall contribute 20% toward the total cost of 2 traffic signals as per the Terrazo Traffic Study.
18. At the time of final plat approval by the Board of Supervisors, the applicant/owner shall contribute \$178.00, plus an annual inflation rate of 3.5%, per lot for the proposed residential lots (and \$891.00, plus an annual inflation rate of 3.5%, per lot at the issuance of building permits) based upon Exhibit 19 - Prorated Fee Schedule in the Maricopa Subregional transportation Study.
19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electric provider of their substation plans in the immediate area. If there are any existing substations requiring modification or if a new substation is required, the developer will pay all costs for block screening walls and landscaping around the substation site.

20. 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.
21. Prior to final subdivision approval (final mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
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 Safety Department.
23. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide written verification from the Stanfield Elementary School District #24, that all applicable school concerns/issues have been resolved to the satisfaction of the District.
24. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD .DWG file format, with the following layers required: lot lines, lot numbers, right-of-ways, dimensions, road names, section lines and subdivision boundary perimeter.
25. The applicant/owner shall develop the subject property in accordance with the submittal documents for Terrazo, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
26. Development of the 2,844 lot subdivision (Terrazo) shall be in conformance with Planning Cases PZ-PD-028-04 and PZ-PD-028-04A, the Planned Area Development (PAD)(Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
27. Development of the proposed subdivision (Terrazo) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional designation of the adopted Pinal County Comprehensive Plan.

28. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
29. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the final plat for review.
30. Place the following items on the face of the final plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Ordinance **including a note regarding a model complex and accessory uses, as applicable.**
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
31. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.
32. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Terrazo Master Planned Community remains in open space, with a maximum overall density of 3.5 dwelling units per gross acre.
33. The applicant/owner shall provide seven percent (7%) open space in each residential area.
34. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
35. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.
36. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
37. No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying (**place in notes section on face of final plat**).
38. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional

Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.

39. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of Final Engineering Plans **(street, sewer, water utilities, drainage, flood control, grading and landscaping plans)** together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
40. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

This information shall be located on the top 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.

41. With final plat submittal provide a current title report.
42. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
43. Note the 100 year certificate of assured water supply on the face of the final plat and **provide a copy of that 100 year certificate to the Planning Department prior to final plat approval.**
44. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.
45. The tentative plat shall be effective until May 20, 2016; it may be extended upon reapplication and review by the Planning and Zoning Commission.
46. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.
47. The drainage report shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval.

48. Access to County right-of-ways to/from any commercial parcel shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008.
49. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.
50. A paved all weather public access road shall be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
51. Sidewalks shall be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual or as approved by the County Engineer.
52. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
53. Street lights shall be provided at all arterial/collector, collector/collector, collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

Date Prepared: 04/07/14 - dld
Revised:



February 25, 2014

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

Re: Terrazo Tentative Plat Extension
Pinal County #S-008-05
CVL Project No: 1-01-1040025

Dear Mr. Denton:

On behalf of Miller & White 815, LLP as the developers of the above referenced parcel, this letter is submitted to formally request a three year extension for Terrazo Tentative Plat Extension, Pinal County #S-008-05.

For the past few years this project has been on hold due to current depressed housing market conditions. Although there are some signs of the market improving, most market experts are not anticipating the demand for final platted lots in this area of Pinal County to pick up in the next few months.

To date, the developers, after investing \$3 million to purchase of the property, have invested an additional \$2+ million in entitlement, platting and civil engineering for Terrazo. As you are well aware, Global Water Resources has made substantial financial investments in regional water and wastewater system infrastructure designed for the future housing development that will service not only this property, but all the properties in this vicinity. Also the property owner dedicated a site for the current Global Water Reservoir which has been constructed on the Terrazo project. The time and effort, and dollars invested in Terrazo and by Global Water Resources were all based on the assumption that the entitlements and tentative plat approvals of Terrazo would last through the project's completion.

Just as soon as the residential housing market conditions within this area of Pinal County improve, the developers intend to proceed with the final platting and development of Terrazo. Therefore, it seems reasonable and appears to make good sense for Pinal County to grant this project an additional three year extension.

If you have any questions or comments, please feel free to contact me at (602) 285-4730.

Sincerely,
Coe & Van Loo Consultants, Inc

A handwritten signature in black ink, appearing to read 'Ryan Weed', is written over a horizontal line.

Ryan Weed, P.E.
Executive Vice President, Director

S-017-06



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: April 17, 2014

Case Number: S-017-06

Case Coordinator: Dedrick Denton

Subdivision Name: Maricopa Opus

Landowner/Developer: Ronald Sandella
RJ2 Investments, LLC
1163 East Ogden Avenue, Ste. #705-353
Naperville, IL 60563

Applicant: Carolyn Oberholtzer
Bergin, Frakes, Smalley & Oberholtzer
4455 East Camelback Road, # A-205
Phoenix, AZ 85018

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3/PAD (PZ-004-06 & PZ-PD-004-06)

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: GR; Vacant
East: GR; Agriculture
South: CR-3/PAD & SR; Vacant & Church
West: GR; Agriculture

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

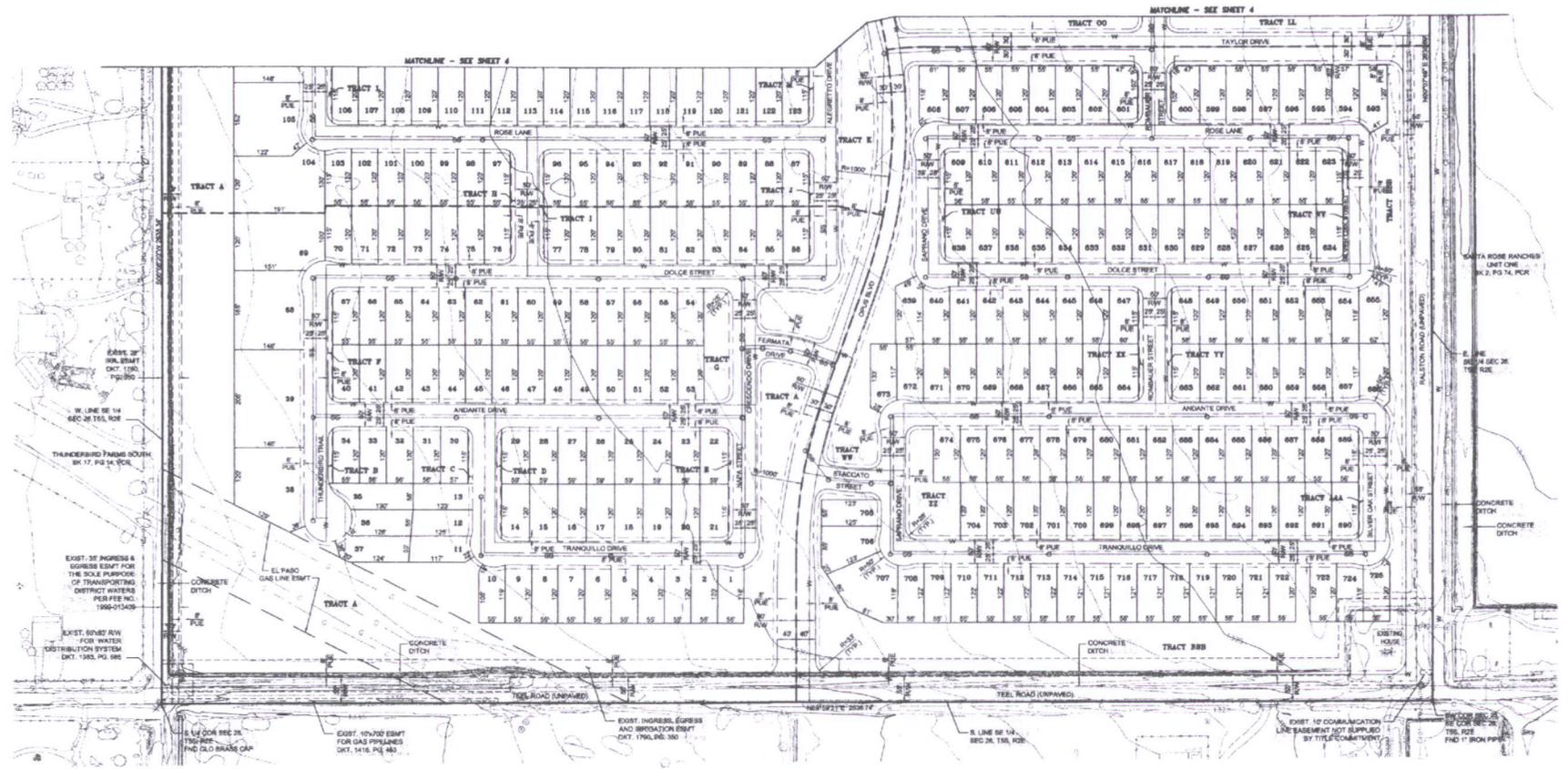
Location: The subject property is located adjacent to the west side of Ralston Road, east side of Thunderbird Road, north side of Teel Road, and approximately ¼ mile south of Val Vista Road; 5 miles southwest of the City of Maricopa.

Legal Description: A 226.13± acre parcel situated in a portion of the E½ of Section 26, T5S, R2E, G&SRB&M (legal on file).

Number of Lots: 725

PLAT DATE: MAR 21 08

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SCALE 1" = 100'

0 100 200

OLSSON ASSOCIATES
 ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
 7700 NORTH 16TH STREET, SUITE 210, PHOENIX, ARIZONA 85020
 602-963-8000 FAX 602-748-1001
 www.olsonassoc.com

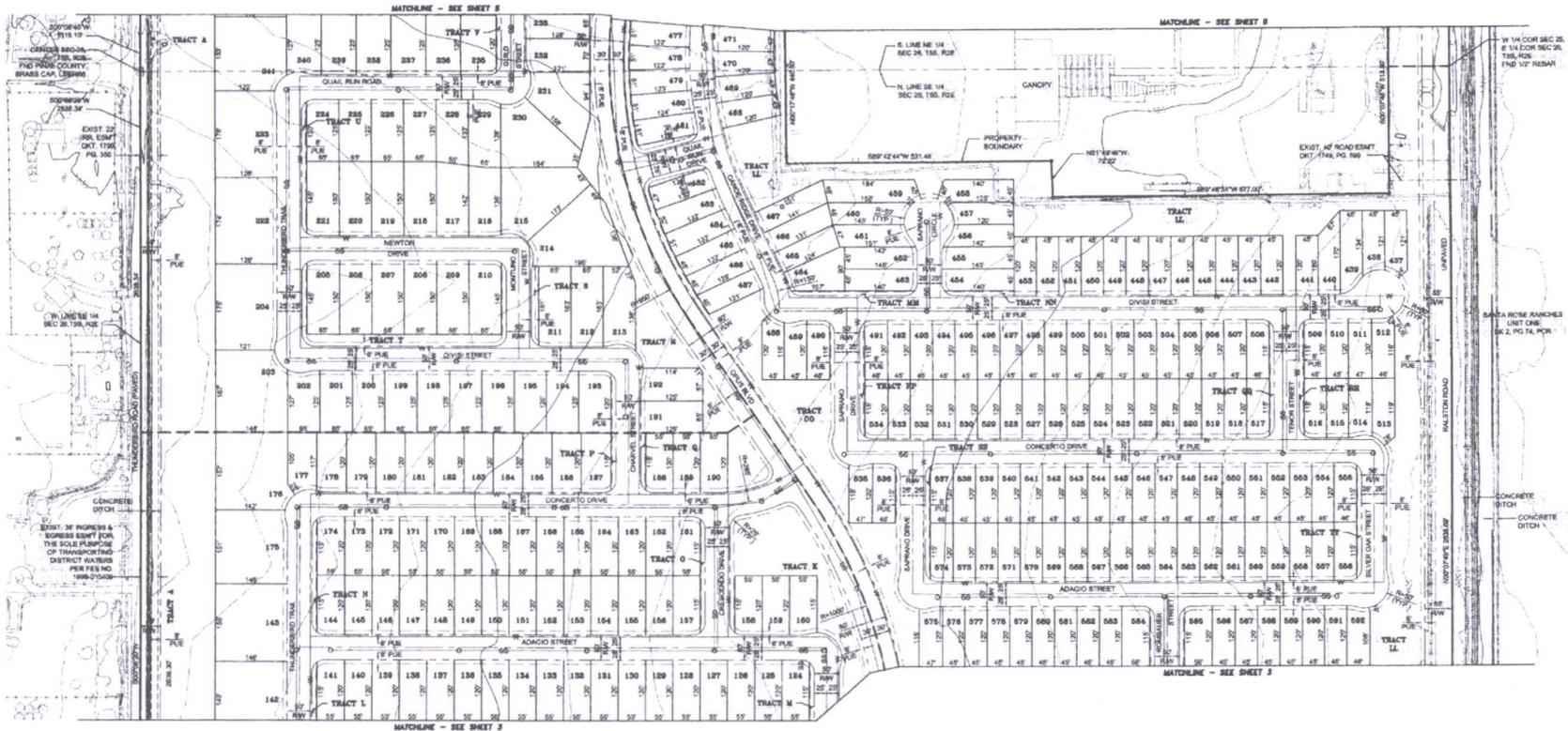
MARICOPA OPUS

4270
 CLIENT'S
 CHOICE

1-800-STAKE-IT
 (1-800-782-5348)

JOB# 05-0812
 SHEET 3 OF 5

EST. SUBMITTAL - 3/12/08



OLSSON ASSOCIATES
 ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
 7200 NORTH 25TH STREET, SUITE 210 - PHOENIX, ARIZONA 85020
 602-948-1100 - FAX 602-948-1001
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MARICOPA OPUS

4370
 CLINT L.
 REGISTERED SURVEYOR

602-263-8000
 1-800-STAKE-IT
 (1-800-762-5348)

JOB # 05-0812
 SHEET 4 OF 5

Tax Parcel Numbers: 510-31-009E

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

ANALYSIS:

1. The Planned Area Development Overlay District (PAD) was approved by the Board of Supervisors on April 19, 2006 under Planning Case PZ-004-06 and PZ-PD-004-06 to plan and develop Maricopa Opus Master Planned Community.
2. On June 29, 2006, the Planning & Zoning Commission granted tentative plat approval with 50 attached stipulations.
3. On June 17, 2010, the Planning & Zoning Commission approved an update to the stipulations and granted a two year extension.
4. On April 19, 2012, stipulation fifty was modified to grant a two year extension.
5. On February 24, 2014 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
6. The applicant has submitted final plats to the County for review. There are a total of eight final plats in the review process.
7. The Planning & Development Department has no additional recommended stipulations.
8. Public Works Department has no additional recommended stipulations.
9. Due to current housing market conditions in the area and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number fifty has been modified to reflect staff's recommendation.
10. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

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

I move to approve the following stipulations for the tentative plat of Maricopa Opus: Stipulations 1 – 53, modifying stipulation 50 to extend the tentative plat to June 29, 2016 as set forth in the staff report.

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

- d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
- e. The minimum paving width for Ralston Road shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
- f. The minimum paving width for Teel Road shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
- g. The minimum paving width for Thunderbird Road to be 25.5' (center line to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 40' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
- h. Provide 6.5' bike lanes (measured from back of curb to centerline of striping) on both sides of all arterial and major collector roadways.
- i. Provide sidewalks that meet the following minimum criteria: major arterials – minimum separation from back of curb is 5', minimum width of sidewalk is 10' (detached) or 12' (attached), minimum radius is 150' (if meandering); minor arterials – min. separation is 5', min. width is 10' (detached and attached), min. radius is 100' (meandering); collector streets – min. separation is 3', min. width is 6' (detached) or 8' (attached), min. radius is 50' (if meandering); and local streets – min. width of sidewalk is 4' (attached only).

- j. A 28' paved access shall be provided to the site to meet current Pinal County Standards.
 - k. All right-of-way dedication shall be free and unencumbered.
6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
 7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
 8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
 9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
 10. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
 11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
 12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.
 13. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
 14. Intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street.
 15. Signing and striping plans are to be submitted as part of the improvement plans at time of submittal. Developer is responsible for all signage and striping within the subdivision which includes school signage and striping.
 16. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.

17. Public Utility Easements (PUE) are to be 8' and are to be located outside the rear and side of lots.
18. 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.
19. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at the intersections as stated in the approved traffic study.
20. 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.
21. Applicant/owner agrees to contribute to the Maricopa Subregional Transportation Fund a certain amount per dwelling unit plus an annual inflation rate of 3.5% as set forth in Exhibit 19 - Prorated Fee Schedule of the Maricopa Subregional Transportation Study and hereinafter referred to as the Transportation Fee. Said Transportation Fee is based on the year when the Board of Supervisors approves the zoning case and, if applicable, the adjoining planned area development case. Transportation Fees will be paid in installments as shown in the Fee Schedule. Transportation Fees are separate from any development or impact fee that the Board of Supervisors may adopt in the future. Transportation Fees paid on a dwelling unit shall be a credit against the transportation element of any development or impact fee imposed on the dwelling unit.
22. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.
23. Cul-de-sac lengths shall not exceed 500 feet as per Pinal County ordinance. Variances will need Board of Supervisor's approval and must be submitted separately prior to final plat approval.
24. Provide minimum 5' (foot) spacing between sidewalk ramps and driveways.
25. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
26. Prior to final subdivision approval (final mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

- a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
 - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
 - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
27. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
 28. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide written verification from the Maricopa Unified School District #20 that all applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
 29. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the Final Plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines and Subdivision Boundary Perimeter.
 30. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Maricopa Opus, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
 31. Development of the 725 lot subdivision (Maricopa Opus) shall be in conformance with Planning Case PZ-PD-004-06, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
 32. Development of the proposed subdivision (Maricopa Opus) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional designation of the adopted Pinal County Comprehensive Plan.
 33. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
 34. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.

35. Place the following items on the face of the final plat:
- a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
36. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.
37. Provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk.
38. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Maricopa Opus Planned Area Development remains in open space, with maximum overall density of 3.5 dwelling units per gross acre.
39. At the time of construction the applicant/owner/developer shall contact the Ak-Chin Cultural Resources Office in order to provide an archaeological monitor, given the presence of Human remains and artifacts found in the area of the proposed Maricopa Opus development.
40. Place the following in **notes section on face of final plat**:
- Front yard setbacks shall be staggered.
 - The single story homes adjacent to Thunderbird Road shall be limited to 23' height, measured from the pad.
 - The greenbelt along the west boundary of the subject property shall be a 100'.
 - Homes on Thunderbird will be on no less than ½ acre lots with a minimum side setback of 10' and a front setback of a minimum of 20' but no more than 25'.
 - The applicant shall design the area with dark sky lighting.
 - Applicant shall construct a decorative view fence along Thunderbird Road including trees and shrubs.

- Require public access to the amenities and common areas of the development.
 - The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owner/operators.
41. 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 subject to approval of the property owner. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width and allow for connectivity to adjacent parcels to the property.
 42. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
 43. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.
 44. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of final engineering plans (street, sewer, water utilities, drainage, flood control, grading, signing and striping plans and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
 45. 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.

46. With final plat submittal provide one (1) copy of a current title commitment together with copies of support documents regarding easements, roads and right-of-way, compiled within sixty (60) days prior to submittal.
47. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.

48. Note the 100 year certificate of assured water supply on the face of the final plat and provide a copy of that 100 year certificate to the Planning Department prior to final plat approval.
49. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.
50. The tentative plat shall be effective until June 29, 2016; it may be extended upon reapplication and review by the Planning and Zoning Commission.
51. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.
52. Access to County right-of-ways shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008 or as approved by the County Engineer.
53. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

Date Prepared: 04/07/14 - dld
Revised:

February 24, 2014

Dedrick Denton
Planning & Development Services Dept.
Pinal County
Post Office Box 2973
Florence, Arizona 85232

Re: Tentative Plat Extension Request for Maricopa Opus (Case# S-017-06)

Dear Mr. Denton:

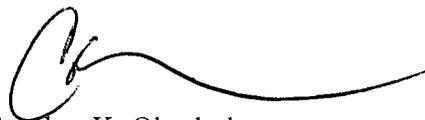
This letter is written on behalf of our client, RJ2 Investments, LLC, as a formal request to extend the approval of the Tentative Plat for the above-referenced case for two years, from June 29, 2014, to June 29, 2016.

The original Maricopa Opus Tentative Plat was approved by the Planning and Zoning Commission in June of 2006 and by August of that year, the first Final Plat submittal for the entire project was made. The second submittal was made in 2007, for which comments were received in December of 2007. The second set of comments required substantial revisions impacting infrastructure, design and project phasing. During 2008, when the third submittal was being prepared and the plans re-worked, the housing market began to crash. At the same time, the applicant was not able to resolve issues with the infrastructure design in order to resubmit because the water and sewer provider had not yet constructed the necessary systems.

Now that the market has started to recover and the regional infrastructure necessary to drive that is taking shape- including the anticipated overpass construction at the 347 and Maricopa-Casa Grande Highway- we believe that an additional two-year extension will allow us to complete the Final Plat in accordance with the 53 Stipulations required by the Tentative Plat approval. There have been substantial resources devoted to both the preparation of the plats by the applicant, and also in the review efforts by the County's staff as the project has gone through many phases of the entitlement process. A Tentative Plat extension will enable us to preserve the work that has been done thus far and get the project through the "home stretch".

Thank you very much for your assistance and please feel free to contact me should you have any questions.

Sincerely,



Carolyn K. Oberholtzer