



PINAL COUNTY  
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**PINAL COUNTY PLANNING AND ZONING COMMISSION**

Regular Meeting

9:00 a.m.

Thursday, May 15, 2014

Hearing Room - Building A

31 N. Pinal St. Florence, Arizona

**NOTICE OF PUBLIC MEETING AND AGENDA**

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

**CALL TO ORDER:**

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

**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:**

- April 17, 2014

**2. PLANNING DIRECTORS DISCUSSION ITEMS:**

- 2014 APA AZ Conference
- Retirement

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

- April 16, 2014 - No Cases
- April 30, 2014
- May 7, 2014 – No Cases

**NEW CASES:**

4. **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, 500-46-002E and a portion of 500-46-002F (legal on file) (located in the southwest corner area of Sunland Gin Rd and Harmon Rd in the Eloy area).

**TENTATIVE PLATS:**

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

5. **S-002-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SaddleBrooke Development Company, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **SaddleBrooke Unit 51**, 7 lots on a 10.0± acre parcel in the GR zone; situated in portion of Section 23, T10S, R14E, G&SRB&M, Tax Parcel 305-50-001 (located approximately 3½ miles east of State Route 77, SaddleBrooke area).
6. **S-016-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Borgata at San Tan Heights, LLC, landowner, Hoskin Ryan Consultants, engineer, requesting approval of a tentative plat for **Borgata at San Tan**, 411 lots on a 278.2± acre parcel in the R-12/PAD (**PZ-PD-010-13**) zone; situated in a portions of Section 2,3, & 10, T3S, R7E G&SRB&M, Tax Parcels 509-04-004, et al (parcel list on file) (located south of Hunt Highway and adjacent to the west side of Thompson Road, approximately ½ mile south of the Town of Queen Creek).
7. **S-015-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Trilogy Encanterra Construction, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat for **Shea Homes at Johnson Farms Neighborhood 4HD**, 242 lots on a 33.7± acre parcel in the CR-5/PAD (**PZ-PD-013-13**) zone; situated in a portion of Section 32, T2S, R8E G&SRB&M, Tax Parcel 109-52-533 (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

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

**ADJOURNMENT**



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**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MINUTES OF April 17, 2014**

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

**ABSENT:** Ms. Moritz, Member Mr. Anderson, Member  
Mr. Grubb, Member

**LEGAL STAFF PRESENT:**  
Mr. Langlitz, Deputy County Attorney

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

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

The meeting was called to order at 9:04 a.m., this date by Chairman Hartman in the Pinal County Administration Building A., Florence, Arizona.

**DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:**

**March 20, 2014**

**MOTION**

Commissioner Aguirre-Vogler made a motion to approve the minutes of March 20, 2014. Commissioner Gutierrez seconded the motion. Motion passed unanimously. (6-0)

Vice-Chairman Riggins arrived at 9:05.

**PLANNING DIRECTORS DISCUSSION ITEMS**

**Resignation of Commissioner Anderson**

Mr. Stabley discussed Commissioner Anderson's resignation from the Commission. Mr. Stabley added that Mr. Anderson is still a member of the Commission until he is replaced.

Chairman Hartman added that Commissioner Anderson was present at the meeting to ensure that there was a quorum. Chairman Hartman asked what the process is to replace Commissioner Anderson.

Mr. Stabley added that Supervisor Chase is aware that a new Commission member needs to be appointed.

**Community Plan**

Mr. Stabley stated that Community Plan is designed as a tool to provide education for new Commissioners and refreshers for existing Commissioners. Mr. Stabley stated he is hoping to have the session in June and asked if the Commission prefers the session on a hearing day or a non hearing day.

Commissioner Salas and Chairman Hartman prefer a non hearing day. Commissioner Aguirre-Vogler asked if there was a need for two (2) trips, she would like a hearing day. Mr. Stabley stated that June Commission hearing will have a busy agenda. Commissioner Aguirre-Vogler stated that she is available the last week of June. Mr. Stabley asked if Thursdays work best for the Commission to meet. It was decided that the last Thursday in June will work for the Commission to meet.

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

**March 26, 2014 – No Cases**

**April 9, 2014 – No Cases**

Chairman Hartman asked for an update on the April 19, 2014 Board of Supervisors work session. Mr. Langlitz stated that he is unaware of the topic of the work session. Mr. Stabley stated that one topic was to create a strategic plan to involve elected officials to get their input as well.

Chairman Hartman stated that he read in the news that the ICE contract was terminated, and asked if that was on the Board of Supervisors agenda. Mr. Stabley responded that it was not on the agenda, and his understanding is that the contract has not been terminated as of yet.

Mr. Abraham stated that Item 7, SUP-002-14 will not be heard due to a notice deficiency and will be heard in May.

**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**.

**MOTION**

Commissioner Aguirre-Vogler made a motion to go into executive session. Commissioner Smyers seconded the motion.

Chairman Hartman closed the public portion of the hearing to move into executive session.

The Commission moved into executive session at 9:16.

**MOTION**

Commissioner Aguirre-Vogler made a motion to return to regular session from the executive session. Commissioner Gutierrez seconded the motion.

The Commission returned to regular session at 10:02.

**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**)

Mr. Langlitz stated that this case initially came to the Commission as a PAD amendment. Mr. Langlitz stated that a meeting was held with the developer and staff, and it was determined that a PAD amendment was not necessary, and the case has been withdrawn because of that.

Mr. Abraham stated that there is no Commission action required, it is treated as if the case was never submitted.

**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)

Ms. MacDonald read a portion of the staff report and used a PowerPoint. Ms. MacDonald stated that she has received three (3) additional letters in opposition after the Commission packets were sent out.

David Dow, 3104 E. Camelback Rd, #281, Phoenix, Arizona, 85016 and Demitri Downing of Bloom Dispensaries, 1336 E Kleindale Road, Tucson, Arizona both came forward to address the Commission.

Mr. Dow gave a history of the property and the applicant's request. Mr. Downing provided his background in law enforcement. Mr. Downing added that while it is illegal at the Federal level, the Federal government allows the states to act as they feel appropriate.

Chairman Hartman asked for the applicant to explain why the Commission should recommend approval to the Board of Supervisors.

Mr. Dow stated that the project complies with the criteria they were given.

Chairman Hartman asked if there will be a security officer on site. Mr. Dow stated that there will be a security officer on site. Mr. Downing added that there have been zero (0) incidents in the last two (2) years that Bloom has been operating.

Greg Rowles, address unknown, came forward to show the interior design of the dispensary, noting that the space in the building is very small.

Commissioner Smyers stated that he knows Mr. Rowles on a personal level.

Commissioner Smyers asked if one hundred and sixty (160) cardholders is a normal amount for the area. Mr. Downing responded that the number is low, adding that the facility is small and will serve three to seven (3-7) patients an hour. Mr. Downing added that the gross retail is approximately two thousand (2,000) dollars per day. Mr. Downing stated that some facilities serve thousands of patients in a week. Commissioner Smyers asked if that amount is brought in based on 160 cardholders. Mr. Downing responded that it depends on the amount that is prescribed to the patient.

Chairman Hartman asked about the nonprofit status, if they are bringing in revenue. Mr. Dow stated that they give a portion to the community. Mr. Dow added that donations are made to many things such as little league teams and hospitals in the area.

Chairman Hartman asked if the applicant is aware of the stipulations. Mr. Dow responded that they have read and agree to the stipulations and the applicant understands that there is a two (2) year trial period.

Commissioner Gutierrez asked if there will be medical staff in the area that prescribes the medical marijuana cards. Mr. Dow stated that there is a recommendation made, not a prescription. Mr. Dow stated that the facility will have a medical director who cannot do any recommendations by law. Mr. Downing added that any physician can recommend the use of marijuana as a medicine, but there are many that are still concerned about the risk of losing their license.

Chairman Hartman opened the public portion of the meeting.

Ned Creighton, 824 Coronado Ridge, Oracle, Arizona, came forward to address the Commission in opposition to the proposal. Mr. Creighton stated that he has a few concerns, the proximity to the Pinal County Health Center, leaves the impression that the County is involved. Mr. Creighton expressed his concerns that the Sheriff's Office manpower is limited. Mr. Creighton also stated that he has found a lot of negative information on the internet about the applicant.

Alicia Bristow, no address given, came forward to address the Commission in opposition to the proposal. Ms. Bristow added that the Comprehensive Plan identifies "a sense of community" as an important aspect, and allowing this facility will make the residents lose that.

Eldon Rhodes, no address given, came forward to address the Commission in opposition to the proposal. Mr. Rhodes stated that there is no need for the facility as the number of cardholders in the area is limited. He added that people seeking medication all drive to get their medications and this is no exception.

Gordon Brown, 1894 W. Judd Road, San Tan Valley, Arizona, came forward to address the Commission. Mr. Brown expressed his dissatisfaction with the decisions that staff has made.

Bud Bristow, 3939 W Linda Vista Rd, Oracle, Arizona, came forward to address the Commission in opposition to the proposal.

Lee LaCroix, owner of Oracle Mini Storage, Alex Austin Drive, Oracle, Arizona, came forward to address the Commission in opposition to the proposal.

Wanda Winningham, 525 S. Cody Loop, Oracle, Arizona, came forward to address the Commission in opposition to the project.

Charles Clark, no address given, came forward to address the Commission in opposition to the proposal.

Rita Peña, 1841 W Alex Austin Dr, Oracle, Arizona, came forward to address the Commission in favor of the proposal. Ms. Peña stated that she owns the property in question and she lives behind the property. Ms. Peña stated that initially she had reservations about renting the property to this type of facility. Ms. Peña added that new proposals will always bring forth opposition of some sort.

Chairman Hartman called the applicants forward to address the comments and concerns expressed by the public.

Mr. Dow stated that they are willing to remove the words Pinal County, as well as any marijuana or marijuana leaf from the signage. Mr. Dow stated that there is one entrance to the site, and laws require that there is only one entry point.

Mr. Downing stated that, if needed, law enforcement is only a phone call away. He added that having a dispensary eliminates people growing marijuana on their own.

Commissioner Smyers asked if there is a dispensary twenty (20) miles away. Mr. Dow responded that the minimum distance between sites is being decreased to twenty (20) miles.

Mr. Langlitz stated that it would be in the best interest of the Commission to let anyone else in the audience that has anything to share have the opportunity to speak.

John Rendall, 3746 W Linda Vista Rd, Oracle, Arizona, came forward to address the Commission in opposition to the proposal. Mr. Rendall stated that the closest pharmacy is in Oro Valley, and that is where everyone goes for prescriptions, and there is a dispensary in Oro Valley as well.

Chairman Hartman closed the public portion of the meeting.

**MOTION – SUP-001-14**

Vice-Chairman Riggins made a motion to forward case SUP-001-14 to the Board of Supervisors with a recommendation of denial. Commissioner Aguirre-Vogler seconded the motion. Chairman Hartman called for a Roll Call Vote.

- Commissioner Aguirre-Vogler Yes, she has concerns about the health and safety of the community
- Commissioner Gutierrez Yes, the town is changing, and the residents do not desire this type of business
- Commissioner Smyers Yes, the proximity to the nearest facility is the same distance as the nearest pharmacy.
- Commissioner Salas Yes, too many have spoken and he doesn't see the need for it.
- Commissioner Del Cotto Yes, he is taking the opinion of the Community into consideration. He added that the law allows a person to grow their own marijuana if a dispensary isn't within the minimum distance, so he warned the community that their neighbors may be growing their own marijuana
- Vice-Chairman Riggins Yes, due to a unanimous public input in opposition as well as the health and welfare of the community.
- Chairman Hartman Yes, the people of Oracle have made it clear that they do not want this site to be used for this type of facility.

Motion passed unanimously (7-0).

LUNCH 11:29  
RECONVENED 12:30

**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).

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

Chairman Hartman asked if this case was seen by the Commission previously. Mr. Abraham stated that the Commission saw the case when it came forward for the rezone initiation. Mr. Abraham also stated that the Horn's would have to get the property in compliance, the county would not be partnering with them on any future requests to allow outdoor storage.

Chairman Hartman called the applicant forward.

Kent Horn, 812 E 8<sup>th</sup> Avenue, Casa Grande, Arizona, came forward to address the Commission. Mr. Horn gave a brief history of the property and the request for rezone.

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

**MOTION – PZ-C-003-13**

Vice-Chairman Riggins made a motion to forward case PZ-C-003-13 to the Board of Supervisors with a favorable recommendation along with its attached two (2) stipulations. Commissioner Salas seconded the motion. Motion passed unanimously (7-0).

## TENTATIVE PLATS

**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).

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

Ryan Weed, 4550 N. 12<sup>th</sup> Street, Phoenix, Arizona, came forward to address the Commission. Mr. Weed gave a brief history of the property and the request for extension.

Commissioner Aguirre-Vogler stated that initially the applicant asked for a three (3) year extension and with the economy as slow as it is, she is ok with that. Vice-Chairman Riggins stated that the circumstances can change at any time and he recommends sticking with a two (2) year extension.

Chairman Hartman asked if the applicant had an update on the overpass in Maricopa. Mr. Weed stated that an application is being made to the government for assistance to fund construction of the overpass.

### MOTION – S-008-05

Vice-Chairman Riggins made a motion to approve stipulations 1-53, modifying stipulation 45 to extend the tentative plat to May 20, 2016 as set forth in the staff report. Commissioner Gutierrez seconded the motion. Motion passed unanimously (7-0).

**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).

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

Carolyn Oberholtzer, 4455 E. Camelback Road, came forward to address the Commission. Ms. Oberholtzer gave a brief history of the site and the request for extension.

Commissioner Aguirre-Vogler asked if there are funds set aside to help pay for the overpass. Ms. Oberholtzer responded that the City of Maricopa may begin charging an impact fee to assist in funding.

### MOTION – S-017-06

Vice-Chairman Riggins made a motion to approve stipulations 1-53, modifying stipulation 50 to extend the tentative plat to June 29, 2016 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (7-0).

**ADJOURNMENT**

Commissioner Salas made a motion to adjourn the meeting. Vice-Chairman Riggins seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 12:54.

RESPECTFULLY submitted May 15, 2014.

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Jerry Stabley, Planning Director

DRAFT

# MEMORANDUM

May 8, 2014

To: Planning and Zoning Commissioners  
From: Jerry Stabley, Planning and Development Director  
Topic: 2014 APA AZ Conference

In 2012, for the first time in many years, the County was able to send Commissioners to attend the APA Arizona Chapter State Conference. As I stated then and reaffirmed last year, Planning and Development is prepared to finance each Commissioner's attendance at the State Conference once every two years. To stay within budget, we will finance half of the Commission's attendance each year. This will include early registration, lodging and funds to cover transportation. Planners will have the same opportunity, which will allow AICP members to maintain their professional status.

The 2014 Conference will be held in Yuma from Wednesday, November 5<sup>th</sup> through Friday the 7<sup>th</sup>.

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

Early registration ends on June 2, so I have placed an item on your May agenda to discuss who will attend from the Commission. The County paid for Commissioners Smyers, Del Cotto, and Grubb last year and they would not be eligible in 2014.

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



## MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist  
Planning & Development

DATE: May 15, 2014

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

### **BOS HEARING OF April 16, 2014 P&Z Cases**

**No cases**

### **BOS HEARING OF APRIL 30, 2014 P&Z Cases**

**PZ-001-14:** 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)

**P&Z voted unanimously to recommend denial  
BOS Action: Continued until May 30, 2014**

**PZ-002-14:** 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).



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**P&Z voted 8-0 approval with 17 Stipulations**

**BOS Action: Approved**

**PZ-PD-013-13:** 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).

**P&Z voted unanimously approve with 43 Stipulations**

**BOS Action: Approved**

**PZ-PD-014-13:** 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).

**P&Z voted unanimously approve with 42 Stipulations**

**BOS Action: Approved**

**BOS HEARING OF May 7, 2014  
P&Z Cases**

**No cases**

**SUP-002-14**



**PINAL COUNTY**  
*wide open opportunity*

MEETING DATE: May 15, 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, 500-46-002E and a portion of 500-46-002F

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

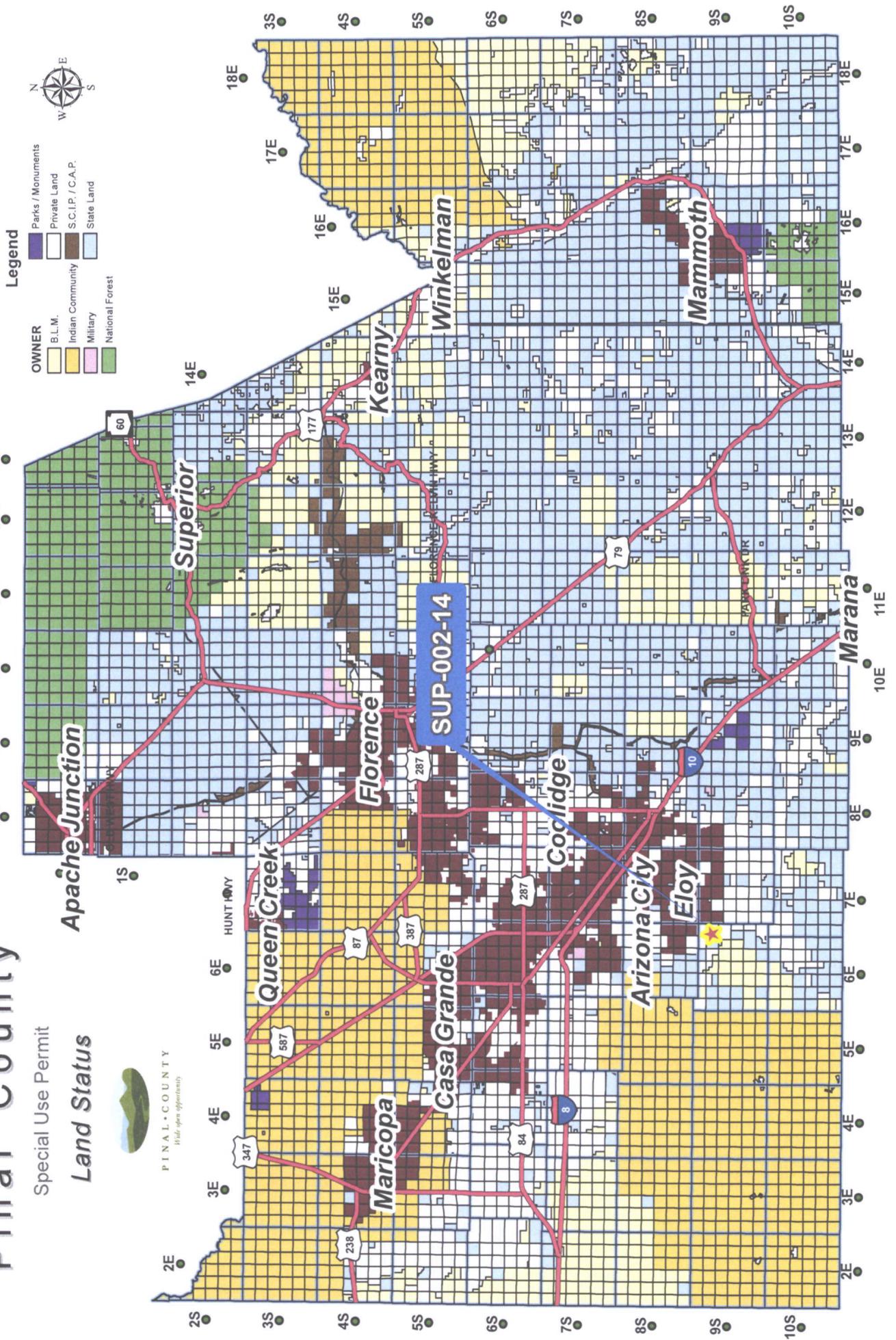
**PUBLIC PARTICIPATION:**

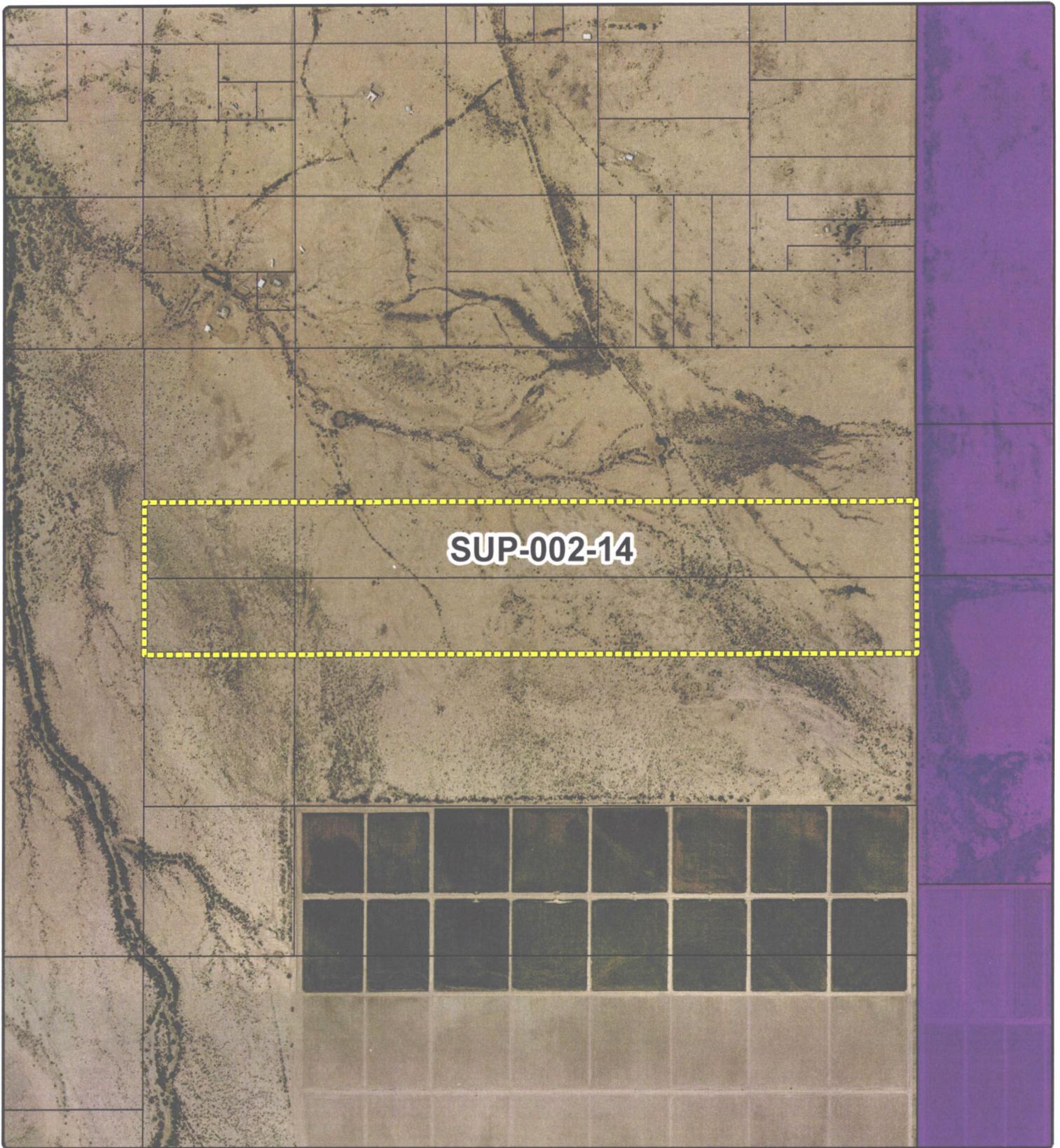
- Neighborhood Meeting: January 27, 2014
- Neighborhood and agency mail out: March 13, 2014
- News paper Advertising: Week of March 24, 2014
- Site posting: Applicant: March 27, 2014
- Site posting: County: March 28, 2014

# Pinal County

Special Use Permit

Land Status





**SUP-002-14**

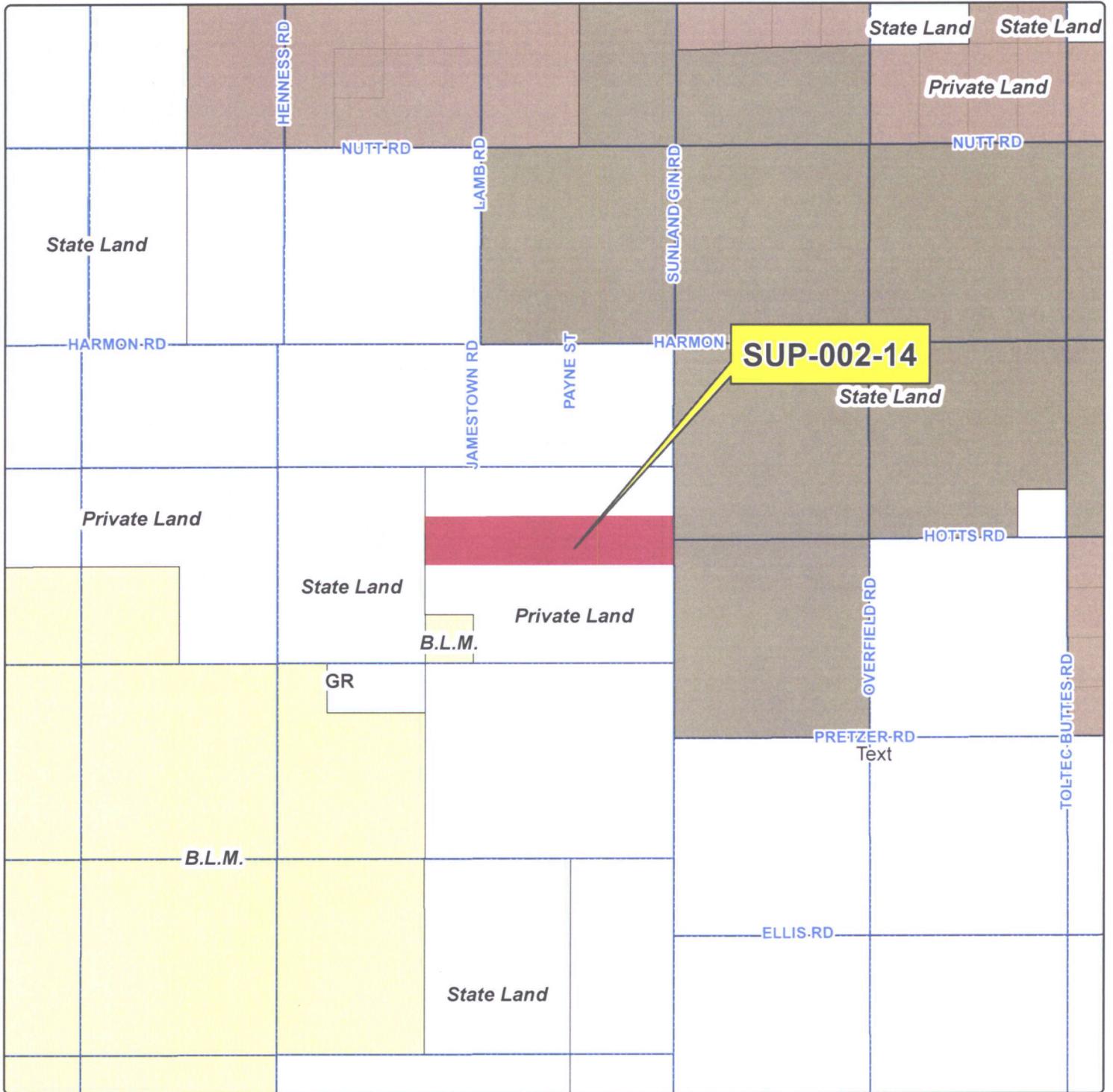
## *Special Use Permit*



**PINAL COUNTY**  
*Wide open opportunity*



**SUP-002-14**



**Special Use Permit**

**Planning & Development Services**



**PINAL COUNTY**  
Wide open opportunity

Airborne Support Group, LLC

**Legal Description:**

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

T09S-R06E Sec 12

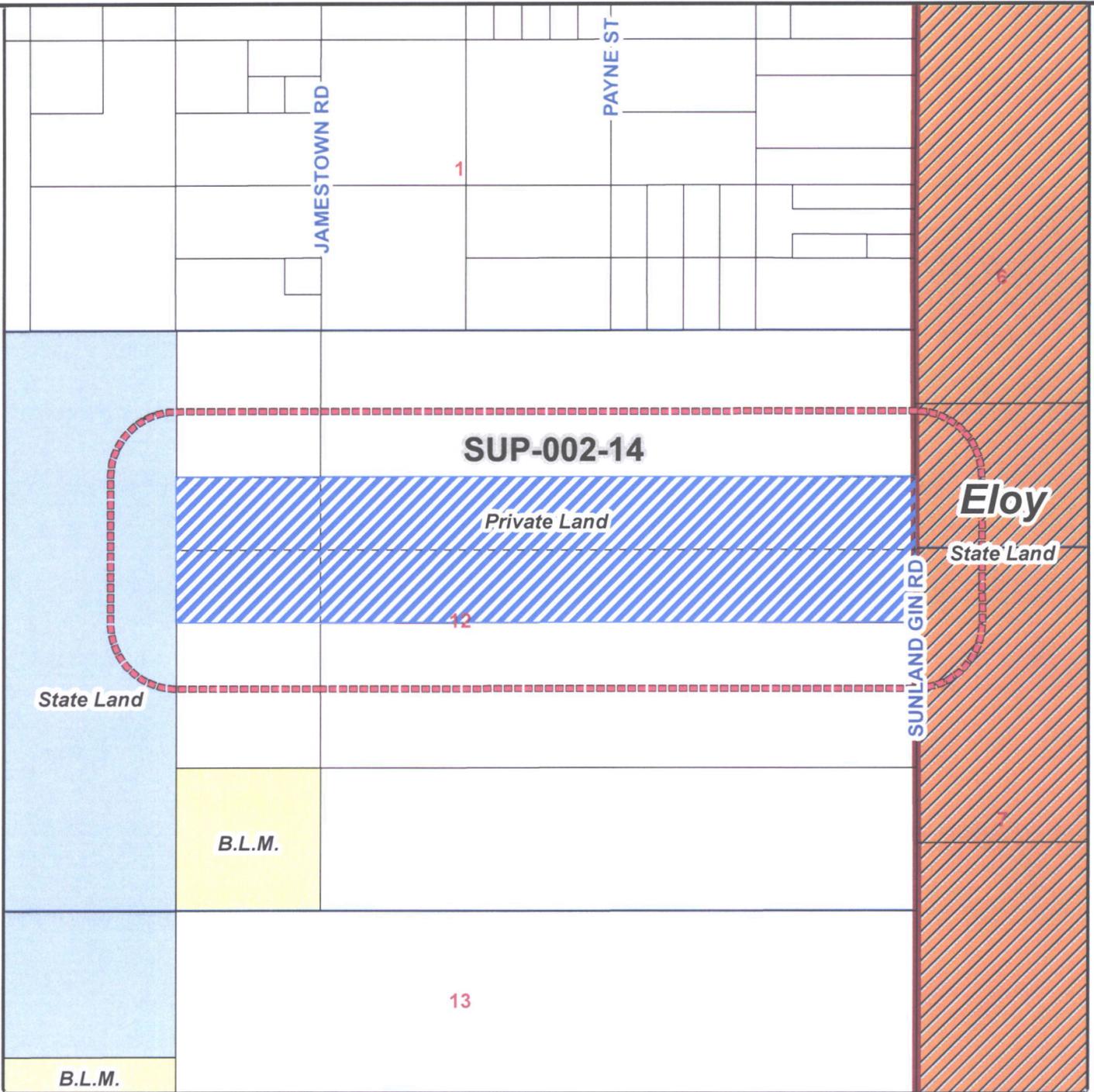


Airborne Support Group, LLC

Drawn By: QIS / JT / LJT Date: 04/16/2014

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, 500-46-002E and a portion of 500-46-002F. (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



**Legal Description:**

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

T09S-R06E Sec 12



Owner/Applicant: Airborne Support Group, LLC

Drawn By: GIS / IT / LJT Date: 04/15/2014

Sheet No. 1 of 1

Sections: T2 Township: 09S Range: 06E

Case Number: SUP-002-14



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

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

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** provided comments which are included within the correspondence section of this staff report.

The **Tohono O’odom Indian Community** has been notified of this application. As of the writing of this report, no comments have 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 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: 04/29/2014 - 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



# CITY OF ELOY

## ARIZONA

April 10, 2014

Mr. Evan Balmer, Planner I  
Planning and Development Department  
31 N. Pinal Street, Bldg F  
P.O. Box 2973  
Florence, AZ 85132

RE: Case No. SUP-002-14

Dear Mr. Balmer:

This is in regards to the above-referenced special use permit case transmitted to the City of Eloy on March 13, 2014. Below are the City of Eloy's comments on this zoning case:

1. As part of the approval of this special use permit, the City would recommend that Pinal County require the owner to dedicate the additional right-of-way required to expand and improve Sunland Gin Road in the future, and provide deceleration/turning lanes to accommodate traffic into the facility.
2. In order to comply with PM-10 air quality requirements, the City would encourage the County to require that all surfaces that will be used for aircraft and vehicular traffic circulation and parking be improved with asphalt or concrete.
3. On page 3, Section b) "Proposed Land Use", there is a statement that there will be no storage of contaminants (i.e. motor oil) at the Sawtooth Airport, and that "any used oil will be disposed of at the Primary Airport". Assuming the "Primary Airport" is the Eloy Municipal Airport, the City opposes the disposal of any used motor oil or other contaminants at its airport, and that the applicant needs to make other arrangements for the storage and disposal of any used motor oil and contaminants.
4. With the development of the airport facilities, it is recommended that the County require the retention of any surface water (per the Pinal County Flood Control

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District standards) generated by the proposed improvements, as well as accommodate the historical flows from properties adjacent to and in the vicinity of the property in question.

5. The City supports and encourages the annexation of the property in question into the Eloy Fire District for emergency services.
6. It is recommended that the County stipulate a maximum number of flight operations with the approval of the special use permit, and that the permit be subject to renewal on a periodic basis, such as every five years, so that its environmental and operational impacts can be properly monitored for permit compliance.

Thank you for the opportunity to review and comment on this zoning case. Should you have any questions on these comments, please do not hesitate to contact me at 520-464-3406.

Sincerely,

CITY OF ELOY



Harvey Krauss  
Interim City Manager/Community Development Director

Cc: Mayor Nagy and Council Members  
Belinda Cruz, Planner  
Zenia Cornejo, Management Assistant  
Coy Amerson, Eloy Fire District Chief



# 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

**Evan Balmer**

---

**From:** Jackie Guthrie <jackie.guthrie@epsgroupinc.com>  
**Sent:** Tuesday, April 15, 2014 11:37 AM  
**To:** Evan Balmer  
**Subject:** FW: Annexation

FYI!!

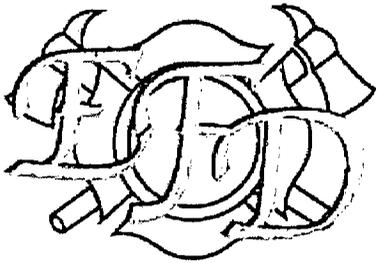
**From:** Coy Amerson [mailto:CAmerson@eloyfire.org]  
**Sent:** Tuesday, April 15, 2014 9:57 AM  
**To:** Jackie Guthrie  
**Subject:** Annexation

Jackie,

I wanted to let you know that the Governing Board approved the annexation of Airborne Support Group that Mr. Hill and you requested.

**Coy L. Amerson**  
**Fire Chief**  
**Eloy Fire District**

**Phone: (520) 466-3544**  
**Fax: (520) 466-3095**  
**Email: [clamerson@eloyfire.org](mailto:clamerson@eloyfire.org)**





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 PCDSC.
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 PCDSC:
  - 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



**SUPPORTING INFORMATION**

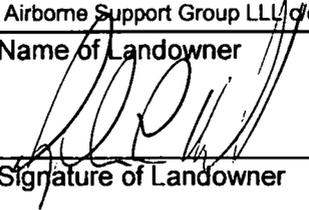
1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This Section includes Airport, heliport or landing field as a special use that may be considered for a Special Use Permit. The use is in conformance with the Comprehensive Plan. The use will 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 \_\_\_\_\_ )~~

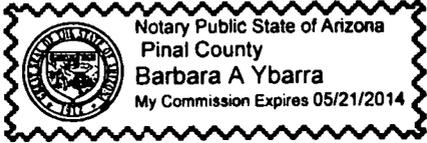
~~ss.~~

~~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 18<sup>th</sup> day of December, 13 by Stephen Hill Member of Airborne Support Group, an LLC of Arizona.  
[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 \_\_\_\_\_ of Office Held] \_\_\_\_\_ of [Second Company] \_\_\_\_\_ [Title]~~

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

~~\_\_\_\_\_  
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).

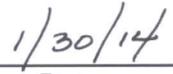


J. Signature at the end of the **“Checklist”** stating you have reviewed and addressed all areas within it.

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.



Signature



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: \_\_\_\_\_

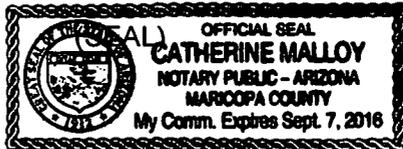
Parcel No.: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 15<sup>th</sup> 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 16<sup>th</sup> 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

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**LAND OWNER**

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

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**PLANNING CONSULTANT/AGENT**

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

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**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.

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## 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

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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

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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.

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### Open Spaces and Places

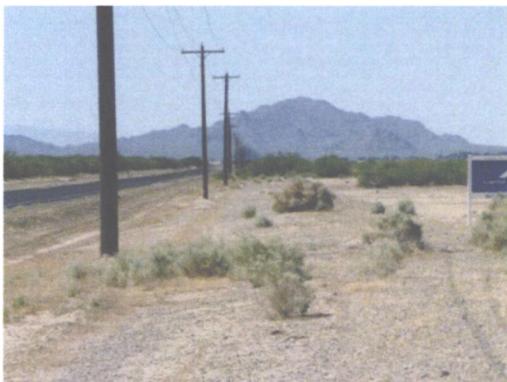


Airborne Support Group supports the **Open Spaces and Places** vision component of the Comprehensive Plan, which aspires to provide for a wide range of recreational activities for residents and visitors, preserve the county's rural and open space character and contribute to the well-being of its communities.

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*.

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## 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.

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### **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.

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### 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

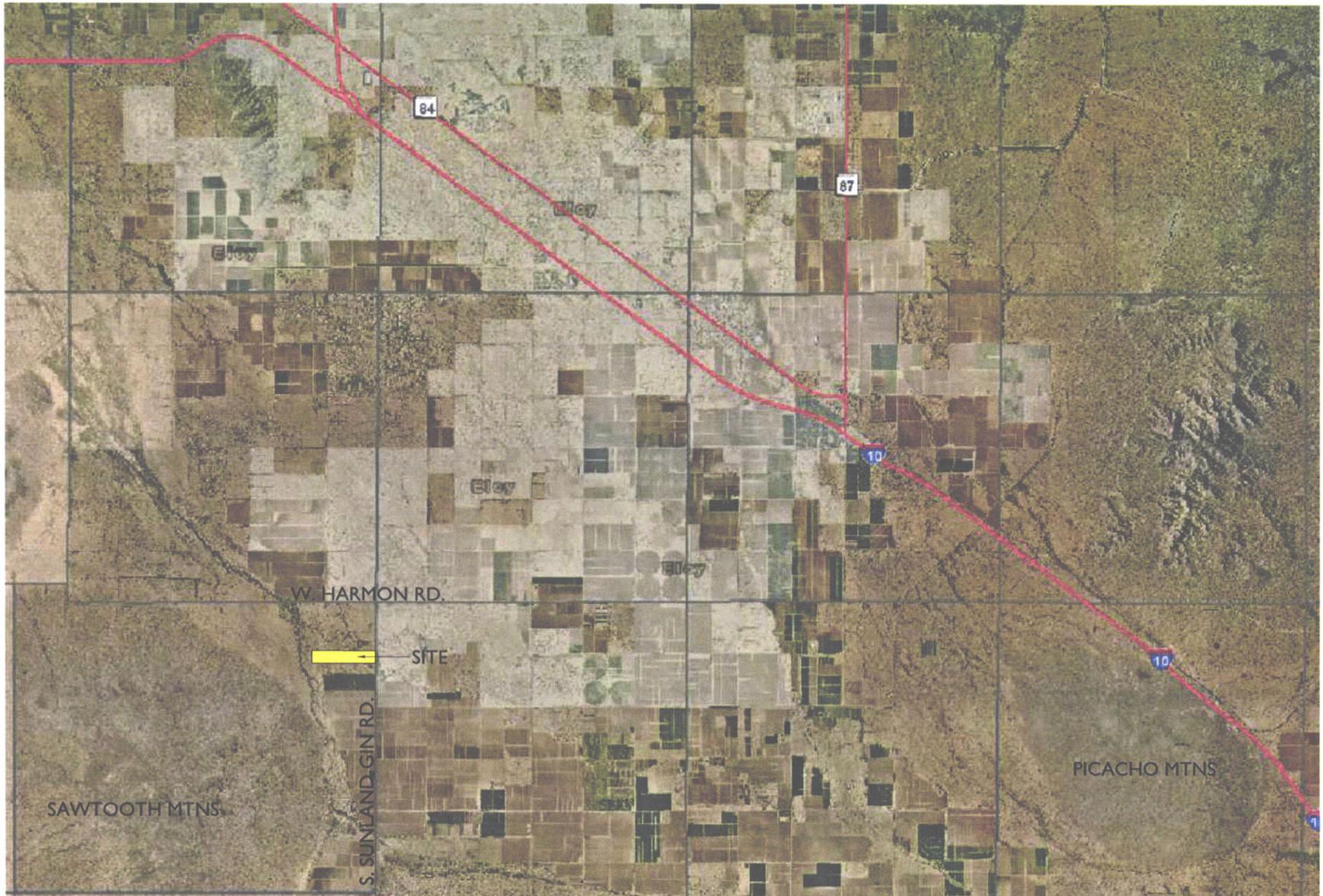
A neighborhood meeting was held on January 27<sup>th</sup> at 5:30PM at Duffers Restaurant at the Arizona City Golf Course. The Notice of Neighborhood Meeting, list of property owners notified, Sign in Sheet and Minutes of the Meeting are included in the Appendix. No objections to the airport have been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



**AIRBORNE SUPPORT GROUP**  
 PINAL COUNTY, ARIZONA  
**EXHIBIT I - REGIONAL MAP**

Project: \_\_\_\_\_

Rev.	Issued



Designer:  
 Drawn by:

Preparatory  
 Not For  
 Construction  
 Or  
 Recording

Job No.  
**13-139**

CONSTRUCTION  
 DOCUMENTATION

Sheet No.  
**I**

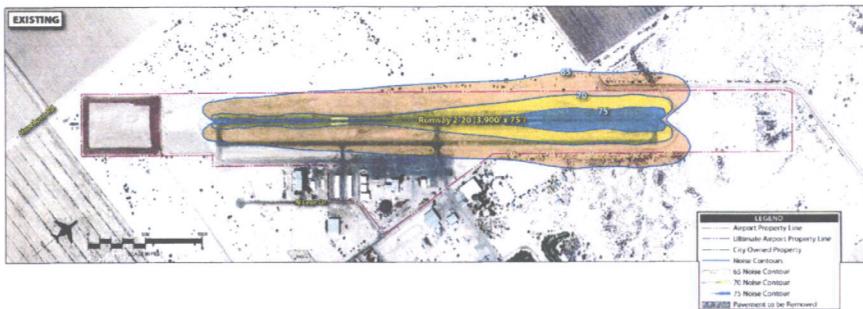
of 3



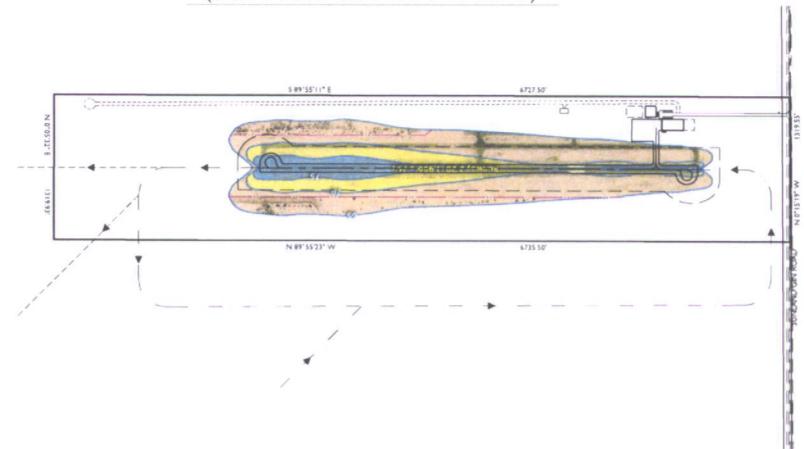
# SAWTOOTH AIRPORT NOISE CONTOUR MAP

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

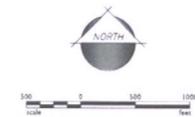
EXISTING CITY OF ELOY  
AIRPORT NOISE CONTOURS



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 44<sup>th</sup> 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](http://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 (██████████)

Sincerely,

A handwritten signature in blue ink that reads "Mike N Williams". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

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: Non-Wetland Waters: 5280 linear ft, 130 width, 160 acres, Stream Flow: N/A Wetlands: N/A acre(s), Cowardin Class: N/A	Name of Any Water Bodies on the Site Identified as Section 10 Waters: Tidal: Non-Tidal: N/A <input type="checkbox"/> Office (Desk) Determination <input checked="" type="checkbox"/> Field Determination: Date of Field Trip: 12-16-13
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**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: 1554 +/-
- 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)
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**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 AZ City/County Pinal Person Requesting PJD Jackie Guthrie

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

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

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

## 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.



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



DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
3636 N CENTRAL AVE SUITE 900  
PHOENIX AZ 85012-1939

April 9, 2014

Jackie Gurthrie  
EPS Group Inc.  
2045 S. Vineyard, Suite 101  
Mesa, Arizona 85210

SUBJECT: Preliminary Jurisdictional Determination regarding geographic jurisdiction

Dear Ms. Gurthrie:

I am responding to your request (File No. SPL-2014-00038-WHM) dated January 9, 2014, for a preliminary Department of the Army jurisdictional determination (PJD) for the Airborne Support Group (Airstrip) project site (32.660833 N, -111.683055 W) located near the city of Casa Grande, Pinal, Arizona.

The Corps' evaluation process for determining whether or not a Department of the Army permit is needed involves two tests. If both tests are met, a permit would likely be required. The first test determines whether or not the proposed project is located within the Corps' geographic jurisdiction (i.e., it is within a water of the United States). The second test determines whether or not the proposed project is a regulated activity under Section 10 of the River and Harbor Act or Section 404 of the Clean Water Act. This evaluation pertains only to geographic jurisdiction.

Based on available information, I have determined waters of the U.S. are not present on the Airborne Support Group (Airstrip) project site. None of the apparent aquatic features have an ordinary high water mark, distinct bed or bank, which are the minimum indicators of a potential jurisdictional water of the U.S.

This determination was conducted to identify the extent of the Corps' Clean Water Act jurisdiction on the Airborne Support Group (Airstrip) project site identified in your request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

Thank you for participating in the regulatory program. If you have any questions, please contact William Miller at 602-230-6954 or via e-mail at [William.H.Miller@usace.army.mil](mailto:William.H.Miller@usace.army.mil). Please also complete the customer survey form at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=regulatory\\_survey](http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey), which would help me to evaluate and improve the regulatory experience for others.

Sincerely,

William H. Miller  
Senior Project Manager, Arizona Branch  
Regulatory Division

## 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



Airport Straubing, Waltrühle  
D - 94548 Atting / Germany  
Tel: (0 94 29) 94 09 - 0  
Fax: (0 94 29) 94 32  
E-mail: sales@mt-propeller.com  
Internet: www.mt-propeller.com  
EASA DE.21G.0008  
EASA.21J.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, MFNY838K  
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](mailto: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](mailto: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 Kudo St. C 4 85122	[REDACTED]
2.	PATRICK GOODMAN	P.O. Box 165 GILBERT 85296	[REDACTED]
3.	Annette Hill	1394. W. Arica Rd 85131	[REDACTED]
4.	STEVE Hill	11 11 11 11 11	[REDACTED]
5.			
6.			
7.			
8.			
9.			
10.			
11.			

**S-002-06**



**Staff Report**

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**Pinal County Planning & Zoning Commission**

Meeting Date: May 15, 2014

Case Number: S-002-06

Case Coordinator: Dedrick Denton

Subdivision Name: SaddleBrooke Unit 51

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

Applicant/Engineer: Mark Maloney  
B&R Engineering, Inc.  
9666 E. Riggs Road, #118  
Sun Lakes, AZ 85248

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: GR

Existing Uses: Currently, the subject property is vacant.

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

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

Location: The subject property is located approximately 3½ miles east of State Route 77, SaddleBrooke area.

Legal Description: A 10.0± acre parcel situated in portion of Section 23, T10S, R14E, G&SRB&M (legal on file).

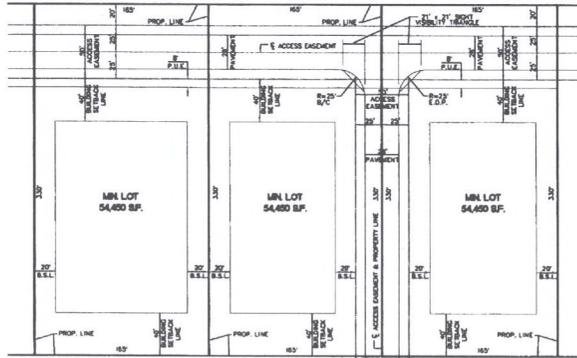
Number of Lots: 7

Tax Parcel Numbers: 305-50-001



# TENTATIVE PLAT FOR SADDLEBROOKE UNIT FIFTY ONE

BEING A PORTION OF SECTION 23,  
TOWNSHIP 10 SOUTH, RANGE 14 EAST,  
G. & S.R.M., PINAL COUNTY, ARIZONA

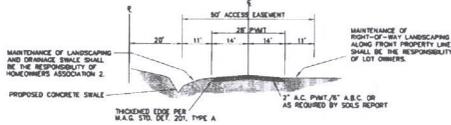


TYPICAL PUBLIC/PRIVATE UTILITY EASEMENTS  
& NORMAL BUILDING SETBACK LINES

P.L.E. - INDICATES PUBLIC/PRIVATE UTILITY EASEMENT  
B.L.L. - INDICATES NORMAL BUILDING SETBACK LINE



SCALE: 1" = 60'



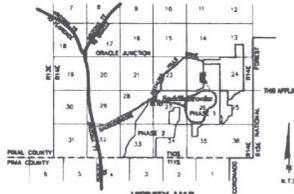
60' PRIVATE LOCAL ROADWAY



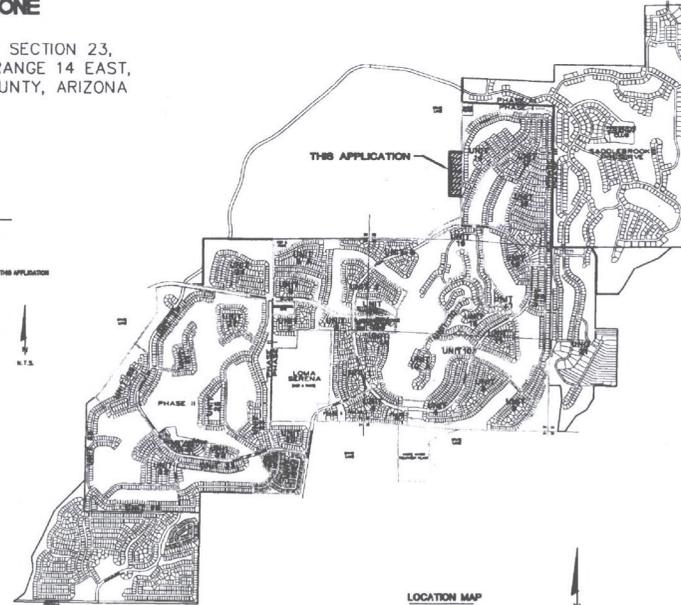
SCALE: 1" = 20'

**OWNER AND DEVELOPER**  
SADDLEBROOKE DEVELOPMENT COMPANY  
8333 EAST 8925 ROAD  
SUN LAKE, ARIZONA 85248  
PHONE (480) 895-9200

**ENGINEER/AGENT**  
B&B ENGINEERING, INC.  
8888 E. 8925 ROAD SUITE 118  
SUN LAKE, ARIZONA 85248  
PHONE (480) 895-0799



VICINITY MAP



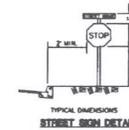
LOCATION MAP  
N.T.S.

### GENERAL NOTES

- THE BASIS OF BEARINGS FOR THIS PROJECT IS N00°37'20"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, T.10S., R.14E., G. & S.R.M., AS RECORDED IN SADDLEBROOKE UNIT FOURTEEN IN CABINET 8, SLICE 13A, P.C.R.
- EXISTING ZONING: CR
- TOTAL MILES OF PRIVATE STREETS IN THIS SUBSTANTIAL = 0.22  
TOTAL MILES OF PUBLIC STREETS IN THIS SUBSTANTIAL = 0.00
- ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS DEVELOPMENT.
- SADDLEBROOKE DEVELOPMENT CO. WILL ACCEPT RESPONSIBILITY AND LIABILITY FOR MAINTENANCE, CONTROL AND SAFETY OF ALL PRIVATE CONSUMER-OWNED ELEMENTS INCLUDING LANDSCAPING, OPEN SPACE AREAS AND STREET LIGHTS, SUCH AS THE RESPONSIBILITY AND LIABILITY IS FORMALLY TURNED OVER TO HOMEOWNERS ASSOCIATION #1.
- ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THIS DEVELOPMENT WILL BE AT THE DEVELOPER'S EXPENSE.
- PRIVATE SEWERS:  
ONCE SANITARY SEWERS WILL BE CONSTRUCTED BY DEVELOPER AND OWNED/MAINTAINED BY SADDLEBROOKE UTILITY COMPANY.
- GROUNTO-TOLERANT DESERT VEGETATION SHALL BE UTILIZED FOR LANDSCAPING IN PRIVATE YARDWAYS, PRIVATE OPEN SPACES, AND RIGHTS-OF-WAY ALONG PRIVATE STREETS.
- STREETS ARE RESERVED FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTIES WITHIN THIS DEVELOPMENT THEIR GUESTS AND INVITEES, AND FOR ROBBERIES AND EGRESS OF FIRE, EMERGENCY, REFUSE COLLECTION, AND GOVERNMENTAL VEHICLES.
- "NON-EXCLUSIVE" EASEMENTS WILL BE GRANTED TO UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES OVER ALL STREETS TO BE PLATED, AND 100 FEET ALONG ALL STREETS, AS A CONDITION TO GRANTING SAID EASEMENTS, THE UTILITY COMPANIES SHALL NOTIFY THE GRANTEE, DEVELOPER AND/OR THE GOVERNING BODY THAT CONTROLS MAINTENANCE OF SAID COMMON AREAS BEFORE ANY NON-EMERGENCY REPAIRS ARE MADE.
- THERE ARE NO EXISTING BUILDINGS, WALLS, TANKS, WATER WELLS, LINES, PROTECTION CANALS OR DITCHES, OR MAJOR BARRIERS WITHIN SADDLEBROOKE UNIT 51 UNLESS OTHERWISE INDICATED HEREON.

### UTILITIES & SERVICES

POLICE PROTECTION WILL BE PROVIDED BY THE PINAL COUNTY SHERIFF'S DEPARTMENT.  
FIRE PROTECTION AND AMBULANCE SERVICE WILL BE PROVIDED BY GOLDFER RANCH FIRE DISTRICT.  
CABLE TELEVISION SERVICE WILL BE PROVIDED BY A CABLE TELEVISION COMPANY, WHICH MAY BE AFFILIATED WITH THE DEVELOPER.  
SOIL WASTE DISPOSAL WILL BE PROVIDED BY WASTE MANAGEMENT COMPANY BY PRIVATE CONTRACT.  
TELEPHONE SERVICES WILL BE PROVIDED BY ONWEST COMMUNICATIONS COMPANY.  
NATURAL GAS, IF AVAILABLE, WILL BE PROVIDED BY SOUTHWEST GAS COMPANY.  
ELECTRIC POWER WILL BE PROVIDED BY TREQ ELECTRIC COOPERATIVE, INC.  
DOMESTIC WATER WILL BE SUPPLIED BY LAGO DEL ORO WATER COMPANY.  
SANITARY SEWER SERVICES WILL BE PROVIDED BY SADDLEBROOKE UTILITY COMPANY.



TYPICAL DIMENSIONS  
STOP SIGN DETAIL

NOTE: STREET SIGNS PER PINAL COUNTY ORDINANCE ARTICLE 8, SECTION 802 & STOP SIGNS PER PINAL COUNTY HIGHWAY DEPARTMENT

### TABLE OF REQUIREMENTS

EXISTING ZONING OR PROPOSED ZONING, CR	MINIMUM LOT AREA
CR	54,450 SQ. FEET

TABLE REQUIREMENTS & SETBACKS	MINIMUM DIMENSIONS
FRONT	40 FEET
REAR	40 FEET
SIDE	20 FEET
MINIMUM LOT WIDTH AT SETBACK	60 FEET
MINIMUM BLDG. HEIGHT	20 FEET
MINIMUM DISTANCE BETWEEN MAIN BLDGS.	25 FEET

### LAND USE TABLE

GROSS AREA OF SITE:	415,084 SQ. FT. OR 9.53 ACRES
LOT 1:	1.42 ACRES
LOT 2:	1.38 ACRES
LOT 3:	1.36 ACRES
LOT 4:	1.44 ACRES
LOT 5:	1.29 ACRES
LOT 6:	1.29 ACRES
LOT 7:	1.41 ACRES

**SADDLEBROOKE**  
 TENTATIVE PLAT FOR  
 UNIT FIFTY ONE

B&B ENGINEERING, INC.  
 8888 E. 8925 ROAD SUITE 118  
 SUN LAKE, ARIZONA 85248  
 PHONE: (480) 895-0799  
 CIVIL ENGINEERING & LAND DEVELOPMENT

28 10  
 880051  
 DECEMBER, 2005  
 SHEET  
 1 OF 2  
 PREPARED BY: JET  
 CHECKED BY: LMC  
 DRAWN BY: JET  
 DATE: 12/20/05



Request & Purpose: The applicant is requesting approval of a tentative plat extension for SaddleBrooke Unit 51.

**ANALYSIS:**

1. On April 20, 2006, the Planning & Zoning Commission granted tentative plat approval with 35 stipulations.
2. On June 17, 2010, the Planning & Zoning Commission approved an update to the stipulations and granted a two year extension.
3. On April 19, 2012, stipulation thirty-five was modified to grant a two year extension.
4. On April 17, 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.
5. The applicant has submitted a final plat for review.
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 and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number thirty-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 SaddleBrooke Unit 51: Stipulations 1 – 35, modifying stipulation 35, to extend the tentative plat to June 17, 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, 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. The minimum paving widths for all local streets, public or private, within this development to be per the Development Agreement. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the Drainage Ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of Engineer of Record.
8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
9. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
10. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.
11. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
12. 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.
13. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.
14. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.
15. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.

16. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.
17. Provide minimum 5' spacing between sidewalk ramps and driveways.
18. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
19. The applicant/owner/developer shall meet the requirements of the Golder Ranch Fire District for fire protection and fire safety.
20. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines and Subdivision Boundary Perimeter.
21. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for SaddleBrooke Unit 51, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
22. Development of the 7 lot Subdivision (SaddleBrooke Unit 51) shall be in conformance with Chapter 2.40 (GR Zone) of the Development Services Code and the Subdivision Regulations and final platting must be in conformance with Sections 312 and 406 of the Pinal County Subdivision Regulations, as applicable.
23. Development of the proposed Subdivision (SaddleBrooke Unit 51) shall be in conformance with applicable goals, policies and residential densities of the Rural Community designation of the adopted Pinal County Comprehensive Plan.
24. SaddleBrooke Unit 51 shall become a part of SaddleBrooke Homeowner Associates #2 and be subject to its rules and regulations.
25. With final plat submittal, provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
26. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
27. 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.
  - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
28. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
  29. With final plat submittal (**Required by A.R.S. § 11-806.01 G**) provide (2) sets of Final Engineering Plans (street, electric and 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;
  30. 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

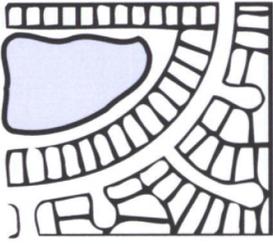
This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

31. 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.
32. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
33. 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.
34. 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.

35. The tentative plat shall be effective until June 17, 2016; it may be extended upon reapplication and review by the Planning and Zoning Commission.

Date Prepared: 05/05/14 - dld

Revised:



**B&R** ENGINEERING, INC.

LAND PLANNING - CIVIL ENGINEERING

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

April 17, 2014

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

Re: **Request for Tentative Plat Time Extension**  
**S002-06 SaddleBrooke Unit 51**

Mr. Denton:

The Tentative Plat for SaddleBrooke Unit 51 is set to expire on June 17<sup>th</sup>, 2014. Due to market conditions B&R Engineering, Inc is requesting a time extension for the Tentative Plat for SaddleBrooke Unit 51. We hope to move forward with the construction of this subdivision just as soon as the market allows. In the mean time having this approval or time extension will allow Robson Communities to react to market conditions on a timely basis.

Thank you for your assistance.

Sincerely,

Mark A. Maloney, PE  
Project Manager

**S-016-14**



PINAL COUNTY  
*wide open opportunity*

## Staff Report

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### Pinal County Planning & Zoning Commission

Meeting Date: May 15, 2014

Case Number: S-016-14

Case Coordinator: Dedrick Denton

Subdivision Name: Borgata at San Tan

Landowner/Developer: Mark Voigt  
Borgata at San Tan Heights, LLC  
6900 East Second Street  
Scottsdale, AZ 85251

Engineer: Dan Hemken  
Hoskin Ryan Consultants, Inc.  
6245 North 24<sup>th</sup> Parkway, #100  
Phoenix, AZ 85016

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: R-12/PAD (PZ-010-13 & PZ-PD-010-13)

Existing Uses: Vacant

Surrounding Land Uses: North: CB-1 & GR; Vacant & scattered residence  
East: CB-1, CR-5, & CR-3/PAD; Vacant & residential  
South: GR; Residential  
West: GR & SR; Residential & Santan Mountains Regional Park

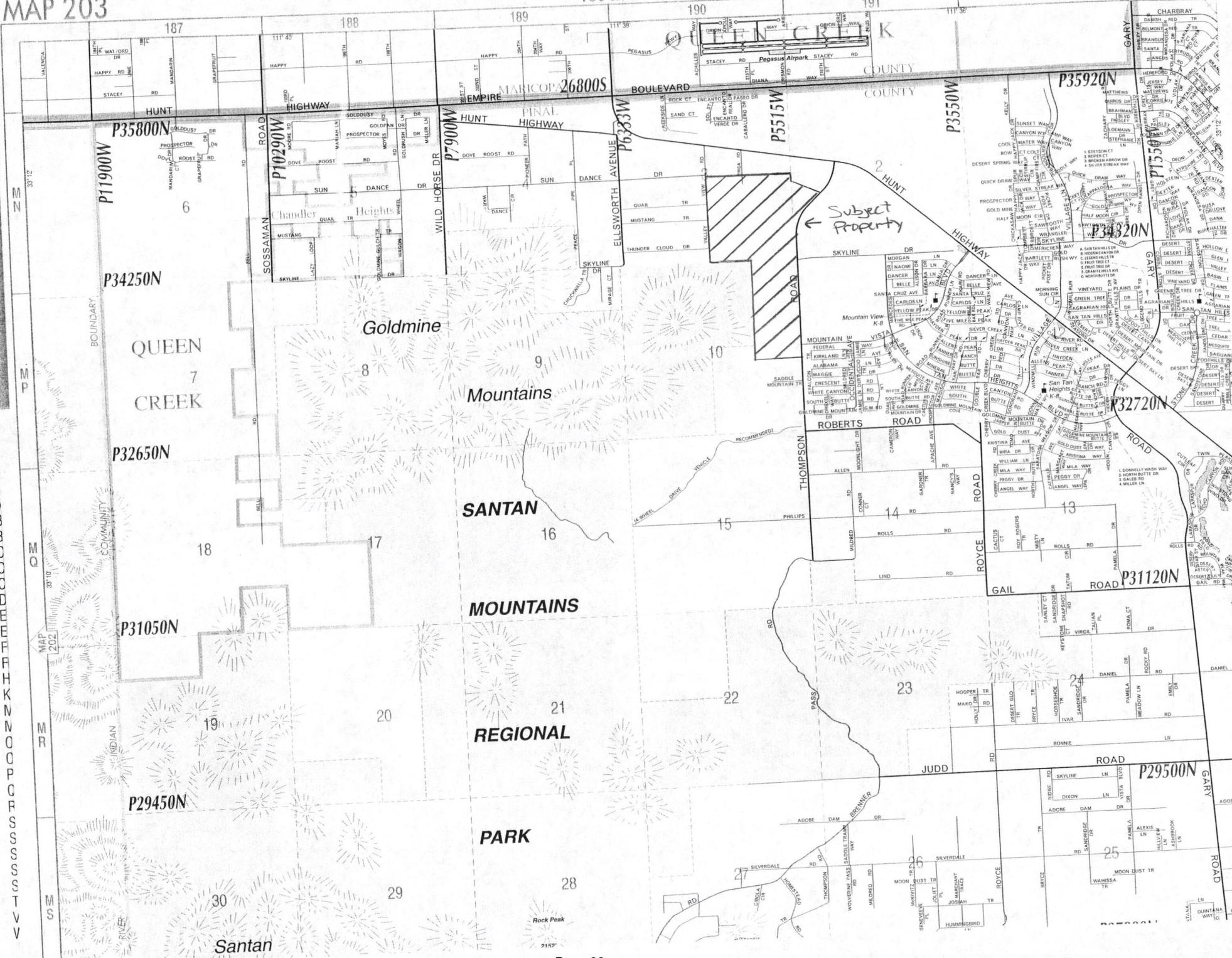
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located south of Hunt Highway and adjacent to the west side of Thompson Road, approximately 1/2 mile south of the Town of Queen Creek.

Legal Description: A 278.2± acre parcel situated in portions of Section 2, 3, and 10, T3S, R7E, G&SRB&M (legal on file).

Number of Lots: 411

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V



**General Notes**

- Planning Department
- The gross area of the subdivision is 278.2 acres.
  - The zoning of the subdivision is R1-12 PAD.
  - The total number of lots is 411.
  - The approximate area in acres of parks, recreation areas, drainage ways, open space, and all other proposed non-residential uses, is 158.0 acres.
- Public Works Department
- Thompson Road is the nearest paved access maintained by the County which serves this subdivision. It is located directly adjacent to this subdivision along the east boundary.
  - Any relocating, modification, upgrading, or improvement of the existing utilities and/or improvements required by this subdivision development will be paid by the subdivider.
  - The existing "FINAL PLAT FOR BORGATA AT SANTAN, UNIT 1" (recorded in Cabinet H, Slide 052) situated within a part of Section 10, Township 5 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona will be abandoned concurrently with the Final Plat for Borgata at San Tan therefore the streets, lots and easements per the recorded Final Plat are not shown on the Tentative Plat.
  - Building Safety Department and Environmental Health Department
  - Public sewers are planned for the site.
  - Prior to the issuance of building permits, all connections to public sanitary sewer facilities will be constructed in accordance with plans approved by the County Building Safety Department.
  - Prior to the issuance of any Certificate of Occupancy building permits, all public sanitary sewer facilities shall have received an Approval of Construction from the County Environmental Health Department, and Certificate of Approval of Sanitary Facilities from ADEQ.

**Special Notes**

- Planning Department
- The property is located within the unshaded "Zone X" Flood Hazard Area per FIRAI map number 04021-0475E dated December 4, 2007, as published by the Federal Emergency Management Agency (FEMA). The unshaded "Zone X" is defined by FEMA as: areas determined to be outside the 0.2% annual chance of floodplain.
  - The minimum lot size in this subdivision is 8,400 square feet.
  - No lots within this subdivision are subject to Hillside Development Design.
- Building Safety Department and Environmental Health Department
- The required off-site public sanitary sewer line will be designed and constructed to ADEQ criteria.
  - The required off-site public sanitary sewer augmentation will be designed and constructed to ADEQ criteria.
  - All sanitary sewers will be designed to provide gravity flow.
  - The relocation of any of public sewers will be constructed, completed, and approved by ADEQ prior to issuance of County building permits.
  - The relocation of the existing public sewer, if any, is being done for the convenience of the developer.
  - All layouts shown on this plat will be maintained by the owner and are to be replaced by the HOA/Owner when they cease to drain the stored surface water in a 36 hour period. Annual inspection and maintenance of the dry well siltling chamber is required.

**Benchmark**

NGS Survey Marker D 517, described by NGS 1992, 0.10 miles northerly along Ellsworth Road from the Post Office in Queen Creek, thence 0.75 miles easterly along Ocotillo Road, thence 4.05 miles southeasterly along Ocotillo Road, thence 4.05 miles southeasterly along the Southern Pacific Railroad, 100.0 feet southward of the near rail, 75.2 foot northward of the east corner of a stock pen, 18.0 feet southward and level with the center of a gravel road 7.2 feet southward of a utility pole, and 1.5 feet northwest of a witness post. Access to the datum is through a 5 inch logo cap. NAVD88-1471 80 feet.

**Basis of Bearings**

South 00°09'22" East along the East line of the Southeast Quarter of Section 2, Township 5 South, Range 7 East of the Gila and Salt River and Meridian, according to Book 16 of Surveys, Page 45, Pinal County Records.

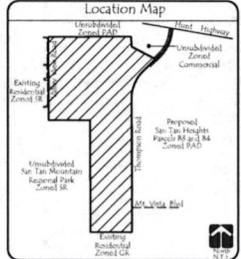
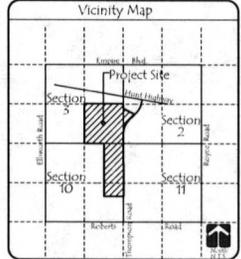
Tract Table - See Sheet 7		
Tract Name	Area	General Tract Use
1	SS-39	Fissure Setbacks, Wash, Retention, Open Space, Landscape and Public Drainage Easement
2	016	Island
3	016	Island
4	0.02	8' Landscape & P.U.E
5	0.02	8' Landscape & P.U.E
6	1.67	Fissure Setbacks, Retention, Open Space, Landscape and Public Drainage Easement
7	0.54	Retention, Open Space, Landscape and Public Drainage Easement
8	016	Island
9	0.04	8' Landscape & P.U.E
10	75.03	Wash, Retention, Open Space, Landscape and Public Drainage Easement
11	1.67	Retention, Open Space, Landscape and Public Drainage Easement
12	0.02	8' Landscape & P.U.E
13	0.01	8' Landscape & P.U.E
14	016	Island
15	016	Island
16	2.87	Fissure Setbacks, Wash, Retention, Open Space, Landscape and Public Drainage Easement
17	0.05	Entry Median
18	016	Island
19	6.44	Fissure Setbacks, Wash, Retention, Open Space, Landscape and Public Drainage Easement
20	0.04	8' Landscape & P.U.E
21	0.01	8' Landscape & P.U.E
22	0.01	8' Landscape & P.U.E
23	0.01	8' Landscape & P.U.E
24	0.05	Island
25	0.01	8' Landscape & P.U.E
26	0.01	8' Landscape & P.U.E
27	0.01	8' Landscape & P.U.E
28	016	Island
29	0.01	8' Landscape & P.U.E
30	0.01	8' Landscape & P.U.E
31	0.04	8' Landscape & P.U.E
32	2.78	Retention, Open Space, Landscape and Public Drainage Easement
33	0.05	Entry Median
34	0.01	8' Landscape & P.U.E
35	0.01	8' Landscape & P.U.E
36	0.01	8' Landscape & P.U.E
37	016	Island
38	0.01	8' Landscape & P.U.E
39	0.01	8' Landscape & P.U.E
40	8.19	Wash, Retention, Open Space, Landscape and Public Drainage Easement
41	016	Island
42	016	Island
43	16.67	Wash, Retention, Open Space, Landscape and Public Drainage Easement
44	0.02	8' Landscape & P.U.E
45	016	Island
46	0.19	Island
47	0.01	8' Landscape & P.U.E
48	016	Island
49	0.04	Entry Median
50	016	Island
51	0.04	8' Landscape & P.U.E
52	0.01	Island
53	0.01	8' Landscape & P.U.E
54	016	Island
55	0.01	8' Landscape & P.U.E
56	7.66	Wash, Retention, Open Space, Landscape and Public Drainage Easement
57	016	Island
58	0.01	8' Landscape & P.U.E
59	4.92	Wash, Retention, Open Space, Landscape and Public Drainage Easement
Total	154.8	

# Tentative Plat of Borgata at San Tan

A Replat of Borgata at San Tan Units 1 and 2  
A Portion of Sections 2, 3 and 10, Township 5 South, Range 7 East, Of The Gila & Salt River Base and Meridian, Pinal County, Arizona.

**Owner/ Developer:**  
Borgata at San Tan Heights, LLC  
6900 East Second Street  
Scottsdale, Arizona 85251  
Phone: 480.946.9555  
Contact: Mark Veigt

**Engineer:**  
Hoskin Ryan Consultants, Inc.  
6245 North 24th Parkway, #100  
Phoenix, Arizona 85016  
Phone: 602.252.8584  
Contact: Dan Hoskins, P.E.  
Registration No. 52175



Base Zoning & Zoning Case #	
Zoning and Case #	R1-12 PAD (PZ-010-15&PZ-PD-010-15)
Maximum Building Height	30'
Minimum Front Yard Setback	75' to Front Facing Garage 15' to Side Entry Garage
Minimum Side Yard Setback	15' to Front Porch, Livable and Covered Entry
Minimum Rear Yard Setback	5' and 10'
Minimum Lot Area	20' to Main Structure 15' to Rear Covered Patio
Maximum Lot Coverage	55% for Main Structure plus Covered Patios and Covered Entries
Minimum Lot Width	8,000 S.F.
Minimum Lot Width	70'
Open Space Percentage	46.1% per Approved PAD

State of Arizona  
County of Pinal

I hereby certify that the within instrument I filed in the official records of the County in File No: \_\_\_\_\_ Date: \_\_\_\_\_ Request of: \_\_\_\_\_ Witness my hand and official seal, Virginia Kew Pinal County Recorder By: \_\_\_\_\_ Deputy

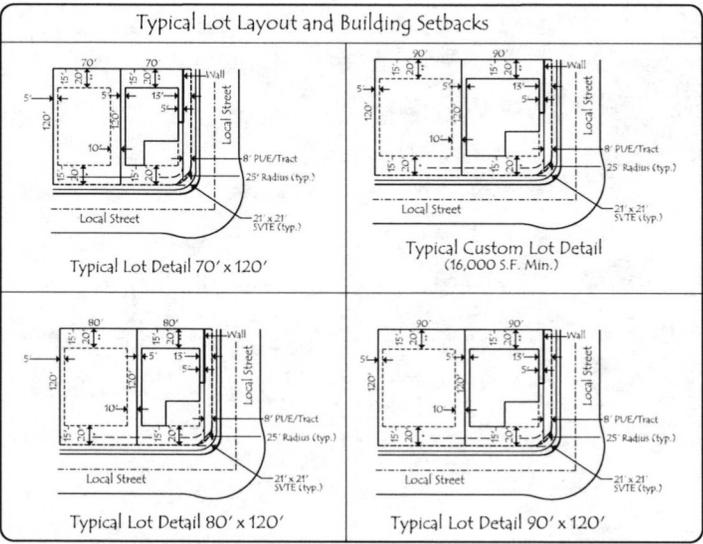
County Seal

**Declaration, Title Warranty and Dedication**

**Lien Holder's Ratification**

**Land Surveyor's Certification**

**Approvals**

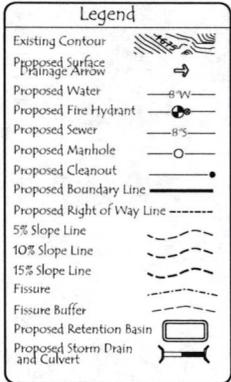


**Service Providers**

Water	Juchison Utilities & Town of Queen Creek
Sewer	Juchison Utilities
Electric	Salt River Project
Telecom	Cobnet
Gas	City of Mesa
Cell	Lock Comm/Verizon
Police	Pinal County Sheriff
Fire	Rural Metro

**Typical Building Setbacks**

*Front Facing Garage	20'
*Side Entry Garage	15'
*Front Porch, Livable and Covered Entry	15'
Side	5' & 10'
Corner	15'
*Rear to Main Structure	20'
*Rear to Covered Patio	15'



Hoskin Ryan Consultants, Inc.  
Borgata at San Tan  
Job #2015.05  
Sheet 1 of 8

Date Prepared: 05/18/14  
Date Revised: 04/28/14  
Date Revised: 05/07/14  
DPRV1403-019



Center Section 7  
Township 5 South  
Range 7 East  
Found 1" Iron Pipe No. 10 Per  
Book 15 of Maps, Page 9. Accepted  
Found PK Nail with Tag L5161022  
0.48' North 0.31' East - Not Accurate

80' R.O.W. Rock  
Top of Maps, Page 8

Tie into Existing  
Water Line

1" V.N.A.E. (Typ.)

25" Drainage Pipe

Existing  
Residential  
Zoned SR  
San Tan Ranches Unit 5  
Book 15 of Maps, Page 9

Tie into Existing  
Water Line

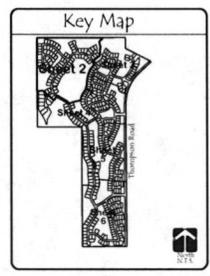
APN 509-04-0038  
Parcel 'A', Fee No. 2012-070786  
Sun Life Family Health Centers Inc  
1/3, 2012-039592

APN 509-04-005  
Parcel 'B', Fee No. 2012-070786  
First Trust Company of Oregon  
800 Louis Vaux Street 1  
Fee No. 2012-039592

APN 509-04-002G  
Unsubdivided  
Carrie Johnson & James Reach  
Fee No. 2008-0087740  
Zoned R90

APN 509-04-002S  
Unsubdivided  
Marlene & Jim Skauter-Hall  
Fee No. 2009-029559  
Zoned PAD

West 1/4 Corner Section 2  
East 1/4 Corner Section 5  
Township 5 South  
Range 7 East  
Found 1" Iron Pipe  
with Tag #LS2278



# Tentative Plat of Borgata at San Tan

Lot Numbers 1-80 and Tracts 1-10, 36

**Owner/Developer:**  
Borgata at San Tan Heights, LLC  
6900 East Second Street  
Scottsdale, Arizona 85251  
Phone: 480.946.9655  
Contact: Mark Voigt

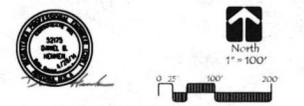
**Engineer:**  
Hoskin Ryan Consultants, Inc.  
6245 North 24th Parkway, #100  
Phoenix, Arizona 85016  
Phone: 602.252.8584  
Contact: Dan Hemken, P.E.

Legend	
Existing Contour	
Proposed Surface Drainage Arrow	
Proposed Fire Hydrant	
Proposed Sewer	
Proposed Manhole	
Proposed Cleanout	
Proposed Boundary Line	
Proposed Right of Way Line	
5% Slope Line	
10% Slope Line	
15% Slope Line	
Fissure	
Fissure Buffer	
Proposed Retention Basin	
Proposed Storm Drain and Culvert	

Lot Square Footage Table			
Lot #	Lot Square Footage	Lot #	Lot Square Footage
1	11,164	49	14,022
2	11,684	50	13,979
3	10,295	51	14,007
4	11,742	52	12,660
5	13,045	53	9,564
6	13,460	54	10,533
7	12,613	55	10,838
8	14,006	56	10,857
9	10,543	57	9,615
10	9,989	58	10,487
11	9,981	59	11,842
12	9,600	60	10,770
13	10,449	61	11,403
14	11,008	62	11,965
15	9,565	63	13,413
16	9,600	64	13,019
17	10,774	65	11,313
18	10,475	66	10,606
19	10,421	67	9,972
20	10,414	68	9,637
21	10,409	69	9,684
22	10,392	70	10,361
23	9,589	71	9,600
24	9,600	72	9,600
25	9,600	73	9,600
26	9,600	74	9,600
27	10,880	75	11,828
28	11,175	76	9,600
29	11,220	77	11,444
30	10,559	78	11,972
31	9,995	79	9,600
32	10,977	80	9,600
33	10,032	81	9,600
34	11,189	Total	888,126
35	11,354		
36	11,409		
37	12,381		
38	11,857		
39	12,605		
40	11,849		
41	11,848		
42	9,600		
43	11,193		
44	11,562		
45	11,458		
46	9,573		
47	9,564		
48	13,280		

Land Use Table	
Gross Acreage	279.2 Acres
Area of Local Streets	54.5 Acres
Area of Thompson Road	7.2 Acres
Net Acreage	217.0 Acres
Area of Tracts/Open Space	134.8 Acres
Total Number of Lots	411 Lots
70' x 120' Yield <sup>(1)</sup>	246
80' x 120' Yield <sup>(2)</sup>	80
90' x 120' Yield <sup>(3)</sup>	76
Custom Lot Yield <sup>(4)</sup>	9
Overall Density	1.5 DU/Gross Ac
Average Area Per Lot	10,796 SF

(1) 70' x 120' Lots 81-204, 261-882  
 (2) 80' x 120' Lots 1-80  
 (3) 90' x 120' Lots 205-210, 220-260, 383-411  
 (4) Custom Lots 211-219



Hoskin Ryan Consultants, Inc.  
 Borgata at San Tan  
 Job #2015.05  
 Sheet 2 of 8

Date Prepared: 05/19/14  
 Date Revised: 04/28/14  
 Date Revised: 05/07/14



# Tentative Plat of Borgata at San Tan

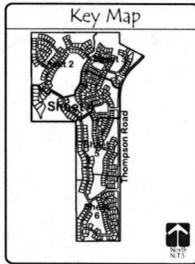
Lot Numbers 130-228 and Tracts 19-35, 37

**Owner/Developer:**  
Borgata at San Tan Heights, LLC  
6900 East Second Street  
Scottsdale, Arizona 85251  
Phone: 480.946.9635  
Contact: Mark Voigt

**Engineer:**  
Hoskin Ryan Consultants, Inc.  
6245 North 24th Parkway, #100  
Phoenix, Arizona 85016  
Phone: 602.252.8584  
Contact: Dan Hemken, P.E.

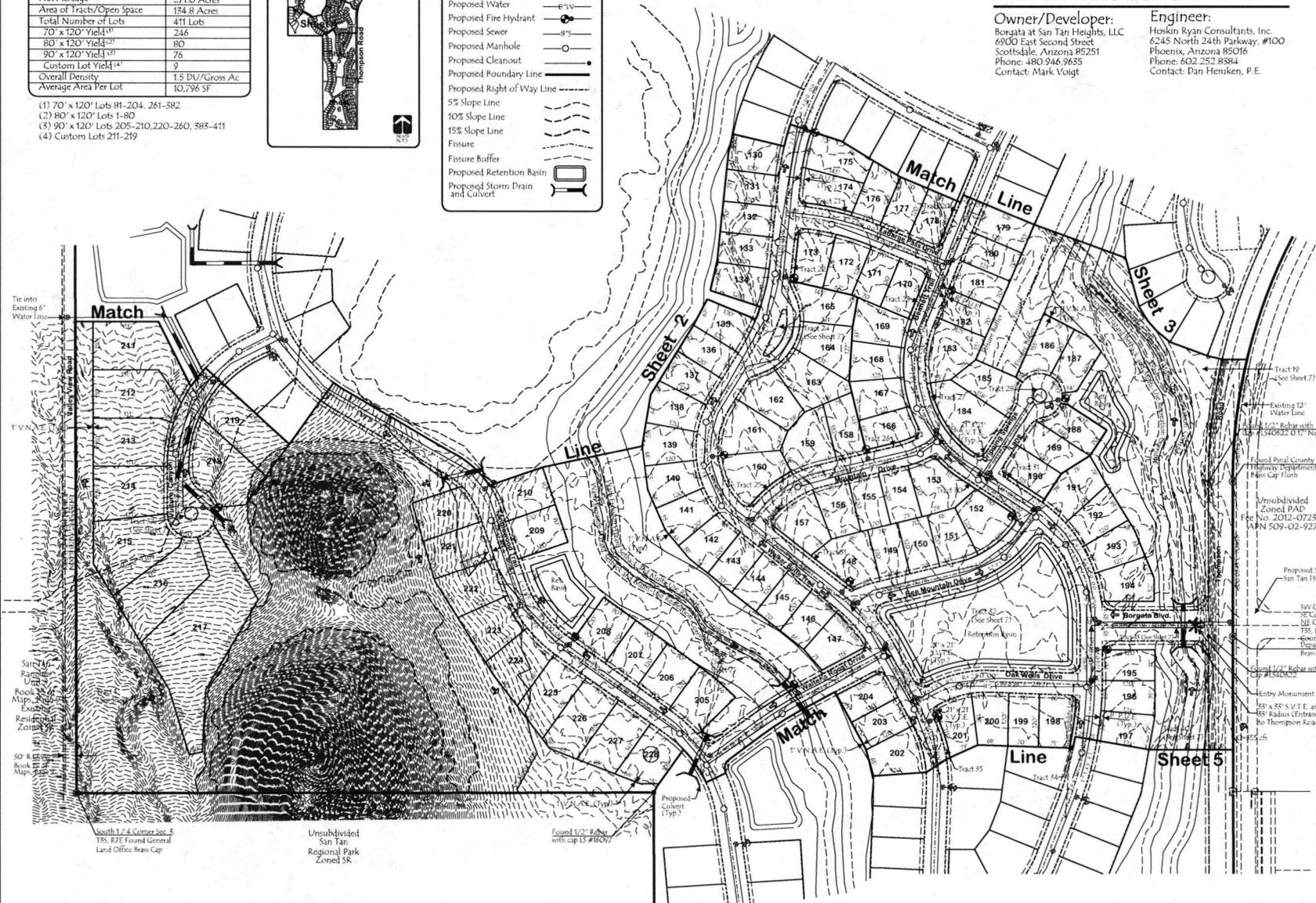
Land Use Table	
Gross Acreage	278.2 Acres
Area of Local Streets	34.3 Acres
Area of Thompson Road	7.2 Acres
Net Acreage	271.0 Acres
Area of Tracts/Open Space	134.8 Acres
Total Number of Lots	411 Lots
70' x 120' Yield <sup>(1)</sup>	245
80' x 120' Yield <sup>(2)</sup>	80
90' x 120' Yield <sup>(3)</sup>	76
Custom Lot Yield <sup>(4)</sup>	9
Overall Density	1.5 DU/Gross Ac
Average Area Per Lot	10,796 SF

- (1) 70' x 120' Lots R1-204, 261-382
- (2) 80' x 120' Lots 1-80
- (3) 90' x 120' Lots 205-210, 220-260, 383-411
- (4) Custom Lots 211-219



Legend	
Existing Contour	
Proposed Surface Drainage Arrow	
Proposed Water	
Proposed Fire Hydrant	
Proposed Sewer	
Proposed Manhole	
Proposed Cleanout	
Proposed Boundary Line	
Proposed Right of Way Line	
5% Slope Line	
10% Slope Line	
15% Slope Line	
Fissure	
Fissure Buffer	
Proposed Retention Basin	
Proposed Storm Drain and Culvert	

Lot Square Footage Table			
Lot #	Lot Square Footage	Lot #	Lot Square Footage
130	9,004	178	8,484
131	8,567	179	8,762
132	8,400	180	8,675
133	8,519	181	8,588
134	9,373	182	8,501
135	9,253	183	13,369
136	8,412	184	16,485
137	8,909	185	11,116
138	10,194	186	10,243
139	10,027	187	9,250
140	10,027	188	8,915
141	10,027	189	9,498
142	9,589	190	8,364
143	8,400	191	11,308
144	8,400	192	9,728
145	8,400	193	9,576
146	8,645	194	10,517
147	10,232	195	8,441
148	12,633	196	8,957
149	8,400	197	8,957
150	8,400	198	9,421
151	9,524	199	8,410
152	11,647	200	9,230
153	12,217	201	9,505
154	8,574	202	10,530
155	8,400	203	8,573
156	9,180	204	8,356
157	11,431	205	11,826
158	9,626	206	10,838
159	12,709	207	10,838
160	13,132	208	10,838
161	13,246	209	10,828
162	11,808	210	10,984
163	13,524	211	22,429
164	12,009	212	20,310
165	10,633	213	19,369
166	8,764	214	19,924
167	9,594	215	24,361
168	9,773	216	24,861
169	10,457	217	56,032
170	8,364	218	21,310
171	8,953	219	18,828
172	9,430	220	12,141
173	9,603	221	12,922
174	9,835	222	12,846
175	11,253	223	12,438
176	8,868	224	13,775
177	8,400	225	14,354
		226	15,683
		227	13,776
		228	12,036
		<b>Total</b>	<b>1,150,001</b>



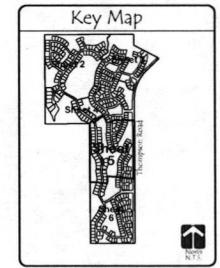
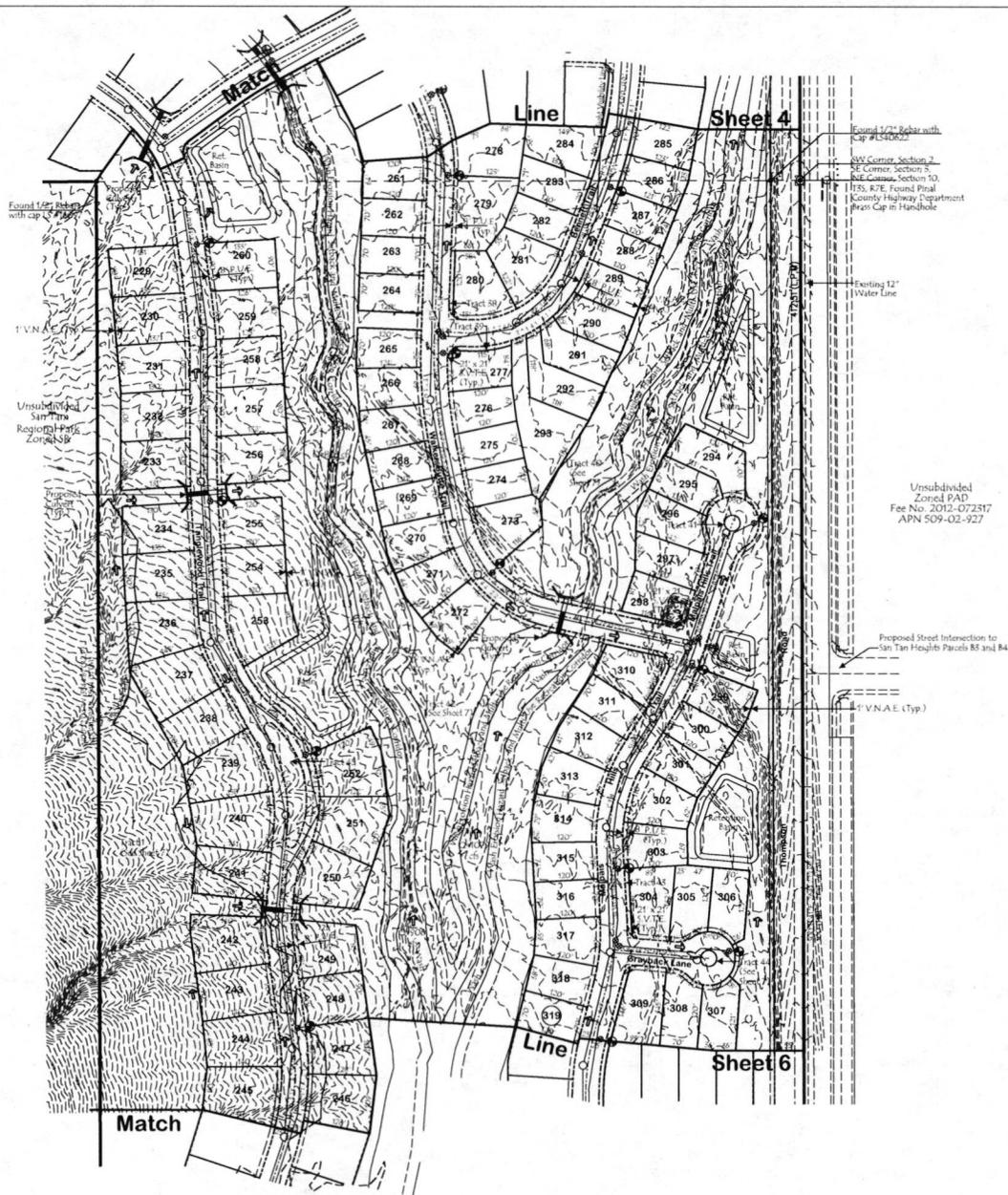
North  
1" = 100'

**Hoskin Ryan Consultants, Inc.**

Borgata at San Tan

Job #2015.05  
Sheet 4 of 8

Date Prepared: 05/18/14  
Date Revised: 04/28/14  
Date Revised: 05/07/14



# Tentative Plat of Borgata at San Tan

Lot Numbers 229-319 and Tracts 38-45

**Owner/Developer:**  
 Borgata at San Tan Heights, LLC  
 6900 East Second Street  
 Scottsdale, Arizona 85251  
 Phone: 480.946.9655  
 Contact: Mark Voigt

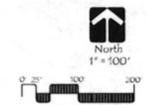
**Engineer:**  
 Hoskin Ryan Consultants, Inc.  
 6245 North 24th Parkway, #100  
 Phoenix, Arizona 85016  
 Phone: 602.252.8384  
 Contact: Dan Hemken, P.E.

Legend	
Existing Contour	
Proposed Surface Drainage Arrow	
Proposed Water	
Proposed Fire Hydrant	
Proposed Sewer	
Proposed Manhole	
Proposed Cleanout	
Proposed Boundary Line	
Proposed Right of Way Line	
5% Slope Line	
10% Slope Line	
15% Slope Line	
Fissure	
Fissure Buffer	
Proposed Retention Basin	
Proposed Storm Drain and Culvert	

Lot Square Footage Table			
Lot #	Lot Square Footage	Lot #	Lot Square Footage
229	11,964	277	8,779
230	12,298	278	11,792
231	12,049	279	14,306
232	11,723	280	11,444
233	11,733	281	12,285
234	11,929	282	8,400
235	12,161	283	9,182
236	14,118	284	11,091
237	14,742	285	8,909
238	12,690	286	9,064
239	13,157	287	8,625
240	14,594	288	8,400
241	12,636	289	8,455
242	13,962	290	9,328
243	12,600	291	10,262
244	13,241	292	11,100
245	13,782	293	17,643
246	12,303	294	11,091
247	11,929	295	8,646
248	10,800	296	10,146
249	11,875	297	9,149
250	12,934	298	8,960
251	12,543	299	9,376
252	13,306	300	8,672
253	13,642	301	8,620
254	10,800	302	10,515
255	10,800	303	9,290
256	12,156	304	10,615
257	11,662	305	9,457
258	11,190	306	8,991
259	11,149	307	9,042
260	11,681	308	9,475
261	8,999	309	11,648
262	8,400	310	10,191
263	8,400	311	8,385
264	8,400	312	9,363
265	8,775	313	9,600
266	8,868	314	9,640
267	8,940	315	8,615
268	8,522	316	8,400
269	8,400	317	9,625
270	9,206	318	8,813
271	9,874	319	8,358
272	9,874	Total	965,830
273	11,320		
274	8,400		
275	8,409		
276	8,816		

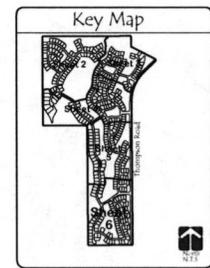
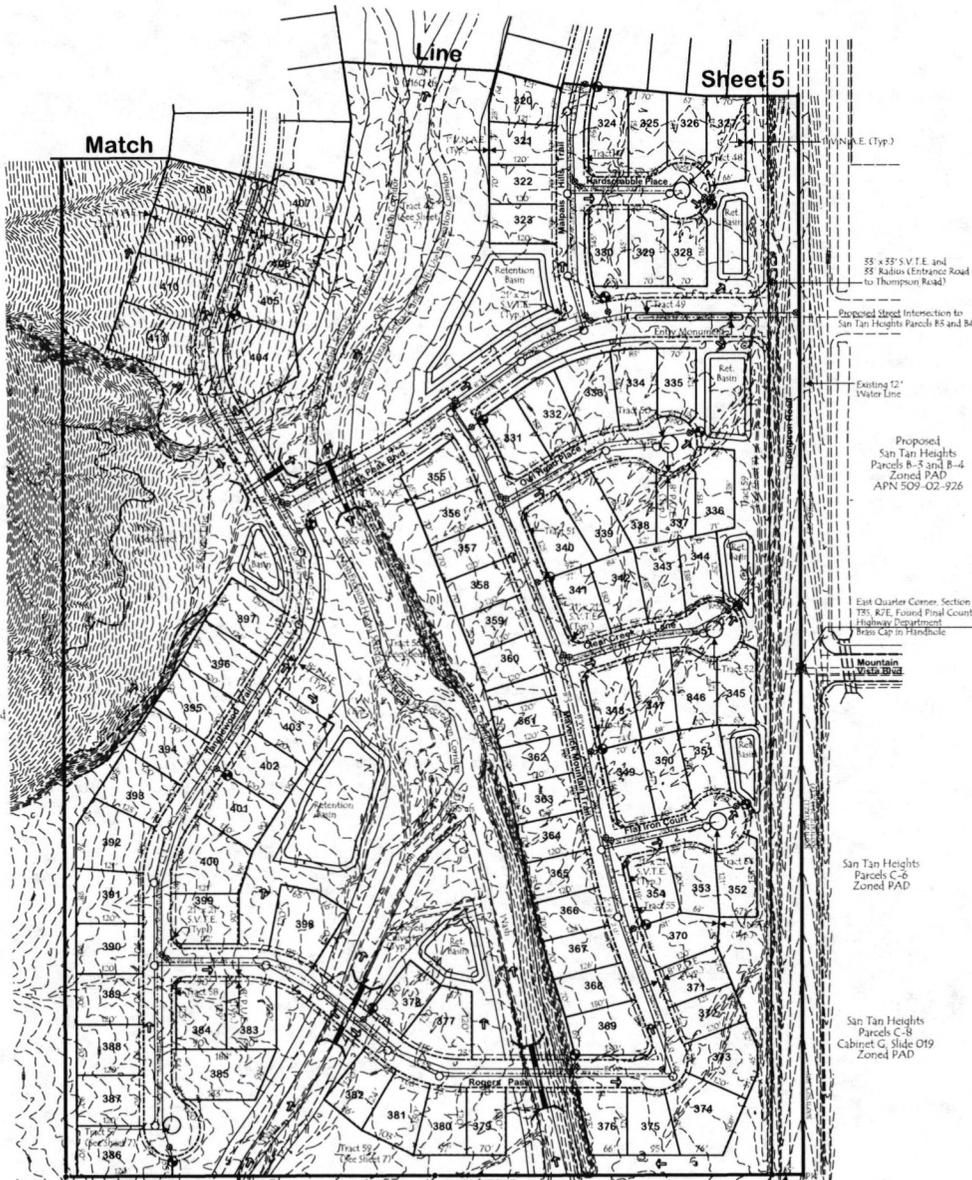
Land Use Table	
Gross Acreage	278.2 Acres
Area of Local Streets	54.5 Acres
Area of Thompson Road	7.2 Acres
Net Acreage	271.0 Acres
Area of Tracts/Open Space	154.8 Acres
Total Number of Lots	411 Lots
70' x 120' Yield <sup>(1)</sup>	246
80' x 120' Yield <sup>(2)</sup>	80
90' x 120' Yield <sup>(3)</sup>	76
Custom Lot Yield <sup>(4)</sup>	9
Overall Density	1.5 DU/Gross Ac
Average Area Per Lot	10,796 SF

(1) 70' x 120' Lots 81-204, 261-382  
 (2) 80' x 120' Lots 1-80  
 (3) 90' x 120' Lots 205-210, 220-260, 385-411  
 (4) Custom Lots 211-219



**Hoskin Ryan Consultants, Inc.**  
 Borgata at San Tan Job #2015.05  
Sheet 5 of 8

Date Prepared: 05/18/14  
 Date Revised: 04/28/14  
 Date Revised: 05/07/14



# Tentative Plat of Borgata at San Tan

Lot Numbers 320-411 and Tracts 47-59

**Owner/Developer:**  
 Borgata at San Tan Heights, LLC  
 6900 East Second Street  
 Scottsdale, Arizona 85251  
 Phone: 480.946.9655  
 Contact: Mark Voigt

**Engineer:**  
 Hoskin Ryan Consultants, Inc.  
 6245 North 24th Parkway, #100  
 Phoenix, Arizona 85016  
 Phone: 602.252.8584  
 Contact: Dan Henken, P.E.

Legend	
Existing Contour	
Proposed Surface	
Proposed Water	
Proposed Fire Hydrant	
Proposed Sewer	
Proposed Manhole	
Proposed Cleanout	
Proposed Boundary Line	
Proposed Right of Way Line	
5% Slope Line	
10% Slope Line	
15% Slope Line	
Fissure	
Fissure Buffer	
Proposed Retention Basin	
Proposed Storm Drain and Culvert	

Lot Square Footage Table			
Lot #	Square Footage	Lot #	Square Footage
320	9,590	368	8,957
321	8,772	369	11,573
322	8,400	370	10,113
323	8,400	371	8,453
234	10,952	372	8,527
325	10,427	373	12,172
326	8,702	374	14,546
327	10,974	375	9,487
328	8,620	376	9,505
329	9,907	377	11,945
330	10,105	378	8,530
331	9,636	379	8,400
332	10,952	380	9,982
333	12,049	381	10,466
334	10,560	382	9,300
335	8,690	383	11,465
336	10,600	384	11,602
337	8,734	385	14,993
338	12,740	386	13,089
339	10,975	387	10,800
340	10,899	388	10,800
341	9,389	389	10,800
342	10,072	390	10,800
343	10,388	391	11,224
344	8,801	392	13,851
345	9,469	393	11,523
346	10,428	394	10,800
347	11,249	395	10,800
348	10,911	396	11,082
349	10,188	397	11,268
350	10,240	398	13,171
351	9,100	399	10,838
352	9,515	400	14,354
353	9,494	401	10,800
354	9,392	402	10,800
355	9,691	403	10,800
356	8,400	404	15,857
357	8,400	405	10,800
358	8,400	406	10,800
359	8,400	407	11,711
360	8,785	408	13,026
361	8,505	409	12,600
362	8,401	410	12,612
363	8,401	411	13,682
364	8,401		
365	8,558		
366	8,541		
367	8,730		
Total			959,637

Land Use Table	
Gross Acreage	278.2 Acres
Area of Local Streets	54.5 Acres
Area of Thompson Road	7.2 Acres
Net Acreage	271.0 Acres
Area of Tracts/Open Space	154.8 Acres
Total Number of Lots	411 Lots
70' x 120' Yield <sup>(1)</sup>	246
80' x 120' Yield <sup>(2)</sup>	80
90' x 120' Yield <sup>(3)</sup>	76
Custom Lot Yield <sup>(4)</sup>	9
Overall Density	1.5 DU/Gross Ac
Average Area Per Lot	10,796 SF

(1) 70' x 120' Lots 81-204, 261-382  
 (2) 80' x 120' Lots 1-80  
 (3) 90' x 120' Lots 205-210, 220-260, 383-411  
 (4) Custom Lots 211-219



**Hoskin Ryan Consultants, Inc.**  
 Borgata at San Tan Job #2015.05  
 Sheet 6 of 8

Date Prepared: 05/18/14  
 Date Revised: 04/28/14  
 Date Revised: 05/07/14

Unsubdivided  
 San Tan  
 Regional  
 Park  
 Zoned SR

Found dittoed plat  
 Rebar with cap  
 LS #5068 02/17  
 SE set 1/2" Rebar  
 with cap LS#22782

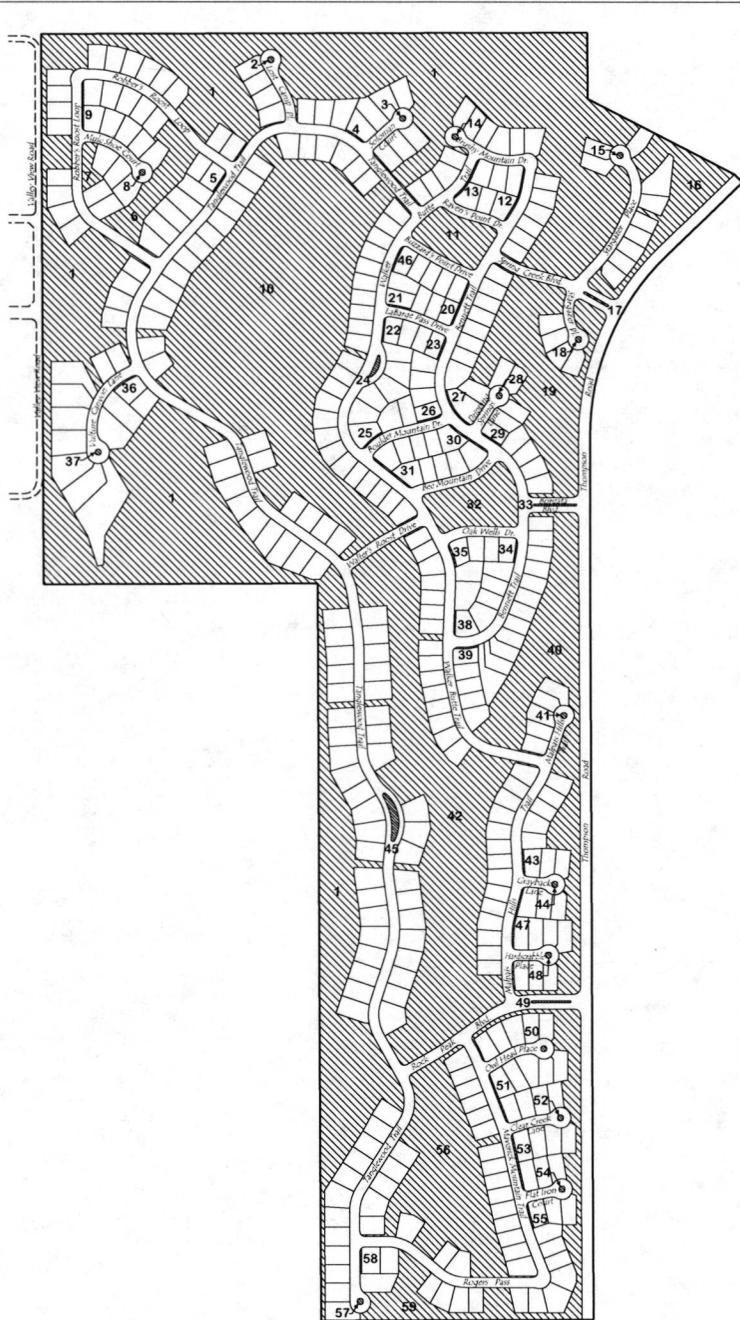
APN 509-11-001K  
 Jozef Miketin  
 Fee No. 2005-040089

APN 509-11-001J  
 Kenneth & Kathleen Hedgpeth  
 Fee No. 1999-054483

APN 509-11-001G  
 Joseph Metagher  
 Fee No. 2000-014071

APN 509-11-001F  
 Zoned GR  
 Fee No. 2007-068777

SE Corner, Section 10  
 ETS, R/2E, Found Pinal County  
 Highway Department  
 Brass Cap in Handhole



Hunt Highway

# Tentative Plat of Borgata at San Tan

Tract Identification and Street Name Map

**Owner/Developer:**  
 Borgata at San Tan Heights, LLC  
 6900 East Second Street  
 Scottsdale, Arizona 85251  
 Phone: 480.946.9655  
 Contact: Mark Voigt

**Engineer:**  
 Hoskin Ryan Consultants, Inc.  
 6245 North 24th Parkway, #100  
 Phoenix, Arizona 85016  
 Phone: 602.252.8584  
 Contact: Dan Hemken, P.E.

## Tract Table

Tract Name	Area	General Tract Uses
1	55.29	Fissure Setbacks, Wash, Retention, Open Space, Landscape and Public Drainage Easement
2	016	Island
3	016	Island
4	0.02	8' Landscape & P.U.E.
5	0.02	8' Landscape & P.U.E.
6	187	Fissure Setbacks, Retention, Open Space, Landscape and Public Drainage Easement
7	0.34	Retention, Open Space, Landscape and Public Drainage Easement
8	016	Island
9	0.04	8' Landscape & P.U.E.
10	25.05	Wash, Retention, Open Space, Landscape and Public Drainage Easement
11	1.67	Retention, Open Space, Landscape and Public Drainage Easement
12	0.05	8' Landscape & P.U.E.
13	0.04	8' Landscape & P.U.E.
14	016	Island
15	016	Island
16	2.89	Fissure Setbacks, Wash, Retention, Open Space, Landscape and Public Drainage Easement
17	0.03	Entry Median
18	016	Island
19	6.64	Fissure Setbacks, Wash, Retention, Open Space, Landscape and Public Drainage Easement
20	0.04	8' Landscape & P.U.E.
21	0.02	8' Landscape & P.U.E.
22	0.02	8' Landscape & P.U.E.
23	0.02	8' Landscape & P.U.E.
24	0.05	Island
25	0.02	8' Landscape & P.U.E.
26	0.02	8' Landscape & P.U.E.
27	0.04	8' Landscape & P.U.E.
28	016	Island
29	0.02	8' Landscape & P.U.E.
30	0.04	8' Landscape & P.U.E.
31	0.04	8' Landscape & P.U.E.
32	2.28	Retention, Open Space, Landscape and Public Drainage Easement
33	0.05	Entry Median
34	0.02	8' Landscape & P.U.E.
35	0.02	8' Landscape & P.U.E.
36	0.02	8' Landscape & P.U.E.
37	016	Island
38	0.02	8' Landscape & P.U.E.
39	0.02	8' Landscape & P.U.E.
40	8.19	Wash, Retention, Open Space, Landscape and Public Drainage Easement
41	016	Island
42	16.67	Wash, Retention, Open Space, Landscape and Public Drainage Easement
43	0.02	8' Landscape & P.U.E.
44	016	Island
45	0.19	Island
46	0.02	8' Landscape & P.U.E.
47	0.05	8' Landscape & P.U.E.
48	016	Island
49	0.04	Entry Median
50	016	Island
51	0.04	8' Landscape & P.U.E.
52	0.02	Island
53	0.05	8' Landscape & P.U.E.
54	016	Island
55	0.02	8' Landscape & P.U.E.
56	7.66	Wash, Retention, Open Space, Landscape and Public Drainage Easement
57	016	Island
58	0.02	8' Landscape & P.U.E.
59	4.92	Wash, Retention, Open Space, Landscape and Public Drainage Easement
Total	154.8	

### Legend:

- 1 Tract Name
-  Tract Area



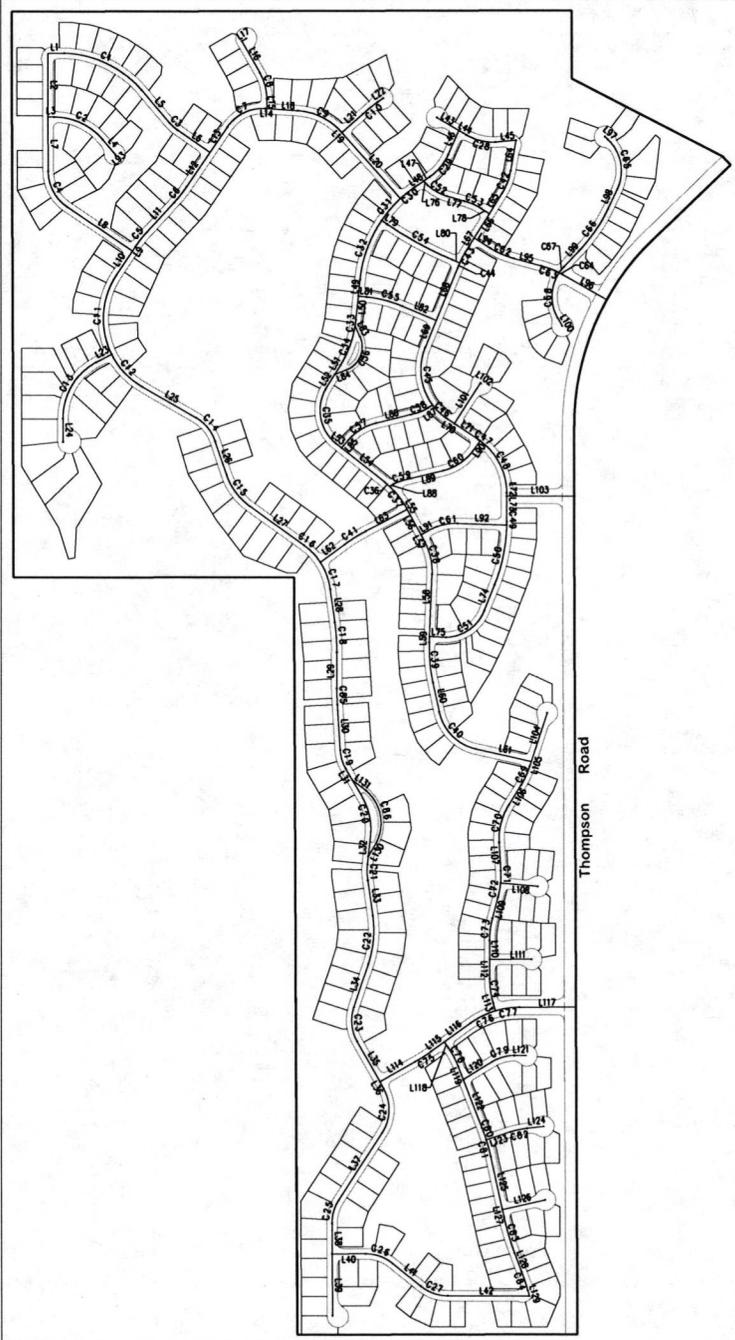
Hoskin Ryan Consultants, Inc.

Borgata at San Tan

Job #2013.05  
Sheet 7 of 8

Date Prepared: 05/18/14  
 Date Revised: 04/28/14  
 Date Revised: 05/07/14

S-016-14



LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	62.60	N 89°45'54" E	L56	135.00	N 32°5' E
L2	299.24	S 0°11'2" E	L57	61.96	N 32°5' E
L3	28.10	N 89°45'54" E	L58	262.81	N 22°31'40" E
L4	88.55	S 40°52'30" E	L59	134.53	N 22°31'40" E
L5	200.00	S 40°52'30" E	L60	38.37	S 56°48'20" E
L6	184.55	N 56°25'3" W	L61	132.00	S 56°48'20" E
L7	252.77	S 0°11'2" E	L62	15.66	S 0°21'2" E
L8	371.86	N 56°25'3" W	L63	118.55	S 0°21'2" E
L9	25.94	S 34°02'28" W	L64	129.54	S 21°45'28" W
L10	134.11	S 34°02'28" W	L65	64.60	S 87°38'25" E
L11	208.28	S 42°31'51" E	L66	178	S 42°31'51" E
L12	208.51	S 34°35'3" W	L67	88.32	S 74°27'55" E
L13	145.44	S 34°35'3" W	L68	48.63	N 57°53'54" W
L14	8.22	N 86°14'46" W	L69	30.45	S 55°38'45" E
L15	47.30	N 0°39'55" W	L70	35.71	N 67°28'20" W
L16	170.45	S 20°56'21" E	L71	38.86	S 80°27'4" E
L17	25.00	N 66°32'29" E	L72	172.46	N 67°28'20" W
L18	145.68	N 86°14'46" W	L73	53.37	S 24°49'45" E
L19	4.51	N 41°49'43" W	L74	59.23	S 68°46'3" E
L20	411.11	N 41°49'43" W	L75	50.12	N 41°54'4" E
L21	153.83	N 46°01'2" E	L76	188.11	N 76°18'18" E
L22	27.91	S 50°17'1" W	L77	12.78	S 53°22'00" E
L23	72.30	S 63°13'29" W	L78	6.37	N 57°33'46" E
L24	108.16	S 0°11'2" E	L79	192.78	N 76°18'18" E
L25	290.09	S 60°18'7" E	L80	52.70	S 30°34'54" W
L26	163.47	S 18°48'35" E	L81	51.20	N 61°38'56" E
L27	314.21	S 34°18'17" E	L82	231.71	S 88°58'36" E
L28	156.13	S 8°03'53" E	L83	1.66	S 49°14'30" W
L29	175.77	S 0°22'24" E	L84	86.60	N 57°53'54" W
L30	221.37	S 3°30'50" E	L85	144.23	S 70°12'59" E
L31	182.44	N 30°38'30" W	L86	238.73	N 60°38'32" W
L32	182.44	S 2°48'5" E	L87	12.88	S 46°21'53" E
L33	180.62	S 7°53'10" E	L88	101.70	N 22°34'46" E
L34	211.55	N 18°23'30" E	L89	103.37	N 42°57'30" E
L35	214.83	N 28°16'3" W	L90	42.34	N 30°7'2" E
L36	38.72	N 29°16'3" W	L91	225.81	N 30°14'0" E
L37	373.54	N 30°22'2" E	L92	7.23	S 58°18'20" E
L38	142.06	N 0°11'50" W	L93	321.80	S 89°26'53" W
L39	294.42	N 0°11'50" W	L94	240.49	N 18°35'31" E
L40	156.68	N 89°48'1" E	L95	22.66	N 18°35'31" E
L41	169.88	S 50°56'4" E	L96	110.09	N 32°23'23" E
L42	386.62	N 89°38'7" E	L97	131.75	N 21°18" E
L43	119.84	N 58°45'5" W	L98	178.70	S 84°18'23" E
L44	39.41	N 58°45'5" W	L99	101.18	S 14°50'10" W
L45	88.97	S 85°17'42" W	L100	87.56	N 0°11'41" W
L46	123.61	S 24°19'37" E	L101	200.12	N 89°48'19" E
L47	35.37	N 50°44'4" E	L102	92.83	N 0°11'41" W
L48	47.52	N 50°44'4" E	L103	37.02	N 18°35'31" E
L49	77.38	S 53°7'53" W	L104	201.56	N 60°43'55" E
L50	109.45	S 53°7'53" W	L105	82.82	S 54°24'38" W
L51	51.41	N 31°49'37" E	L106	151.16	S 54°24'38" W
L52	73.58	N 31°49'37" E	L107	266.43	S 89°48'19" E
L53	30.65	N 51°41'50" W	L108	32.06	S 35°25'22" E
L54	258.70	N 51°41'50" W	L109	65.06	S 21°18'4" E
L55	2.31	S 28°20'2" E	L110	158.15	N 58°40'56" E
L56	135.78	S 28°20'2" E	L111	61.34	N 90°00'0" E
L57	34.75	S 28°20'2" E	L112	242.81	S 21°18'4" E
L58	282.59	N 22°31'40" E	L113	117.87	S 72°31" E
L59	15.77	N 22°31'40" E	L114	83.23	N 83°38'55" E
L60	140.00	S 12°31'8" E	L115	251.72	S 12°31'8" E
L61	271.21	N 77°28'4" E	L116	210.04	N 77°28'4" E
L62	140.72	N 33°26'20" E	L117	37.61	S 12°31'8" E
L63	220.59	S 81°58'41" W	L118	120.48	S 20°27'46" E
L64	143.84	N 10°17'42" E	L119	24.04	N 12°31'8" W
L65	111.38	N 32°8'5" E	L120	76.12	S 30°05'40" W
			L121	80.99	N 52°27'38" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	Delta	Tangent
C1	431.32	500.00	49°25'31"	230.11
C2	258.79	300.00	49°25'31"	138.07
C3	51.16	200.00	14°39'27"	25.72
C4	194.81	200.00	55°48'32"	105.91
C5	76.05	500.00	8°42'52"	38.10
C6	71.01	500.00	15°08'57"	35.37
C7	206.54	200.00	58°10'11"	113.55
C8	127.74	250.00	28°18'30"	65.30
C9	232.57	300.00	44°25'3"	122.48
C10	86.45	500.00	7°36'54"	33.28
C11	387.21	350.00	60°46'37"	214.07
C12	215.58	350.00	33°31'37"	105.85
C13	332.01	300.00	63°24'30"	185.32
C14	144.78	200.00	41°28'33"	75.72
C15	185.76	300.00	35°28'37"	95.96
C16	111.84	300.00	23°29'2"	56.58
C17	135.27	300.00	21°21'35"	68.80
C18	140.58	1000.00	8°11'7"	70.41
C19	92.97	200.00	26°37'56"	47.34
C20	125.48	200.00	35°56'24"	64.88
C21	47.78	200.00	13°41'4"	24.00
C22	226.31	500.00	20°16'38"	116.71
C23	166.36	200.00	47°30'24"	86.33
C24	217.32	200.00	62°15'29"	120.79
C25	115.85	200.00	33°11'23"	58.60
C26	137.05	200.00	30°15'15"	71.34
C27	138.46	200.00	38°52'36"	71.01
C28	152.51	250.00	34°57'13"	78.71
C29	137.09	250.00	31°25'7"	70.32
C30	87.52	600.00	8°21'26"	43.84
C31	126.14	600.00	13°0'2"	65.37
C32	39.84	400.00	28°29'21"	15.95
C33	30.31	500.00	3°28'33"	15.18
C34	195.38	500.00	22°23'21"	98.95
C35	291.56	200.00	83°31'30"	178.59
C36	29.76	400.00	4°15'46"	14.89
C37	133.36	400.00	33°11'37"	67.31
C38	160.71	300.00	30°14'37"	82.33
C39	201.27	800.00	14°24'53"	101.17
C40	256.51	825.00	6°51'7"	144.22
C41	117.16	800.00	8°23'27"	58.86
C42	114.18	300.00	21°48'4"	57.79
C43	73.09	600.00	6°58'46"	35.59
C44	27.17	600.00	2°35'40"	13.59
C45	283.52	275.00	58°14'1"	153.81
C46	97.25	275.00	20°15'46"	49.14
C47	14.25	300.00	2°33'4"	7.12
C48	282.92	300.00	54°17'58"	152.97
C49	16.45	800.00	11°04'3"	8.23
C50	288.07	800.00	20°37'33"	143.61
C51	246.45	200.00	70°26'7"	141.81
C52	131.80	250.00	30°12'19"	67.47
C53	72.26	250.00	18°33'41"	35.38
C54	351.88	1700.00	11°51'30"	176.57
C55	173.45	600.00	16°33'47"	87.33
C56	187.86	115.00	83°38'48"	122.46
C57	153.57	250.00	39°11'53"	78.79
C58	78.67	200.00	22°48'23"	40.37
C59	65.34	200.00	18°43'2"	32.96
C60	178.13	250.00	40°21'50"	87.33
C61	131.85	250.00	30°15'2"	67.50
C62	120.90	400.00	17°19'5"	60.92
C63	83.83	400.00	12°07'7"	42.07
C64	17.92	400.00	2°33'59"	8.96
C65	258.70	200.00	74°14'41"	151.02
C66	240.57	750.00	18°22'42"	121.33
C67	35.47	200.00	10°9'43"	17.78
C68	223.10	200.00	83°24'59"	124.78
C69	96.33	400.00	13°47'52"	48.40
C70	186.32	300.00	35°30'1"	96.27
C71	58.44	400.00	8°22'18"	29.27
C72	68.02	400.00	9°44'33"	34.09
C73	105.52	400.00	13°33'31"	53.07
C74	114.49	400.00	16°24'0"	57.64
C75	71.71	650.00	6°19'17"	35.89
C76	132.61	400.00	18°39'41"	66.92
C77	114.49	400.00	16°24'0"	57.64
C78	99.63	400.00	14°18'7"	50.08
C79	109.32	200.00	9°19'4"	56.06
C80	58.47	900.00	3°43'19"	29.24
C81	82.16	900.00	5°13'49"	41.11
C82	80.68	400.00	11°33'26"	40.48
C83	186.06	1200.00	8°20'26"	90.20
C84	62.11	600.00	2°25'33"	31.08
C85	62.03	1000.00	3°31'15"	31.03
C86	288.17	200.00	91°32'43"	144.09

# Tentative Plat of Borgata at San Tan

Centerline Length/Curve Map

**Owner/Developer:**  
 Borgata at San Tan Heights, LLC  
 6900 East Second Street  
 Scottsdale, Arizona 85251  
 Phone: 480.946.9655  
 Contact: Mark Voigt

**Engineer:**  
 Hoskin Ryan Consultants, Inc.  
 6245 North 24th Parkway, #100  
 Phoenix, Arizona 85016  
 Phone: 602.252.8384  
 Contact: Dan Hemken, P.E.



Hoskin Ryan Consultants, Inc.  
 Borgata at San Tan Job #2015-05  
 Sheet # of R

Date Prepared: 05/18/14  
 Date Revised: 04/28/14  
 Date Revised: 05/07/14

S-076-14

Tax Parcel Numbers: 509-02-080, 509-04-004, 005, 509-11-001R and 509-96-001 through 085 (legal on file)

Request & Purpose: Borgata at San Tan Heights, LLC, landowner, Hoskin Ryan Consultants, engineer, requesting approval of a tentative plat for **Borgata at San Tan**, 411 lots on a 278.2± acre parcel in the R-12/PAD (**PZ-PD-010-13**) zone.

**HISTORY:** The subject property was rezoned from GR to CR-1A under case PZ-PD-037-99 in October of 1999 as part of the San Tan Heights PAD. In 2013, under case number PZ-010-13 & PZ-PD-010-13 the subject property was rezoned from CR-1A to R-12 with a Planned Area Development Overlay District. The proposed plan was approved by the Board of Supervisors and created a maximum of 411 dwelling units for development. This proposal is tentatively platting all 411 dwelling units that were approved by the Board of Supervisors.

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

- Telephone: Qwest
- Electrical: Salt River Project
- Water/Sewer: Johnson Utilities
- Fire District: Rural Metro
- Refuse: Private Hauler
- Cable: Cox Communications
- Gas: City of Mesa
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On April 21, 2014 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were no written comments from agencies/entities on the proposed development.

**DEVELOPMENT STANDARDS:** There were no changes in the development standards. The minimum are listed below.

Lot Area	Front Yard	Side Yard	Rear Yard	Lot Width	Height
8,000 sq. ft	20'	5'/10'	20'	70'	30'
9,000 sq. ft	20'	5'/10'	20'	80'	30'
10,000 sq. ft	20'	5'/10'	20'	90'	30'
16,000 sq. ft	20'	5'/10'	20'	90'	30'

**FINDINGS:** Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.



The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

**Analysis:** The tentative plat contains all the required information, is in satisfactory form, and comments have been received from those who participated in the Subdivision Coordinating Committee meeting.

**Finding:** Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

**Analysis:** This project is located within the R-12/PAD zoning district. The Board approved thirty-two stipulation for case PZ-010-13 and thirty-two stipulations for case PZ-PD-010-13.

**Finding:** Staff finds that the lots in the proposed tentative plat meet the requirement of the minimum lot area and the applicable zoning stipulations have been transferred to this case for the Commission consideration.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.

**Analysis:** The design of Borgata at San Tan is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

**Finding:** Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

**Analysis:** The proposed subdivision is in an area where parts of the topography are relatively flat with washes. The western portion of the property is part of the Goldmine Mountains.

**Finding:** Staff finds that the proposed tentative plat, with the approved attached stipulations will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

**Analysis:** Access for this tentative plat is from Thompson Road. This road is currently paved but improvement maybe needed.

**Finding:** Staff finds that the proposed subdivision, with the attached stipulations, will have adequate permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that is not offset by improvements associated with the proposed subdivision.

**Analysis:** The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Johnson Utilities & The Town of Queen Creek. A will serve letter will be provided at time of final plat approval.

Sewer service is to be provide by Johnson Utilities.

Fire service is available on a subscription basis by Rural Metro.

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

Solid waste service is to be provided by Private Hauler.

**Finding:** Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

**Analysis:** The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

**Finding:** With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

**STAFF SUMMARY AND RECOMMENDATION:** All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-010-13 & PZ-PD-010-13), with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

**I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-016-14 with the 24 stipulations as presented in the staff report.**

1. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Final Plat approval.
2. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area.
3. A minimum of 55' half street right-of-way dedication will be required along Thompson Rd. (eastern boundary) or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

4. Applicant shall coordinate with the San Tan Heights development that is on the east side of Thompson Rd. (directly east of the Borgata @ San Tan), currently in the platting process, for their proposed street intersections with Thompson Road.
5. 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.
6. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals.
7. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
8. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
9. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.
10. The applicant/owner shall develop the 411 lot subdivision in accordance with the subdivision submittal documents for Borgata at San Tan and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-010-13 & PZ-PD-010-13), or secure any Waivers/Variations prior to signing the final subdivision plat by the Board of Supervisors.
11. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.
12. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Borgata at San Tan Planned Area Development (PAD) with a revision date of October, 2013 and the Open Space and Recreation Plan (OSRP) with a revision date of October 10, 2013.
13. Prior to final plat submittal the applicant/owner/developer shall dedicate a

suburban trail as shown on the Open Space and Recreation Plan (exhibit 11) of the approved OSRP. The regional trail shall meet the suburban multi-use/non-motorized trail recommendations as described in the Open Space and Recreation Area Guideline Manual Table 3

14. The applicant shall ensure a minimum of 124.4 acres or 46.0% of the approved Borgata at San Tan development remains in open space, with a maximum overall density of 1.5 dwelling units per gross acre.
15. A Map of Abandonment shall be approved and recorded for the area known as "Borgata at Santan Unit 1".
16. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
17. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
18. Prior to final plat approval, the applicant/owner shall provide written verification from the Coolidge Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
19. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
  - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
20. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
  - a. Type of map or plat.
  - b. Name of subdivision and description with township, range and section.
  - c. Name of the owner of record.
  - d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder’s seal block located on the top ¼ of each page of the final plat.

21. Place the following items on the face of the final plat:
  - a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
  - b. Benchmark & Basis of Bearing
  - c. Vicinity Map & Location Map
  - d. Base Zoning & Case Number
  - e. Typical Lot Layout & Building Setbacks
  - f. Legend, Land Surveyor’s Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder’s Block, and Project Title
22. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.
23. Place the following statement on the face of the final plat: “Assurances” Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.
24. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.



# Maricopa County

Parks & Recreation Department

234 N. Central, Suite 6400  
Phoenix, Arizona 85004-2208  
Phone: (602) 506-2930  
Fax: (602) 506-4692

To: Dedrick Denton, Pinal County Planning and Development Services  
Department

From: Leigh Johnson, Park Planner

Re: Borgata at San Tan Heights (S-016-14)

Date: April 4, 2014

The Maricopa County Parks and Recreation Department (MCPRD) attempts to meet customer needs based on generally accepted standards for quality parks and outdoor recreation services. Development that increases density impacts parks and trails with an increase in facility use and the resulting need for additional maintenance and services.

MCPRD has reviewed the exhibits that were provided by Pinal County via compact disk. The MCPRD previously sent Ms. Ashlee MacDonald of Pinal County Planning and Development Services a comment letter dated November 6, 2013 in regards to related case numbers PZ-010-13 and PZ-PD-010-13. The MCPRD has no additional comments at this time.

Please add my contact information to your list of neighboring land owners or land managers so that MCPRD may be kept informed of this project as it progresses.

Thank you for the opportunity to review the proposed development and to provide comment.

## Dedrick Denton

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**From:** Giao Tran <Giao.Tran@MesaAZ.gov>  
**Sent:** Monday, March 31, 2014 4:19 PM  
**To:** Dedrick Denton  
**Subject:** Borgata at San Tan (Case no. S-016-14)

Good afternoon Dedrick,

Thank you for supplying us with information on developments in the Pinal County. This information is very helpful for our Department. Regarding the developments at Borgata (Case no. S-016-14), the following is the City of Mesa Gas Utility Department's comment for the review process:

"The proposed project lies within the City of Mesa Energy Resources Department's natural gas service territory. If you have any questions as to the benefits of clean burning and efficient natural gas, the process required for the City of Mesa to provide gas to your project, or for inquiries regarding Will-Serve letters, please contact one of our business development representatives at (480) 644-3683, 480 644-4256 or (480) 644-2652. Please contact Arizona Blue Stake at 811 prior to any excavation in the area."

Sincerely,

*Giao Tran*

Gas Planning Engineer  
480-644-6429

# *JOHNSON UTILITIES, L.L.C*

5230 East Shea Boulevard, Suite 200, Scottsdale, Arizona 85254

PH: (480) 998-3300; FAX: (480) 483-7908

4 October 2013

Mark Voigt  
Voyager Investment Properties  
6900 East 2<sup>nd</sup> Street  
Scottsdale AZ 85251

**RE: Borgata Subdivision, Parcel 1**

To Whom It May Concern:

The above subdivision is within the service area of Johnson Utilities, L.L.C., which has been designated as having an assured water supply pursuant to A.R.S. § 45-576.

Therefore, Johnson Utilities, L.L.C. commits to provide water and wastewater service to the **Borgata Subdivision, Parcel 1** pursuant to the terms and conditions set forth in the "Line Extension Agreement for Developer Installed Water Facilities" and the "Line Extension Agreement for Developer Installed Wastewater Facilities" between the Company and the original developer (**San Tan Borgata Development, L.L.C.**) which was signed on August 24, 2007.

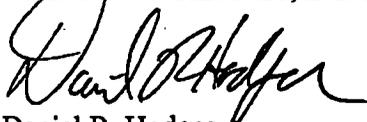
These agreements provide the Company's commitment to serve the development; (see attached legal description) and are subject only to the approval of the Arizona Corporation Commission Utilities Division Staff. That approval cannot be obtained prior to ADEQ issuing a Certificate of Approval to Construct for the facilities to be constructed pursuant to these agreements.

Borgata Subdivision, Parcel 2 is not within the service area of Johnson Utilities, L.L.C.

In the event you have any questions regarding these agreements, please do not hesitate to contact the undersigned.

Sincerely,

JOHNSON UTILITIES, L.L.C.



Daniel R. Hodges

Attachment

LEGAL DESCRIPTION

PARCEL NO.1:

LOTS 1 THROUGH 84, INCLUSIVE, TRACTS A THROUGH D AND TRACT H, OF BORGATA AT SANTAN, UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 52.

PARCEL NO.2:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1 INCH IRON PIPE FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 3;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST, 320.42 FEET;

THENCE SOUTH 62 DEGREES 58 MINUTES 10 SECONDS EAST, 798.83 FEET:

THENCE SOUTH 46 DEGREES 07 MINUTES 39 SECONDS WEST, 512.69 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 1250.00 FEET:

THENCE SOUTHWESTERLY, 1007.43 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 46 DEGREES 10 MINUTES 39 SECONDS;

THENCE SOUTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 705.12 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 49 MINUTES 50 SECONDS EAST, 50.00 FEET TO A P.C.H.D. BRASS CAP IN HAND HOLE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, 412.51 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, 55.00 FEET TO A POINT ON A NONTANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, 33.00 FEET;

THENCE SOUTHWESTERLY, 51.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 58 SECONDS;

THENCE SOUTH 89 DEGREES 48 MINUTES 18 SECONDS WEST, 17.63 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 65.00 FEET;

THENCE WESTERLY, 24.30 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 21 DEGREES 25 MINUTES 24 SECONDS TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 160.00 FEET;

THENCE SOUTHWESTERLY, 257.03 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 92 DEGREES 02 MINUTES 35 SECONDS TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 75.00 FEET;

THENCE SOUTHWESTERLY, 38.36 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 29 DEGREES 18 MINUTES 17 SECONDS;

THENCE SOUTH 48 DEGREES 29 MINUTES 23 SECONDS WEST, 21.90 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 470.00 FEET;

THENCE SOUTHWESTERLY, 91.80 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 11 DEGREES 11 MINUTES 29 SECONDS TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY, 42.01 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 96 DEGREES 16 MINUTES 09 SECONDS;

THENCE SOUTH 66 DEGREES 18 MINUTES 53 SECONDS WEST, 50.00 FEET TO A POINT ON A NONTANGENT CURVE, THE RADIUS POINT OF WHICH BEARS SOUTH 65 DEGREES 57 MINUTES 01 SECONDS WEST, 25.00 FEET;

THENCE SOUTHWESTERLY, 42.16 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 96 DEGREES 38 MINUTES 01 SECONDS TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 470.00 FEET;

THENCE WESTERLY, 309.89 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH, THROUGH A CENTRAL ANGLE OF 37 DEGREES 46 MINUTES 39 SECONDS;

THENCE NORTH 69 DEGREES 38 MINUTES 18 SECONDS WEST, 129.54 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY, 36.53 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, THROUGH A CENTRAL ANGLE OF 83 DEGREES 43 MINUTES 20 SECONDS;

THENCE NORTH 75 DEGREES 54 MINUTES 59 SECONDS WEST, 50.00 FEET TO A POINT ON A NONTANGENT CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 75 DEGREES 54 MINUTES 59 SECONDS WEST, 425.00 FEET;

THENCE NORTHERLY, 22.56 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST, THROUGH A CENTRAL ANGLE OF 03 DEGREES 02 MINUTES 31 SECONDS;

THENCE NORTH 87 DEGREES 59 MINUTES 05 SECONDS WEST, 288.77 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 04 SECONDS WEST, 549.89 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 49 MINUTES 50 SECONDS WEST, 1320.83 FEET TO A GLO BRASS CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST, 2645.68 FEET TO A 1 INCH IRON PIPE FOUND AT THE CENTER OF SAID SECTION 3;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST, 2640.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM, ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 17, PAGE 637 OF DEEDS; AND EXCEPT THE PORTION THEREOF LYING WITHIN THAT SUBDIVISION "BORGATA AT SANTAN, UNIT I" RECORDED AS CABINET H, SLIDE 52; ALSO EXCEPT THE PORTION CONVEYED TO PINAL COUNTY, ARIZONA, A BODY POLITIC, RECORDED AS 2007-110417 OF OFFICIAL RECORDS; CORRECTIVE DEED RECORDED AS 2009-077377 OF OFFICIAL RECORDS; RECORDED AS 2009-119747 OF OFFICIAL RECORDS AND RECORDED AS 2008-090670 OF OFFICIAL RECORDS AND RECORDED 2010-62294 OF OFFICIAL RECORDS.

PARCEL 1 CONTAINS 88.329 ACRES, GROSS, MORE OR LESS  
PARCEL 2 CONTAINS 182.624 ACRES, GROSS, MORE OR LESS

THE TOTAL CONTAINS 270.953 ACRES, GROSS, MORE OR LESS



TOWN OF  
**QUEEN CREEK**  
ARIZONA

October 3, 2013

Daniel Hemken  
Hoskin Ryan Consultants, Inc.  
6245 N. 24<sup>th</sup> Parkway, Suite 100  
Phoenix, AZ 85016

Dear Mr. Hemken,

This letter is to confirm that the development known as Borgata, consisting of approximately 222 proposed lots on parcels 509-04-0040 and 509-04-0050 of Pinal County, bounded to the east by Thompson Road/Crismon Road alignment, to the south by the Skyline Drive alignment, to the west by Valley View Road and to the north by the Sundance Drive alignment, lies within both the water and sewer boundaries of the Town of Queen Creek, a municipally owned entity.

**Water provider:** Agrees to provide to the development indicated above an amount of domestic water and adequate fire protection sufficient to satisfy the water demands of the development **provided an engineering study and analysis is conducted to show that the current water conveyance systems and facilities that are in place can meet the needs of the increased number of proposed lots. Water lines will need to be extended to serve the proposed development, and dependent on the study, a water storage and booster facility may also be required given the increase in proposed lots. Sunrise Engineering currently has the Town of Queen Creek water model and can be contacted as a resource with this endeavor. 480-768-8600**

**Sewer provider:** The additional volume of wastewater delivered to the facility by the proposed development will not cause any flow or effluent quality limits of the individual aquifer protection permit for the sewage treatment facility to be exceeded. The design flow of the sewage treatment facility will not be exceeded by the addition of any future improvements constructed per the current zoning codes. In addition, the existing collection system can maintain the performance as required by AACR 18-9-E301 (B) upon addition of the flows from this project. **Please note that there are sewer offsite obligations that will need to be met by the developer(s) to be able to serve this area as well.**

By way of background, Town of Queen Creek Utilities Services Department is a municipal public service corporation, duly organized and existing under the laws of the State of Arizona and is engaged primarily in the business of providing water and sewer services within certain areas of Maricopa and Pinal Counties in the corporate limits and vicinity of Queen Creek, Arizona. The Maricopa County Health Department, the Arizona Department of Water Resources, the Town of Queen Creek's Town Council and other agencies regulate the Town of Queen Creek Utility Services Department operations.

Town of Queen Creek Water Division's Arizona Department of Water Resources (ADWR) Right number is 56-002032.0000. The Town of Queen Creek does not have a 100 year assured water supply designation, and it would be the developer's responsibility to secure a 100 year Certificate of Assured Water Supply. **The Arizona Department of Water Resources issued an Assured Water Supply Certificate for Borgata at San Tan, lots 87-142,145-172,106-115, and 119, certificate number 27-700344.0000 for a total of 270.33 acre feet to serve 118 lots. The appropriate allotment(s) of water for the proposed development would need to be transferred to a new certificate of Assured Water Supply in the new developer(s) name if applicable, prior to any commitments to serving water to this area. Any potential additional allotment(s) of water that may be needed due to the increased number of lots being proposed would need to be secured at this time as well.**



TOWN OF  
**QUEEN CREEK**  
ARIZONA

Should you need further information, please feel free to contact me at your convenience at 480-358-3459.

Sincerely,

A handwritten signature in black ink, which appears to read "Greg Homol". The signature is fluid and cursive, written over a light grey rectangular background.

Greg Homol  
Field Operations Superintendent  
Utility Services Department  
Town of Queen Creek



PINAL COUNTY  
wide open opportunity

**II. GENERAL SUBDIVISION INFORMATION**

**Please Print:**

Hoskin-Ryan Consultants, Inc. 6245 N. 24<sup>th</sup> Parkway #100  
Name of Applicant Mailing Address Phone  
Phoenix, AZ 85016

danielh@hoskinryan.com 602-252-8384  
Applicant E-Mail Address

Borgata at San Tan Heights, LLC 6900 E. Second St.  
Name of Landowner(s) Mailing Address Phone  
Scottsdale, AZ 85251

mvoigt@voyagerproperties.com 480-946-9635  
Landowner(s) E-Mail Address

**All notices will be mailed to the applicant unless otherwise noted below.**

Name and mailing address of person to be notified

[Signature]  
Signature of Applicant

3-19-14  
Date

**Planning and Development Review Fees:**

Tentative Plat:

First Review: \$2,113.00 + \$63.00 Per Sheet  
Subsequent Review: \$63.00 Per Sheet

Final Plat:

First Review: \$330.00 + \$114.00 Per Sheet  
Subsequent Review: \$84.00 Per Sheet

Landscape Plans:

First Review: \$114.00 Per Sheet  
Subsequent Review: \$84.00 Per Sheet

Residential Design Requirements:

First Review: \$66.00 Per Sheet  
Subsequent Review: \$35.00 Per Sheet



PINAL COUNTY  
wide open opportunity

1. Pre-application meeting case number: S-PA- 003-14
2. The name of the proposed subdivision: Borgata at San Tan
3. Number of lots this subdivision contains: 411
4. Number of access roads proposed by this subdivision: \_\_\_\_\_
5. Are the streets within proposed subdivision intended to be: public: X private: \_\_\_\_\_
6. Septic system or public/private sewer? Public Sewer
7. Parcel number(s): 509-02-0800/509-04-0040/509-04-0050/509-11-001R
8. Township 35 Range 7E Section(s) 2, 9, 10
9. Parcel size: 278.2 gross acres, 271.0 net acres
10. Zoning Classification: RI-12 PAD Planning Case(s) #: PZ-010-13/PZ-PD-010-13
11. Flood Zone Designation: Zone "X"
12. Topography: 0% - 20%+
13. Does it front a public road? Yes Name of road(s) Thompson Road/Valley View Road
14. Does it front a private road? No Name of road(s) —

### III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:
  - Company Name: Johnson Utilities
  - Contact Person: Katherine Nierva
  - Address: 5230 E. Shea Blvd #200  
Scottsdale, AZ 85254
  - Phone Number: 480-998-3300



PINAL COUNTY  
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Johnson Utilities (info. above)

2. Water service provider:

Company Name: Town of Queen Creek

Contact Person: Greg Homol

Address: 12358 S. Ellsworth Rd.

Phone number: Queen Creek, AZ 85742

480-358-3459

3. Electrical service provider:

Company Name: Salt River Project

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

Address: 1521 Project Drive

Phone number: Tempe, AZ 85281

602-236-8888

4. Gas service provider:

Company Name: City of Mesa

Contact Person: Scott Sherwood

Address: 20 E. Main St.

Phone number: Mesa, AZ 85211

480-644-2509

5. Telephone service provider:

Company Name: Qwest/Century Link

Contact Person: Chris Lertigue

Address: 135 W. Orion St. #100

Phone number: Tempe, AZ 85283

602-630-0492

6. Cable service provider:

Company Name: Cox Communications

Contact Person: Phoenix TMC

Address: 1530 W. Deer Valley Rd.

Phone number: Phoenix, AZ 85024

623-328-3554



PINAL COUNTY  
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7. Solid waste provider:

Company Name: Allied Waste  
Contact Person: Michelle Daggett  
Address: 4811 W. Lower Buckeye Rd.  
Phoenix, AZ 85043  
Phone number: 480-222-8402

8. Fire District:

Company Name: Rural Metro  
Contact Person: Chuck Fitzgerald  
Address: 991 E. Hunt Highway  
Queen Creek, AZ 85143  
Phone number: 480-627-6644

9. School District:

Company Name: Coolidge Unified School Dist.  
Contact Person: Charlie Wallace  
Address: 450 N. Arizona Blvd.  
Coolidge, AZ 85128  
Phone number: 520-723-2041



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

Borgata at San Tan Heights, LLC  
[Insert Company or Trustee's Name]

By: Mark A Voigt  
[Signature of Authorized Officer or Trustee]

Its: Vice President  
[Insert Title]

Dated: 8/6/2013

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

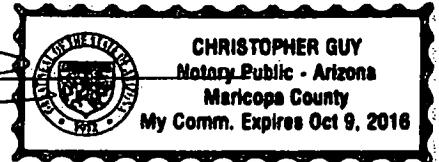
The foregoing instrument was acknowledged before me, this 6 day of August, by

Mark A Voigt Vice President  
[Insert Signor's Name] [Insert Title]

Borgata at San Tan Heights, LLC, an Delaware Corporation  
[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: 10-9-16

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

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

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_  
[Insert Signor's Name] Who acknowledged himself/herself to be

\_\_\_\_\_  
[Title of Office Held] of \_\_\_\_\_ [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]

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

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

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

Drafter Note -  
ALANBA - 2/4/2014  
ALANBA 2/04/2014  
2:44:59 PM When recorded please  
2013-097447: Not a  
Taxing Authority use Office of the  
document. Removed the Board  
from workflow  
2-4-14 (ahb)



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

DATE/TIME 12/23/2013 1225  
FEE: \$0 00  
PAGES 7  
FEE NUMBER 2013-097447



**ORDINANCE 2013 – PZ-PD-010-13**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA; RELATING TO A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, REZONING PROPERTY (TAX PARCELS 509-02-080, 509-04-004, 509-04-005, 509-11-001R AND 509-96-001 THROUGH 085) FROM R-12 TO R-12/PAD; IN CASE PZ-PD-010-13, LOCATED ON THE WEST SIDE OF THOMPSON RD SOUTH OF HUNT HIGHWAY.**

**PURSUANT TO THE AUTHORITY CONFERRED BY A.R.S. §11-829, IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA**

**Section 1. That the following described lands.**

**Attached as Exhibit "A".**

**Be reclassified for zoning and development purposes from (R-12) Single Residence Zoning District to (R-12/PAD) Single Residence Zoning District Planned Area Development (PAD) Overlay District (271.0± total acres), with stipulations for zoning and development purposes**

**Section 2. Planned Area Development (PAD) Stipulations:**

- 1 The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development only applies to the 271.0± acres covered under case PZ-PD-010-13**
- 2 Applicant/property owner shall improve the property as a residential subdivision on 271.0± acres as being proposed under case number PZ-PD-010-13; improve means obtaining a final plat approval and completing the conditions enumerated herein, within five (5) years from the effective date of this ordinance, and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date,**
- 3. Applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development**
- 4 If a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification**
- 5. If at the expiration of the (5) five year time period, if the Property has not been developed with residential subdivision, for which it is conditionally approved, or improved in accordance**

2:44:59 PM with the Schedule for Development, the Board of Supervisors after notification by registered  
2013-097447: Not a Taxing Authority to the property owner and applicant who requested the rezoning, shall schedule a  
document. Removed: hearing to grant an extension, determine compliance with the Schedule for  
from workflow Development or cause the property to revert to its former zoning classification  
2-4-14 (ahb)

- 6 No building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance
7. The zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land.
8. After compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance
9. Upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land
- 10 A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Final Plat and Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Final Plat and Site Plan approval,
11. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat and Site Plan submittal for review and approval The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to Final Plat and Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or an on-site retention area,
12. A minimum of 55' half street right-of-way dedication will be required along Thompson Rd (eastern boundary) or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer,
- 13 Applicant shall coordinate with the San Tan Heights development that is on the east side of Thompson Rd (directly east of the Borgata @ San Tan), currently in the platting process, for their proposed street intersections with Thompson Rd ;
- 14 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,

2013-097447: Not a Taxing Authority document. Removed from workflow 2-4-14 (ahb) Developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals,

- 16 Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer
- 17 At the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals
- 18 Prior to tentative plat, submit an Earth Fissure Investigation Report to Pinal County for review and approval. The report shall be prepared and sealed by a registered professional engineer or geologist and must provide specific fissure mitigation recommendations;
19. The Schedules for Development in PZ-010-13 and PZ-PD-010-13 govern in the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District in PZ-PD-010-13 and the Schedules for Development
20. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
21. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking,
22. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code
- 23 all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District,
24. The property is to be developed in accordance with the approved Borgata at San Tan Planned Area Development (PAD) with a revision date of October 2013 and the Open Space and Recreation Plan (OSRP) with a revision date of October 2013, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
- 25 Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Borgata at San Tan Planned Area Development (PAD) with a revision date of October, 2013 and the Open Space and Recreation Plan (OSRP) with a revision date of October 10, 2013
26. The applicant shall ensure a minimum of 124.4 acres or 46.0% of the approved Borgata at San Tan development remains in open space, with a maximum overall density of 1.5 dwelling units per gross acre,
- 27 The final plat(s) shall be for no more than 411 single family residential lots

2:44:59 PM 28 Prior to Final Plat approval, the applicant/owner shall provide written verification from the 2013-097447: Not a Taxing Authority Unified School District, that applicable school concerns/issues have been resolved document. Removed satisfaction of the District;  
from workflow

2-4-14 (ahb)9 Prior to tentative plat approval, the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

- a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development,
- b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
- c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;

30. prior to approval of the final plat, the existing plat shall be abandoned;

31. prior to final plat submittal the applicant/owner/developer shall dedicate a suburban trail as shown on the Open Space and Recreation Plan (exhibit 11) of the approved OSRP The regional trail shall meet the suburban multi-use/non-motorized trail recommendations as described in the Open Space and Recreation Area Guideline Manual Table 3

32. Final design and tread width/construction of the trail shall be reviewed as part of the tentative plat submittal and must be approved prior to dedication of the trail to Pinal County

Section 3. This Ordinance shall take effect thirty-one (31) days after the date of its adoption.

Passed and adopted by the Board of Supervisors of Pinal County, Arizona, this 18<sup>th</sup> day of December, 2013.

Pinal County Board of Supervisors

  
Chairman  
ATTEST:

  
Clerk



**S-015-14**



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

## Staff Report

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### Pinal County Planning & Zoning Commission

Meeting Date: May 15, 2014

Case Number: S-015-14

Case Coordinator: Evan Balmer

Subdivision Name: Shea Homes at Johnson Farms Neighborhood 4H

Landowner/Developer: Rob Izer  
Trilogy Encanterra, LLC  
36250 N. Kenworthy Road  
San Tan Valley, AZ 85140

Engineer: Ryan Weed  
Coe & Van Loo Consultants, Inc.  
4550 North 12<sup>th</sup> Street  
Phoenix, AZ 85014

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-5/PAD (PZ-005-06 & PZ-PD-013-13)

Existing Uses: Vacant

Surrounding Land Uses: North: CI-B, CB-2, CR-3/PAD; Pecan Creek Ranch;  
PZ-PD-043-03  
East: CR-3/PAD CB-1/PAD; PZ-PD-010-00  
South: GR; Arizona State Land  
West: CR-3/PAD, TR/PAD, CB-2/PAD; Banner Medical & Circle  
Cross Ranch; PZ-PD-009-00 & PZ-PD-007-06

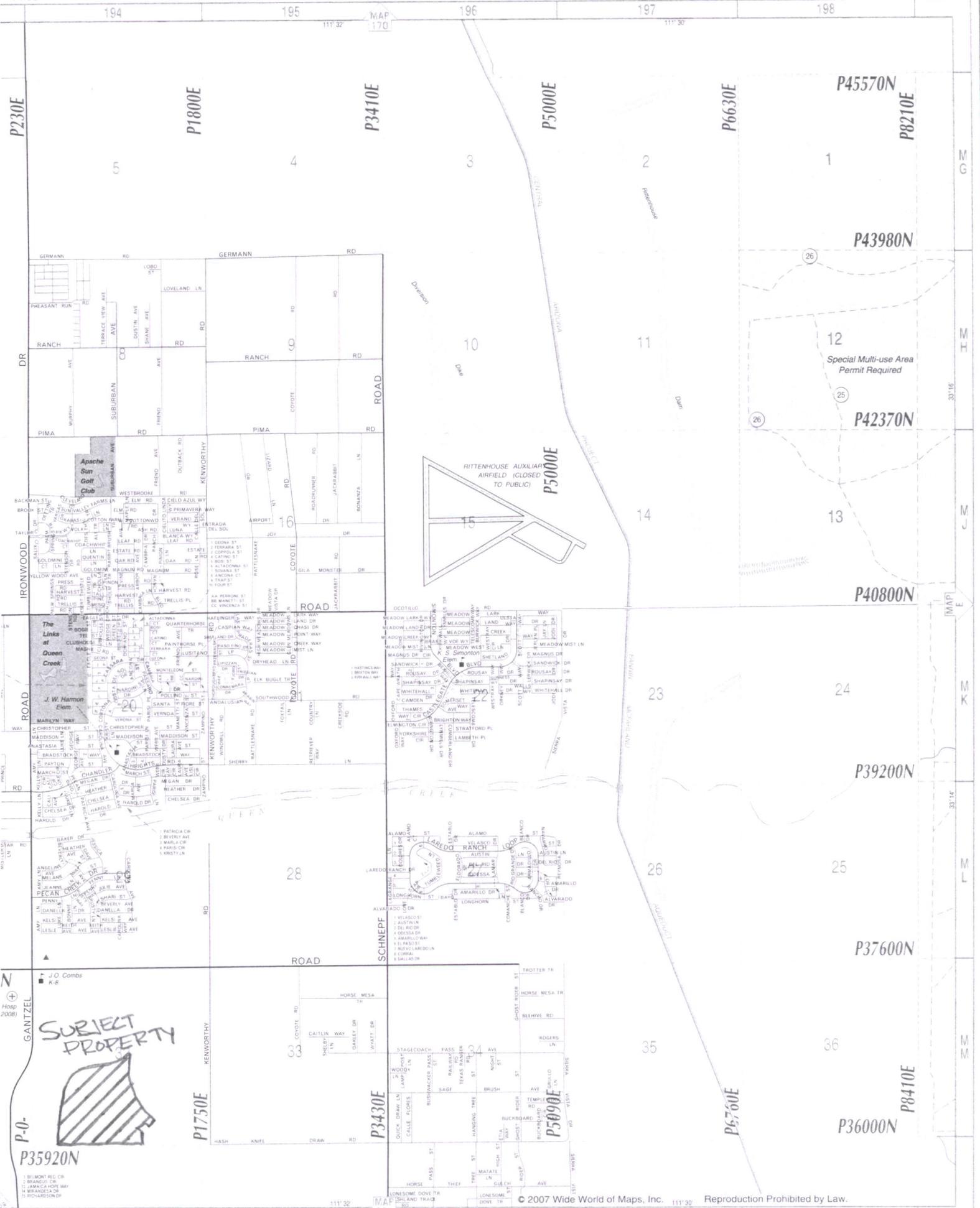
Flood Zone: X "an area that is determined to be outside the 100 and  
500 year floodplain."

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

Legal Description: A 33.7 ± acre parcel situated in portion of the south half  
of Section 32, T2S, R8E, G&SRB&M (legal on file).

Number of Lots: 242

Tax Parcel Numbers: 109-52-533



**GENERAL NOTES:**

- 1) THE GROSS AREA OF THIS SUBDIVISION IS 47-33,704 ACRES.
- 2) PROPERTY IS ZONED CR-5 PAD PER ZONING CASE PZ-037-06 PZ-037-06 PZ-037-06
- 3) THIS SUBDIVISION CONTAINS A TOTAL OF 242 LOTS - 7.14 DU/AC.
- 4) HASH KNIFE ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS LOCATED AT THE SOUTHERN MOST BOUNDARY OF SAID SITE.
- 5) ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC. OF EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
- 6) PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
- 7) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.
- 8) THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- 9) THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- 10) ALL ON-SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOWS.
- 11) THE RELOCATION IF ANY OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
- 12) THE RELOCATION OF EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
- 13) ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- 14) ALL TRACTS ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- 15) NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT STRUCTURE OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
- 16) RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNED ON THIS TENTATIVE PLAT SHALL BE CONSTRUCTED AT ALL LOCAL INTERSECTIONS AND 375X375' ARTERIAL OR COLLECTOR INTERSECTIONS.
- 17) PUBLIC UTILITY EASEMENTS (PUE) SHALL BE MINIMUM 8' WIDE.
- 18) VEHICULAR NON-ACCESS EASEMENTS (VNAE) SHALL BE DEDICATED ON ALL LOTS ADJACENT TO OR BACKING UP TO ANY TRACT, DRAINAGE FEATURE, COLLECTOR STREET AND ARTERIAL STREET.

# TENTATIVE PLAT OF "SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 4HD"

A REPLAT OF TRACT F OF A FINAL PLAT OF SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 4HD, RECORDED AS FEE NO. \_\_\_\_\_, PINAL COUNTY RECORDS, AND A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**OWNER / DEVELOPER:**

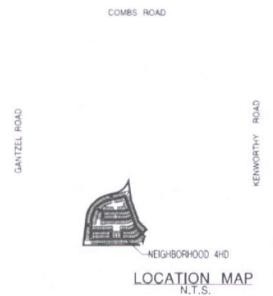
TRIGDY ENCANTERRA CONSTRUCTION, L.L.C. & ENCANTERRA COMMUNITY ASSOCIATION  
CONTACT: ROB UZER  
36250 N. KENWORTHY ROAD  
SAN TAN VALLEY, ARIZONA 85140  
PHONE: (602) 318-0539

**ENGINEER:**

COE & VAN LEO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
PH: (602) 264-6831  
FAX: (602) 264-0928  
CONTACT: RYAN WEED P.E.



VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

**BASE ZONING & ZONING CASE:**

A PLANNED AREA DEVELOPMENT WITHIN CR-5/PAD ZONE  
CASE NUMBER: PZ-037-06  
PZ010-0972-PD-010-09

**BENCHMARK:**

NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATED J 88 P.L.D. DU0673 - USGS QUAD: SACATON NE. ELEVATION = 1481.20 FEET NAVD 88 DATUM. BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED J 88 1934. LOCATED 0.2 KM (0.19 MI) NORTHERLY ALONG ELLSWORTH ROAD FROM THE POST OFFICE IN QUEEN CREEK. THENCE 1.2 KM (0.75 MI) EASTERLY ALONG COOTILO ROAD, THENCE 8.0 KM (4.95 MI) SOUTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD 84.1 M (271.9 FT) NORTHWEST OF MILEPOST 344.382 M (1125.3 FT) SOUTHWEST OF A UTILITY POLE 23.1 M (75.8 FT) NORTHWEST OF A UTILITY POLE 15.9 M (52.2 FT) NORTHEAST OF AND LEVEL WITH THE CENTER OF A DIRT ROAD, 3.1 M (9.9 FT) SOUTHWEST OF THE NEAR RAIL, 0.4 M (1.3 FT) SOUTHWEST OF A WITNESS POST AND THE MONUMENT. PROJECTS 0.05 M (0.16 FT) ABOVE THE GROUND SURFACE IN SECTION 6 T35, R8E. SITE BENCHMARK = 1482.24 FEET NAVD 88 DATUM

**BASIS OF BEARING**

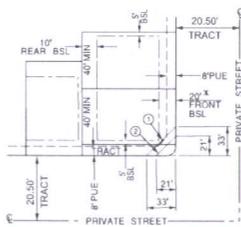
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN HAVING A BEARING OF N 89°30'12" E PER THE FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 1, CABINET H. SLIDE 034, P.C.R.

**LAND USE TABLE:**

GROSS ACREAGE	33,704 A.C.
AREA OF PRIVATE STREET (TRACT Q)	6,664 A.C.
NET ACREAGE	27,040 A.C.
AREA OF TRACTS (A - P)	7,660 A.C.
TOTAL LOTS	242 LOTS
OVERALL DENSITY	0.139 DU/GROSS A.C.
AVERAGE AREA PER LOT	3,487 S.F.
OPEN SPACE PERCENTAGE	22.7 %

**TRACT TABLE:**

SEE SHEET 2



TYPICAL LOT LAYOUT  
(NOT TO SCALE)

**SERVICE PROVIDERS**

- SEWER: JOHNSON UTILITIES
- WATER: QUEEN CREEK WATER COMPANY
- TELEPHONE: CENTURILINK & COX COMMUNICATIONS
- ELECTRICITY: SALT RIVER PROJECT
- GAS: CITY OF MESA GAS
- POLICE: PINAL COUNTY SHERIFF'S OFFICE
- SCHOOLS: J.O. COMES SCHOOL DISTRICT
- SOLID WASTE: PRIVATE HAULER

**LEGEND**

- - - - - PROPOSED LOT LINE
- - - - - PROPOSED ROW LINE
- - - - - PROPOSED BOUNDARY LINE
- - - - - PROPOSED WATER LINE & VALVE
- ⊗ - - - - PROPOSED FIRE HYDRANT
- - - - - PROPOSED SEWERLINE & MANHOLE & DIRECTION OF FLOW
- W - - - - EXISTING WATER
- S - - - - EXISTING SEWER
- ▲ - - - - INDICATES SECTION CORNER - FOUND BRASS CAP IN HANGHOLE (UNLESS OTHERWISE NOTED)
- - - - - INDICATES CORNER OF THIS SUBDIVISION - SET 12" REBAR WITH CAP PLS #33601
- - - - - INDICATES CENTER LINE MONUMENTATION SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 120-2 TYPE "D" (UNLESS OTHERWISE NOTED)
- - - - - INDICATES EXISTING BRASS CAP FLUSH
- - - - - INDICATES EASEMENT LINES
- - - - - INDICATES BUILDING SETBACK LINES (BSL)
- C1 - - - - INDICATES CURVE NUMBER
- V.N.A.E. - - - - INDICATES VEHICULAR NON-ACCESS EASEMENT
- B.S.L. - - - - INDICATES BUILDING SETBACK LINE
- P.U.E. - - - - INDICATES PUBLIC UTILITY EASEMENT
- ① - - - - INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- ② - - - - INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ③ - - - - INDICATES SHEET NUMBER
- EMST. - - - - INDICATES EASEMENT
- D.K.T. - - - - INDICATES DOCKET
- C.A.B. - - - - INDICATES CABINET
- S.L.D. - - - - INDICATES SLIDE
- N.T.S. - - - - INDICATES NOT TO SCALE
- G.L.O. - - - - INDICATES GENERAL LAND OFFICE
- P.C.R. - - - - INDICATES PINAL COUNTY RECORDS
- S.V.T.E. - - - - INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT
- T.B.A. - - - - INDICATES TO BE ABANDONED
- R - - - - INDICATES RADIUS

	CVL Consultants 4550 N. 12th Street Phoenix, AZ 85014	phone: 602.264.6831 fax: 602.264.0928 web: www.cvl.com
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 4HD TENTATIVE PLAT	CIVL JOB #: 070151001
DATE PREPARED: 04/29/14		DPRINT: 1403-018

SEE SHEET 2 FOR CURVE, LOT AREA & TRACT TABLES.



FINAL COUNTY CASE# PZ-015-14

**CURVE DATA TABLE**

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	654.00	814.51	071°21'27"	469.58	762.88	N42°14'49.5"E
2	446.00	451.45	057°59'45"	247.20	432.42	N48°55'40.5"E
3	300.71	27.11	005°09'53"	13.56	27.10	S48°08'36.5"E
4	321.21	85.98	011°46'08"	33.11	65.86	S54°36'37.0"E
5	330.00	97.10	011°24'24"	45.92	90.79	N81°08'16.0"E
6	800.00	183.59	017°10'44"	82.41	182.83	N81°11'28.0"E
7	600.00	63.99	006°06'37"	32.02	63.98	S86°59'53.5"E
8	600.00	63.99	006°06'37"	32.02	63.98	S86°59'53.5"E
9	500.00	57.79	006°37'18"	28.93	57.75	S84°44'33.0"E
10	700.00	87.10	071°21'27"	502.61	814.51	N42°14'49.5"E
11	400.00	404.88	057°59'45"	221.70	387.82	N48°55'40.5"E
12	300.00	123.88	023°39'32"	62.83	123.00	N08°02'02.0"E
13	800.00	55.93	004°00'20"	27.98	55.92	S85°26'04.0"E
14	500.00	723.43	075°21'47"	424.81	672.40	N40°14'39.5"E
15	260.00	171.80	037°51'33"	89.17	168.69	S71°50'27.5"E
16	400.00	134.18	019°13'16"	67.73	133.56	N79°57'08.0"E
17	400.00	134.18	019°13'16"	67.73	133.56	N79°57'08.0"E
18	250.00	148.42	034°00'54"	76.47	146.25	N72°33'19.0"E
19	250.00	148.42	034°00'54"	76.47	146.25	N72°33'19.0"E
20	400.00	166.87	023°54'10"	84.67	165.67	N31°36'35.0"W
21	25.00	38.98	089°19'50"	24.71	35.15	N51°14'01.0"E
22	826.00	48.10	003°20'10"	24.05	48.09	S85°48'09.0"E
23	25.00	39.27	090°00'00"	25.00	35.36	S42°26'14.0"E
24	50.00	21.38	024°29'41"	10.85	21.21	S14°48'36.0"W
25	50.00	173.81	141°11'17"	94.53	543°56'14.5"E	
26	50.00	21.38	024°29'41"	10.85	21.21	N77°18'55.5"E
27	270.50	203.59	043°07'26"	106.89	198.82	N88°00'03.0"E
28	50.00	173.81	141°11'17"	94.53	543°56'14.5"E	
29	379.50	158.32	023°54'10"	80.13	157.50	N31°36'35.0"W
30	50.00	21.38	024°29'41"	10.85	21.21	N07°24'39.5"W
31	50.00	114.67	134°24'19"	110.75	91.14	N60°51'58.5"W
32	21.38	024°29'41"	10.85	21.21	N77°18'55.5"E	
33	25.00	39.27	090°00'00"	25.00	35.36	N57°04'27.0"E
34	25.00	39.27	090°00'00"	25.00	35.36	N32°55'33.0"E
35	25.00	39.27	090°00'00"	25.00	35.36	S57°04'27.0"E
36	25.00	39.27	090°00'00"	25.00	35.36	S32°55'33.0"E
37	570.50	750.40	075°21'47"	440.64	697.46	S40°14'39.5"W
38	25.00	39.27	090°00'00"	25.00	35.36	S42°26'14.0"E
39	774.00	43.83	003°14'42"	21.92	43.83	N85°48'53.0"W
40	25.00	39.60	090°45'36"	25.33	35.59	N38°48'43.0"W
41	25.00	35.96	082°24'57"	25.89	32.94	S05°51'58.5"E
42	25.00	39.27	090°00'00"	25.00	35.36	S25°20'10.0"E
43	379.50	127.31	019°13'16"	64.26	126.71	S79°57'08.0"E
44	25.00	134.58	032°11'47"	69.12	132.82	N74°20'20.5"W
45	25.00	44.03	100°57'21"	10.30	38.57	N07°45'45.5"E
46	579.50	325.40	035°12'37"	168.02	320.50	N60°19'14.5"E
47	420.50	141.07	019°13'16"	71.20	140.40	N79°57'08.0"E
48	25.00	39.27	090°00'00"	25.00	35.36	S64°39'30.0"E
49	25.00	39.27	090°00'00"	25.00	35.36	S25°20'10.0"E
50	379.50	127.31	019°13'16"	64.26	126.71	S79°57'08.0"E
51	25.00	41.21	084°08'17"	27.02	35.70	N42°27'19.0"E
52	50.00	37.33	085°32'51"	13.13	33.96	N46°47'20.5"E
53	420.50	141.07	019°13'16"	71.20	140.40	N79°57'08.0"E
54	25.00	39.27	090°00'00"	25.00	35.36	S64°39'30.0"E
55	420.50	65.25	008°55'52"	25.84	65.25	S24°07'27.0"E
56	25.00	36.71	084°08'17"	22.56	33.50	S13°28'43.5"E
57	229.50	136.25	034°00'54"	70.20	134.26	S72°33'19.0"W
58	50.00	21.38	024°29'41"	10.85	21.21	N77°18'55.5"E
59	50.00	121.29	138°59'21"	133.69	93.68	S44°33'45.5"E
60	50.00	21.38	024°29'41"	10.85	21.21	S12°41'04.5"E
61	39.27	090°00'00"	25.00	35.36	S44°33'46.0"E	
62	25.00	39.27	090°00'00"	25.00	35.36	N45°26'14.0"E
63	50.00	21.38	024°29'41"	10.85	21.21	N14°48'36.0"E
64	121.29	138°59'21"	133.69	93.68	N42°27'19.0"E	
65	50.00	21.38	024°29'41"	10.85	21.21	S77°18'55.5"E
66	25.00	40.58	093°00'00"	25.34	36.27	N43°56'14.0"W
67	529.50	275.09	029°46'01"	140.73	272.01	N1°28'46.5"E
68	25.00	39.27	090°00'00"	25.00	35.36	N74°20'20.5"E
69	280.50	102.31	020°53'56"	51.73	101.75	S66°58'12.0"E
70	25.00	35.53	081°26'05"	21.52	32.62	S36°42'07.5"E
71	50.00	21.38	024°29'41"	10.85	21.21	S11°51'45.5"W
72	50.00	125.18	143°26'31"	151.37	94.95	S43°12'39.5"E
73	50.00	21.38	024°29'41"	10.85	21.21	N77°18'55.5"E
74	25.00	39.27	090°00'00"	25.00	35.36	S45°26'14.0"E
75	25.00	39.27	090°00'00"	25.00	35.36	S44°33'46.0"E
76	25.00	40.58	093°00'00"	25.34	36.27	N43°56'14.0"W
77	25.00	37.98	087°00'00"	23.72	34.42	N46°03'46.0"E
78	270.50	160.59	034°00'54"	82.74	158.24	N73°53'19.0"E
79	25.00	36.71	084°08'17"	22.56	33.50	S82°27'59.5"E
80	420.50	73.83	003°14'42"	11.92	73.83	S41°56'15.5"E
81	25.00	39.27	090°00'00"	25.00	35.36	S01°26'20.0"E
82	229.50	127.73	043°07'26"	90.69	168.69	S68°00'03.0"W
83	25.00	39.27	090°00'00"	25.00	35.36	N45°26'14.0"W
84	25.00	39.27	090°00'00"	25.00	35.36	N45°26'14.0"W
85	229.50	125.36	031°17'50"	64.29	123.81	S68°43'22.0"E

**LOT AREA TABLES**

LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
826	3,200 S.F.	0.073 AC	907	3,292 S.F.	0.076 AC
827	3,201 S.F.	0.073 AC	908	3,841 S.F.	0.088 AC
828	3,201 S.F.	0.073 AC	909	3,255 S.F.	0.075 AC
829	3,201 S.F.	0.073 AC	910	3,528 S.F.	0.081 AC
830	3,201 S.F.	0.073 AC	911	3,200 S.F.	0.073 AC
831	3,536 S.F.	0.081 AC	912	3,200 S.F.	0.073 AC
832	3,945 S.F.	0.091 AC	913	3,200 S.F.	0.073 AC
833	3,769 S.F.	0.086 AC	914	3,200 S.F.	0.073 AC
834	6,878 S.F.	0.158 AC	915	3,200 S.F.	0.073 AC
835	3,887 S.F.	0.089 AC	916	3,200 S.F.	0.073 AC
836	3,682 S.F.	0.085 AC	917	3,200 S.F.	0.073 AC
837	3,367 S.F.	0.077 AC	918	3,200 S.F.	0.073 AC
838	3,200 S.F.	0.073 AC	919	3,337 S.F.	0.077 AC
839	3,200 S.F.	0.073 AC	999	3,439 S.F.	0.079 AC
840	3,200 S.F.	0.073 AC	1000	3,328 S.F.	0.077 AC
841	3,200 S.F.	0.073 AC	1001	3,204 S.F.	0.074 AC
842	3,200 S.F.	0.073 AC	1002	3,204 S.F.	0.074 AC
843	3,200 S.F.	0.073 AC	1003	3,447 S.F.	0.079 AC
844	3,200 S.F.	0.073 AC	1004	3,678 S.F.	0.084 AC
845	3,200 S.F.	0.073 AC	1005	3,583 S.F.	0.082 AC
846	3,200 S.F.	0.073 AC	1006	3,200 S.F.	0.073 AC
847	3,200 S.F.	0.073 AC	1007	3,200 S.F.	0.073 AC
848	3,200 S.F.	0.073 AC	1008	3,200 S.F.	0.073 AC
849	3,200 S.F.	0.073 AC	1009	3,200 S.F.	0.073 AC
850	3,200 S.F.	0.073 AC	1010	3,200 S.F.	0.073 AC
851	3,760 S.F.	0.086 AC	1011	3,200 S.F.	0.073 AC
852	4,272 S.F.	0.098 AC	1012	3,200 S.F.	0.073 AC
853	4,333 S.F.	0.099 AC	1013	3,200 S.F.	0.073 AC
854	4,248 S.F.	0.098 AC	1014	3,200 S.F.	0.073 AC
855	4,202 S.F.	0.096 AC	1015	3,226 S.F.	0.074 AC
856	4,202 S.F.	0.096 AC	1016	3,204 S.F.	0.074 AC
857	4,368 S.F.	0.100 AC	1017	3,200 S.F.	0.073 AC
858	4,055 S.F.	0.093 AC	1018	3,200 S.F.	0.073 AC
859	4,751 S.F.	0.109 AC	1019	3,200 S.F.	0.073 AC
860	5,328 S.F.	0.122 AC	1020	3,200 S.F.	0.073 AC
861	4,200 S.F.	0.096 AC	1021	3,200 S.F.	0.073 AC
862	4,440 S.F.	0.102 AC	1022	3,200 S.F.	0.073 AC
863	4,066 S.F.	0.093 AC	1023	3,200 S.F.	0.073 AC
864	3,670 S.F.	0.084 AC	1024	3,200 S.F.	0.073 AC
865	3,200 S.F.	0.073 AC	1025	3,400 S.F.	0.078 AC
866	3,200 S.F.	0.073 AC	1026	3,464 S.F.	0.080 AC
867	3,200 S.F.	0.073 AC	1027	3,627 S.F.	0.083 AC
868	3,200 S.F.	0.073 AC	1028	3,461 S.F.	0.080 AC
869	3,200 S.F.	0.073 AC	1029	3,286 S.F.	0.075 AC
870	3,200 S.F.	0.073 AC	1030	3,200 S.F.	0.073 AC
871	3,200 S.F.	0.073 AC	1031	3,200 S.F.	0.073 AC
872	3,200 S.F.	0.073 AC	1032	3,200 S.F.	0.073 AC
873	3,200 S.F.	0.073 AC	1033	3,212 S.F.	0.074 AC
874	3,200 S.F.	0.073 AC	1034	4,064 S.F.	0.093 AC
875	3,412 S.F.	0.078 AC	1035	3,207 S.F.	0.074 AC
876	3,746 S.F.	0.086 AC	1036	3,200 S.F.	0.073 AC
877	3,746 S.F.	0.086 AC	1037	3,200 S.F.	0.073 AC
878	3,571 S.F.	0.082 AC	1038	3,200 S.F.	0.073 AC
879	3,200 S.F.	0.073 AC	1039	3,200 S.F.	0.073 AC
880	3,200 S.F.	0.073 AC	1040	3,200 S.F.	0.073 AC
881	3,200 S.F.	0.073 AC	1041	3,200 S.F.	0.073 AC
882	3,200 S.F.	0.073 AC	1042	3,389 S.F.	0.078 AC
883	3,208 S.F.	0.074 AC	1043	3,409 S.F.	0.079 AC
884	3,200 S.F.	0.073 AC	1044	4,930 S.F.	0.113 AC
885	3,201 S.F.	0.073 AC	1045	4,096 S.F.	0.094 AC
886	3,300 S.F.	0.076 AC	1046	3,911 S.F.	0.090 AC
887	3,663 S.F.	0.084 AC	1047	3,391 S.F.	0.078 AC
888	4,113 S.F.	0.094 AC	1048	3,391 S.F.	0.078 AC
889	3,541 S.F.	0.081 AC	1049	3,391 S.F.	0.078 AC
890	4,386 S.F.	0.101 AC	1050	3,391 S.F.	0.078 AC
891	3,649 S.F.	0.084 AC	1051	3,472 S.F.	0.079 AC
892	3,200 S.F.	0.073 AC	1052	3,200 S.F.	0.073 AC
893	3,643 S.F.	0.084 AC	1053	3,200 S.F.	0.073 AC
894	3,746 S.F.	0.086 AC	1054	3,200 S.F.	0.073 AC
895	3,543 S.F.	0.081 AC	1055	3,200 S.F.	0.073 AC
896	3,204 S.F.	0.074 AC	1056	3,200 S.F.	0.073 AC
897	3,202 S.F.	0.074 AC	1057	3,212 S.F.	0.074 AC
898	3,374 S.F.	0.076 AC	1058	3,750 S.F.	0.086 AC
899	3,438 S.F.	0.079 AC	1059	3,750 S.F.	0.086 AC
900	3,292 S.F.	0.076 AC			

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1:00:07 PM  
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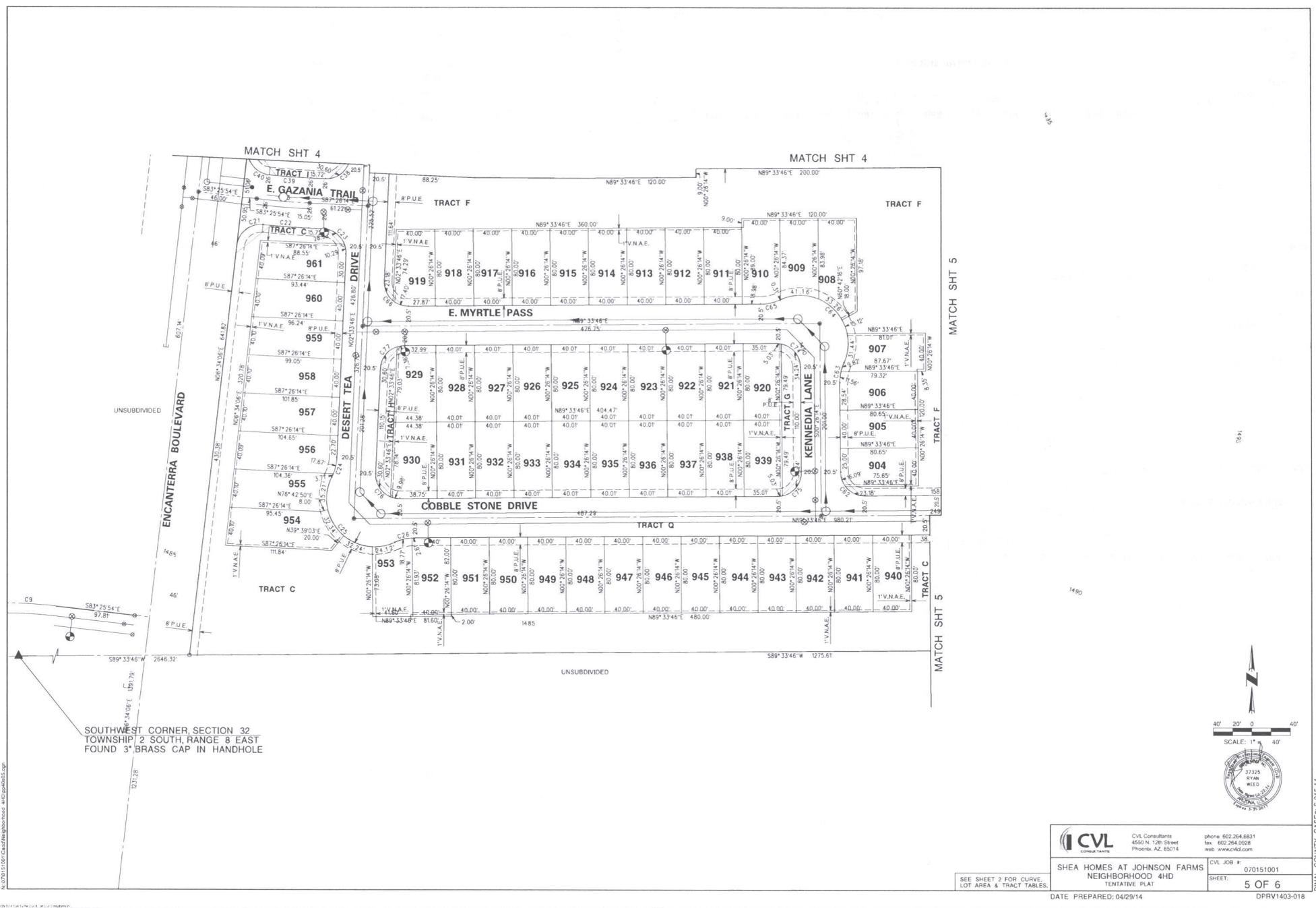
1490



	CVL Consultants 4550 N. 12th Street Phoenix, AZ 85014	phone: 602.264.6831 fax: 602.264.0928 web: www.cvl.com
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 4HD TENTATIVE PLAT	
SEE SHEET 2 FOR CURVE, LOT AREA & TRACT TABLES.	DATE PREPARED: 04/29/14	CIVIL JOB # 070151001 SHEET 3 OF 6 DPRV1403-018

FINAL COUNTY CASE# S-015-14





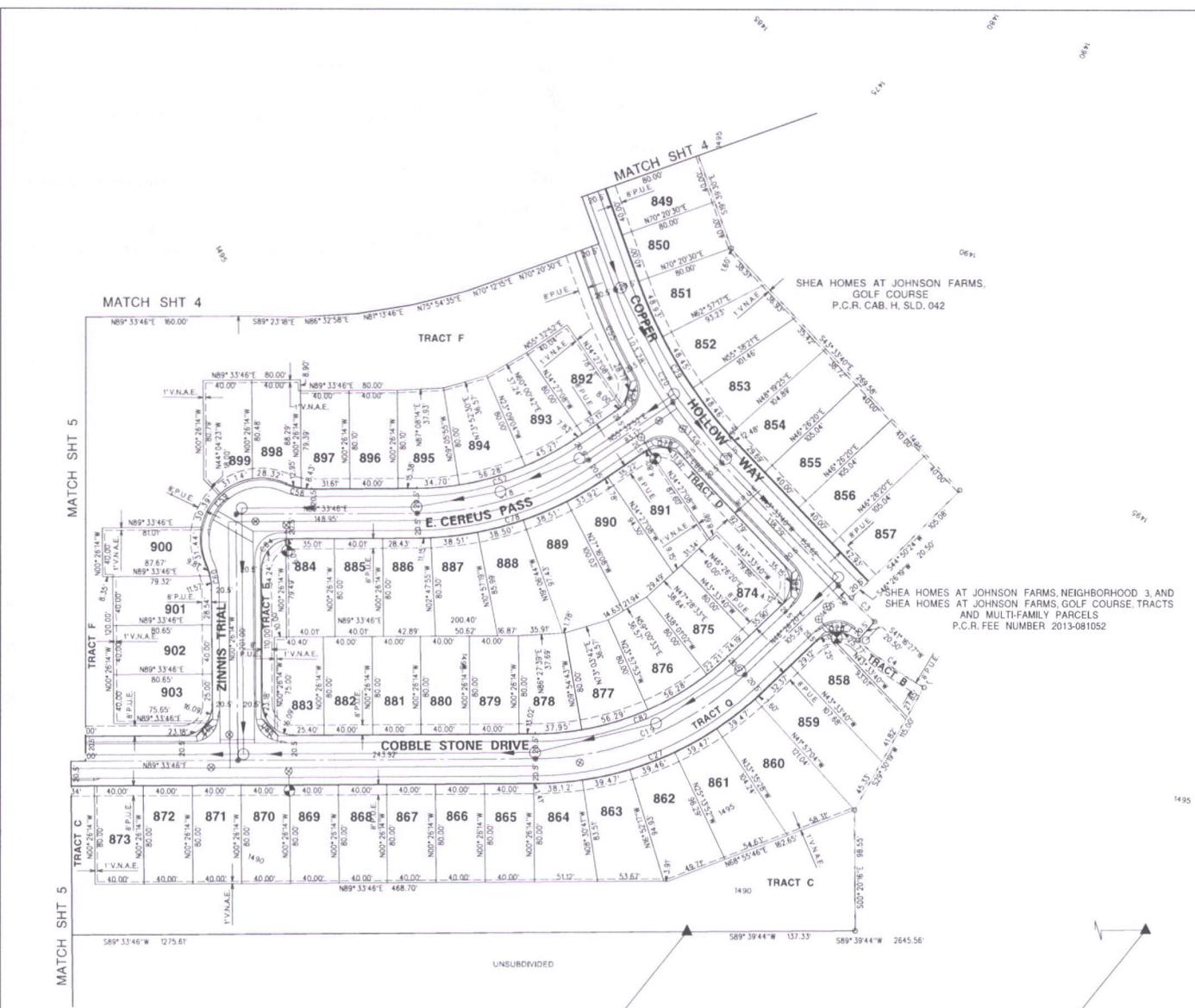
SOUTHWEST CORNER, SECTION 32  
TOWNSHIP 2 SOUTH, RANGE 8 EAST  
FOUND 3" BRASS CAP IN HANDHOLE

	CVL Consultants 4550 N. 12th Street Phoenix, AZ 85014	phone: 602.264.8831 fax: 602.264.9928 web: www.cvl.com
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 4H TENTATIVE PLAT	
DATE PREPARED: 04/29/14		CIVIL JOB #: 070151001 SHEET: 5 OF 6 DPR1401-018

SEE SHEET 2 FOR CURVE,  
LOT AREA & TRACT TABLES.

FINAL COUNTY CASE# S-015-14

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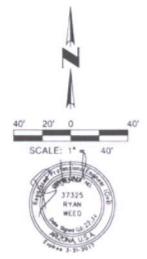
SHEA HOMES AT JOHNSON FARMS,  
 GOLF COURSE  
 P.C.R. CAB. H, SLD. 042

SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 3, AND  
 SHEA HOMES AT JOHNSON FARMS, GOLF COURSE TRACTS  
 AND MULTI-FAMILY PARCELS  
 P.C.R. FEE NUMBER 2013-081052

S 1/4 CORNER SECTION 32  
 TOWNSHIP 2 SOUTH, RANGE 8 EAST  
 FOUND 3" BRASS CAP IN HANDHOLE

SOUTHEAST CORNER SECTION 32  
 TOWNSHIP 2 SOUTH, RANGE 8 EAST  
 FOUND 3" BRASS CAP IN HANDHOLE

1495



SEE SHEET 2 FOR CURVE,  
 LOT AREA & TRACT TABLES.

	CVL Consultants 4550 N. 12th Street Phoenix, AZ 85014	phone: 602.264.6831 fax: 602.264.9928 web: www.cvl.com	CVL JOB #: 070151001 SHEET: 6 OF 6
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 4HD TENTATIVE PLAT		DATE PREPARED: 04/29/14 DPRV1403-018

FINAL COUNTY CASE# S-01514

Request & Purpose: Trilogy Encanterra, LLC, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., agent, requesting approval of a tentative plat for **Shea Homes at Johnson Farms Neighborhood 4H**, 242 lots on a 33.7± acre parcel in the CR-5/PAD zone (**PZ-005-06 & PZ-PD-013-13**).

**HISTORY:** The subject property was originally rezoned in 2000 under cases PZ-020-00 and PZ-PD-020-00. In 2006, case PZ-005-06 changed the zoning from CR-3 and CB-1 PAD to CR-3, CR-5, TR, SR, and CB-1 with a PAD overlay, and case PZ-PD-005-06 changed the Planned Area Development by modifying the development standards to allow the development of Trilogy.

Case PZ-PD-037-06, also in 2006, amended the PAD by modifying the development standards to allow side entry garages and/or casitas. The corresponding zoning case, PZ-037-06, changed the zoning in a portion of the parcel from TR and CR-3 zoning to CB-1 and CR-3 zoning.

In 2010, case PZ-PD-010-09 amended the PAD by modifying the development standards in the CR-5/PAD zone. In addition to modifying the development standards, this case also revised the overall dwelling allocation. Lots were reallocated from the larger lot sizes and dispersed to the smaller lot sizes as well as the multi-family tiers; however, the overall project density remained the same.

Case PZ-PD-006-13, in 2013, amended the PAD by modifying the rear and side yard fencing requirements to allow fences in a previously prohibited area.

In 2014, case PZ-PD-013-13 amended the PAD by modifying the development standards for parcel 1.9 to allow 121 duplexes on 242 lots in the CR-5 zone. The proposed plan was approved by the Board of Supervisors approving 242 lots for development. The applicant reflects 242 lots on the proposed tentative plat and the layout is consistent with the approved PAD overlay district.

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

- Telephone: Century Link
- Electrical: Salt River Project
- Water: Queen Creek Water Company
- Sewer: Johnson Utilities
- Fire District: Rural Metro
- Refuse: Solid Waste Transfer
- Cable: Cox Communications
- Gas: City of Mesa
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative attend a Subdivision Coordinating Committee meeting. On April 21, 2014, the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed

subdivision. There were no written comments from agencies/entities on the proposed development.

**DEVELOPMENT STANDARDS:** There were no changes in the development standards. The minimum standards are listed below.

Lot Area	Front Yard	Side Yard	Rear Yard	Lot Width	Height
3,200 sq. ft (CR-5/PAD)	20'/10'	0'/5'	10'	40'	30'

**FINDINGS:** Under Chapter 3.15.050(H) of the Development Services Code, the Commission shall hear and consider all evidence relating to the tentative plat and make findings as to the conformity of the tentative plat with these regulations. The Commission may request changes to the type and extent of improvements to be made.

The Commission shall consider the following criteria in conditionally approving or denying a tentative plat. The Commission may consider other criteria in addition to the criteria listed below, and may deny approval of a tentative plat if conformance is not found with one or more of the following:

1. Whether the proposed subdivision is consistent and in conformance with Title 3 of the Pinal County Development Services Code and other applicable ordinances and regulations.

**Analysis:** The tentative plat contains all the required information, is in satisfactory form, and comments have been received from those who participated in the Subdivision Coordinating Committee meeting.

**Finding:** Staff finds that the proposed subdivision will be consistent and in conformance with the Pinal County Development Services Code and other applicable ordinances and regulations with the recommended stipulations.

2. Whether the proposed subdivision is consistent with the approved zoning or Planned Area Development (PAD), if applicable.

**Analysis:** This project is located within the CR-5/PAD zoning classifications. The Board approved forty-three stipulations for case PZ-PD-013-13.

**Finding:** Staff finds that the lots in the proposed tentative plat meet the requirement of the minimum lot area, and the applicable zoning stipulations have been transferred to this case for the Commission consideration.

3. Whether the design of the proposed subdivision is suitable to the environment or causes substantial environmental damage or presents serious public health problems.



**Analysis:** The design of Shea Homes at Johnson Farms Neighborhood 4H is suitable to the environment and does not cause any substantial environmental damage or present any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities and traffic circulation.

**Finding:** Based on information provided to date, staff is not aware of any other situation(s) that the proposed subdivision may cause serious public health problems.

4. Whether the design of the proposed subdivision is compatible with the physical features of the site including, but not limited to, natural slopes greater than 15%, floodplains and habitat areas.

**Analysis:** The proposed subdivision is in an area where the topography is relatively flat.

**Finding:** Staff finds that the proposed tentative plat, with the approved attached stipulations, will conform to the physical features of the site.

5. Whether the proposed subdivision will have adequate permanent access.

**Analysis:** Access for this tentative plat is from Combs Road. This road is currently paved but improvement may be needed.

**Finding:** Staff finds that the proposed subdivision, with the attached stipulations, will have adequate permanent access.

6. Whether the proposed subdivision will place an unreasonable burden on the ability of the County or other local governments to provide for streets, water, sewage, fire, police, hospital, solid waste, education, housing, recreation and other services, that are not offset by improvements associated with the proposed subdivision.

**Analysis:** The applicant is required to develop the proposed streets both public and private to County Road Standards.

Water service is to be provided by Queen Creek Water Company. A will serve letter will be provided at time of final plat approval.

Sewer service is to be provided by Johnson Utilities.

Fire service is available on a subscription basis by Rural Metro.

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

Solid waste service is to be provided by Solid Waste Transfer.

**Finding:** Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable burden on the local government to provide necessary utilities and amenities.

7. Whether the design of the proposed subdivision promotes the safety, health, and general welfare of the public.

**Analysis:** The applicant did submit a tentative plat in conformance with the Comprehensive Plan, Planned Area Development and Development Services Code, in order to be heard by Pinal County Planning Commission. Additional requirements to be provided during the final platting process will ensure that the proposed subdivision will promote the safety, health and general welfare of the public.

**Finding:** With information that was provided by the applicant, County Departments and agencies/entities, staff finds that the design and layout of the proposed subdivision will promote the safety, health, and general welfare of the public, with the attached stipulations.

**STAFF SUMMARY AND RECOMMENDATION:** All submittals, evidence presented, written documentation, public testimony and planning case staff reports (PZ-005-06 & PZ-PD-013-13) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

**I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-015-14 with the 26 stipulations as presented in the staff report.**

1. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
2. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services

Code.

3. The applicant/owner shall develop the 242 lot subdivision in accordance with the subdivision submittal documents for Shea Homes at Johnson Ranch Neighborhood 4H and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-013-13 & PZ-PD-013-13), or secure any Waivers/Variations prior to signing the final subdivision plat by the Board of Supervisors.
4. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.
5. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Encanterra Planned Area Development (PAD) with a revision date of February 25, 2014 and the Open Space and Recreation Plan (OSRP) with a revision date of February 25, 2014.
6. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
8. Prior to final plat approval, the applicant/owner shall provide written verification from the J.O. Combs School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
9. Place the following in the notes section on the final plat:
  - This subdivision is subject to an agricultural spray easement recorded by fee No. \_\_\_\_\_, in the official records of the County Recorder of Pinal County, Florence, Arizona.
  - No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying.
  - This subdivision is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
10. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.

- b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
11. 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.

12. Place the following items on the face of the final plat:
- a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
  - b. Benchmark & Basis of Bearing
  - c. Vicinity Map & Location Map
  - d. Base Zoning & Case Number
  - e. Typical Lot Layout & Building Setbacks
  - f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title
13. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.
14. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.

15. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.



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## II. GENERAL SUBDIVISION INFORMATION

### Please Print:

Rob Izer, Trilogy Encanterra Construction LLC 36250 N. Kenworthy Rd. San Tan Valley, AZ 85140 602-318-0539

Name of Applicant Mailing Address Phone

rob.izer@sheahomes.com

Applicant E-Mail Address

(see applicant)

Name of Landowner(s) Mailing Address Phone

Landowner(s) E-Mail Address

### All notices will be mailed to the applicant unless otherwise noted below.

Ryan Weed, Coe & Van Loo Consultants, Inc. 4550 N. 12th Street; Phoenix, AZ 85014 602-285-4730 rweed@cvlci.com

Name and mailing address of person to be notified

Signature of Applicant

Date

3/15/14

### Planning and Development Review Fees:

#### Tentative Plat:

First Review: \$2,113.00 + \$63.00 Per Sheet  
Subsequent Review: \$63.00 Per Sheet

#### Final Plat:

First Review: \$330.00 + \$114.00 Per Sheet  
Subsequent Review: \$84.00 Per Sheet

#### Landscape Plans:

First Review: \$114.00 Per Sheet  
Subsequent Review: \$84.00 Per Sheet

#### Residential Design Requirements:

First Review: \$66.00 Per Sheet  
Subsequent Review: \$35.00 Per Sheet





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2. Water service provider:

Company Name: Queen Creek Water Company

Contact Person: Paul T. Gardner

Address: 22358 S Ellsworth Rd. Queen Creek AZ

Phone number: 480.358.3003

3. Electrical service provider:

Company Name: SRP

Contact Person: Tami Hass

Address: 7050 E. University Dr. Mesa AZ

Phone number: 602-236-6868

4. Gas service provider:

Company Name: Southwest Gas/City of Mesa

Contact Person: Scot Sherwood

Address: 640 N. Mesa Dr. Mesa AZ

Phone number: 480-644-2221

5. Telephone service provider:

Company Name: CenturyLink

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

Address: 9617 N. Metro Pkwy, Phoenix AZ

Phone number: 877-417-3983

6. Cable service provider:

Company Name: Cox Communications

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

Address: 2150 E Williams Field Rd. Gilbert, AZ

Phone number: 623-299-2165



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7. Solid waste provider:

Company Name: Solid Waste Transfer

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

Address: 4040 S. 80th St. Mesa AZ

Phone number: 480.357.7280

8. Fire District:

Company Name: Rural Metro

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

Address: 911 E. Hunt Highway San Tan Valley, AZ

Phone number: 480.987.5855

9. School District:

Company Name: Coolidge USD 21

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

Address: 450 N. Arizona Blvd. Coolidge, AZ

Phone number: 520.723.2040





**Evan Balmer**

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**From:** Giao Tran <Giao.Tran@MesaAZ.gov>  
**Sent:** Thursday, March 27, 2014 10:05 AM  
**To:** Evan Balmer  
**Subject:** Ecanterra Neighborhood 4HD (Case no. S-015-14)

Good morning Evan,

Thank you for supplying us with information on developments in the Pinal County. This information is very helpful for our Department. Regarding the developments at Encanterra 4HD (Case no. S-015-14), the following is the City of Mesa Gas Utility Department's comment for the review process:

"The proposed project lies within the City of Mesa Energy Resources Department's natural gas service territory. If you have any questions as to the benefits of clean burning and efficient natural gas, the process required for the City of Mesa to provide gas to your project, or for inquiries regarding Will-Serve letters, please contact one of our business development representatives at (480) 644-3683, 480 644-4256 or (480) 644-2652. Please contact Arizona Blue Stake at 811 prior to any excavation in the area."

Sincerely,

*Giao Tran*

Gas Planning Engineer  
480-644-6429

When recorded please  
return to the Office of the  
Clerk of the Board

ORDINANCE 2014 – PZ-PD-013-13

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA; RELATING TO A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT; IN CASE PZ-PD-013-13; LOCATED IN THE SOUTHEAST CORNER AREA OF THE INTERSECTION OF GANTZEL/IRONWOOD ROAD AND COMBS ROAD.

PURSUANT TO THE AUTHORITY CONFERRED BY A.R.S. §11-829, IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA:

Section 1. That the PAD Overlay District on following described lands:

Attached as Exhibit "A".

Be amended with stipulations on 33.90± acres for zoning and development purposes described in attached Exhibit "B". All other components of the PAD remain as previously approved under Case PZ-PD-006-13.

Section 2. Planned Area Development (PAD) Stipulations:

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the Pinal County Engineer.
2. Submit a drainage report to Pinal County Public Works for review and approval. The drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004 and shall provide retention for the 100-year, 2-hour storm waters in a common retention area.
3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
  - a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all local, collector and arterial streets.

- b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
  - c. 75' minimum (half street) right-of-way along Ironwood Rd., 55' minimum (half street) right-of-way dedication along all section lines and 40' minimum (half street) right-of-way dedication along all mid-section lines.
  - d. Ironwood Road shall include construction of additional third lane, which includes pavement, curb & gutter, sidewalks and incidentals (to include landscaping and other utilities), improvements will be in accordance to the Ironwood Drive Paving Plans by Kimley Horn and Associates and as approved by the County Engineer.
  - e. The minimum paving width for COMBS RD. shall be 37.5' (centerline to back of curb) with a minimum structural section of 10" Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - f. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 51' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
  - g. All right-of-way dedication shall be free and unencumbered.
  - h. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior Pinal County Public Works approval.
6. Prior to recordation of the final plats, the developer shall name in a letter to Pinal County Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
8. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
9. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.

10. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.
11. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
12. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by Pinal County Public Works.
13. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones.
14. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals.
15. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.
16. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.
17. Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the County Engineer.
18. Approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.
19. The property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-013-13), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated February 25, 2014 (No.5: PZ-PD-013-13).
20. In the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-013-13, the stipulations shall govern.
21. On all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks. Limited main building pop-outs and A/C units shall be permitted provided that a six foot six clear path shall be maintained between a/c units and structures; 8 feet between architectural/main building pop-outs between structures as

illustrated on page 16b on the submitted PAD documentation dated July, 2013 (No.4:July 2013-PZ-PD-006-13).

22. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
23. Prior to final plat approval, the applicant/owner shall provide written verification from the J.O. Combs School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.
24. The applicant/owner shall ensure the Encanterra Planned Area Development has a maximum overall density of 3.3 dwelling units per gross acre and no more than 2,462 residential dwelling units.
25. Applicant/developer/owner must show all existing, gas line, power lines and utility corridor easements on all plats/plans. Gas line, power lines, canals and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width.
26. Prior to development approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
  - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
  - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
  - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
27. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section.
28. No schools, day care centers or limited care facilities to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying. **PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**).
29. The developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed.
30. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
31. Approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.
32. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Encanterra Planned Area Development (PAD) with a

revision date of February 25, 2014 and the Open Space and Recreation Plan (OSRP) with a revision date of February 25, 2014.

33. The applicant shall ensure a minimum of 277.7 acres or 37.4% of the approved Encanterra development remains in open space.
34. Uses in the TR zoned "Core Center" shall be limited to the uses specified under "Open Space and Recreation:" on page 21 and 22 of the approved PAD narrative amendment #4 dated July 2013-PZ-PD-006-13. Any proposed change to the specified uses shall require a PAD amendment.
35. No single family uses shall be permitted in the CR-5 zoning district in development tier 1.2.
36. The applicant/owner/developer shall attend Site Plan review meeting(s) with Planning and Development services staff prior to applying for a zone clearance/building permit for the commercial and TR zoned portions of the Trilogy PAD, Site plan review shall include landscaping plans.
37. Uses within the SR zoning district shall be limited golf course. Any proposed change in use shall require a PAD amendment.
38. Developer will show all Use and Benefit Easements as a dimensioned hatched area on the final plat so that they can be easily identified and located.
39. A note will be added to the final plat that says "Each lot is burdened by a Use and Benefit Easement that benefits the adjacent lot. This Use and Benefit Easement has been created and defined in a Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra and recorded on \_\_\_\_\_ in Fee No. \_\_\_\_\_ in the Official Records of Pinal County, Arizona."
40. A note will be added to the final plat, developer will record a Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra and recorded on \_\_\_\_\_ in Fee No. \_\_\_\_\_ in the Official Records of Pinal County, Arizona that: a. describes exactly the nature and location of all Use and Benefit Easements, b. states that the grant of the easements will be in perpetuity and cannot be voided by an amendment to the CCRs or the Supplemental Declaration, and c. states that the grant of the easement survives the termination of the CCRs and the Supplemental Declaration.
41. The conveyance deed from the Developer to each home buyer within the subdivision shall include language that the lot is burdened and benefitted by the "Use and Benefit Easements" depicted on the final plat and defined in the Supplemental Declaration recorded on \_\_\_\_\_ in Fee No. \_\_\_\_\_ in the Official Records of Pinal County.
42. The development plan for Unit 1.9 shall substantially comply with the, pictures, diagrams and description provided in the applicants PAD document.
43. All stipulations approved under case PZ-037-06 are still in full force and effect.

Passed and adopted by the Board of Supervisors of Pinal County, Arizona, this 30<sup>th</sup> day of April, 2014.

Pinal County Board of Supervisors

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Clerk

Exhibit "A"  
PZ-PD-013-13

LEGAL DESCRIPTION FOR SHEA HOMES AT JOHNSON FARMS PARCEL 1.9

Parcel 2 of a Final Plat for Shea Homes at Johnson Farms, Golf Course, Tracts and Multi-Family Parcels as recorded in Cabinet H, Slide 42, Records of Pinal County, said parcel being located in the South Half of Section 32, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, together with the following described parcel of land:

That part of the South Half of Section 32, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Beginning at the Southeast Comer for Parcel 2 of a Final Plat for Shea Homes at Johnson Farms, Golf Course, Tracts and Multi-Family Parcels as recorded in Cabinet H, Slide 42, Records of Pinal County;

Thence along the Easterly parcel lines of said Parcel 2 the following described courses:

Thence North 00°20'16" West, a distance of 143.91 feet;

Thence North 36°40'48" West, a distance of 133.32 feet to a point on a 279.50 foot radius non-tangent curve, whose center bears North 36°40'46" West;

Thence Northeasterly, along said curve, through a central angle of 06°52'54", a distance of 33.57 feet;

Thence North 46°26'20" East, a distance of 41.60 feet to the beginning of a tangent curve of 25.00 foot radius, concave Westerly;

Thence Northerly, along said curve, through a central angle of 90°00'00", a distance of 39.27 feet;

Thence North 46°26'20" East, a distance of 41.00 feet;

Thence South 43°33'40" East, a distance of 109.31 feet a point on the Westerly boundary for a Final Plat for Shea Homes at Johnson Farms, Neighborhood 3 recorded in Fee No. 2012-094793, records of Pinal County;

Thence along said Westerly boundary for said Final Plat, the following described courses:

Thence South 46°26'20" West, a distance of 41.00 feet to a point on a 321.21 foot radius non-tangent curve, whose center bears North 46°26'20" East;

Thence Southeasterly, along said curve, through a central angle of 16°56'01" , a distance of 94.93feet;

Thence South 29°30'19" West, a distance of 115.00 feet;

Thence South 00°20' 16" East, a distance of 98.55 feet to a point on the South line of the Southeast Quarter of said Section 32;

Thence South 89°39'43" West, along said South line, a distance of 70.04 feet to the Point of Beginning.

Exhibit "B"  
PZ-PD-013-13

A full color rendering of the amended exhibits is available for viewing in the office of Pinal County Planning & Development.