



PINAL COUNTY  
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## PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, June 19, 2014

EOC Room – Building F

31 N. Pinal St. Florence, Arizona

### NOTICE OF PUBLIC MEETING AND AGENDA

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

#### CALL TO ORDER:

- |                          |                        |                          |                        |
|--------------------------|------------------------|--------------------------|------------------------|
| <input type="checkbox"/> | HARTMAN, Chairman      | <input type="checkbox"/> | RIGGINS, Vice-Chairman |
| <input type="checkbox"/> | AGUIRRE-VOGLER, Member | <input type="checkbox"/> | SALAS, Member          |
| <input type="checkbox"/> | GUTIERREZ, Member      | <input type="checkbox"/> | MORITZ, Member         |
| <input type="checkbox"/> | ANDERSON, Member       | <input type="checkbox"/> | DEL COTTO, Member      |
| <input type="checkbox"/> | SMYERS, Member         | <input type="checkbox"/> | 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:**
  - **May 15, 2014**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
  - Community Plan on July 24?
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
  - **May 28, 2014**
  - **June 4, 2014 – No cases**

#### NEW CASES:

COMMUNITY DEVELOPMENT

4. **PZ-PA-001-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Pinal County, applicant, requesting a non-major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to designate 155± acres of land to **Very Low Density Residential (0-1 DU/AC)**; situated in a portion of the northeast quarter of Section 17, T5S, R6E G&SRB&M; located a half mile southwest of Interstate 10 & Highway 387 interchange. (**Withdrawn by Staff**)
5. **PZ-PA-002-14 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting approval of a **Non-Major Comprehensive Plan Amendment** from **Very Low Density Residential (0-1 du/ac)** to **Secondary Airport** on 40± acres pending and in conjunction with Rezone request **SUP-004-14** in the GR zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).
6. **SUP-004-14 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting a Special Use Permit to operate a private airstrip/heliport landing field and skydiving facility on a 40± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).
7. **PZ-PA-003-14 – PUBLIC HEARING/ACTION:** Lynora Largent and Randy Largent, landowners/applicants, Rodney Jarvis, agent, requesting approval of a **Non-Major Comprehensive Plan Amendment** from **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment** on 20± acres pending and in conjunction with Rezone request **PZ-007-14** in the GR zone; situated in a portion of the NW¼ of Section 11, T6S, R7E G&SRB&M, tax parcel 401-01-028A (legal on file) (located on the east side of N Curry Road South of W Randolph Rd).
8. **PZ-007-14 – PUBLIC HEARING/ACTION:** Lynora Largent and Randy Largent, landowners/applicants, Rodney Jarvis, agent, requesting approval of a rezone from GR (General Rural) to I-2 (Light Industrial and Warehouse Zoning District) on 20.0± acres to plan and develop an office and mechanical testing/adjustment facility for farming and dirt-moving equipment pending and in conjunction with a non-major comprehensive plan amendment request **PZ-PA-003-14**; situated in a portion of the NW¼ of Section 11, T6S, R7E G&SRB&M, tax parcel 401-01-028A (legal on file) (located on the east side of N Curry Road South of W Randolph Rd).

#### TENTATIVE PLATS:

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

9. **S-013-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Amarillo & Papago Investments, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for Amarillo Creek Units II & III, 1,549 lots on a 452.48± acre parcel in the CR-3/PAD zone; situated in portion of Section 17, T5S, R3E, G&SRB&M, Tax Parcels 510-48-009D, 009F, 009J, & 009K (located approximately 1½ miles southwest of the City of Maricopa).
10. **S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolfkin Farms, LLC, landowner, Rose Law Group, PC, agent, requesting approval of a tentative plat extension for Bella Vista Section 13, 2,007 lots on a 659.09± acre parcel in the CR-

#### COMMUNITY DEVELOPMENT

3/PAD & CB-2/PAD zones; described as Section 13, T3S, R8E, G&SRB&M, Tax Parcel 210-13-001A (located adjacent to the northern boundary of the Town of Florence).

11. **S-017-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** El Dorado Bella Vista, LLC, landowner, HilgartWilson, engineer, requesting approval of a tentative plat for **Bella Vista Farms Development Unit 2**, 1219 lots on a 416.48± acre parcel in the CR-2/PAD & CR-3/PAD (**PZ-PD-012-11**) zone; situated in a portions of Section 10,11 & 15, T3S, R8E G&SRB&M, Tax Parcels 210-10-001, 210-10-002A, 210-15-001B and 210-11-003 (located south of Skyline Drive and east of Schnepf Road, approximately 4½ mile southeast of the Town of Queen Creek).

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

## ADJOURNMENT



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**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MINUTES OF May 15, 2014**

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

**ABSENT:** Mr. Gutierrez, Member Mr. Anderson, Member  
Mr. Riggins, Vice-Chairman

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

**PLANNING STAFF PRESENT:**  
Mr. Stabley, Community Development Director  
Mr. Abraham, Planning Manager Mr. Balmer, Planner I  
Mr. Denton, Planner II Ms. Fisk, Drafting Specialist

**PUBLIC WORKS STAFF PRESENT:**  
Mr. Saldivar, Public Works

The meeting was called to order at 9:00 a.m., this date by Chairman Hartman in the Pinal County Administration Building A., Florence, Arizona.

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

**April 17, 2014**

**MOTION**

Commissioner Salas made a motion to approve the minutes of April 17, 2014. Commissioner Moritz seconded the motion. Motion passed unanimously. (6-0)

**PLANNING DIRECTORS DISCUSSION ITEMS**

**2014 APA AZ Conference**

Mr. Stabley stated the County would send five members of the Commission this year. He stated last year the County paid for Commissioners' Smyers, Del Cotto, and Grubb to attend the conference. He asked if anyone was interested in going this year. Commissioner Hartman stated it is a great conference but he had other commitments this year. Commissioner Aguirre-Vogler and Commissioner Moritz stated they would like to attend this year.

**Retirement of Jerry Stabley**

Mr. Stabley stated he is retiring June 20, 2014. He told Commissioners that he would only attend one last hearing on June 19, 2014.

**Community Plan**

Chairman Hartman asked Mr. Stabley to explain the changes going on in the Planning Department.

Mr. Stabley stated the Board of Supervisors approved the Community Development Department. He stated that Septic of Environmental Health, Building Safety, One Stop Shop, Code Compliance, Planning, and Engineering from Public Works would all be under the Community Development Department. He stated the department has 42 employees and going to 45 employees.

Chairman Hartman stated the One Stop Shop was the heart of the planning department.

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

**April 16, 2014 – No Cases**

**April 30, 2014**

**May 7, 2014 – No Cases**

Chairman Hartman asked for an update on the April 30, 2014 Board of Supervisors work session. Mr. Stabley stated the dates with no cases. He stated on the Board of Supervisors meeting date of April 30, 2014 case PZ-001-14 was continued because the owner had something personal that he had to attend to. Chairman Hartman stated he wondered if it had something to do with the vote of the Commissioners. Mr. Stabley assured him no.

**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).

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

Commissioner Moritz asked what had changed. Mr. Balmer stated there was a typo on the staff report. Mr. Balmer stated the stipulations with the change in the typo and the new ones Public Works wanted to be added.

Chairman Hartman stated a County Supervisor called him and asked why there were so many stipulations.

Commissioner Salas asked if they were close to any power lines. Mr. Balmer stated they would not be that close to the power lines.

Jackie Guthrie 2045 S. Vineyard, Mesa Az. presented a PowerPoint to the Commissioners. Ms. Guthrie stated all has been approved by the outside sources.

Commissioner Aguirre-Vogler asked when construction would start. Ms. Guthrie stated they would like to start construction as soon as they have an approval but they have to go through the site plan process.

Commissioner Moritz asked if there would be a stipulation that would raise the amount of flights per month in five years. Ms. Guthrie stated that instead of that it had been changed to a maximum of 250 flights.

Mr. Abraham stated he and Mr. Balmer changed the wording of the stipulations.

Chairman Hartman stated a few years ago someone would go do inspections on the SUP's making sure they were being followed. Mr. Abraham stated they haven't used those kinds of stipulations for a while. Mr. Abraham stated it would be too many inspections to be done.

Commissioner Salas asked if there was going to be a schedule of special events. Mr. Abraham stated it sounded like they want to use it daily. Ms. Guthrie stated it was for military training and she was not aware of any special uses that would occur.

Mr. Abraham stated the new stipulations would read as follows:

10) 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.

11) 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.

12) 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.

13) Applicant/owner/developer shall attend Site Plan review meetings, to include possible application of a dust palliative requirement.

Mr. Abraham stated they would have to adopt these stipulations in their Motion.

**Motion – SUP-002-14**

Commissioner Aguirre-Vogler made a motion to forward SUP-002-14 with 13 stipulations to the Board of Supervisors with a recommendation for approval. Commissioner Salas seconded the motion.

Motion passed unanimously (6-0)

Commissioner Grubb arrived at 9:30 am.

**TENTATIVE PLATS**

**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).

Mr. Denton read a portion of the staff report and used a PowerPoint. He stated they were asking for a two year extension that will extend the tentative plat to June 17, 2016.

Mark Maloney 9666 E. Riggs Rd. Ste 118, from B&R Engineering stated he was there here to answer any questions the Commission might have.

Chairman Hartman stated they had been before the Commission twice before requesting extensions.

**MOTION – S-002-06**

Commissioner Aguirre-Vogler made a motion to approve the extension of the tentative plat to June 17, 2016 as set forth in the staff report. Commissioner Salas seconded the motion. Motion passed unanimously (7-0).

**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).

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

Mark Voigt stated there was an engineering report on how to treat the fissures. He stated the neighbors were anxious for them to start building.

**MOTION – S-016-14**

Commissioner Grubb made a motion 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. Commissioner Salas seconded the motion. Motion passed unanimously (7-0).

**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).

Mr. Balmer read a portion of the staff report and used a PowerPoint. He stated there were 15 Stipulations associated with this case.

Ryan Weed asked if there were any questions.

Rob Izer 36250 Kenworthy Rd., stated they were excited to bring the plat of new product to Encanterra.

**MOTION – S-015-14**

Commissioner Aguirre-Vogler made a motion 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 15 stipulations as presented in the staff report. Commissioner Moritz seconded the motion. Motion passed unanimously. (7-0)

**ADJOURNMENT**

Commissioner Aguirre-Vogler made a motion to adjourn the meeting. Commissioner Grubb seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 9:59 am.

RESPECTFULLY submitted May 15, 2014.

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Jerry Stabley, Community Development Director



## MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist  
Planning & Development

DATE: June 19, 2014

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

### **BOS HEARING OF May 28, 2014 P&Z Cases**

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

**P&Z voted 7-0 approval  
BOS Action: Continued until June 18, 2014**

**PZ-C-003-13:** 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).(Planning Commission voted unanimously to recommend approval with 2 stipulations).

**P&Z voted 7-0 approval with 2 Stipulations  
BOS Action: Approved**



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**PZ-001-14** Public Hearing and discussion/approval/disapproval: 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). Planning Commission voted 8-0 to recommend denial of PZ-001-14. (Continued from April 30, 2014)

**P&Z voted unanimously to recommend denial  
BOS Action: Denial**

**BOS HEARING OF June 4, 2014  
P&Z Cases**

**No Cases**

**PZ-PA-001-14**



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TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 19, 2014

CASE NO.: PZ-PA-001-14 (**Askins Estates Non-Major CPA**)

CASE COORDINATOR: Dedrick Denton

REQUESTED ACTION & PURPOSE:

**PZ-PA-001-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Pinal County, applicant, requesting a non-major amendment of the **Pinal County Comprehensive Plan** to amend the **Land Use Plan** to designate 155± acres of land to **Very Low Density Residential (0-1 DU/AC)**; situated in a portion of the northeast quarter of Section 17, T5S, R6E G&SRB&M; located a half mile southwest of Interstate 10 & Highway 387 interchange. (***Withdrawn by Staff***)

ANALYSIS: After an expanded research it was discovered that the Board of Supervisors designated this area as Rural Residential when the 2009 Comprehensive Plan was initially adopted. No further action is needed and staff is requesting that the Planning and Zoning Commission ***withdraw*** this case from consideration.

STAFF RECOMMENDATION: Staff recommends that the Commission ***withdraw*** Planning Case **PZ-PA-001-14** from consideration.

Date Prepared: 6/9/14 – dld

**PZ-PA-002-14/SUP004-14**



MEETING DATE: June 19, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-002-14 & SUP-004-14** (Psalm 91 Private Airstrip/Heliport & Skydiving Facility)

CASE COORDINATOR: Dedrick Denton

LEGAL DESCRIPTION: a 40± acre parcel situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M

TAX PARCEL: 510-10-002C & 002E

LANDOWNER: Psalm 91, LLC, 1119 South Presidio, Gilbert, AZ 85233.

AGENT: Lyle Richardson, 5310 North Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE:

**PZ-PA-002-14 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting approval of a **Non-Major Comprehensive Plan Amendment** from **Very Low Density Residential (0-1 du/ac)** to **Secondary Airport** on 40± acres pending and in conjunction with Rezone request **SUP-004-14** in the GR zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

**SUP-004-14 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting a Special Use Permit to operate a private airstrip/heliport landing field and skydiving facility on a 40± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

LOCATION: Located at the northwest corner of Sage Street and Dasher Drive, Maricopa area.

SIZE: 40± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are also designated Very Low Density Residential except for the western border which is designated Existing/Planned or Proposed Regional Park.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural. The site is currently being developed as a private airstrip/heliport landing field under SUP-005-13.

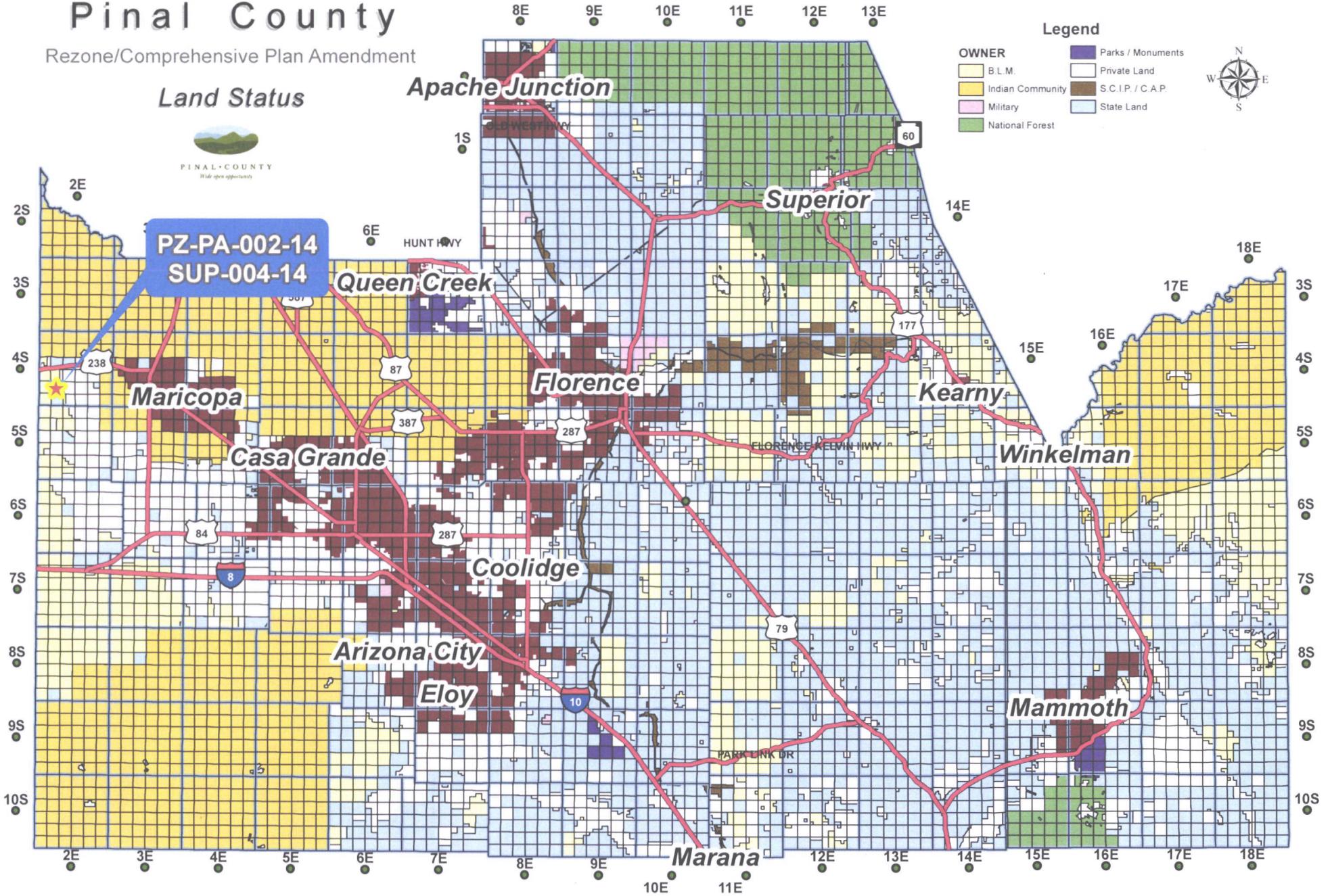
SURROUNDING ZONING AND LAND USE:

North: GR - Vacant  
East: GR - Residential  
South: GR - Vacant  
West: GR - Vacant

# Pinal County

Rezone/Comprehensive Plan Amendment

## Land Status





**Rezone**

**Planning & Development Services**



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Psalm 91, LLC

**Legal Description:**

Situated in a portion of the Section 29, T04S,R02E, G&SRB&M, Parcels 510-10-002C and 510-10-002E. (legal on file) (located at the northwest corner of Sage Street in the Maricopa area).

T04S-R02E Sec 29



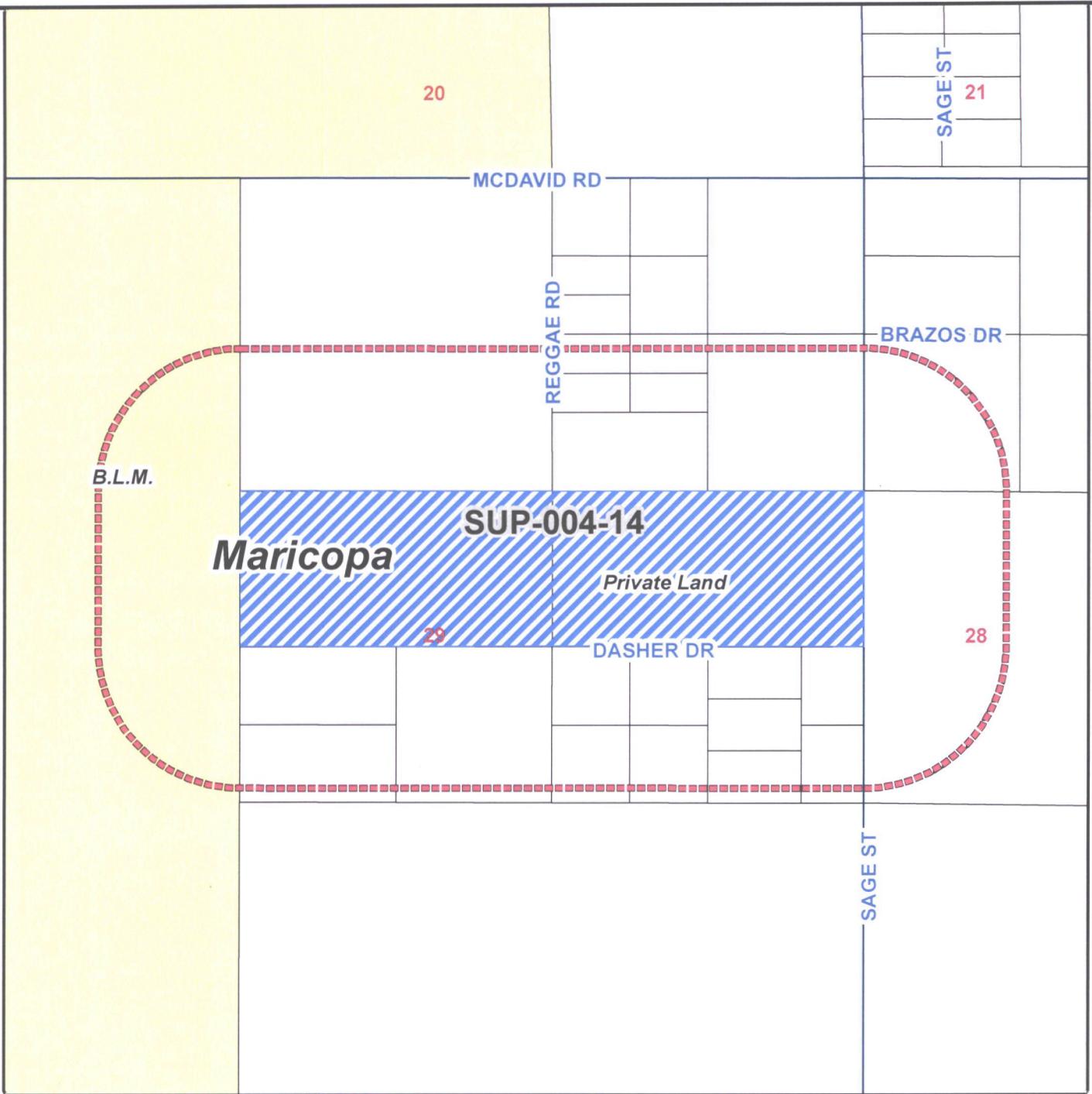
Sheet No:  
1 of 1

Psalm 91, LLC

Drawn By: GIS /JT /LJT Date: 05/16/2014

Section: 29 Township: 04S Range: 02E

Case Number: SUP-004-14



### Special Use Permit

SUP-004-14 – PUBLIC HEARING/ACTION: Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting a Special Use Permit to operate a private airstrip/heliport landing field and skydiving facility on a 40± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

Current Zoning: GR  
 Request Zoning: Rezone  
 Current Land Use: VLDR



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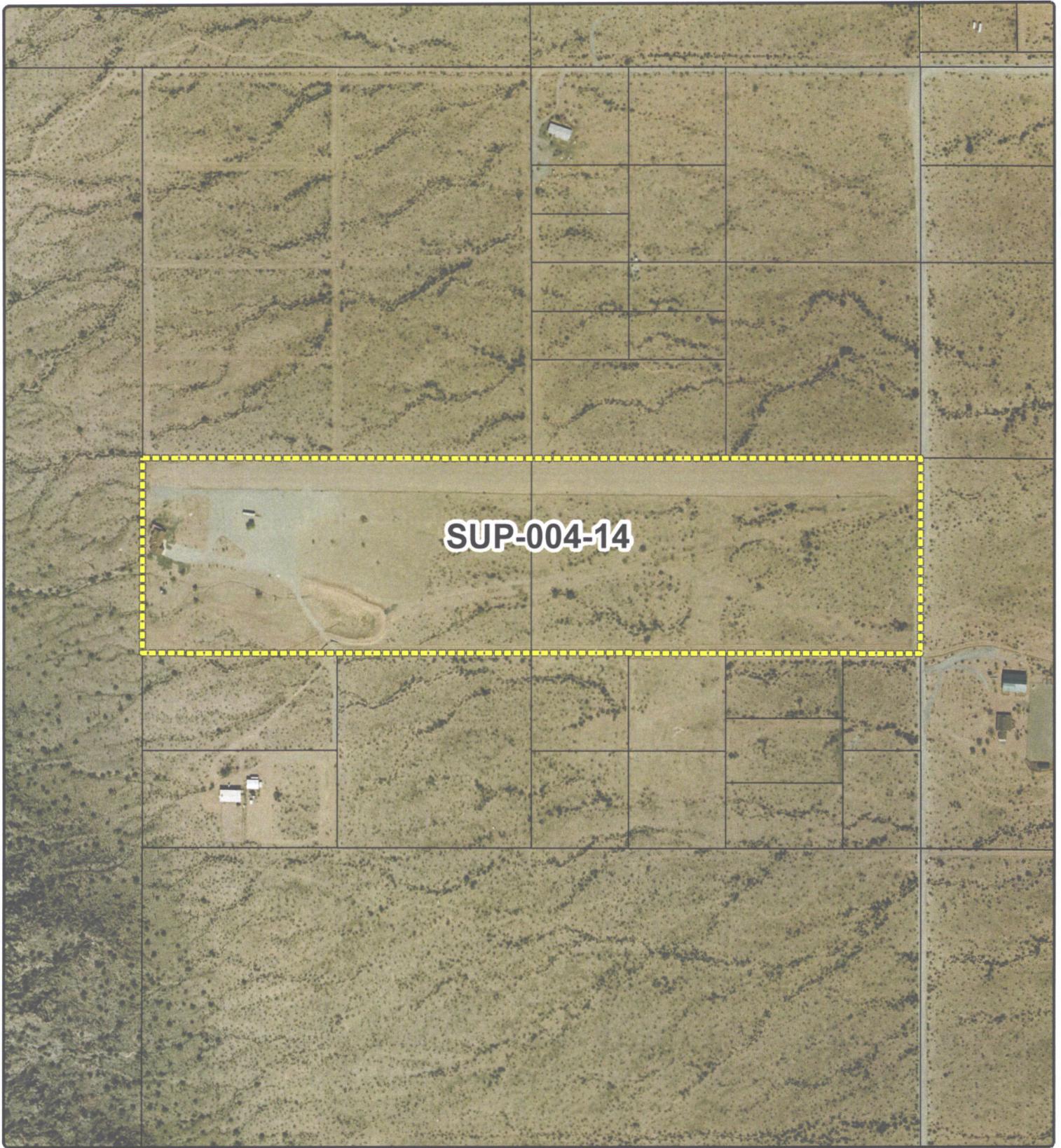
**Legal Description:**

Situated in a portion of Section 29, T04S, R02E, G&SRB&M, Parcels 505-10-002C and 510-10-002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

T04S-R02E Sec 29



Owner/Applicant: Psalm 91, LLC		
Drawn By: OS / JT / LJT	Date: 05/15/2014	
Sheet No. 1 of 1	Sections 29	Township 04S Range 02E
Case Number: SUP-004-14		



**SUP-004-14**

**Rezone**



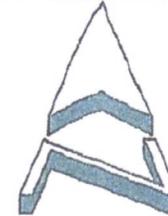
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**SUP-004-14**

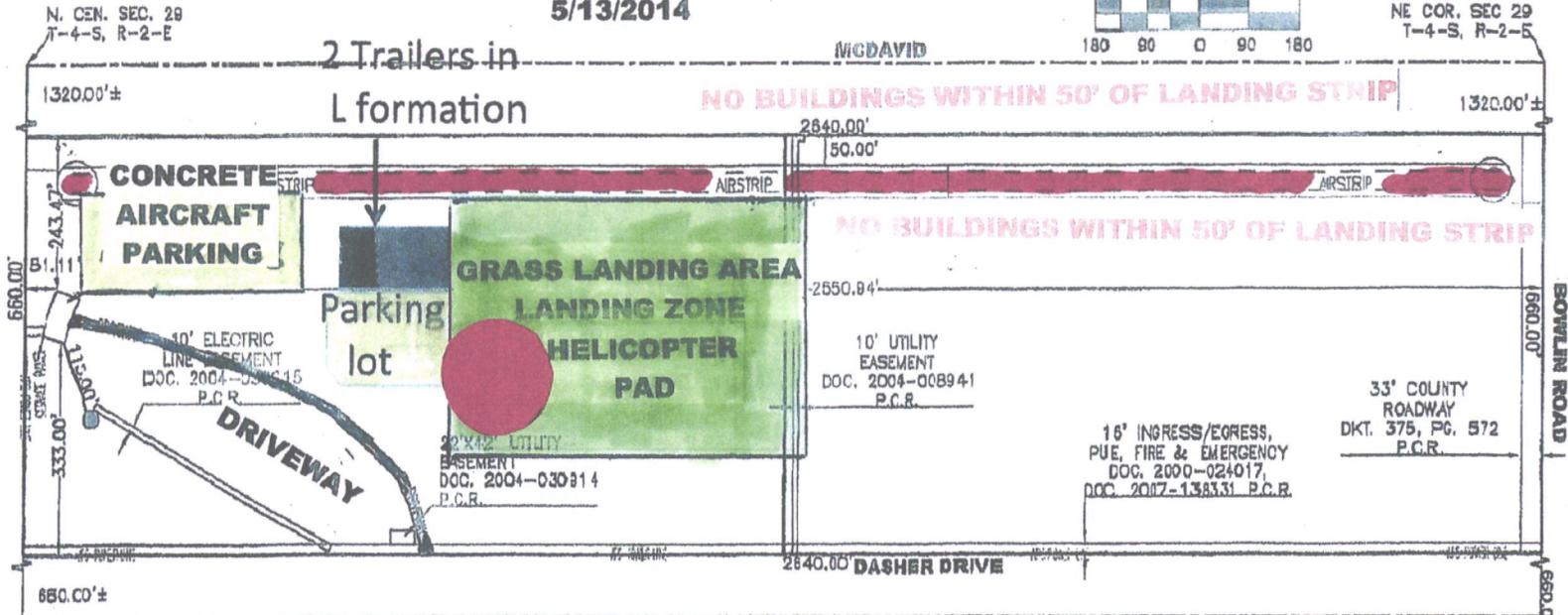
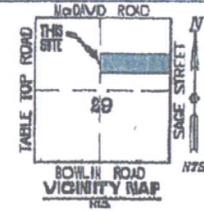
# PSALM 91 AIRSTRIP

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

**SITE PLAN REVISED**  
5/13/2014



SCALE 1" = 180'



N. GEN. SEC. 29  
T-4-S, R-2-E

**LEGAL DESCRIPTION**  
PARCEL ONE:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**OWNER**  
PSALM 91, LLC  
STEVE ZOBRO  
PHONE # 480-820-8405

EXCEPT ALL COAL, OIL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL TWO:  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT ALL COAL, OIL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.



EXPIRES 03-31-15

**ALLEN CONSULTING ENGINEERS, INC.**  
18087 GREGORY L. ALLEN  
ARIZONA 18087

600 N. FERGUSON CIRCLE #100  
SCOTTSDALE, ARIZONA 85258  
PHONE (480) 844-1000  
FAX (480) 844-1000  
E-MAIL: info@allenconsulting.com

PSALM 91 AIRSTRIP  
PART OF THE NE 1/4, T-4-S, R-2-E  
DASH DRIVE & DASHER DRIVE  
SITE PLAN

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.  
Access: The site is accessed from Dasher Drive.

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 7, 2014  
Neighborhood and agency mail out: May 19, 2014  
News paper Advertising: Week of May 26, 2014  
Site posting: Applicant: May 21, 2014  
Site posting: County: May 29, 2014

HISTORY: The subject property has the General Rural Zone classification and has never been rezoned. The site had an airstrip starting in the late 1970's, and had FAA approval to use the strip until 1991, when the FAA approval was suspended due to non-activity reporting. The previous landowner relocated the strip and received FAA approval to operate it in 2003. In 2013 the property was sold to Psalm 91, LLC. The Board of Supervisors approved a Special Use Permit to operate the site as a private airstrip/heliport landing field on October 30, 2013. After approval of the SUP the current owner submitted a request to amend the SUP to add skydiving facility as an additional use.

ANALYSIS: There are two requests covered under this report, a Non-Major Comprehensive Plan Amendment and a Special Use Permit to allow the operation of a skydiving facility as part of the original approval under **SUP-005-13**.

Comprehensive Plan Discussion:

The subject property is located in the Very Low Density Residential land use designation. This designation allow up to one dwelling unit per acre. The intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes. The additional use requested by the applicant is not consistent with the Very Low Density Residential designation because of the commercial nature of the request, use of the landing strip, and the size of the property. Due to these factors an amendment to the Comprehensive Plan Land Use Plan Map is required for the Special Use Permit request.

The applicant is requesting a Non-Major amendment to change the land use plan map designation from Very Low Density Residential to Secondary Airport. The Secondary Airport designation is an airport that does not qualify as a Primary Airport. These airports offer future economic development opportunities as they grow and expand. A primary airport are those airports that have 10 or more based aircraft and have 2,000 or more annual aircraft operations.

The site is surrounded by Very Low Density Residential except for the western border which is designated as proposed Regional Park. The general area consist of Moderate Low Density Residential (one mile east), Activity Centers (approximately one mile northeast and southeast), and Major Open Space (approximately half mile south).

The area described in this request is within the City of Maricopa planning boundary. Their General Plan category for this area is Rural. The purpose of the Rural Category "promotes the continuation of the rural character that is common across much of the planning area. Rural areas may include farming and small scale livestock operations along with low density residential uses. Several rural enclaves exist in the planning including Hidden Valley and Thunderbird Farms. The density range of this category is less than 1.0 dwelling unit per acre". To date, staff has not received any comments from the City of Maricopa in regards to the Non-Major amendment.

Special Use Permit Discussion:

The proposed use is located at Sage Street and Dasher Drive. The area is rural with lightly scattered residential sites in the area. A majority of the homes are located northeast of the site. There is another airstrip located a little over a mile east of this proposal. Looking at an aerial photography of the area, it seems that the direction of take off and landings would be from the north and south.

In 2013, the Board of Supervisors approved **SUP-005-13** with sixteen stipulations. Some of the conditions imposed on the property dealt with limiting the type of aircraft to single engine only, operating during daylight hours only, storage of fuel, building encroachment to airstrip, number of helicopter flights, and prohibiting commercial operations.

The applicant is requesting to add "skydiving facility" as a use to the previously approved Special Use Permit. This request will alter the previous site plan by adding a concrete parking area for aircraft use, a parking lot, two trailers, and a grass landing area for the skydivers. The additional use proposed by the applicant may intensify active onsite due to the commercial nature of the request. The Planning Commission may want to have dialogue with the applicant in concerns to impacts to surrounding area. Staff does have concerns about possible increase traffic to unpaved roads in the area and privacy impacts to the surrounding property owners and future residents.

The Commission will have to consider these differences in the proposed request and determine if it will impact the health, safety and welfare of the area. Included are copies of the stipulations from the previous case and staff has updated those stipulations for the Commission's consideration.

Staff did not receive any comments from the City of Maricopa in regards to the applicant's proposal.

The SUP the Commission is considering is for a private airstrip/heliport landing field and skydiving facility. 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, three letters of opposition has been received and one letter expressing concerns. Two of the letters of opposition are within 600 feet.

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

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP & non-major comprehensive plan amendment under Planning Cases **SUP-004-14** and **PZ-PA-002-14**. Furthermore, the Commission must determine that this SUP & non major comprehensive plan amendment will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

**STAFF SUMMARY:** The applicant, Psalm 91, 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, three letters of opposition has been received and one letter expressing concerns. Two of the letters of opposition are within 600 feet.
3. The site is accessed from Dasher Drive.
4. The subject property is located within the "Very Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION:** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-002-14** to the Board of Supervisors with a favorable recommendation with no attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

*\* No recommended stipulations*

**STAFF RECOMMENDATION:** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-004-14** 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) 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) right-of-way dedication may be required along Sage Street 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;

- 4) the layout, design and set up of the airstrip/heliport landing field and skydiving facility shall be as shown and set forth on the applicant's submittal documents and site plan;
- 5) all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 6) applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 7) the applicant shall keep the property free of trash, litter and debris;
- 8) only single engine aircrafts and helicopters are permitted;
- 9) commercial operations are prohibited except for the skydiving facility;
- 10) the airstrip/helicopter pad and skydiving facility shall operate during daylight hours only;
- 11) one (1) storage tank for aircraft aviation fuel and one (1) storage tank for helicopter aviation fuel are permitted within the 40 acres covered by this Special Use Permit. The storage of fuel shall meet the requirements of the Office of The State Fire Marshal;
- 12) no building within 50 feet of the airstrip as shown on the site plan dated 5/13/2014;
- 13) no more than twenty-one (21) flight (take off/landing) per month are allowed for helicopters;
- 14) the permit is set for annual review beginning June 19, 2015 with the right of entry for the Code Compliance Officer to verify stipulations;
- 15) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department; and
- 16) the Pinal County Planning & Development Services Department may invoke revocation proceedings should the airstrip/heliport landing field not adhere to the approved stipulations and site plan.

**Dedrick Denton**

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**From:** Shelley Clark [REDACTED]  
**Sent:** Friday, June 06, 2014 10:39 AM  
**To:** Dedrick Denton  
**Subject:** written notification of opposition to PZ-PA-002-14 and SUP-004-14

Planning Dept. contact Dedrick Denton , 6/06/2014

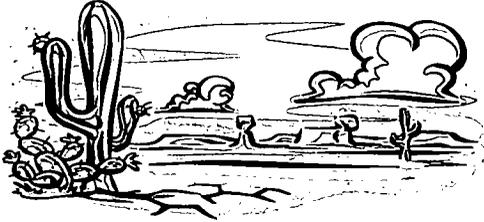
I am making written notification that I oppose the subject application listed below .

1. PZ-PA-002-14 and SUP-004-14
2. SHELLEY CLARK, [REDACTED]
3. Some of my reasons for opposing this land use matter are noise , incompatibility with the area and neighboring properties , pollution , zoning and property value. My property is adjacent to this land.
4. PZ-PA-002-14 and SUP-004-14
5. I do wish to attend and be heard at the meeting on June 19<sup>th</sup>.

Sincerely , Shelley Clark

Within 300'

# Ed & Denise Schweinert



Phone [REDACTED]

June 8, 2014

Dear Mr. Denton,

We wish to voice our disapproval with the proposals requested by Lyle Richardson with regards to tax parcels 510-10-002C and 002E. These would be outlined in PZ-PA-002-14 and SUP-004-14.

We, Edwin and Denise Schweinert, currently of [REDACTED], purchased tax parcel [REDACTED] several years ago with the intent of building our retirement home there when the time comes. Well the time is getting closer and now there is someone who wants to ruin all of the things that attracted us to this tranquil setting. We are still hoping to build in a place where we are away from the hustle and bustle of the city, the traffic and of course all the noise associated with businesses.

We feel that the type of business that is being proposed for this site would bring a lot of traffic, excessive noise, excessive dust, and of course, strangers into an area that we had hoped to have our retirement years filled with peace, tranquility, and knowing who our neighbors are.

This is definitely not what we had hoped for and I'm sure that there are many who have the same hopes for the beautiful area.

Thank you for the opportunity to speak our mind and hopefully help to make the decision to deny these proposals.

Sincerely,

Edwin and Denise Schweinert

Within 300'

**Dedrick Denton**

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**From:** Jason Stephens [REDACTED]  
**Sent:** Tuesday, June 10, 2014 4:18 PM  
**To:** Dedrick Denton  
**Subject:** Re: SUP-004-14 – PUBLIC HEARING/ACTION

Hello Dedrick,

Attached is a copy of an FAA sectional chart. My airport is labeled as Estrella Sailport(E68). The neighboring airport is not shown on the chart currently but you can extrapolate its approximate location based upon the location of Millar airport which is due south of us. I have marked the approximate location of the airport in question for your convenience. According to google maps the distance from this airport to mine is approximately 2miles. On this chart you can see the parachute symbol associated with my drop zone area. In this case the parachute symbol is south of highway 238 but in actuality the DZ is situated between Hwy 238 and our airport.

Our airport has been in operation since 1969 and have grown it to be the largest and most well respected glider facility in the US. We have been operating a drop zone at our airport since the early 1990's. During that time we have had 3 different skydiving companies lease the use of this facility from us. I do not see how two drop zones can safely be run within such close proximity to one another. I am opposed to allowing them to attempt to run a drop zone at that airport for that reason. I am however, very supportive of the owners efforts to operate their property as an airport and have no objections to that part of their proposal.

Thank you,  
Jason Stephens

[REDACTED]



On Jun 9, 2014, at 2:44 PM, Dedrick Denton wrote:

Jason,

Would you be able to email me your concerns by Wednesday? I would like to provide a copy of your concerns in the Planning and Zoning Commission packet. Even if you write in, you are still welcome to attend the hearing.

Thanks,  
Dedrick

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**From:** Jason Stephens [REDACTED]  
**Sent:** Monday, June 09, 2014 2:08 PM  
**To:** Dedrick Denton  
**Subject:** SUP-004-14 – PUBLIC HEARING/ACTION

Hello Dedrick,

I would like to attend the public hearing regarding my neighbor's property. I wasn't aware of the public hearing until the afternoon of the 6th which was evidently the deadline for submitting an opinion. I own a neighboring airport, Estrella Sailport, which also has a drop zone. Due to the proximity of my drop zone and the proposed drop zone location I have serious concerns about safety.

Thank you,

Jason Stephens



## Dedrick Denton

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**From:** charles millar [REDACTED]  
**Sent:** Thursday, June 05, 2014 10:24 AM  
**To:** Dedrick Denton  
**Subject:** SUP 004-14

Dear Mr. Denton,

Regarding SUP 004-14, airport located in NW Pinal County. I am the owner and airport manager of Millar Airport 2AZ4 located about 1 1/2 miles east of the proposed site. As you know each airport must have a defined airport traffic pattern for takeoffs and landings. My concern is the approach for landing and takeoff pattern. To avoid intrusions into the traffic pattern of 2AZ4, it is critical that the base leg of landing be at least a 1/4 mile west of Hidden Valley. Also, for takeoffs, the north or south turn must be executed prior to Hidden Valley Road. Serious aircraft safety issues may develop if this traffic separation is not managed correctly. A stipulation to the SUP should be included and state that straight in landing approaches and takeoffs are not authorized and that all approach/takeoff turns be made well west of Hidden Valley Road. I cannot over state the importance of safe aircraft traffic separation. In addition, since the airport is private and not public use, I recommend that no business operations be permitted without the approval of Pinal County P&Z. Please call if more information is required. Thank you.

Charles Millar  
[REDACTED]



PINAL COUNTY  
*wide open opportunity*

## Memorandum

**Date:** June 19, 2014

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

**From:** Scott Bender, P.E.  
Pinal County Engineer

**Subject:** Rezoning Application for ZOBRO LANDING FIELD & SKYDIVING,  
Case SUP-004-14.

The Public Works Department has reviewed the Rezoning Application for ZOBRO LANDING FIELD & SKYDIVING, Case No. SUP-004-14 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) Right-of-Way dedication may be required along Sage Street 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



**MEMORANDUM FROM AIR QUALITY**

**Date:** June 6, 2014  
**To:** Ashlee MacDonald  
**Cc:** Concept Review Committee  
**From:** Anu Jain, Permit Engineer  
**Re:** Zoning Pre-Application Cases

I have reviewed the following Concept Review cases:

Date	Case #	Applicant	Project	*Response
6/19/14	SUP-003-14	Glenn Hunter	Hunter Horse Boarding	See Comments 1 & 2
6/19/14	PZ-PA-00214 & SUP-004-14	Psalm 91, LLC	Zobro Landing Strip & Skydiving Facility	See Comments 1 & 2
6/19/14	IUP-001-14	Donna McGregor	Sturman Storage Lot	See Comments 1 & 2
6/19/14	PZ(PD)-006-14	Vintage Farms, LLC	Ware Farms – PAD	See Comments 1 & 2
6/19/14	PZ-007-14 & PZ-PA-003-14	Randy Largent	Case New Holland Test Facility	See Comments 1 & 2

**\*Comment(s):**

1. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance.

**Note:**

All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-060.A of Pinal County’s Air Quality Code of Regulations.

# PSALMS 91, LLC

## **SUP 005-13 Amendment**

March 11, 2014

Exhibit

C

Project Narrative

**AMENDMENT to SPECIAL USE PERMIT  
SUP 005-13**

**56580 West Dasher Road  
Pinal County  
Maricopa Arizona**

**To Allow Skydiving as an Approved Use in  
Conjunction with the  
Approved Landing Field at this Location**

**SUP-004-14**

**Narrative**

May 13, 20014

*Prepared For:*

**PSALM 91, LLC  
Steve Zobro  
1119 South Presidio Avenue  
Gilbert Arizona 85233  
Telephone: 480-820-6405**

*Prepared By:*

**Lyle S. Richardson  
5310 North Camino Sin Vacas  
Tucson Arizona 85718  
Cell: (602) 909-5976**

**PROPERTY OWNERSHIP:**

Psalm 91, LLC  
Mr. Steve Zobro, Managing Partner  
1119 South Presidio  
Gilbert Arizona 85223

**Buyer**

Mr. Marc Hogue  
Skydive Phoenix  
1753 East Broadway  
Suite 101-513  
Tempe Arizona 85282

**REPRESENTATIVE/APPLICANT:**

Lyle Richardson  
5310 North Camino Real  
Tucson AZ 85718  
Telephone (602) 909-59760  
Email lsr51az@gmail.com

**Purpose of the Request**

In 2013, Mr. Steve Zobro, the owner of the 40-acre outlined in this amendment application, filed a request for a Special Use Permit for the landing strip on his property located at 56580 West Dasher Road. That requested was ultimately approved by the Board of Supervisors with stipulations. A copy of the adopting Resolution of the Boards action in November of 2013 is included as an exhibit with application.

Mr. Zobro has since entered into a purchase agreement with a new buyer, Mr. Marc Hogue, who wishes to use the property and landing strip for skydiving purposes. To that end, this application is a request to amend the approved SUP by adding skydiving as an approved use.

**Nature and description of the existing project**

Currently, there is a graded, dirt landing strip on the property that was built a number of years ago and which was the subject of SUP 005-13 referenced above. Other improvements include a large, vacant, single-family dwelling, as well as other improvements include significant on-site retention and drainage basins, security gate and fencing and a private well/pressure tank which are separate from the house.

**Zoning and Comprehensive Plan Conformance**

Currently the property is zoned is General Rural residential (GR). No change in that zoning classification is being requested and there are no zoning violations on the property.

At the request of the Planning Staff, a companion Non Major Comprehensive Plan Amendment application to re designate the property "Secondary Airport" has been filed and will track with this amendment request.

### **Land Use and Property Circumstances**

As stated above, this historical use has been on the property for a number of years. Research indicates that after its initial development and operation in the 1970's and 1980's, the FAA in 1991 deactivated its permit due to inactivity of use. The 2004 /2005, SUP re-engaged the use on the property however, that owner ultimately lost the property to foreclosure. In 2013, Mr. Zobro purchased the property and processed the current Special Use Permit that he now seeks to amend.

### **Type of Aircraft and Operations**

In keeping with all of the approved stipulations in SUP 005-13, please note that:

1. Only single engine fixed wing aircraft and helicopters will be able to use this facility.
2. Take off and landings will only occur during the day.
3. The current SUP approval has no limit on the number of flights allowed at this location.
4. One storage tank for aircraft aviation fuel is proposed within the 40 acres covered by this Special Use Permit. The storage of fuel shall meet the requirements of the Office of the State Fire Marshal;
5. There are no immediate plans to make any modifications to the existing landing strip and heliport other than routine maintenance; however, the proposed buyer has indicated that he may ultimately he like to pave the airstrip.
6. Sky Dive Phoenix operates 7 days a week but by appointment only. This translates into on site operation 3-4 days a week for half the year (during the warmer months/summer) and potentially 5-6 days a week during the cooler winter months. Customers generally arrive at 0900 and the facility is closed after the last flight at the end of the day, generally around 4:30/5:00 PM. Please note that during the summer month's operations are usually competed by about 1:00 PM.
7. The Pinal County Comprehensive Plan identifies two types of aircraft handling facilities. By definition, this facility will be classified as a "Non Major Airport" in that there be less than 2000 flights conducted per year (we estimate it there will actually be less than 1500 flights per year) and there will be less than 10 aircraft permanently housed on site. At no time will there be more than four aircraft permanently housed on site.

In accordance with the previously approved SUP, all of these will be single engine fixed wing aircraft.

9. We do not anticipate more than about 21 helicopter landings and takeoffs per year.
10. A revised site, which shows the property's lay out, and these uses has been attached with this amended application for your review and consideration.

### **Operational Safety**

Skydive Phoenix operates and abides by the requirements outlined in the *Federal Air Regulations Part 105* which stipulates what can and cannot be done as a part of skydiving operations. In addition, Mr. Hogue is an active Group and Individual member of United States Parachute Association (USPA), which regulates skydiving in the United States

### **Impact to surrounding Area**

The new owners intend to continue to maintain a very low impact profile to the surrounding area. No other modifications to the conditions and stipulations of approval are requested other than to add skydiving as a recognized and allow use on the property.

In addition, the new owner will maintain compliance with Section 2.151.010 (n):

1. The proposed special use will not materially affect or endanger the public health, safety or welfare. Traffic conditions in the vicinity, will be consistent with what is there now and will not materially increase.
2. Provision of services and utilities including sewer, water, electrical, garbage collection and police/fire protection are currently in place and will remain as is.
3. The proposed special use will comply with all regulations and standards applicable within the zoning district where the special use is proposed.
3. The proposed special use is and will remain compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.
4. Traffic circulation and roadway improvements have already been established and are adequate to handle the existing trips generated by this project. There is

one point of entry to the property and that access is limited and controlled by a gate.

5. Site development standards, including significant site grading and drainage/retention improvements are already in place.
6. A neighborhood meeting was conducted on March 8. Minutes of that meeting are included with this application.  
In addition, an offsite meeting with an absentee owner of land within the 1200-foot radius also took place in Phoenix on 3/10/2014.

**MINUTES**  
**NEIGHBORHOOD MEETING**  
March 7, 2014

The meeting started at 10:00 PM.

Three people attended this meeting.

1. Jeffery Finklbeiner

2. Sandra Finklbeiner

Mr. and Mrs. Finklbeiner signed the attendance log (a copy of which is attached).

3. Mr. Ron Grossman, an adjoin property owner also was in attendance however he did not sign the log.

A brief outline was given of the proposed SUP amendment and why the companion application for a Non Major Comprehensive Plan Amendment requests to redetine the property "Secondary Airport was going forward. Additional discussion regarding the nature of the skydiving operation and the hearing procedure of each application took place.

In general, the concern of Mr. and Mrs. Finklbeiner was with the reclassification of the land to a Secondary Airport and not with so much with the SUP to allow the use site for skydiving.

Mr. Grossman stated that he knew the applicant and was in agreement with the two requests however, he too did not understand the requirement by the County for the Comprehensive Plan Amendment designation, as he believed that "...this is not going to be an airport". He further stated that he knew about the operators existing operation and that his daughter has skydived there before.

The neighborhood meeting ended at approximately 10:45 AM



**PINAL COUNTY  
PROCEDURE FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN  
AMENDMENT**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.  
A Concept Review meeting (CR 083-13) was conducted on 12/10/13. A copy of the Pre Application Request form and Concept Review Comments are included with this Non Major Comprehensive Plan request.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.  
The correct and sign formed is attached for the County's review.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

**PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

Public hearing schedule will be made available in August.

**FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS**

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
  - a. 0-499 mailouts: \$4,478.00
  - b. 500 or more mailouts: \$4,824.00
  - c. With accompanying zone change: \$3,354.00

# **APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

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

1. The legal description of the property: See Attached Legal Description  
**Please refer to Exhibit "A"**
2. Parcel Number(s): **510-10-002C and 002D** Total Acreage: **40 Acres**
2. Current Land Use Designation: **Very low Density Residential**
3. Requested Land Use Designation: **Secondary Airport**
4. Date of Concept Review: **12/10/2013** Concept Review Number: **CR 083-13**
5. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

During a Concept Review meeting to discuss an amendment to an approved Special Use Permit to allow skydiving at this location, the applicant was informed of the County's stated requirement to modify the land use category for these parcels if they wished to submit for consideration an amendment to that SUP (A copy of SUP 005-13 approval Resolution attached with this request). The County's rationale, as we understand it was twofold:

First:

During the County's last major Comprehensive Plan Review period, it was noted that there are a number of small private landing strips in the planning area that historically had not been formally inventoried or acknowledged by the County. To address that point, a new designation "Secondary Airport" was adopted and included in the revised Comprehensive Plan. Based on this new category, any aviation type use that is not designated "Regional" in nature is considered "Secondary".

Second:

There were questions about the intensity of the proposed Skydive Phoenix use and if it was comparable to another skydiving proposal currently in process through the County. It was pointed out to Staff that there is NO connection between this request and that of Skydive Arizona, either in ownership, operation intensity of use or scale.

After much discussion, the Staff requested that we do a comparison between the two proposals. That was done and forward by way of email on 12/20/13 (copy attached) to the Planning Director for his interpretation regarding the need for a change of current land use designation.

The 12/2/13 response from Mr. Stabley confirming the need for the Non Major Comprehensive Plan Amendment and SUP Amendment is also attached.

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION  
PAGE 2

6. Discuss any recent changes in the area that would support your application.

A Special Use Permit was recently approved for this property to allow a private air/strip/heliport, landing field on this 40-acre parcel(s). A copy of the recorded Resolution for that case, SUP 005-13, is attached with this application.

7. Explain why the proposed amendment is needed and necessary at this time.

A companion amendment application for SUP 004-14 is being filed with this Comprehensive Plan Amendment pursuant to the direction we received from Planning Director Stabley in his 12/27 email.

8. In discussions with Senior Staff and the Planning Director, it was suggest that the following points be considered in this application. Below each item is our response.

As airport development or expansion occurs, land use compatibility should be considered.

We believe that there will be very little if any change to the existing conditions as approved in SUP 005-013. Additional consideration to the proposed site plan configuration, buffering and operational programs as outlined in the new SUP application now under review will insure compatibility with neighbors and surround landowners.

- Aircraft noise impacts should be analyzed and minimized, through land use controls and adequate buffers.

A substantial buffer will exist between the parachute staging/landing area and the closes existing residential neighbor. This buffer is in excess of 1300 feet.

- Maximize the economic development potential of airport development.

Pinal County, specifically this area of Pinal County, is recognized worldwide as a center for parachuting activities and training. This Secondary Airport designation, applied to an existing landing strip along, with its companion SUP will support economic viability of that industry while creating jobs and increasing the revenue generated to the County by the use.

- Land uses allowed in the Noise Sensitive Area designation include industrial and commercial uses. Residential land uses are discouraged.

No additional residential is proposed in the Companion SUP now under review.

- All uses within Noise Sensitive Areas will be required to reduce interior noise levels to 45 DNL, day-night average sound level, or lower.  
 Because of the buffering proposed in conjunction with the standard aircrafts take off pattern (when you can reasonably expect the greatest noise generation from the Cessna 182) from west to east, we believe that the sound impact to surround properties will be minimal.
  
- Mobile homes, recreational vehicles, and sensitive outdoor activities whose noise exposure cannot be reduced, are discouraged. Schools, churches, assembly halls, hotels and other land uses allowing large gathering of people are discouraged in Noise Sensitive Areas.  
 These uses are not expected or planned for on this site as a part of the proposed SUP now under review.

RECEIPT #:  
CASE:

AMT:

DATE:

**IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:**

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

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

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

1. Pinal County Staff Coordinator: **Dedrick Denton**
2. Date of Concept Review: **12 /10 / 2013**      Concept Review No.: **CR – 083-13**  
**Application and Concept Review Notes**  
**Attached**
3. The Legal Description of the Property:  
**See attached legal description Exhibit "A"**
4. Tax Assessor Parcel No(s): **510-10-002C and 002E**
5. Current Zoning: **GR with Approved SUP**      **Resolution adopting SUP 005-13 Attached**
6. Parcel size: **40 Acres**
7. The existing use of the property is as follows: **Residential unit with landing strip, runway and helipad as approved in SUP 005-13.**
8. The exact use proposed under this request:  
Amend existing/approved SUP 005-13 to allow skydiving in conjunction with small aircraft takeoff and landing and designated parachute landing area. All other conditions and stipulations approved in SUP 005-13 to remain in place.
9. Is the property located within three (3) miles of an incorporated community?  
 YES      **XXX NO**
10. Is an annexation into a municipality currently in progress?  
 YES      **XXX NO**
11. Is there a zoning violation on the property for which the owner has been cited?  
 YES      **XXX NO**  
  
If yes, zoning violation # N/A
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes.  
**A companion Non Major Comprehensive Plan Amendment application will be filed and will track with this request. Additional information is included in the attached Project Narrative.**
13. Explain why the proposed development is needed and necessary at this time.  
**Please refer to the attached Project Narrative**

RECEIPT #:

AMT:

DATE:

CASE:

## SUPPORTING INFORMATION

Please note that all information included in this section of the application form is also included in the attached Project Narrative

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: **These requirements have been met and are reflected in this application.**
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: **All required services and utilities are existing.**
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: **Access to the site is from dedicated right of way. The point of entry is located in the southwest portion of the site and is shown on the attached site exhibit. In addition to the expected day-to-day traffic associated with the existing residential use, there will be some increase of trips in and out of the site because of the skydiving function proposed. As a part of the original SUP approval a traffic analysis was indicted and we expect that stipulation to remain in place.**
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: **Currently the applicant proposes top consturcte 10 spaces for residents, visitors and other. Theses spaces will be placed in the western potion of the site in the area currently identified as the Pad area.**
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? **No additional impact is expected.**
6. What type of landscaping are you proposing to screen this use from your neighbors? **There is existing native landscape on the property. Additional landscaping improvements are anticipated in the area of the proposed jump landing area. A complete landscape package will be prepared at the time of Site Plan Review.**
7. What type of signage are you proposing for the activity? Where will the signs be located? **A small direction sign is proposed at the drive entryway on Dasher Road. This sign will be processes in accordance with approved County procedures and will meet all current sign code requirements.**
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 processing of material will take place at this location.**



**PINAL COUNTY**  
*wide open opportunity*

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:  
No changes are proposed that will have an impact on the adjoining property.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? **XXX 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? **XXX YES**  NO

**PLANNING & DEVELOPMENT**

**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 510-10-001A  
Name: Arie De Jong Family Trust  
Address: 20000 N. Ralston  
City/ST/Zip: Maricopa Arizona 85139

Parcel 510-04-024F  
Name: Robert Holmes  
Address: 2917 W. Belmont  
City/ST/Zip: Phoenix, Arizona 85051

Parcel No.: 510-10-001S and 001T  
Name: Robert P. Vandenburg Plan  
Address: 4220 N. 57<sup>th</sup> place  
City/ST/Zip: Phoenix Az. 85018

Parcel No.: 510-10-006A  
Name: Donald Prater  
Address: Mail Return  
City/ST/Zip:

Parcel No.: 510-10-002H and 002J  
Name: Robert Carter  
Address: P.O. Box 502  
City/ST/Zip: Maricopa Arizona 85139

Parcel No. 510-04-024N and 002G  
Name: Ronald Grossman Trust  
Address: P.O. Box 1407  
City/ST/Zip: Maricopa Arizona 85139

Parcel No.: 510-10-006C  
Name: Teresa Gray  
Address: 2231 E. Virgo Place  
City/ST/Zip: Chandler, Az. 85249

Parcel No.: 510-10-006D and 006B  
Name: Michael Pinhas  
Address: P.O. Box 6046  
City/ST/Zip: Chandler Arizona 85246

Parcel No.: 510-10-002N  
Name: Michael Lafragola  
Address: 15814 S. 31<sup>st</sup> street  
City/ST/Zip: Phoenix Arizona 85048

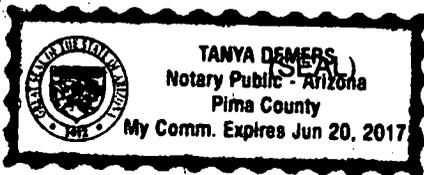
Parcel: 510-10-002R  
Name: Pamela Nichols  
Address: 1720 E Jacinto  
City/ST/Zip: Mesa Arizona 85204

I hereby verify that the name list above was obtained on the 11 day of March, 2014, at the office of Lyle S. Roberts and is accurate and complete to the best of my knowledge.

[Signature]  
Signature

3/11/2014  
Date

Acknowledged before me by Tanya Demers, on this 11 day of MARCH, 2014.



[Signature]  
Signature of Notary Public

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

**PROPERTY OWNERSHIP LIST**  
**(required for filing all applications)**

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

Parcel 510-10-001R and 001Q  
Name: Matthew Fryberger  
Address: 6233 W Wood St  
City/ST/Zip Phoenix Az. 85043

Parcel 510-10-002Q  
Name: Edwin Schweinert  
Address: 1426 N. 66<sup>th</sup> Place  
City/ST/Zip: Mesa Arizona 85205

Parcel No.: 510-10-002M  
Name: Shelly Clark  
Address 3414 W. Wahalla lane  
City/ST/Zip: Phoenix Az. 85027

Parcel No.: 510-10-002P  
Name: William and Nancy Alling  
Address: 4516 E Rocky Slope  
City/ST/Zip : Phoenix Arizona 85044

Parcel No.: 510-10-001N and 001P  
Name: Jeremy Giguere  
Address 4283 S. 165<sup>th</sup> Way  
City/ST/Zip: Gilbert Arizona 85397

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:

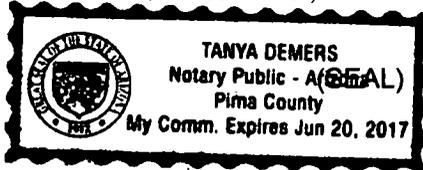
Parcel:  
Name:  
Address:  
City/ST/Zip:

I hereby verify that the name list above was obtained on the 11 day of March, 2014 at the office of Lyb S. Richardson, and is accurate and complete to the best of my knowledge.

[Signature]  
Signature

3/11/2014  
Date

Acknowledged before me by Tanya Demers, on this 11 day off March, 2014.



Tanya Demers  
Signature of Notary Public

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



BOOK - MAP  
**510-10**  
SEC. 29 T.04S. R.02E.

LOCATION MAPS  
R.L.

TOWNSHIP

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

SECTION

0 840  
Feet

Revised: 8/23/2011  
By: AHB

PINAL COUNTY  
*and open opportunity*

**Pinal County Assessor**

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

**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 1200 feet of the subject parcel boundary.

Parcel 510-04-024G  
Name: Lotus Unlimited corporation  
Address: 337 E El Dorado lane  
City/ST/Zip: Gilbert, Arizona 85295

Parcel 510-10-003  
Name: Arie de Jong Family Trust  
Address: 2000 N Ralston  
City/ST/Zip: Maricopa Arizona 85139

Parcel No.: 510-04-036  
Name: Avon Capital LLC  
Address 5108 N. 40<sup>th</sup> St #3  
City/ST/Zip: Phoenix Az. 85018

Parcel No.: 51010001H  
Name: GAB-P/S Plan  
Address: P.O Box 70  
City/ST/Zip: Springerville, Arizona 85938

Parcel No.: 510-04-024H and 024J  
Name: James St Pierre  
Address 4422 E Flower Street  
City/ST/Zip: Phoenix, Az. 85018

Parcel No.: 510-10-001 F  
Name: Michael Miller  
Address 17512 N Thornwood Rd.  
City/ST/Zip: Maricopa AZ. 85139

Parcel No.: 510-10-001M and 001L  
Name Darrin and Eliza Larsen  
Address: 3357 E Vallejo Ct  
City/ST/Zip: Gilbert, Az. 85298

Parcel No.: 510-10-001U  
Name: Robert P Vandenburg  
Address: 4220 N 57 th Place  
City/ST/Zip: Phoenix Az. 85018

Parcel No.: 510-10-001G

Name: Kain and Blanca Rivera  
Address: 45993 W Sonny Road  
City/ST/Zip: Maricopa Az 85139

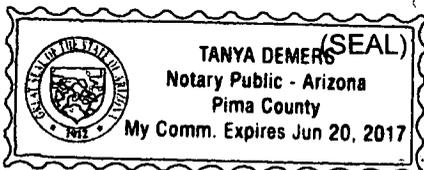
Name:  
Address:  
City/ST/Zip:

I hereby verify that the name list above was obtained on the 11 day of MARCH, 2014, at the office of L.P. Silichart, and is accurate and complete to the best of my knowledge.

[Signature]  
Signature

3/11/2014  
Date

Acknowledged before me by Tanya Demers, on this 11 day off MARCH, 2014.



[Signature]  
Signature of Notary Public

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



BOOK - MAP  
**510-10**  
SEC. 29 T.04S. R.02E.

LOCATION MAPS  
R.A.

TOWNSHIP

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

SECTION

Revised: 8/23/2011  
By: AHB

**FINAL COUNTY**  
*made open opportunities*

**Final County Assessor**

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





Pinal County  
Planning & Development  
Mr. Jerry Stabley, Planning Director  
31 N Pinal Street  
Building F  
Florence, AZ 85132

March 9, 2014

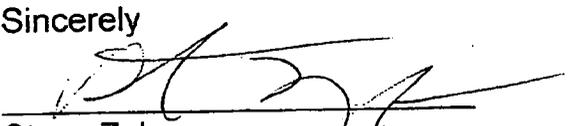
Re: Psalms 91, LLC

Dear Mr. Stabley

Please accept this letter as my written authorization to allow Lyle S. Richardson to act as the representative for Psalms 91, LLC in an Amendment to Special Use Permit 005-13 to permit skydiving and a Non -Major Comprehensive Plan Amendment for the 40 acres described in the attached application.

Thank you in advance for your assistance in this matter. If you need to contact me, I can be reached at 480-820-6405.

Sincerely



---

Steve Zobro  
Managing Partner  
Psalms 91, LLC



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

Psalm 91, LLC  
[Insert Company or Trustee's Name]

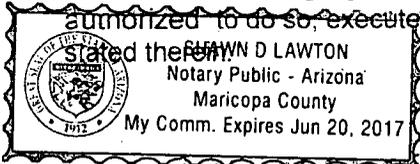
By: Steve Zobro  
[Signature of Authorized Officer or Trustee]

Its: Managing Officer  
[Insert Title]

Dated: 03/10/2014

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me, this 10th day of March, 2014 by Steve Zobro, Managing Officer of Psalm 91, LLC, an Arizona LLC 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: 06/20/2017

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

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

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ Who acknowledged himself/herself to be

\_\_\_\_\_ [Insert Signor's Name]  
\_\_\_\_\_ of \_\_\_\_\_ [Title  
of Office Held] [Second Company]

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

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

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

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

Agency authorization form needs to be fully filled out

Psalm 91, LLC  
[Insert Company or Trustee's Name]

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

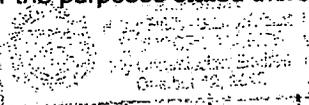
Its: Manager  
[Insert Title]

Dated: 05/14/2014

STATE OF AZ  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me, this 14<sup>th</sup> day of May, 2014, by Steve Zobro, Manager of Psalm 91, LLC, an Arizona limited liability company, [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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



[Signature]  
Notary Public

My commission expires: 10-12-2016

**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

ho acknowledged himself/herself to be [Insert Signor's Name]

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

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

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

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

CONSENT TO PERMIT

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

**Psalm 91, LLC a State of Arizona LLC, hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at 56580 North Dasher, Maricopa Arizona 85139, and further identified as tax parcel number 510-10-002C and 002D and legally described as follows:**

See Attached Legal Description  
Exhibit "A"

Said property is hereinafter referred as "the Property."

**Owner consents to Lyle S. Richardson's application to amend Special Use Permit SUP 005-13 to allow skydiving a this site for while maintaining all previously approved uses and stipulations/conditions assigned. Further, the owner consents to the issuance of the permit for the stated use on the Property.**

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

  
\_\_\_\_\_  
[Signature] [Signature]

Dated: 03/10/2014 Dated: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
[Insert Name of Signor(s)]

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[If a corporation or company, use the following signature block and acknowledgment]

Psalm 991, LLC  
[Insert Company Name]

By: Steve Zobro  
[Signature of Authorized Officer]

Title: Managing Officer

Dated: 03/10/2014

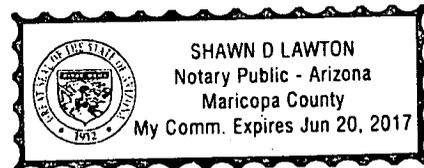
STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

On this 10th day of March, 2014, before me, the undersigned Notary

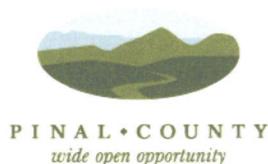
Public, personally appeared Steve Zobro who acknowledged himself/herself to be the Managing Officer of Psalm 91, a(n) Arizona LLC and being authorized to do so on behalf of said entity, executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 06/20/2017



**PZ-PA-002-14/SUP004-14**



MEETING DATE: June 19, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-002-14 & SUP-004-14** (Psalm 91 Private Airstrip/Heliport & Skydiving Facility)

CASE COORDINATOR: Dedrick Denton

LEGAL DESCRIPTION: a 40± acre parcel situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M

TAX PARCEL: 510-10-002C & 002E

LANDOWNER: Psalm 91, LLC, 1119 South Presidio, Gilbert, AZ 85233.

AGENT: Lyle Richardson, 5310 North Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE:

**PZ-PA-002-14 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting approval of a **Non-Major Comprehensive Plan Amendment** from **Very Low Density Residential (0-1 du/ac)** to **Secondary Airport** on 40± acres pending and in conjunction with Rezone request **SUP-004-14** in the GR zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

**SUP-004-14 – PUBLIC HEARING/ACTION:** Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting a Special Use Permit to operate a private airstrip/heliport landing field and skydiving facility on a 40± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

LOCATION: Located at the northwest corner of Sage Street and Dasher Drive, Maricopa area.

SIZE: 40± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are also designated Very Low Density Residential except for the western border which is designated Existing/Planned or Proposed Regional Park.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural. The site is currently being developed as a private airstrip/heliport landing field under SUP-005-13.

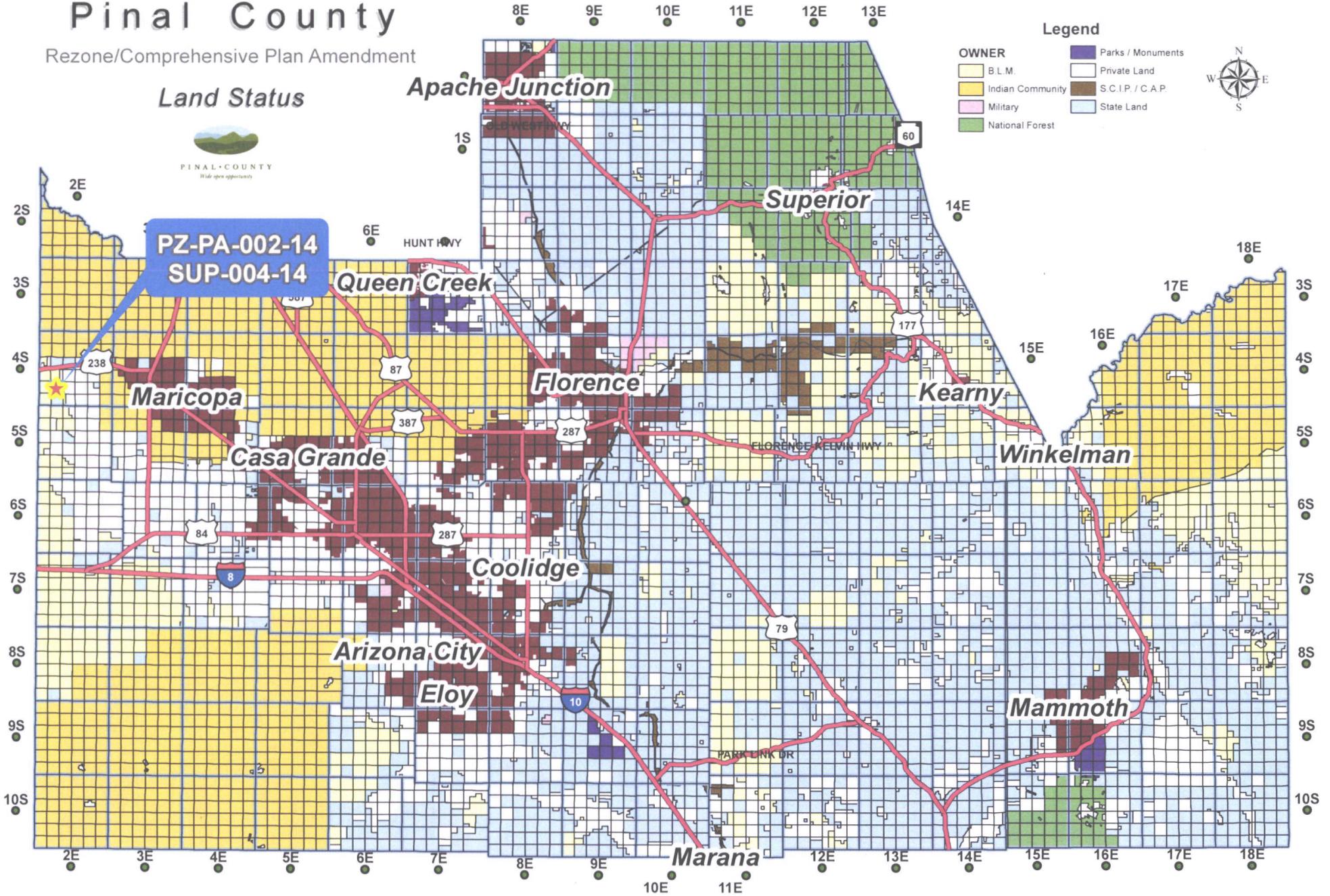
SURROUNDING ZONING AND LAND USE:

North: GR - Vacant  
East: GR - Residential  
South: GR - Vacant  
West: GR - Vacant

# Pinal County

Rezone/Comprehensive Plan Amendment

## Land Status





Maricopa County

### Rezone

## Planning & Development Services



**PINAL COUNTY**  
Wide open opportunity

Psalm 91, LLC

**Legal Description:**

Situated in a portion of the Section 29, T04S,R02E, G&SRB&M, Parcels 510-10-002C and 510-10-002E. (legal on file) (located at the northwest corner of Sage Street in the Maricopa area).

T04S-R02E Sec 29



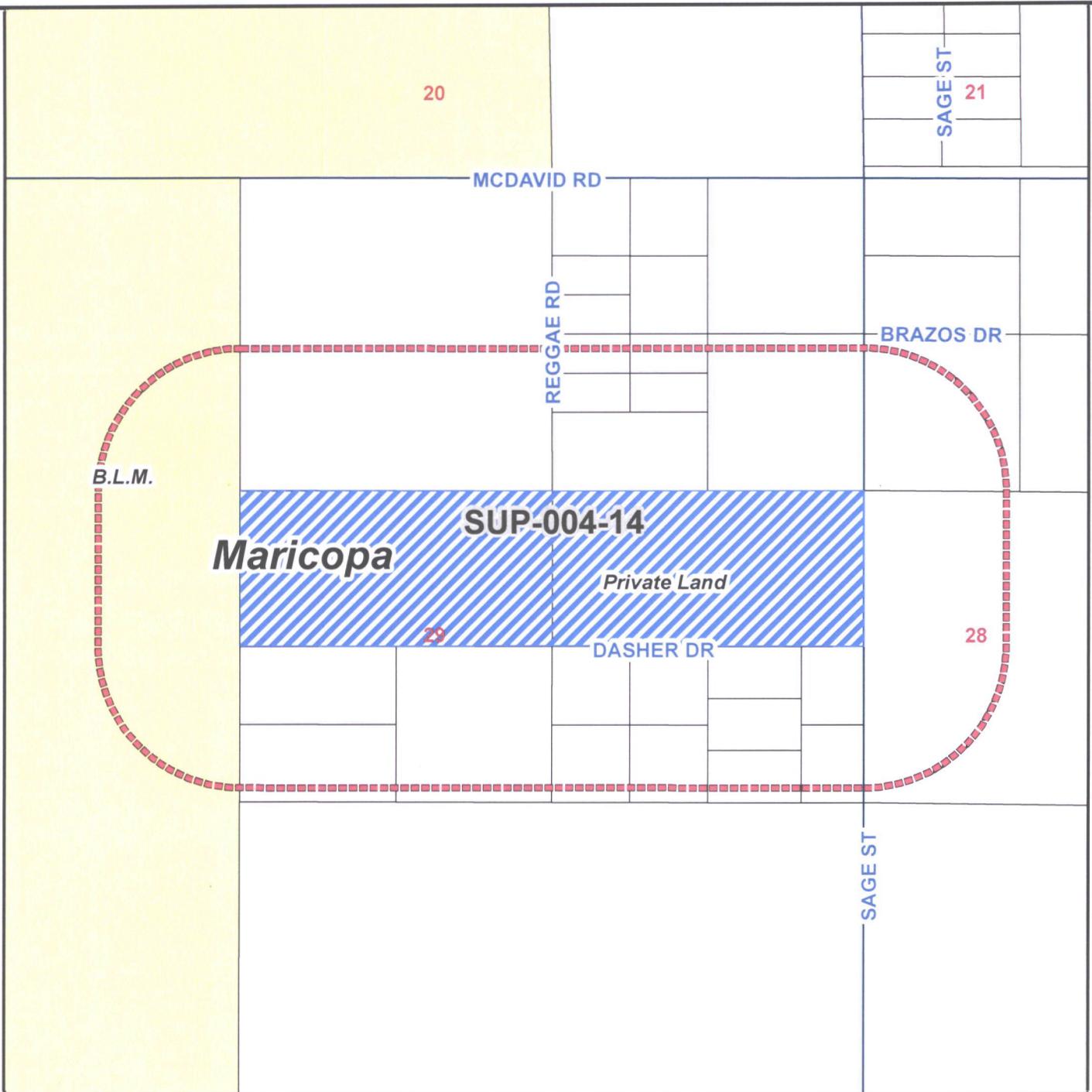
Sheet No.  
1 of 1

Psalm 91, LLC

Drawn By: GIS /JT /LJT Date: 05/16/2014

Section: 29 Township: 04S Range: 02E

Case Number: SUP-004-14



### Special Use Permit

SUP-004-14 – PUBLIC HEARING/ACTION: Psalm 91, LLC, landowner, Lyle Richardson, agent, requesting a Special Use Permit to operate a private airstrip/heliport landing field and skydiving facility on a 40± acre parcel in the GR Zone; situated in a portion of the NE¼ of Section 29, T4S, R2E G&SRB&M, tax parcel 510-10-002C and 002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

Current Zoning: GR  
 Request Zoning: Rezone  
 Current Land Use: VLDR



PINAL COUNTY  
*Wide open opportunity*

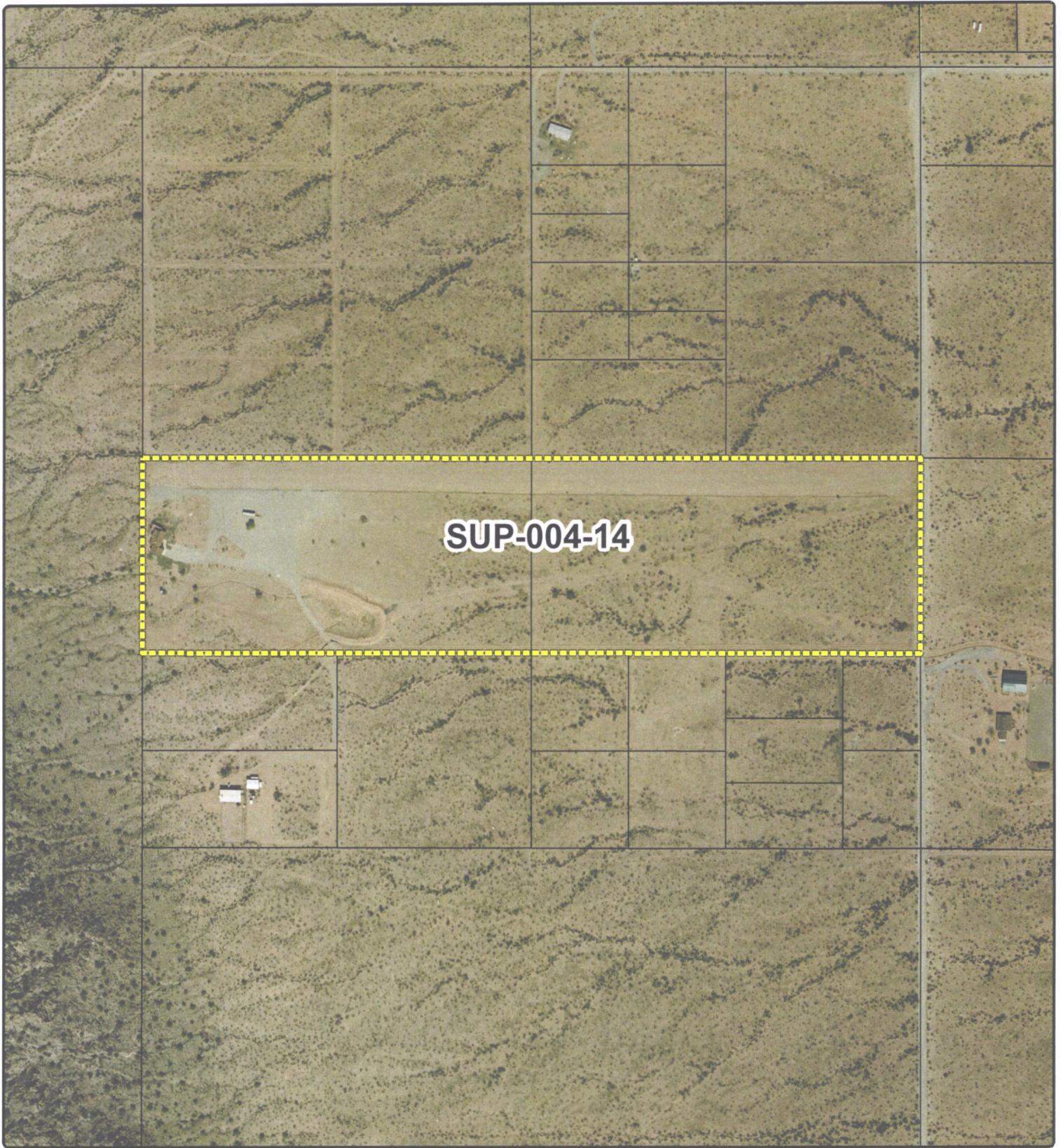
**Legal Description:**

Situated in a portion of Section 29, T04S, R02E, G&SRB&M, Parcels 505-10-002C and 510-10-002E (legal on file) (located at the northwest corner of Sage Street and Dasher Road in the Maricopa area).

T04S-R02E Sec 29



Owner/Applicant: Psalm 91, LLC		
Drawn By: OS / JT / LJT	Date: 05/15/2014	
Sheet No. 1 of 1	Sections 29	Township 04S Range 02E
Case Number: SUP-004-14		



**SUP-004-14**

**Rezone**



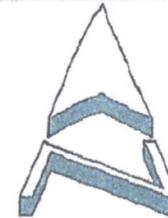
**PINAL COUNTY**  
*Wide open opportunity*

**SUP-004-14**

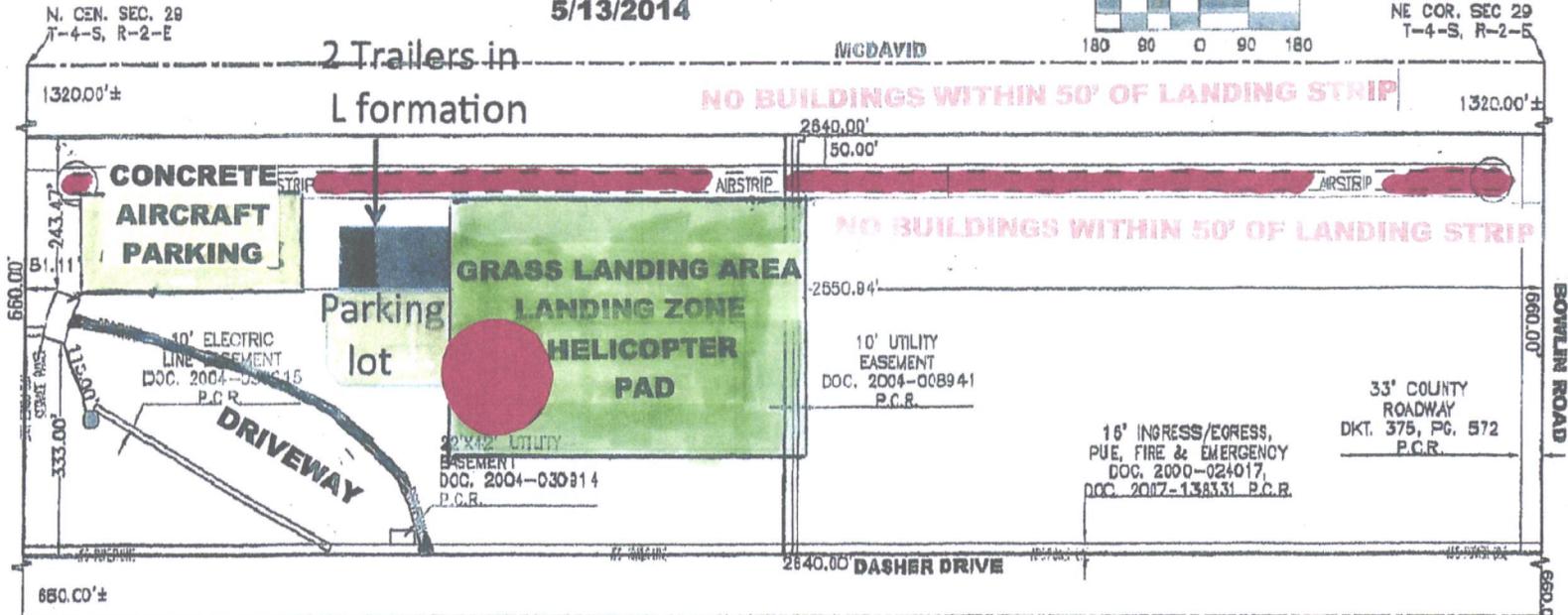
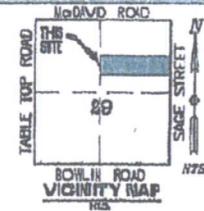
# PSALM 91 AIRSTRIP

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

**SITE PLAN REVISED**  
5/13/2014



SCALE 1" = 180'



N. GEN. SEC. 29  
T-4-S, R-2-E

**LEGAL DESCRIPTION**  
PARCEL ONE:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**OWNER**  
PSALM 91, LLC  
STEVE ZOBRO  
PHONE # 480-820-8405

EXCEPT ALL COAL, OIL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL TWO:  
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT ALL COAL, OIL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA.



EXPIRES 03-31-15

**ALLEN CONSULTING ENGINEERS, INC.**  
18087 GREGORY L. ALLEN  
ARIZONA 18087

600 N. FERGUSON CIRCLE #100  
SCOTTSDALE, ARIZONA 85258  
PHONE (480) 844-1000  
FAX (480) 844-1000  
E-MAIL: info@allenconsulting.com

PSALM 91 AIRSTRIP  
PART OF THE NE 1/4, T-4-S, R-2-E  
DASH DRIVE & DASHER DRIVE  
SITE PLAN

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.  
Access: The site is accessed from Dasher Drive.

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 7, 2014  
Neighborhood and agency mail out: May 19, 2014  
News paper Advertising: Week of May 26, 2014  
Site posting: Applicant: May 21, 2014  
Site posting: County: May 29, 2014

HISTORY: The subject property has the General Rural Zone classification and has never been rezoned. The site had an airstrip starting in the late 1970's, and had FAA approval to use the strip until 1991, when the FAA approval was suspended due to non-activity reporting. The previous landowner relocated the strip and received FAA approval to operate it in 2003. In 2013 the property was sold to Psalm 91, LLC. The Board of Supervisors approved a Special Use Permit to operate the site as a private airstrip/heliport landing field on October 30, 2013. After approval of the SUP the current owner submitted a request to amend the SUP to add skydiving facility as an additional use.

ANALYSIS: There are two requests covered under this report, a Non-Major Comprehensive Plan Amendment and a Special Use Permit to allow the operation of a skydiving facility as part of the original approval under **SUP-005-13**.

Comprehensive Plan Discussion:

The subject property is located in the Very Low Density Residential land use designation. This designation allow up to one dwelling unit per acre. The intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes. The additional use requested by the applicant is not consistent with the Very Low Density Residential designation because of the commercial nature of the request, use of the landing strip, and the size of the property. Due to these factors an amendment to the Comprehensive Plan Land Use Plan Map is required for the Special Use Permit request.

The applicant is requesting a Non-Major amendment to change the land use plan map designation from Very Low Density Residential to Secondary Airport. The Secondary Airport designation is an airport that does not qualify as a Primary Airport. These airports offer future economic development opportunities as they grow and expand. A primary airport are those airports that have 10 or more based aircraft and have 2,000 or more annual aircraft operations.

The site is surrounded by Very Low Density Residential except for the western border which is designated as proposed Regional Park. The general area consist of Moderate Low Density Residential (one mile east), Activity Centers (approximately one mile northeast and southeast), and Major Open Space (approximately half mile south).

The area described in this request is within the City of Maricopa planning boundary. Their General Plan category for this area is Rural. The purpose of the Rural Category "promotes the continuation of the rural character that is common across much of the planning area. Rural areas may include farming and small scale livestock operations along with low density residential uses. Several rural enclaves exist in the planning including Hidden Valley and Thunderbird Farms. The density range of this category is less than 1.0 dwelling unit per acre". To date, staff has not received any comments from the City of Maricopa in regards to the Non-Major amendment.

Special Use Permit Discussion:

The proposed use is located at Sage Street and Dasher Drive. The area is rural with lightly scattered residential sites in the area. A majority of the homes are located northeast of the site. There is another airstrip located a little over a mile east of this proposal. Looking at an aerial photography of the area, it seems that the direction of take off and landings would be from the north and south.

In 2013, the Board of Supervisors approved **SUP-005-13** with sixteen stipulations. Some of the conditions imposed on the property dealt with limiting the type of aircraft to single engine only, operating during daylight hours only, storage of fuel, building encroachment to airstrip, number of helicopter flights, and prohibiting commercial operations.

The applicant is requesting to add "skydiving facility" as a use to the previously approved Special Use Permit. This request will alter the previous site plan by adding a concrete parking area for aircraft use, a parking lot, two trailers, and a grass landing area for the skydivers. The additional use proposed by the applicant may intensify active onsite due to the commercial nature of the request. The Planning Commission may want to have dialogue with the applicant in concerns to impacts to surrounding area. Staff does have concerns about possible increase traffic to unpaved roads in the area and privacy impacts to the surrounding property owners and future residents.

The Commission will have to consider these differences in the proposed request and determine if it will impact the health, safety and welfare of the area. Included are copies of the stipulations from the previous case and staff has updated those stipulations for the Commission's consideration.

Staff did not receive any comments from the City of Maricopa in regards to the applicant's proposal.

The SUP the Commission is considering is for a private airstrip/heliport landing field and skydiving facility. 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, three letters of opposition has been received and one letter expressing concerns. Two of the letters of opposition are within 600 feet.

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

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP & non-major comprehensive plan amendment under Planning Cases **SUP-004-14** and **PZ-PA-002-14**. Furthermore, the Commission must determine that this SUP & non major comprehensive plan amendment will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

**STAFF SUMMARY:** The applicant, Psalm 91, 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, three letters of opposition has been received and one letter expressing concerns. Two of the letters of opposition are within 600 feet.
3. The site is accessed from Dasher Drive.
4. The subject property is located within the "Very Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION:** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-002-14** to the Board of Supervisors with a favorable recommendation with no attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

*\* No recommended stipulations*

**STAFF RECOMMENDATION:** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-004-14** 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) 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) right-of-way dedication may be required along Sage Street 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;

- 4) the layout, design and set up of the airstrip/heliport landing field and skydiving facility shall be as shown and set forth on the applicant's submittal documents and site plan;
- 5) all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 6) applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 7) the applicant shall keep the property free of trash, litter and debris;
- 8) only single engine aircrafts and helicopters are permitted;
- 9) commercial operations are prohibited except for the skydiving facility;
- 10) the airstrip/helicopter pad and skydiving facility shall operate during daylight hours only;
- 11) one (1) storage tank for aircraft aviation fuel and one (1) storage tank for helicopter aviation fuel are permitted within the 40 acres covered by this Special Use Permit. The storage of fuel shall meet the requirements of the Office of The State Fire Marshal;
- 12) no building within 50 feet of the airstrip as shown on the site plan dated 5/13/2014;
- 13) no more than twenty-one (21) flight (take off/landing) per month are allowed for helicopters;
- 14) the permit is set for annual review beginning June 19, 2015 with the right of entry for the Code Compliance Officer to verify stipulations;
- 15) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department; and
- 16) the Pinal County Planning & Development Services Department may invoke revocation proceedings should the airstrip/heliport landing field not adhere to the approved stipulations and site plan.

**Dedrick Denton**

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**From:** Shelley Clark [REDACTED]  
**Sent:** Friday, June 06, 2014 10:39 AM  
**To:** Dedrick Denton  
**Subject:** written notification of opposition to PZ-PA-002-14 and SUP-004-14

Planning Dept. contact Dedrick Denton , 6/06/2014

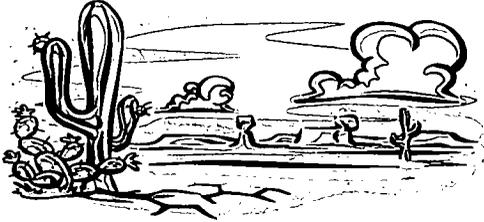
I am making written notification that I oppose the subject application listed below .

1. PZ-PA-002-14 and SUP-004-14
2. SHELLEY CLARK, [REDACTED]
3. Some of my reasons for opposing this land use matter are noise , incompatibility with the area and neighboring properties , pollution , zoning and property value. My property is adjacent to this land.
4. PZ-PA-002-14 and SUP-004-14
5. I do wish to attend and be heard at the meeting on June 19<sup>th</sup>.

Sincerely , Shelley Clark

Within 300'

# Ed & Denise Schweinert



Phone [REDACTED]

June 8, 2014

Dear Mr. Denton,

We wish to voice our disapproval with the proposals requested by Lyle Richardson with regards to tax parcels 510-10-002C and 002E. These would be outlined in PZ-PA-002-14 and SUP-004-14.

We, Edwin and Denise Schweinert, currently of [REDACTED], purchased tax parcel [REDACTED] several years ago with the intent of building our retirement home there when the time comes. Well the time is getting closer and now there is someone who wants to ruin all of the things that attracted us to this tranquil setting. We are still hoping to build in a place where we are away from the hustle and bustle of the city, the traffic and of course all the noise associated with businesses.

We feel that the type of business that is being proposed for this site would bring a lot of traffic, excessive noise, excessive dust, and of course, strangers into an area that we had hoped to have our retirement years filled with peace, tranquility, and knowing who our neighbors are.

This is definitely not what we had hoped for and I'm sure that there are many who have the same hopes for the beautiful area.

Thank you for the opportunity to speak our mind and hopefully help to make the decision to deny these proposals.

Sincerely,

Edwin and Denise Schweinert

Within 300'

**Dedrick Denton**

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**From:** Jason Stephens [REDACTED]  
**Sent:** Tuesday, June 10, 2014 4:18 PM  
**To:** Dedrick Denton  
**Subject:** Re: SUP-004-14 – PUBLIC HEARING/ACTION

Hello Dedrick,

Attached is a copy of an FAA sectional chart. My airport is labeled as Estrella Sailport(E68). The neighboring airport is not shown on the chart currently but you can extrapolate its approximate location based upon the location of Millar airport which is due south of us. I have marked the approximate location of the airport in question for your convenience. According to google maps the distance from this airport to mine is approximately 2miles. On this chart you can see the parachute symbol associated with my drop zone area. In this case the parachute symbol is south of highway 238 but in actuality the DZ is situated between Hwy 238 and our airport.

Our airport has been in operation since 1969 and have grown it to be the largest and most well respected glider facility in the US. We have been operating a drop zone at our airport since the early 1990's. During that time we have had 3 different skydiving companies lease the use of this facility from us. I do not see how two drop zones can safely be run within such close proximity to one another. I am opposed to allowing them to attempt to run a drop zone at that airport for that reason. I am however, very supportive of the owners efforts to operate their property as an airport and have no objections to that part of their proposal.

Thank you,  
Jason Stephens

[REDACTED]



On Jun 9, 2014, at 2:44 PM, Dedrick Denton wrote:

Jason,

Would you be able to email me your concerns by Wednesday? I would like to provide a copy of your concerns in the Planning and Zoning Commission packet. Even if you write in, you are still welcome to attend the hearing.

Thanks,  
Dedrick

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**From:** Jason Stephens [REDACTED]  
**Sent:** Monday, June 09, 2014 2:08 PM  
**To:** Dedrick Denton  
**Subject:** SUP-004-14 – PUBLIC HEARING/ACTION

Hello Dedrick,

I would like to attend the public hearing regarding my neighbor's property. I wasn't aware of the public hearing until the afternoon of the 6th which was evidently the deadline for submitting an opinion. I own a neighboring airport, Estrella Sailport, which also has a drop zone. Due to the proximity of my drop zone and the proposed drop zone location I have serious concerns about safety.

Thank you,

Jason Stephens



## Dedrick Denton

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**From:** charles millar [REDACTED]  
**Sent:** Thursday, June 05, 2014 10:24 AM  
**To:** Dedrick Denton  
**Subject:** SUP 004-14

Dear Mr. Denton,

Regarding SUP 004-14, airport located in NW Pinal County. I am the owner and airport manager of Millar Airport 2AZ4 located about 1 1/2 miles east of the proposed site. As you know each airport must have a defined airport traffic pattern for takeoffs and landings. My concern is the approach for landing and takeoff pattern. To avoid intrusions into the traffic pattern of 2AZ4, it is critical that the base leg of landing be at least a 1/4 mile west of Hidden Valley. Also, for takeoffs, the north or south turn must be executed prior to Hidden Valley Road. Serious aircraft safety issues may develop if this traffic separation is not managed correctly. A stipulation to the SUP should be included and state that straight in landing approaches and takeoffs are not authorized and that all approach/takeoff turns be made well west of Hidden Valley Road. I cannot over state the importance of safe aircraft traffic separation. In addition, since the airport is private and not public use, I recommend that no business operations be permitted without the approval of Pinal County P&Z. Please call if more information is required. Thank you.

Charles Millar  
[REDACTED]



PINAL COUNTY  
*wide open opportunity*

## Memorandum

**Date:** June 19, 2014

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

**From:** Scott Bender, P.E.  
Pinal County Engineer

**Subject:** Rezoning Application for ZOBRO LANDING FIELD & SKYDIVING,  
Case SUP-004-14.

The Public Works Department has reviewed the Rezoning Application for ZOBRO LANDING FIELD & SKYDIVING, Case No. SUP-004-14 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) Right-of-Way dedication may be required along Sage Street 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



**MEMORANDUM FROM AIR QUALITY**

**Date:** June 6, 2014  
**To:** Ashlee MacDonald  
**Cc:** Concept Review Committee  
**From:** Anu Jain, Permit Engineer  
**Re:** Zoning Pre-Application Cases

I have reviewed the following Concept Review cases:

Date	Case #	Applicant	Project	*Response
6/19/14	SUP-003-14	Glenn Hunter	Hunter Horse Boarding	See Comments 1 & 2
6/19/14	PZ-PA-00214 & SUP-004-14	Psalm 91, LLC	Zobro Landing Strip & Skydiving Facility	See Comments 1 & 2
6/19/14	IUP-001-14	Donna McGregor	Sturman Storage Lot	See Comments 1 & 2
6/19/14	PZ(PD)-006-14	Vintage Farms, LLC	Ware Farms – PAD	See Comments 1 & 2
6/19/14	PZ-007-14 & PZ-PA-003-14	Randy Largent	Case New Holland Test Facility	See Comments 1 & 2

**\*Comment(s):**

1. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance.

**Note:**

All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-060.A of Pinal County's Air Quality Code of Regulations.

# PSALMS 91, LLC

## **SUP 005-13 Amendment**

March 11, 2014

Exhibit

C

Project Narrative

**AMENDMENT to SPECIAL USE PERMIT  
SUP 005-13**

**56580 West Dasher Road  
Pinal County  
Maricopa Arizona**

**To Allow Skydiving as an Approved Use in  
Conjunction with the  
Approved Landing Field at this Location**

**SUP-004-14**

**Narrative**

May 13, 20014

*Prepared For:*

**PSALM 91, LLC  
Steve Zobro  
1119 South Presidio Avenue  
Gilbert Arizona 85233  
Telephone: 480-820-6405**

*Prepared By:*

**Lyle S. Richardson  
5310 North Camino Sin Vacas  
Tucson Arizona 85718  
Cell: (602) 909-5976**

**PROPERTY OWNERSHIP:**

Psalm 91, LLC  
Mr. Steve Zobro, Managing Partner  
1119 South Presidio  
Gilbert Arizona 85223

**Buyer**

Mr. Marc Hogue  
Skydive Phoenix  
1753 East Broadway  
Suite 101-513  
Tempe Arizona 85282

**REPRESENTATIVE/APPLICANT:**

Lyle Richardson  
5310 North Camino Real  
Tucson AZ 85718  
Telephone (602) 909-59760  
Email lsr51az@gmail.com

**Purpose of the Request**

In 2013, Mr. Steve Zobro, the owner of the 40-acre outlined in this amendment application, filed a request for a Special Use Permit for the landing strip on his property located at 56580 West Dasher Road. That requested was ultimately approved by the Board of Supervisors with stipulations. A copy of the adopting Resolution of the Boards action in November of 2013 is included as an exhibit with application.

Mr. Zobro has since entered into a purchase agreement with a new buyer, Mr. Marc Hogue, who wishes to use the property and landing strip for skydiving purposes. To that end, this application is a request to amend the approved SUP by adding skydiving as an approved use.

**Nature and description of the existing project**

Currently, there is a graded, dirt landing strip on the property that was built a number of years ago and which was the subject of SUP 005-13 referenced above. Other improvements include a large, vacant, single-family dwelling, as well as other improvements include significant on-site retention and drainage basins, security gate and fencing and a private well/pressure tank which are separate from the house.

**Zoning and Comprehensive Plan Conformance**

Currently the property is zoned is General Rural residential (GR). No change in that zoning classification is being requested and there are no zoning violations on the property.

At the request of the Planning Staff, a companion Non Major Comprehensive Plan Amendment application to re designate the property "Secondary Airport" has been filed and will track with this amendment request.

### **Land Use and Property Circumstances**

As stated above, this historical use has been on the property for a number of years. Research indicates that after its initial development and operation in the 1970's and 1980's, the FAA in 1991 deactivated its permit due to inactivity of use. The 2004 /2005, SUP re-engaged the use on the property however, that owner ultimately lost the property to foreclosure. In 2013, Mr. Zobro purchased the property and processed the current Special Use Permit that he now seeks to amend.

### **Type of Aircraft and Operations**

In keeping with all of the approved stipulations in SUP 005-13, please note that:

1. Only single engine fixed wing aircraft and helicopters will be able to use this facility.
2. Take off and landings will only occur during the day.
3. The current SUP approval has no limit on the number of flights allowed at this location.
4. One storage tank for aircraft aviation fuel is proposed within the 40 acres covered by this Special Use Permit. The storage of fuel shall meet the requirements of the Office of the State Fire Marshal;
5. There are no immediate plans to make any modifications to the existing landing strip and heliport other than routine maintenance; however, the proposed buyer has indicated that he may ultimately he like to pave the airstrip.
6. Sky Dive Phoenix operates 7 days a week but by appointment only. This translates into on site operation 3-4 days a week for half the year (during the warmer months/summer) and potentially 5-6 days a week during the cooler winter months. Customers generally arrive at 0900 and the facility is closed after the last flight at the end of the day, generally around 4:30/5:00 PM. Please note that during the summer month's operations are usually competed by about 1:00 PM.
7. The Pinal County Comprehensive Plan identifies two types of aircraft handling facilities. By definition, this facility will be classified as a "Non Major Airport" in that there be less than 2000 flights conducted per year (we estimate it there will actually be less than 1500 flights per year) and there will be less than 10 aircraft permanently housed on site. At no time will there be more than four aircraft permanently housed on site.

In accordance with the previously approved SUP, all of these will be single engine fixed wing aircraft.

9. We do not anticipate more than about 21 helicopter landings and takeoffs per year.
10. A revised site, which shows the property's lay out, and these uses has been attached with this amended application for your review and consideration.

### **Operational Safety**

Skydive Phoenix operates and abides by the requirements outlined in the *Federal Air Regulations Part 105* which stipulates what can and cannot be done as a part of skydiving operations. In addition, Mr. Hogue is an active Group and Individual member of United States Parachute Association (USPA), which regulates skydiving in the United States

### **Impact to surrounding Area**

The new owners intend to continue to maintain a very low impact profile to the surrounding area. No other modifications to the conditions and stipulations of approval are requested other than to add skydiving as a recognized and allow use on the property.

In addition, the new owner will maintain compliance with Section 2.151.010 (n):

1. The proposed special use will not materially affect or endanger the public health, safety or welfare. Traffic conditions in the vicinity, will be consistent with what is there now and will not materially increase.
2. Provision of services and utilities including sewer, water, electrical, garbage collection and police/fire protection are currently in place and will remain as is.
3. The proposed special use will comply with all regulations and standards applicable within the zoning district where the special use is proposed.
3. The proposed special use is and will remain compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area.
4. Traffic circulation and roadway improvements have already been established and are adequate to handle the existing trips generated by this project. There is

one point of entry to the property and that access is limited and controlled by a gate.

5. Site development standards, including significant site grading and drainage/retention improvements are already in place.
6. A neighborhood meeting was conducted on March 8. Minutes of that meeting are included with this application.  
In addition, an offsite meeting with an absentee owner of land within the 1200-foot radius also took place in Phoenix on 3/10/2014.

**MINUTES**  
**NEIGHBORHOOD MEETING**  
March 7, 2014

The meeting started at 10:00 PM.

Three people attended this meeting.

1. Jeffery Finklbeiner

2. Sandra Finklbeiner

Mr. and Mrs. Finklbeiner signed the attendance log (a copy of which is attached).

3. Mr. Ron Grossman, an adjoin property owner also was in attendance however he did not sign the log.

A brief outline was given of the proposed SUP amendment and why the companion application for a Non Major Comprehensive Plan Amendment requests to redetine the property "Secondary Airport was going forward. Additional discussion regarding the nature of the skydiving operation and the hearing procedure of each application took place.

In general, the concern of Mr. and Mrs. Finklbeiner was with the reclassification of the land to a Secondary Airport and not with so much with the SUP to allow the use site for skydiving.

Mr. Grossman stated that he knew the applicant and was in agreement with the two requests however, he too did not understand the requirement by the County for the Comprehensive Plan Amendment designation, as he believed that "...this is not going to be an airport". He further stated that he knew about the operators existing operation and that his daughter has skydived there before.

The neighborhood meeting ended at approximately 10:45 AM

**NEIGHBORHOOD MEETING**

**56580 WEST DASHER ROAD**

**MARICOPA ARIZONA 85139**

**Friday, March 07, 2014**

**10:00 AM**

**NAME ADDRESS TELEPHONE OR EMAIL**

1. Jeffrey & Sandra Finkbeiner 337 E. El Dorado Lane Gilbert AZ  
602-510-2745 85295

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

**PINAL COUNTY  
PROCEDURE FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN  
AMENDMENT**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.  
A Concept Review meeting (CR 083-13) was conducted on 12/10/13. A copy of the Pre Application Request form and Concept Review Comments are included with this Non Major Comprehensive Plan request.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.  
The correct and sign formed is attached for the County's review.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

**PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

Public hearing schedule will be made available in August.

**FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS**

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
  - a. 0-499 mailouts: \$4,478.00
  - b. 500 or more mailouts: \$4,824.00
  - c. With accompanying zone change: \$3,354.00

# **APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

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

1. The legal description of the property: See Attached Legal Description  
**Please refer to Exhibit "A"**
2. Parcel Number(s): **510-10-002C and 002D** Total Acreage: **40 Acres**
2. Current Land Use Designation: **Very low Density Residential**
3. Requested Land Use Designation: **Secondary Airport**
4. Date of Concept Review: **12/10/2013** Concept Review Number: **CR 083-13**
5. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):

During a Concept Review meeting to discuss an amendment to an approved Special Use Permit to allow skydiving at this location, the applicant was informed of the County's stated requirement to modify the land use category for these parcels if they wished to submit for consideration an amendment to that SUP (A copy of SUP 005-13 approval Resolution attached with this request). The County's rationale, as we understand it was twofold:

First:

During the County's last major Comprehensive Plan Review period, it was noted that there are a number of small private landing strips in the planning area that historically had not been formally inventoried or acknowledged by the County. To address that point, a new designation "Secondary Airport" was adopted and included in the revised Comprehensive Plan. Based on this new category, any aviation type use that is not designated "Regional" in nature is considered "Secondary".

Second:

There were questions about the intensity of the proposed Skydive Phoenix use and if it was comparable to another skydiving proposal currently in process through the County. It was pointed out to Staff that there is NO connection between this request and that of Skydive Arizona, either in ownership, operation intensity of use or scale.

After much discussion, the Staff requested that we do a comparison between the two proposals. That was done and forward by way of email on 12/20/13 (copy attached) to the Planning Director for his interpretation regarding the need for a change of current land use designation.

The 12/2/13 response from Mr. Stabley confirming the need for the Non Major Comprehensive Plan Amendment and SUP Amendment is also attached.

Revised May, 2014

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION  
PAGE 2

6. Discuss any recent changes in the area that would support your application.

A Special Use Permit was recently approved for this property to allow a private air/strip/heliport, landing field on this 40-acre parcel(s). A copy of the recorded Resolution for that case, SUP 005-13, is attached with this application.

7. Explain why the proposed amendment is needed and necessary at this time.

A companion amendment application for SUP 004-14 is being filed with this Comprehensive Plan Amendment pursuant to the direction we received from Planning Director Stabley in his 12/27 email.

8. In discussions with Senior Staff and the Planning Director, it was suggest that the following points be considered in this application. Below each item is our response.

As airport development or expansion occurs, land use compatibility should be considered.

We believe that there will be very little if any change to the existing conditions as approved in SUP 005-013. Additional consideration to the proposed site plan configuration, buffering and operational programs as outlined in the new SUP application now under review will insure compatibility with neighbors and surround landowners.

- Aircraft noise impacts should be analyzed and minimized, through land use controls and adequate buffers.

A substantial buffer will exist between the parachute staging/landing area and the closes existing residential neighbor. This buffer is in excess of 1300 feet.

- Maximize the economic development potential of airport development.

Pinal County, specifically this area of Pinal County, is recognized worldwide as a center for parachuting activities and training. This Secondary Airport designation, applied to an existing landing strip along, with its companion SUP will support economic viability of that industry while creating jobs and increasing the revenue generated to the County by the use.

- Land uses allowed in the Noise Sensitive Area designation include industrial and commercial uses. Residential land uses are discouraged.

No additional residential is proposed in the Companion SUP now under review.

- All uses within Noise Sensitive Areas will be required to reduce interior noise levels to 45 DNL, day-night average sound level, or lower.  
 Because of the buffering proposed in conjunction with the standard aircrafts take off pattern (when you can reasonably expect the greatest noise generation from the Cessna 182) from west to east, we believe that the sound impact to surround properties will be minimal.
  
- Mobile homes, recreational vehicles, and sensitive outdoor activities whose noise exposure cannot be reduced, are discouraged. Schools, churches, assembly halls, hotels and other land uses allowing large gathering of people are discouraged in Noise Sensitive Areas.  
 These uses are not expected or planned for on this site as a part of the proposed SUP now under review.

RECEIPT #:  
CASE:

AMT:

DATE:

**IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:**

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.



## SUPPORTING INFORMATION

Please note that all information included in this section of the application form is also included in the attached Project Narrative

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: **These requirements have been met and are reflected in this application.**
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: **All required services and utilities are existing.**
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: **Access to the site is from dedicated right of way. The point of entry is located in the southwest portion of the site and is shown on the attached site exhibit. In addition to the expected day-to-day traffic associated with the existing residential use, there will be some increase of trips in and out of the site because of the skydiving function proposed. As a part of the original SUP approval a traffic analysis was indicted and we expect that stipulation to remain in place.**
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Currently the applicant proposes top consturcte 10 spaces for residents, visitors and other. Theses spaces will be placed in the western potion of the site in the area currently identified as the Pad area.
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? **No additional impact is expected.**
6. What type of landscaping are you proposing to screen this use from your neighbors? **There is existing native landscape on the property. Additional landscaping improvements are anticipated in the area of the proposed jump landing area. A complete landscape package will be prepared at the time of Site Plan Review.**
7. What type of signage are you proposing for the activity? Where will the signs be located? **A small direction sign is proposed at the drive entryway on Dasher Road. This sign will be processes in accordance with approved County procedures and will meet all current sign code requirements.**
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 processing of material will take place at this location.**



**PINAL COUNTY**  
*wide open opportunity*

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:  
No changes are proposed that will have an impact on the adjoining property.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? **XXX 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? **XXX YES**  NO

**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](http://www.pinalcountyaz.gov)

**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 510-10-001A  
Name: Arie De Jong Family Trust  
Address: 20000 N. Ralston  
City/ST/Zip: Maricopa Arizona 85139

Parcel 510-04-024F  
Name: Robert Holmes  
Address: 2917 W. Belmont  
City/ST/Zip: Phoenix, Arizona 85051

Parcel No.: 510-10-001S and 001T  
Name: Robert P. Vandenburg Plan  
Address: 4220 N. 57<sup>th</sup> place  
City/ST/Zip: Phoenix Az. 85018

Parcel No.: 510-10-006A  
Name: Donald Prater  
Address: Mail Return  
City/ST/Zip:

Parcel No.: 510-10-002H and 002J  
Name: Robert Carter  
Address: P.O. Box 502  
City/ST/Zip: Maricopa Arizona 85139

Parcel No. 510-04-024N and 002G  
Name: Ronald Grossman Trust  
Address: P.O. Box 1407  
City/ST/Zip: Maricopa Arizona 85139

Parcel No.: 510-10-006C  
Name: Teresa Gray  
Address: 2231 E. Virgo Place  
City/ST/Zip: Chandler, Az. 85249

Parcel No.: 510-10-006D and 006B  
Name: Michael Pinhas  
Address: P.O. Box 6046  
City/ST/Zip: Chandler Arizona 85246

Parcel No.: 510-10-002N  
Name: Michael Lafragola  
Address: 15814 S. 31<sup>st</sup> street  
City/ST/Zip: Phoenix Arizona 85048

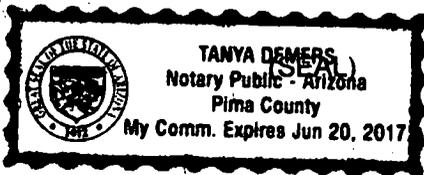
Parcel: 510-10-002R  
Name: Pamela Nichols  
Address: 1720 E Jacinto  
City/ST/Zip: Mesa Arizona 85204

I hereby verify that the name list above was obtained on the 11 day of March, 2014, at the office of Lyle S. Rehn and is accurate and complete to the best of my knowledge.

[Signature]  
Signature

3/11/2014  
Date

Acknowledged before me by Tanya Demers, on this 11 day of MARCH, 2014.



[Signature]  
Signature of Notary Public

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

**PROPERTY OWNERSHIP LIST**  
**(required for filing all applications)**

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

Parcel 510-10-001R and 001Q  
Name: Matthew Fryberger  
Address: 6233 W Wood St  
City/ST/Zip Phoenix Az. 85043

Parcel 510-10-002Q  
Name: Edwin Schweinert  
Address: 1426 N. 66<sup>th</sup> Place  
City/ST/Zip: Mesa Arizona 85205

Parcel No.: 510-10-002M  
Name: Shelly Clark  
Address 3414 W. Wahalla lane  
City/ST/Zip: Phoenix Az. 85027

Parcel No.: 510-10-002P  
Name: William and Nancy Alling  
Address: 4516 E Rocky Slope  
City/ST/Zip : Phoenix Arizona 85044

Parcel No.: 510-10-001N and 001P  
Name: Jeremy Giguere  
Address 4283 S. 165<sup>th</sup> Way  
City/ST/Zip: Gilbert Arizona 85397

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:

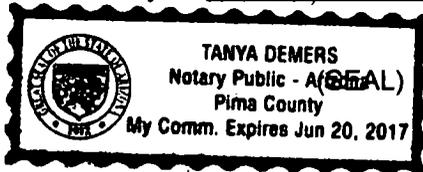
Parcel:  
Name:  
Address:  
City/ST/Zip:

I hereby verify that the name list above was obtained on the 11 day of March, 2014 at the office of Lyb S. Richardson, and is accurate and complete to the best of my knowledge.

[Signature]  
Signature

3/11/2014  
Date

Acknowledged before me by Tanya Demers, on this 11 day off March, 2014.



[Signature]  
Signature of Notary Public

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



BOOK - MAP  
**510-10**  
SEC. 29 T.04S. R.02E.

LOCATION MAPS  
R.L.

TOWNSHIP

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

SECTION

0 840  
Feet

Revised: 8/23/2011  
By: AHB

PINAL COUNTY  
*and open opportunity*

**Pinal County Assessor**

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

**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 1200 feet of the subject parcel boundary.

Parcel 510-04-024G  
Name: Lotus Unlimited corporation  
Address: 337 E El Dorado lane  
City/ST/Zip: Gilbert, Arizona 85295

Parcel 510-10-003  
Name: Arie de Jong Family Trust  
Address: 2000 N Ralston  
City/ST/Zip: Maricopa Arizona 85139

Parcel No.: 510-04-036  
Name: Avon Capital LLC  
Address 5108 N. 40<sup>th</sup> St #3  
City/ST/Zip: Phoenix Az. 85018

Parcel No.: 51010001H  
Name: GAB-P/S Plan  
Address: P.O Box 70  
City/ST/Zip Springerville, Arizona 85938

Parcel No.: 510-04-024H and 024J  
Name: James St. Pierre  
Address 4422 E Flower Street  
City/ST/Zip: Phoenix, Az. 85018

Parcel No.: 510-10-001 F  
Name: Michael Miller  
Address 17512 N Thornwood Rd.  
City/ST/Zip: Maricopa AZ. 85139

Parcel No.: 510-10-001M and 001L  
Name Darrin and Eliza Larsen  
Address: 3357 E Vallejo Ct  
City/ST/Zip: Gilbert, Az. 85298

Parcel No.: 510-10-001U  
Name: Robert P Vandenburg  
Address: 4220 N 57 th Place  
City/ST/Zip: Phoenix Az. 85018

Parcel No.: 510-10-001G

Name: Kain and Blanca Rivera  
Address: 45993 W Sonny Road  
City/ST/Zip: Maricopa Az 85139

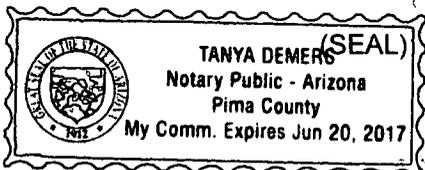
Name:  
Address:  
City/ST/Zip:

I hereby verify that the name list above was obtained on the 11 day of MARCH, 2014, at the office of L.P. Silichart, and is accurate and complete to the best of my knowledge.

[Signature]  
Signature

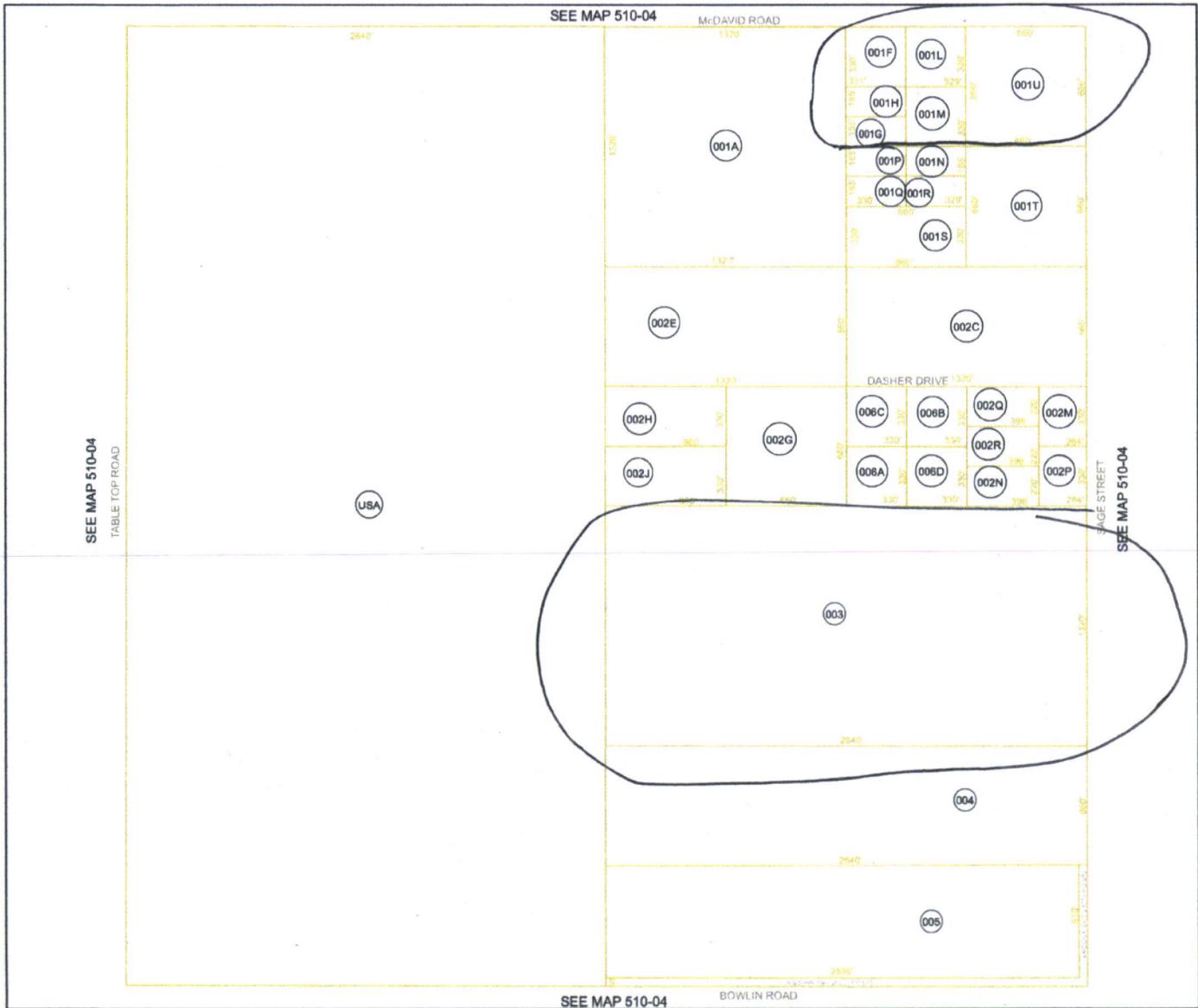
3/11/2014  
Date

Acknowledged before me by Tanya Demers, on this 11 day off MARCH, 2014.



[Signature]  
Signature of Notary Public

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



BOOK - MAP  
**510-10**  
SEC. 29 T.04S. R.02E.

LOCATION MAPS  
R.A.

TOWNSHIP

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

SECTION

Revised: 8/23/2011  
By: AHB

**FINAL COUNTY**  
*made open opportunities*

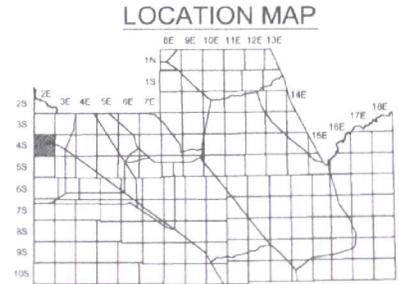
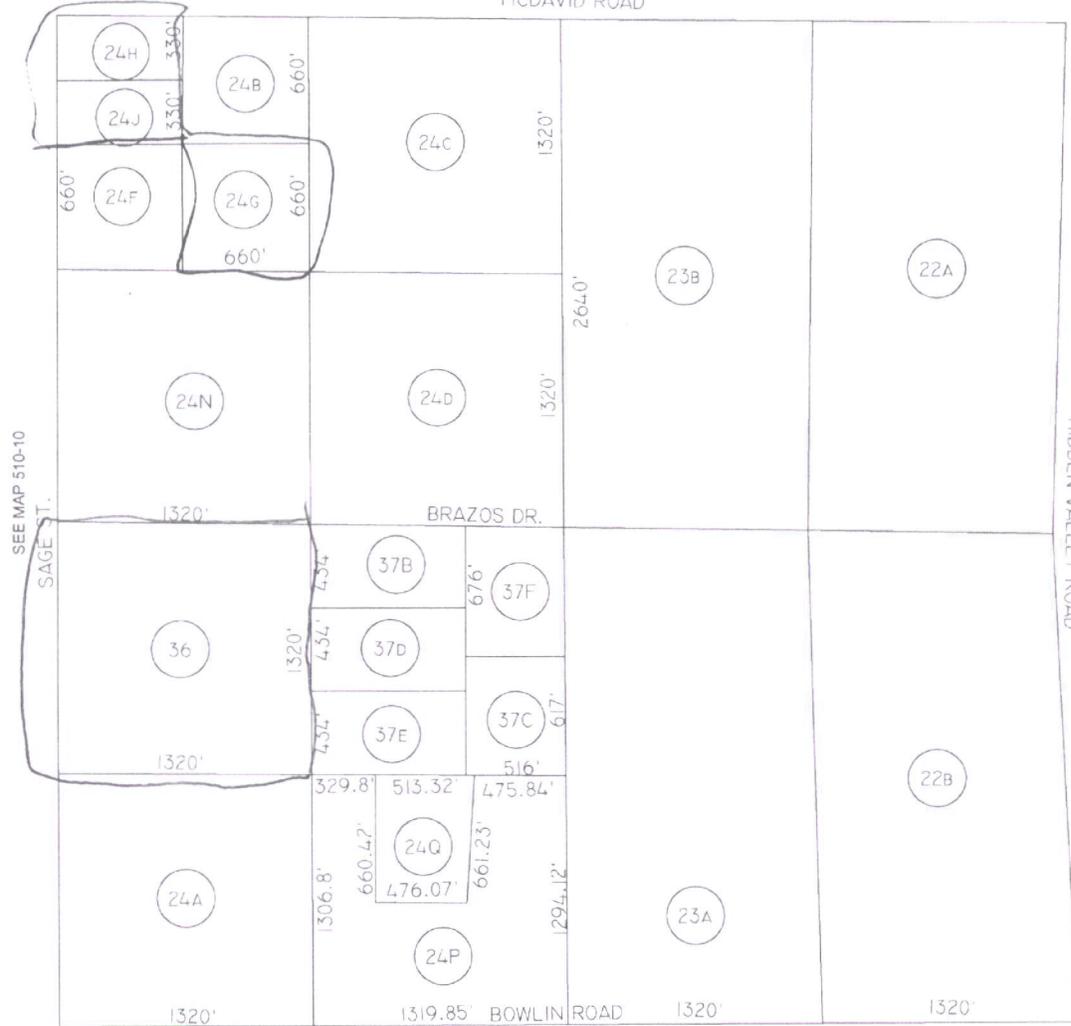
**Final County Assessor**

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

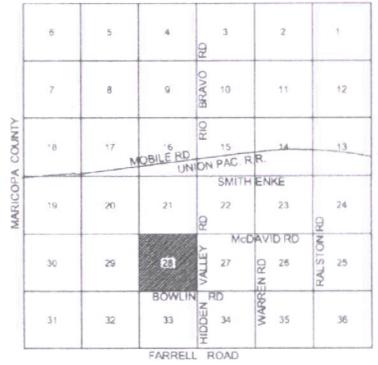
SEC. 28, TN.4S RG.2E

SEE MAP 510-75  
MCDAVID ROAD

510-04\_3



LOCATION MAP



VICINITY MAP



2-2-2010  
UPDATED BY CC

THIS MAP IS FOR VALUATION PURPOSES ONLY.  
THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
REPRESENTATION, MEASUREMENTS OR ACREAGE  
SURVEYS & SUBDIVISION PLATS ARE ON FILE  
WITH THE PINAL COUNTY RECORDER'S OFFICE.

PINAL COUNTY ASSESSORS MAP



Pinal County  
Planning & Development  
Mr. Jerry Stabley, Planning Director  
31 N Pinal Street  
Building F  
Florence, AZ 85132

March 9, 2014

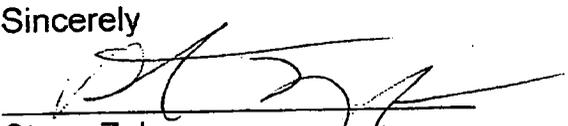
Re: Psalms 91, LLC

Dear Mr. Stabley

Please accept this letter as my written authorization to allow Lyle S. Richardson to act as the representative for Psalms 91, LLC in an Amendment to Special Use Permit 005-13 to permit skydiving and a Non -Major Comprehensive Plan Amendment for the 40 acres described in the attached application.

Thank you in advance for your assistance in this matter. If you need to contact me, I can be reached at 480-820-6405.

Sincerely



---

Steve Zobro  
Managing Partner  
Psalms 91, LLC



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

Psalm 91, LLC  
[Insert Company or Trustee's Name]

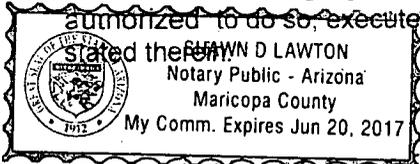
By: Steve Zobro  
[Signature of Authorized Officer or Trustee]

Its: Managing Officer  
[Insert Title]

Dated: 03/10/2014

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me, this 10th day of March, 2014 by Steve Zobro, Managing Officer of Psalm 91, LLC, an Arizona LLC 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: 06/20/2017

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

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

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ Who acknowledged himself/herself to be

\_\_\_\_\_ [Insert Signor's Name]  
\_\_\_\_\_ of \_\_\_\_\_ [Title  
of Office Held] [Second Company]

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

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

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

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

Agency authorization form needs to be fully filled out

Psalm 91, LLC  
[Insert Company or Trustee's Name]

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

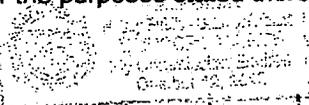
Its: Manager  
[Insert Title]

Dated: 05/14/2014

STATE OF AZ  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me, this 14<sup>th</sup> day of May, 2014, by Steve Zobro, Manager of Psalm 91, LLC, an Arizona limited liability company, [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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



[Signature]  
Notary Public

My commission expires: 10-12-2016

**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

ho acknowledged himself/herself to be [Insert Signor's Name] of \_\_\_\_\_ [Title of Office Held] [Second Company]

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

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

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

CONSENT TO PERMIT

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

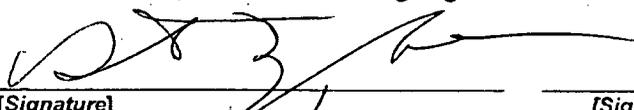
**Psalm 91, LLC a State of Arizona LLC, hereinafter referred to as "Owner," is/are the owner(s) of 40 acres located at 56580 North Dasher, Maricopa Arizona 85139, and further identified as tax parcel number 510-10-002C and 002D and legally described as follows:**

See Attached Legal Description  
Exhibit "A"

Said property is hereinafter referred as "the Property."

**Owner consents to Lyle S. Richardson's application to amend Special Use Permit SUP 005-13 to allow skydiving a this site for while maintaining all previously approved uses and stipulations/conditions assigned. Further, the owner consents to the issuance of the permit for the stated use on the Property.**

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

  
\_\_\_\_\_  
[Signature] [Signature]

Dated: 03/10/2014 Dated: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
[Insert Name of Signor(s)]

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[If a corporation or company, use the following signature block and acknowledgment]

Psalm 991, LLC  
[Insert Company Name]

By: Steve Zobro  
[Signature of Authorized Officer]

Title: Managing Officer

Dated: 03/10/2014

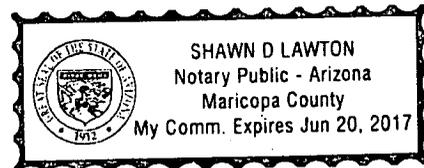
STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

On this 10th day of March, 2014, before me, the undersigned Notary

Public, personally appeared Steve Zobro who acknowledged himself/herself to be the Managing Officer of Psalm 91, a(n) Arizona LLC and being authorized to do so on behalf of said entity, executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 06/20/2017



**PZ-PA-003-14/PZ-007-14**



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

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 19, 2014

CASE NO.: **PZ-PA-003-14 / PZ-007-14 (Case New Holland)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: situated in a portion of the NW¼ of Section 11, T6S, R7E G&SRB&M  
(legal on file)

TAX PARCEL: 401-01-028A

APPLICANT/LANDOWNER: Lynora and Randy Largent, 57 W. Hunter, Mesa, AZ

AGENT: Rodney Jarvis, 2575 E. Camelback Rd., #1100, Phoenix, AZ 85016

REQUESTED ACTION & PURPOSE:

**PZ-PA-003-14:** requesting approval of a **Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment** on 20± acres pending and in conjunction with Rezone request **PZ-007-14** in the GR zone.

**PZ-007-14:** requesting approval of a rezone from GR (General Rural) to I-2 (Light Industrial and Warehouse Zoning District) on 20.0± acres to plan and develop an office and mechanical testing/adjustment facility for farming and dirt-moving equipment pending and in conjunction with a non-major comprehensive plan amendment request **PZ-PA-003-14**.

LOCATION: Located on the east side of N Curry Road , south of W Randolph Rd

SIZE: 20.0± acres

COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential (1-3.5 du/ac). This request includes a non-major comprehensive plan amendment to Employment. The rezone request will be compliant with the Employment designation, if approved.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural and is currently vacant. The property in the past has been used as an outdoor paintball field.

SURROUNDING ZONING AND LAND USE:

North, South and East: GR; vacant  
West: GR; Agriculture

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 19, 2014  
Neighborhood and agency mail out: May 16, 2014  
News paper Advertising: May 26, 2014  
Site posting: County May 22, 2014 Applicant: May 23, 2014

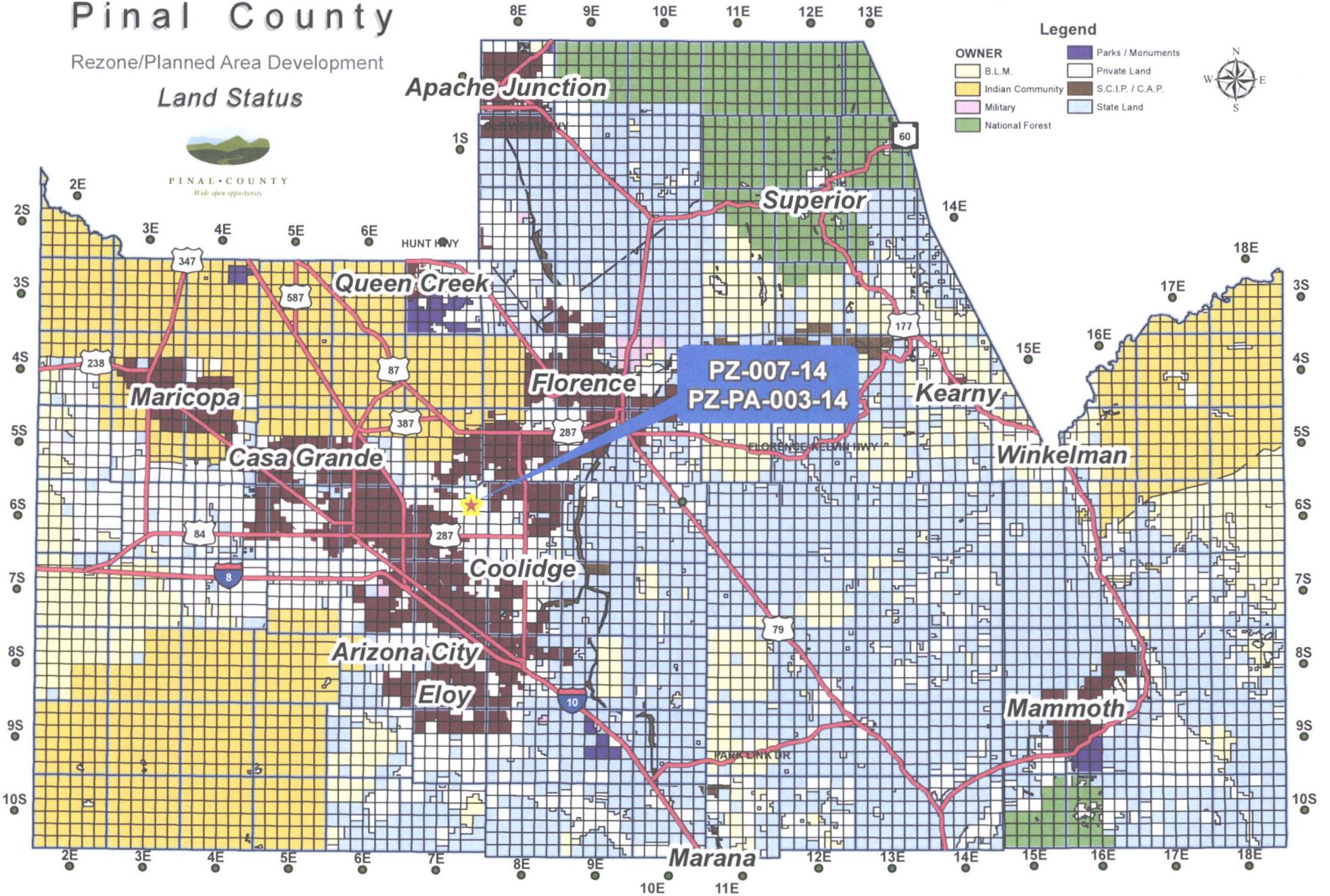
# Pinal County

Rezone/Planned Area Development

## Land Status



PINAL COUNTY  
*Wide open opportunities*





**Rezone/Planned Area Development**

**Planning & Development Services**



**PINAL COUNTY**  
*Wide open opportunity*

Lynora Largent and Randy Largent

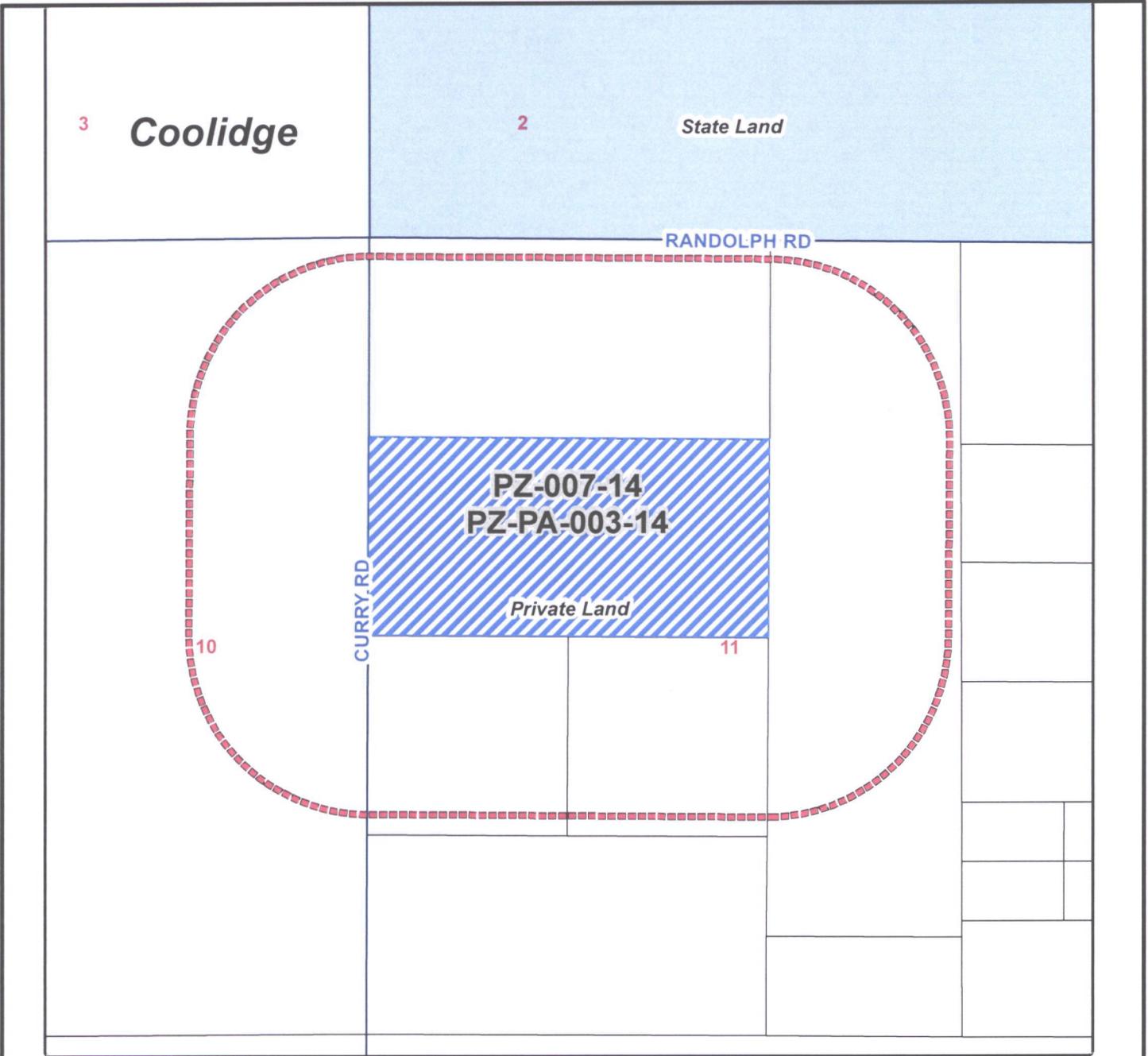
**Legal Description:**  
 Situated in a portion of the Section 11, T06S,R07E, G&SRB&M, Parcel 401-01-028A (legal on file) (located on the east side of N Curry Rd South of W Randolph Rd).

T06S-R07E Sec 11



Lynora Largent and Randy Largent

Drawn By: GIB/JIT/LJT	Date: 05/15/2014
Section: 11	Township: 06S
Sheet No. 1 of 1	Range: 07E
Case Number: PZ-007-14, PZ-PA-003-14	



**Rezone/Planned Area Development**

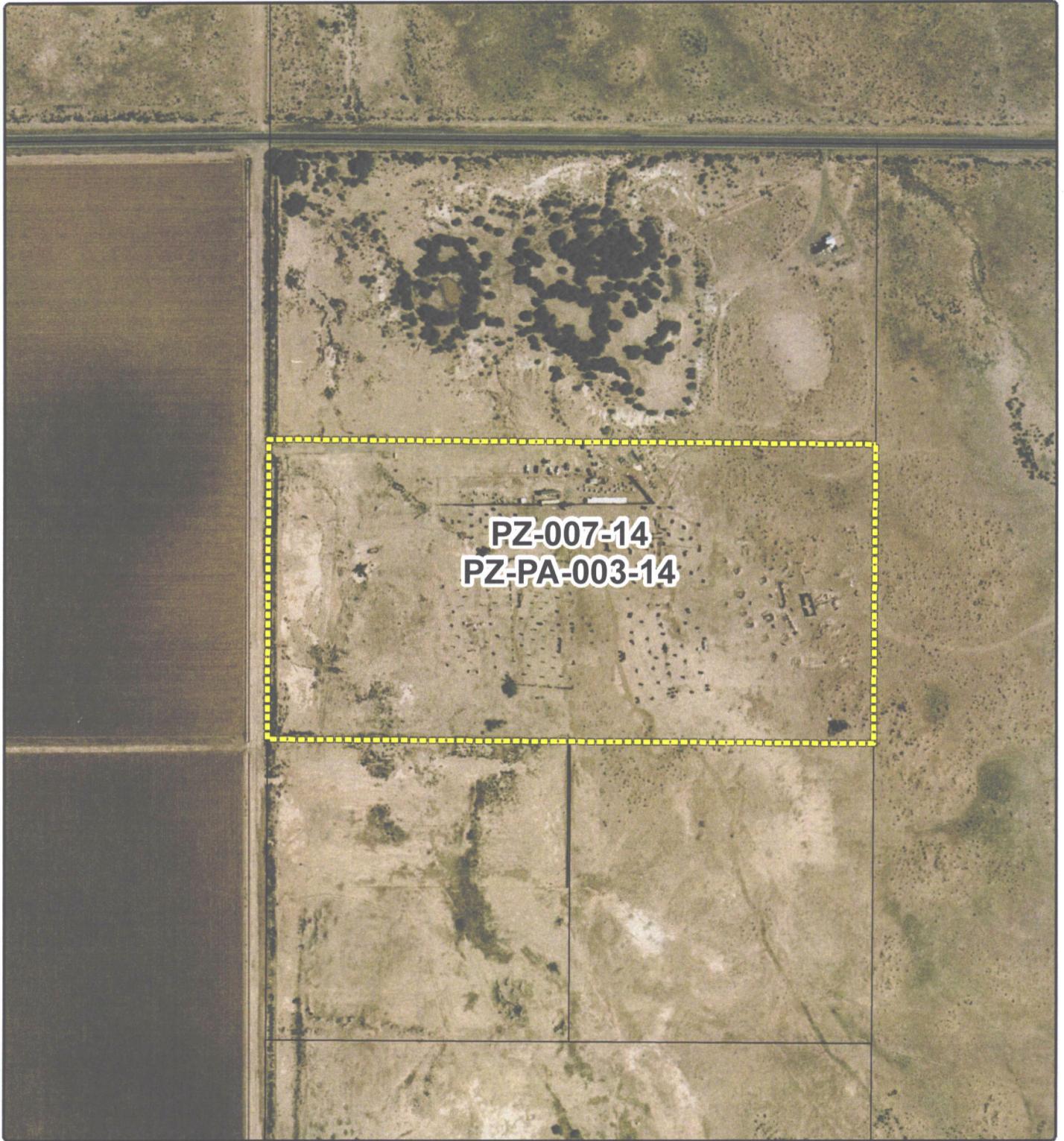
PZ-007-14, PZ-PA-003-14 – PUBLIC HEARING/ACTION: Lynora Largent and Randy Largent, landowners/applicants, Rodney Jarvis, agent, requesting approval of a rezone from GR (General Rural) to I-2 (Light Industrial and Warehouse Zoning District) on 20.0± acres to plan and develop an office and mechanical testing/adjustment facility for farming and dirt-moving equipment pending and in conjunction with a non-major comprehensive plan amendment request PZ-PA-003-14; situated in a portion of the NW¼ of Section 11, T6S, R7E G&SRB&M, tax parcel 401-01-028A (legal on file) (located on the east side of N Curry Road South of W Randolph Rd).

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



**Legal Description:**  
 Situated in a portion of Section 11, T06S, R07E, G&SRB&M, Parcel 401-01-028A, legal on file (located on the east side of N Curry Rd South of W Randolph Rd).  
 T06S-R07E Sec 11

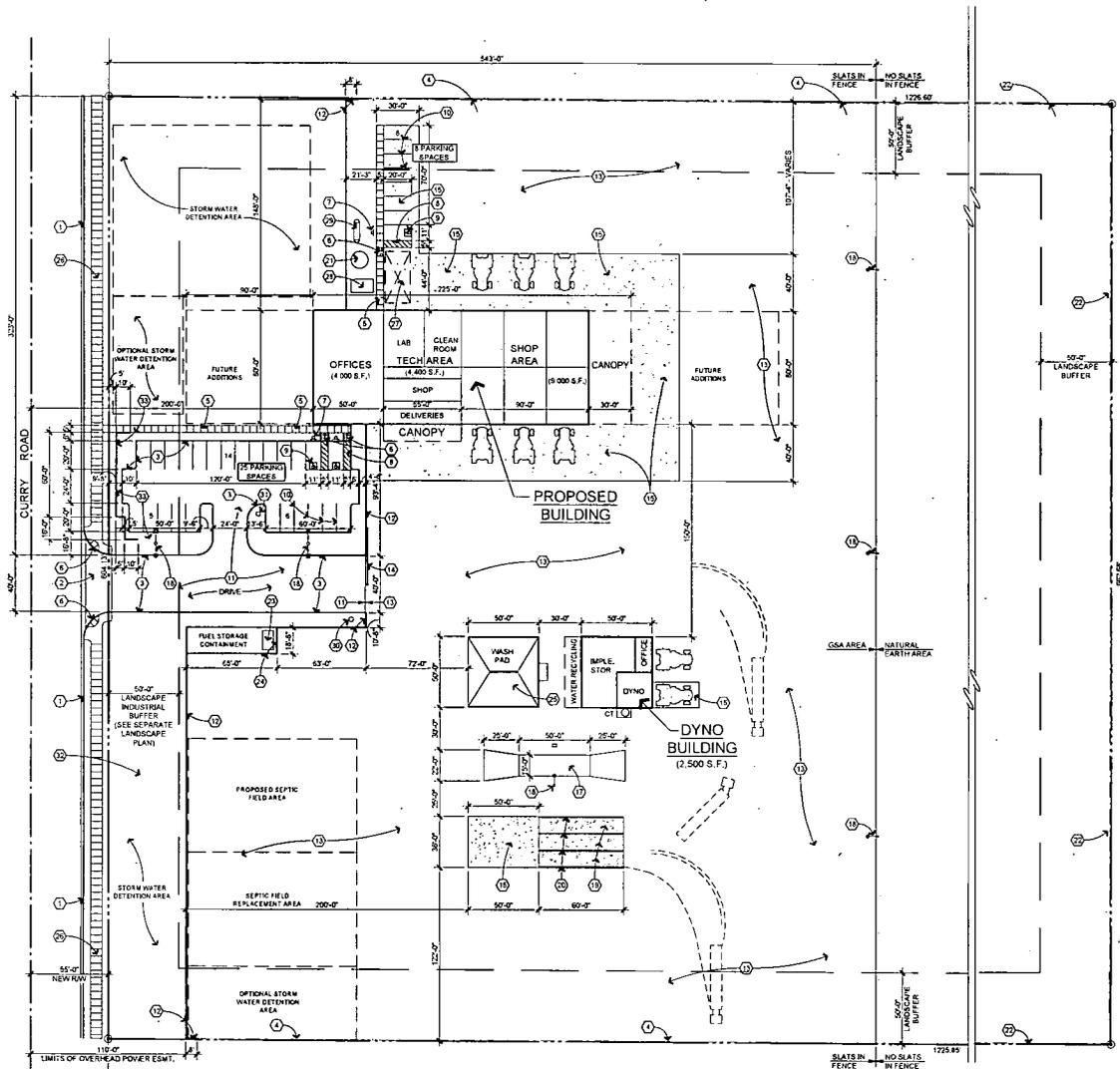
 Sheet No 1 of 1	Owner/Applicant Lynora Largent and Randy Largent	
	Drawn By GB / JT / LJT	Date 05/15/2014
Sections 11	Township 06S	Range 07E
Case Number PZ-007-14, PZ-PA-003-14		



*Rezone/Planned Area Development*



**PZ-007-14**  
**PZ-PA-003-14**



**ENLARGED SITE PLAN**  
 SCALE: 1" = 40'-0"  
 0 20 40 60 80 100  
 SCALE: 1" = 40'

**SITE PLAN KEYNOTES**

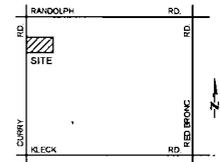
1. New concrete curb and gutter per Civil drawings.
2. New concrete curb cut per Civil drawings.
3. 6" concrete curbing per Civil drawings.
4. 8 high chain link fencing with heavy duty metal slats.
5. 4" concrete sidewalk with access joints at 5'-0" max o.c.
6. Ramp up 1:12 maximum. Provide finish per 2010 ADA Standards.
7. Accessible signage per detail.
8. 4" wide white painted diagonal striping at 24" o.c. and all parameters.
9. Accessible symbol painted on pavement per detail.
10. 4" wide white painted parking striping.
11. Asphalt pavement per Civil drawings.
12. 8'-0" high 8" Architectural cmu driveway.
13. GSA per Civil drawings.
14. 40'-0" x 8'-0" sliding gate. Gate to be 7" x 3" pipe steel with metal deck infill. Provide lock and Fire Department Key Box.
15. 7" concrete apron (3500 psi) flush with finish floor and civil grades.
16. Not used.
17. Weight scale by owner. Provide concrete pit and ramps both ends.
18. Light poles on concrete base per details. Height to be determined per code.
19. Loading (unloading) scale platform.
20. Guard rails as required per code.
21. Well location with tarp as required.
22. 8' high chain link fence with no slats.
23. 2,000 gallon fuel storage tank with integral containment.
24. Concrete curb to secondary containment.
25. Wash pad with drain.
26. Concrete sidewalk per Civil drawings.
27. Future employee shade canopy area (20'x35').
28. Future backup generator.
29. Prepare tarp.
30. I.P.S. call box.
31. Flagpole.
32. Not used.
33. 3'-0" high, 8" architectural C.M.U. screen wall.

**PROJECT DATA**

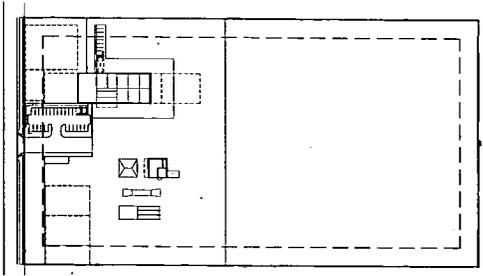
<b>ADDRESS:</b>	4517 N. Curry Rd.
<b>ZONING:</b>	Recovering OR to I-2
<b>PARCEL NO.:</b>	401-01-028A
<b>PARCEL SIDE:</b>	NET AREA 810 S.F. (19.85 Acres) GROSS AREA 837 SF (20.35 Acres)
<b>BUILDING AREA:</b>	<b>FIRST FLOOR:</b> OFFICES = 4,000 S.F. SHOP AREA = 7,200 S.F. TECH. AREAS = 4,400 S.F. DYNO BLDG. = 2,500 S.F. CANOPY'S = 3,060 S.F. SHADE CANOPY = 720 S.F. <b>TOTAL = 21,880 S.F.</b> <b>SECOND FLOOR:</b> STORAGE = 888 S.F. <b>TOTAL = 22,768 S.F.</b>
<b>LOT COVERAGE:</b>	21,880/96,461.3 = 2.26%
<b>OCCUPANCY:</b>	B = Offices
<b>CONSTRUCTION TYPE:</b>	S1 = Shops / Tech. Area / Canopy
<b>ALLOWABLE AREA:</b>	Offices = 4,000 S.F. - 23,000 S.F. basic Shops/Tech. Area = 14,000 S.F. Basic = 17,500 S.F. Offices = 4,000/300 = 13.33 spaces Shops/Tech. Area = 14,000/1,000 = 14.00 spaces <b>Total = 33 spaces</b>
<b>PARKING REQUIRED:</b>	33 Spaces
<b>PARKING PROVIDED:</b>	33 Spaces
<b>ACCESSIBLE SPACES REQUIRED:</b>	2 Spaces
<b>ACCESSIBLE SPACES PROVIDED:</b>	2 Spaces
<b>LANDSCAPE PROVIDED:</b>	5' x 32,862.3 = 16,342 S.F. 33,262 S.F. (10.2%) Civil Industrial America LLC 6200 Veterans Blvd Burr Ridge, IL 60527

**LEGAL DESCRIPTION:**

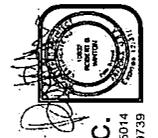
The South half of the Northwest quarter of the Northwest quarter of section 11, Township 9 South, Range 7 East of the Old and Salt River Meridian, Pinal County, Arizona



**VICINITY MAP**  
SCALE: N.T.S.



**OVERALL SITE PLAN**  
SCALE: NONE



**W.A. winton architects, inc.**  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778

for  
**CASE NEW HOLLAND**  
**PINAL COUNTY, ARIZONA**  
**SUN STATE BUILDERS**

job no.	14100
drawn	MGO
approved	R&W
date	5/05/14
revisions	

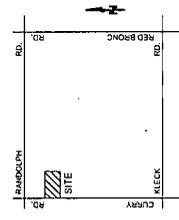
**SP-1**

LANDSCAPE LEGEND

- CERCIIDIUM DESERT AUREUM
- DESERT MUSEUM PALO VERDE
- 24" BOX (MATCHING)
- ACACIA SALIGNA
- WILLOW ACACIA
- 24" BOX
- ONETA TESOTA
- IRONWOOD
- 24" BOX
- BIELLA PENDULATA
- BAJA RUELLIA
- 5 GALLON
- CASA PINA MEXICANA
- MEXICAN BIRD OF PARADISE
- 5 GALLON
- TECOMA ORANGE JUBILEE
- ORANGE JUBILEE
- 5 GALLON
- HERALDO PARVIFLORA
- RED YUCCA
- 5 GALLON
- DASTURION WHEELER
- DESERT SPOON
- 5 GALLON
- LANTANA MONTEVIDENSIS
- 'COLD MOUND'
- 1 GALLON
- ALOE 'BLUE ELF'
- BLUE ELF ALOE
- 1 GALLON
- 1/2" MINI MADRON GOLD
- DECOMPOSED GRANITE
- 2" DEPTH IN ALL LANDSCAPE AREAS

**IRRIGATION NOTE:**  
AN AUTOMATIC Drip Irrigation System will be installed  
GUARANTEEING 100% COVERAGE TO ALL PLANT MATERIAL.  
WEIR LOCATION: PRIVATE WELL  
WATER PRESSURE: 100 PSI  
WATER PRESSURE: 100 PSI  
WATER PRESSURE: 100 PSI

**LANDSCAPE MAINTENANCE NOTE:**  
THIS SITE WILL BE MAINTAINED BY THE PROPERTY OWNER  
IN ACCORDANCE WITH CURRY GARAGE 31-400-001.

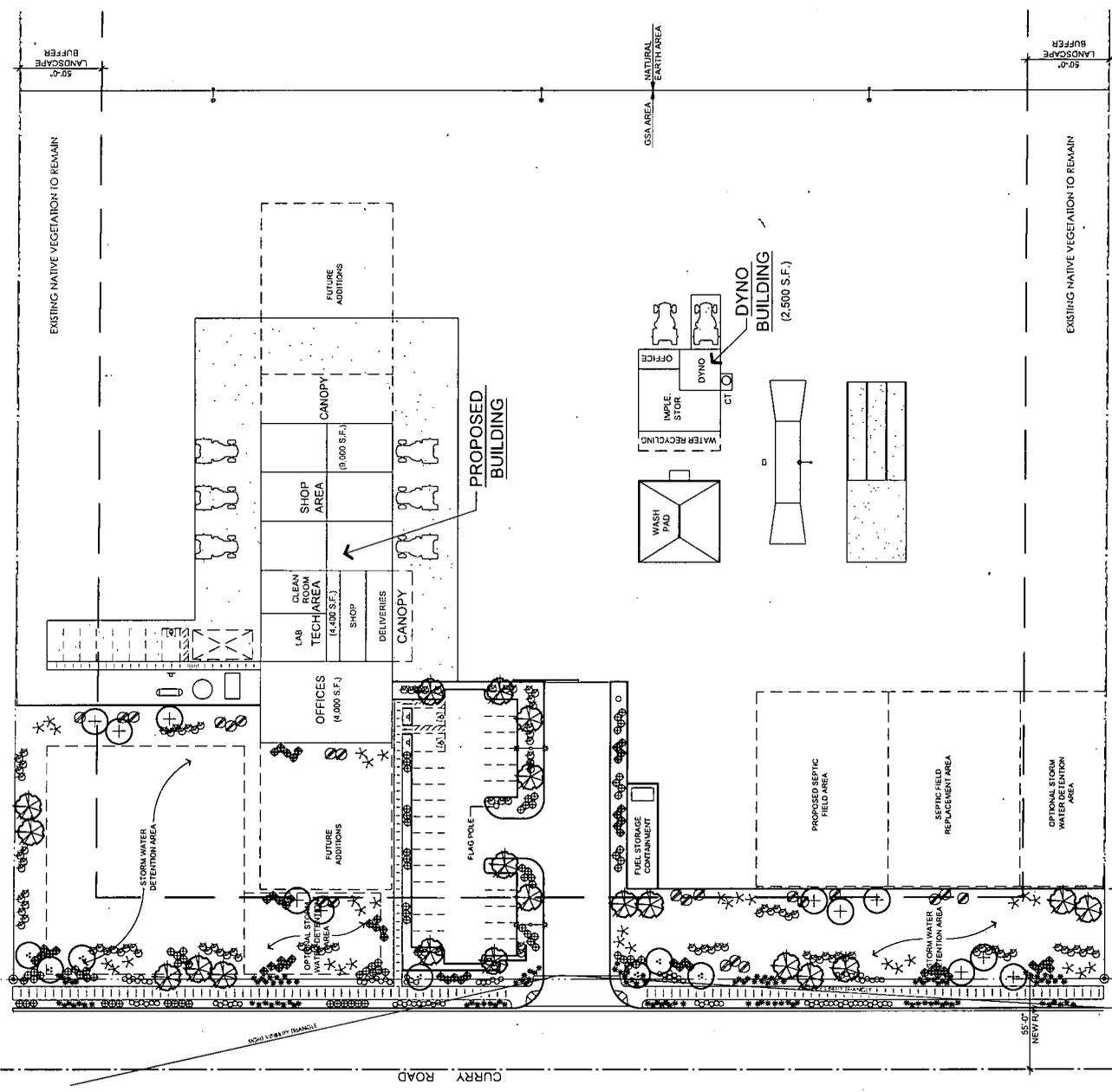


VICINITY MAP  
SCALE: N.T.S.

**LANDSCAPE PLAN**  
0' 15" 30' 60"  
SCALE: 1"=30'-00"

**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
URBAN DESIGN  
SITE PLANNING

4433 East Camel St., Suite 101  
Phoenix, AZ 85018  
P: (602) 265-0330 F: (602) 265-6619  
EMAIL: tmcqueen@tjma.com



**FINDINGS:**

Site data:

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

Water/Sewer: on-site well/Septic

Access: The property is accessed via Curry Road.

**HISTORY:** This property is currently zoned GR and is vacant land. The property had previously been used as an outdoor paintball field under SUP-022-03.

**ANALYSIS:** The applicant is requesting approval of a Comprehensive Plan amendment to Employment as well as a zone change to I-2 to allow the development of an office and mechanical testing/adjustment facility for farming and dirt-moving equipment.

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

The proposal is located within the City of Coolidge's Planning area and is designated Rural Ranchette. As of the writing of this staff report, no comments have been received from the City.

The proposal was also sent to the City of Casa Grande, they had no comment on the proposal.

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

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

**Fit within the neighborhood**

The applicant's proposal features an office and mechanical testing/adjustment facility for farming and dirt-moving equipment. Case New Holland operates and existing facility within the Gila River Indian Community which will be moved to private land within Pinal County.

The Comprehensive Plan designation on the subject property and surrounding properties is Moderate Low Density Residential. The applicant is proposing a change on this 20.0± acre parcel to Employment. The Employment designation would allow for industrial type uses. While the current development pattern in the immediate area is consistent with the proposed use, the long term vision of the Comprehensive Plan is for this area to develop residentially. The Commission will need to weigh whether or not the Employment designation will be consistent with the Comprehensive Plan's vision for the area. Additionally, approximately 5 miles east along Highway 87 the Comprehensive Plan already designates land as Employment. Staff respectfully reminds the Commission that if approved the Comprehensive Plan would stay Employment and support other industrial requests even if the Case New Holland Facility were to relocate in the future.

The application also includes a rezone request to I-2, Light Industrial and Warehouse

Zoning District. This zone requires that a 50 foot industrial buffer be provided where industry abuts property zoned rural. This property is surrounded by GR, a rural zone. The ordinance sets development criteria for this industrial buffer, specifically that it shall be improved with one or more of the following:

- A. Landscaping.
- B. Parking lot, wherein a minimum width of 10 feet along the lot line(s) closest to the residential property or arterial or collector streets, shall be landscaped; and a decorative screening device of opaque fencing, walls, landscaped earth berms or any combination thereof, shall be installed between the landscaped area and the parking lot, to a minimum height of three feet.
- C. Recreational space for employees, wherein a minimum width of 10 feet along the lot line(s) closest to the residential property or arterial or collector streets shall be landscaped.

The applicant has proposed landscaping along the Curry Road frontage, but is relying on the limited native vegetation within the remaining buffer areas on the north and south boundaries. While the ordinance does not set specific landscape requirements, the existing vegetation that is proposed to satisfy the buffer requirements along these boundaries provides little buffer to the adjacent lots.

Finally, the applicant is proposing a chain link fence surrounding the entire property. The western 543 feet will have heavy duty metal slats, with the eastern portion having no slats. Staff has added a stipulation that all storage and testing activity be conducted within the western 543 feet of the site.

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 comprehensive plan amendment under PZ-PA-003-14 and rezone case under PZ-007-14. Furthermore, the Commission must determine that this comprehensive plan amendment and rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

**STAFF SUMMARY:** The applicants, Lynora and Randy Largent, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a non major comprehensive plan amendment from Moderate Low Density Residential to Employment and a rezone from GR to I-2.
2. To date, no letters in support or in opposition have been received from property owners inside the notification area.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential" designation, but is seeking an amendment to Employment.
5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION(PZ-PA-003-14):** Should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment 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 Planning and Zoning Commission forward **PZ-PA-003-14**, to the Board of Supervisors with a favorable recommendation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

*\* No Stipulations*

**STAFF RECOMMENDATION(PZ-007-14):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-007-14** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 20.0± acres covered under case PZ-007-14;
2. Applicant/property owner shall improve the property with an office and mechanical testing/adjustment facility for farming and dirt-moving equipment, improve means obtaining a building permit and completing the conditions enumerated herein, within (5) five years from the effective of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date.
3. the applicant/property owner shall submit for a site plan review application within (2) two years from the effective date of this ordinance.

4. the applicant/property owner shall complete all required on-site and offsite improvements required as part of the site plan review process within (5) five years from the effective date of this ordinance.
5. the applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
6. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
7. if at the expiration of the (5) five year time period the Property has not been improved with an office and mechanical testing/adjustment facility for farming and dirt-moving equipment, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
8. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
9. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
10. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
11. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
12. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
13. All equipment testing and storage shall be contained to western 543 feet of the subject property within the enclosed portion of the site as shown on the site plan dated May 5, 2014;
14. Prior to site plan approval the applicant shall submit approval from the State Fire Marshall's office for the on-site fuel storage tank;

15. the layout, design and set up of the office and mechanical testing/adjustment facility for farming and dirt-moving equipment shall be as shown and set forth on the applicant's submittal documents and site plan dated May 5, 2014;
16. a Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
17. a drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
18. 55' half street right-of-way dedication will be required along Curry Road (western boundary) 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;
19. half street improvements will be required for Curry Road (western boundary). All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision and Infrastructure Design Manual or as approved by the County Engineer; and
20. a minimum 28' paved all-weather public access road (Curry Road) is required from the northern boundary of the site to Randolph Road or as approved by the County Engineer.

Date Prepared: 06/10/14 – am  
Revised:

**NARRATIVE**

**FOR**

**CASE NEW HOLLAND TESTING FACILITY**

## **PURPOSE OF REQUEST**

Case New Holland (“CNH”) operates an existing facility for the testing and development of farming and dirt moving equipment within the Gila River Indian Community. That governmental entity has decided not to renew the lease for CNH, necessitating a relocation onto privately held land in Pinal County, in order to preserve County jobs and the relationship the facility has with area farms. A site for this relocation has been selected. Because some limited outdoor testing will be conducted, a rezoning to I-2 is needed.

## **DESCRIPTION OF PROPOSAL**

A. Nature of the Project. CNH will construct an office, a mechanical work area (“Shop”), a dock loading area, a work pad, a well and water tank, and various storage and other use facilities. This will be a low-traffic, low-impact facility. At present, CNH employs 10 people at its existing facility in the Gila River Indian Community. It is possible the number of employees, over time, might increase to 15, but there are no plans for such an increase presently. Heavy equipment will be brought to the site, on average, one piece of equipment per week, where it will be mechanically adjusted and maintained, both inside the enclosed shop areas, and outside, on the site, much as is typically done on farms. While it cannot be known for certain how often repairs on site will take place outside the shop areas, it is certain that the shop areas will be specially designed and constructed for equipment adjustment and repair. On a very limited basis, such equipment will be run on site, out of doors, but the bulk of the testing is accomplished on farms elsewhere in Pinal County. Thus, noise impacts to off-site areas will be equal to or less

than surrounding farms, where heavy equipment is used. The equipment will be loaded on trailers and taken to such farms to be used in farming activities; such use will generate testing feedback from the farmers, which feedback will be useful to CNH in developing its products. Products will not be sold at the subject site. No manufacturing will take place at the subject site.

B. Proposed Land Use. The land use proposed is an employment land use, but also agricultural as well. The site will have an office component and a shop component, but over half of the site will be vacant. Because some limited outdoor testing will take place, an I-2 zone will be sought, but the land use will create very low impact in terms of traffic, noise, dust, and structures. In terms of impact, the site will be similar to surrounding farms with on-site residences, barns and other outbuildings.

C. Conformance to Comprehensive Plan. A minor amendment will be concurrently processed due to the technically required zoning category, but the land use will be low-impact and in many ways not dissimilar to surrounding uses.

D. Answers to Questions. (See application). Without limitation of the Answers to Questions noted on the Supporting Information form, special note is made regarding landscaping. The Code requires a 50 foot buffer surrounding the subject site, which buffer has been provided. The Code also requires "landscaping," but offers no standard for same. This requirement has also been met. Extensive new xeriscape is planned for the frontage. On the north, east, and south sides, where there is existing plant life within the 50 foot buffer area, it will be preserved. The existing plant life is not lush, but more is unneeded. To the north is vacant

natural desert; to the east and south, areas of tilled land. There is no reason to provide new plants to screen such lands, and no requirement to do so. Thus, the landscaping requirements of the Code are being followed.

#### **LOCATION/ACCESSIBILITY.**

The subject site has access, by Curry Road, to Randolph Road, and from there, paved access to two interchanges on I-10 (to the northwest and to the southwest), as well as paved access to Highway 87. The subject site will create a very low daily trip count – with ten employees, at 22 vehicle trips per day, and with 15 employees, at 32 vehicle trips per day.

#### **UTILITIES & SERVICES.**

The subject site has power and telephone service available to it. Water will be provided by an on-site well, and sewer by an on-site septic system.

#### **ON-SITE FUEL STORAGE**

A 2000 gallon fuel tank is noted on the Site Plan. Documentation relative to the safety features relating to the proposed tank are attached. The State Fire Marshall's office has given preliminary verbal approval of the installation of this tank. All of the State Fire Marshall's requirements listed on the attached information will be followed.



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

## Memorandum

**Date:** June 19, 2014

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

**From:** Scott Bender, P.E.  
Pinal County Engineer

**Subject:** **Rezoning Application for CASE NEW HOLLAND TEST FACILITY,  
Case PZ-007-14**

The Public Works Department has reviewed the Rezoning Application for CASE NEW HOLLAND TEST FACILITY, Case No. PZ-007-14 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) 55' half street right-of-way dedication will be required along Curry Road (western boundary) 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;
- 4) Half street improvements will be required for Curry Road (western boundary). All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision and Infrastructure Design Manual or as approved by the County Engineer;
- 5) A minimum 28' paved all-weather public access road (Curry Road) is required from the northern boundary of the site to Randolph Road or as approved by the County Engineer.



**MEMORANDUM FROM AIR QUALITY**

**Date:** June 6, 2014  
**To:** Ashlee MacDonald  
**Cc:** Concept Review Committee  
**From:** Anu Jain, Permit Engineer  
**Re:** Zoning Pre-Application Cases

I have reviewed the following Concept Review cases:

Date	Case #	Applicant	Project	*Response
6/19/14	SUP-003-14	Glenn Hunter	Hunter Horse Boarding	See Comments 1 & 2
6/19/14	PZ-PA-00214 & SUP-004-14	Psalm 91, LLC	Zobro Landing Strip & Skydiving Facility	See Comments 1 & 2
6/19/14	IUP-001-14	Donna McGregor	Sturman Storage Lot	See Comments 1 & 2
6/19/14	PZ(PD)-006-14	Vintage Farms, LLC	Ware Farms – PAD	See Comments 1 & 2
6/19/14	PZ-007-14 & PZ-PA-003-14	Randy Largent	Case New Holland Test Facility	See Comments 1 & 2

**\*Comment(s):**

1. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance.

**Note:**

All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-060.A of Pinal County’s Air Quality Code of Regulations.



# City of Casa Grande

May 21, 2014

Steve Abraham  
Planning Manager  
Pinal County Planning and Development Department  
31 North Pinal Street, Building F.  
PO Box 2973  
Florence, AZ 85132

**RE: CASE: PZ-PA-003-14 and PZ-007-14**

Dear Mr. Abraham,

Thank you for the opportunity to review and comment on the above referenced zoning application in Pinal County located at the property as generally described below:

A portion of the NW¼ of Section 11, T6S, R7E G&SRB&M, tax parcel 401-01-028A (located on the east side of N Curry Road South of W Randolph Rd).

After reviewing the project and site location, the City of Casa Grande does not have any comments at this time as this property is located outside our planning boundary. Again thank you for giving the City of Casa Grande the chance to look at the request.

Sincerely,

  
Leila DeMaree, Senior Planner  
City of Casa Grande

NEIGHBORHOOD MEETING, 3/19/14  
CASE NEW HOLLAND  
CURRY, SOUTH OF RANDOLPH  
20 ACRE SITE

ATTENDEES FROM NEIGHBORHOOD

NAME	ADDRESS	PHONE & EMAIL
<b>NO NEIGHBOR  ATTENDED. THREE  REPRESENTATIVES OF  CNH WERE IN  ATTENDANCE. I WAS AT  THE SITE FROM 4:45 TO  5:20PM</b>		

I received phone calls from neighbors subsequent to the date of the meeting:

DATE	FROM	CONCERN
3/2/14	Gus Almaguer	Owns 10 acres adjacent on south side of site. He is in favor of the zoning.
3/24/14	Hamid Farhadi	Owns property adjacent on north side of site. He is in favor of the zoning.

Questions and answers (3/19/14 meeting, continued)

4/2/14	Received an email inquiry from Ken Oishi of Coolidge Trio, LLC, owner of the parcel to the east of the site	
4/4/14	I reached Mr. Oishi by telephone and discussed the proposal. He asked about the operation, I described it, and he says he is supportive. He has asked for direction to the existing CNH facility, which I am obtaining, and will forward to him.	

March 12, 2014

HAMID FARHADI  
3317 E CHEROKEE ST  
PHOENIX, AZ 85044

Re: Case New Holland Testing Facility

Dear Neighbors:

My name is Rod Jarvis and I am writing you to let you know that Case New Holland (CNH) is proposing to buy 20 acres on the east side of Curry Road, south of Randolph, to build an office and a facility for adjustment, development, and limited testing of farming and dirt moving equipment. I have enclosed a map for you to refer to.

The site CNH will buy is 20 acres; the buildings will be on the west half; they will be used for offices and for mechanical work on the equipment; the east half will be left open.

Since I am handling the zoning case for CNH, I am going to hold a meeting at the northwest corner of the property (see the attached map) on Wednesday, March 19, 2014, at 5:00 p.m. Because you own land nearby, (PARCEL: 401-01-028B) I invite you to come to ask questions and to hear more about this proposal.

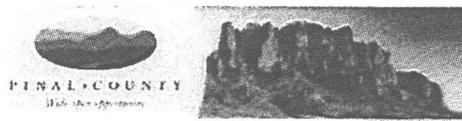
If you cannot make this meeting, I invite you to contact me at (602) 530-8030 or at [rod.jarvis@gknet.com](mailto:rod.jarvis@gknet.com) with any questions or comments you might have.

Very truly yours,

GALLAGHER & KENNEDY, P.A.

By:   
Rodney Q. Jarvis

RQJ:asb  
Enclosure: map



Geographic Information Systems

Layers

Find Location

Help

7

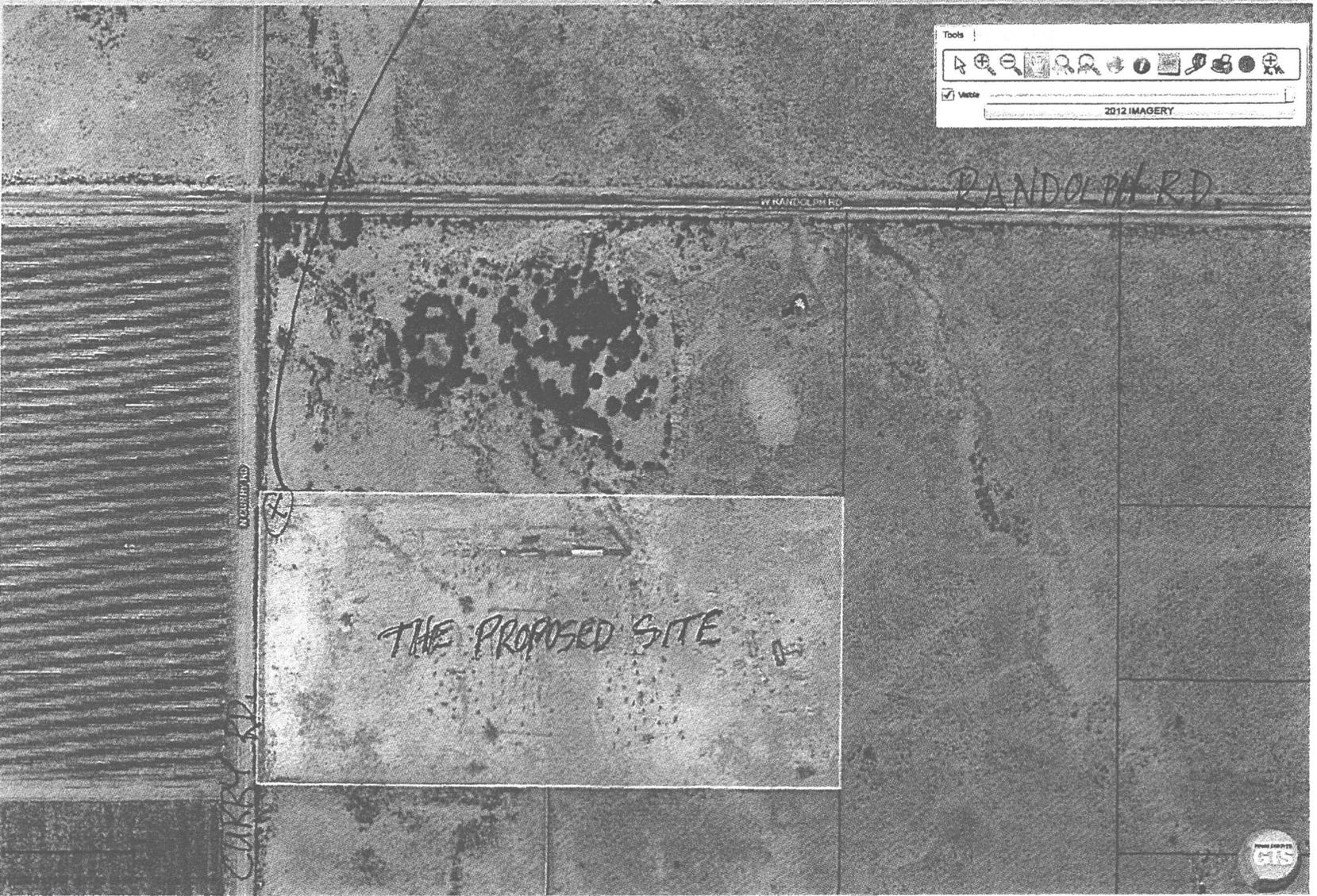
X

WHERE WE WILL MEET  
ON 3/19/14 @ 5:00 PM

Tools

Map

2012 IMAGERY



**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 1200 feet of the subject parcel boundary.

Parcel No.: 401-01-028B  
Name: HAMID FARHADI  
Address: 317 E CHEROKEE STREET  
City/ST/Zip: PHOENIX AZ 85044

Parcel No.: 401-01-022B  
Name: ALLIGATOR FARMS PROPERTIES  
Address: P O BOX 68  
City/ST/Zip: COOLIDGE AZ 85128

Parcel No.: 401-01027E, 027F  
Name: ROSEMEAD PROPERTIES INC  
Address: P O BOX 29006  
City/ST/Zip: PHOENIX, AZ 85038

Parcel No.: 401-01-0127M  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 401-01-027V  
Name: RAYMOND BAUMBACH  
Address: 117 MICHIGAN AVENUE  
City/ST/Zip: HOUGHTON LAKE, MI 98629

Parcel No.: 401-01-027D  
Name: GIFTED PLANTED LLC  
Address: P O BOX 11912  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027P  
Name: JOHNNY HOOVER  
Address: P O BOX 11330  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027U  
Name: COOLIDGE TRIO LLC  
Address: 3509 E ROCKY SLOPE DRIVE  
City/ST/Zip: PHOENIX AZ 85040

Parcel No.: 401-01-027G  
Name: BRADLEY WRIGHT  
Address: 1443 WYTE WAY  
City/ST/Zip: BANNING CO 92220

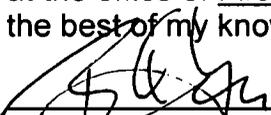
Parcel No.: 401-01-027N  
Name: PATRICIA REID  
Address: 462 S GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85210

Parcel No.: 401-01-027W, 027X, 027Y, 027Z  
Name: ROBERT HELLMAN  
Address: 462 S GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85204

Parcel No.: 401-01-012F  
Name: TAYLOR LEON TR  
Address: 5569 TAFT AVE  
City/ST/Zip: OAKLAND CA 94618

Parcel No.: 401-01-027K  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 2nd day of February, 2014, at the office of First American Title Insurance Company and is accurate and complete to the best of my knowledge.

  
\_\_\_\_\_  
Signature

5/6/14  
\_\_\_\_\_  
Date

Acknowledged before me by Rodney Q. Jarvis, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

6<sup>th</sup> day of May  
  
\_\_\_\_\_  
Signature of Notary Public



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

**PROPERTY OWNERSHIP LIST**  
**(required for filing all applications)**

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 1200 feet of the subject parcel boundary.

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Name: ALLIGATOR FARMS PROPERTIES  
Address: P O BOX 68  
City/ST/Zip: COOLIDGE AZ 85128

Parcel No.: 401-01027E, 027F  
Name: ROSEMEAD PROPERTIES INC  
Address: P O BOX 29006  
City/ST/Zip: PHOENIX, AZ 85038

Parcel No.: 401-01-0127M  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 401-01-027V  
Name: RAYMOND BAUMBACH  
Address: 117 MICHIGAN AVENUE  
City/ST/Zip: HOUGHTON LAKE, MI 98629

Parcel No.: 401-01-027D  
Name: GIFTED PLANTED LLC  
Address: P O BOX 11912  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027P  
Name: JOHNNY HOOVER  
Address: P O BOX 11330  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027U  
Name: COOLIDGE TRIO LLC  
Address: 3509 E ROCKY SLOPE DRIVE  
City/ST/Zip: PHOENIX AZ 85040

Parcel No.: 401-01-027G  
Name: BRADLEY WRIGHT  
Address: 1443 WYTE WAY  
City/ST/Zip: BANNING CO 92220

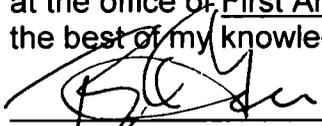
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Address: 462 S GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85210

Parcel No.: 401-01-027W, 027X, 027Y, 027Z  
Name: ROBERT HELLMAN  
Address: 462 S. GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85204

Parcel No.: 401-01-012F  
Name: TAYLOR LEON TR  
Address: 5569 TAFT AVE  
City/ST/Zip: OAKLAND CA 94618

Parcel No.: 401-01-027K  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

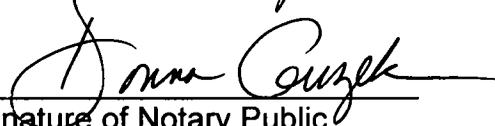
I hereby verify that the name list above was obtained on the 2nd day of February, 2014, at the office of First American Title Insurance Company and is accurate and complete to the best of my knowledge.

  
\_\_\_\_\_  
Signature

5/6/14  
\_\_\_\_\_  
Date

Acknowledged before me by Rodney Q. Jarvis, on this 6<sup>th</sup> day of May, 2014.



  
\_\_\_\_\_  
Signature of Notary Public

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

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN  
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications must be typed or written in ink)

1. The legal description of the property: See attached "Exhibit A"
  
2. Parcel Number(s): 401-01-028A Total Acreage: 20
  
3. Current Land Use Designation: Moderate-Low density
  
4. Requested Land Use Designation: Employment
  
5. Date of Concept Review: 3/11/14 Concept Review Number: 001-14
  
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):  
To accommodate the preservation of 10 jobs and possibly 15 jobs, currently in the area on the Gila River Indian Community. The existing facility must move off the tribal lands; this site has been chosen as the best site for the relocation. The County has very little employment-designated land in the setting this facility requires; thus, a plan amendment is necessary. The application for change of the land use designation of the subject site to the employment category is necessary to accommodate the proposed use. Independent of the proposed use and rezoning request, there would be not request for a Comprehensive Plan Amendment; thus, the reasons for the Comprehensive Plan Amendment and the reasons for the zoning change request are identical. The reason this site is a sensible one in this case is entirely related to the very low impact, low traffic type of use proposed for the subject site. The Comprehensive Plan does not have a lower impact category than the one requested, but the nature of the use is such that it will fit well in its rural/agricultural setting. The subject site is ideal for several reasons: 1. Excellent access to two interchanges on the I-10 freeway, as well as a centralized location for farms in the Pinal County, allowing for ease of transportation of heavy farm equipment from the planned facility to Pinal County farms. 2. The rural location allows for the location of rural-oriented use with rural-level impacts of low traffic and agricultural noise levels. 3. Because the site will be used for development of new products, a rural location is needed to enhance privacy.
  
7. Discuss any recent changes in the area that would support your application.  
We are not aware of any recent changes bearing upon this request. The use proposed will fit comfortably with the rural/farming uses in the area, with very little traffic, very little noise and a use which is directly related to the farming uses in Pinal County.
  
8. Explain why the proposed amendment is needed and necessary at this time.  
The proposed use supports 10, and perhaps in the future, up to 15 jobs, which are currently located on the nearby Gila River Indian Community. The tribe has indicated its intent to remove this use from the reservation; hence the rezoning is needed to keep these jobs in the area. Moreover, the proposed use is vital to the continued development and improvement of heavy farm and dirt-moving equipment. Equipment is to be adjusted and mechanically maintained at this site and sent from this site to farms in Pinal County for practical testing and evaluation. Through this process, farming equipment is improved and developed for farmers in Pinal County and elsewhere. The subject site and surrounding area are designated Moderate-Low density Residential. The Land Use Section of the Comprehensive Plan notes that this category is predominant in Pinal County and that other uses, such as employment and commercial uses, are appropriate in this case category. As noted, this particular employment use will be very low impact.

**EXHIBIT "A"**

**NO. 242-014-96361**

**The South half of the Northwest quarter of the Northwest quarter of Section 11, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.**

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations.
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

<u>Randy and Lynora Largent</u>	<u>57 W. Hunter, Mesa, AZ</u>	<u>(480) 227-8486</u>
Name of Landowner (Applicant)	Address	Phone Number

		<u>randylargent67@gmail.com</u>
Signature of Landowner (Applicant)	Address	E-Mail Address

<u>Rodney O. Jarvis, 2575 E. Camelback Rd., #1100, Phoenix, AZ 85016</u>	<u>(602) 530-8030</u>	
Name of Agent	Address	Phone Number

	<u>rod.jarvis@gknet.com</u>
Signature of Agent	E-Mail Address

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

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

**AGENCY AUTHORIZATION**

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

Lynora Lea Largent

*[Insert Name - if a Corporation, Partnership or Association, include State of Incorporation]*  
hereinafter referred to as "Owner," is/are the owner(s) of 20 acres located at  
4517 N. Curry Rd. Casa Grande AZ 85194  
*[Insert Address of Property]*  
and further identified as assessor parcel number 40101028A 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

Rodney Q. Jarvis

*[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.]**

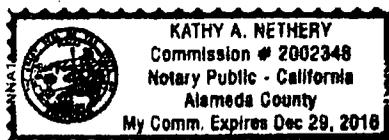
[Signature]  
Dated: 2/27/14

[Signature]  
Dated: \_\_\_\_\_

STATE OF AZ  
COUNTY OF Alameda ) ss.

The foregoing instrument was acknowledged before me this 27 day of Feb, 2014  
By Lynora Lea Largent  
*[Insert Name of Signor(s)]*

My commission expires Dec 29 2016 [Signature] Notary Public





# PART ONE

## Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

**Pinal County Vision** The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

**Sense of Community**—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

THIS APPLICATION WILL PRESERVE THE EXISTING COMMUNITY  
WITH A COMPATIBLE USE, WHILE PRESERVING JOBS AS WELL

**Mobility and Connectivity**—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

Please explain:

THIS SITE CONNECTS TO PAVED ACCESS, WITH EASY PAVED ACCESS  
NORTH, SOUTH, EAST, AND WEST

**Economic Sustainability**—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

THIS APPLICATION PRESERVES 10-15 GOOD JOBS IN  
THE AREA, WHICH OTHERWISE WILL BE LOST.

**Open Spaces and Places**—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

THIS PROPOSAL LEAVES OVER 1/2 THE SITE AS OPEN SPACE. EVEN THE DEVELOPED SITE IS LARGELY OPEN.

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

The proposal:

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

Please explain:

THIS PROPOSAL PROTECTS THE ENVIRONMENT BY PLACING THIS USE AMONG ITS USERS, THE FARMS WHICH TEST THIS EQUIPMENT.

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

The proposal:

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

Please explain:

THIS IS A VERY LOW TRAFFIC USE, WITH  
COUNTS EQUAL TO, OR LOWER THAN, AREA FARMS.

**Quality Educational Opportunities**—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

N/A

## PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

### Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

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### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

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The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

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**Consistency with the Planning Guidelines described in the Land Use element**

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

THIS USE FITS WITH AREA USES AS WELL AS THE  
AREA USES DO.

**Quality Employment Opportunities County-wide**

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

10-15 JOBS WILL BE PRESERVED; OTHERWISE  
THEY WILL BE LOST.

**Viable Agriculture, Equestrian and Rural Lifestyle**

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

THIS USE PROMOTES THE FARMING USE WITH DEVELOPMENT / TESTING OF FARM EQUIPMENT.

**System of Connected Trails and Preservation of Open Space**

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

The proposal:

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

Please explain:

N/A

**Natural and Cultural Resource Conservation**

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

THERE ARE NO CULTURAL RESOURCES KNOWN  
ON SITE.

**Water Resources, Public Facilities/Services, and Infrastructure Support**

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

The proposal:

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

Please explain:

WATER & OTHER SERVICES ARE IN PLACE

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

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

1. Pinal County Staff Coordinator: Ashlee MacDonald
2. Date of Concept Review: 3 / 11 / 14 Concept Review No.: CR - 001 - 14
3. The Legal Description of the Property: See Attached Exhibit "A"
4. Tax Assessor Parcel No(s): 401-01-028A
5. Current Zoning (Please provide Acreage Breakdown): GR  
Requested Zoning (Please provide Acreage Breakdown): I-2
6. Parcel Size(s): Ca. 20 Acres
7. The existing use of the property is as follows: The property is not currently in use. However, there are numerous structures in place typically used in paint ball operations.
8. The exact use proposed under this request: The proposed use is an office and testing/mechanical adjustment facility for heavy farming and dirt-moving equipment.
9. Is the property located within three (3) miles of an incorporated community?  
 YES       NO
10. Is an annexation into a municipality currently in progress?  
 YES       NO
11. Is there a zoning violation on the property for which the owner has been cited?  
 YES       NO  
If yes, zoning violation # \_\_\_\_\_
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. We are not aware of any recent changes bearing upon this request. The use proposed will fit comfortably with the rural/farming uses in the area, with very little traffic, very little noise and a use which is directly related to the farming uses in Pinal County.
13. Explain why the proposed development is needed and necessary at this time. The proposed use supports 10, and perhaps in the future, up to 15 jobs, which are currently located on the nearby Gila River Indian Community. The tribe has indicated its intent to remove this use from the reservation; hence the rezoning is needed to keep these jobs in the area. Moreover, the proposed use is vital to the continued development and improvement of heavy farm and dirt-moving equipment. Equipment is to be adjusted and mechanically maintained at this site and sent from this site to farms in Pinal County for practical testing and evaluation. Through this process, farming equipment is improved and developed for farmers in Pinal County and elsewhere.

RECEIPT #:

AMT:

DATE:

CASE:

## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: Electrical power and telephone are available to this site. Water will be supplied by an on-site well. Sewer to be treated on-site with septic facilities. The public will not pay for any services to this site. APS – Electrical District 2 is the provider of electrical power.
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: The site will employ 10 individuals, and perhaps in the future, as many as 15 individuals. On average, one courier-type delivery will be made per day, one piece of heavy equipment will be delivered to the site per week. Thus, 22-32 vehicle trips per day can be anticipated. A Traffic Impact Statement has been included with this application to confirm this estimate.
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 36 parking spaces will be provided.
4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? Heavy equipment will be operated on this site on occasion for brief periods of time; however, the great majority of equipment testing will take place on Pinal County farms. Much of the equipment will be same as, or similar to, equipment used on Pinal County farms. Some mechanical adjustments will be made to the equipment being tested. Much of this mechanical work will take place in the enclosed shop area, and some of that mechanical work will take place on the property at other locations. The mechanical work will not create excessive noise beyond ambient conditions; heavy equipment is typically operated on the surrounding farms.
5. What type of landscaping are you proposing to screen this use from your neighbors? There will be little need for screening. The Curry Road frontage will be xeriscaped and have a block wall. Work and testing areas are located to the rear, surrounded by farm land. On the north, east, and west side of the site, while a 50 foot buffer will be provided, no plant material will be added; the existing plant material will remain in place. This existing plant material is not lush; however, it should be noted that the County Code does not specify a particular standard to be met. More importantly, there is no need for screening at all, as the property to the north is vacant, natural desert, and the property to the east and to the south is farmland. The Code is being followed, as 50 feet of buffering, with naturally existing plants, is being provided, and the Code does not specify what qualifies as required landscaping. The surrounding area calls for no additional screening, and neither does the Code.
6. What type of signage are you proposing for the activity? Where will the signs be located? Some limited wall signage on the office building may be used. No monument signage will be used.
7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: Not applicable.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The site's impact will be equal to or less than that of the surrounding farming activities, because most of the testing occurs on farms around Pinal County. The equipment maintenance, testing, and adjustment on site will be the same as or similar to equipment used on area farms.
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?       YES       NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?       YES       NO

**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

Lynora Lea Largent

*[Insert Name - If a Corporation, Partnership or Association, Include State of Incorporation]*  
hereinafter referred to as "Owner," is/are the owner(s) of 20 acres located at  
4517 N. Curry Rd. Casa Grande AZ 85194  
*[Insert Address of Property]*  
and further identified as assessor parcel number 40101028A 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

Rodney Q. Jarvis

*[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: 2/27/14

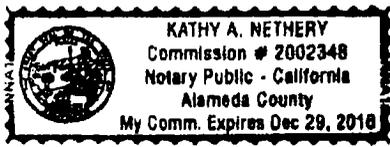
[Signature]  
Dated: \_\_\_\_\_

STATE OF ASS )  
COUNTY OF Alameda ) ss.

The foregoing Instrument was acknowledged before me this 27 day of Feb, 2014  
By Lynora Lea Largent  
*[Insert Name of Signor(s)]*

My commission expires Dec 29 2018 [Signature] Notary Public

REVISED JANUARY 2014



PAGE 6

**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

Randy Largent

[Insert Name - If a Corporation, Partnership or Association, Include State of Incorporation]  
hereinafter referred to as "Owner," is/are the owner(s) of 20 acres located at

[Insert Address of Property]  
and further identified as assessor parcel number 40101028A4 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

Rodney Q. Jarvis

[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.

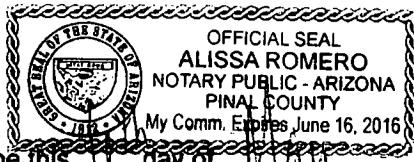
Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[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: 5/6/2014

[Signature]  
Dated: \_\_\_\_\_

STATE OF Arizona )  
COUNTY OF Pinal ) ss.



The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014  
By Randy Largent  
[Insert Name of Signor(s)]

Alissa Romero  
Notary Public

My commission expires 6/16/2016

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

The south one half of the northwest quarter of the northwest quarter of Section 11 Town 6 South,  
Range 7 East.

# APPLICATION CHECKLIST

FOR A PROPOSED ZONE CHANGE  
IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:

- This Zone Change is being submitted without a PAD request
- This Zone Change is being submitted in conjunction with a PAD request.  
The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting:

- 1. Notify all property owners within 1200' (feet)
- 2. Hold the meeting within five (5) miles of the subject property
- 3. Hold the meeting between 5:00 pm – 9:00 pm
- 4. Include with the application the following:
  - a. Copy of Notice of Neighborhood/Community Meeting
  - b. List of property owners notified - *(Use page 5 of this application)*
  - c. Minutes of the meeting
  - d. Attendance sign-in sheet with names & addresses



C. Submit a completed "Agency Authorization" form *(if applicable)*.



D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
  - a. Nature of the Project
  - b. Proposed Land Use
  - c. Conformance to adopted Comprehensive Plan
  - d. Answers to the questions from the **Supporting Information** sheet
- 4. Location & Accessibility

- 5. Utilities & Services
- 6. Neighborhood Meeting Information
- 7. Appendix, as applicable



**E. Submit a Site Plan (if not submitting in conjunction with a PAD Application).**

The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.



**F. Submit the following information regarding Water Supply:**

- 1. Identify the water service provider
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies

4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

- a. Depth to bedrock
- b. Depth to groundwater
- c. Known fissures or land subsidence in the area
- d. Known wells in the area, available information on status and water levels
- e. Summary of data-gathering efforts and sources of information



- G. **Submit** a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.



- H. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.



- I. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



- J. **Complete and Submit** the "Comprehensive Plan Compliance Checklist"



- K. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.



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



- M. **Submit** one (1) CD which contains:

1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

OR

2. An AutoCAD (.dwg file), which includes the following layers:
- a. Parcel
  - b. Right-of-way
  - c. Sub-perimeter

- d. Centerlines
- e. Section Lines
- f. Street names
- g. Lot-numbers
- h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
*(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*

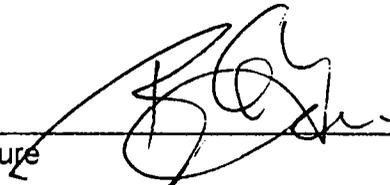


**N.** **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 12 & 13 of this application for illustrative details).*



**O.** Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Signature  Date 4/11/14



2803 North 7<sup>th</sup> Avenue  
Phoenix AZ 85007  
Tel 602-265-6155 Fax 602-265-6171  
unitedcivilgroup.com

March 10, 2014

Todd Heinrich  
CNH Large/Compact Tractor Product Validation  
3101 1<sup>st</sup> Avenue  
Fargo, ND 58102

Subject: Traffic Impact Statement  
**Agricultural Field Test Facility**  
SEC Randolph Road & Curry Road  
Pinal County, Arizona

## **INTRODUCTION**

The purpose of this Traffic Impact Statement is to forecast the trip generation of the proposed Agricultural Field Test Facility and address the effect these trips will have on the surrounding roadway network. The proposed Agricultural Field Test Facility will have a total of 15 employees. The proposed site is located on Curry Road just south of Randolph Road in Pinal County, Arizona. An associated vicinity map and aerial view is attached with this letter.

## **TRAFFIC GENERATION**

Forecasted traffic volumes generated by the proposed Agricultural Field Test Facility were based on the number of employees that will be working at the proposed site. Since there will be a total of 15 employees, the proposed Agricultural Field Test Facility is forecasted to generate 30 daily trips, 15 trips in the AM peak hour, and 15 trips in the PM peak hour.

United Civil Group collected 48-hour volumes, using pneumatic tube counters, on Curry Road south of Randolph Road. The combined total traffic was 26 vehicles on February 26, 2014 and 10 vehicles on February 27, 2014. Adding these volumes to the forecasted volumes generated by the proposed development, would bring the total volume on Curry Road to 56 and 40 vehicles, respectively.

Section 302.7 of the Maricopa County Air Pollution Control Regulation, Rule 310.01, indicates that unpaved roads (including alleys) in the Maricopa County PM-10 Nonattainment Area (which does include the unincorporated areas of Township 1 north, Range 8 east) that are used by 150 vehicle trips or more per day need to implement one of the following control measures: (1) Pave; (2) Apply dust suppressants

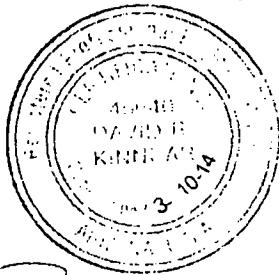
other than water; or (3) Uniformly apply and maintain surface gravel. The proposed development is located within this PM-10 Nonattainment Area.

**CONCLUSIONS**

The proposed Agricultural Field Test Facility is forecasted to generate 30 daily trips, 15 trips in the AM peak hour, and 15 trips in the PM peak hour. Based on the above air pollution control regulation, Curry Road does not need to be paved at this time due to the low vehicle volume. Also, due to the very low number of additional trips generated, the proposed development will have a negligible effect on the surrounding roadway network.

If you have any questions, please feel free to contact our office at (602) 265-6155.

Sincerely,  
*United Civil Group*



*David B. Kinnear*

**Expires 12/31/15**

David B. Kinnear, P.E.  
Project Engineer

Attachments: Figure 1: Vicinity Map  
Figure 2: Aerial View  
Traffic Volume Counts

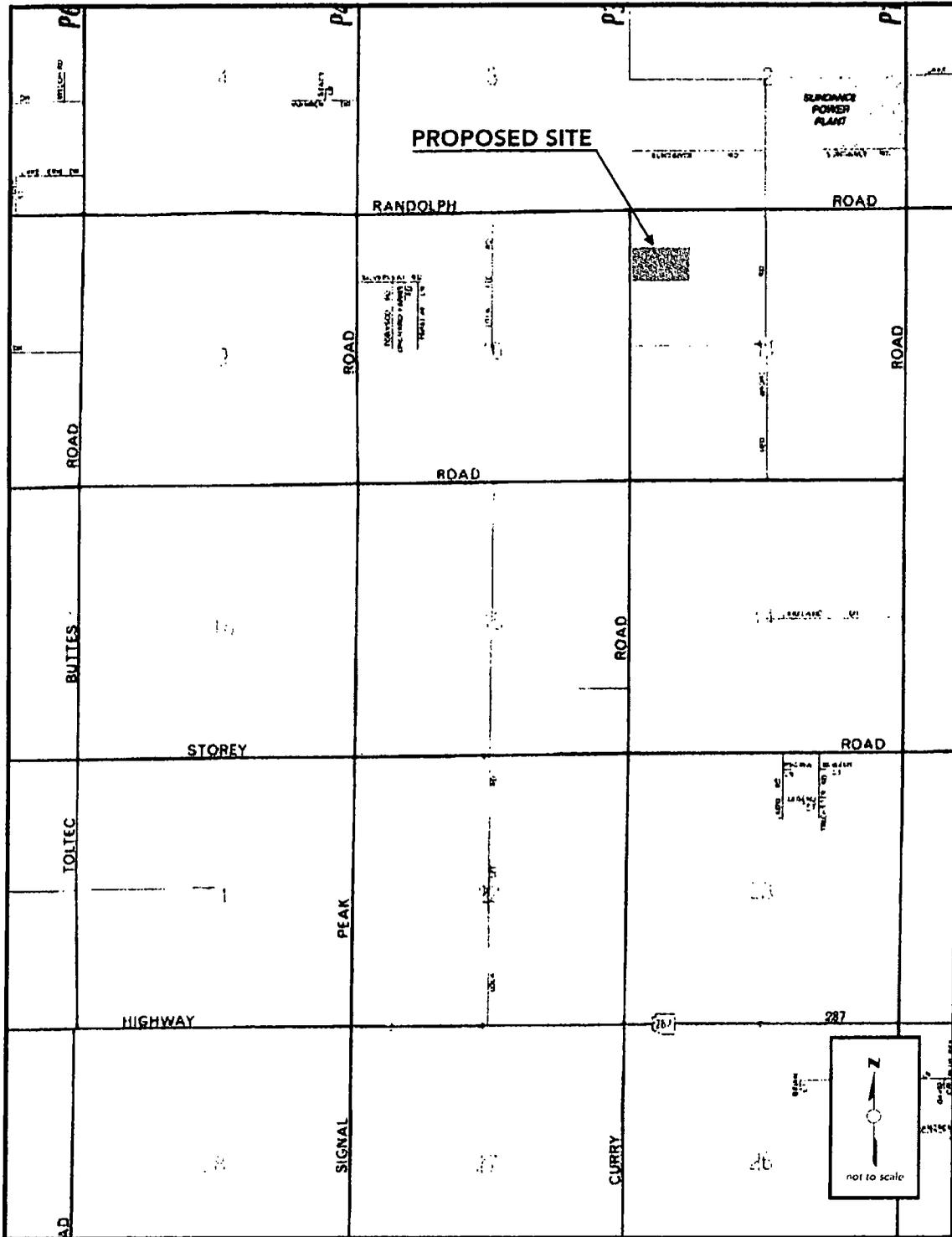


Figure 1: Vicinity Map

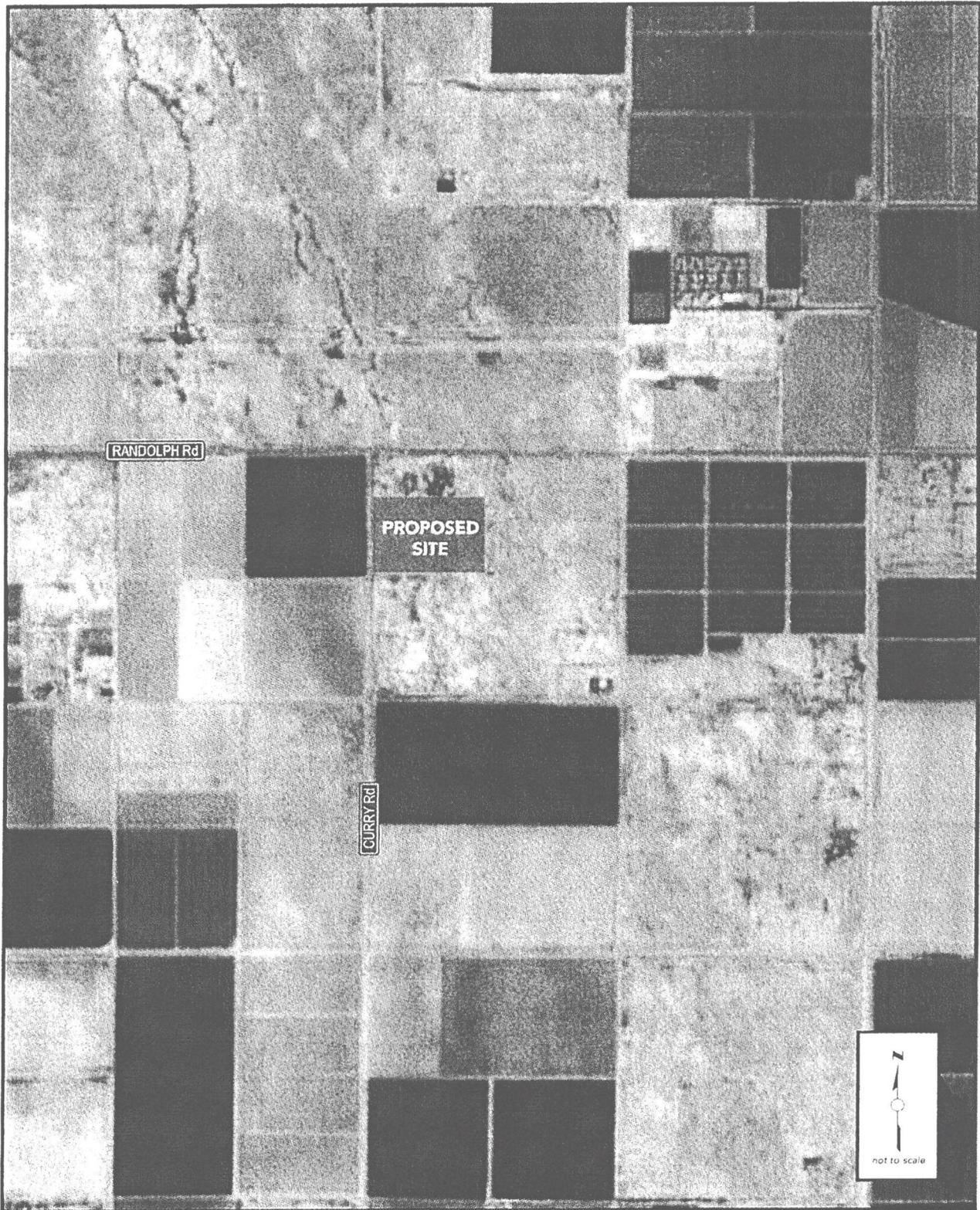


Figure 2: Aerial View

**United Civil Group**  
 2803 N. 7th Avenue  
 Phoenix, AZ 85007

Street : Curry Road  
 Location : S. of Randolph Road

Site: TR14019  
 2/26/2014  
 Wednesday

24 Hour Volume, per Channel (Volume factor 0.500)

Interval Start			Total Interval Start		
2/26/2014 00:00	0	0	12:00	0	1
00:15	0		12:15	0	
00:30	0		12:30	0	
00:45	0		12:45	1	
01:00	0	0	13:00	1	2
01:15	0		13:15	0	
01:30	0		13:30	1	
01:45	0		13:45	0	
02:00	2	4	14:00	0	2
02:15	0		14:15	0	
02:30	2		14:30	0	
02:45	0		14:45	2	
03:00	0	0	15:00	1	3
03:15	0		15:15	0	
03:30	0		15:30	2	
03:45	0		15:45	0	
04:00	0	0	16:00	0	2
04:15	0		16:15	0	
04:30	0		16:30	0	
04:45	0		16:45	2	
05:00	0	0	17:00	0	0
05:15	0		17:15	0	
05:30	0		17:30	0	
05:45	0		17:45	0	
06:00	0	0	18:00	0	4
06:15	0		18:15	4	
06:30	0		18:30	0	
06:45	0		18:45	0	
07:00	0	0	19:00	0	0
07:15	0		19:15	0	
07:30	0		19:30	0	
07:45	0		19:45	0	
08:00	0	0	20:00	0	0
08:15	0		20:15	0	
08:30	0		20:30	0	
08:45	0		20:45	0	
09:00	0	2	21:00	0	0
09:15	0		21:15	0	
09:30	2		21:30	0	
09:45	0		21:45	0	
10:00	0	0	22:00	0	0
10:15	0		22:15	0	
10:30	0		22:30	0	
10:45	0		22:45	0	
11:00	0	2	23:00	1	4
11:15	0		23:15	0	
11:30	0		23:30	3	
11:45	2		23:45	0	

**24 Hour Total**  
 26

**00:00 - 12:00**  
 12 Hour Count 8  
 Peak Hour 01:45  
 Peak Volume 4  
 Factor 0.50

**12:00 - 00:00**  
 12 Hour Count 18  
 Peak Hour 14:45  
 Peak Volume 5  
 Factor 0.63

**United Civil Group**

2803 N. 7th Avenue  
Phoenix, AZ 85007

Street : Curry Road  
Location : S. of Randolph Road

Site: TR14019  
2/27/2014  
Thursday

24 Hour Volume, per Channel (Volume factor 0.500)

Interval Start			Total Interval Start		
2/27/2014 00:00	0	2	12:00	0	0
00:15	2		12:15	0	
00:30	0		12:30	0	
00:45	0		12:45	0	
01:00	0	3	13:00	0	1
01:15	3		13:15	1	
01:30	0		13:30	0	
01:45	0		13:45	0	
02:00	0	0	14:00	0	0
02:15	0		14:15	0	
02:30	0		14:30	0	
02:45	0		14:45	0	
03:00	0	0	15:00	0	0
03:15	0		15:15	0	
03:30	0		15:30	0	
03:45	0		15:45	0	
04:00	0	0	16:00	0	0
04:15	0		16:15	0	
04:30	0		16:30	0	
04:45	0		16:45	0	
05:00	0	0	17:00	0	2
05:15	0		17:15	0	
05:30	0		17:30	2	
05:45	0		17:45	0	
06:00	0	0	18:00	0	2
06:15	0		18:15	0	
06:30	0		18:30	0	
06:45	0		18:45	2	
07:00	0	0	19:00	0	0
07:15	0		19:15	0	
07:30	0		19:30	0	
07:45	0		19:45	0	
08:00	0	0	20:00	0	0
08:15	0		20:15	0	
08:30	0		20:30	0	
08:45	0		20:45	0	
09:00	0	0	21:00	0	0
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09:45	0		21:45	0	
10:00	0	0	22:00	0	0
10:15	0		22:15	0	
10:30	0		22:30	0	
10:45	0		22:45	0	
11:00	0	0	23:00	0	0
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11:30	0		23:30	0	
11:45	0		23:45	0	

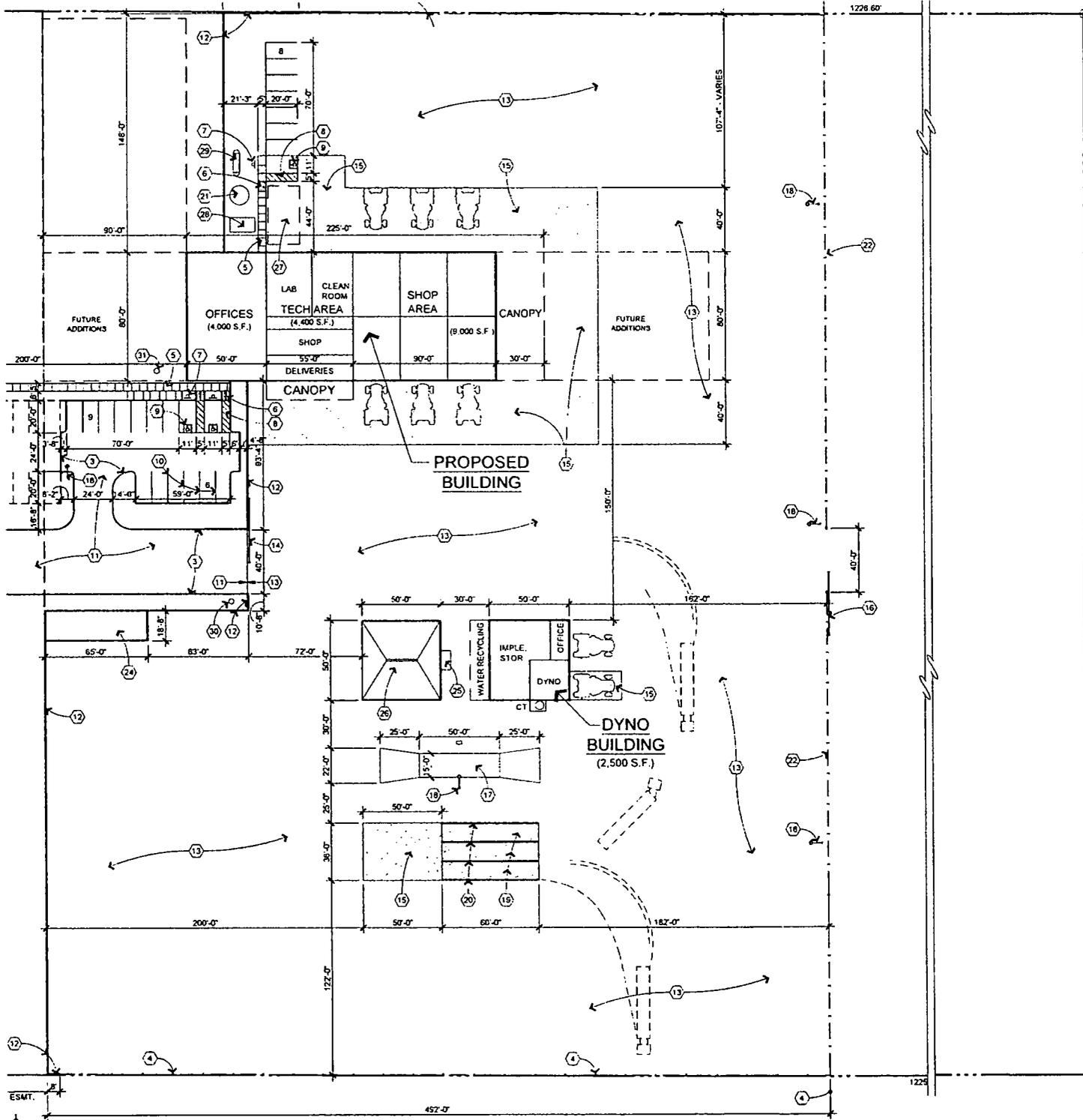
**24 Hour Total**  
10

**00:00 - 12:00**

12 Hour Count 5  
Peak Hour 00:30  
Peak Volume 3  
Factor 0.25

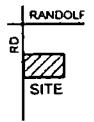
**12:00 - 00:00**

12 Hour Count 5  
Peak Hour 16:45  
Peak Volume 2  
Factor 0.25



- 7. Accessible signage per detail, sheet SP-2
  - 8. 4" wide white painted diagonal striping at 24" o.c. and at perimeter
  - 9. Accessible symbol painted on pavement per detail, Sheet SP-2
  - 10. 4" wide white painted parking striping.
  - 11. Asphalt pavement: per Civil drawings
  - 12. 8'-0" high 8" Architectural cmu drawings.
  - 13. GSA per civil drawings
  - 14. 40'-0" x 8'-0" sliding gate. Gate to be 2" x 3" tube steel with metal deck infill. Provide lock and Fire Department Knox Box.
  - 15. 7" concrete apron (1500 psi) flush with finish floor and civil grades.
  - 16. 40'-0" x 8'-0" chain link sliding gate. Provide lock and Fire Department Knox Box.
  - 17. Weight scale by owner. Provide concrete pit and ramps both ends.
  - 18. 25' high light poles on concrete base per details.
  - 19. Concrete truckwell and staging area per structural drawings.
  - 20. 1 1/2" diameter steel pipe railings to +3'-6" above finish grade.
  - 21. Well location with 1 000 gallon tank.
  - 22. 8' high chain link fence with no slats.
  - 23. 9' storage
  - 24. Pump by owner.
  - 25. Wash pad with drain.
  - 26. Concrete sidewalk per civil drawings.
  - 27. Employee shaded area.
  - 28. Backup generator.
  - 29. Propane tank.
  - 30. UPS call box.
  - 31. Flagpole.
  - 32. Location of landscape per city ordinances.
- LOT COVERAGE:** 18  
**CONSTRUCTION TYPE:** VE  
**ALLOWABLE AREA:** Of  
**PARKING REQUIRED:** Of  
**PARKING PROVIDED:** Of  
**ACCESSIBLE SPACES REQUIRE:** Of  
**ACCESSIBLE SPACES PROVIDED:** Of  
**LANDSCAPE REQUIRED:** Of  
**LANDSCAPE PROVIDED:** Of  
**OWNER:** Of  
**LEGAL DESCRIPTION:** The South half of the 11, township 6 South, Pinal County, Arizona

**SITE PLAN**  
 SCALE: 1" = 40'-0"





March 20, 2014

Pinal County  
31 N. Pinal Street, Building F  
PO Box 2973  
Florence, AZ 85132

RE: WATER SUPPLY  
CASE NEW HOLLAND – A portion of APN 401-01-028A

This report is intended to support the rezoning application for a portion of the reference parcel. The information here is an initial investigation into the availability and quality of well water for the site and an estimate for the quantities and rates that may be needed for the proposed project.

The site is located just 660± feet south of the intersection of Curry Road and Randolph Road in central Pinal County, Arizona. It is 20.3-acres in size in a heavily farmed portion of the county. The improvements in the immediate surrounding area are limited to mostly unpaved roads with overhead power lines and irrigation ditches. The site is currently being farmed with regional crops and is being supplied with water from a private irrigation district and/or private wells. The site and all of the surrounding areas are a part of the Eloy Sub-basin within the Pinal AMA (active management area) as determined by the Arizona Department of Water Resources (ADWR).

Various sources were reviewed to investigate the available groundwater at the site:

1. *"Ambient Groundwater Quality of the Pinal Active Management Area: A 2005-2006 Baseline Study"*, published by Arizona Department of Environmental Quality (ADEQ) in June 2008
2. *"Arizona Water Atlas, Section 8.2 – Pinal AMA"*, published by ADWR in September 2010
3. ADWR well registry data, updated continually.

Based on this information, estimates for the site can be made. Depth of groundwater, expected quality of the water, and expected peak draw rates. For this site, the data (attached in the appendix) indicates that we can expect very hard water, with some dissolved solids, with a reasonable water quality. The water level is estimated to be 150-feet to 200-feet below grade with pumping rates of 200-gpm. The drawdown would be deeper if higher pumping rates were required. Relevant charts and data supporting these estimates are attached in the appendix.

The proposed development, the assumed building will have an automatic sprinkler system and will have 10,000 sq.ft. maximum fire area (additional areas separated by a 2-hr minimum fire wall). For building class V-B, this equates to a site flow rate requirement of 2,750-gpm for 2-hours according to the International Fire Code. With the sprinkler system, this flow rate can be reduce by 50% to 1,375-gpm for the same 2-hrs. An onsite storage tank of an appropriate size based on fire code and the fire marshal's approval will be built onsite to store this volume. A series of private booster pumps with automatic controls would draw this water and deliver it to the building. Calculations are attached in the appendix.

Based on the reviewed information and the initial analysis presented here, this site appears to be capable of providing adequate water for domestic and fire suppression purposes. Please feel free to contact our office with any questions of comments on the updates to the design for this project.

Respectfully,



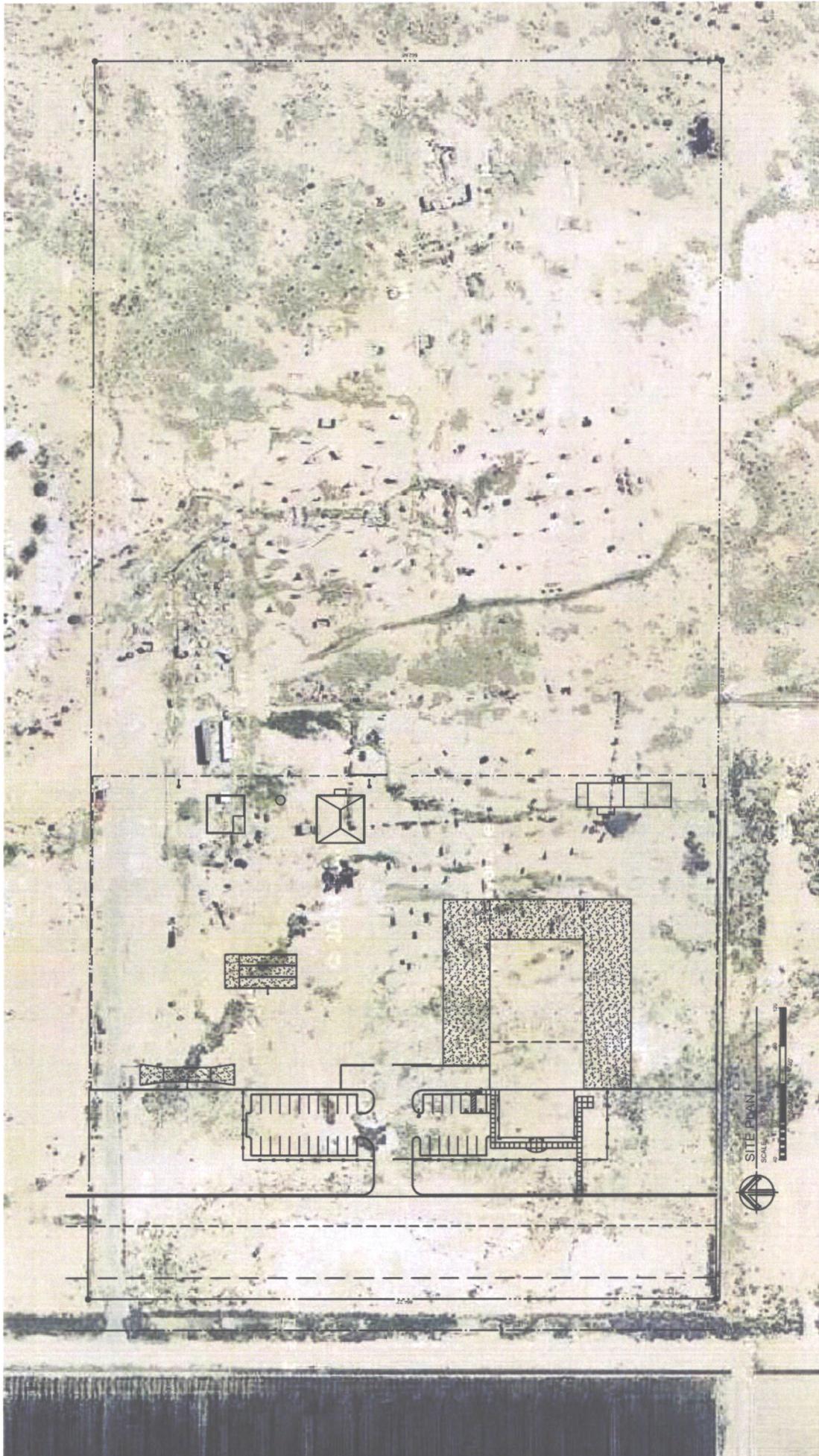
Nathan Cottrell, PE  
Principal

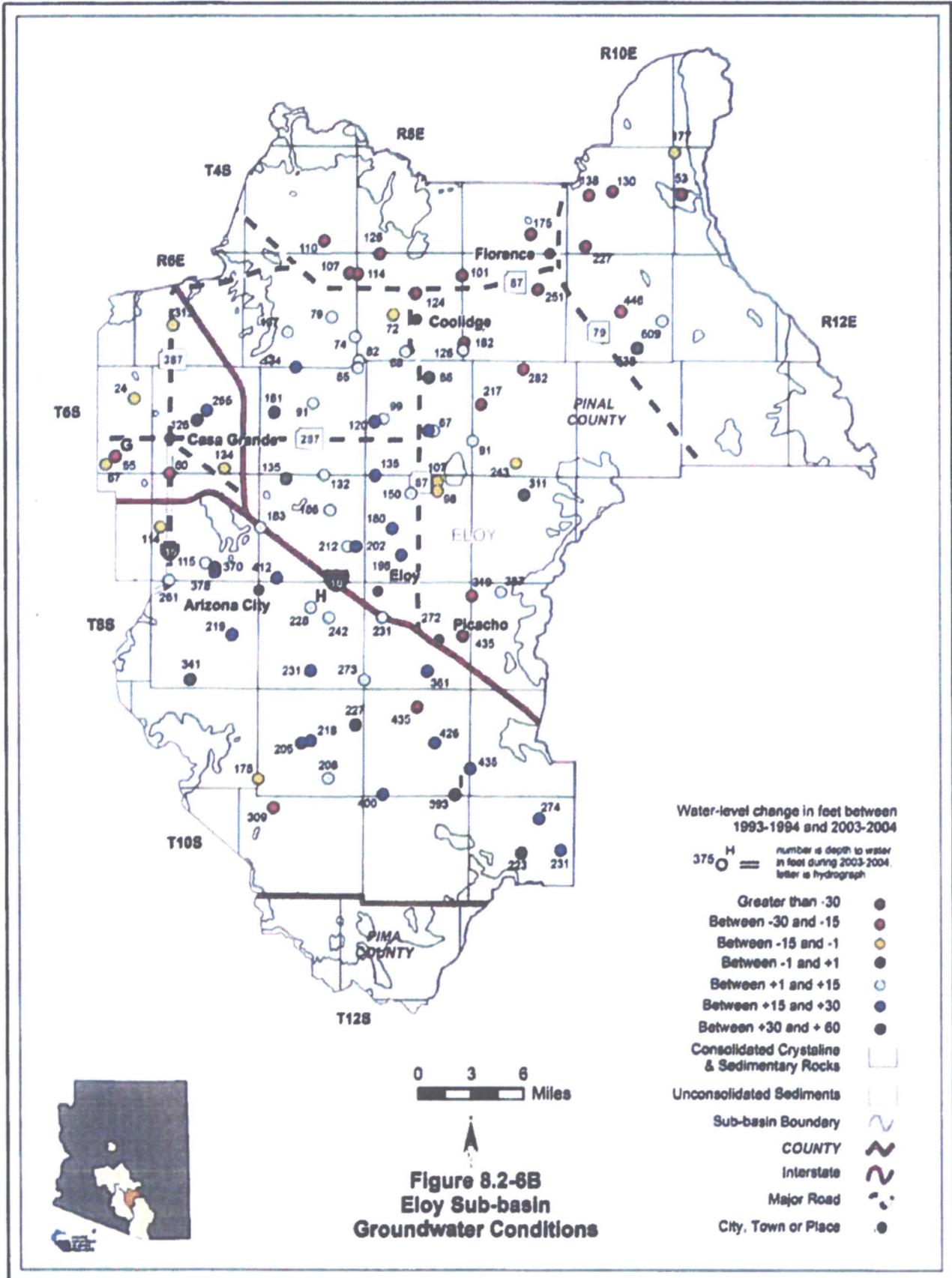
APPENDIX

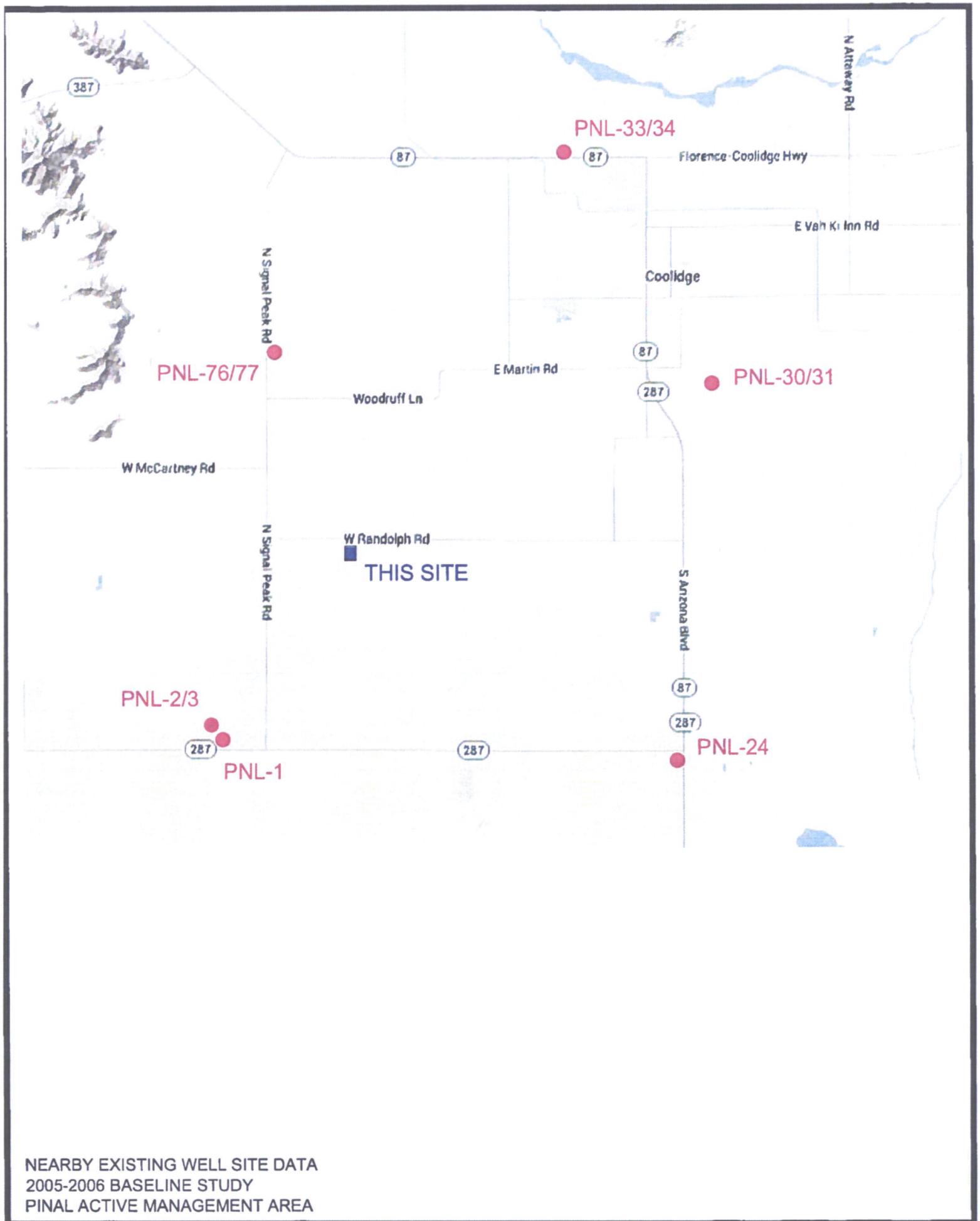
**LEGAL DESCRIPTION**

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6  
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, PINAL COUNTY, ARIZONA.

C.E.G.  
JOB# 14-025  
03-20-14 N.J.C.







NEARBY EXISTING WELL SITE DATA  
 2005-2006 BASELINE STUDY  
 PINAL ACTIVE MANAGEMENT AREA

	GROUND ELEVATION	WATER DEPTH	WATER LEVEL
PNL-1	1440	295	1145
PNL-2/3	1435	350	1085
PNL-24	1475	119	1356
PNL-30/31	1440	173	1267
PNL-33/34	1415	152	1263
PNL-76/77	1395	195	1200
ESTIMATED AT SITE	1420	200	1220



REGISTRY ID	GWSI SITE ID	CADASTRAL OWNER NAME	WELL TYPE GROUP	WELL DEPTH	CASING DEPTH	CASING DIAMETER	APPLICATION	INSTALLED
622482	325501111363701	006007010BDID CABANILLAS	NON-EXEMPT	1450	1450	20	6/12/1982	1/1/1947
604755	325431111354601	006007011CDR FARMS PROF	NON-EXEMPT	450	450	20	3/8/1982	1/1/1945
604754	325432111353301	006007011CDR FARMS PROF	NON-EXEMPT	450	450	20	3/8/1982	1/1/1940
604753	325432111363401	006007010CDI ROBERTS, J A	NON-EXEMPT	1500	1500	18	3/8/1982	1/1/1948
604752	325433111361901	006007010DCOME VALLEY FA	NON-EXEMPT	1100	700	20	3/8/1982	1/1/1947
612775	325551111350101	006007002ADINTAIN INVESTM	NON-EXEMPT	400	40	20	6/7/1982	1/1/1962
609631	325554111353501	006007002BDITINENTAL SER	NON-EXEMPT	440	400	20	6/7/1982	
584163		006007003DCGRAND CORP	EXEMPT				10/30/2000	
583675		006007003DBE INVESTMENT	EXEMPT				9/29/2000	
583931		006007003DDIAEL & GINA W	EXEMPT				10/13/2000	
904783		006007002BCAMES DEGOLIE	EXEMPT	400	400	6	5/5/2006	6/6/2006
208360		006007012CCATRICK CROWS	EXEMPT	405	405	5	6/29/2005	
212834		006007010BDI TY HOLLIDAY	EXEMPT	508	300	6	7/12/2006	2/1/2007
582347		006007002DBINDANCE ENER	EXEMPT	1500	1225	6	7/31/2000	6/6/2000
526449		006007015AABOBERTS, JACK	NON-EXEMPT	0	0	0	10/25/1989	
594834		006007012BBBERRINE SLATE	EXEMPT	500	255	7	9/30/2002	10/22/2002
903145		006007002BCOUGLAS DUNY,	EXEMPT	400	400	6	9/20/2005	
591882		006007002DBINCE ENERGY F	OTHER	290	58	8	4/10/2002	5/9/2002
214476		006007010BDMIKE BOYAJIAN	EXEMPT	375	375	6	1/23/2007	5/16/2007
586070		006007002000NDANCE ENER	OTHER				3/12/2001	
500501		006007015ABCORLEY, J W	EXEMPT	500	500	5	7/1/1981	
582329		006007012BBLINDA KOWAL	EXEMPT				7/13/2000	
596155		006007003DCGRAND CORP	EXEMPT	200	200	6	12/3/2002	
583838		006007003DCGRAND CORP	EXEMPT				10/11/2000	
558761		006007011ADAMES A MOOR	EXEMPT	400	400	5	7/1/1996	8/5/1996
808644		006007011DDDEEDY & KLECK	EXEMPT	300		16	5/14/2004	1/1/1950
622434		006007011ADIMESA, CITY OF	NON-EXEMPT	500	0	16	6/12/1982	1/1/1940
214477		006007010BDMIKE BOYAJIAN	EXEMPT				1/23/2007	
212399		006007011BDHNNY A HOOV	EXEMPT	360	360	12	5/15/2006	7/1/2008
907041		006007010BDIPELAND KIRE	EXEMPT	400	400	6	5/18/2007	5/21/2007
533205		006007014BASW GAS CORP	OTHER	230	0	0	9/25/1991	11/1/1991
584567		006007011BDDBERT HELLM	EXEMPT	220	200	6	11/27/2000	1/27/2001
606782		006007003CDRNATIONAL GF	NON-EXEMPT	1000	1000	20	4/2/1982	1/1/1960
581227		006007003DCENNETH NOBLI	EXEMPT				5/15/2000	
609616		006007011ADITINENTAL SER	NON-EXEMPT	700	700	20	6/7/1982	
584997		006007011BDDBERT HELLM	EXEMPT	240	240	6	12/28/2000	2/14/2001

REGISTRY ID	WATER LEVEL	PUMPRATERGR	PUMP DATA	COMPLETION REPORT STATUS	DRILL LOG	UTM X METERS	UTM Y METERS
622482	480	1500	YES			442853.00	3642260.00
604755	220	1000	YES			444263.30	3641437.00
604754	220	1200	YES			444464.70	3641435.00
604753	220	2000	YES			442847.60	3641453.00
604752	220	1000	YES			443253.40	3641448.00
612775	400	400	YES			445290.40	3643850.00
609631	450	600	NO			444480.60	3643861.00
584163			NO			443264.70	3643063.00
583675			NO			443267.90	3643674.00
583931			NO			443467.90	3643264.00
904783	104	18	NO	X	X	444075.90	3643867.00
208360			NO		X	445472.80	3641424.00
212834	101	18	NO	X	X	442854.40	3642462.00
582347			YES	A	X	444882.50	3643450.00
526449	0	0	NO			443453.00	3641244.00
594834	97		NO		X	445484.80	3642833.00
903145	142	18	NO	X	X	443873.60	3643869.00
591882			NO		X	444882.50	3643450.00
214476	134	20	NO	X	X	442853.00	3642260.00
586070			NO			444581.20	3643759.00
500501	215	0	NO	C	X	443043.60	3641046.00
582329			NO			445484.80	3642833.00
596155	100		NO		X	443264.70	3643063.00
583838			NO			443264.70	3643063.00
558761	300	25	NO	X	X	445277.50	3642232.00
808644	90		NO			445270.50	3641427.00
622434	400	700	YES			445277.50	3642232.00
214477			NO			442854.40	3642462.00
212399	90	35	NO	X	X	444470.50	3642242.00
907041	149	13	NO	X	X	442853.00	3642260.00
533205	0	0	NO	N	X	444261.20	3641236.00
584567	160		NO		X	444470.50	3642242.00
606782	350	900	YES			442860.10	3643068.00
581227			NO			443062.40	3643065.00
609616	500	700	NO			445277.50	3642232.00
584997	180		NO		X	444470.50	3642242.00

# Ambient Groundwater Quality of the Pinal Active Management Area: A 2005-2006 Baseline Study

By Douglas C. Towne  
Maps by Steve Calloway and Jean Ann Rodine

Arizona Department of Environmental Quality  
Open File Report 08-01

ADEQ Water Quality Division  
Surface Water Section  
Monitoring Unit  
1110 West Washington St.  
Phoenix, Arizona 85007-2935

## Thanks:

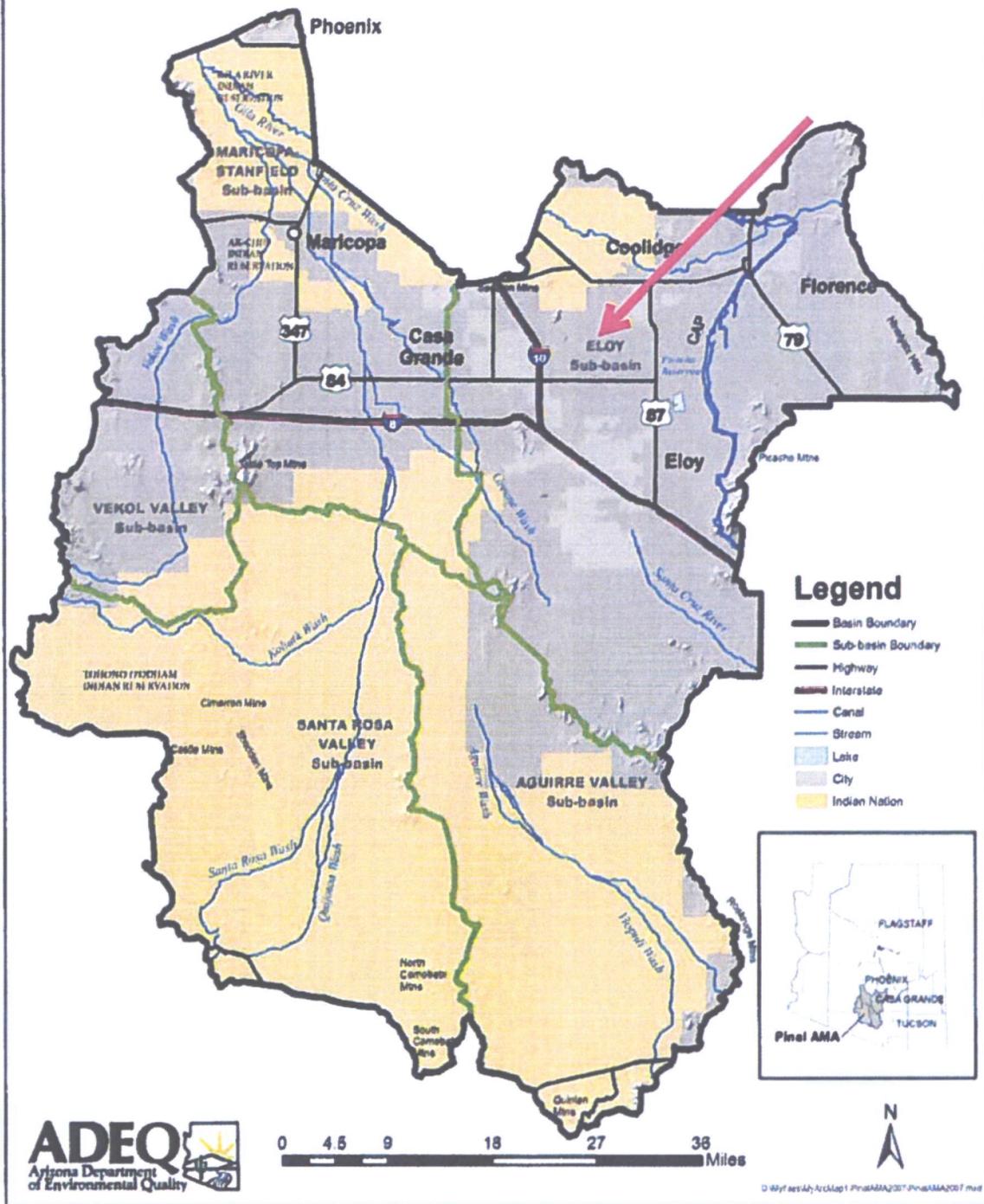
Field Assistance: Aiko Condon, Melissa Garcia, and Aneddail Torres-Ayala.  
Special recognition is extended to the many well owners who were kind enough  
to give permission to collect groundwater data on their property.

Review Assistance: Aiko Condon, Karyn Hanson and Jason Jones

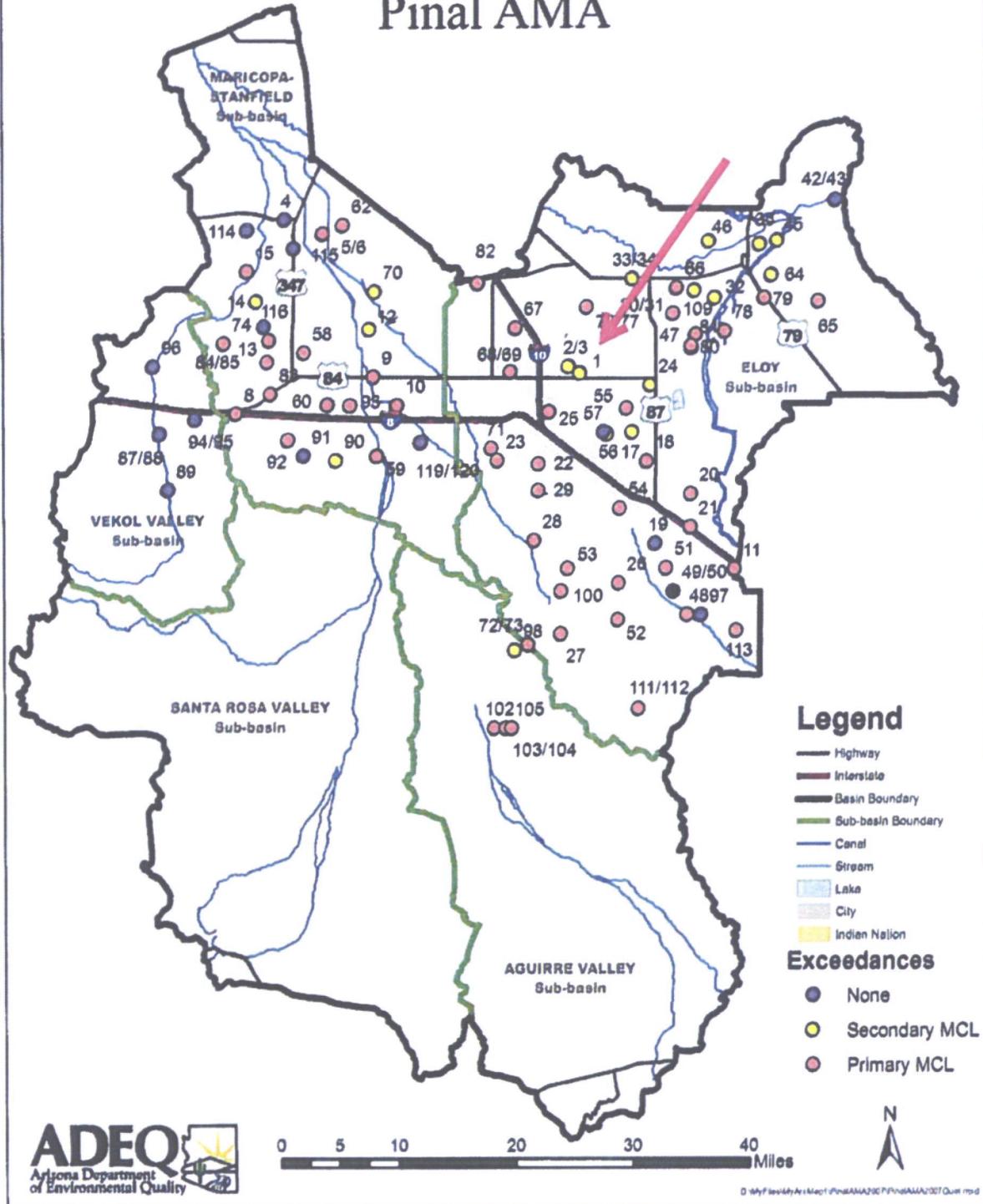
Photo Credits: Douglas Towne

**Report Cover:** Groundwater from Well C-33 #1, a 1,200-foot-deep irrigation well operated by the Central Arizona Irrigation and Drainage District (CAIDD); supplements Colorado River water flowing in the Central Main Canal. Water from the canal irrigates crops, most commonly upland cotton, within the CAIDD in the Santa Cruz Flats south of the Town of Eloy. The Samaniego Hills form the backdrop to the bucolic agricultural scene in Pinal County.

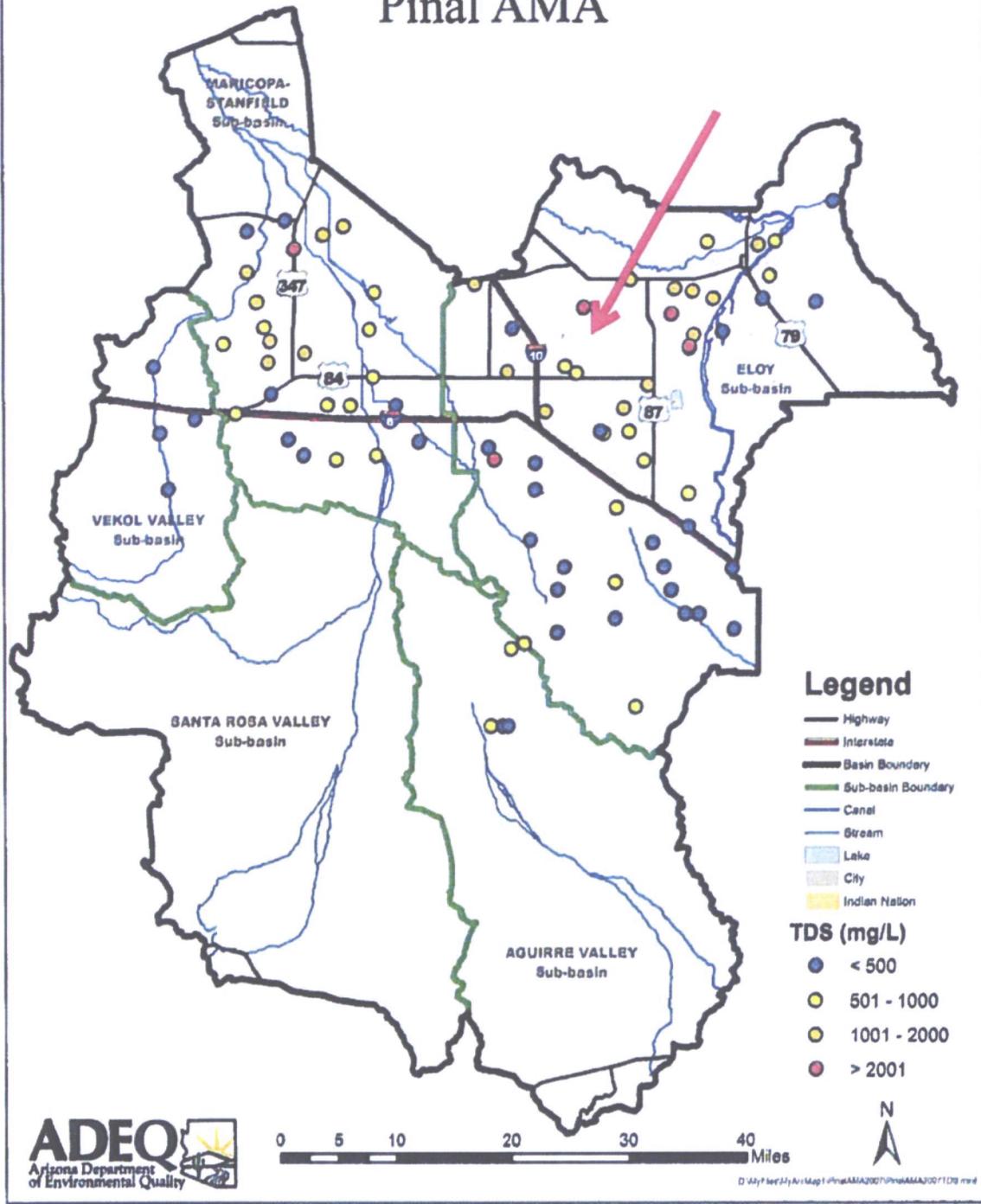
# Map 1 - Pinal AMA



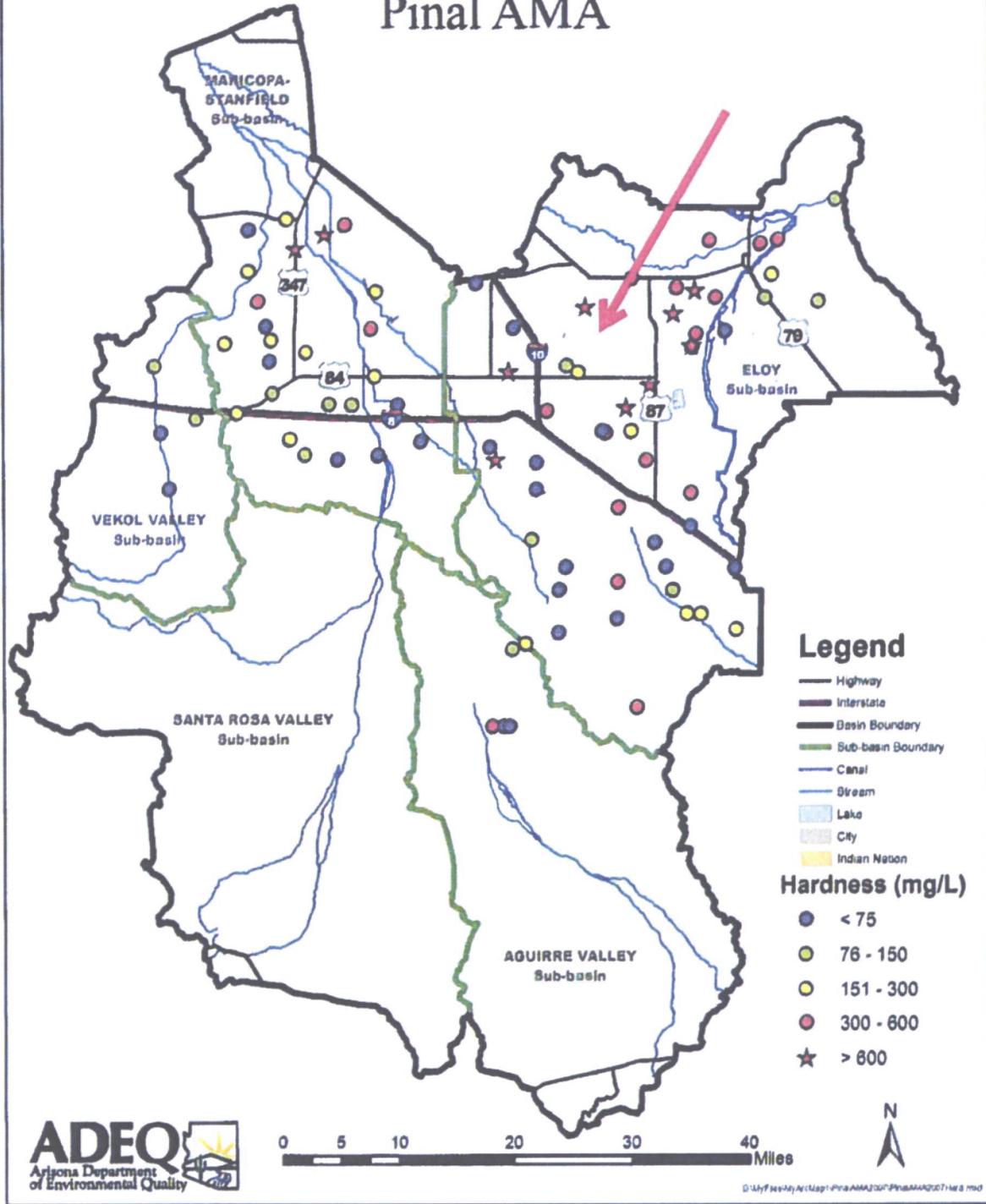
# Map 2 - Water Quality Status Pinal AMA



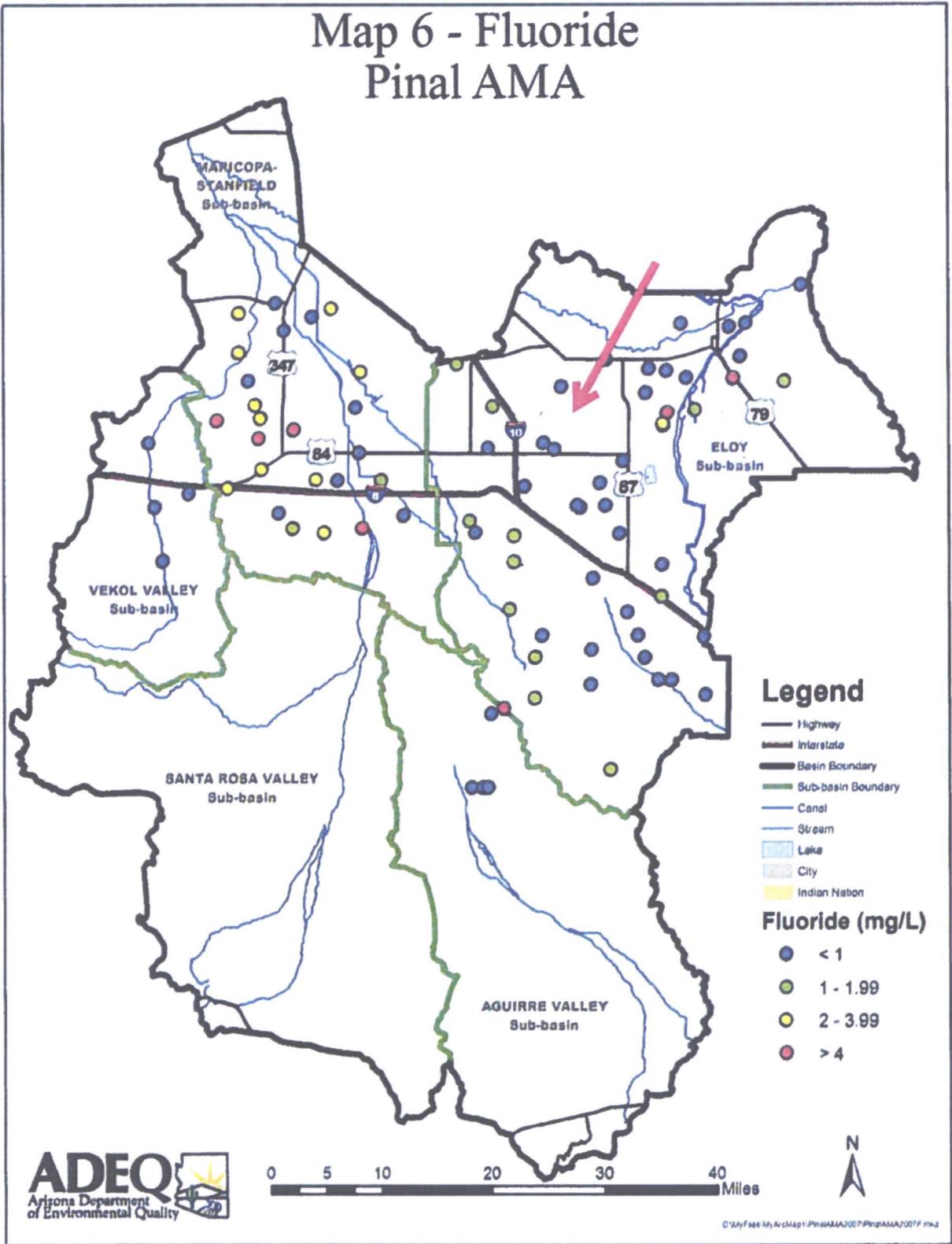
# Map 4 - TDS Pinal AMA



# Map 5 - Hardness Pinal AMA



# Map 6 - Fluoride Pinal AMA



**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006**

Site #	Cadastral / Pump Type	Latitude - Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Sub-basin
<b>1<sup>st</sup> Field Trip, August 10-11, 2005 – Towne (Equipment Blank, PNL-7)</b>									
PNL-1	D(6-7)21caa turbine	32°53'08.508" 111°37'37.821"	605442	29992	Near Well	Inorganic, Organics Radon, O & H Isotopes	1400'	295'	Eloy
PNL-2/3	D(6-7)20abb turbine	32°53'38.299" 111°38'38.934"	605444	65366	Far Well	Inorganic, Radiochem Organics, O, H isotopes	1400'	350'	Eloy
PNL-4	D(4-3)21bbc submersible	33°04'19.483" 112°03'37.897"	562284	59024	Maricopa Water	Inorganic, Radiochem Organics, Radon O, H isotopes	800'	86'	M-S
PNL-5/6	D(4-3)25bad submersible	33°03'17.215" 112°00'15.502"	638592	27334	7 Ranches Well	Inorganic Radon, O, H isotopes	238'	124'	M-S
PNL-8	D(7-2)11ccb submersible	32°49'56.542" 112°07'52.539"	596837	45580	Saguaro RV Park	Inorganic, Radiochem Radon, O, H isotopes	785'	230'	M-S
PNL-9	D(6-4)21ddd turbine	32°52'46.603" 111°55'46.429"	615413	29499	E5-3#1	Inorganic, Organics Radon, O, H isotopes	1237'	545'	M-S
PNL-10	D(7-4)01daa turbine	32°50'40.927" 111°53'42.007"	625524	31320	E3A1-1	Inorganic, Organics O, H isotopes	1458'	545'	M-S
PNL-11	D(9-9)15aab submersible	32°38'42.425" 111°23'58.862"	597899	65164	Picacho Peak Park	Inorganic, Radiochem Radon, O, H isotopes	800'	720'	Eloy
PNL-12	D(5-4)34ddc turbine	32°56'17.475" 111°56'07.406"	502756	000779	E9-3-#2	Inorganic, Radon O, H isotopes	1025'	400'	M-S
PNL-13	D(6-3)6ccc turbine	32°55'22.723" 112°04'55.864"	625621	29310	WM4-1	Inorganic O, H isotopes	1040'	614'	M-S
PNL-14	D(5-2)25aab turbine	32°58'14.315" 112°06'06.454"	623822	28036	W01- #5	Inorganic O, H isotopes	1000'	600'	M-S
PNL-15	D(5-2)11add turbine	33°00'26.057" 112°06'59.943"	623849	28002	WR1- #2	Inorganic, Radiochem Radon, O, H isotopes	1200'	600'	M-S
PNL-16	near Highway 84	-	-	-	Summer Precip.	O, H isotopes	-	-	M-S
<b>2<sup>nd</sup> Field Trip, August 17-18, 2005 – Towne (Equipment Blank, PNL-36)</b>									
PNL-17	D(7-8)18add turbine	32°48'50.913" 111°32'57.599"	605536	31704	N-21 #2	Inorganic, Organics Radon, O, H isotopes	735'	200'	Eloy
PNL-18	D(7-8)28ccd turbine	32°46'40.464" 111°31'40.543"	623934	31738	C-29 #2	Inorganic, Organics O, H isotopes	-	335'	Eloy
PNL-19	D(8-8)33ddd turbine	32°40'35.025" 111°30'57.497"	615522	002056	C-33 #1	Inorganic, Organics Radon, O, H isotopes	1200'	469'	Eloy
PNL-20	D(8-8)12dad turbine	32°44'16.791" 112°27'48.957"	086835	32976	C-24 #4	Inorganic, Radiochem Organics, Radon O, H isotopes	1325'	300'	Eloy
PNL-21	D(8-8)25daa turbine	32°41'48.674" 111°27'50.554"	605783	33021	C-31 #2	Inorganic, Radiochem Radon, O, H isotopes	1325'	271'	Eloy
PNL-22	D(7-6)33aad turbine	32°46'26.349" 111°41'16.473"	604510	31513	N-41 #1	Inorganic, Radiochem Organics, Radon O, H isotopes	825'	300'	Eloy
PNL-23	D(7-6)29cdd turbine	32°46'39.753" 111°44'53.505"	619549	31470	N-46 #4	Inorganic, Radon O, H isotopes	222'	150'	Eloy
PNL-24	D(6-8)28dbb turbine	32°52'17.458" 111°31'22.263"	621921	30239	#81	Inorganic, Organics O, H isotopes	1212'	119'	Eloy
PNL-25	D(7-6)01dda turbine	32°50'16.110" 111°40'22.200"	621916	31403	#91	Inorganic, Radon O, H isotopes	893'	308'	Eloy
PNL-26	D(9-7)24ada turbine	32°37'40.017" 111°34'10.769"	628571	33681	C-102 #3	Inorganic, Organics O, H isotopes	1000'	203'	Eloy
PNL-27	D(10-7)8ddd turbine	32°33'53.561" 111°39'18.019"	612751	34167	C-122 #1	Inorganic, Radiochem Radon, O, H isotopes	1000'	495'	Eloy
PNL-28	D(8-6)35dca turbine	32°40'44.582" 111°54'140.408"	622140	32812	C-74 #1	Inorganic O, H isotopes	850'	150'	Eloy
PNL-29	D(8-6)11add turbine	32°44'28.142" 111°41'17.637"	618434	32751	C-80 #2	Inorganic O, H isotopes	1777'	450'	Eloy
PNL-30/31	D(6-9)6acb turbine	32°56'01.872" 111°27'21.260"	621903	30375	#133	Inorganic, Organics O & H Isotopes	982'	173'	Eloy

**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006—Continued**

Site #	Cadastral / Pump Type	Latitude-Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Substrata
<b>2nd Field Trip, August 17-18, 2005 – Towne (Equipment Blank, PNL-36)</b>									
PNL-32	D(5-9)21dcb turbine	32°58'44.682" N 111°25'38.114" W	621927	28793	#74B	Inorganic O, H isotopes	1175'	270'	Eloy
PNL-33/34	D(5-8)17abb turbine	33°00'07.215" N 111°32'57.675" W	621936	65224	#31	Inorganic, Organics O, H isotopes	1473'	152'	Eloy
PNL-35	D(4-10)29dad turbine	33°03'00.614" N 111°20'08.421" W	621940	27684	#2	Inorganic, Radon O, H isotopes	622'	174'	Eloy
PNL-37	-	-	-	-	Summer Precip.	O, H isotopes	-	-	Eloy
PNL-38	-	-	-	-	SCIDD Runoff	O, H isotopes	-	-	Eloy
PNL-39	-	-	-	-	Summer Precip.	O, H isotopes	-	-	Eloy
PNL-40	-	-	-	-	CAP Canal	O, H isotopes	-	-	Eloy
PNL-41	-	-	-	-	Casa Grande Canal	O, H isotopes	-	-	Eloy
<b>3rd Field Trip, August 31-September 1, 2005 – Towne &amp; Garcia (Equipment Blank, PNL-63)</b>									
PNL-42/43	D(4-11)7acb turbine	33°05'58.849" N 111°15'00.694" W	621944	27697	6-C	Inorganic, Radiochem Radon, O, H isotopes	140'	38'	Eloy
PNL-44	-	-	-	-	Gila River	O, H isotopes	-	-	Eloy
PNL-45	D(4-10)31abb turbine	33°02'43.787" N 111°21'40.051" W	621943	45549	#5	Inorganic O, H isotopes	350'	-	Eloy
PNL-46	D(4-9)28cdb turbine	33°02'56.911" N 111°26'09.200" W	621948	006225	#9	Inorganic O, H isotopes	500'	201'	Eloy
PNL-47	D(5-8)25ccc turbine	32°57'33.595" N 111°29'19.717" W	621938	45548	28B	Inorganic, Radon O, H isotopes	1235'	182'	Eloy
PNL-48	D(9-8)36dcd turbine	32°35'21.345" N 111°28'08.500" W	622966	33832	S-15 #1	Inorganic, Radon O, H isotopes	775'	-	Eloy
PNL-49/50	D(9-8)23cdd turbine	32°37'04.160" N 111°29'20.440" W	610181	33773	S-18 #2	Inorganic O, H isotopes	1086'	535'	Eloy
PNL-51	D(9-8)10cdd turbine	32°38'48.445" N 111°29'59.044" W	615585	33746	S-21 #1	Inorganic O, H isotopes	1600'	481'	Eloy
PNL-52	D(10-7)1aaa turbine	32°34'57.585" N 111°34'14.148" W	626907	34169	S-39 #1	Inorganic O, H isotopes	900'	475'	Eloy
PNL-53	D(9-7)17bba turbine	32°38'44.773" N 111°38'42.090" W	612237	33656	C-112 #2	Inorganic O, H isotopes	1688'	363'	Eloy
PNL-54	D(8-7)13ddd turbine	32°43'10.984" N 111°34'04.090" W	610566	32857	C-50 #1	Inorganic O, H isotopes	1100'	380'	Eloy
PNL-55	D(7-8)6acc turbine	32°50'35.131" N 111°33'27.655" W	612215	31668	N-16 #1	Inorganic O, H isotopes	515'	149'	Eloy
PNL-56	D(7-7)14dbb turbine	32°48'49.622" N 111°35'31.982" W	617933	31590	N-30 #2	Inorganic O, H isotopes	1200'	200'	Eloy
PNL-57	D(6-3)10ccc turbine	32°54'30.591" N 112°01'50.824" W	625531	31591	W1 2-8	Inorganic O, H isotopes	1122'	-	M-S
PNL-58	D(6-5)27aaa turbine	32°52'44.348" N 111°55'25.877" W	801143	29335	-	Inorganic O, H isotopes	112'	38'	M-S
PNL-59	D(7-4)26cdc turbine	32°46'56.348" N 111°55'25.877" W	626458	31303	SRC-4 #2	Inorganic, Radon O, H isotopes	-	650'	M-S
PNL-60	D(7-4)6cbe turbine	32°50'40.295" N 111°59'46.044" W	622187	49079	WH1 - #1	Inorganic O, H isotopes	1153'	665'	M-S
PNL-61	D(5-4)8ded turbine	32°59'57.870" N 111°58'27.971" W	605058	28243	E10-2 #1	Inorganic O, H isotopes	1305'	400'	M-S
PNL-62	D(4-4)20bdc turbine	33°03'55.915" N 111°58'27.971" W	605945	002153	E13-7 #2	Inorganic O, H isotopes	625'	150'	M-S

**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006—Continued**

Site #	Cadastral / Pump Type	Latitude - Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Sub-basin
<b>4th Field Trip, September 21, 2005 – Towne, l Torres-Ayala &amp; Condon (Equipment Blank, PNL-75)</b>									
PNL-64	D(5-10)8dbc submersible	33°00'25.46" N 111°20'39.08" W	547401	65244	Stock Well	Inorganic, Radiochem Radon, O, H isotopes	500'	320'	Eloy
PNL-65	D(5-10)24dcc submersible	32°58'29.57" N 111°16'32.74" W	599728	65245	Schubert Well	Inorganic, Radiochem Radon, O, H isotopes	678'	615'	Eloy
PNL-66	D(5-8)13cdb turbine	32°59'29.40" N 111°28'56.16" W	621929	28582	#20	Inorganic O, H isotopes	1000'	121'	Eloy
PNL-67	D(5-6)34dda submersible	32°56'26.37" N 111°43'19.81" W	573725	68197	Jones Well	Inorganic O, H isotopes	420'	375'	Eloy
PNL-68/69	D(6-6)21acc turbine	32°53'13.07" N 111°43'46.98" W	804456	65246	Bolt Well	Inorganic O, H isotopes	320'	80'	Eloy
PNL-70	D(5-4)23bbb submersible	32°59'02.08" N 111°55'41.33" W	620626	28283	C. Grande Well	Inorganic O, H isotopes	908'	400'	M-S
PNL-71	D(7-6)20cca submersible	32°47'36.47" N 111°45'20.97" W	589850	31448	Trout Well	Inorganic O, H isotopes	250'	205'	Eloy
PNL-72/73	D(10-6)13ccd submersible	32°33'04.18" N 111°42'12.05" W	515775	65247	Williams Well	Inorganic, Radiochem Radon, O, H isotopes	480'	380'	A-V
PNL-74	D(6-2)10cbb submersible	32°55'07.69" N 112°08'58.28" W	900908	29270	Patten Well	Inorganic, Radiochem Radon, O, H isotopes	900'	373'	M-S
<b>5th Field Trip, November 3, 2005 – Towne &amp; Garcia (Equipment Blank, PNL-86)</b>									
PNL-76/77	D(5-7)26bbb submersible	32°58'00.268" N 111°37'01.726" W	638516	65426	Gustafson Well	Inorganic, Radon O, H isotopes	568'	195'	Eloy
PNL-78	D(6-9)04aa submersible	32°56'16.434" N 111°24'47.040" W	620899	30376	North Well	Inorganic, Radon O, H isotopes	545'	296'	Eloy
PNL-79	D(5-10)25ccc submersible	32°35'21.41" N 111°28'08.58" W	569199	65427	Williams Well	Inorganic, Radon O, H isotopes	510'	340'	Eloy
PNL-80	D(6-9)7 submersible	32°55'03.643" N 111°27'43.252" W	-	65466	Campbell Well #1	Inorganic, Radon O, H isotopes	.	.	Eloy
PNL-81	D(6-9)7 submersible	32°55'11.246" N 111°27'44.579" W	-	65467	Campbell Well #2	Inorganic O, H isotopes	.	.	Eloy
PNL-82	D(5-6)18aba submersible	32°59'41.853" N 111°46'43.142" W	578361	65428	Guthrie Well	Inorganic, Radiochem Radon, O, H isotopes	485'	400'	Eloy
PNL-83	D(6-3)31cac submersible	32°51'25.171" N 112°04'47.637" W	583234	65429	Turmac Well	Inorganic, Radiochem O, H isotopes	456'	300'	M-S
PNL-84/85	D(6-2)24aad submersible	32°53'47.879" N 112°05'05.018" W	592602	65430	Wheeler Well	Inorganic, Radiochem Radon, O, H isotopes	900'	655'	M-S
<b>6th Field Trip, January 11, 2006 – Towne</b>									
PNL-87/88	D(7-2)24aa submersible	32°48'24.105" N 112°14'36.806" W	801514	65430	HQ Well	Inorganic, Radiochem Radon, O, H isotopes	570'	-	V-V
PNL-89	D(8-1)14ba submersible	32°44'15.285" N 112°13'49.890" W	640518	32689	South Vekol Well	Inorganic, Radon O, H isotopes	400'	318'	V-V
PNL-90	D(7-4)31aa pump jack	32°46'35.746" N 111°58'58.267" W	601920	65526	Santa Rosa Well	Inorganic, Radiochem O, H isotopes	1400'	360'	M-S
PNL-91	D(7-3)35bbb submersible	32°46'54.691" N 112°01'51.611" W	601919	31261	Well #3	Inorganic, Radon O, H isotopes	300'	200'	M-S
PNL-92	D(7-3)21ddb submersible	32°48'03.839" N 112°03'13.233" W	601921	31260	Art's Well	Inorganic, Radiochem O, H isotopes	400'	220'	M-S
PNL-93	D(7-4)4cbe turbine	32°50'38.969" N 111°57'44.684" W	631258	31266	WGA1-1	Inorganic O, H isotopes	1000'	500'	M-S

**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006—Continued**

Site #	Cadastral / Pump Type	Latitude - Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Sub-basin
<b>7th Field Trip, January 18, 2006 – Towne (Equipment Blank, PNL-99)</b>									
PNL-94/95	D(7-1)18aba windmill	32°49'28.827" N 112°11'30.829" W	634115	31256	Antelope Well	Inorganic, Radiochem Radon, O, H isotopes	340'	295'	V-V
PNL-96	D(6-1)22bcb submersible	32°53'22.663" N 112°15'12.831" W	623565	65546	Hett Well	Inorganic, Radiochem Radon, O, H isotopes	270'	225'	V-V
PNL-97	D(9-9)31ddd turbine	32°35'20.40" N 111°28'56.16" W	615624	33848	S-13	Inorganic O, H isotopes	690'	494'	Eloy
PNL-98	D(10-6)23bcc submersible	32°32'39.359" N 111°43'21.951" W	599200	34155	Well #3	Inorganic, Radiochem Radon, O, H isotopes	800'	174'	A-V
PNL-100	D(9-7)19ddd turbine	32°37'03.714" N 111°39'16.507" W	507861	65547	C-120-#1	Inorganic O, H isotopes	1555'	491'	Eloy
PNL-101	-	-	-	-	Santa Cruz River	O, H isotopes	-	-	Eloy
<b>8th Field Trip, March 15, 2006 – Towne (Equipment Blank, PNL-108)</b>									
PNL-102	D(11-6)21cdd turbine	32°26'55.345" N 111°45'07.671" W	606226	34476	Well #4	Inorganic, Radon O, H isotopes	1000'	260'	A-V
PNL-103/04	D(11-6)22ddd turbine	32°26'55.326" N 111°43'35.287" W	615753	34480	Well #1	Inorganic, Radiochem Radon, O, H isotopes	1300'	540'	A-V
PNL-105	D(11-6)22cdd turbine	32°26'55.265" N 111°44'06.166" W	615752	34479	Well #2	Inorganic O, H isotopes	420'	340'	A-V
PNL-106	-	-	-	-	Greene Wash	O, H isotopes	-	-	Eloy
PNL-107	-	-	-	-	Winter Precip.	O, H isotopes	-	-	Eloy
<b>9th Field Trip, April 27, 2006 – Towne</b>									
PNL-109	D(5-9)19aab turbine	32°59'17.332" N 111°27'27.209" W	621945	28784	#111	Inorganic, Radon O, H isotopes	800'	195'	Eloy
PNL-110	D(6-8)4dad turbine	32°55'48.970" N 111°30'56.412" W	605732	30592	Alfalfa Well	Inorganic O, H isotopes	375'	165'	Eloy
PNL-111/12	D(11-8)16cb submersible	32°28'24.559" N 111°32'25.453" W	632574	66196	Stump Mine Well	Inorganic, Radiochem Radon, O, H isotopes	240'	30'	Eloy
PNL-113	D(10-9)10aaa turbine	32°34'12.712" N 111°23'51.041" W	620606	34205	S-10A-#1	Inorganic O, H isotopes	752'	165'	Eloy
<b>10th Field Trip, May 2, 2006 – Towne (Equipment Blank, PNL-118)</b>									
PNL-114	D(4-2)24ccc turbine	33°03'30.596" N 112°07'01.048" W	622487	27268	Dairy Well	Inorganic O, H isotopes	960'	480'	M-S
PNL-115	D(4-3)33add turbine	33°02'11.454" N 112°02'50.806" W	622128	27354	E-10-12 #1	Inorganic O, H isotopes	500'	200'	M-S
PNL-116	D(5-3)31dcd turbine	32°56'23.009" N 112°05'26.920" W	801350	28185	WNB1-1	Inorganic O, H isotopes	1200'	650'	M-S
PNL-119/20	D(7-5)19add turbine	32°47'57.393" N 111°51'37.410" W	613934	31362	WC1-1	Inorganic O, H isotopes	960'	540'	M-S



# OFFICE OF THE STATE FIRE MARSHAL



**JANICE BREWER**  
GOVERNOR

**GENE PALMA**  
DIRECTOR

**ROBERT BARGER**  
FIRE MARSHAL

1110 WEST WASHINGTON, SUITE 100  
PHOENIX, ARIZONA 85007  
Phone: (602) 364-1003  
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Inspection line: (602) 364-1085

## **Permitting/Installation Requirements for above Ground FUEL TANKS Need to comply with all of these requirements for plan review and inspection**

For plan review a site plan with specified distances from the tank to buildings, property lines, any ignition source, and any driveways (legibly hand drawn with a ruler is acceptable)

**Note:** An Electrical inspection and approval by the local or county jurisdiction is required **prior** to inspection.

Aboveground fuel tanks for the storage of class I fuels must meet the standards of UL-2085, 2002 NFPA 30, 30A, 704 and IFC 2003 2206.2.2.

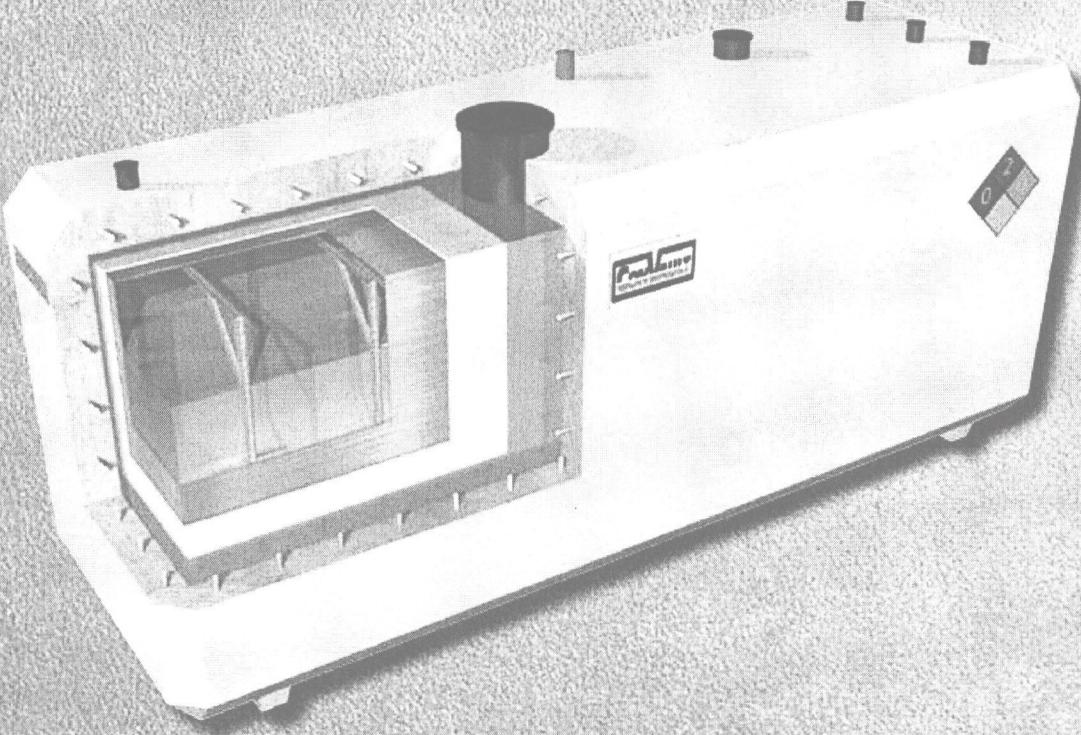
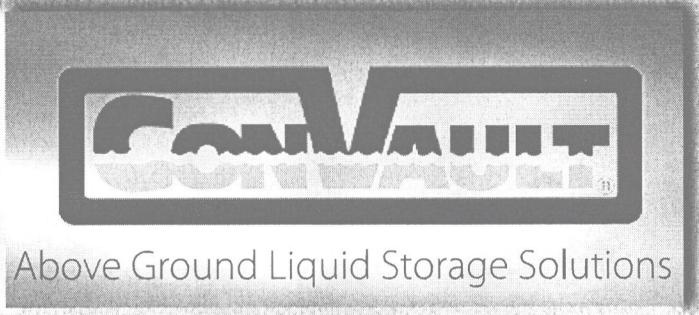
Aboveground fuel tanks for the storage of class II and IIA fuels must meet the standards of UL-2085, 2002 NFPA 30, 30A, 704 and IFC 2003 2206.2.2. Or a Variance may be requested.

- AGST's will require 5 gallon spill fill protection IFC 2205. AGST's will require overflow protection IFC 2205. AGST's will be required to be placed on an engineered foundation.
- Dispensing hoses will require UL breakaway devices and be protected IFC 2206.
- An Emergency Fuel Shut-Off switch is required and shall not be any closer than 20 feet, nor further than 100 feet from the dispenser unit(s). Proper signage shall be required. IFC 2203
- A proper size fire extinguisher with a minimum rating classification of 2A-20BC shall be within 75 feet of dispensers or tank.
- Appropriate Warning signs per IFC 2205. ( no smoking, unapproved containers, stop engine,)
- Tank shall be secured from public IFC 2206. All AGST's will require Hazard signage per NFPA 704 standard.
  
- Fuel tanks subject to damage by vehicle traffic or other moving equipment will require protection for the tank per IFC 312.1 and NFPA 30A or meet UL-2085 requirements.
- Protection post will be at least 3 feet from the tank. The metal post will be a minimum of 4 inches in diameter by 6 feet long. A 15 inch minimum diameter hole by 3 feet deep will be required to support the 4-inch diameter post. The spacing of the post will be 4 feet on center maximum between posts. The top of the metal post shall not be less than 3 feet above grade. Fill the hole and metal post with concrete.
- If using a containment area for vehicle protection, send details and cut view of wall.
- If this is a temporary fueling location, large rocks or other types may be placed in lieu of protection post. Submitter must state the type of protection on plan submittal.

Approved plans by the State Fire Marshal's Office must be available on site during construction and inspection.

**This form is used only as a guide. Final approval is contingent upon a favorable field inspection.**

Revised 4-29-2013





AVIATION

FARMS/FORRESTRY/MINING

FLEET/YARD OPERATION

MARINE

MILITARY/PUBLIC SAFETY

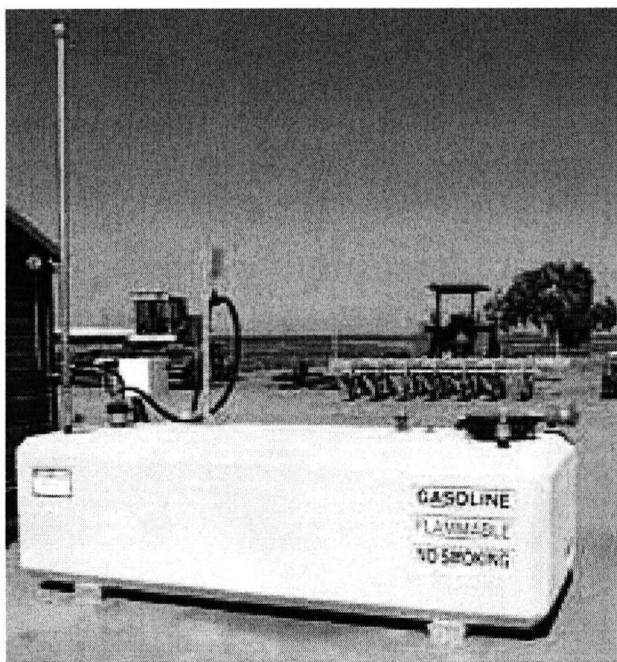
MISSION CRITICAL OPERATIONS

WATER TREATMENT

From Oldcastle Precast, the leading manufacturer of precast concrete products, comes ConVault, a superior line of above grade liquid storage vault solutions offering unsurpassed protection, versatility and reliability.

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The ConVault line of products are ideal for Fuel & Lube Dispensing, Oil & Chemical Storage, as well as Generator & Boiler Set applications. ConVault above ground fuel storage tanks, (AST), are a patented system utilizing a primary steel tank, integral secondary containment, and an engineered concrete outer vault to provide a UL listed, impact resistant, time tested fluid storage solution.



# ConVault

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## Fire Protection

Seamless, six-inch reinforced concrete provides two-hour fire protection as per U. L. 2085 specification.

## Versatility

ConVault can be manufactured and configured for a variety of uses in restricted spaces.

## Engineered To Last

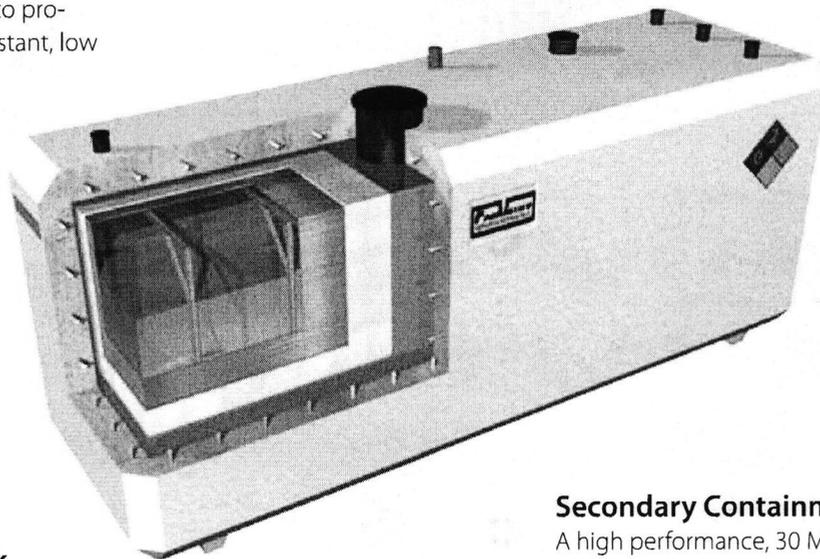
ConVault is Engineered to provide decades of rust resistant, low maintenance service.

## EPA Compliant

ConVault is compliant with EPA regulations, Spill Prevention, Containment, and Countermeasures plans.

## Impact Resistant

Vehicle impact, projectile, and blast resistance exceeds U. L. 2085 specification.



## Multiple Size Options

ConVault provides versatile storage solutions with tank sizes ranging from 125 to 12,000 gallons.

## Primary Steel Tank

The steel tank is isolated from the concrete encasement to assure corrosion protection.

## Secondary Containment

A high performance, 30 MIL high density polyethylene membrane encloses the primary tank and provides secondary containment.

## Thermal Protection

ConVault's monolithic concrete enclosure and insulation layers provide thermal protection.

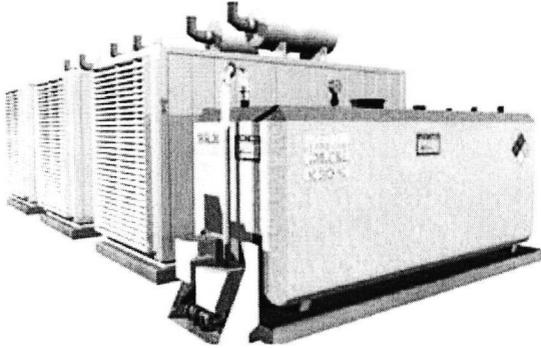
## ConVault Benefits

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- **UL listed** - ConVault AST is listed in accordance with ULC 142.16, ULC 142.23 and UL Standard 2085 Insulated/Secondary Containment for Above ground Storage Tanks/Protected Type.
- **Meets Safety Regulations** - ConVault tanks meets all safety requirements for primary and secondary containment, leak monitoring, spill containment and overfill protection.
- **Manufactured** to the rigid standards of the Oldcastle quality control program at Oldcastle facilities around the country.
- **Engineering** - Every ConVault tank is designed and engineered to meet or exceed industry requirements for above ground fuel storage.
- **Environmentally Secure** - With multiple layers of containment surrounded by 6" of steel reinforced concrete, ConVault is designed to protect.
- **LEED** - Manufactured locally with recycled material.

# PRIMARY USES

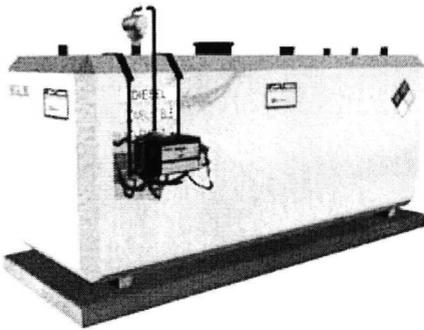
## Generator & Boiler Sets



**Generator & Boiler Sets** are ideal for providing a reliable fuel supply for *Mission Critical* and *Emergency Power* applications such as emergency generator backup power for a wide range of critical facilities including:

- hospitals/medical centers
- water treatment plants
- data/computer centers
- telecommunications/internet service centers
- institutional boiler supply

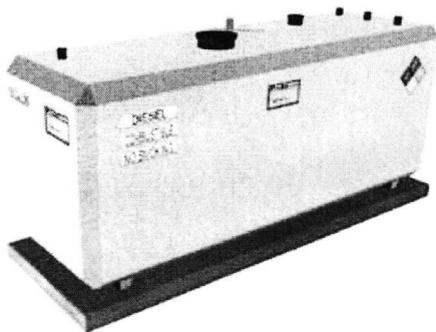
## Fuel & Lube Dispensing



**Fuel & Lube Dispensing** - ConVault fuel & lube dispensing systems are designed and engineered for the safe storage and dispensing of liquid fuels and lubricants such as:

- gasoline/diesel
- ethanol
- biodiesel
- kerosene
- lubricants

## Oil & Chemical Storage



**Oil & Chemical Storage** - ConVault oil & chemical storage tanks provide safe and efficient storage of environmentally hazardous chemicals and petroleum products including:

- waste oil
- used oil
- vegetable/animal oils
- methanol/urea
- antifreeze
- hazardous waste oil

## Sizes

Capacity	L	W	H
250 GAL	7'-8"	3'-9"	3'-3"
500 GAL	11'-0"	4'-6"	3'-4"
1000 GAL	11'-0"	5'-8"	4'-4"
2000 GAL	11'-3"	8'-0"	5'-6"
3000 GAL	12'-2"	8'-0"	6'-11"

Capacity	L	W	H
4000 GAL	12'-2"	8'-0"	8'-9"
6000 GAL	17'-7"	8'-0"	8'-9"
8000 GAL	23'-1"	8'-0"	8'-9"
10000 GAL	28'-7"	8'-0"	8'-9"
12000 GAL	34'-1"	8'-0"	8'-9"

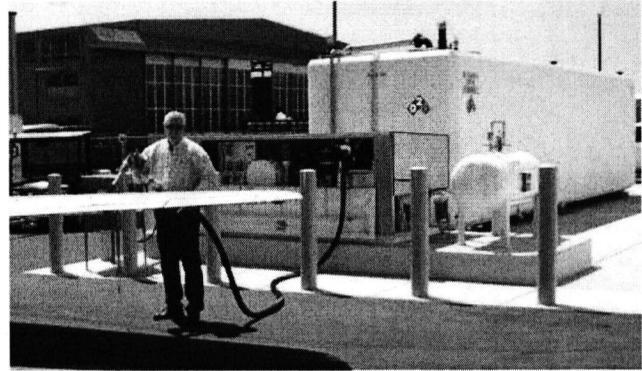
• Sizes listed may not be available at all plants. Please check with your local Oldcastle Precast ConVault Sales Representative for size availability.

• ConVault is also offered with split tanks, which are available in many sizes. Please check with your local Oldcastle Precast ConVault Sales Representative for more information on split tanks.

# APPLICATIONS

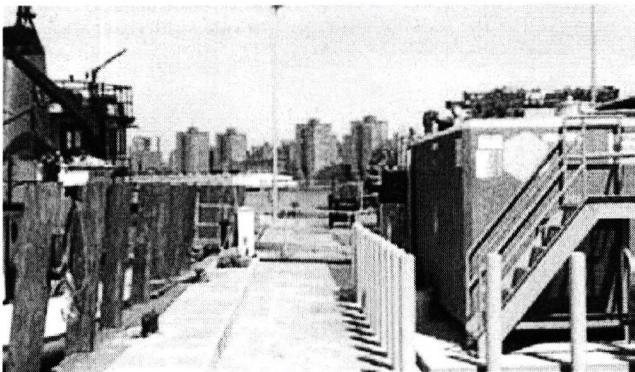
ConVault is designed and engineered for multiple uses and endless applications.

Let us show you how we can provide a solution to meet your above ground liquid storage need.



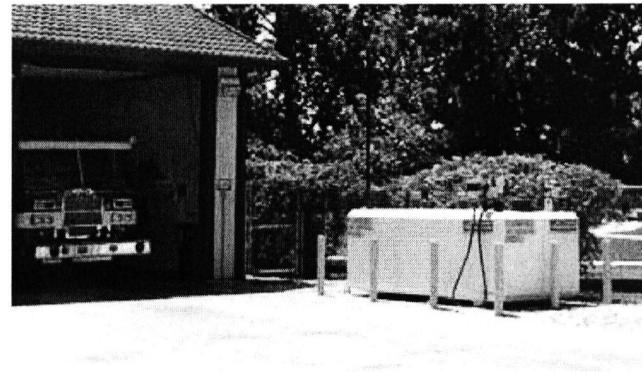
## AVIATION

ConVault is found in airports and military air operations nationwide because it's the safe above ground solution that can be flexibly configured to dispense aviation fuels in just about any footprint.



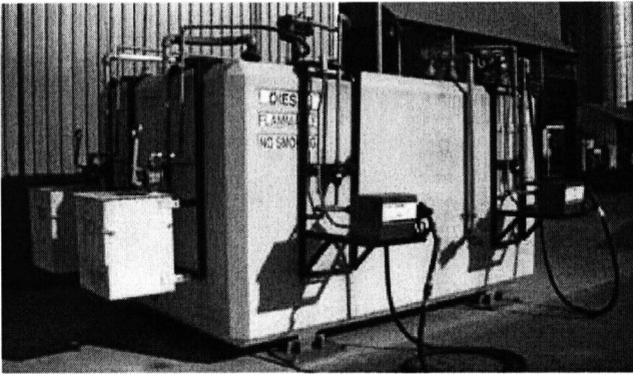
## MARINE

A growing number of Coast Guard and Harbor Patrol operations and marinas are moving to ConVault due to its outstanding track record standing up to corrosion and increasingly intense marine storms.



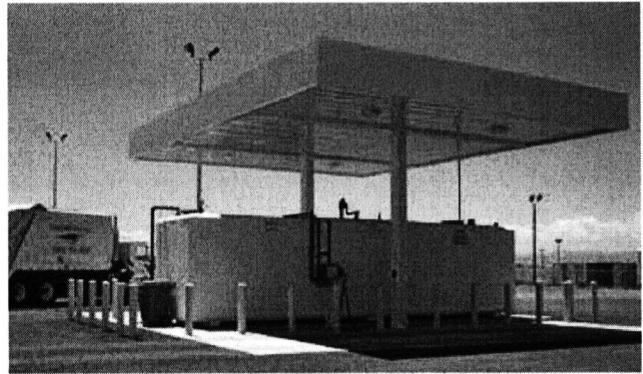
## MILITARY/PUBLIC SAFETY

ConVault proudly serves Air Force, Army, Coast Guard and Border Patrol operations as well as Police, Fire, and EMS stations across the USA.



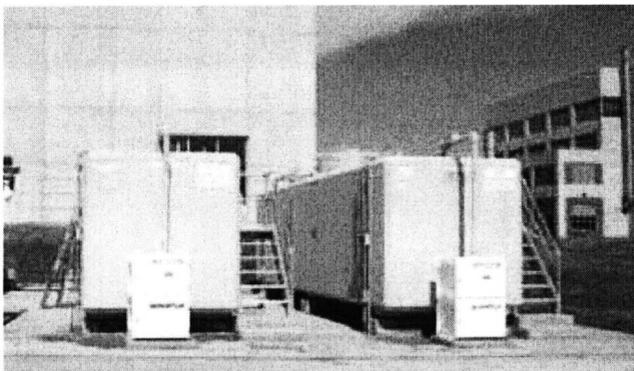
### FARMS/FORESTRY/MINING

ConVault provides versatile, rugged dependability to the US Forest Service, Parks Departments, large mining operations, farms, ranches, and other natural resource managers.



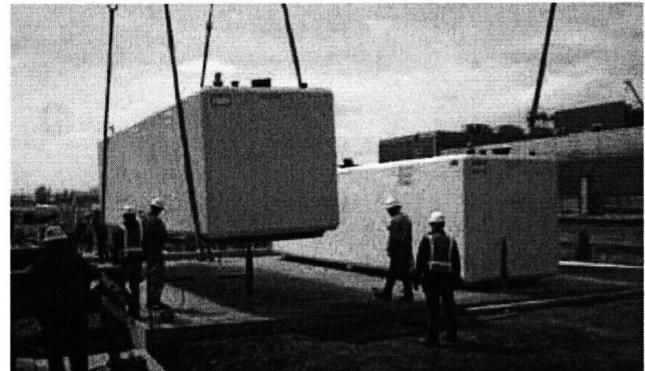
### FLEET/YARD OPERATIONS

Impact and blast protection and low maintenance have made ConVault first choice for fleet and yard operations for decades.



### MISSION CRITICAL OPERATIONS

The safety and value of ConVault are being proven every day in hospitals, schools, data centers, correctional facilities, command centers, and other mission critical operations.



### WATER TREATMENT

ConVault serves double duty in wastewater treatment plants and lift stations by providing fuel for generator power and dispensing methanol used in processing.

## LOCAL MANUFACTURING

Manufacturing of ConVault takes place at Oldcastle Precast facilities around the country. Our national footprint allows us to service anywhere in the continental United States and Hawaii. Dealing directly with Oldcastle Precast means there are no third parties involved that may hinder fast service and delivery.

Our facilities use state of the art tooling to manufacture product of the highest quality. In addition, our plants are held to the rigid standards of the Oldcastle Precast quality control program, as well as industry certifications.

## ENGINEERING

ConVault is supported by Oldcastle Precast's national engineering and sales staff. Using advanced design and engineering software, every ConVault is designed, engineered, and manufactured to the latest NFPA 30, 30A, and 31 fire safety standards.

### UL Listed

ConVault AST is listed in accordance with:

- ULC 142.16
- ULC 142.23
- UL Standard 2085 Insulated/Secondary Containment for above ground Storage Tanks

### Engineered for Ultimate Value

Every ConVault tank manufactured by Oldcastle Precast offers superior strength, performance, and durability.

Some additional benefits include:

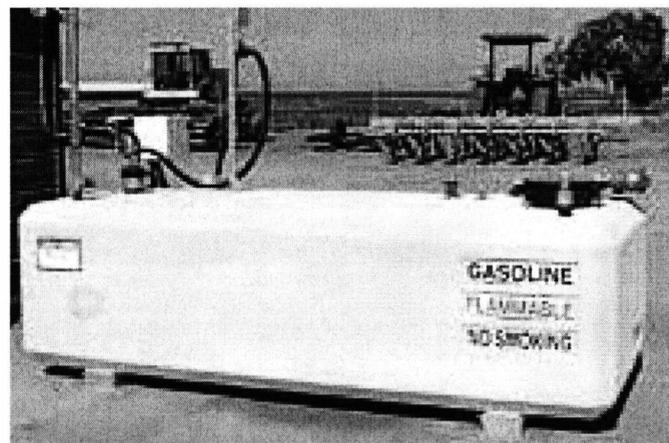
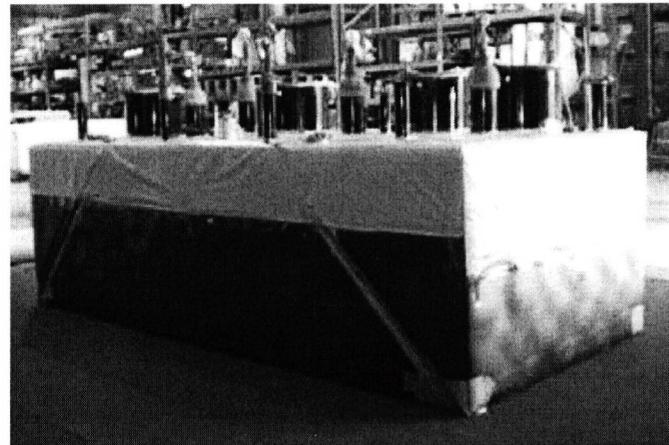
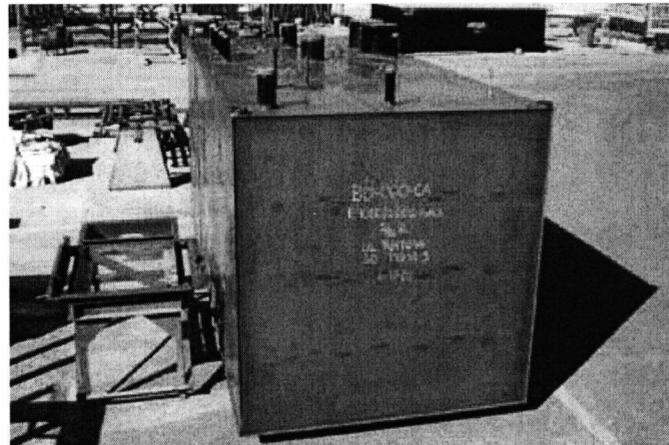
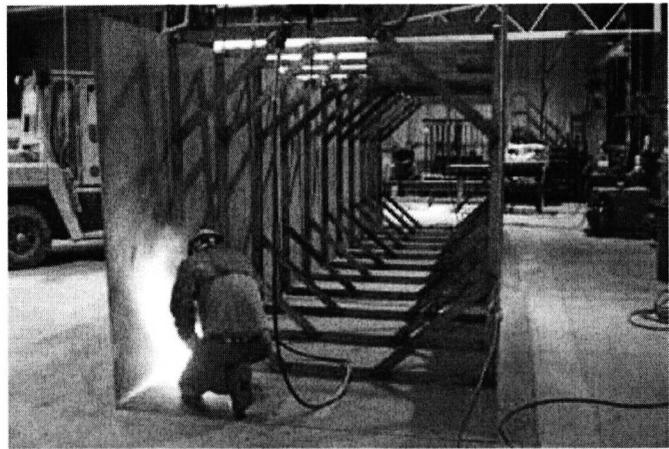
- EXTERIOR SHELL made of steel reinforced precast concrete increases in strength over time.
- Rust and corrosion resistant.
- Performs in even the most aggressive environments.
- Resistant to rain penetration, flood damage, and impact.
- Withstands multiple freeze-thaw cycles unlike other materials, which can deteriorate quickly with such regular exposure to expansion and contraction.
- Concrete vaulted tanks are designed to minimize the effects of creep and shrinkage.

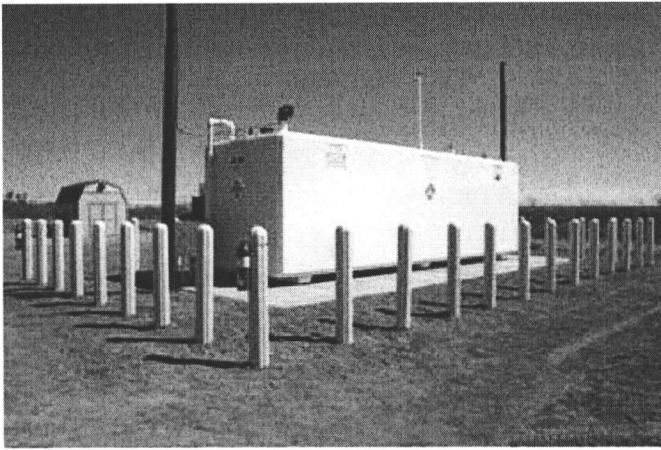
### Engineering Support

Oldcastle Precast provides design and engineering support for every ConVault tank we manufacture. The local Oldcastle Precast ConVault Representative is available for prefabrication conferences to discuss the ConVault solution and configuration that meets your needs. Contact our staff for quick tank layouts and quotes.

## DELIVERY

In most geographic markets, ConVault is manufactured at the local Oldcastle Precast facility. Local manufacturing means less hassle with unexpected delivery delays.





## VERSATILITY

ConVault above ground liquid storage tanks offer a versatile aesthetically pleasing solution for safe and efficient storage of a variety of liquids including, environmentally hazardous chemicals, petroleum products, fuels, and lubricants.

## Easy to Configure

ConVault solutions can be manufactured and configured for a variety of uses and applications across multiple industries. Whether you need a fuel dispensing station for fleet vehicles, or a reliable fuel supply for mission critical and emergency power applications such as emergency generator backup power for critical facilities, every ConVault is designed to be configured for a specific application resulting in a liquid storage solution that can be counted on to perform as required while providing decades of low maintenance, rust free service.

## Multi-Compartment Tanks

ConVault tanks can be partitioned, in either direction, into multiple separate storage tanks for solutions that require the storage or dispensing of different types of liquids such as gasoline and diesel, from a single tank. This solution allows for multiple liquids to be stored in a small footprint.

## Multiple Size Options

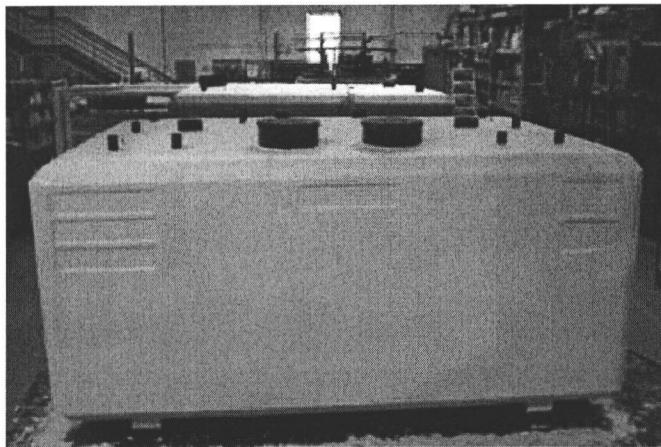
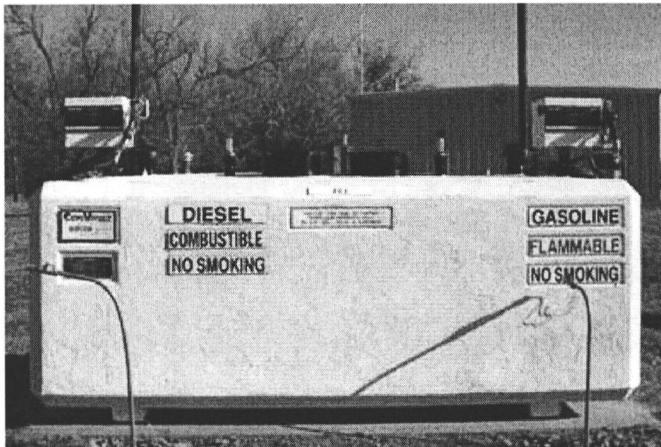
To meet the various solution needs across industries, Oldcastle Precast ConVault provides versatile storage solutions with tank sizes ranging from 125 to 12,000 gallons. Multi-compartment tanks are available in a variety of configuration options.

## Blast and Impact Resistant

The strength and durability of the primary steel tank enclosed in steel reinforced concrete allows ConVault to provide unsurpassed protection against blast and impact damage. ConVault excels where other tanks fail when it comes to protecting the fuel containment steel tank from puncture due to impact or explosive blast. The exterior steel reinforced concrete is engineered to prevent puncture and withstand the impact from transportation related to facility operations such as forklifts and motor vehicles.

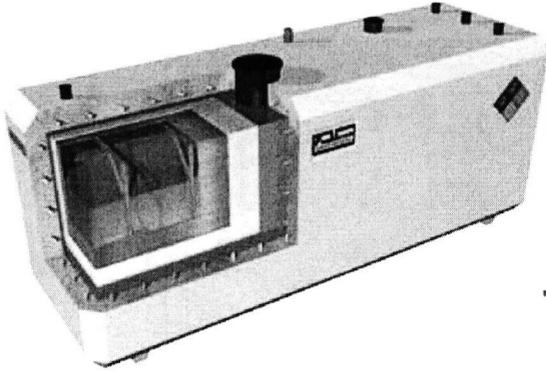
## SUPPORT

Oldcastle Precast is the leading manufacturer of precast concrete, polymer concrete, and plastic products in the United States. With a nationwide network of facilities, our products are always close at hand. Our employees are committed to upholding core values of reliability, quality, and service in revolutionary ways. Our attention to detail exceeds the expectations of customers from small companies to some of the largest companies in the US across a spectrum of industries.



For Product Pricing or Technical Support  
Please give us a call.

**888-965-3227**



# The Value of ConVault

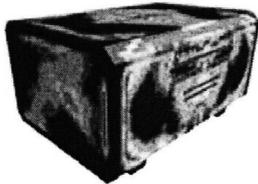
## LOW COST OF MAINTENANCE

All fuel tanks require inspection and maintenance, as required by Federal and State regulation. Over time, steel that is exposed to natural elements such as rain, will rust and require constant maintenance. The entire exterior of steel tanks is exposed to the elements; the ONLY exposed steel on a ConVault is the tank accessories and plumbing. Steel is also a better conductor of heat from the sun than concrete is, which causes outdoor steel tanks to transfer more heat from the outside of the tank to the fuel contained inside, resulting in more evaporative fuel loss. The insulative properties of the 6" concrete shell on ConVault tanks can dramatically reduce evaporative fuel loss.

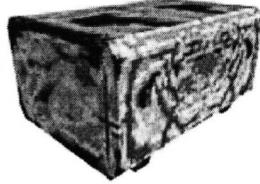
## UNMATCHED PROTECTION OF THE PRIMARY TANK AND SECONDARY CONTAINMENT

ConVault encases BOTH THE PRIMARY TANK AND THE SECONDARY CONTAINMENT in 6" of steel-reinforced concrete that outperforms stringent UL 2085 requirements for blast, fire, and ballistic impact protection. From coast to coast across the USA and around the world you will find countless examples of ConVault tanks reliably performing through extreme weather and catastrophic events. That's one reason why ConVault is the preferred tank at military, paramilitary, and public safety installations. A recent study by Karagozian and Associates demonstrated how the inertia and mass of ConVault's steel reinforced, monolithic concrete entombment protects the tank from blast and impact.

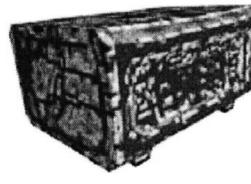
### Karagozian & Associates Blast Effects Study: Concrete



500 lbs TNT 40'



50 lbs TNT 10'



500 lbs TNT 10'



Section through AST

## CORROSION RESISTANT

Water is one of the most harmful elements to the integrity of any fuel storage system. Over time water can cause rust and corrosion on any exposed steel tanks or fittings. When rust is introduced into the fuel supply it can significantly damage your fuel system leading to further corrosion, clogged fuel filters, fuel injectors, and possibly even tank failure.

ConVault's non-metallic secondary containment is sealed "inside" the 6" thick, precast concrete exterior and is designed not to fail should the primary tank that holds the fuel ever fail. The concrete exterior also features a low maintenance exterior finish that is rust and corrosion resistant eliminating the need for tank cathodic protection. ConVault tanks can be used with confidence in very aggressive environments.

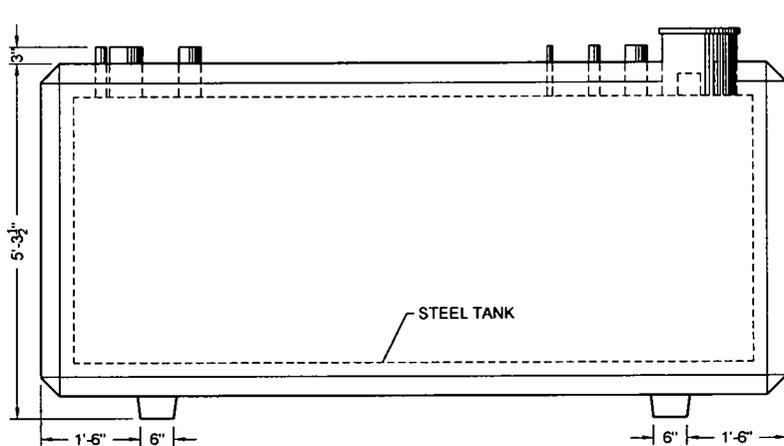
## SOLVES SPACE CONSTRAINT

ConVault is an ideal storage solution when space constraints such as property lines, and building envelopes restrict available footprint. ConVault's rectangular, concrete encased AST tanks allow you to safely store more fuel in a smaller footprint. In addition, Oldcastle Precast offers ConVault AST split tanks enabling you to store and dispense gas and diesel fuel or fuel and lubricants in one cost saving, compliant, easy solution to deploy and maintain.

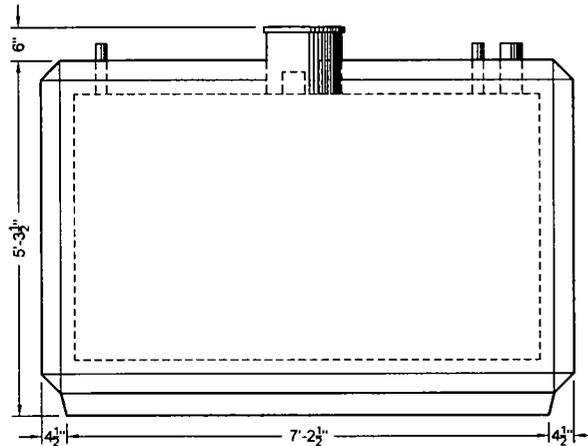
## CONVAULT - 30 YEAR WARRANTY

ConVault offers an exclusive 30 year written Limited Warranty. ConVault, Inc. warrants each CONVAULT® tank against defects in material or workmanship to the original owner from the date of purchase, for a period of twenty (20) years or thirty (30) years depending on model number of the tank. ConVault agrees to repair or replace any defective unit without charge provided that the tank is operated and maintained in accordance with the manufacturers Owners Manual.

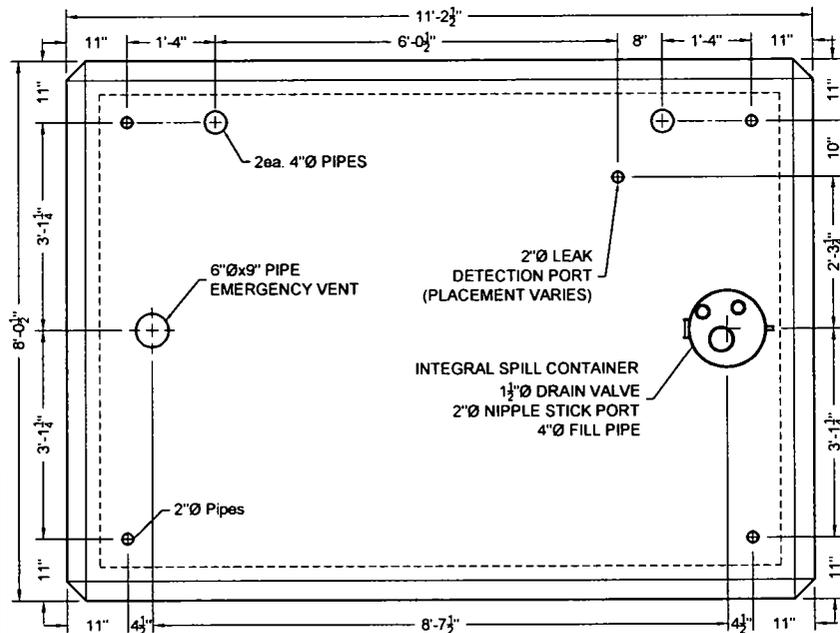
*Expertise and experience that enables you to quickly meet ALL fuel storage regulations  
so you can focus on your business – today and for many years to come.*



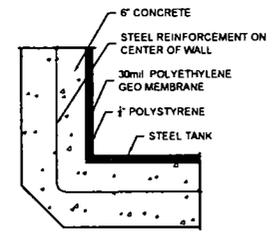
TYPICAL SIDE VIEW



TYPICAL END VIEW



TYPICAL PLAN VIEW



WALL DETAIL

NOTES:

1. STEEL TANK SHALL BE U.L. 142 LISTED FOR ABOVE GROUND STORAGE OF FLAMMABLE LIQUIDS.
2. STEEL TANK SKIN SHALL BE 3/16" THICK A.S.T.M. A-36 STEEL PLATE.
3. ALL EXPOSED METAL WITH THE EXCEPTION OF STAINLESS STEEL MUST BE POWDER COATED TO INHIBIT CORROSION.
4. STEEL TANKS SHALL BE RECTANGULAR IN SHAPE AND HAVE CONTINUOUS WELDS ON THE OUTSIDE.
5. STEEL TANK AND SECONDARY CONTAINMENT SHALL BE ENCASED IN SIX INCHES OF 4000 P.S.I. REINFORCED CONCRETE.
6. STEEL TANK SHALL BE PRESSURE TESTED AT 5 P.S.I.G. FOR 24 HOURS WITHOUT PRESSURE DROP.
7. TANK WALL SYSTEM SHALL BE LISTED IN ACCORDANCE WITH U.L. STANDARD 2085 AND SHOWN TO HAVE A TWO HOUR FIRE RATING.
8. VAULTS SHALL HAVE THE CAPABILITY OF PHYSICAL MONITORING BETWEEN THE PRIMARY AND THE SECONDARY CONTAINMENT.
9. THE SECONDARY CONTAINMENT SHALL CONSIST OF A 30 ML HIGH DENSITY POLYETHYLENE GEO LINEAR.
10. THE VAULT SHALL BE OF A MONOLITHIC (SEAMLESS AND CONTINUOUS) CONCRETE POUR AND CONTAIN NO COLD JOINTS OR HEAT SINKS (HEAT TRANSFER POINTS) ON THE BOTTOM OR SIDES.
11. VAULT SHALL HAVE COATED CONCRETE EXTERIOR TO RESIST WEATHER AND REFLECT SUNLIGHT.



**Oldcastle Precast**  
1-888-665-3227

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**CONVAULT STORAGE TANK**  
2000 GALLON

CUSTOMER					
DATE	SALES	DESIGN	ORDERED	REVISED	SALES ORDER
10/21/13					
DRAWN BY Sales Drawings			REVIEWED BY REV DATE		
			PAGE OF		



**PZ-PA-003-14/PZ-007-14**



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

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: June 19, 2014

CASE NO.: **PZ-PA-003-14 / PZ-007-14 (Case New Holland)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: situated in a portion of the NW¼ of Section 11, T6S, R7E G&SRB&M  
(legal on file)

TAX PARCEL: 401-01-028A

APPLICANT/LANDOWNER: Lynora and Randy Largent, 57 W. Hunter, Mesa, AZ

AGENT: Rodney Jarvis, 2575 E. Camelback Rd., #1100, Phoenix, AZ 85016

REQUESTED ACTION & PURPOSE:

**PZ-PA-003-14:** requesting approval of a **Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment** on 20± acres pending and in conjunction with Rezone request **PZ-007-14** in the GR zone.

**PZ-007-14:** requesting approval of a rezone from GR (General Rural) to I-2 (Light Industrial and Warehouse Zoning District) on 20.0± acres to plan and develop an office and mechanical testing/adjustment facility for farming and dirt-moving equipment pending and in conjunction with a non-major comprehensive plan amendment request **PZ-PA-003-14**.

LOCATION: Located on the east side of N Curry Road , south of W Randolph Rd

SIZE: 20.0± acres

COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential (1-3.5 du/ac). This request includes a non-major comprehensive plan amendment to Employment. The rezone request will be compliant with the Employment designation, if approved.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural and is currently vacant. The property in the past has been used as an outdoor paintball field.

SURROUNDING ZONING AND LAND USE:

North, South and East: GR; vacant  
West: GR; Agriculture

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 19, 2014  
Neighborhood and agency mail out: May 16, 2014  
News paper Advertising: May 26, 2014  
Site posting: County May 22, 2014 Applicant: May 23, 2014

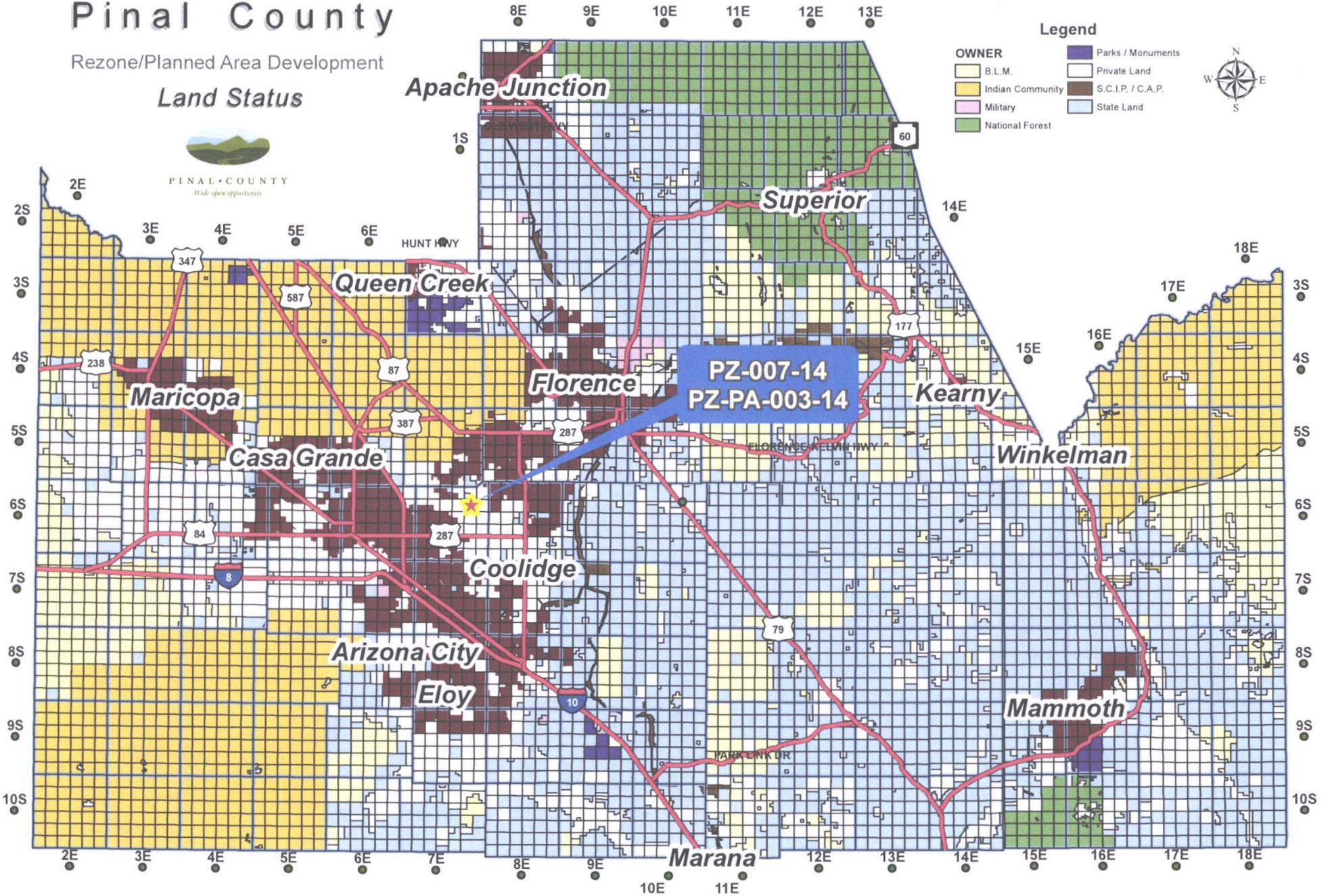
# Pinal County

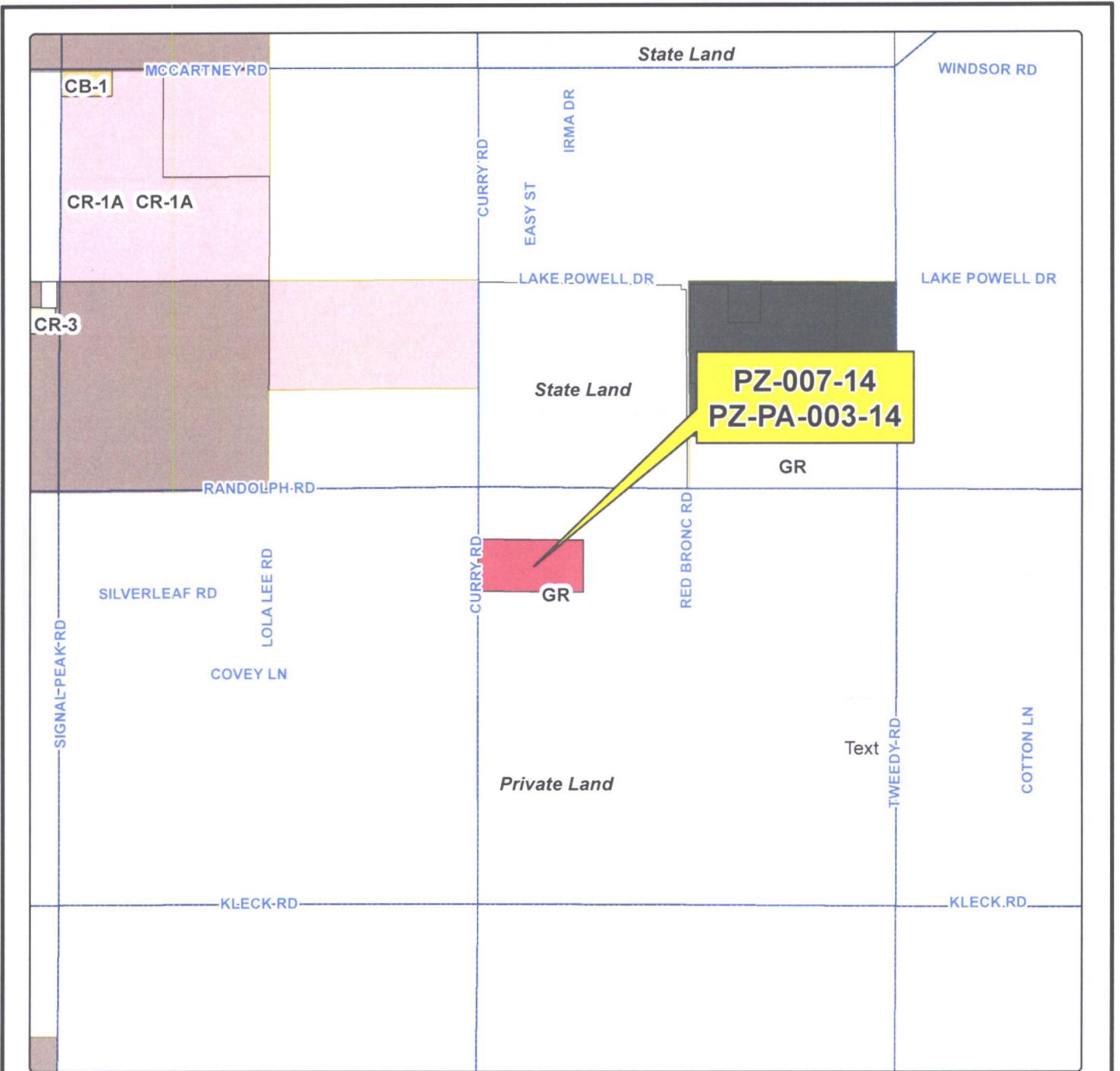
Rezone/Planned Area Development

## Land Status



PINAL COUNTY  
*Wide open opportunities*





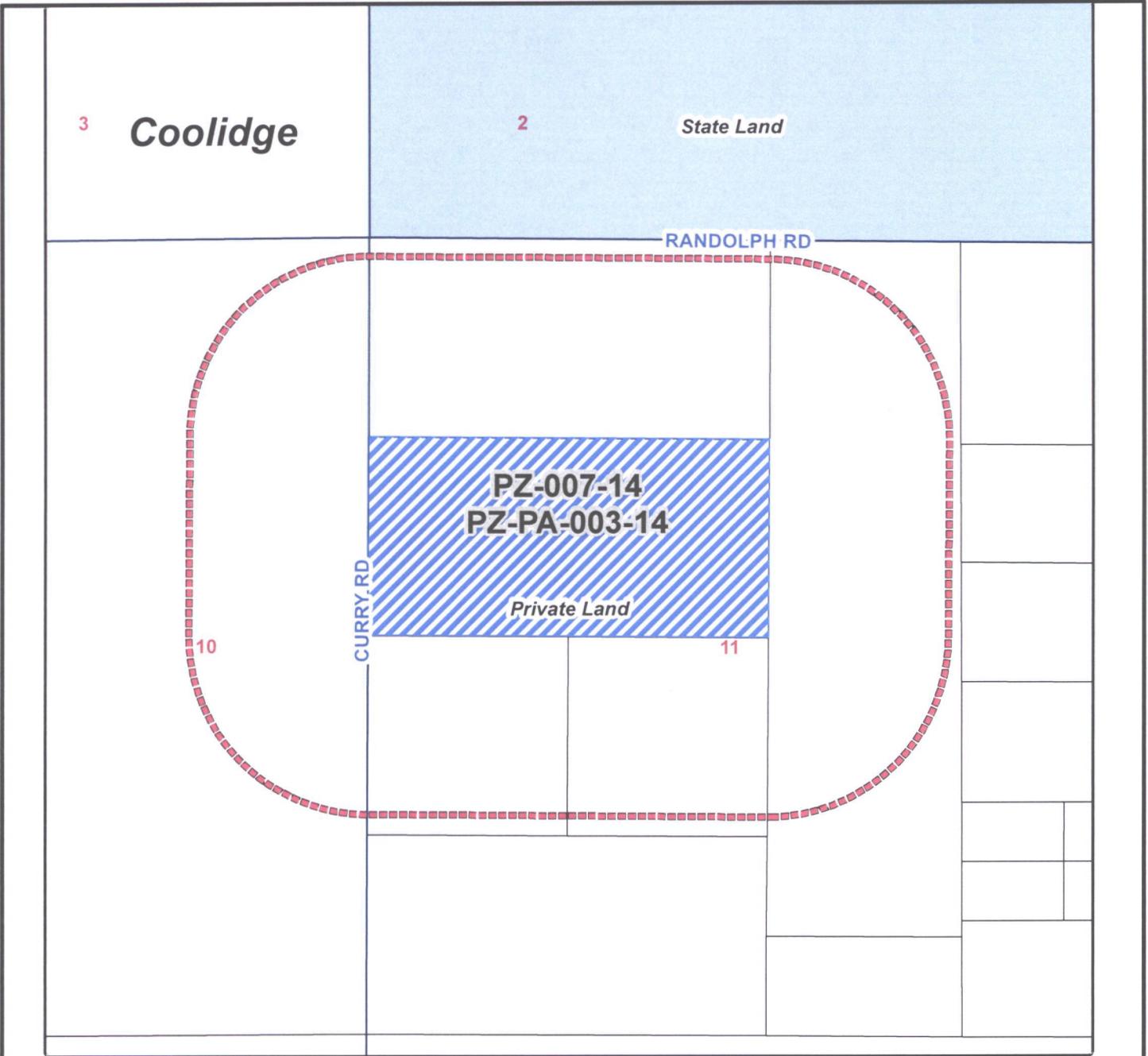
**Rezone/Planned Area Development**

**Planning & Development Services**



**PINAL COUNTY**  
*Wide open opportunity*

<p><b>Lynora Largent and Randy Largent</b></p>	<p><b>Legal Description:</b>          Situated in a portion of the Section 11, T06S,R07E, G&amp;SRB&amp;M, Parcel 401-01-028A (legal on file) (located on the east side of N Curry Rd South of W Randolph Rd).</p> <p style="text-align: center;">T06S-R07E Sec 11</p>		<p>Lynora Largent and Randy Largent</p>		
			<p>Drawn By: GIB/JIT/LJT</p>	<p>Date: 05/15/2014</p>	<p>Section: 11</p>
<p>1 of 1</p>			<p>Case Number: PZ-007-14, PZ-PA-003-14</p>		



**Rezone/Planned Area Development**

PZ-007-14, PZ-PA-003-14 – PUBLIC HEARING/ACTION: Lynora Largent and Randy Largent, landowners/applicants, Rodney Jarvis, agent, requesting approval of a rezone from GR (General Rural) to I-2 (Light Industrial and Warehouse Zoning District) on 20.0± acres to plan and develop an office and mechanical testing/adjustment facility for farming and dirt-moving equipment pending and in conjunction with a non-major comprehensive plan amendment request PZ-PA-003-14; situated in a portion of the NW¼ of Section 11, T6S, R7E G&SRB&M, tax parcel 401-01-028A (legal on file) (located on the east side of N Curry Road South of W Randolph Rd).

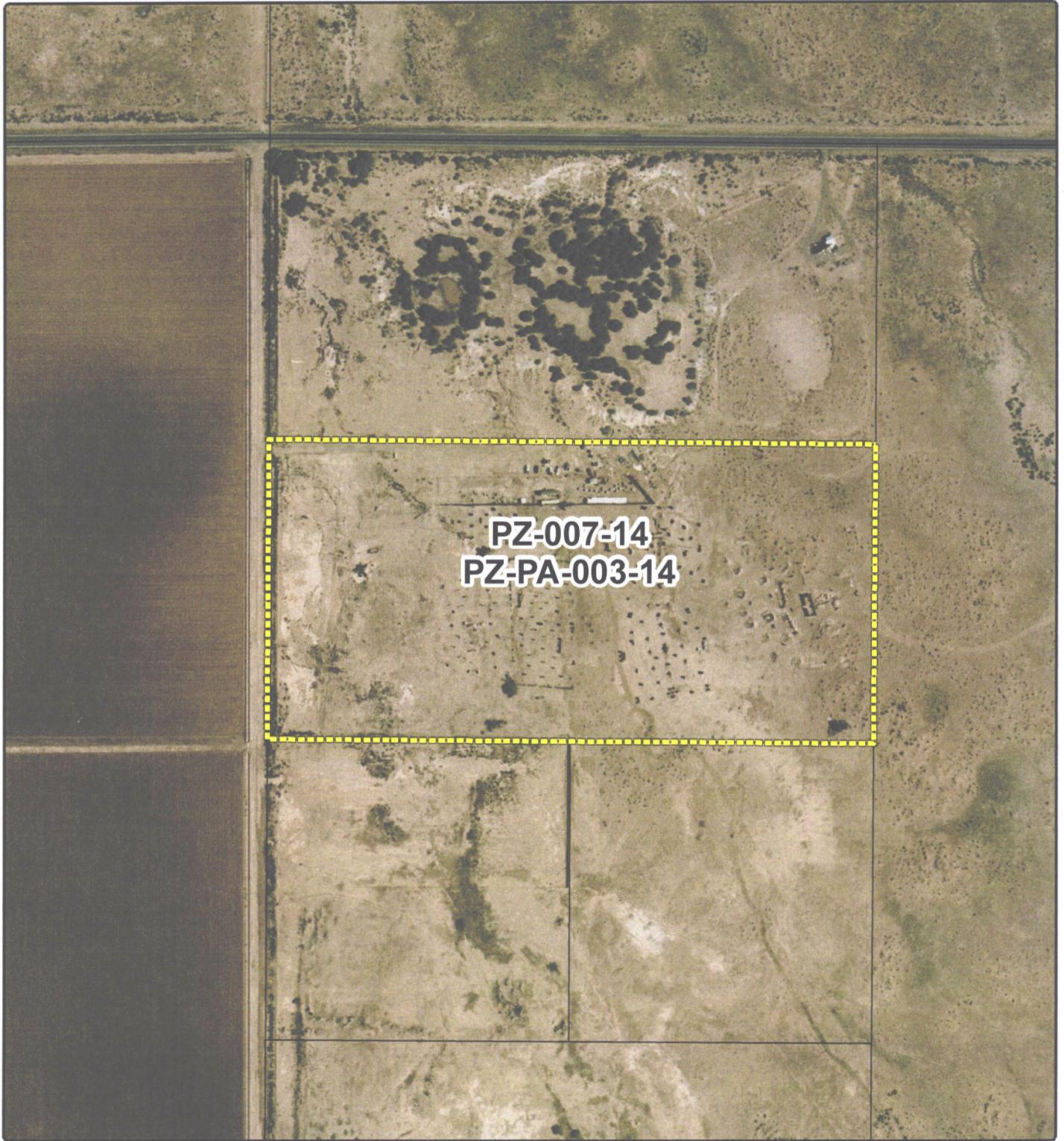
Current Zoning: GR  
Request Zoning: Rezone  
Current Land Use: MLDR



**Legal Description:**  
Situated in a portion of Section 11, T06S, R07E, G&SRB&M, Parcel 401-01-028A, legal on file (located on the east side of N Curry Rd South of W Randolph Rd).

T06S-R07E Sec 11

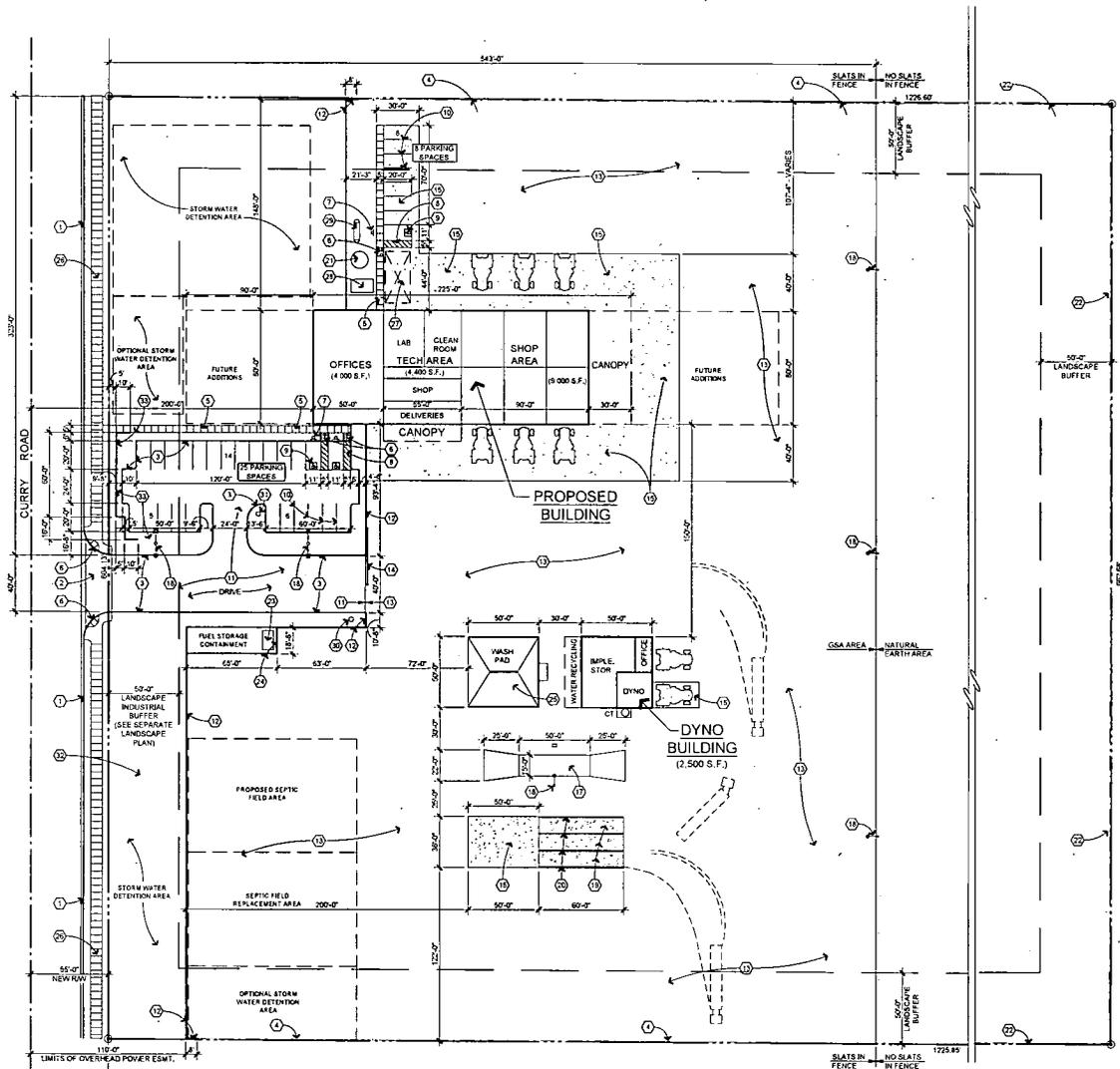
 Sheet No 1 of 1	Owner/Applicant Lynora Largent and Randy Largent	
	Drawn By GB / JT / LJT	Date 05/15/2014
Sections 11	Township 06S	Range 07E
Case Number PZ-007-14, PZ-PA-003-14		



*Rezone/Planned Area Development*



**PZ-007-14**  
**PZ-PA-003-14**



**ENLARGED SITE PLAN**  
 SCALE: 1" = 40'-0"  
 0 20 40 60 80 100  
 SCALE: 1" = 40'

**SITE PLAN KEYNOTES**

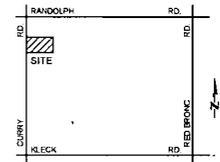
1. New concrete curb and gutter per Civil drawings.
2. New concrete curb cut per Civil drawings.
3. 6" concrete curbing per Civil drawings.
4. 8 high chain link fencing with heavy duty metal slats.
5. 4" concrete sidewalk with access joints at 5'-0" max o.c.
6. Ramp up 1:12 maximum. Provide finish per 2010 ADA Standards.
7. Accessible signage per detail.
8. 4" wide white painted diagonal striping at 24" o.c. and all parameters.
9. Accessible symbol painted on pavement per detail.
10. 4" wide white painted parking striping.
11. Asphalt pavement per Civil drawings.
12. 8'-0" high 8" Architectural cmu driveway.
13. GSA per Civil drawings.
14. 40'-0" x 8'-0" sliding gate. Gate to be 7" x 3" pipe steel with metal deck stile. Provide lock and Fire Department Key Box.
15. 7" concrete apron (3500 psi) flush with finish floor and civil grades.
16. Not used.
17. Weight scale by owner. Provide concrete pit and ramps both ends.
18. Light poles on concrete base per details. Height to be determined per code.
19. Loading (unloading) scale platform.
20. Guard rails as required per code.
21. Well location with tarp as required.
22. 8' high chain link fence with no slats.
23. 2,000 gallon fuel storage tank with integral containment.
24. Concrete curb to secondary containment.
25. Wash pad with drain.
26. Concrete sidewalk per Civil drawings.
27. Future employee shade canopy area (20'x35').
28. Future backup generator.
29. Prepare tarp.
30. I.P.S. call box.
31. Flagpole.
32. Not used.
33. 3'-0" high, 8" architectural C.M.U. screen wall.

**PROJECT DATA**

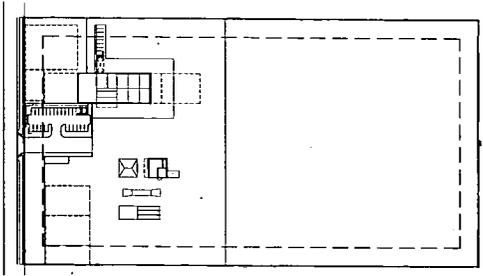
<b>ADDRESS:</b>	4517 N. Curry Rd.
<b>ZONING:</b>	Recovering OR to I-2
<b>PARCEL NO.:</b>	401-01-028A
<b>PARCEL SIDE:</b>	NET 664,810 S.F. (19.85 Acres) GROSS 988,537 SF (28.35 Acres)
<b>BUILDING AREA:</b>	<b>FIRST FLOOR:</b>
	OFFICES = 4,000 S.F.
	SHOP AREA = 7,200 S.F.
	TECH AREAS = 4,400 S.F.
	DYNO BLDG. = 2,500 S.F.
	CANOPY'S = 3,000 S.F.
	SHADE CANOPY = 720 S.F.
	<b>TOTAL = 21,880 S.F.</b>
	<b>SECOND FLOOR:</b>
	STORAGE = 888 S.F.
	<b>TOTAL = 22,768 S.F.</b>
<b>LOT COVERAGE:</b>	21,880/988,537 = 2.2%
<b>OCCUPANCY:</b>	B = Offices
<b>CONSTRUCTION TYPE:</b>	S1 = Shops / Tech. Area / Canopy
<b>ALLOWABLE AREA:</b>	Offices = 4,000 S.F. + 23,000 S.F. basic Shops/Tech Area = 14,000 S.F. Basic = 17,500 S.F.
<b>PARKING REQUIRED:</b>	Offices = 4,000/300 = 13.33 spaces Shops/Tech Area = 14,000/1,000 = 14.00 spaces 2nd floor STG = 3,000/1,000 = 3.00 spaces <b>Total = 33 spaces</b>
<b>PARKING PROVIDED:</b>	33 Spaces
<b>ACCESSIBLE SPACES REQUIRED:</b>	2 Spaces
<b>ACCESSIBLE SPACES PROVIDED:</b>	2 Spaces
<b>LANDSCAPE PROVIDED:</b>	5' x 328x23 = 16,342 S.F. 33,262 S.F. (10.2%)
<b>OWNER:</b>	Case New Holland America LLC 6000 Veterans Blvd Burr Ridge, IL 60527

**LEGAL DESCRIPTION:**

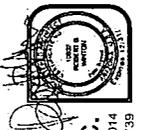
The South half of the Northwest quarter of the Northwest quarter of section 11, Township 9 South, Range 7 East of the Old and Salt River Meridian, Pinal County, Arizona



**VICINITY MAP**  
 SCALE: N.T.S.



**OVERALL SITE PLAN**  
 SCALE: NONE



**W.A. Winton architects, inc.**  
 1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014  
 (602) 230-9778 FAX: (602) 265-9739

for **CASE NEW HOLLAND**  
**PINAL COUNTY, ARIZONA**  
**SUN STATE BUILDERS**

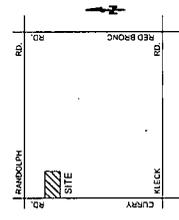
job no.	14100
drawn	MGO
approved	R&W
date	5/05/14
revisions	

**SP-1**

**LANDSCAPE LEGEND**

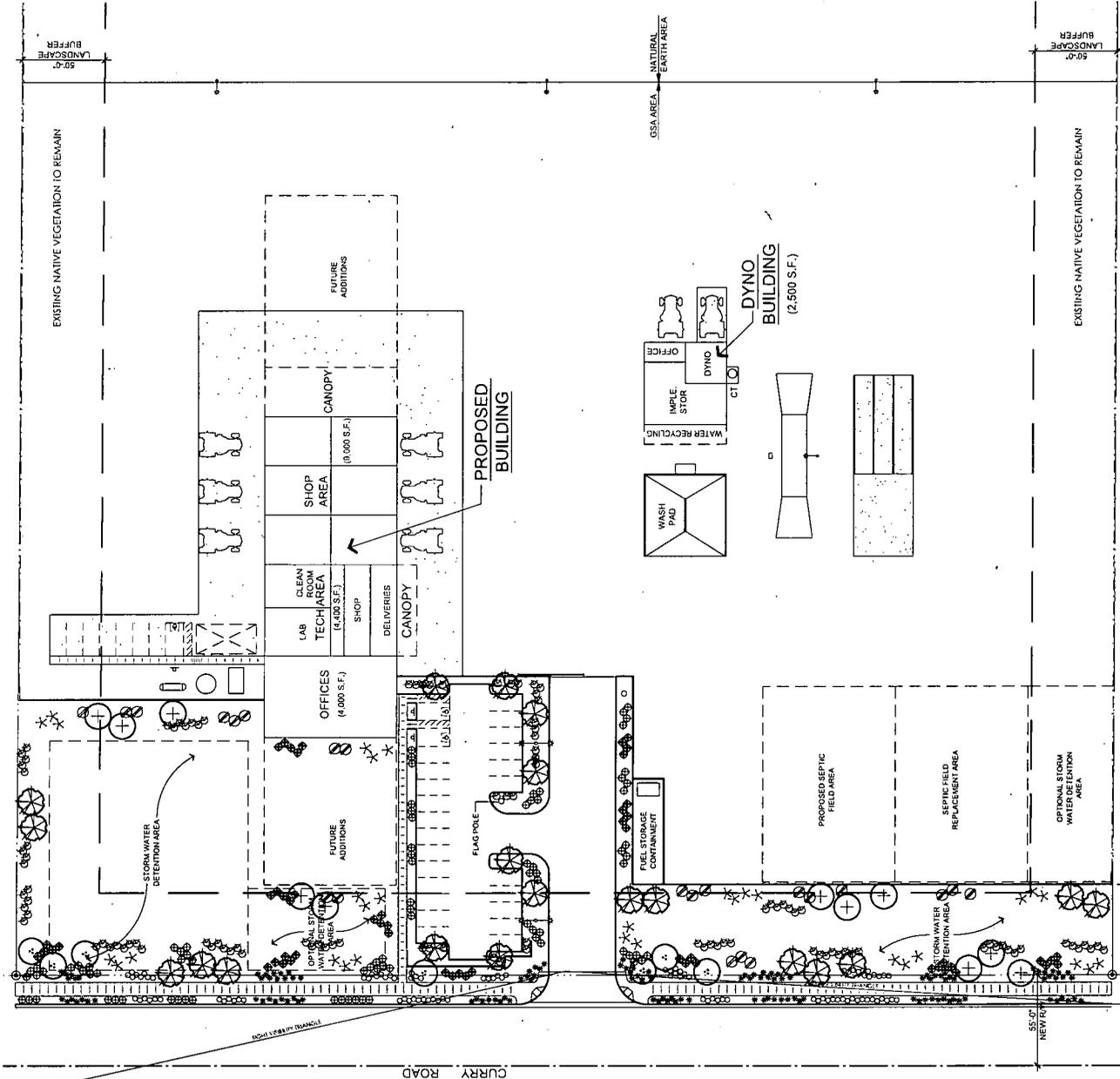
- CERCIIDIUM DESERT AUREUM
- DESERT MUSEUM PALO VERDE
- 24" BOX (MATCHING)
- ACACIA SALIGNA
- WILLOW ACACIA
- 24" BOX
- ONETA TESOTA
- IRONWOOD
- 24" BOX
- BIELLA PENDULATA
- BAJA RUELLIA
- 5 GALLON
- CASA PINNA MEXICANA
- MEXICAN BIRD OF PARADISE
- 5 GALLON
- TECOMA ORANGE JUBILEE
- 5 GALLON
- HESPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON
- DASTURION WHEELERI
- DESERT SPOON
- 5 GALLON
- LANTANA MONTEVIDENSIS
- 'COLD MOUND'
- 1 GALLON
- ALOE 'BLUE ELF'
- BLUE ELF ALOE
- 1 GALLON
- 1/2" MIRROR MIRROR GOLD
- DECOMPOSED GRANITE
- 2" DEPTH IN ALL LANDSCAPE AREAS

**IRRIGATION NOTE:**  
 AN AUTOMATIC Drip IRRIGATION SYSTEM WILL BE INSTALLED  
 MAINTAINING 100% COVERAGE TO ALL PLANT MATERIAL.  
 MEET LOCATION: PRIVATE WELL  
 WATER PRESSURE: 100 PSI  
 WATER PRESSURE: 100 PSI  
**LANDSCAPE MAINTENANCE NOTE:**  
 THIS SITE WILL BE MAINTAINED BY THE PROPERTY OWNER  
 IN ACCORDANCE WITH CURRY GARAGE STANDARDS.



**VICINITY MAP**  
 SCALE: N.T.S.

**T.J. McJUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTS  
 4133 East Camel St., Suite 101  
 Phoenix, AZ 85018  
 P: (602) 265-0330 F: (602) 265-6619  
 EMAIL: tmcjueen@tjma.com



**FINDINGS:**

Site data:

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

Water/Sewer: on-site well/Septic

Access: The property is accessed via Curry Road.

**HISTORY:** This property is currently zoned GR and is vacant land. The property had previously been used as an outdoor paintball field under SUP-022-03.

**ANALYSIS:** The applicant is requesting approval of a Comprehensive Plan amendment to Employment as well as a zone change to I-2 to allow the development of an office and mechanical testing/adjustment facility for farming and dirt-moving equipment.

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

The proposal is located within the City of Coolidge's Planning area and is designated Rural Ranchette. As of the writing of this staff report, no comments have been received from the City.

The proposal was also sent to the City of Casa Grande, they had no comment on the proposal.

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

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

**Fit within the neighborhood**

The applicant's proposal features an office and mechanical testing/adjustment facility for farming and dirt-moving equipment. Case New Holland operates and existing facility within the Gila River Indian Community which will be moved to private land within Pinal County.

The Comprehensive Plan designation on the subject property and surrounding properties is Moderate Low Density Residential. The applicant is proposing a change on this 20.0± acre parcel to Employment. The Employment designation would allow for industrial type uses. While the current development pattern in the immediate area is consistent with the proposed use, the long term vision of the Comprehensive Plan is for this area to develop residentially. The Commission will need to weigh whether or not the Employment designation will be consistent with the Comprehensive Plan's vision for the area. Additionally, approximately 5 miles east along Highway 87 the Comprehensive Plan already designates land as Employment. Staff respectfully reminds the Commission that if approved the Comprehensive Plan would stay Employment and support other industrial requests even if the Case New Holland Facility were to relocate in the future.

The application also includes a rezone request to I-2, Light Industrial and Warehouse

Zoning District. This zone requires that a 50 foot industrial buffer be provided where industry abuts property zoned rural. This property is surrounded by GR, a rural zone. The ordinance sets development criteria for this industrial buffer, specifically that it shall be improved with one or more of the following:

- A. Landscaping.
- B. Parking lot, wherein a minimum width of 10 feet along the lot line(s) closest to the residential property or arterial or collector streets, shall be landscaped; and a decorative screening device of opaque fencing, walls, landscaped earth berms or any combination thereof, shall be installed between the landscaped area and the parking lot, to a minimum height of three feet.
- C. Recreational space for employees, wherein a minimum width of 10 feet along the lot line(s) closest to the residential property or arterial or collector streets shall be landscaped.

The applicant has proposed landscaping along the Curry Road frontage, but is relying on the limited native vegetation within the remaining buffer areas on the north and south boundaries. While the ordinance does not set specific landscape requirements, the existing vegetation that is proposed to satisfy the buffer requirements along these boundaries provides little buffer to the adjacent lots.

Finally, the applicant is proposing a chain link fence surrounding the entire property. The western 543 feet will have heavy duty metal slats, with the eastern portion having no slats. Staff has added a stipulation that all storage and testing activity be conducted within the western 543 feet of the site.

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 comprehensive plan amendment under PZ-PA-003-14 and rezone case under PZ-007-14. Furthermore, the Commission must determine that this comprehensive plan amendment and rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

**STAFF SUMMARY:** The applicants, Lynora and Randy Largent, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a non major comprehensive plan amendment from Moderate Low Density Residential to Employment and a rezone from GR to I-2.
2. To date, no letters in support or in opposition have been received from property owners inside the notification area.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential" designation, but is seeking an amendment to Employment.
5. Granting of the Rezone request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION(PZ-PA-003-14):** Should the Planning and Zoning Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment 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 Planning and Zoning Commission forward **PZ-PA-003-14**, to the Board of Supervisors with a favorable recommendation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

*\* No Stipulations*

**STAFF RECOMMENDATION(PZ-007-14):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-007-14** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development. The schedule of development applies to the 20.0± acres covered under case PZ-007-14;
2. Applicant/property owner shall improve the property with an office and mechanical testing/adjustment facility for farming and dirt-moving equipment, improve means obtaining a building permit and completing the conditions enumerated herein, within (5) five years from the effective of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date.
3. the applicant/property owner shall submit for a site plan review application within (2) two years from the effective date of this ordinance.

4. the applicant/property owner shall complete all required on-site and offsite improvements required as part of the site plan review process within (5) five years from the effective date of this ordinance.
5. the applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;
6. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;
7. if at the expiration of the (5) five year time period the Property has not been improved with an office and mechanical testing/adjustment facility for farming and dirt-moving equipment, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by certified mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;
8. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;
9. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;
10. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;
11. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;
12. approval of this Rezone will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
13. All equipment testing and storage shall be contained to western 543 feet of the subject property within the enclosed portion of the site as shown on the site plan dated May 5, 2014;
14. Prior to site plan approval the applicant shall submit approval from the State Fire Marshall's office for the on-site fuel storage tank;

15. the layout, design and set up of the office and mechanical testing/adjustment facility for farming and dirt-moving equipment shall be as shown and set forth on the applicant's submittal documents and site plan dated May 5, 2014;
16. a Traffic Impact Analysis may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
17. a drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
18. 55' half street right-of-way dedication will be required along Curry Road (western boundary) 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;
19. half street improvements will be required for Curry Road (western boundary). All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision and Infrastructure Design Manual or as approved by the County Engineer; and
20. a minimum 28' paved all-weather public access road (Curry Road) is required from the northern boundary of the site to Randolph Road or as approved by the County Engineer.

Date Prepared: 06/10/14 – am  
Revised:

**NARRATIVE**

**FOR**

**CASE NEW HOLLAND TESTING FACILITY**

## **PURPOSE OF REQUEST**

Case New Holland (“CNH”) operates an existing facility for the testing and development of farming and dirt moving equipment within the Gila River Indian Community. That governmental entity has decided not to renew the lease for CNH, necessitating a relocation onto privately held land in Pinal County, in order to preserve County jobs and the relationship the facility has with area farms. A site for this relocation has been selected. Because some limited outdoor testing will be conducted, a rezoning to I-2 is needed.

## **DESCRIPTION OF PROPOSAL**

A. Nature of the Project. CNH will construct an office, a mechanical work area (“Shop”), a dock loading area, a work pad, a well and water tank, and various storage and other use facilities. This will be a low-traffic, low-impact facility. At present, CNH employs 10 people at its existing facility in the Gila River Indian Community. It is possible the number of employees, over time, might increase to 15, but there are no plans for such an increase presently. Heavy equipment will be brought to the site, on average, one piece of equipment per week, where it will be mechanically adjusted and maintained, both inside the enclosed shop areas, and outside, on the site, much as is typically done on farms. While it cannot be known for certain how often repairs on site will take place outside the shop areas, it is certain that the shop areas will be specially designed and constructed for equipment adjustment and repair. On a very limited basis, such equipment will be run on site, out of doors, but the bulk of the testing is accomplished on farms elsewhere in Pinal County. Thus, noise impacts to off-site areas will be equal to or less

than surrounding farms, where heavy equipment is used. The equipment will be loaded on trailers and taken to such farms to be used in farming activities; such use will generate testing feedback from the farmers, which feedback will be useful to CNH in developing its products. Products will not be sold at the subject site. No manufacturing will take place at the subject site.

B. Proposed Land Use. The land use proposed is an employment land use, but also agricultural as well. The site will have an office component and a shop component, but over half of the site will be vacant. Because some limited outdoor testing will take place, an I-2 zone will be sought, but the land use will create very low impact in terms of traffic, noise, dust, and structures. In terms of impact, the site will be similar to surrounding farms with on-site residences, barns and other outbuildings.

C. Conformance to Comprehensive Plan. A minor amendment will be concurrently processed due to the technically required zoning category, but the land use will be low-impact and in many ways not dissimilar to surrounding uses.

D. Answers to Questions. (See application). Without limitation of the Answers to Questions noted on the Supporting Information form, special note is made regarding landscaping. The Code requires a 50 foot buffer surrounding the subject site, which buffer has been provided. The Code also requires "landscaping," but offers no standard for same. This requirement has also been met. Extensive new xeriscape is planned for the frontage. On the north, east, and south sides, where there is existing plant life within the 50 foot buffer area, it will be preserved. The existing plant life is not lush, but more is unneeded. To the north is vacant

natural desert; to the east and south, areas of tilled land. There is no reason to provide new plants to screen such lands, and no requirement to do so. Thus, the landscaping requirements of the Code are being followed.

#### **LOCATION/ACCESSIBILITY.**

The subject site has access, by Curry Road, to Randolph Road, and from there, paved access to two interchanges on I-10 (to the northwest and to the southwest), as well as paved access to Highway 87. The subject site will create a very low daily trip count – with ten employees, at 22 vehicle trips per day, and with 15 employees, at 32 vehicle trips per day.

#### **UTILITIES & SERVICES.**

The subject site has power and telephone service available to it. Water will be provided by an on-site well, and sewer by an on-site septic system.

#### **ON-SITE FUEL STORAGE**

A 2000 gallon fuel tank is noted on the Site Plan. Documentation relative to the safety features relating to the proposed tank are attached. The State Fire Marshall's office has given preliminary verbal approval of the installation of this tank. All of the State Fire Marshall's requirements listed on the attached information will be followed.



PINAL COUNTY  
*wide open opportunity*

## Memorandum

**Date:** June 19, 2014

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

**From:** Scott Bender, P.E.  
Pinal County Engineer

**Subject:** **Rezoning Application for CASE NEW HOLLAND TEST FACILITY,  
Case PZ-007-14**

The Public Works Department has reviewed the Rezoning Application for CASE NEW HOLLAND TEST FACILITY, Case No. PZ-007-14 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) 55' half street right-of-way dedication will be required along Curry Road (western boundary) 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;
- 4) Half street improvements will be required for Curry Road (western boundary). All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision and Infrastructure Design Manual or as approved by the County Engineer;
- 5) A minimum 28' paved all-weather public access road (Curry Road) is required from the northern boundary of the site to Randolph Road or as approved by the County Engineer.



## MEMORANDUM FROM AIR QUALITY

**Date:** June 6, 2014  
**To:** Ashlee MacDonald  
**Cc:** Concept Review Committee  
**From:** Anu Jain, Permit Engineer  
**Re:** Zoning Pre-Application Cases

I have reviewed the following Concept Review cases:

Date	Case #	Applicant	Project	*Response
6/19/14	SUP-003-14	Glenn Hunter	Hunter Horse Boarding	See Comments 1 & 2
6/19/14	PZ-PA-00214 & SUP-004-14	Psalm 91, LLC	Zobro Landing Strip & Skydiving Facility	See Comments 1 & 2
6/19/14	IUP-001-14	Donna McGregor	Sturman Storage Lot	See Comments 1 & 2
6/19/14	PZ(PD)-006-14	Vintage Farms, LLC	Ware Farms – PAD	See Comments 1 & 2
6/19/14	PZ-007-14 & PZ-PA-003-14	Randy Largent	Case New Holland Test Facility	See Comments 1 & 2

**\*Comment(s):**

1. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance.

**Note:**

All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-060.A of Pinal County's Air Quality Code of Regulations.



# City of Casa Grande

May 21, 2014

Steve Abraham  
Planning Manager  
Pinal County Planning and Development Department  
31 North Pinal Street, Building F.  
PO Box 2973  
Florence, AZ 85132

**RE: CASE: PZ-PA-003-14 and PZ-007-14**

Dear Mr. Abraham,

Thank you for the opportunity to review and comment on the above referenced zoning application in Pinal County located at the property as generally described below:

A portion of the NW¼ of Section 11, T6S, R7E G&SRB&M, tax parcel 401-01-028A (located on the east side of N Curry Road South of W Randolph Rd).

After reviewing the project and site location, the City of Casa Grande does not have any comments at this time as this property is located outside our planning boundary. Again thank you for giving the City of Casa Grande the chance to look at the request.

Sincerely,

  
Leila DeMaree, Senior Planner  
City of Casa Grande

NEIGHBORHOOD MEETING, 3/19/14  
CASE NEW HOLLAND  
CURRY, SOUTH OF RANDOLPH  
20 ACRE SITE

ATTENDEES FROM NEIGHBORHOOD

NAME	ADDRESS	PHONE & EMAIL
<b>NO NEIGHBOR  ATTENDED. THREE  REPRESENTATIVES OF  CNH WERE IN  ATTENDANCE. I WAS AT  THE SITE FROM 4:45 TO  5:20PM</b>		

I received phone calls from neighbors subsequent to the date of the meeting:

DATE	FROM	CONCERN
3/2/14	Gus Almaguer	Owns 10 acres adjacent on south side of site. He is in favor of the zoning.
3/24/14	Hamid Farhadi	Owns property adjacent on north side of site. He is in favor of the zoning.

Questions and answers (3/19/14 meeting, continued)

4/2/14	Received an email inquiry from Ken Oishi of Coolidge Trio, LLC, owner of the parcel to the east of the site	
4/4/14	I reached Mr. Oishi by telephone and discussed the proposal. He asked about the operation, I described it, and he says he is supportive. He has asked for direction to the existing CNH facility, which I am obtaining, and will forward to him.	

March 12, 2014

HAMID FARHADI  
3317 E CHEROKEE ST  
PHOENIX, AZ 85044

Re: Case New Holland Testing Facility

Dear Neighbors:

My name is Rod Jarvis and I am writing you to let you know that Case New Holland (CNH) is proposing to buy 20 acres on the east side of Curry Road, south of Randolph, to build an office and a facility for adjustment, development, and limited testing of farming and dirt moving equipment. I have enclosed a map for you to refer to.

The site CNH will buy is 20 acres; the buildings will be on the west half; they will be used for offices and for mechanical work on the equipment; the east half will be left open.

Since I am handling the zoning case for CNH, I am going to hold a meeting at the northwest corner of the property (see the attached map) on Wednesday, March 19, 2014, at 5:00 p.m. Because you own land nearby, (PARCEL: 401-01-028B) I invite you to come to ask questions and to hear more about this proposal.

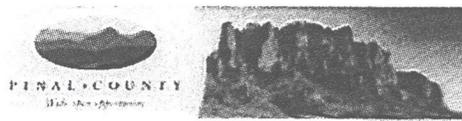
If you cannot make this meeting, I invite you to contact me at (602) 530-8030 or at [rod.jarvis@gknet.com](mailto:rod.jarvis@gknet.com) with any questions or comments you might have.

Very truly yours,

GALLAGHER & KENNEDY, P.A.

By:   
Rodney Q. Jarvis

RQJ:asb  
Enclosure: map



Geographic Information Systems

Layers

Find Location

Help

7

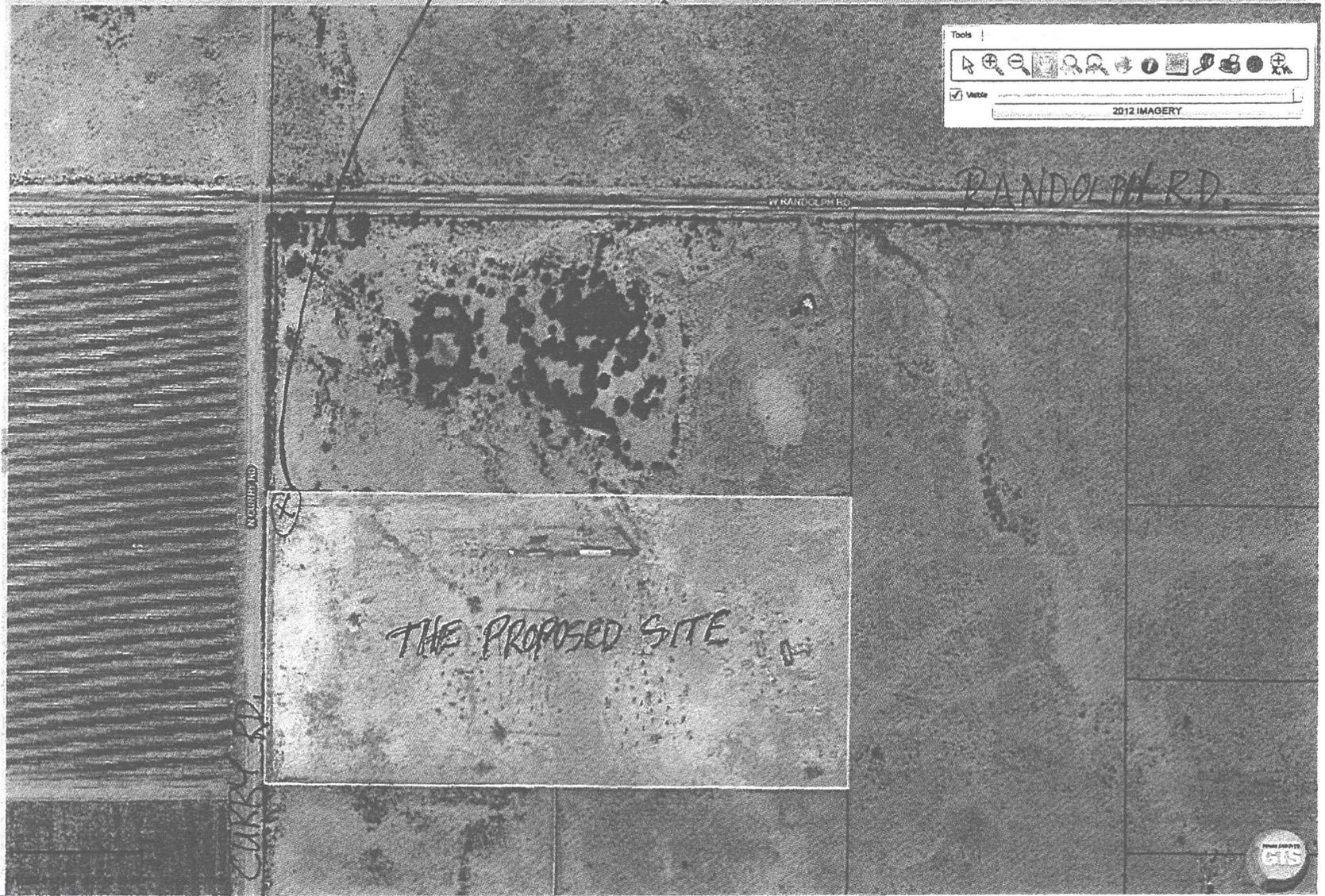
X

WHERE WE WILL MEET  
ON 3/19/14 @ 5:00 PM

Tools

Map

2012 IMAGERY



**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 1200 feet of the subject parcel boundary.

Parcel No.: 401-01-028B  
Name: HAMID FARHADI  
Address: 317 E CHEROKEE STREET  
City/ST/Zip: PHOENIX AZ 85044

Parcel No.: 401-01-022B  
Name: ALLIGATOR FARMS PROPERTIES  
Address: P O BOX 68  
City/ST/Zip: COOLIDGE AZ 85128

Parcel No.: 401-01027E, 027F  
Name: ROSEMEAD PROPERTIES INC  
Address: P O BOX 29006  
City/ST/Zip: PHOENIX, AZ 85038

Parcel No.: 401-01-0127M  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 401-01-027V  
Name: RAYMOND BAUMBACH  
Address: 117 MICHIGAN AVENUE  
City/ST/Zip: HOUGHTON LAKE, MI 98629

Parcel No.: 401-01-027D  
Name: GIFTED PLANTED LLC  
Address: P O BOX 11912  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027P  
Name: JOHNNY HOOVER  
Address: P O BOX 11330  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027U  
Name: COOLIDGE TRIO LLC  
Address: 3509 E ROCKY SLOPE DRIVE  
City/ST/Zip: PHOENIX AZ 85040

Parcel No.: 401-01-027G  
Name: BRADLEY WRIGHT  
Address: 1443 WYTE WAY  
City/ST/Zip: BANNING CO 92220

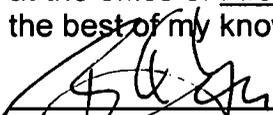
Parcel No.: 401-01-027N  
Name: PATRICIA REID  
Address: 462 S GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85210

Parcel No.: 401-01-027W, 027X, 027Y, 027Z  
Name: ROBERT HELLMAN  
Address: 462 S GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85204

Parcel No.: 401-01-012F  
Name: TAYLOR LEON TR  
Address: 5569 TAFT AVE  
City/ST/Zip: OAKLAND CA 94618

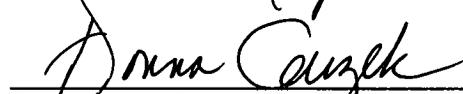
Parcel No.: 401-01-027K  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 2nd day of February, 2014, at the office of First American Title Insurance Company and is accurate and complete to the best of my knowledge.

  
\_\_\_\_\_  
Signature

5/6/14  
\_\_\_\_\_  
Date

Acknowledged before me by Rodney Q. Jarvis, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

6<sup>th</sup> day of May  
  
\_\_\_\_\_  
Signature of Notary Public



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

**PROPERTY OWNERSHIP LIST  
(required for filing all applications)**

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 1200 feet of the subject parcel boundary.

Parcel No.: 401-01-028B  
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Address: 317 E CHEROKEE STREET  
City/ST/Zip: PHOENIX AZ 85044

Parcel No.: 401-01-022B  
Name: ALLIGATOR FARMS PROPERTIES  
Address: P O BOX 68  
City/ST/Zip: COOLIDGE AZ 85128

Parcel No.: 401-01027E, 027F  
Name: ROSEMEAD PROPERTIES INC  
Address: P O BOX 29006  
City/ST/Zip: PHOENIX, AZ 85038

Parcel No.: 401-01-0127M  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 401-01-027V  
Name: RAYMOND BAUMBACH  
Address: 117 MICHIGAN AVENUE  
City/ST/Zip: HOUGHTON LAKE, MI 98629

Parcel No.: 401-01-027D  
Name: GIFTED PLANTED LLC  
Address: P O BOX 11912  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027P  
Name: JOHNNY HOOVER  
Address: P O BOX 11330  
City/ST/Zip: CASA GRANDE AZ 85130

Parcel No.: 401-01-027U  
Name: COOLIDGE TRIO LLC  
Address: 3509 E ROCKY SLOPE DRIVE  
City/ST/Zip: PHOENIX AZ 85040

Parcel No.: 401-01-027G  
Name: BRADLEY WRIGHT  
Address: 1443 WYTE WAY  
City/ST/Zip: BANNING CO 92220

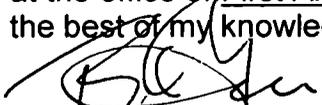
Parcel No.: 401-01-027N  
Name: PATRICIA REID  
Address: 462 S GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85210

Parcel No.: 401-01-027W, 027X, 027Y, 027Z  
Name: ROBERT HELLMAN  
Address: 462 S. GILBERT RD PMB 567  
City/ST/Zip: MESA AZ 85204

Parcel No.: 401-01-012F  
Name: TAYLOR LEON TR  
Address: 5569 TAFT AVE  
City/ST/Zip: OAKLAND CA 94618

Parcel No.: 401-01-027K  
Name: STATE OF ARIZONA ASSESSED  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

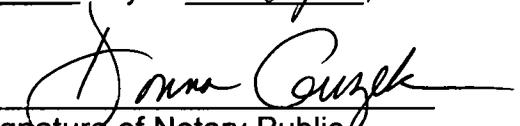
I hereby verify that the name list above was obtained on the 2nd day of February, 2014, at the office of First American Title Insurance Company and is accurate and complete to the best of my knowledge.

  
\_\_\_\_\_  
Signature

5/6/14  
\_\_\_\_\_  
Date

Acknowledged before me by Rodney Q. Jarvis, on this 6<sup>th</sup> day of May, 2014.



  
\_\_\_\_\_  
Signature of Notary Public

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

**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN  
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications must be typed or written in ink)

1. The legal description of the property: See attached "Exhibit A"
  
2. Parcel Number(s): 401-01-028A Total Acreage: 20
  
3. Current Land Use Designation: Moderate-Low density
  
4. Requested Land Use Designation: Employment
  
5. Date of Concept Review: 3/11/14 Concept Review Number: 001-14
  
6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):  
To accommodate the preservation of 10 jobs and possibly 15 jobs, currently in the area on the Gila River Indian Community. The existing facility must move off the tribal lands; this site has been chosen as the best site for the relocation. The County has very little employment-designated land in the setting this facility requires; thus, a plan amendment is necessary. The application for change of the land use designation of the subject site to the employment category is necessary to accommodate the proposed use. Independent of the proposed use and rezoning request, there would be not request for a Comprehensive Plan Amendment; thus, the reasons for the Comprehensive Plan Amendment and the reasons for the zoning change request are identical. The reason this site is a sensible one in this case is entirely related to the very low impact, low traffic type of use proposed for the subject site. The Comprehensive Plan does not have a lower impact category than the one requested, but the nature of the use is such that it will fit well in its rural/agricultural setting. The subject site is ideal for several reasons: 1. Excellent access to two interchanges on the I-10 freeway, as well as a centralized location for farms in the Pinal County, allowing for ease of transportation of heavy farm equipment from the planned facility to Pinal County farms. 2. The rural location allows for the location of rural-oriented use with rural-level impacts of low traffic and agricultural noise levels. 3. Because the site will be used for development of new products, a rural location is needed to enhance privacy.
  
7. Discuss any recent changes in the area that would support your application.  
We are not aware of any recent changes bearing upon this request. The use proposed will fit comfortably with the rural/farming uses in the area, with very little traffic, very little noise and a use which is directly related to the farming uses in Pinal County.
  
8. Explain why the proposed amendment is needed and necessary at this time.  
The proposed use supports 10, and perhaps in the future, up to 15 jobs, which are currently located on the nearby Gila River Indian Community. The tribe has indicated its intent to remove this use from the reservation; hence the rezoning is needed to keep these jobs in the area. Moreover, the proposed use is vital to the continued development and improvement of heavy farm and dirt-moving equipment. Equipment is to be adjusted and mechanically maintained at this site and sent from this site to farms in Pinal County for practical testing and evaluation. Through this process, farming equipment is improved and developed for farmers in Pinal County and elsewhere. The subject site and surrounding area are designated Moderate-Low density Residential. The Land Use Section of the Comprehensive Plan notes that this category is predominant in Pinal County and that other uses, such as employment and commercial uses, are appropriate in this case category. As noted, this particular employment use will be very low impact.

**EXHIBIT "A"**

**NO. 242-014-96361**

**The South half of the Northwest quarter of the Northwest quarter of Section 11, Township 6 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.**

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations.
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

<u>Randy and Lynora Largent</u>	<u>57 W. Hunter, Mesa, AZ</u>	<u>(480) 227-8486</u>
Name of Landowner (Applicant)	Address	Phone Number

		<u>randylargent67@gmail.com</u>
Signature of Landowner (Applicant)	Address	E-Mail Address

<u>Rodney O. Jarvis, 2575 E. Camelback Rd., #1100, Phoenix, AZ 85016</u>	<u>(602) 530-8030</u>	
Name of Agent	Address	Phone Number

	<u>rod.jarvis@gknet.com</u>
Signature of Agent	E-Mail Address

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

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

**AGENCY AUTHORIZATION**

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

Lynora Lea Largent

*[Insert Name - if a Corporation, Partnership or Association, include State of Incorporation]*  
hereinafter referred to as "Owner," is/are the owner(s) of 20 acres located at  
4517 N. Curry Rd. Casa Grande AZ 85194  
*[Insert Address of Property]*  
and further identified as assessor parcel number 40101028A 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

Rodney Q. Jarvis

*[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.]**

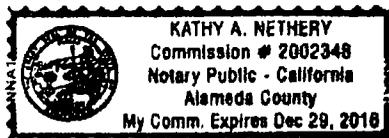
*[Signature]*  
Dated: 2/27/14

*[Signature]*  
Dated: \_\_\_\_\_

STATE OF CO  
COUNTY OF Alameda ) ss.

The foregoing instrument was acknowledged before me this 27 day of Feb, 2014  
By Lynora Lea Largent  
*[Insert Name of Signor(s)]*

My commission expires Dec 29 2016 Kathy A. Nethery Notary Public



**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

Randy Largent

*[Insert Name - If a Corporation, Partnership or Association, Include State of Incorporation]*  
hereinafter referred to as "Owner," is/are the owner(s) of 20 acres located at

*[Insert Address of Property]*  
and further identified as assessor parcel number 40101028A4 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 Rodney Q. Jarvis

*[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.

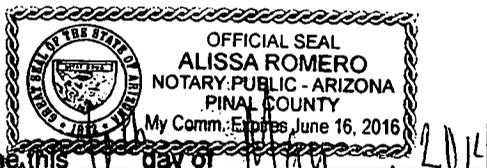
Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[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: 5/6/2014

[Signature]  
Dated: \_\_\_\_\_

STATE OF Arizona )  
COUNTY OF Pinal ) ss.



The foregoing instrument was acknowledged before me this 6th day of May, 2014.  
By Randy Largent  
*[Insert Name of Signor(s)]*

[Signature]  
Notary Public

My commission expires 6/16/2016

# PART ONE

## Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

**Pinal County Vision** The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

**Sense of Community**—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

THIS APPLICATION WILL PRESERVE THE EXISTING COMMUNITY  
WITH A COMPATIBLE USE, WHILE PRESERVING JOBS AS WELL

**Mobility and Connectivity**—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

The proposal:

Is consistent with the **Mobility and Connectivity** vision component

Please explain:

THIS SITE CONNECTS TO PAVED ACCESS, WITH EASY PAVED ACCESS  
NORTH, SOUTH, EAST, AND WEST

**Economic Sustainability**—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

THIS APPLICATION PRESERVES 10-15 GOOD JOBS IN  
THE AREA, WHICH OTHERWISE WILL BE LOST.

**Open Spaces and Places**—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

THIS PROPOSAL LEAVES OVER 1/2 THE SITE AS OPEN SPACE. EVEN THE DEVELOPED SITE IS LARGELY OPEN.

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

The proposal:

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

Please explain:

THIS PROPOSAL PROTECTS THE ENVIRONMENT BY PLACING THIS USE AMONG ITS USERS, THE FARMS WHICH TEST THIS EQUIPMENT.

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

The proposal:

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

Please explain:

THIS IS A VERY LOW TRAFFIC USE, WITH  
COUNTS EQUAL TO, OR LOWER THAN, AREA FARMS.

**Quality Educational Opportunities**—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

N/A

## PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

### Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

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### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

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The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

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**Consistency with the Planning Guidelines described in the Land Use element**

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

THIS USE FITS WITH AREA USES AS WELL AS THE  
AREA USES DO.

**Quality Employment Opportunities County-wide**

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

10-15 JOBS WILL BE PRESERVED; OTHERWISE  
THEY WILL BE LOST.

**Viable Agriculture, Equestrian and Rural Lifestyle**

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

THIS USE PROMOTES THE FARMING USE WITH DEVELOPMENT / TESTING OF FARM EQUIPMENT.

**System of Connected Trails and Preservation of Open Space**

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

The proposal:

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

Please explain:

N/A

**Natural and Cultural Resource Conservation**

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

THERE ARE NO CULTURAL RESOURCES KNOWN  
ON SITE.

**Water Resources, Public Facilities/Services, and Infrastructure Support**

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

The proposal:

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

Please explain:

WATER & OTHER SERVICES ARE IN PLACE

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

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

1. Pinal County Staff Coordinator: Ashlee MacDonald
2. Date of Concept Review: 3 / 11 / 14 Concept Review No.: CR - 001 - 14
3. The Legal Description of the Property: See Attached Exhibit "A"
4. Tax Assessor Parcel No(s): 401-01-028A
5. Current Zoning (Please provide Acreage Breakdown): GR  
Requested Zoning (Please provide Acreage Breakdown): I-2
6. Parcel Size(s): Ca. 20 Acres
7. The existing use of the property is as follows: The property is not currently in use. However, there are numerous structures in place typically used in paint ball operations.
8. The exact use proposed under this request: The proposed use is an office and testing/mechanical adjustment facility for heavy farming and dirt-moving equipment.
9. Is the property located within three (3) miles of an incorporated community?  
 YES       NO
10. Is an annexation into a municipality currently in progress?  
 YES       NO
11. Is there a zoning violation on the property for which the owner has been cited?  
 YES       NO  
If yes, zoning violation # \_\_\_\_\_
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. We are not aware of any recent changes bearing upon this request. The use proposed will fit comfortably with the rural/farming uses in the area, with very little traffic, very little noise and a use which is directly related to the farming uses in Pinal County.
13. Explain why the proposed development is needed and necessary at this time. The proposed use supports 10, and perhaps in the future, up to 15 jobs, which are currently located on the nearby Gila River Indian Community. The tribe has indicated its intent to remove this use from the reservation; hence the rezoning is needed to keep these jobs in the area. Moreover, the proposed use is vital to the continued development and improvement of heavy farm and dirt-moving equipment. Equipment is to be adjusted and mechanically maintained at this site and sent from this site to farms in Pinal County for practical testing and evaluation. Through this process, farming equipment is improved and developed for farmers in Pinal County and elsewhere.

RECEIPT #:

AMT:

DATE:

CASE:

## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: Electrical power and telephone are available to this site. Water will be supplied by an on-site well. Sewer to be treated on-site with septic facilities. The public will not pay for any services to this site. APS – Electrical District 2 is the provider of electrical power.
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: The site will employ 10 individuals, and perhaps in the future, as many as 15 individuals. On average, one courier-type delivery will be made per day, one piece of heavy equipment will be delivered to the site per week. Thus, 22-32 vehicle trips per day can be anticipated. A Traffic Impact Statement has been included with this application to confirm this estimate.
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 36 parking spaces will be provided.
4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? Heavy equipment will be operated on this site on occasion for brief periods of time; however, the great majority of equipment testing will take place on Pinal County farms. Much of the equipment will be same as, or similar to, equipment used on Pinal County farms. Some mechanical adjustments will be made to the equipment being tested. Much of this mechanical work will take place in the enclosed shop area, and some of that mechanical work will take place on the property at other locations. The mechanical work will not create excessive noise beyond ambient conditions; heavy equipment is typically operated on the surrounding farms.
5. What type of landscaping are you proposing to screen this use from your neighbors? There will be little need for screening. The Curry Road frontage will be xeriscaped and have a block wall. Work and testing areas are located to the rear, surrounded by farm land. On the north, east, and west side of the site, while a 50 foot buffer will be provided, no plant material will be added; the existing plant material will remain in place. This existing plant material is not lush; however, it should be noted that the County Code does not specify a particular standard to be met. More importantly, there is no need for screening at all, as the property to the north is vacant, natural desert, and the property to the east and to the south is farmland. The Code is being followed, as 50 feet of buffering, with naturally existing plants, is being provided, and the Code does not specify what qualifies as required landscaping. The surrounding area calls for no additional screening, and neither does the Code.
6. What type of signage are you proposing for the activity? Where will the signs be located? Some limited wall signage on the office building may be used. No monument signage will be used.
7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: Not applicable.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The site's impact will be equal to or less than that of the surrounding farming activities, because most of the testing occurs on farms around Pinal County. The equipment maintenance, testing, and adjustment on site will be the same as or similar to equipment used on area farms.
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?       YES       NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?       YES       NO

**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

Lynora Lea Largent

*[Insert Name - If a Corporation, Partnership or Association, Include State of Incorporation]*  
hereinafter referred to as "Owner," is/are the owner(s) of 2.0 acres located at  
4517 N. Curry Rd. Casa Grande AZ 85194  
*[Insert Address of Property]*  
and further identified as assessor parcel number 40101028A 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

Rodney Q. Jarvis

*[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.]**

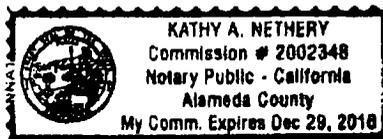
[Signature]  
Dated: 2/27/14

[Signature]  
Dated: \_\_\_\_\_

STATE OF ASS )  
COUNTY OF Alameda ) ss.

The foregoing Instrument was acknowledged before me this 27 day of Feb, 2014  
By Lynora Lea Largent  
*[Insert Name of Signor(s)]*

My commission expires Dec 29, 2018 [Signature] Notary Public



**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

Randy Largent

[Insert Name - If a Corporation, Partnership or Association, Include State of Incorporation]  
hereinafter referred to as "Owner," is/are the owner(s) of 20 acres located at

[Insert Address of Property]  
and further identified as assessor parcel number 40101028A4 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

Rodney Q. Jarvis

[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.

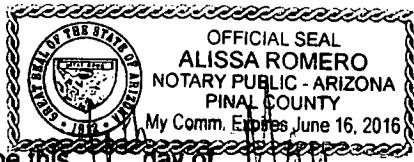
Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[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: 5/6/2014

[Signature]  
Dated: \_\_\_\_\_

STATE OF Arizona )  
COUNTY OF Pinal ) ss.



The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014  
By Randy Largent  
[Insert Name of Signor(s)]

My commission expires 6/16/2016

Alissa Romero  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

The south one half of the northwest quarter of the northwest quarter of Section 11 Town 6 South,  
Range 7 East.

# APPLICATION CHECKLIST

FOR A PROPOSED ZONE CHANGE  
IN UNINCORPORATED PINAL COUNTY



A. Check the appropriate item:

- This Zone Change is being submitted without a PAD request
- This Zone Change is being submitted in conjunction with a PAD request.  
The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting:

- 1. Notify all property owners within 1200' (feet)
- 2. Hold the meeting within five (5) miles of the subject property
- 3. Hold the meeting between 5:00 pm – 9:00 pm
- 4. Include with the application the following:
  - a. Copy of Notice of Neighborhood/Community Meeting
  - b. List of property owners notified - *(Use page 5 of this application)*
  - c. Minutes of the meeting
  - d. Attendance sign-in sheet with names & addresses



C. Submit a completed "Agency Authorization" form *(if applicable)*.



D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
  - a. Nature of the Project
  - b. Proposed Land Use
  - c. Conformance to adopted Comprehensive Plan
  - d. Answers to the questions from the **Supporting Information** sheet
- 4. Location & Accessibility

- 5. Utilities & Services
- 6. Neighborhood Meeting Information
- 7. Appendix, as applicable



**E. Submit a Site Plan (if not submitting in conjunction with a PAD Application).**

The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.



**F. Submit the following information regarding Water Supply:**

- 1. Identify the water service provider
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies

4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

- a. Depth to bedrock
- b. Depth to groundwater
- c. Known fissures or land subsidence in the area
- d. Known wells in the area, available information on status and water levels
- e. Summary of data-gathering efforts and sources of information



- G. **Submit** a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.



- H. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.



- I. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



- J. **Complete and Submit** the "Comprehensive Plan Compliance Checklist"



- K. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.



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



- M. **Submit** one (1) CD which contains:

1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

OR

2. An AutoCAD (.dwg file), which includes the following layers:
- a. Parcel
  - b. Right-of-way
  - c. Sub-perimeter

- d. Centerlines
- e. Section Lines
- f. Street names
- g. Lot-numbers
- h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
*(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*



N.

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



O.

Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

Signature



4/11/14

Date



2803 North 7<sup>th</sup> Avenue  
Phoenix AZ 85007  
Tel 602-265-6155 Fax 602-265-6171  
unitedcivilgroup.com

March 10, 2014

Todd Heinrich  
CNH Large/Compact Tractor Product Validation  
3101 1<sup>st</sup> Avenue  
Fargo, ND 58102

Subject: Traffic Impact Statement  
**Agricultural Field Test Facility**  
SEC Randolph Road & Curry Road  
Pinal County, Arizona

## **INTRODUCTION**

The purpose of this Traffic Impact Statement is to forecast the trip generation of the proposed Agricultural Field Test Facility and address the effect these trips will have on the surrounding roadway network. The proposed Agricultural Field Test Facility will have a total of 15 employees. The proposed site is located on Curry Road just south of Randolph Road in Pinal County, Arizona. An associated vicinity map and aerial view is attached with this letter.

## **TRAFFIC GENERATION**

Forecasted traffic volumes generated by the proposed Agricultural Field Test Facility were based on the number of employees that will be working at the proposed site. Since there will be a total of 15 employees, the proposed Agricultural Field Test Facility is forecasted to generate 30 daily trips, 15 trips in the AM peak hour, and 15 trips in the PM peak hour.

United Civil Group collected 48-hour volumes, using pneumatic tube counters, on Curry Road south of Randolph Road. The combined total traffic was 26 vehicles on February 26, 2014 and 10 vehicles on February 27, 2014. Adding these volumes to the forecasted volumes generated by the proposed development, would bring the total volume on Curry Road to 56 and 40 vehicles, respectively.

Section 302.7 of the Maricopa County Air Pollution Control Regulation, Rule 310.01, indicates that unpaved roads (including alleys) in the Maricopa County PM-10 Nonattainment Area (which does include the unincorporated areas of Township 1 north, Range 8 east) that are used by 150 vehicle trips or more per day need to implement one of the following control measures: (1) Pave; (2) Apply dust suppressants

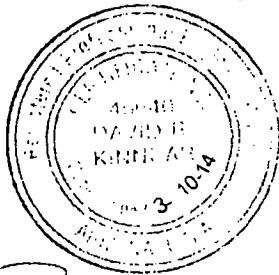
other than water; or (3) Uniformly apply and maintain surface gravel. The proposed development is located within this PM-10 Nonattainment Area.

**CONCLUSIONS**

The proposed Agricultural Field Test Facility is forecasted to generate 30 daily trips, 15 trips in the AM peak hour, and 15 trips in the PM peak hour. Based on the above air pollution control regulation, Curry Road does not need to be paved at this time due to the low vehicle volume. Also, due to the very low number of additional trips generated, the proposed development will have a negligible effect on the surrounding roadway network.

If you have any questions, please feel free to contact our office at (602) 265-6155.

Sincerely,  
*United Civil Group*



A handwritten signature in black ink that reads "David B. Kinnear".

**Expires 12/31/15**

David B. Kinnear, P.E.  
Project Engineer

Attachments: Figure 1: Vicinity Map  
Figure 2: Aerial View  
Traffic Volume Counts

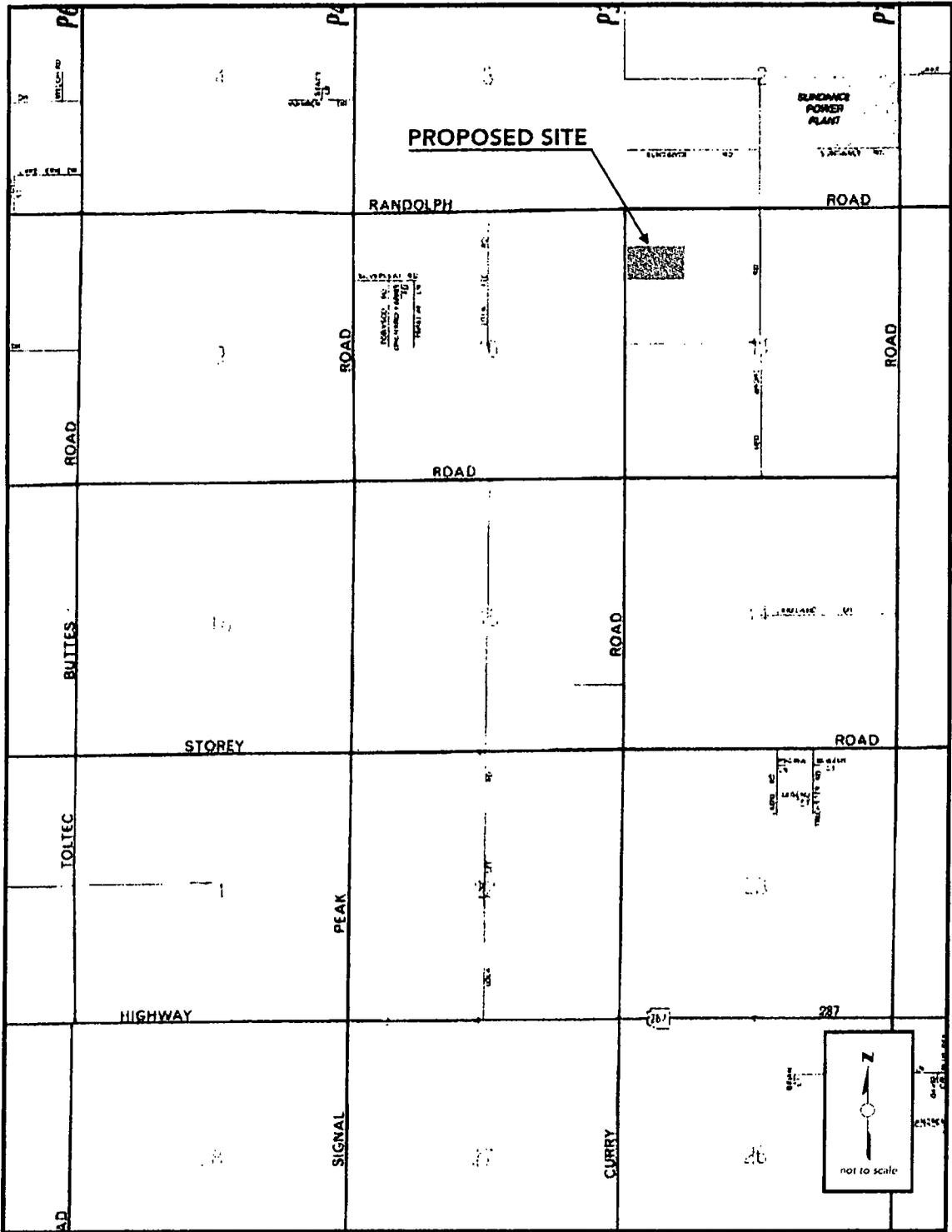


Figure 1: Vicinity Map

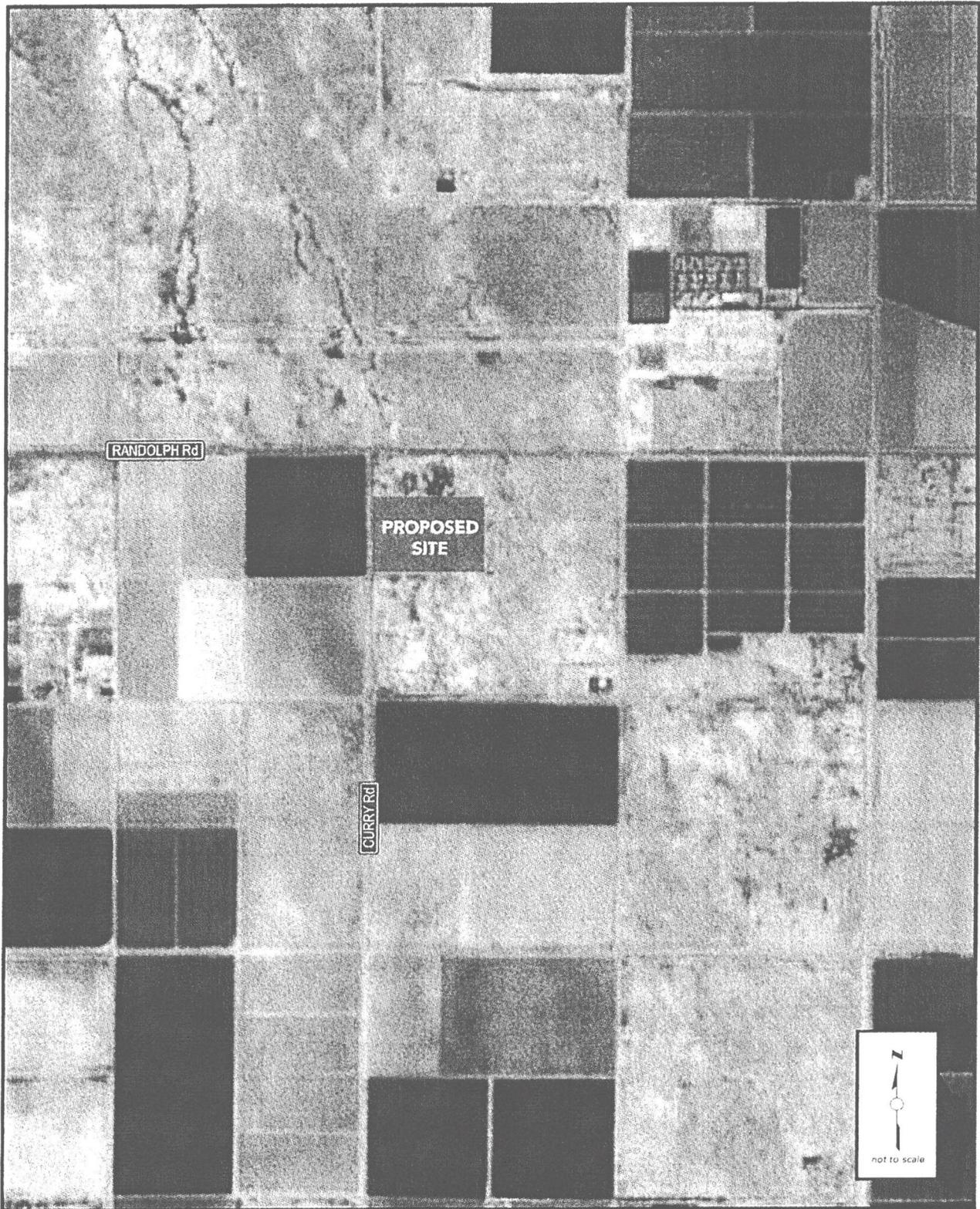


Figure 2: Aerial View

**United Civil Group**  
 2803 N. 7th Avenue  
 Phoenix, AZ 85007

Street : Curry Road  
 Location : S. of Randolph Road

Site: TR14019  
 2/26/2014  
 Wednesday

24 Hour Volume, per Channel (Volume factor 0.500)

Interval Start			Total Interval Start		
2/26/2014	00:00	0	12:00	0	1
	00:15	0	12:15	0	
	00:30	0	12:30	0	
	00:45	0	12:45	1	
	01:00	0	13:00	1	2
	01:15	0	13:15	0	
	01:30	0	13:30	1	
	01:45	0	13:45	0	
	02:00	2	14:00	0	2
	02:15	0	14:15	0	
	02:30	2	14:30	0	
	02:45	0	14:45	2	
	03:00	0	15:00	1	3
	03:15	0	15:15	0	
	03:30	0	15:30	2	
	03:45	0	15:45	0	
	04:00	0	16:00	0	2
	04:15	0	16:15	0	
	04:30	0	16:30	0	
	04:45	0	16:45	2	
	05:00	0	17:00	0	0
	05:15	0	17:15	0	
	05:30	0	17:30	0	
	05:45	0	17:45	0	
	06:00	0	18:00	0	4
	06:15	0	18:15	4	
	06:30	0	18:30	0	
	06:45	0	18:45	0	
	07:00	0	19:00	0	0
	07:15	0	19:15	0	
	07:30	0	19:30	0	
	07:45	0	19:45	0	
	08:00	0	20:00	0	0
	08:15	0	20:15	0	
	08:30	0	20:30	0	
	08:45	0	20:45	0	
	09:00	0	21:00	0	0
	09:15	0	21:15	0	
	09:30	2	21:30	0	
	09:45	0	21:45	0	
	10:00	0	22:00	0	0
	10:15	0	22:15	0	
	10:30	0	22:30	0	
	10:45	0	22:45	0	
	11:00	0	23:00	1	4
	11:15	0	23:15	0	
	11:30	0	23:30	3	
	11:45	2	23:45	0	

**24 Hour Total**  
 26

**00:00 - 12:00**

12 Hour Count 8  
 Peak Hour 01:45  
 Peak Volume 4  
 Factor 0.50

**12:00 - 00:00**

12 Hour Count 18  
 Peak Hour 14:45  
 Peak Volume 5  
 Factor 0.63

**United Civil Group**

2803 N. 7th Avenue  
Phoenix, AZ 85007

Street : Curry Road  
Location : S. of Randolph Road

Site: TR14019  
2/27/2014  
Thursday

24 Hour Volume, per Channel (Volume factor 0.500)

Interval Start			Total Interval Start		
2/27/2014 00:00	0	2	12:00	0	0
00:15	2		12:15	0	
00:30	0		12:30	0	
00:45	0		12:45	0	
01:00	0	3	13:00	0	1
01:15	3		13:15	1	
01:30	0		13:30	0	
01:45	0		13:45	0	
02:00	0	0	14:00	0	0
02:15	0		14:15	0	
02:30	0		14:30	0	
02:45	0		14:45	0	
03:00	0	0	15:00	0	0
03:15	0		15:15	0	
03:30	0		15:30	0	
03:45	0		15:45	0	
04:00	0	0	16:00	0	0
04:15	0		16:15	0	
04:30	0		16:30	0	
04:45	0		16:45	0	
05:00	0	0	17:00	0	2
05:15	0		17:15	0	
05:30	0		17:30	2	
05:45	0		17:45	0	
06:00	0	0	18:00	0	2
06:15	0		18:15	0	
06:30	0		18:30	0	
06:45	0		18:45	2	
07:00	0	0	19:00	0	0
07:15	0		19:15	0	
07:30	0		19:30	0	
07:45	0		19:45	0	
08:00	0	0	20:00	0	0
08:15	0		20:15	0	
08:30	0		20:30	0	
08:45	0		20:45	0	
09:00	0	0	21:00	0	0
09:15	0		21:15	0	
09:30	0		21:30	0	
09:45	0		21:45	0	
10:00	0	0	22:00	0	0
10:15	0		22:15	0	
10:30	0		22:30	0	
10:45	0		22:45	0	
11:00	0	0	23:00	0	0
11:15	0		23:15	0	
11:30	0		23:30	0	
11:45	0		23:45	0	

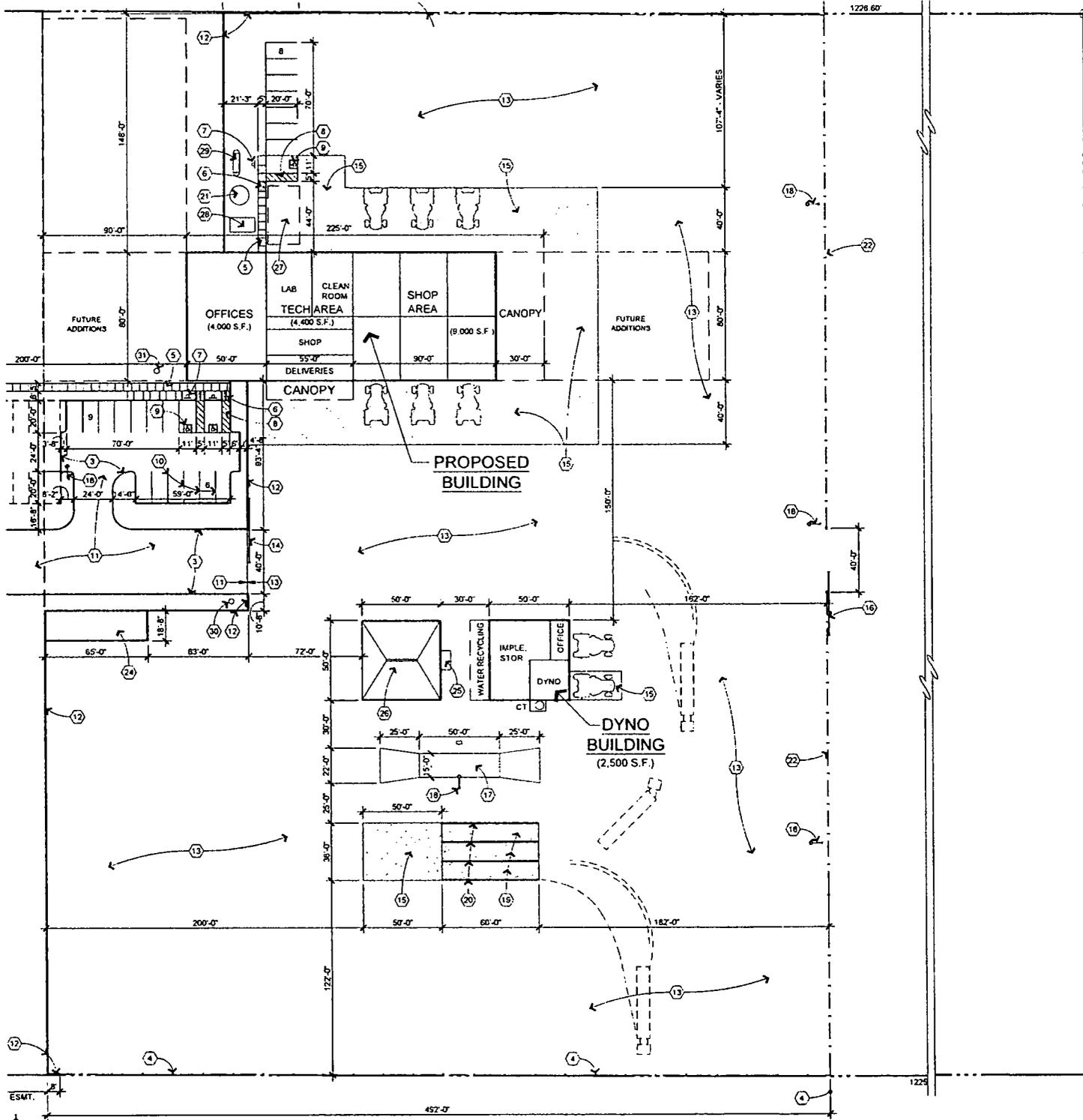
**24 Hour Total**  
10

**00:00 - 12:00**

12 Hour Count 5  
Peak Hour 00:30  
Peak Volume 3  
Factor 0.25

**12:00 - 00:00**

12 Hour Count 5  
Peak Hour 16:45  
Peak Volume 2  
Factor 0.25

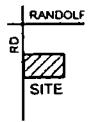


- 7. Accessible signage per detail, sheet SP-2
- 8. 4" wide white painted diagonal striping at 24" o.c. and at perimeter
- 9. Accessible symbol painted on pavement per detail, Sheet SP-2
- 10. 4" wide white painted parking striping.
- 11. Asphalt pavement: per Civil drawings
- 12. 8'-0" high 8" Architectural cmu drawings.
- 13. GSA per civil drawings
- 14. 40'-0" x 8'-0" sliding gate. Gate to be 2" x 3" tube steel with metal deck infill. Provide lock and Fire Department Knox Box.
- 15. 7" concrete apron (1500 psi) flush with finish floor and civil grades.
- 16. 40'-0" x 8'-0" chain link sliding gate. Provide lock and Fire Department Knox Box.
- 17. Weight scale by owner. Provide concrete pit and ramps both ends.
- 18. 25' high light poles on concrete base per details.
- 19. Concrete truckwell and staging area per structural drawings.
- 20. 1 1/2" diameter steel pipe railings to +3'-6" above finish grade.
- 21. Well location with 1 000 gallon tank.
- 22. 8' high chain link fence with no slats.
- 23. 9' storage
- 24. Pump by owner.
- 25. Wash pad with drain.
- 26. Concrete sidewalk per civil drawings.
- 27. Employee shaded area.
- 28. Backup generator.
- 29. Propane tank.
- 30. UPS call box.
- 31. Flagpole.
- 32. Location of landscape per city ordinances.

OFFICE:	
SHOP:	AI
TECH:	
SUBTOT:	
SECON:	
STG:	#
<b>LOT COVERAGE</b>	
<b>CONSTRUCTION TYPE</b>	18
<b>ALLOWABLE AREA</b>	VE
<b>PARKING REQUIRED</b>	Of
	Sh
	Be
	w
	Of
	Sh
	2n
<b>PARKING PROVIDED</b>	
<b>ACCESSIBLE SPACES REQUIRE</b>	
<b>ACCESSIBLE SPACES PROVIDE</b>	
<b>LANDSCAPE REQUIRED</b>	
<b>LANDSCAPE PROVIDED</b>	
<b>OWNER</b>	

**LEGAL DESCRIPTION**  
 The South half of the 11, township 6 South, Pinal County, Arizona

**SITE PLAN**  
 SCALE: 1" = 40'-0"





March 20, 2014

Pinal County  
31 N. Pinal Street, Building F  
PO Box 2973  
Florence, AZ 85132

RE: WATER SUPPLY  
CASE NEW HOLLAND – A portion of APN 401-01-028A

This report is intended to support the rezoning application for a portion of the reference parcel. The information here is an initial investigation into the availability and quality of well water for the site and an estimate for the quantities and rates that may be needed for the proposed project.

The site is located just 660± feet south of the intersection of Curry Road and Randolph Road in central Pinal County, Arizona. It is 20.3-acres in size in a heavily farmed portion of the county. The improvements in the immediate surrounding area are limited to mostly unpaved roads with overhead power lines and irrigation ditches. The site is currently being farmed with regional crops and is being supplied with water from a private irrigation district and/or private wells. The site and all of the surrounding areas are a part of the Eloy Sub-basin within the Pinal AMA (active management area) as determined by the Arizona Department of Water Resources (ADWR).

Various sources were reviewed to investigate the available groundwater at the site:

1. *"Ambient Groundwater Quality of the Pinal Active Management Area: A 2005-2006 Baseline Study"*, published by Arizona Department of Environmental Quality (ADEQ) in June 2008
2. *"Arizona Water Atlas, Section 8.2 – Pinal AMA"*, published by ADWR in September 2010
3. ADWR well registry data, updated continually.

Based on this information, estimates for the site can be made. Depth of groundwater, expected quality of the water, and expected peak draw rates. For this site, the data (attached in the appendix) indicates that we can expect very hard water, with some dissolved solids, with a reasonable water quality. The water level is estimated to be 150-feet to 200-feet below grade with pumping rates of 200-gpm. The drawdown would be deeper if higher pumping rates were required. Relevant charts and data supporting these estimates are attached in the appendix.

The proposed development, the assumed building will have an automatic sprinkler system and will have 10,000 sq.ft. maximum fire area (additional areas separated by a 2-hr minimum fire wall). For building class V-B, this equates to a site flow rate requirement of 2,750-gpm for 2-hours according to the International Fire Code. With the sprinkler system, this flow rate can be reduce by 50% to 1,375-gpm for the same 2-hrs. An onsite storage tank of an appropriate size based on fire code and the fire marshal's approval will be built onsite to store this volume. A series of private booster pumps with automatic controls would draw this water and deliver it to the building. Calculations are attached in the appendix.

Based on the reviewed information and the initial analysis presented here, this site appears to be capable of providing adequate water for domestic and fire suppression purposes. Please feel free to contact our office with any questions of comments on the updates to the design for this project.

Respectfully,



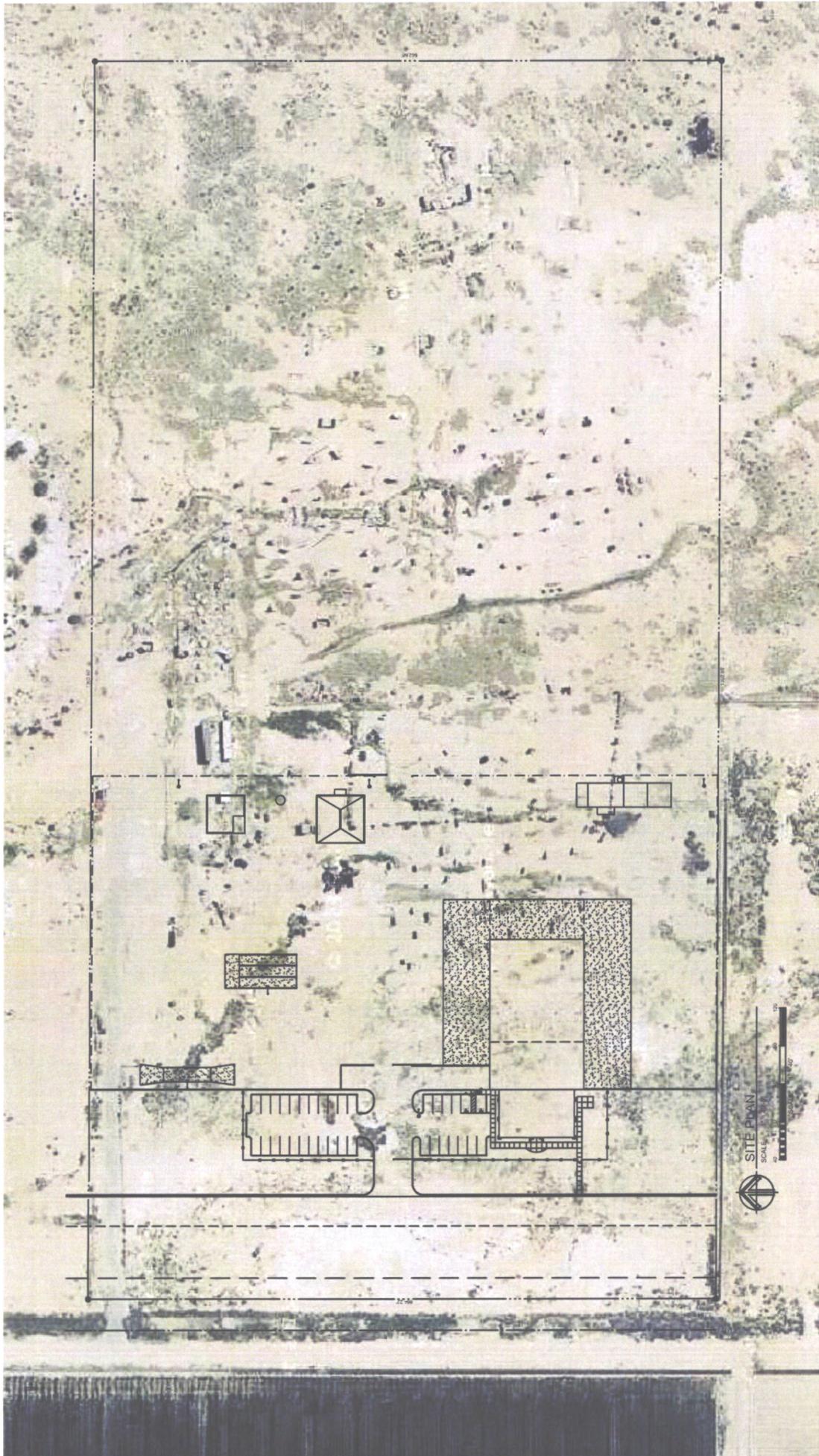
Nathan Cottrell, PE  
Principal

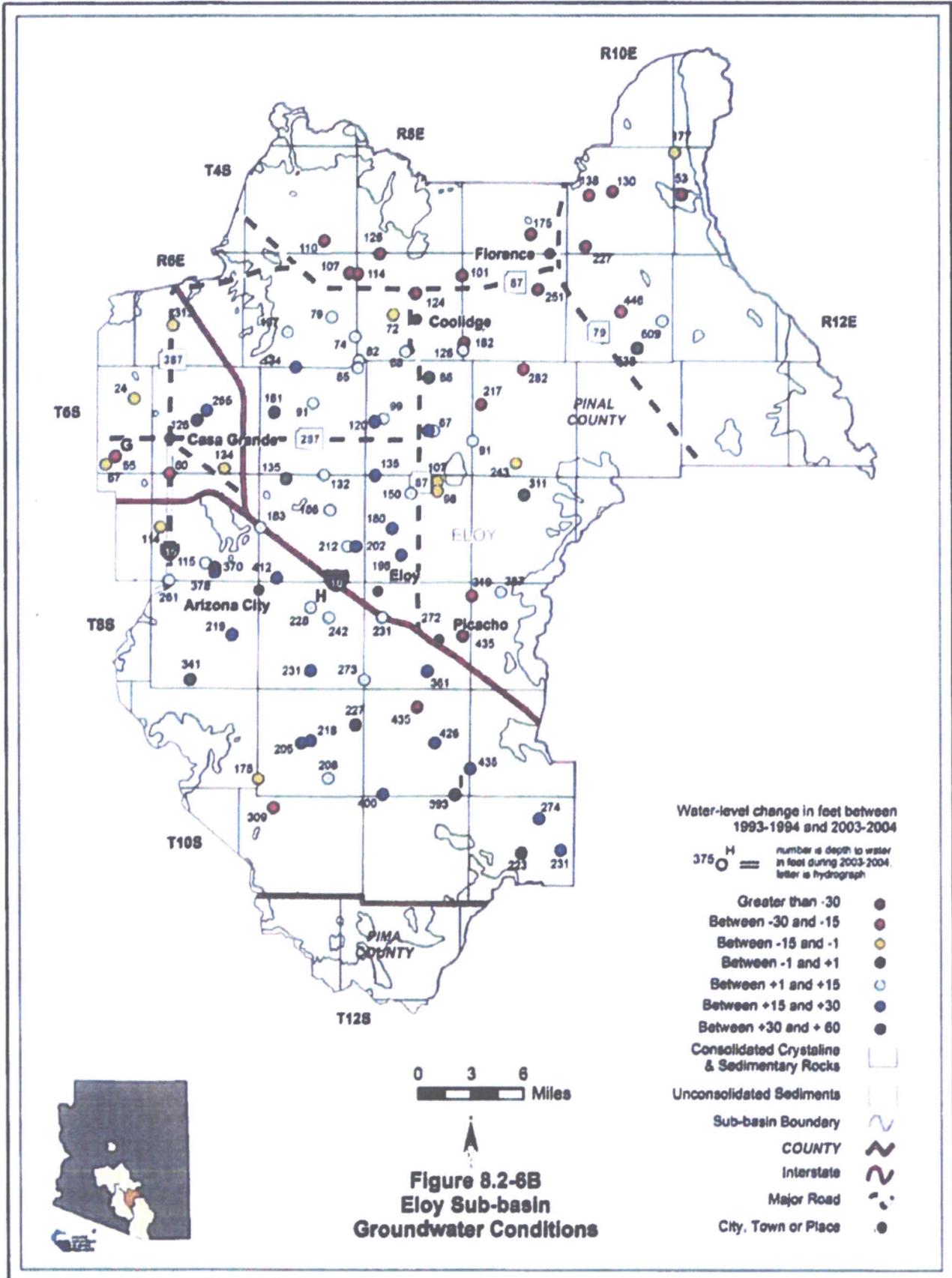
APPENDIX

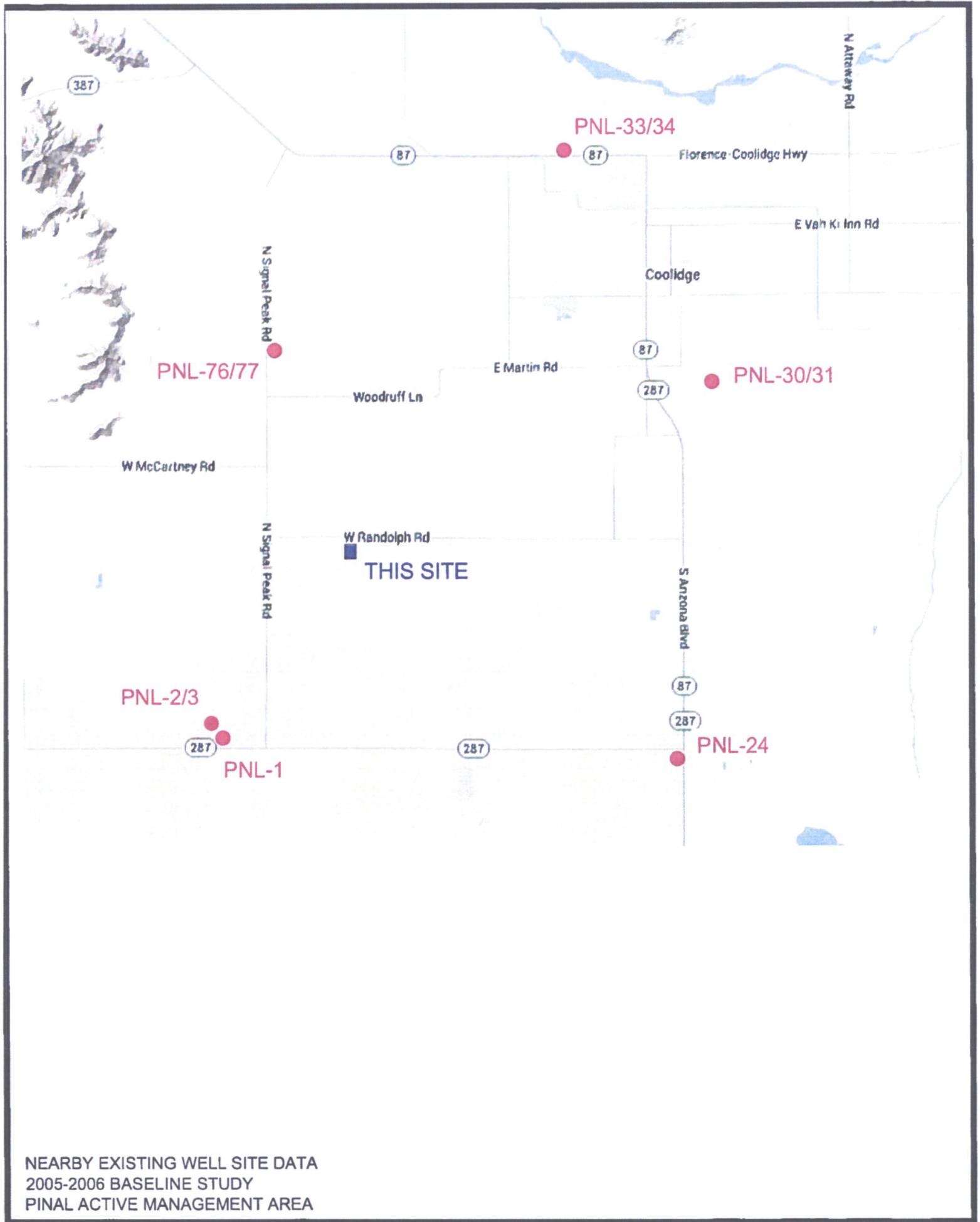
**LEGAL DESCRIPTION**

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6  
SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER  
MERIDIAN, PINAL COUNTY, ARIZONA.

C.E.G.  
JOB# 14-025  
03-20-14 N.J.C.







NEARBY EXISTING WELL SITE DATA  
 2005-2006 BASELINE STUDY  
 PINAL ACTIVE MANAGEMENT AREA

	GROUND ELEVATION	WATER DEPTH	WATER LEVEL
PNL-1	1440	295	1145
PNL-2/3	1435	350	1085
PNL-24	1475	119	1356
PNL-30/31	1440	173	1267
PNL-33/34	1415	152	1263
PNL-76/77	1395	195	1200
ESTIMATED AT SITE	1420	200	1220



REGISTRY ID	GWSI SITE ID	CADASTRAL OWNER NAME	WELL TYPE GROUP	WELL DEPTH	CASING DEPTH	CASING DIAMETER	APPLICATION	INSTALLED
622482	325501111363701	06007010BDID CABANILLAS	NON-EXEMPT	1450	1450	20	6/12/1982	1/1/1947
604755	325431111354601	06007011CDR FARMS PROF	NON-EXEMPT	450	450	20	3/8/1982	1/1/1945
604754	325432111353301	06007011CDR FARMS PROF	NON-EXEMPT	450	450	20	3/8/1982	1/1/1940
604753	325432111363401	06007010CDI ROBERTS, J A	NON-EXEMPT	1500	1500	18	3/8/1982	1/1/1948
604752	325433111361901	06007010DCOME VALLEY FA	NON-EXEMPT	1100	700	20	3/8/1982	1/1/1947
612775	325551111350101	06007002ADINTAIN INVESTM	NON-EXEMPT	400	40	20	6/7/1982	1/1/1962
609631	325554111353501	06007002BDITINENTAL SER	NON-EXEMPT	440	400	20	6/7/1982	
584163		06007003DCGRAND CORP	EXEMPT				10/30/2000	
583675		06007003DBE INVESTMENT	EXEMPT				9/29/2000	
583931		06007003DDIAEL & GINA W	EXEMPT				10/13/2000	
904783		06007002BCAMES DEGOLIE	EXEMPT	400	400	6	5/5/2006	6/6/2006
208360		06007012CCATRICK CROW	EXEMPT	405	405	5	6/29/2005	
212834		06007010BDI TY HOLLIDAY	EXEMPT	508	300	6	7/12/2006	2/1/2007
582347		06007002DBINDANCE ENER	EXEMPT	1500	1225	6	7/31/2000	6/6/2000
526449		06007015AAI ROBERTS, JACK	NON-EXEMPT	0	0	0	10/25/1989	
594834		06007012BBI ORRINE SLATE	EXEMPT	500	255	7	9/30/2002	10/22/2002
903145		06007002BCOUGLAS DUNY,	EXEMPT	400	400	6	9/20/2005	
591882		06007002DBINCE ENERGY F	OTHER	290	58	8	4/10/2002	5/9/2002
214476		06007010BDI MIKE BOYAJIAN	EXEMPT	375	375	6	1/23/2007	5/16/2007
586070		06007002000NDANCE ENER	OTHER				3/12/2001	
500501		06007015ABC CORLEY, J W	EXEMPT	500	500	5	7/1/1981	
582329		06007012BBI LINDA KOWAL	EXEMPT				7/13/2000	
596155		06007003DCGRAND CORP	EXEMPT	200	200	6	12/3/2002	
583838		06007003DCGRAND CORP	EXEMPT				10/11/2000	
558761		06007011ADI AMES A MOOR	EXEMPT	400	400	5	7/1/1996	8/5/1996
808644		06007011DDI EEDY & KLECK	EXEMPT	300		16	5/14/2004	1/1/1950
622434		06007011ADI MESA, CITY OF	NON-EXEMPT	500	0	16	6/12/1982	1/1/1940
214477		06007010BDI MIKE BOYAJIAN	EXEMPT				1/23/2007	
212399		06007011BDI HNNY A HOOV	EXEMPT	360	360	12	5/15/2006	7/1/2008
907041		06007010BDI OPELAND KIRE	EXEMPT	400	400	6	5/18/2007	5/21/2007
533205		06007014BASW GAS CORP	OTHER	230	0	0	9/25/1991	11/1/1991
584567		06007011BDI OBERT HELLM	EXEMPT	220	200	6	11/27/2000	1/27/2001
606782		06007003CDR NATIONAL GF	NON-EXEMPT	1000	1000	20	4/2/1982	1/1/1960
581227		06007003DCENNETH NOBLI	EXEMPT				5/15/2000	
609616		06007011ADI TINENTAL SER	NON-EXEMPT	700	700	20	6/7/1982	
584997		06007011BDI OBERT HELLM	EXEMPT	240	240	6	12/28/2000	2/14/2001

REGISTRY ID	WATER LEVEL	PUMPRATERGR	PUMP DATA	COMPLETION REPORT STATUS	DRILL LOG	UTM X METERS	UTM Y METERS
622482	480	1500	YES			442853.00	3642260.00
604755	220	1000	YES			444263.30	3641437.00
604754	220	1200	YES			444464.70	3641435.00
604753	220	2000	YES			442847.60	3641453.00
604752	220	1000	YES			443253.40	3641448.00
612775	400	400	YES			445290.40	3643850.00
609631	450	600	NO			444480.60	3643861.00
584163			NO			443264.70	3643063.00
583675			NO			443267.90	3643674.00
583931			NO			443467.90	3643264.00
904783	104	18	NO	X	X	444075.90	3643867.00
208360			NO		X	445472.80	3641424.00
212834	101	18	NO	X	X	442854.40	3642462.00
582347			YES	A	X	444882.50	3643450.00
526449	0	0	NO			443453.00	3641244.00
594834	97		NO		X	445484.80	3642833.00
903145	142	18	NO	X	X	443873.60	3643869.00
591882			NO		X	444882.50	3643450.00
214476	134	20	NO	X	X	442853.00	3642260.00
586070			NO			444581.20	3643759.00
500501	215	0	NO	C	X	443043.60	3641046.00
582329			NO			445484.80	3642833.00
596155	100		NO		X	443264.70	3643063.00
583838			NO			443264.70	3643063.00
558761	300	25	NO	X	X	445277.50	3642232.00
808644	90		NO			445270.50	3641427.00
622434	400	700	YES			445277.50	3642232.00
214477			NO			442854.40	3642462.00
212399	90	35	NO	X	X	444470.50	3642242.00
907041	149	13	NO	X	X	442853.00	3642260.00
533205	0	0	NO	N	X	444261.20	3641236.00
584567	160		NO		X	444470.50	3642242.00
606782	350	900	YES			442860.10	3643068.00
581227			NO			443062.40	3643065.00
609616	500	700	NO			445277.50	3642232.00
584997	180		NO		X	444470.50	3642242.00

# Ambient Groundwater Quality of the Pinal Active Management Area: A 2005-2006 Baseline Study

By Douglas C. Towne  
Maps by Steve Calloway and Jean Ann Rodine

Arizona Department of Environmental Quality  
Open File Report 08-01

ADEQ Water Quality Division  
Surface Water Section  
Monitoring Unit  
1110 West Washington St.  
Phoenix, Arizona 85007-2935

## Thanks:

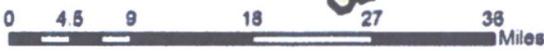
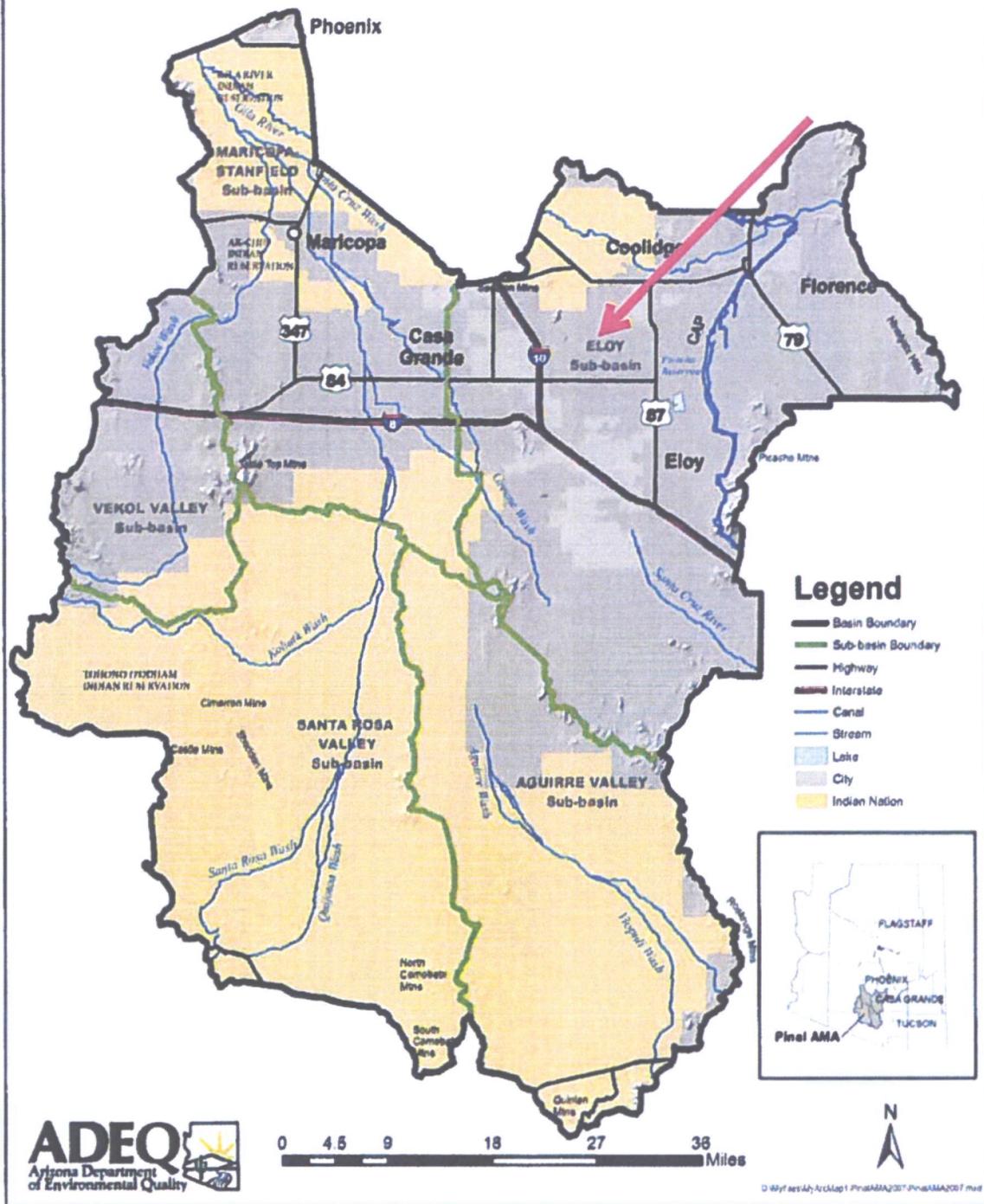
Field Assistance: Aiko Condon, Melissa Garcia, and Aneddail Torres-Ayala.  
Special recognition is extended to the many well owners who were kind enough  
to give permission to collect groundwater data on their property.

Review Assistance: Aiko Condon, Karyn Hanson and Jason Jones

Photo Credits: Douglas Towne

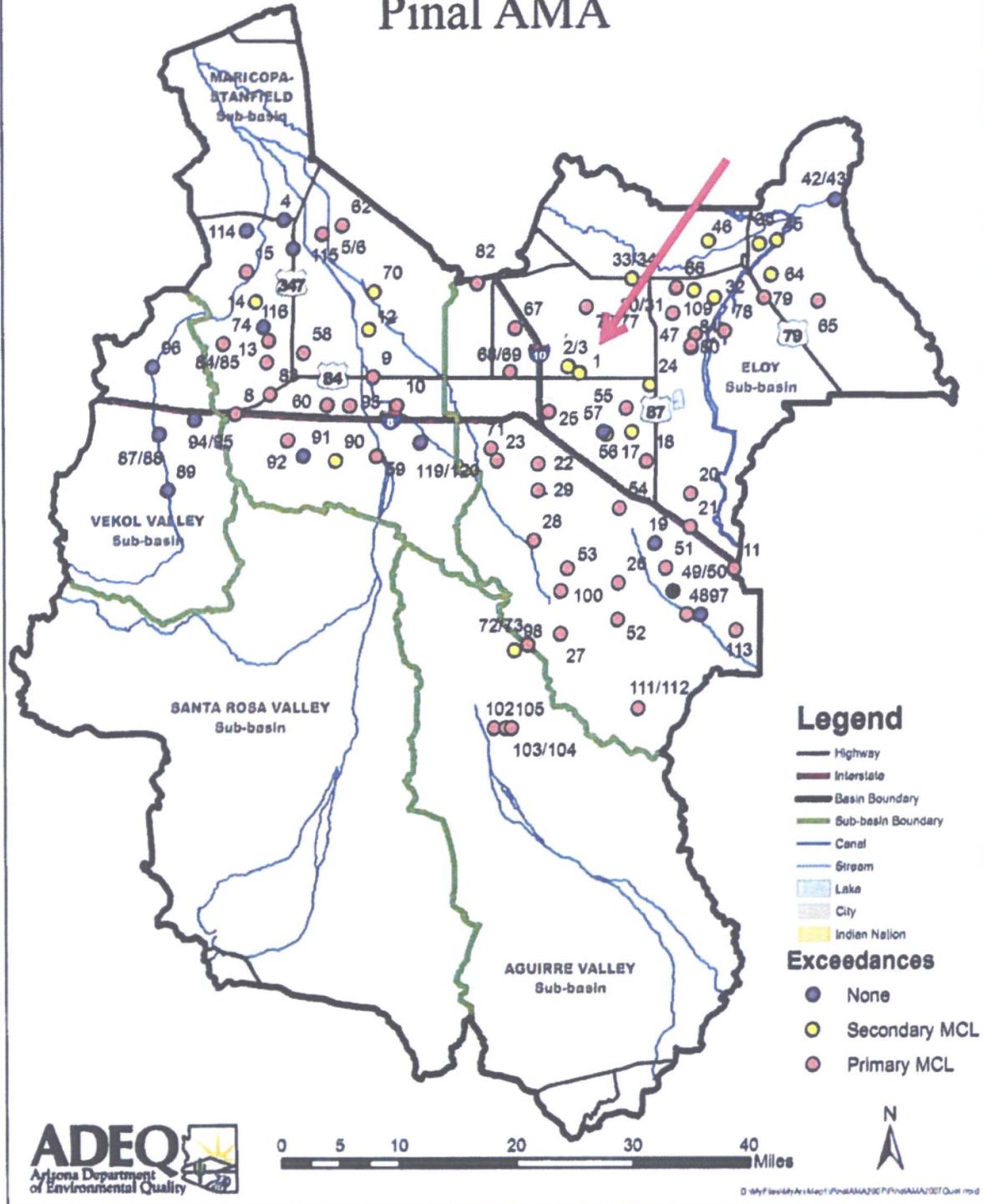
**Report Cover:** Groundwater from Well C-33 #1, a 1,200-foot-deep irrigation well operated by the Central Arizona Irrigation and Drainage District (CAIDD); supplements Colorado River water flowing in the Central Main Canal. Water from the canal irrigates crops, most commonly upland cotton, within the CAIDD in the Santa Cruz Flats south of the Town of Eloy. The Samaniego Hills form the backdrop to the bucolic agricultural scene in Pinal County.

# Map 1 - Pinal AMA

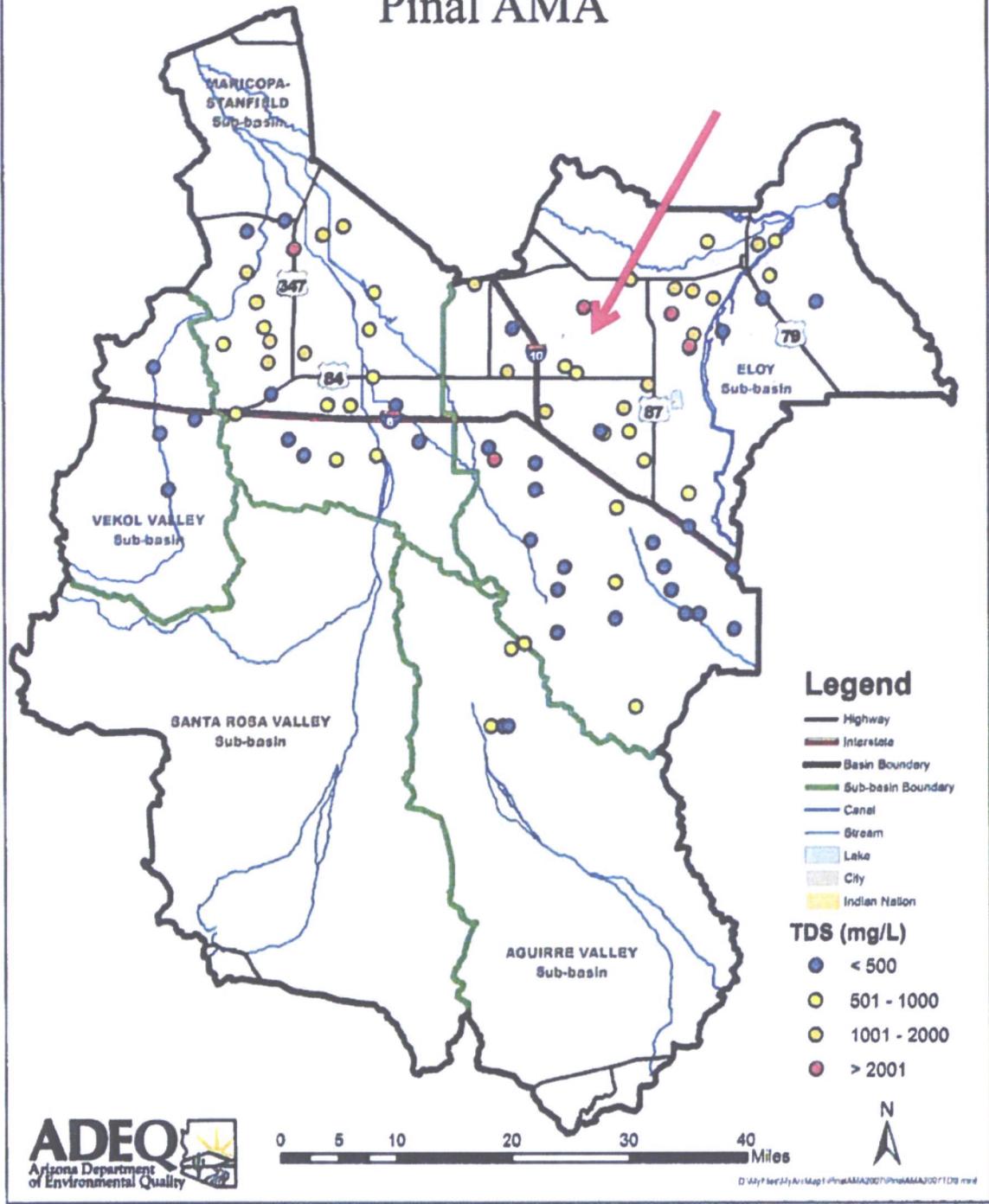


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# Map 2 - Water Quality Status Pinal AMA

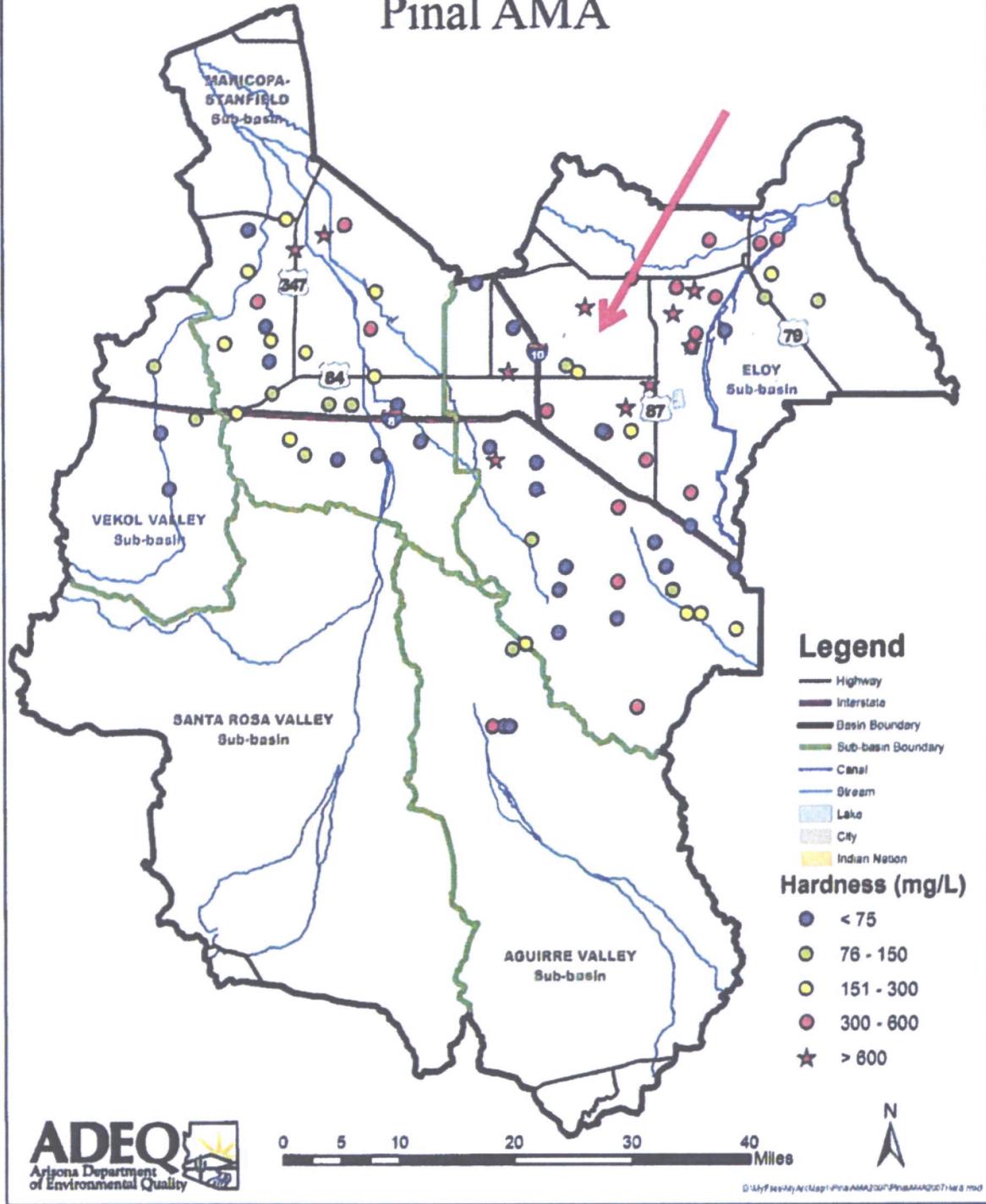


# Map 4 - TDS Pinal AMA

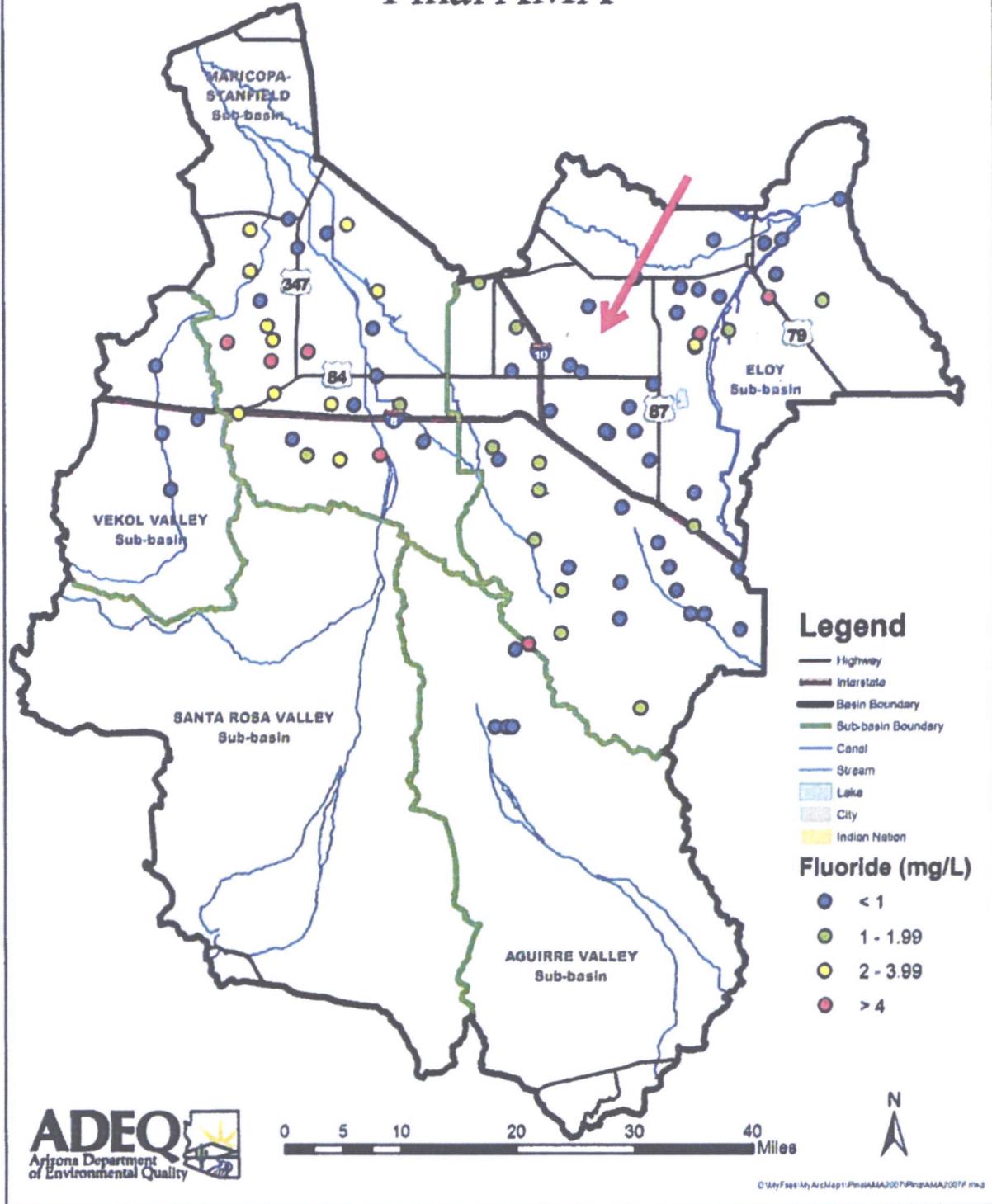


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# Map 5 - Hardness Pinal AMA



# Map 6 - Fluoride Pinal AMA



**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006**

Site #	Cadastral / Pump Type	Latitude - Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Sub-basin
<b>1<sup>st</sup> Field Trip, August 10-11, 2005 – Towne (Equipment Blank, PNL-7)</b>									
PNL-1	D(6-7)21caa turbine	32°53'08.508" 111°37'37.821"	605442	29992	Near Well	Inorganic, Organics Radon, O & H Isotopes	1400'	295'	Eloy
PNL-2/3	D(6-7)20abb turbine	32°53'38.299" 111°38'38.934"	605444	65366	Far Well	Inorganic, Radiochem Organics, O, H isotopes	1400'	350'	Eloy
PNL-4	D(4-3)21bbc submersible	33°04'19.483" 112°03'37.897"	562284	59024	Maricopa Water	Inorganic, Radiochem Organics, Radon O, H isotopes	800'	86'	M-S
PNL-5/6	D(4-3)25bad submersible	33°03'17.215" 112°00'15.502"	638592	27334	7 Ranches Well	Inorganic Radon, O, H isotopes	238'	124'	M-S
PNL-8	D(7-2)11ccb submersible	32°49'56.542" 112°07'52.539"	596837	45580	Saguaro RV Park	Inorganic, Radiochem Radon, O, H isotopes	785'	230'	M-S
PNL-9	D(6-4)21ddd turbine	32°52'46.603" 111°55'46.429"	615413	29499	E5-3#1	Inorganic, Organics Radon, O, H isotopes	1237'	545'	M-S
PNL-10	D(7-4)01daa turbine	32°50'40.927" 111°53'42.007"	625524	31320	E3A1-1	Inorganic, Organics O, H isotopes	1458'	545'	M-S
PNL-11	D(9-9)15aab submersible	32°38'42.425" 111°23'58.862"	597899	65164	Picacho Peak Park	Inorganic, Radiochem Radon, O, H isotopes	800'	720'	Eloy
PNL-12	D(5-4)34ddc turbine	32°56'17.475" 111°56'07.406"	502756	000779	E9-3-#2	Inorganic, Radon O, H isotopes	1025'	400'	M-S
PNL-13	D(6-3)6ccc turbine	32°55'22.723" 112°04'55.864"	625621	29310	WM4-1	Inorganic O, H isotopes	1040'	614'	M-S
PNL-14	D(5-2)25aab turbine	32°58'14.315" 112°06'06.454"	623822	28036	W01- #5	Inorganic O, H isotopes	1000'	600'	M-S
PNL-15	D(5-2)11add turbine	33°00'26.057" 112°06'59.943"	623849	28002	WR1- #2	Inorganic, Radiochem Radon, O, H isotopes	1200'	600'	M-S
PNL-16	near Highway 84	-	-	-	Summer Precip.	O, H isotopes	-	-	M-S
<b>2<sup>nd</sup> Field Trip, August 17-18, 2005 – Towne (Equipment Blank, PNL-36)</b>									
PNL-17	D(7-8)18add turbine	32°48'50.913" 111°32'57.599"	605536	31704	N-21 #2	Inorganic, Organics Radon, O, H isotopes	735'	200'	Eloy
PNL-18	D(7-8)28ccd turbine	32°46'40.464" 111°31'40.543"	623934	31738	C-29 #2	Inorganic, Organics O, H isotopes	-	335'	Eloy
PNL-19	D(8-8)33ddd turbine	32°40'35.025" 111°30'57.497"	615522	002056	C-33 #1	Inorganic, Organics Radon, O, H isotopes	1200'	469'	Eloy
PNL-20	D(8-8)12dad turbine	32°44'16.791" 112°27'48.957"	086835	32976	C-24 #4	Inorganic, Radiochem Organics, Radon O, H isotopes	1325'	300'	Eloy
PNL-21	D(8-8)25daa turbine	32°41'48.674" 111°27'50.554"	605783	33021	C-31 #2	Inorganic, Radiochem Radon, O, H isotopes	1325'	271'	Eloy
PNL-22	D(7-6)33aad turbine	32°46'26.349" 111°41'16.473"	604510	31513	N-41 #1	Inorganic, Radiochem Organics, Radon O, H isotopes	825'	300'	Eloy
PNL-23	D(7-6)29cdd turbine	32°46'39.753" 111°44'53.505"	619549	31470	N-46 #4	Inorganic, Radon O, H isotopes	222'	150'	Eloy
PNL-24	D(6-8)28dbb turbine	32°52'17.458" 111°31'22.263"	621921	30239	#81	Inorganic, Organics O, H isotopes	1212'	119'	Eloy
PNL-25	D(7-6)01dda turbine	32°50'16.110" 111°40'22.200"	621916	31403	#91	Inorganic, Radon O, H isotopes	893'	308'	Eloy
PNL-26	D(9-7)24ada turbine	32°37'40.017" 111°34'10.769"	628571	33681	C-102 #3	Inorganic, Organics O, H isotopes	1000'	203'	Eloy
PNL-27	D(10-7)8ddd turbine	32°33'53.561" 111°39'18.019"	612751	34167	C-122 #1	Inorganic, Radiochem Radon, O, H isotopes	1000'	495'	Eloy
PNL-28	D(8-6)35dca turbine	32°40'44.582" 111°54'140.408"	622140	32812	C-74 #1	Inorganic O, H isotopes	850'	150'	Eloy
PNL-29	D(8-6)11add turbine	32°44'28.142" 111°41'17.637"	618434	32751	C-80 #2	Inorganic O, H isotopes	1777'	450'	Eloy
PNL-30/31	D(6-9)6acb turbine	32°56'01.872" 111°27'21.260"	621903	30375	#133	Inorganic, Organics O & H Isotopes	982'	173'	Eloy

**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006—Continued**

Site #	Cadastral / Pump Type	Latitude-Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Substrata
<b>2nd Field Trip, August 17-18, 2005 – Towne (Equipment Blank, PNL-36)</b>									
PNL-32	D(5-9)21dcb turbine	32°58'44.682" N 111°25'38.114" W	621927	28793	#74B	Inorganic O, H isotopes	1175'	270'	Eloy
PNL-33/34	D(5-8)17abb turbine	33°00'07.215" N 111°32'57.675" W	621936	65224	#31	Inorganic, Organics O, H isotopes	1473'	152'	Eloy
PNL-35	D(4-10)29dad turbine	33°03'00.614" N 111°20'08.421" W	621940	27684	#2	Inorganic, Radon O, H isotopes	622'	174'	Eloy
PNL-37	-	-	-	-	Summer Precip.	O, H isotopes	-	-	Eloy
PNL-38	-	-	-	-	SCIDD Runoff	O, H isotopes	-	-	Eloy
PNL-39	-	-	-	-	Summer Precip.	O, H isotopes	-	-	Eloy
PNL-40	-	-	-	-	CAP Canal	O, H isotopes	-	-	Eloy
PNL-41	-	-	-	-	Casa Grande Canal	O, H isotopes	-	-	Eloy
<b>3rd Field Trip, August 31-September 1, 2005 – Towne &amp; Garcia (Equipment Blank, PNL-63)</b>									
PNL-42/43	D(4-11)7acb turbine	33°05'58.849" N 111°15'00.694" W	621944	27697	6-C	Inorganic, Radiochem Radon, O, H isotopes	140'	38'	Eloy
PNL-44	-	-	-	-	Gila River	O, H isotopes	-	-	Eloy
PNL-45	D(4-10)31abb turbine	33°02'43.787" N 111°21'40.051" W	621943	45549	#5	Inorganic O, H isotopes	350'	-	Eloy
PNL-46	D(4-9)28cdb turbine	33°02'56.911" N 111°26'09.200" W	621948	006225	#9	Inorganic O, H isotopes	500'	201'	Eloy
PNL-47	D(5-8)25ccc turbine	32°57'33.595" N 111°29'19.717" W	621938	45548	28B	Inorganic, Radon O, H isotopes	1235'	182'	Eloy
PNL-48	D(9-8)36dcd turbine	32°35'21.345" N 111°28'08.500" W	622966	33832	S-15 #1	Inorganic, Radon O, H isotopes	775'	-	Eloy
PNL-49/50	D(9-8)23cdd turbine	32°37'04.160" N 111°29'20.440" W	610181	33773	S-18 #2	Inorganic O, H isotopes	1086'	535'	Eloy
PNL-51	D(9-8)10ccd turbine	32°38'48.445" N 111°29'59.044" W	615585	33746	S-21 #1	Inorganic O, H isotopes	1600'	481'	Eloy
PNL-52	D(10-7)1aaa turbine	32°34'57.585" N 111°34'14.148" W	626907	34169	S-39 #1	Inorganic O, H isotopes	900'	475'	Eloy
PNL-53	D(9-7)17bba turbine	32°38'44.773" N 111°38'42.090" W	612237	33656	C-112 #2	Inorganic O, H isotopes	1688'	363'	Eloy
PNL-54	D(8-7)13ddd turbine	32°43'10.984" N 111°34'04.090" W	610566	32857	C-50 #1	Inorganic O, H isotopes	1100'	380'	Eloy
PNL-55	D(7-8)6acc turbine	32°50'35.131" N 111°33'27.655" W	612215	31668	N-16 #1	Inorganic O, H isotopes	515'	149'	Eloy
PNL-56	D(7-7)14dbb turbine	32°48'49.622" N 111°35'31.982" W	617933	31590	N-30 #2	Inorganic O, H isotopes	1200'	200'	Eloy
PNL-57	D(6-3)10ccc turbine	32°54'30.591" N 112°01'50.824" W	625531	31591	W1 2-8	Inorganic O, H isotopes	1122'	-	M-S
PNL-58	D(6-5)27aaa turbine	32°52'44.348" N 111°55'25.877" W	801143	29335	-	Inorganic O, H isotopes	112'	38'	M-S
PNL-59	D(7-4)26cdc turbine	32°46'56.348" N 111°55'25.877" W	626458	31303	SRC-4 #2	Inorganic, Radon O, H isotopes	-	650'	M-S
PNL-60	D(7-4)6cbe turbine	32°50'40.295" N 111°59'46.044" W	622187	49079	WH1 - #1	Inorganic O, H isotopes	1153'	665'	M-S
PNL-61	D(5-4)8ded turbine	32°59'57.870" N 111°58'27.971" W	605058	28243	E10-2 #1	Inorganic O, H isotopes	1305'	400'	M-S
PNL-62	D(4-4)20bdc turbine	33°03'55.915" N 111°58'27.971" W	605945	002153	E13-7 #2	Inorganic O, H isotopes	625'	150'	M-S

**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006—Continued**

Site #	Cadastral / Pump Type	Latitude - Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Sub-basin
<b>4th Field Trip, September 21, 2005 – Towne, l Torres-Ayala &amp; Condon (Equipment Blank, PNL-75)</b>									
PNL-64	D(5-10)8dbc submersible	33°00'25.46" N 111°20'39.08" W	547401	65244	Stock Well	Inorganic, Radiochem Radon, O, H isotopes	500'	320'	Eloy
PNL-65	D(5-10)24dcc submersible	32°58'29.57" N 111°16'32.74" W	599728	65245	Schubert Well	Inorganic, Radiochem Radon, O, H isotopes	678'	615'	Eloy
PNL-66	D(5-8)13cdb turbine	32°59'29.40" N 111°28'56.16" W	621929	28582	#20	Inorganic O, H isotopes	1000'	121'	Eloy
PNL-67	D(5-6)34dda submersible	32°56'26.37" N 111°43'19.81" W	573725	68197	Jones Well	Inorganic O, H isotopes	420'	375'	Eloy
PNL-68/69	D(6-6)21acc turbine	32°53'13.07" N 111°43'46.98" W	804456	65246	Bolt Well	Inorganic O, H isotopes	320'	80'	Eloy
PNL-70	D(5-4)23bbb submersible	32°59'02.08" N 111°55'41.33" W	620626	28283	C. Grande Well	Inorganic O, H isotopes	908'	400'	M-S
PNL-71	D(7-6)20cca submersible	32°47'36.47" N 111°45'20.97" W	589850	31448	Trout Well	Inorganic O, H isotopes	250'	205'	Eloy
PNL-72/73	D(10-6)13ccd submersible	32°33'04.18" N 111°42'12.05" W	515775	65247	Williams Well	Inorganic, Radiochem Radon, O, H isotopes	480'	380'	A-V
PNL-74	D(6-2)10cbb submersible	32°55'07.69" N 112°08'58.28" W	900908	29270	Patten Well	Inorganic, Radiochem Radon, O, H isotopes	900'	373'	M-S
<b>5th Field Trip, November 3, 2005 – Towne &amp; Garcia (Equipment Blank, PNL-86)</b>									
PNL-76/77	D(5-7)26bbb submersible	32°58'00.268" N 111°37'01.726" W	638516	65426	Gustafson Well	Inorganic, Radon O, H isotopes	568'	195'	Eloy
PNL-78	D(6-9)04aa submersible	32°56'16.434" N 111°24'47.040" W	620899	30376	North Well	Inorganic, Radon O, H isotopes	545'	296'	Eloy
PNL-79	D(5-10)25ccc submersible	32°35'21.41" N 111°28'08.58" W	569199	65427	Williams Well	Inorganic, Radon O, H isotopes	510'	340'	Eloy
PNL-80	D(6-9)7 submersible	32°55'03.643" N 111°27'43.252" W	-	65466	Campbell Well #1	Inorganic, Radon O, H isotopes	.	.	Eloy
PNL-81	D(6-9)7 submersible	32°55'11.246" N 111°27'44.579" W	-	65467	Campbell Well #2	Inorganic O, H isotopes	.	.	Eloy
PNL-82	D(5-6)18aba submersible	32°59'41.853" N 111°46'43.142" W	578361	65428	Guthrie Well	Inorganic, Radiochem Radon, O, H isotopes	485'	400'	Eloy
PNL-83	D(6-3)31cac submersible	32°51'25.171" N 112°04'47.637" W	583234	65429	Turmac Well	Inorganic, Radiochem O, H isotopes	456'	300'	M-S
PNL-84/85	D(6-2)24aad submersible	32°53'47.879" N 112°05'05.018" W	592602	65430	Wheeler Well	Inorganic, Radiochem Radon, O, H isotopes	900'	655'	M-S
<b>6th Field Trip, January 11, 2006 – Towne</b>									
PNL-87/88	D(7-2)24aa submersible	32°48'24.105" N 112°14'36.806" W	801514	65430	HQ Well	Inorganic, Radiochem Radon, O, H isotopes	570'	-	V-V
PNL-89	D(8-1)14ba submersible	32°44'15.285" N 112°13'49.890" W	640518	32689	South Vekol Well	Inorganic, Radon O, H isotopes	400'	318'	V-V
PNL-90	D(7-4)31aa pump jack	32°46'35.746" N 111°58'58.267" W	601920	65526	Santa Rosa Well	Inorganic, Radiochem O, H isotopes	1400'	360'	M-S
PNL-91	D(7-3)35bbb submersible	32°46'54.691" N 112°01'51.611" W	601919	31261	Well #3	Inorganic, Radon O, H isotopes	300'	200'	M-S
PNL-92	D(7-3)21ddb submersible	32°48'03.839" N 112°03'13.233" W	601921	31260	Art's Well	Inorganic, Radiochem O, H isotopes	400'	220'	M-S
PNL-93	D(7-4)4cbe turbine	32°50'38.969" N 111°57'44.684" W	631258	31266	WGA1-1	Inorganic O, H isotopes	1000'	500'	M-S

**Appendix A. Data for Sample Sites, Pinal AMA, 2005-2006—Continued**

Site #	Cadastral / Pump Type	Latitude - Longitude	ADWR #	ADEQ #	Site Name	Samples Collected	Well Depth	Water Depth	Sub-basin
<b>7th Field Trip, January 18, 2006 – Towne (Equipment Blank, PNL-99)</b>									
PNL-94/95	D(7-1)18aba windmill	32°49'28.827" N 112°11'30.829" W	634115	31256	Antelope Well	Inorganic, Radiochem Radon, O, H isotopes	340'	295'	V-V
PNL-96	D(6-1)22bcb submersible	32°53'22.663" N 112°15'12.831" W	623565	65546	Hett Well	Inorganic, Radiochem Radon, O, H isotopes	270'	225'	V-V
PNL-97	D(9-9)31ddd turbine	32°35'20.40" N 111°28'56.16" W	615624	33848	S-13	Inorganic O, H isotopes	690'	494'	Eloy
PNL-98	D(10-6)23bcc submersible	32°32'39.359" N 111°43'21.951" W	599200	34155	Well #3	Inorganic, Radiochem Radon, O, H isotopes	800'	174'	A-V
PNL-100	D(9-7)19ddd turbine	32°37'03.714" N 111°39'16.507" W	507861	65547	C-120-#1	Inorganic O, H isotopes	1555'	491'	Eloy
PNL-101	-	-	-	-	Santa Cruz River	O, H isotopes	-	-	Eloy
<b>8th Field Trip, March 15, 2006 – Towne (Equipment Blank, PNL-108)</b>									
PNL-102	D(11-6)21cdd turbine	32°26'55.345" N 111°45'07.671" W	606226	34476	Well #4	Inorganic, Radon O, H isotopes	1000'	260'	A-V
PNL-103/04	D(11-6)22ddd turbine	32°26'55.326" N 111°43'35.287" W	615753	34480	Well #1	Inorganic, Radiochem Radon, O, H isotopes	1300'	540'	A-V
PNL-105	D(11-6)22cdd turbine	32°26'55.265" N 111°44'06.166" W	615752	34479	Well #2	Inorganic O, H isotopes	420'	340'	A-V
PNL-106	-	-	-	-	Greene Wash	O, H isotopes	-	-	Eloy
PNL-107	-	-	-	-	Winter Precip.	O, H isotopes	-	-	Eloy
<b>9th Field Trip, April 27, 2006 – Towne</b>									
PNL-109	D(5-9)19aab turbine	32°59'17.332" N 111°27'27.209" W	621945	28784	#111	Inorganic, Radon O, H isotopes	800'	195'	Eloy
PNL-110	D(6-8)4dad turbine	32°55'48.970" N 111°30'56.412" W	605732	30592	Alfalfa Well	Inorganic O, H isotopes	375'	165'	Eloy
PNL-111/12	D(11-8)16cb submersible	32°28'24.559" N 111°32'25.453" W	632574	66196	Stump Mine Well	Inorganic, Radiochem Radon, O, H isotopes	240'	30'	Eloy
PNL-113	D(10-9)10aaa turbine	32°34'12.712" N 111°23'51.041" W	620606	34205	S-10A-#1	Inorganic O, H isotopes	752'	165'	Eloy
<b>10th Field Trip, May 2, 2006 – Towne (Equipment Blank, PNL-118)</b>									
PNL-114	D(4-2)24ccc turbine	33°03'30.596" N 112°07'01.048" W	622487	27268	Dairy Well	Inorganic O, H isotopes	960'	480'	M-S
PNL-115	D(4-3)33add turbine	33°02'11.454" N 112°02'50.806" W	622128	27354	E-10-12 #1	Inorganic O, H isotopes	500'	200'	M-S
PNL-116	D(5-3)31dcd turbine	32°56'23.009" N 112°05'26.920" W	801350	28185	WNB1-1	Inorganic O, H isotopes	1200'	650'	M-S
PNL-119/20	D(7-5)19add turbine	32°47'57.393" N 111°51'37.410" W	613934	31362	WC1-1	Inorganic O, H isotopes	960'	540'	M-S



# OFFICE OF THE STATE FIRE MARSHAL



**JANICE BREWER**  
GOVERNOR

**GENE PALMA**  
DIRECTOR

**ROBERT BARGER**  
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## **Permitting/Installation Requirements for above Ground FUEL TANKS** **Need to comply with all of these requirements for plan review and inspection**

For plan review a site plan with specified distances from the tank to buildings, property lines, any ignition source, and any driveways (legibly hand drawn with a ruler is acceptable)

**Note:** An Electrical inspection and approval by the local or county jurisdiction is required **prior** to inspection.

Aboveground fuel tanks for the storage of class I fuels must meet the standards of UL-2085, 2002 NFPA 30, 30A, 704 and IFC 2003 2206.2.2.

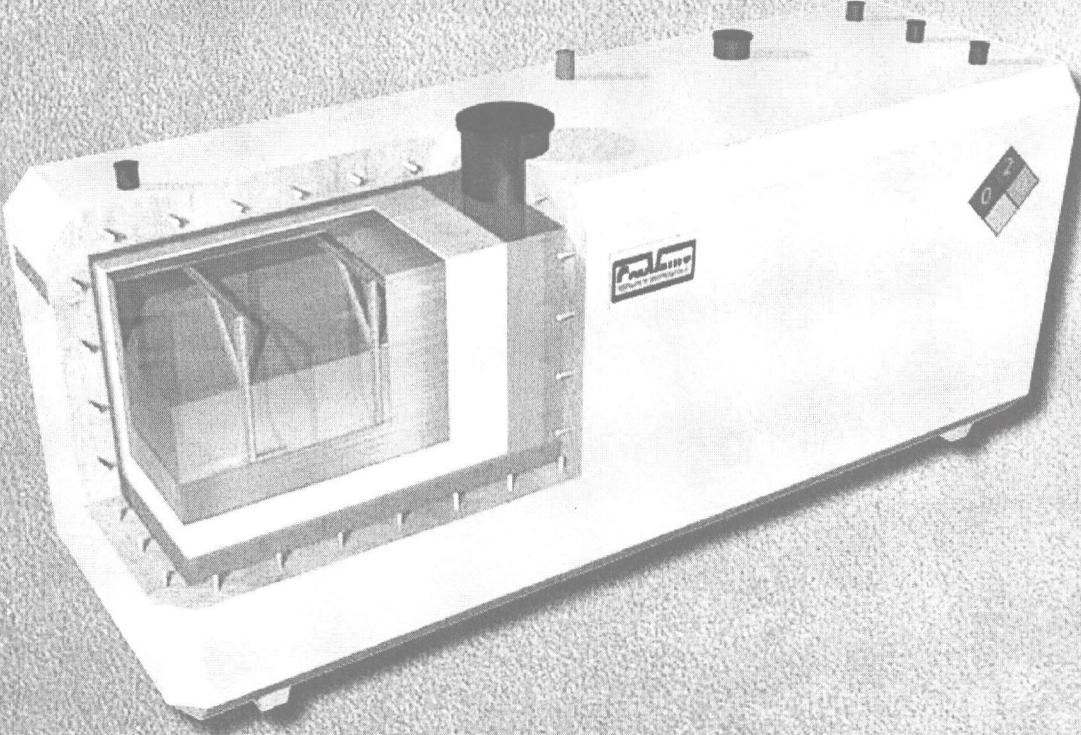
Aboveground fuel tanks for the storage of class II and IIA fuels must meet the standards of UL-2085, 2002 NFPA 30, 30A, 704 and IFC 2003 2206.2.2. Or a Variance may be requested.

- AGST's will require 5 gallon spill fill protection IFC 2205. AGST's will require overflow protection IFC 2205. AGST's will be required to be placed on an engineered foundation.
- Dispensing hoses will require UL breakaway devices and be protected IFC 2206.
- An Emergency Fuel Shut-Off switch is required and shall not be any closer than 20 feet, nor further than 100 feet from the dispenser unit(s). Proper signage shall be required. IFC 2203
- A proper size fire extinguisher with a minimum rating classification of 2A-20BC shall be within 75 feet of dispensers or tank.
- Appropriate Warning signs per IFC 2205. ( no smoking, unapproved containers, stop engine,)
- Tank shall be secured from public IFC 2206. All AGST's will require Hazard signage per NFPA 704 standard.
  
- Fuel tanks subject to damage by vehicle traffic or other moving equipment will require protection for the tank per IFC 312.1 and NFPA 30A or meet UL-2085 requirements.
- Protection post will be at least 3 feet from the tank. The metal post will be a minimum of 4 inches in diameter by 6 feet long. A 15 inch minimum diameter hole by 3 feet deep will be required to support the 4-inch diameter post. The spacing of the post will be 4 feet on center maximum between posts. The top of the metal post shall not be less than 3 feet above grade. Fill the hole and metal post with concrete.
- If using a containment area for vehicle protection, send details and cut view of wall.
- If this is a temporary fueling location, large rocks or other types may be placed in lieu of protection post. Submitter must state the type of protection on plan submittal.

Approved plans by the State Fire Marshal's Office must be available on site during construction and inspection.

**This form is used only as a guide. Final approval is contingent upon a favorable field inspection.**

Revised 4-29-2013





AVIATION

FARMS/FORRESTRY/MINING

FLEET/YARD OPERATION

MARINE

MILITARY/PUBLIC SAFETY

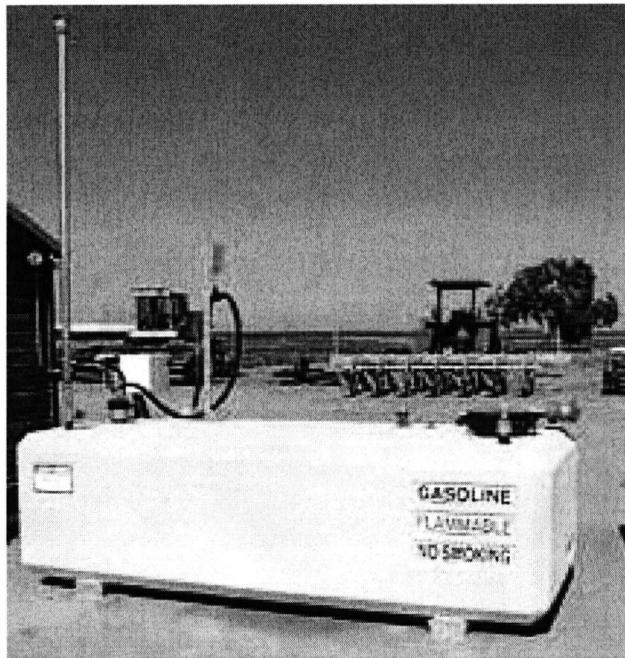
MISSION CRITICAL OPERATIONS

WATER TREATMENT

From Oldcastle Precast, the leading manufacturer of precast concrete products, comes ConVault, a superior line of above grade liquid storage vault solutions offering unsurpassed protection, versatility and reliability.

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The ConVault line of products are ideal for Fuel & Lube Dispensing, Oil & Chemical Storage, as well as Generator & Boiler Set applications. ConVault above ground fuel storage tanks, (AST), are a patented system utilizing a primary steel tank, integral secondary containment, and an engineered concrete outer vault to provide a UL listed, impact resistant, time tested fluid storage solution.



# ConVault

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## Fire Protection

Seamless, six-inch reinforced concrete provides two-hour fire protection as per U. L. 2085 specification.

## Versatility

ConVault can be manufactured and configured for a variety of uses in restricted spaces.

## Engineered To Last

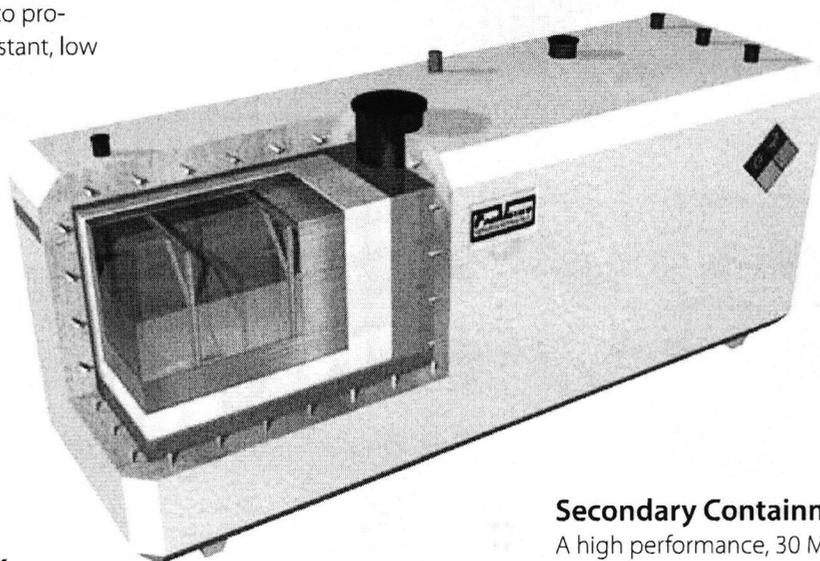
ConVault is Engineered to provide decades of rust resistant, low maintenance service.

## EPA Compliant

ConVault is compliant with EPA regulations, Spill Prevention, Containment, and Countermeasures plans.

## Impact Resistant

Vehicle impact, projectile, and blast resistance exceeds U. L. 2085 specification.



## Multiple Size Options

ConVault provides versatile storage solutions with tank sizes ranging from 125 to 12,000 gallons.

## Primary Steel Tank

The steel tank is isolated from the concrete encasement to assure corrosion protection.

## Secondary Containment

A high performance, 30 MIL high density polyethylene membrane encloses the primary tank and provides secondary containment.

## Thermal Protection

ConVault's monolithic concrete enclosure and insulation layers provide thermal protection.

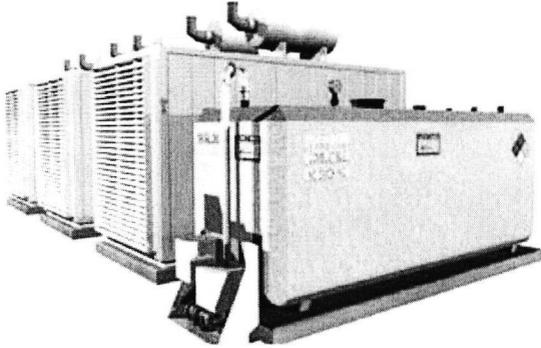
## ConVault Benefits

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- **UL listed** - ConVault AST is listed in accordance with ULC 142.16, ULC 142.23 and UL Standard 2085 Insulated/Secondary Containment for Above ground Storage Tanks/Protected Type.
- **Meets Safety Regulations** - ConVault tanks meets all safety requirements for primary and secondary containment, leak monitoring, spill containment and overfill protection.
- **Manufactured** to the rigid standards of the Oldcastle quality control program at Oldcastle facilities around the country.
- **Engineering** - Every ConVault tank is designed and engineered to meet or exceed industry requirements for above ground fuel storage.
- **Environmentally Secure** - With multiple layers of containment surrounded by 6" of steel reinforced concrete, ConVault is designed to protect.
- **LEED** - Manufactured locally with recycled material.

# PRIMARY USES

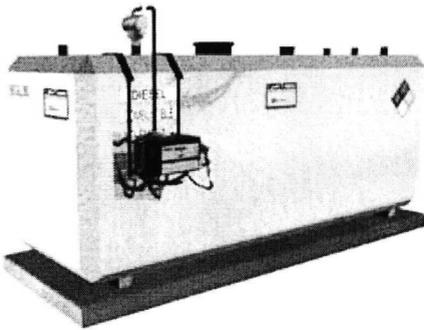
## Generator & Boiler Sets



**Generator & Boiler Sets** are ideal for providing a reliable fuel supply for *Mission Critical* and *Emergency Power* applications such as emergency generator backup power for a wide range of critical facilities including:

- hospitals/medical centers
- water treatment plants
- data/computer centers
- telecommunications/internet service centers
- institutional boiler supply

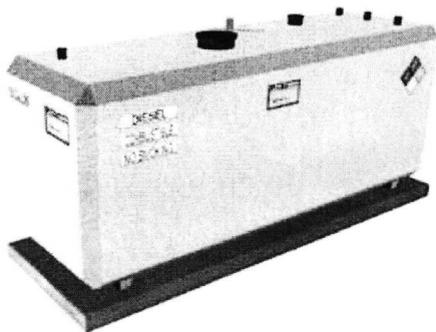
## Fuel & Lube Dispensing



**Fuel & Lube Dispensing** - ConVault fuel & lube dispensing systems are designed and engineered for the safe storage and dispensing of liquid fuels and lubricants such as:

- gasoline/diesel
- ethanol
- biodiesel
- kerosene
- lubricants

## Oil & Chemical Storage



**Oil & Chemical Storage** - ConVault oil & chemical storage tanks provide safe and efficient storage of environmentally hazardous chemicals and petroleum products including:

- waste oil
- used oil
- vegetable/animal oils
- methanol/urea
- antifreeze
- hazardous waste oil

## Sizes

Capacity	L	W	H
250 GAL	7'-8"	3'-9"	3'-3"
500 GAL	11'-0"	4'-6"	3'-4"
1000 GAL	11'-0"	5'-8"	4'-4"
2000 GAL	11'-3"	8'-0"	5'-6"
3000 GAL	12'-2"	8'-0"	6'-11"

Capacity	L	W	H
4000 GAL	12'-2"	8'-0"	8'-9"
6000 GAL	17'-7"	8'-0"	8'-9"
8000 GAL	23'-1"	8'-0"	8'-9"
10000 GAL	28'-7"	8'-0"	8'-9"
12000 GAL	34'-1"	8'-0"	8'-9"

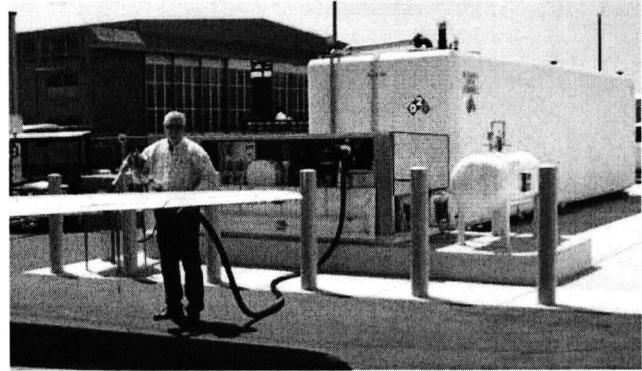
• Sizes listed may not be available at all plants. Please check with your local Oldcastle Precast ConVault Sales Representative for size availability.

• ConVault is also offered with split tanks, which are available in many sizes. Please check with your local Oldcastle Precast ConVault Sales Representative for more information on split tanks.

# APPLICATIONS

ConVault is designed and engineered for multiple uses and endless applications.

Let us show you how we can provide a solution to meet your above ground liquid storage need.



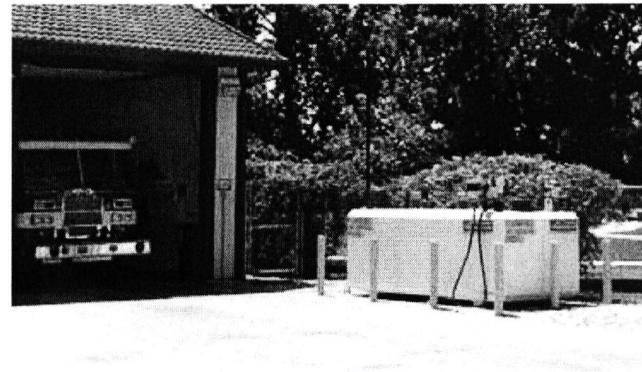
## AVIATION

ConVault is found in airports and military air operations nationwide because it's the safe above ground solution that can be flexibly configured to dispense aviation fuels in just about any footprint.



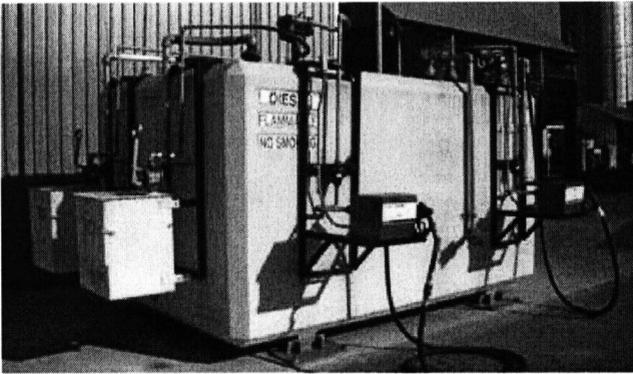
## MARINE

A growing number of Coast Guard and Harbor Patrol operations and marinas are moving to ConVault due to its outstanding track record standing up to corrosion and increasingly intense marine storms.



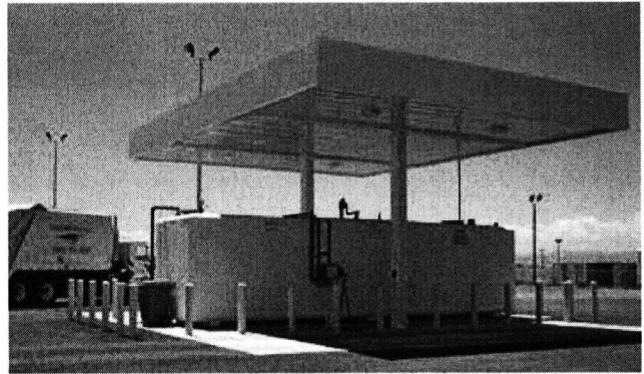
## MILITARY/PUBLIC SAFETY

ConVault proudly serves Air Force, Army, Coast Guard and Border Patrol operations as well as Police, Fire, and EMS stations across the USA.



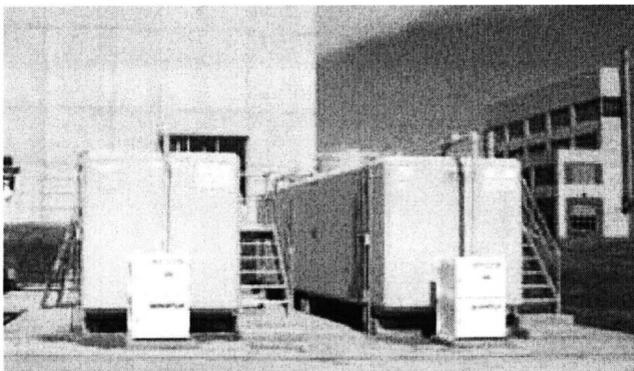
### FARMS/FORESTRY/MINING

ConVault provides versatile, rugged dependability to the US Forest Service, Parks Departments, large mining operations, farms, ranches, and other natural resource managers.



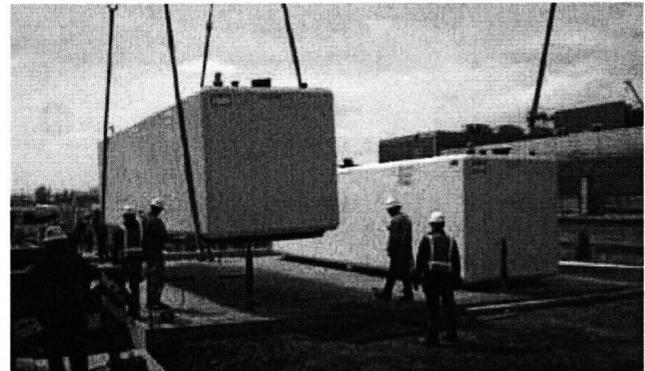
### FLEET/YARD OPERATIONS

Impact and blast protection and low maintenance have made ConVault first choice for fleet and yard operations for decades.



### MISSION CRITICAL OPERATIONS

The safety and value of ConVault are being proven every day in hospitals, schools, data centers, correctional facilities, command centers, and other mission critical operations.



### WATER TREATMENT

ConVault serves double duty in wastewater treatment plants and lift stations by providing fuel for generator power and dispensing methanol used in processing.

## LOCAL MANUFACTURING

Manufacturing of ConVault takes place at Oldcastle Precast facilities around the country. Our national footprint allows us to service anywhere in the continental United States and Hawaii. Dealing directly with Oldcastle Precast means there are no third parties involved that may hinder fast service and delivery.

Our facilities use state of the art tooling to manufacture product of the highest quality. In addition, our plants are held to the rigid standards of the Oldcastle Precast quality control program, as well as industry certifications.

## ENGINEERING

ConVault is supported by Oldcastle Precast's national engineering and sales staff. Using advanced design and engineering software, every ConVault is designed, engineered, and manufactured to the latest NFPA 30, 30A, and 31 fire safety standards.

### UL Listed

ConVault AST is listed in accordance with:

- ULC 142.16
- ULC 142.23
- UL Standard 2085 Insulated/Secondary Containment for above ground Storage Tanks

### Engineered for Ultimate Value

Every ConVault tank manufactured by Oldcastle Precast offers superior strength, performance, and durability.

Some additional benefits include:

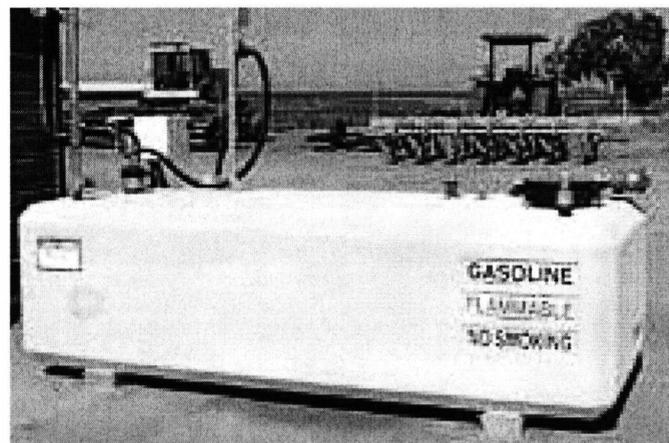
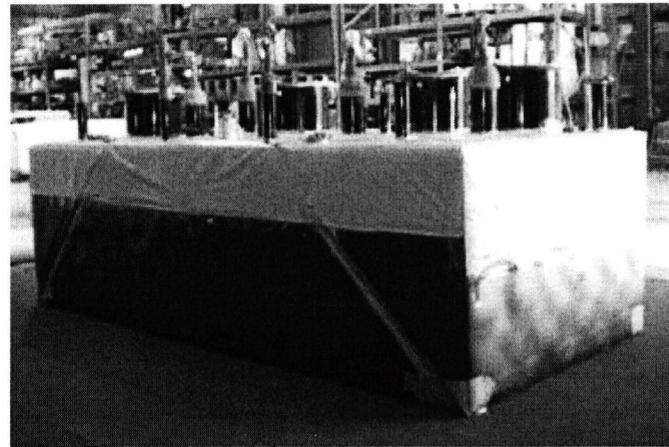
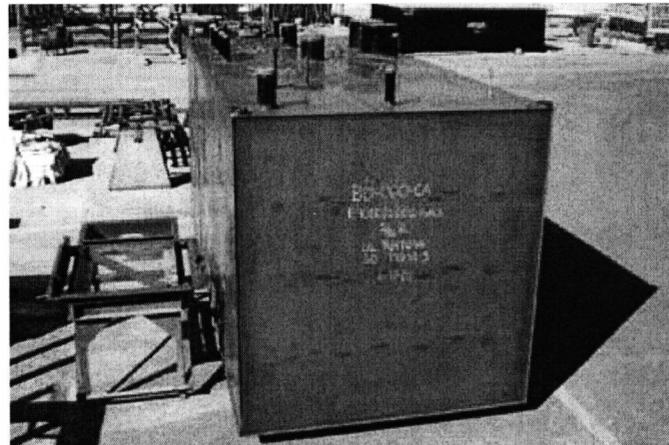
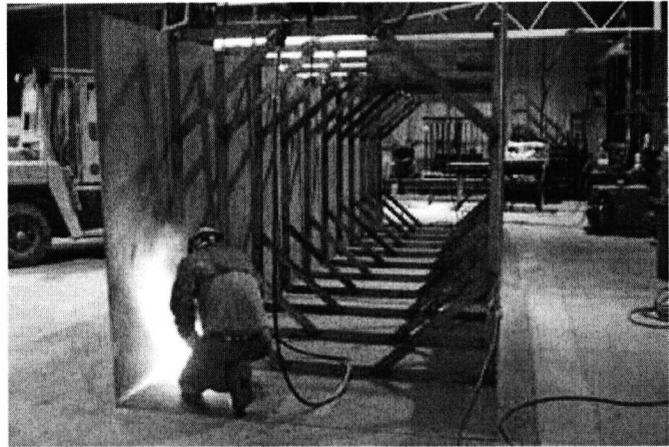
- EXTERIOR SHELL made of steel reinforced precast concrete increases in strength over time.
- Rust and corrosion resistant.
- Performs in even the most aggressive environments.
- Resistant to rain penetration, flood damage, and impact.
- Withstands multiple freeze-thaw cycles unlike other materials, which can deteriorate quickly with such regular exposure to expansion and contraction.
- Concrete vaulted tanks are designed to minimize the effects of creep and shrinkage.

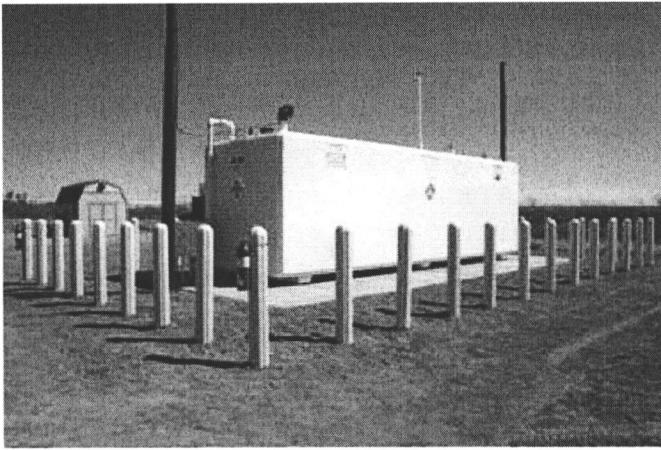
### Engineering Support

Oldcastle Precast provides design and engineering support for every ConVault tank we manufacture. The local Oldcastle Precast ConVault Representative is available for prefabrication conferences to discuss the ConVault solution and configuration that meets your needs. Contact our staff for quick tank layouts and quotes.

## DELIVERY

In most geographic markets, ConVault is manufactured at the local Oldcastle Precast facility. Local manufacturing means less hassle with unexpected delivery delays.





## VERSATILITY

ConVault above ground liquid storage tanks offer a versatile aesthetically pleasing solution for safe and efficient storage of a variety of liquids including, environmentally hazardous chemicals, petroleum products, fuels, and lubricants.

### Easy to Configure

ConVault solutions can be manufactured and configured for a variety of uses and applications across multiple industries. Whether you need a fuel dispensing station for fleet vehicles, or a reliable fuel supply for mission critical and emergency power applications such as emergency generator backup power for critical facilities, every ConVault is designed to be configured for a specific application resulting in a liquid storage solution that can be counted on to perform as required while providing decades of low maintenance, rust free service.

### Multi-Compartment Tanks

ConVault tanks can be partitioned, in either direction, into multiple separate storage tanks for solutions that require the storage or dispensing of different types of liquids such as gasoline and diesel, from a single tank. This solution allows for multiple liquids to be stored in a small footprint.

### Multiple Size Options

To meet the various solution needs across industries, Oldcastle Precast ConVault provides versatile storage solutions with tank sizes ranging from 125 to 12,000 gallons. Multi-compartment tanks are available in a variety of configuration options.

### Blast and Impact Resistant

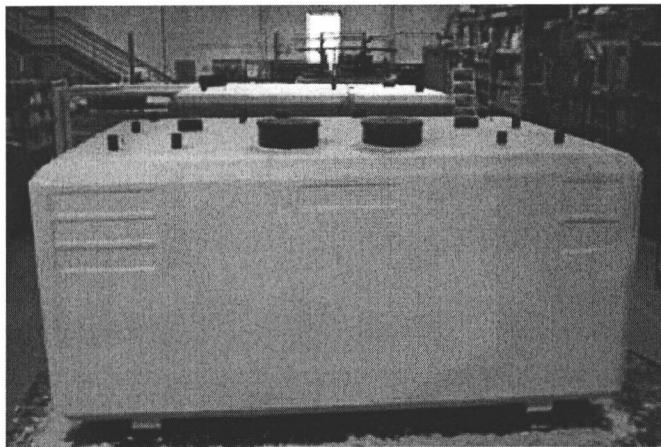
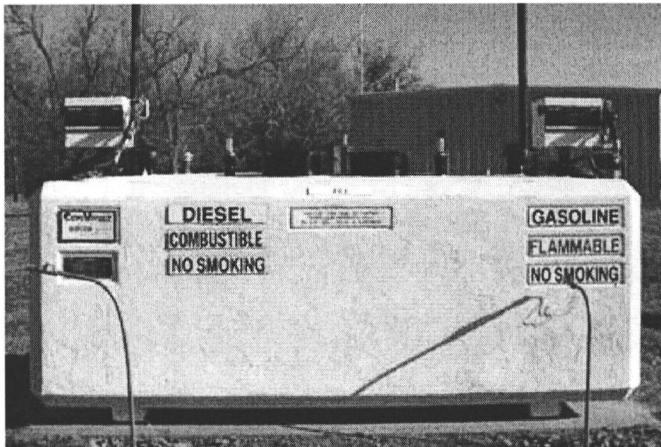
The strength and durability of the primary steel tank enclosed in steel reinforced concrete allows ConVault to provide unsurpassed protection against blast and impact damage. ConVault excels where other tanks fail when it comes to protecting the fuel containment steel tank from puncture due to impact or explosive blast. The exterior steel reinforced concrete is engineered to prevent puncture and withstand the impact from transportation related to facility operations such as forklifts and motor vehicles.

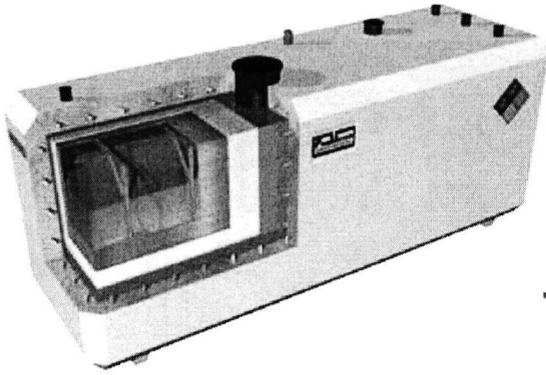
## SUPPORT

Oldcastle Precast is the leading manufacturer of precast concrete, polymer concrete, and plastic products in the United States. With a nationwide network of facilities, our products are always close at hand. Our employees are committed to upholding core values of reliability, quality, and service in revolutionary ways. Our attention to detail exceeds the expectations of customers from small companies to some of the largest companies in the US across a spectrum of industries.

For Product Pricing or Technical Support  
Please give us a call.

**888-965-3227**





# The Value of ConVault

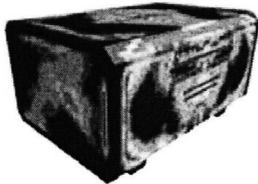
## LOW COST OF MAINTENANCE

All fuel tanks require inspection and maintenance, as required by Federal and State regulation. Over time, steel that is exposed to natural elements such as rain, will rust and require constant maintenance. The entire exterior of steel tanks is exposed to the elements; the ONLY exposed steel on a ConVault is the tank accessories and plumbing. Steel is also a better conductor of heat from the sun than concrete is, which causes outdoor steel tanks to transfer more heat from the outside of the tank to the fuel contained inside, resulting in more evaporative fuel loss. The insulative properties of the 6" concrete shell on ConVault tanks can dramatically reduce evaporative fuel loss.

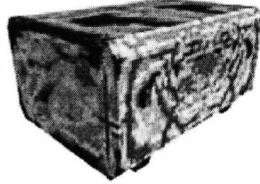
## UNMATCHED PROTECTION OF THE PRIMARY TANK AND SECONDARY CONTAINMENT

ConVault encases BOTH THE PRIMARY TANK AND THE SECONDARY CONTAINMENT in 6" of steel-reinforced concrete that outperforms stringent UL 2085 requirements for blast, fire, and ballistic impact protection. From coast to coast across the USA and around the world you will find countless examples of ConVault tanks reliably performing through extreme weather and catastrophic events. That's one reason why ConVault is the preferred tank at military, paramilitary, and public safety installations. A recent study by Karagozian and Associates demonstrated how the inertia and mass of ConVault's steel reinforced, monolithic concrete entombment protects the tank from blast and impact.

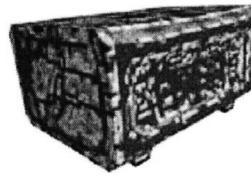
### Karagozian & Associates Blast Effects Study: Concrete



500 lbs TNT 40'



50 lbs TNT 10'



500 lbs TNT 10'



Section through AST

## CORROSION RESISTANT

Water is one of the most harmful elements to the integrity of any fuel storage system. Over time water can cause rust and corrosion on any exposed steel tanks or fittings. When rust is introduced into the fuel supply it can significantly damage your fuel system leading to further corrosion, clogged fuel filters, fuel injectors, and possibly even tank failure.

ConVault's non-metallic secondary containment is sealed "inside" the 6" thick, precast concrete exterior and is designed not to fail should the primary tank that holds the fuel ever fail. The concrete exterior also features a low maintenance exterior finish that is rust and corrosion resistant eliminating the need for tank cathodic protection. ConVault tanks can be used with confidence in very aggressive environments.

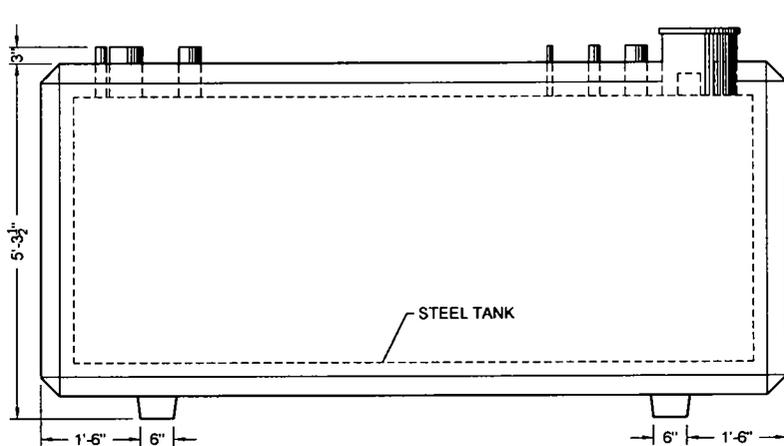
## SOLVES SPACE CONSTRAINT

ConVault is an ideal storage solution when space constraints such as property lines, and building envelopes restrict available footprint. ConVault's rectangular, concrete encased AST tanks allow you to safely store more fuel in a smaller footprint. In addition, Oldcastle Precast offers ConVault AST split tanks enabling you to store and dispense gas and diesel fuel or fuel and lubricants in one cost saving, compliant, easy solution to deploy and maintain.

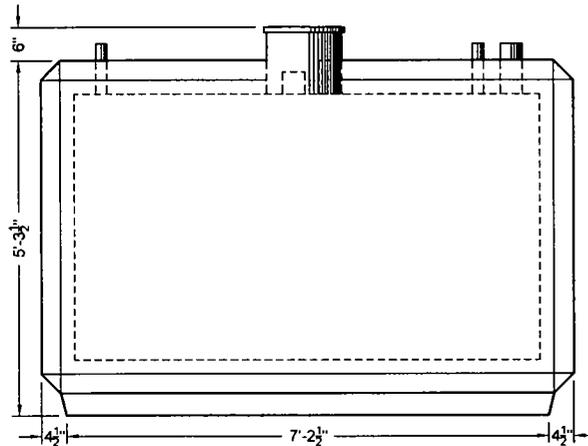
## CONVAULT - 30 YEAR WARRANTY

ConVault offers an exclusive 30 year written Limited Warranty. ConVault, Inc. warrants each CONVAULT® tank against defects in material or workmanship to the original owner from the date of purchase, for a period of twenty (20) years or thirty (30) years depending on model number of the tank. ConVault agrees to repair or replace any defective unit without charge provided that the tank is operated and maintained in accordance with the manufacturers Owners Manual.

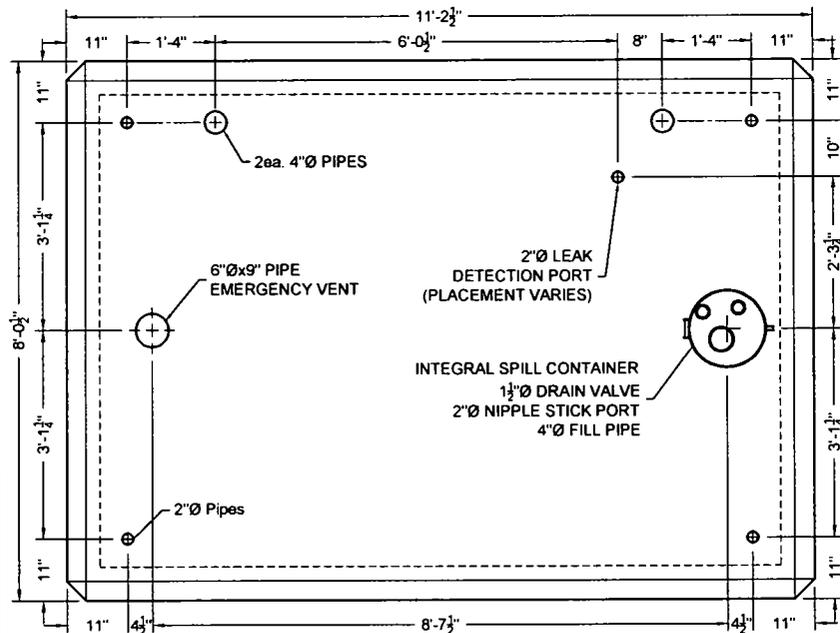
*Expertise and experience that enables you to quickly meet ALL fuel storage regulations  
so you can focus on your business – today and for many years to come.*



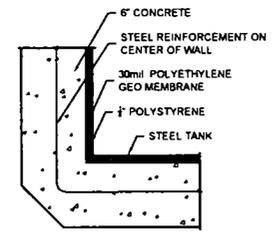
TYPICAL SIDE VIEW



TYPICAL END VIEW



TYPICAL PLAN VIEW



WALL DETAIL

NOTES:

1. STEEL TANK SHALL BE U.L. 142 LISTED FOR ABOVE GROUND STORAGE OF FLAMMABLE LIQUIDS.
2. STEEL TANK SKIN SHALL BE 3/16" THICK A.S.T.M. A-36 STEEL PLATE.
3. ALL EXPOSED METAL WITH THE EXCEPTION OF STAINLESS STEEL MUST BE POWDER COATED TO INHIBIT CORROSION.
4. STEEL TANKS SHALL BE RECTANGULAR IN SHAPE AND HAVE CONTINUOUS WELDS ON THE OUTSIDE.
5. STEEL TANK AND SECONDARY CONTAINMENT SHALL BE ENCASED IN SIX INCHES OF 4000 P.S.I. REINFORCED CONCRETE.
6. STEEL TANK SHALL BE PRESSURE TESTED AT 5 P.S.I.G. FOR 24 HOURS WITHOUT PRESSURE DROP.
7. TANK WALL SYSTEM SHALL BE LISTED IN ACCORDANCE WITH U.L. STANDARD 2085 AND SHOWN TO HAVE A TWO HOUR FIRE RATING.
8. VAULTS SHALL HAVE THE CAPABILITY OF PHYSICAL MONITORING BETWEEN THE PRIMARY AND THE SECONDARY CONTAINMENT.
9. THE SECONDARY CONTAINMENT SHALL CONSIST OF A 30 ML HIGH DENSITY POLYETHYLENE GEO LINEAR.
10. THE VAULT SHALL BE OF A MONOLITHIC (SEAMLESS AND CONTINUOUS) CONCRETE POUR AND CONTAIN NO COLD JOINTS OR HEAT SINKS (HEAT TRANSFER POINTS) ON THE BOTTOM OR SIDES.
11. VAULT SHALL HAVE COATED CONCRETE EXTERIOR TO RESIST WEATHER AND REFLECT SUNLIGHT.



**Oldcastle Precast**  
1-888-665-3227

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**CONVAULT STORAGE TANK**  
2000 GALLON

CUSTOMER					
DATE	SALES	DESIGN	ORDERED	REVISED	SALES ORDER
10/21/13					
DRAWN BY Sales Drawings			REVIEWED BY REV DATE		
			DATE		



**S-013-05**



**Staff Report**

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**Pinal County Planning & Zoning Commission**

Meeting Date: June 19, 2014

Case Number: S-013-05

Case Coordinator: Dedrick Denton

Subdivision Name: Amarillo Creek Units II & III

Landowner/Developer: Brad Clough  
Amarillo & Papago Investments, LLP  
11219 100 Avenue NW  
Edmonton, AB T5K 0J1

Applicant: 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-3/PAD

Existing Uses: Currently, the subject property is vacant.

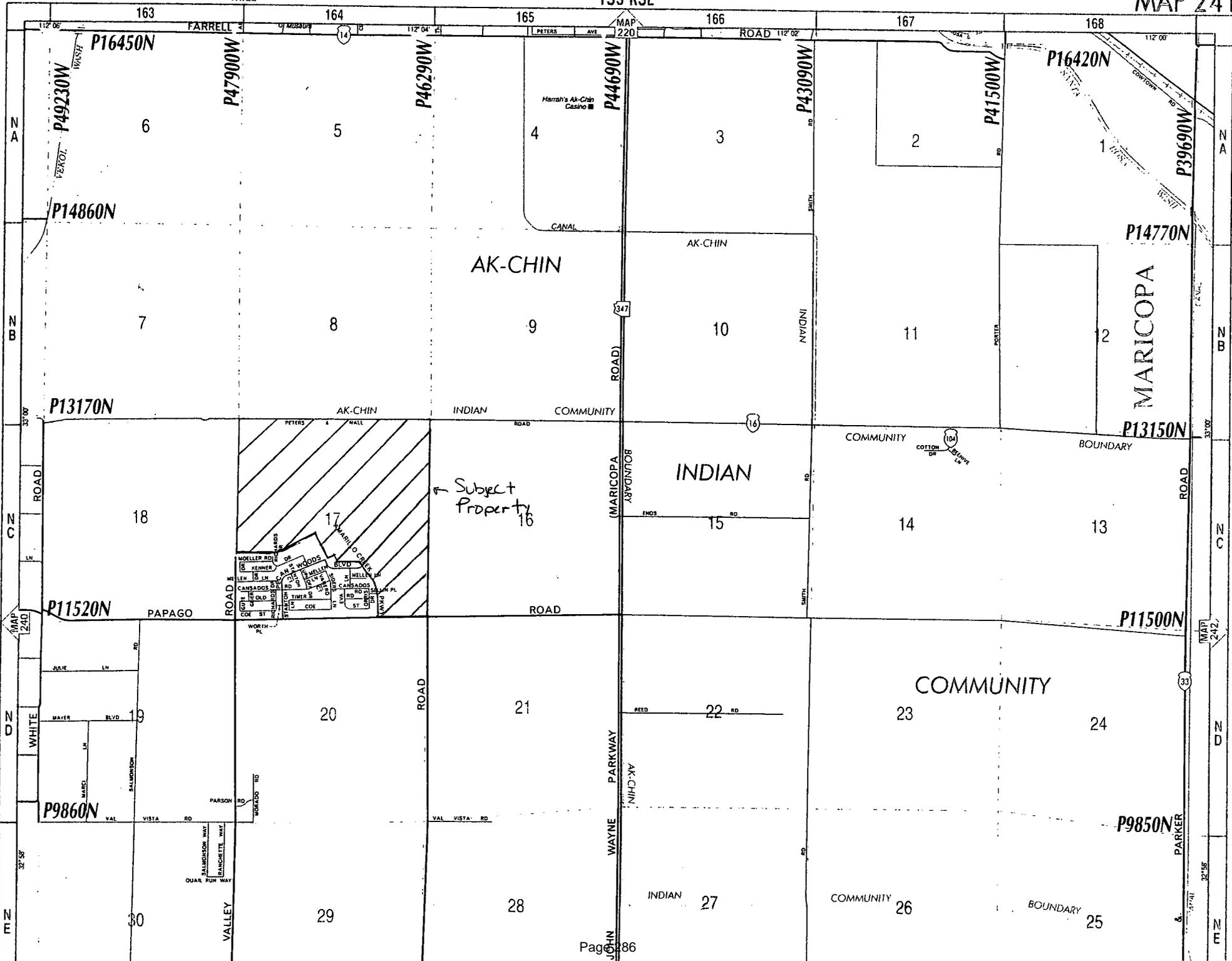
Surrounding Land Uses: North: Ak-Chin Indian Community  
East: GR; Agriculture  
South: GR & CR-3/PAD; Residential & Agriculture  
West: CR-3/PAD & CR-5/PAD; Residential

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

Location: The subject property is located between Green Road & Amarillo Valley Road and between Peters and Nall Road & Papago Road approximately 1½ miles southwest of the City of Maricopa.

Legal Description: A 452.48 ± acre parcel situated in a portion of Section 17, T5S, R3E, G&SRB&M (legal on file).

Number of Lots: 1,549



# TENTATIVE PLAT OF AMARILLO CREEK PHASE 2 & 3

LOCATED IN SECTION 17, T. 5S., R. 3E., G. & S.R.B. & M.  
PINAL COUNTY, ARIZONA

TAX PARCEL #'S: PORTIONS THEREOF 510-48-008A,  
510-48-008B, 510-48-008C, 510-48-008D, 510-48-008E, 510-48-008F

**OWNER / DEVELOPER:**  
WESTPAC DEVELOPMENT CORP.  
8801 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85250  
ATTN: JOHN BURZE  
(480) 988-8000  
(480) 988-8001 FAX

**PLANNER / ENGINEER:**  
COE & VAN LOO CONSULTANTS, INC.  
4880 NORTH 16TH STREET  
PHOENIX, ARIZONA 85014  
(602) 964-4881  
(602) 964-4000 FAX  
CONTACT: DAVE COBLE

## BENCHMARK:

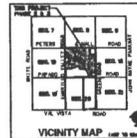
A STAINLESS STEEL ROD IN SLEEVE  
STAMPED 8-422 1980, 0.1 MILES  
SOUTHEAST ALONG THE SOUTHERN  
PACIFIC RAILROAD FROM THE MARICOPA  
RAILROAD CROSSING, IN LINE WITH  
A ROW OF TELEGRAPH POLES.  
ELEVATION 1173.77

## LAND USE

TOTAL SITE AREA	452.49 AC.
NUMBER OF LOTS	1,549 LOTS
RESIDENTIAL DENSITY	3.4 DU/AC.
OPEN SPACE	80.74 AC.
REQUIRED % OF OPEN SPACE	15%
PROVIDED % OF OPEN SPACE	17.9%

## LOT DATA

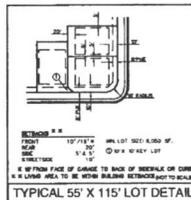
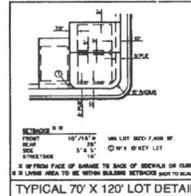
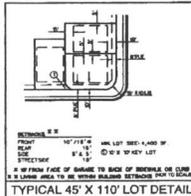
LOT DIMENSION	MINIMUM LOT SIZE	YIELD	%
45' X 110'	4,950 SF	746 LOTS	48.0%
55' X 115'	6,325 SF	431 LOTS	28.0%
70' X 120'	8,400 SF	372 LOTS	24.0%
TOTAL		1,549 LOTS	100%



## BASE ZONING:

A PLANNED AREA DEVELOPMENT  
EXISTING ZONING: CR-3 PAD

TRACT	USE/DESCRIPTION	AREA
A	LANDSCAPE RETENTION GAS EASMENT	14.00
B	LANDSCAPE RETENTION	0.34
C	LANDSCAPE RETENTION	0.53
D	LANDSCAPE	0.54
E	LANDSCAPE RETENTION	2.84
F	LANDSCAPE RETENTION	0.51
G	LANDSCAPE	0.18
H	LANDSCAPE RETENTION	0.68
I	LANDSCAPE RETENTION	0.05
J	LANDSCAPE RETENTION	5.99
K	LANDSCAPE RETENTION	0.81
L	LANDSCAPE	0.04
M	LANDSCAPE	0.06
N	LANDSCAPE RETENTION	0.36
O	LANDSCAPE	2.29
P	LANDSCAPE RETENTION	3.86
Q	LANDSCAPE	0.22
R	LANDSCAPE RETENTION POND	8.47
S	LANDSCAPE RETENTION	0.54
T	LANDSCAPE	0.83
U	LANDSCAPE	0.93
V	LANDSCAPE	0.67
W	LANDSCAPE RETENTION POND GAS EASMENT	4.30
X	LANDSCAPE RETENTION	0.71
Y	LANDSCAPE RETENTION GAS EASMENT	12.68
Z	LANDSCAPE	0.04
AA	LANDSCAPE	0.04
BB	LANDSCAPE RETENTION	0.34
CC	LANDSCAPE RETENTION	1.17
DD	LANDSCAPE	0.05
EE	LANDSCAPE	0.11
FF	LANDSCAPE	0.07
GG	LANDSCAPE RETENTION GAS EASMENT	9.51
HH	LANDSCAPE	0.89
I	LANDSCAPE RETENTION	0.58
JJ	LANDSCAPE RETENTION	0.05
KK	LANDSCAPE	0.79
LL	LANDSCAPE	0.00
MM	LANDSCAPE	0.04
NN	LANDSCAPE RETENTION	2.04
OO	LANDSCAPE	0.04
PP	LANDSCAPE RETENTION	1.88
QQ	LANDSCAPE	0.47
RR	LANDSCAPE RETENTION	0.26
SS	LANDSCAPE RETENTION	0.18
TT	LANDSCAPE	0.08
UU	OPENSPACE	0.01
TOTAL		80.74



## UTILITIES

WATER: SANTA CRUZ WATER COMPANY, LLC.  
SEWER: PALO VERDE UTILITIES COMPANY, LLC  
ELECTRICAL: APS  
NATURAL GAS: SOUTHWEST GAS  
TELEPHONE: QWEST  
FIRE: TO BE DETERMINED  
POLICE: PINAL COUNTY SHERIFF DEPARTMENT  
SCHOOL: MARICOPA UNIFIED SCHOOL DISTRICT

## LEGEND:

EXISTING CONTOUR	--- 10.00 ---
EXISTING WATER	— W —
EXISTING SEWER	— S —
PROPOSED WATER	— W —
PROPOSED SEWER	— S —
PROPOSED VALVE	— V —
PROPOSED MANHOLE	— M —
PROPOSED CLEANOUT	— C —
FIRE HYDRANT	— H —
P.U.E.	— P.U.E. —
V.N.A.E.	— V.N.A.E. —
	● INDICATES PUBLIC UTILITY EASMENT
	○ INDICATES VEHICULAR NON-ACCESS EASEMENT

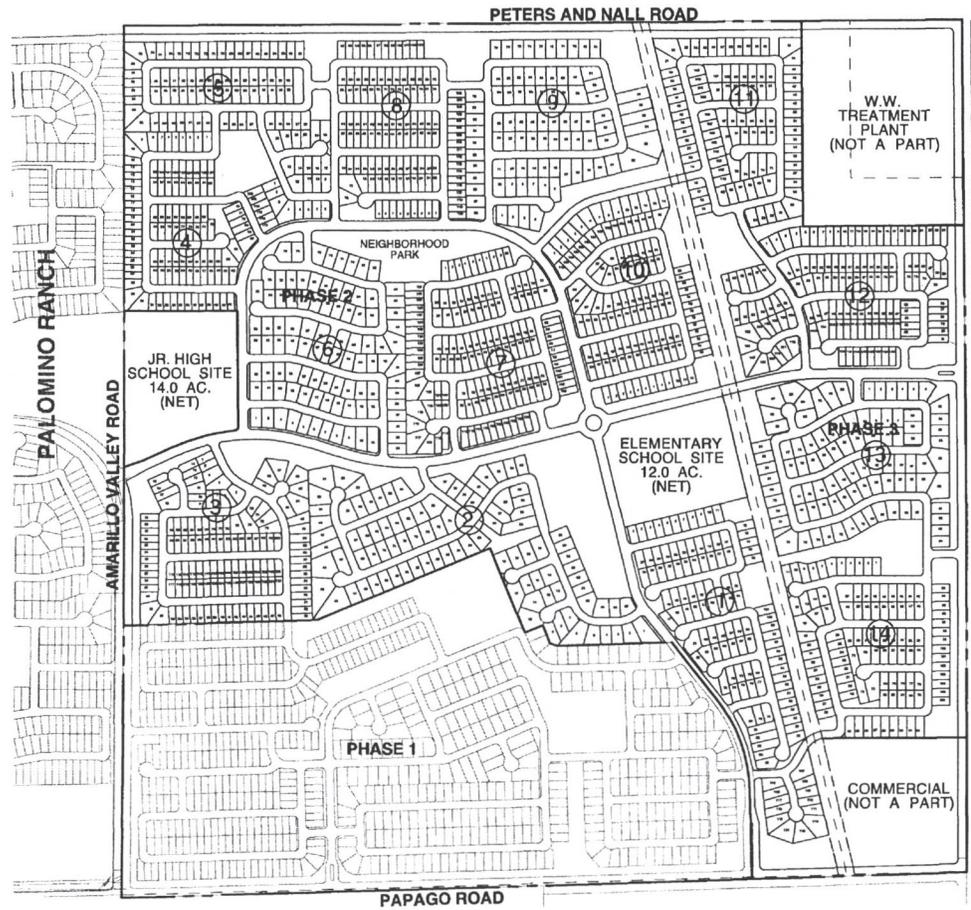
STATE OF ARIZONA } SS  
COUNTY OF PINAL }  
I hereby certify that the within instrument is filed  
in the official records of Pinal County in Cabinet  
\_\_\_\_\_ of \_\_\_\_\_  
Date: \_\_\_\_\_  
Prepared at:  
LAURA DEAN-LYTLE, Pinal County Recorder  
By: \_\_\_\_\_ Deputy  
COUNTY SEAL

**CVL**  
COE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

DATE: 05-19-05  
CVL# 03-0049-12

SHEET 1 OF 7



# AMARILLO CREEK PHASE 2 & 3 PRELIMINARY PLAT

LOCATED IN SECTION 17, T.5S., R.3E., G. & S.R.B. & M.  
PINAL COUNTY, ARIZONA  
OWNER / DEVELOPER:  
WESTPAC DEVELOPMENT CORP.  
8601 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85253  
ATTN: JOHN BURKE  
(480) 988-8900  
(480) 988-8901 (FAX)

PLANNER / ENGINEER:  
COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 294-1851  
(602) 294-4328 (FAX)  
CONTACT: DAVE COBLE

PHASE 1			
PANORAMA	LOT SIZE	# OF LOTS	PANORAMA
1	8741.0	208	47.00 AC.
2	8741.0	106	36.00 AC.
3	8741.0	104	34.00 AC.
TOTAL	27892	418	117.00 AC.

PHASE 2			
PANORAMA	LOT SIZE	# OF LOTS	PANORAMA
1	8741.0	201	38.00 AC.
2	8741.0	98	31.00 AC.
3	8741.0	112	30.00 AC.
4	8741.0	112	30.00 AC.
5	8741.0	112	30.00 AC.
6	8741.0	112	30.00 AC.
7	8741.0	112	30.00 AC.
8	8741.0	112	30.00 AC.
9	8741.0	112	30.00 AC.
10	8741.0	112	30.00 AC.
11	8741.0	112	30.00 AC.
12	8741.0	112	30.00 AC.
13	8741.0	112	30.00 AC.
14	8741.0	112	30.00 AC.
15	8741.0	112	30.00 AC.
16	8741.0	112	30.00 AC.
17	8741.0	112	30.00 AC.
18	8741.0	112	30.00 AC.
19	8741.0	112	30.00 AC.
TOTAL	27892	1712	546.00 AC.

PHASE 3			
PANORAMA	LOT SIZE	# OF LOTS	PANORAMA
1	8741.0	101	33.00 AC.
2	8741.0	98	31.00 AC.
3	8741.0	101	33.00 AC.
4	8741.0	101	33.00 AC.
5	8741.0	101	33.00 AC.
6	8741.0	101	33.00 AC.
7	8741.0	101	33.00 AC.
8	8741.0	101	33.00 AC.
9	8741.0	101	33.00 AC.
10	8741.0	101	33.00 AC.
11	8741.0	101	33.00 AC.
12	8741.0	101	33.00 AC.
13	8741.0	101	33.00 AC.
14	8741.0	101	33.00 AC.
15	8741.0	101	33.00 AC.
16	8741.0	101	33.00 AC.
17	8741.0	101	33.00 AC.
18	8741.0	101	33.00 AC.
19	8741.0	101	33.00 AC.
TOTAL	27892	1712	546.00 AC.

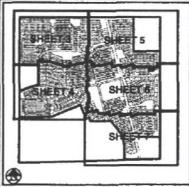
TOTAL PROJECT			
PANORAMA	LOT SIZE	# OF LOTS	PANORAMA
1	8741.0	418	117.00 AC.
2	8741.0	1712	546.00 AC.
3	8741.0	1712	546.00 AC.
TOTAL	17562	3842	1209.00 AC.

OPEN SPACE			
PHASE	TOTAL ACRES	OPEN SPACE	% OPEN SPACE
1	117.00	38.00	32.5%
2	546.00	171.00	31.3%
3	546.00	171.00	31.3%
TOTAL	1209.00	380.00	31.4%



PHASING MAP



SHEET INDEX



**CYL**

COE & VAN LOO CONSULTANTS, INC.

# AMARILLO CREEK PHASE 2 & 3 PRELIMINARY PLAT

DATE: 05-19-05  
CVL#: 03-0048-12

SHEET 2 OF 7

AK-CHIN COMMUNITY

AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT

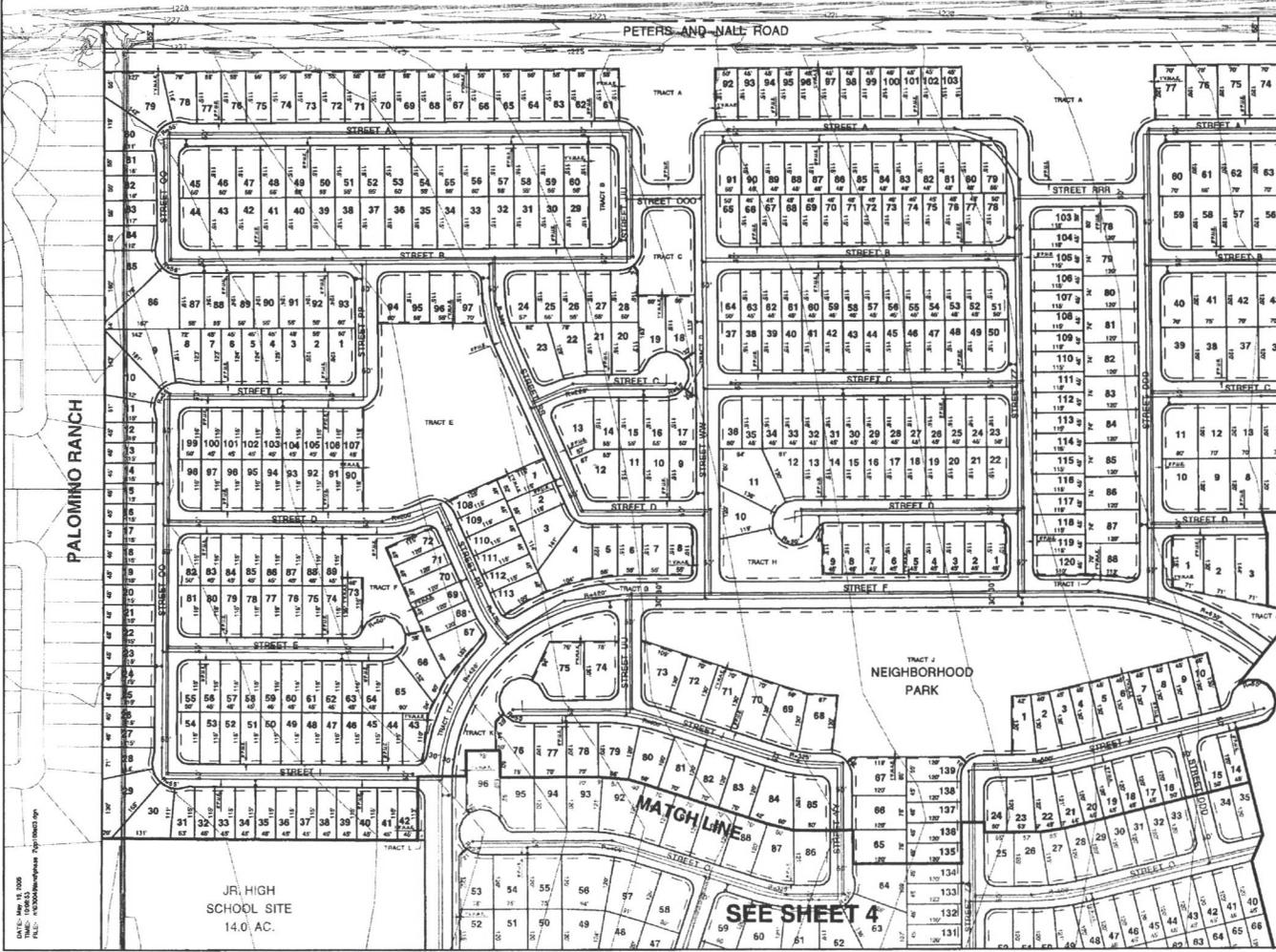
LOCATED IN SECTION 17, T.5S, R.3E, G. & S.R.B. & M.  
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER:

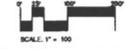
WESTING DEVELOPMENT CORP.  
804 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85259  
1478 588 8800  
1478 588 8811 (FAX)

PLANNER / ENGINEER:

COE & VAN LOO CONSULTANTS, INC.  
4040 NORTH 15TH STREET  
PHOENIX, ARIZONA 85018  
602 962 8800  
602 962-0000 (FAX)  
CONTRACT: 04-00-001



MATCH LINE SEE SHEET 5



CVL

COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT

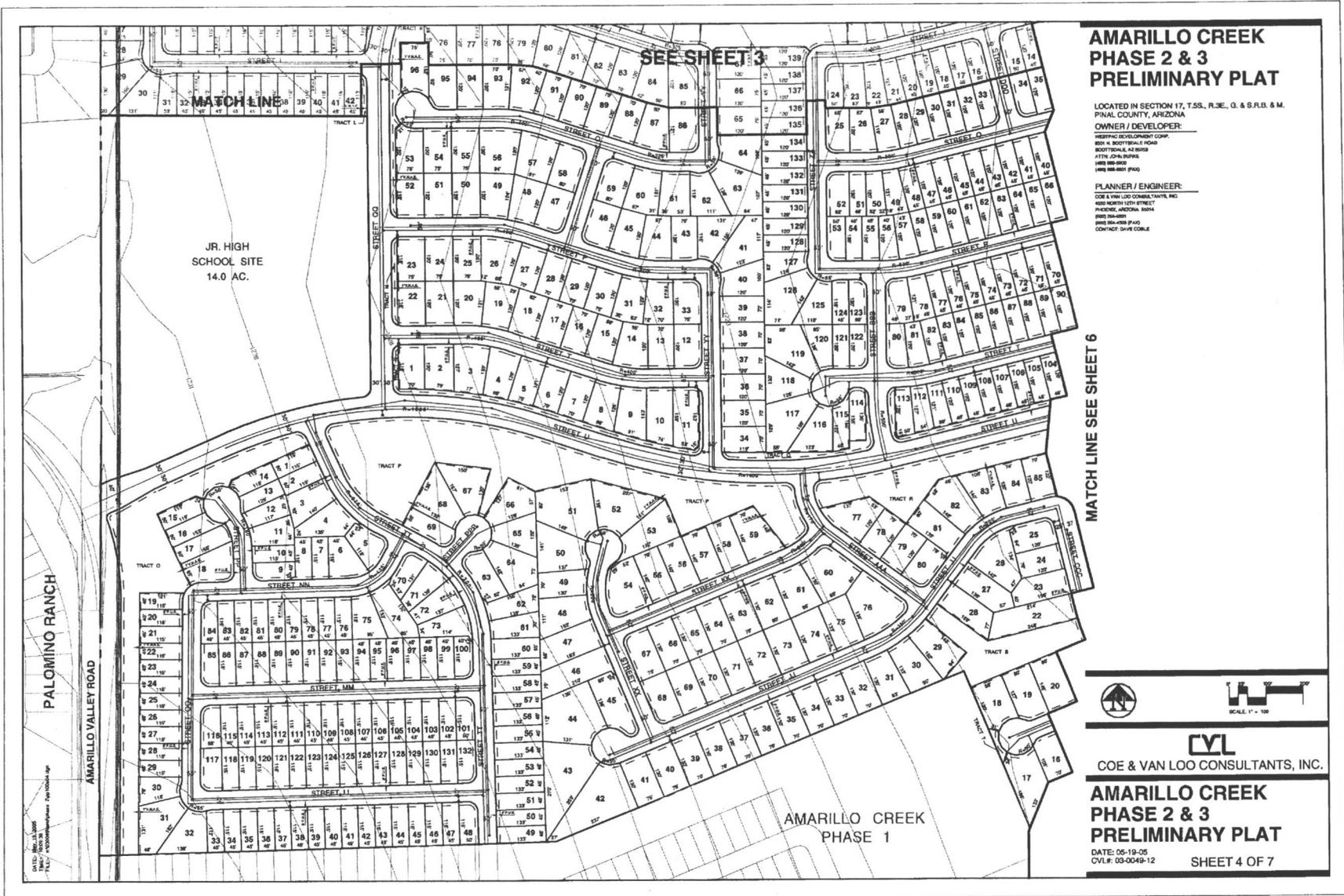
DATE: 05-19-05  
CVL#: 03-0049-12

SHEET 3 OF 7

PALOMINO RANCH

JR, HIGH  
SCHOOL SITE  
14.0 AC.

SEE SHEET 4



**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

LOCATED IN SECTION 17, T.5S., R.3E., Q. & S.R.B. & M.  
PINAL COUNTY, ARIZONA

**OWNER / DEVELOPER:**  
HEERING DEVELOPMENT CORP.  
800 N. BOOTHVILLE ROAD  
SUITE 1000, AZ 85024  
PH: 602-990-0800  
FAX: 602-990-0800

**PLANNER / ENGINEER:**  
COE & VAN LOO CONSULTANTS, INC.  
4000 NORTH 10TH STREET  
PHOENIX, ARIZONA 85018  
PH: 602-944-0801  
FAX: 602-944-0800  
CONTACT: DAVID COBLE

MATCH LINE SEE SHEET 6



**CVL**  
COE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

DATE: 05-19-05  
CVL# 03-0049-12

SHEET 4 OF 7

AK-CHIN COMMUNITY

AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT

LOCATED IN SECTION 17, T.5S, R.3E, G. & S.R.B. & M.  
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER:

WESTPAC DEVELOPMENT CORP.  
6801 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85258  
11718 JOHN BUENE  
1482 988-8602  
1482 988-8602 (FAX)

PLANNER / ENGINEER:

COE & VAN LOO CONSULTANTS, INC.  
4008 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
3602 264-6881  
3602 264-0846 (FAX)  
CONTACT: DAVID COBLE

16.33 AC  
W.W.  
TREATMENT PLANT  
(NOT A PART)  
30.17 AC.  
GROSS

GREEN ROAD



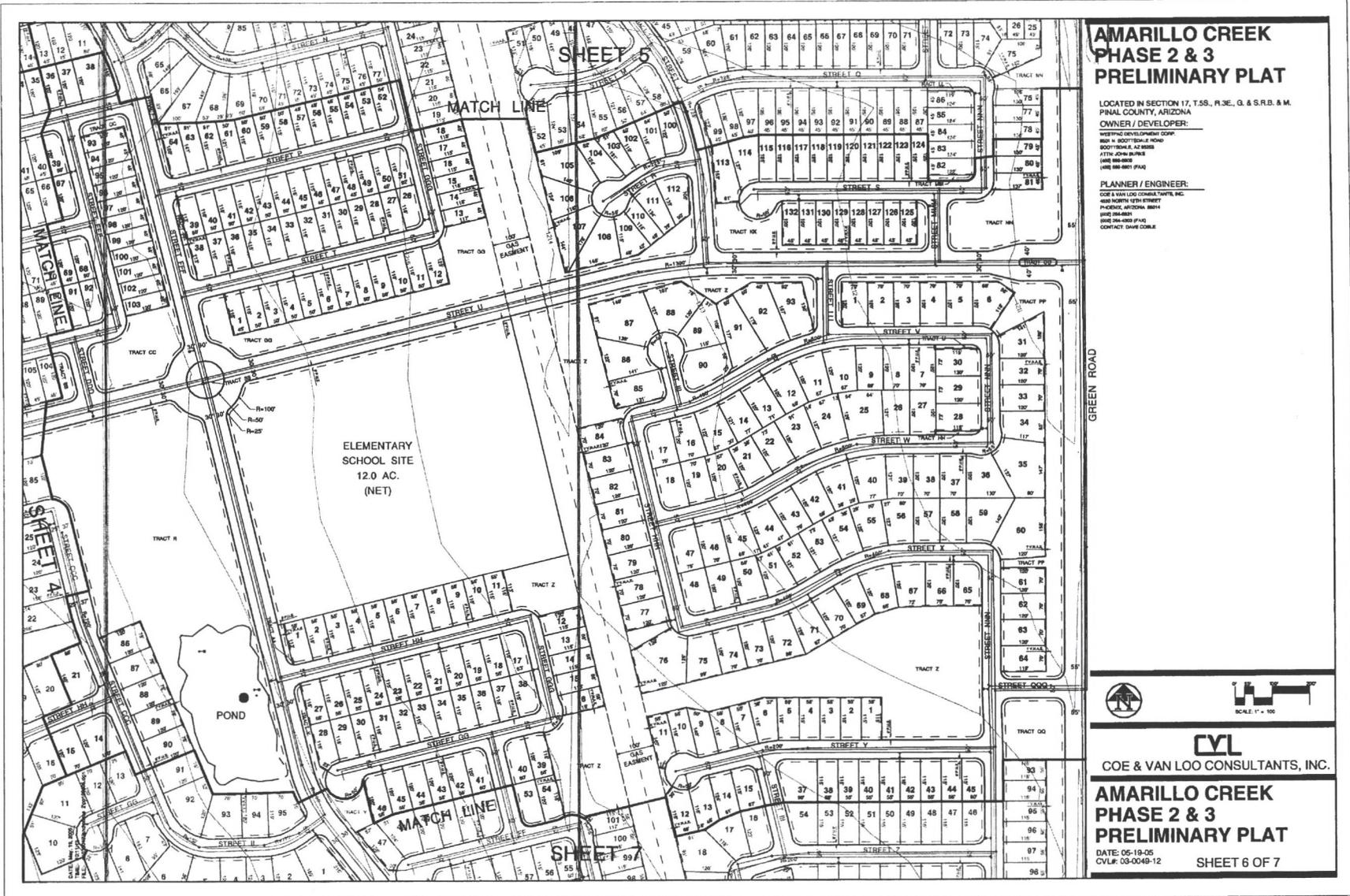
**CVL**

COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT

DATE: 05-19-06  
CVL#: 03-0049-12

SHEET 5 OF 7



**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

LOCATED IN SECTION 17, T.5S., R.3E., G. & S.R.B. & M.  
PINAL COUNTY, ARIZONA

**OWNER / DEVELOPER:**

WESTPAC DEVELOPMENT CORP.  
800 N. SCOTTSDALE AVENUE  
SUITE 1000  
P.O. BOX 1000  
P.O. BOX 1000  
P.O. BOX 1000  
P.O. BOX 1000

**PLANNER / ENGINEER:**

COE & VAN LOO CONSULTANTS, INC.  
4800 NORTH 15TH STREET  
PHOENIX, ARIZONA 85018  
602-955-8800  
602-955-8800  
602-955-8800



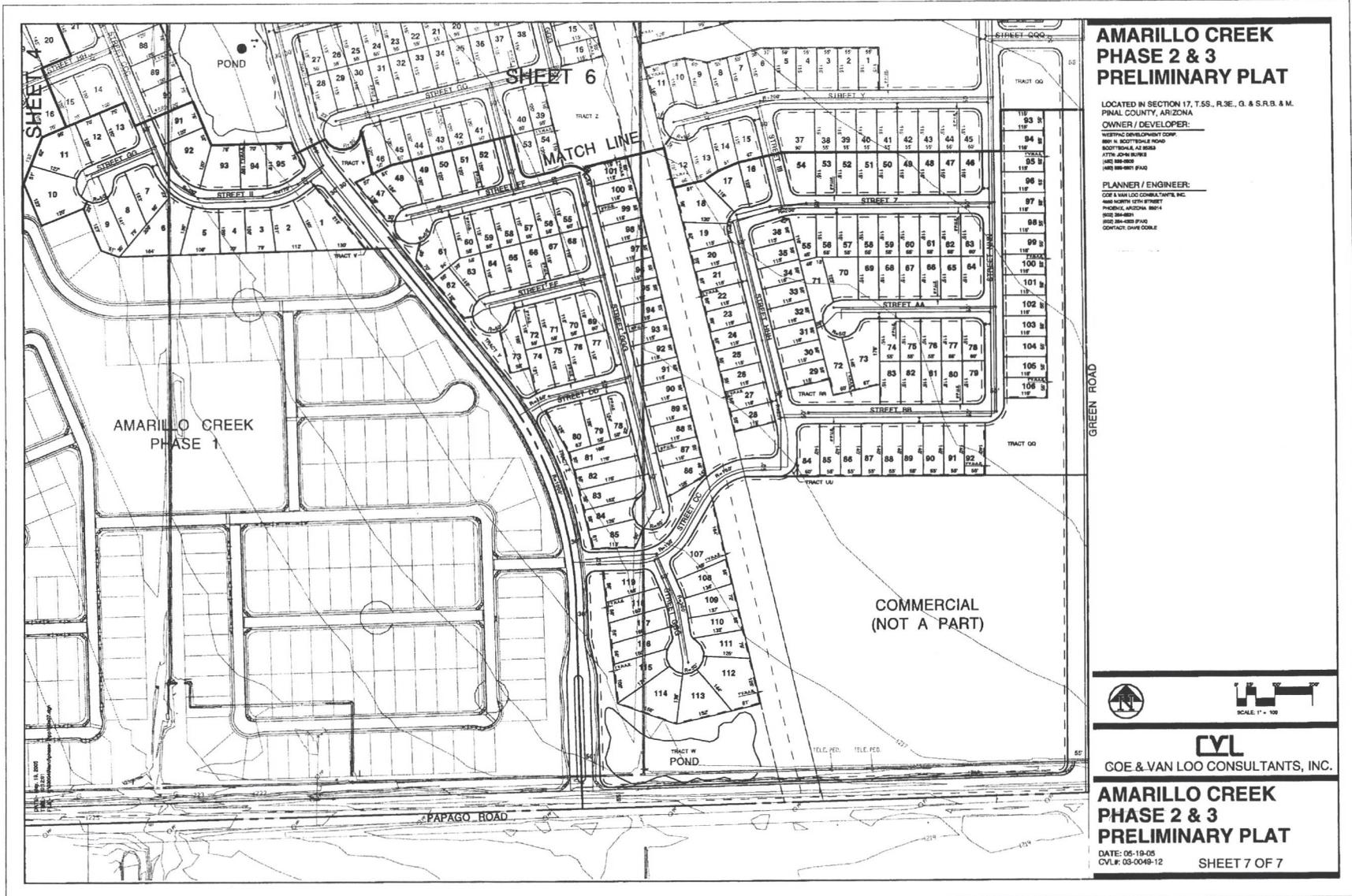
**CVL**

COE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

DATE: 05-19-05  
CVL#: 03-0049-12

SHEET 6 OF 7



**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

LOCATED IN SECTION 17, T.5S., R.3E., G. & S.R.B. & M.  
PINAL COUNTY, ARIZONA

**OWNER / DEVELOPER:**  
WESTPAC DEVELOPMENT CORP.  
8801 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85258  
ATTN: JOHN BUNY  
PH: 480-980-1100  
FAX: 480-980-1100

**PLANNER / ENGINEER:**  
CUE & VAN LOO CONSULTANTS, INC.  
4805 NORTH 16TH STREET  
PHOENIX, ARIZONA 85014  
PH: 602-954-8281  
FAX: 602-954-8282  
CONTACT: DAVID DOOLE



**CVL**  
GOE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK  
PHASE 2 & 3  
PRELIMINARY PLAT**

DATE: 05-19-05  
CVL#: 03-0048-12  
SHEET 7 OF 7

Tax Parcel Numbers: 510-48-009D, 009F, 009J, & 009K

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Amarillo Creek Units II & III.

**ANALYSIS:**

1. On July 21, 2005, the Planning & Zoning Commission granted tentative plat approval with 48 stipulations.
2. On July 15, 2010, the Planning & Zoning Commission approved to extend the plat for an additional two year.
3. On July 19, 2012, stipulation forty-eight was modified to grant a two year extension.
4. On May 12, 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 Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. 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 forty-eight has been modified to reflect staff's recommendation.
8. 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 Amarillo Creek Units II & III: Stipulations 1 – 51, modifying stipulation 48 to extend the tentative plat to July 21, 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. Phasing of the development infrastructure improvements to be approved by the County Engineer.
3. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.
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.
  - a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local and collector streets.
  - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
  - c. 55' half street right-of-way dedication along all section lines and 40' half street right-of-way dedication along all mid-section lines.
  - d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
  - e. The minimum paving width for Papago Road, Green Road & Amarillo Valley Road (from the intersection of Papago Road to the intersection of Street U) shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - f. The minimum paving width for Street U and Street FFF (from Papago Road to the intersection of Street U) to be 48' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1

aggregate base and 3" of asphalt concrete within 80' of right-of-way. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

- g. The minimum paving width for Street QQ, Street QQQ, Street F and Street FFF (north of Street U) to be 40' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 60' of right-of-way. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and 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. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
10. At Final Plat submittal, provide a copy of the computer closure for the subdivision boundary.
11. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.
12. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
13. Intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street.
14. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.

15. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones.
16. As Pinal County has no impact fees to cover the cost of traffic signals, the developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as identified in the traffic impact study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute, in the form of cash assurance, toward the total cost of a traffic signal at each intersection identified in the traffic study, or as approved by the County Engineer.
17. 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.
18. At the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to contribute \$178.00, plus an annual inflation rate of 3.5%, per lot for the proposed residential lots (and \$891.00 plus an annual inflation rate of 3.5%, per lot at the issuance of building permits) based upon Exhibit 19- Prorated Fee Schedule in the Maricopa Subregional Transportation Study.
19. 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.
20. Realign Street TT to align with Street QQ, with the first 300' of Street TT to be 60' of right-of-way.
21. 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.
22. prior to final subdivision approval (final Mylar plat), the applicant/developer /owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
  - b. the subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.

- c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan.**
  
- 23. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
  
- 24. Prior to final subdivision approval (final Mylar plat) the applicant/owner shall provide written verification from the Maricopa Unified School District #20, that all applicable school concerns/issues have been resolved to the satisfaction of the District.
  
- 25. 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.
  
- 26. The applicant/owner shall develop the subject property in accordance with the submittal documents for Amarillo Creek Phase 2 & 3, 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.
  
- 27. Development of the 1549 lot subdivision (Amarillo Creek Phase 2 & 3) shall be in conformance with Planning Case PZ-PD-016-03, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
  
- 28. Development of the proposed subdivision (Amarillo Creek Phase 2 & 3) shall be in conformance with the applicable goals, policies and residential densities, for the Rural Community designation of the adopted Pinal County Comprehensive Plan.
  
- 29. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
  
- 30. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the final plat for review.
  
- 31. Place the following items on the face of the final plat:
  - a. Typical Public Utility Easements and Building Setback Lines.
  - b. Vicinity and Location Map.
  - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.

- d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Ordinance **including a note regarding a model complex and accessory uses, as applicable.**
  - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
32. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded spray easement and reference the spray easement on the face of the plat(s) in the "Notes" section.
  33. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Amarillo Creek Master Planned Community remains in open space, with a 3.5 DU/acre density for single family dwellings.
  34. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
  35. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.
  36. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
  37. No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying **(place in notes section on face of final plat).**
  38. The applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following:
    - a. Notice that the subject property is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
    - b. Notice that the subject property is adjacent to Ak-Chin Indian Community lands, which may be developed for any possible land use in the future.
  39. The applicant/owner shall provide a no build buffer zone for the subject property as it borders the Ak-Chin Community lands.
  40. At the time of construction, the applicant/owner/developer shall contact the Ak-Chin Cultural Resources Office in order to provide an archaeological monitor, given the presence of Human remains and artifacts found in the area of the proposed Maricopa Meadows development.

41. Prior to final subdivision approval (final Mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.
42. With final plat submittal **Required by (A.R.S. § 11-806.01G)** provide (2) sets of final engineering plans (street, sewer, water utilities, drainage, flood control, grading and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
43. 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.

44. With final plat submittal provide a current title report.
45. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
46. 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.
47. 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.
48. The tentative plat shall be effective until July 21, 2016; it may be extended upon reapplication and review by the Planning and Zoning Commission.
49. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.
50. Access to County right-of-ways to/from any commercial parcel shall be designed per the Regionally Significant Routes for Safety and Mobility Access Management Manual, October 2008.

51. All right-of-way dedications shall be at no cost to the public and unencumbered.

Date Prepared: 06/19/14 - dld  
Revised:



May 12, 2014

Dedrick Denton  
Pinal County  
31 N. Pinal Street Bldg. "F"  
Florence, AZ 85232

Re: Amarillo Creek Unit II & III  
S-013-05 - CVL Job #1.01.1030049

Dear Dedrick:

The Amarillo Creek Unit II & III Tentative Plat was approved on July 21, 2005 and we have been civil engineering and process through the County the final plat on both Units since that time. A previous Tentative Plat Extension was granted in July of 2012 until July of 2014. We are submitting this letter as our formal, written request for an additional extension for the above mentioned tentative plat.

For the past few years this project has been on hold due to current depressed housing market conditions. Although there are some signs of the market improving, most market experts are not anticipating the demand for final platted lots in this area of Pinal County to pick up for yet a few more years.

To date, the developers, after investing roughly \$12 million to purchase of the property, have invested an additional \$3.5+ million in entitlement, platting and civil engineering for Amarillo Creek Unit II & III. As you are well aware, Global Water Resources has made substantial financial investments in regional water and wastewater system infrastructure designed for the future housing development that will service not only this property, but all the properties in this vicinity. Also the property owner dedicated a site for the current Global Wasterwater treatment plant as well as a site for the current ED3 Substation, both of which have been constructed on the Amarillo Creek Unit II & III project. The time and effort, and dollars invested in Amarillo Creek Unit II & III by the Property Owner, Global Water Resources and ED3 were all based on the assumption that the entitlements and tentative plat approvals of Amarillo Creek Unit II & III would last through the project's completion.

Just as soon as the residential housing market conditions within this area of Pinal County improve, the developers intend to proceed with the final platting and development of Amarillo Creek Unit II & III. Therefore, it seems reasonable and appears to make good sense for Pinal County to grant this project a three year extension.

If you have any questions or comments, please feel free to contact me at (602) 285-4730.

Sincerely - Coe & Van Loo Consultants, Inc

A handwritten signature in black ink, appearing to read 'Ryan Weed', is written over the typed name.

Ryan Weed, P.E.  
Executive Vice President, Director

**S-021-08**



PINAL COUNTY  
*wide open opportunity*

## Staff Report

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### Pinal County Planning & Zoning Commission

Meeting Date: June 19, 2014

Case Number: S-021-08

Case Coordinator: Dedrick Denton

Subdivision Name: Bella Vista Section 13

Landowner/Developer: Kathy Aleman  
Wolfkin Farms, LLC  
3850 East Baseline Road Ste. #123  
Mesa, AZ 85206

Applicant: Jordan Rose  
Rose Law Group, PC  
6613 N. Scottsdale Road, #200  
Scottsdale, AZ 85250

Comprehensive Plan: Moderate Low Density Residential

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

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: GR; Vacant  
East: CB-2 & GR; Residential & Vacant  
South: CR-3; Residential & Town of Florence  
West: GR; Agriculture

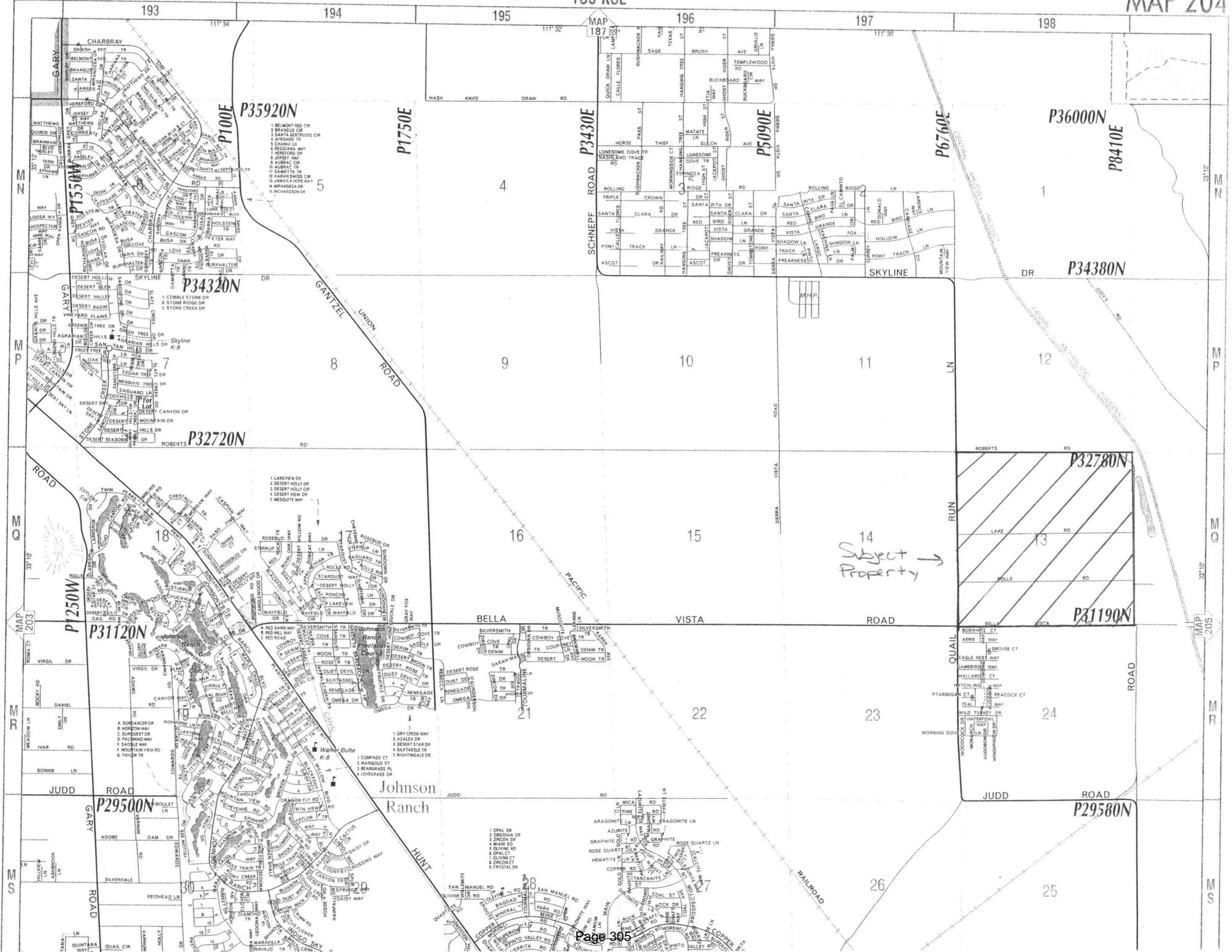
Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located between Attaway Road & Quail Run Lane and between Bella Vista Road & Roberts Road, adjacent to the Town of Florence.

Legal Description: A 659.09± acre parcel described as Section 13, T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 2,007

Tax Parcel Numbers: 210-13-001A



14  
 Subject Property →

Johnson Ranch

**NOTES**

1. ALL STREETS TO BE PUBLIC & MAINTAINED BY PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAYS DISTRICT.
3. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO UNITS.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 7' VERTICAL "NO-ACCESS" BARRIERS.
5. ALL EXISTING UTILITIES ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.
6. A HOMEOWNERS ASSOCIATION INCLUDING ALL TRACT OWNERS OF BELLA VISTA SECTION 13 WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
7. ALL COMMON AREAS, PARK, SCHOOL, AND OTHER UTILITIES WILL CONTAIN INDIVIDUAL DRAINAGE & SECTION TRACT FACILITIES.
8. ALL WATER LINES ARE 6" UNLESS NOTED OTHERWISE.
9. ALL LOCAL STREETS HAVE A ROW WIDTH OF 60' UNLESS OTHERWISE NOTED.
10. AN AERIAL PHOTO, SPREAD SHEET SHALL BE MAINTAINED AND RECORDED TO ALL ADJACENT TRACT OWNERS OPERATIVE.
11. NO SCHEDULED DAY CARE CENTER OR LIMITED CARE FACILITIES WILL BE LOCATED WITHIN 1/4 MILE OF LAND IN AGRICULTURAL PRODUCTION INCLUDING HORSE RANCHING.

**BENCHMARK**

"CORNER" BENCHMARK, 24" DIA. CONCRETE ABOUT 1.8' AWAY ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION MARK AT MARANA, IN SEC. 16, T.18S. R.10E. 30 FEET SW OF THE TRACKS, 30 FEET NE OF THE CENTERLINE OF A DRAINAGE ROAD WHICH PARALLELS THE TRACKS, 3.5 FEET NW OF NE CORNER AND 1.5 FEET SE OF SOUTHERN PACIFIC RAILROAD. MARKED WITH A 1/2" DIA. COPPER NIPPED POST, BEING A 1/2" HIGH COPPER COATED ROD THAT IS DRIVEN TO THE DEPTH OF 8 FEET INTO A 2" DIA. 1/2" DIA. PIPE. PROJECTIONS 2" DIAMETER. ELEVATION = 1040.06 FEET.

**BASIS OF BEARING**

ROCKY MOUNTAIN BEARING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 EAST AND SALT RIVER MERIDIAN.

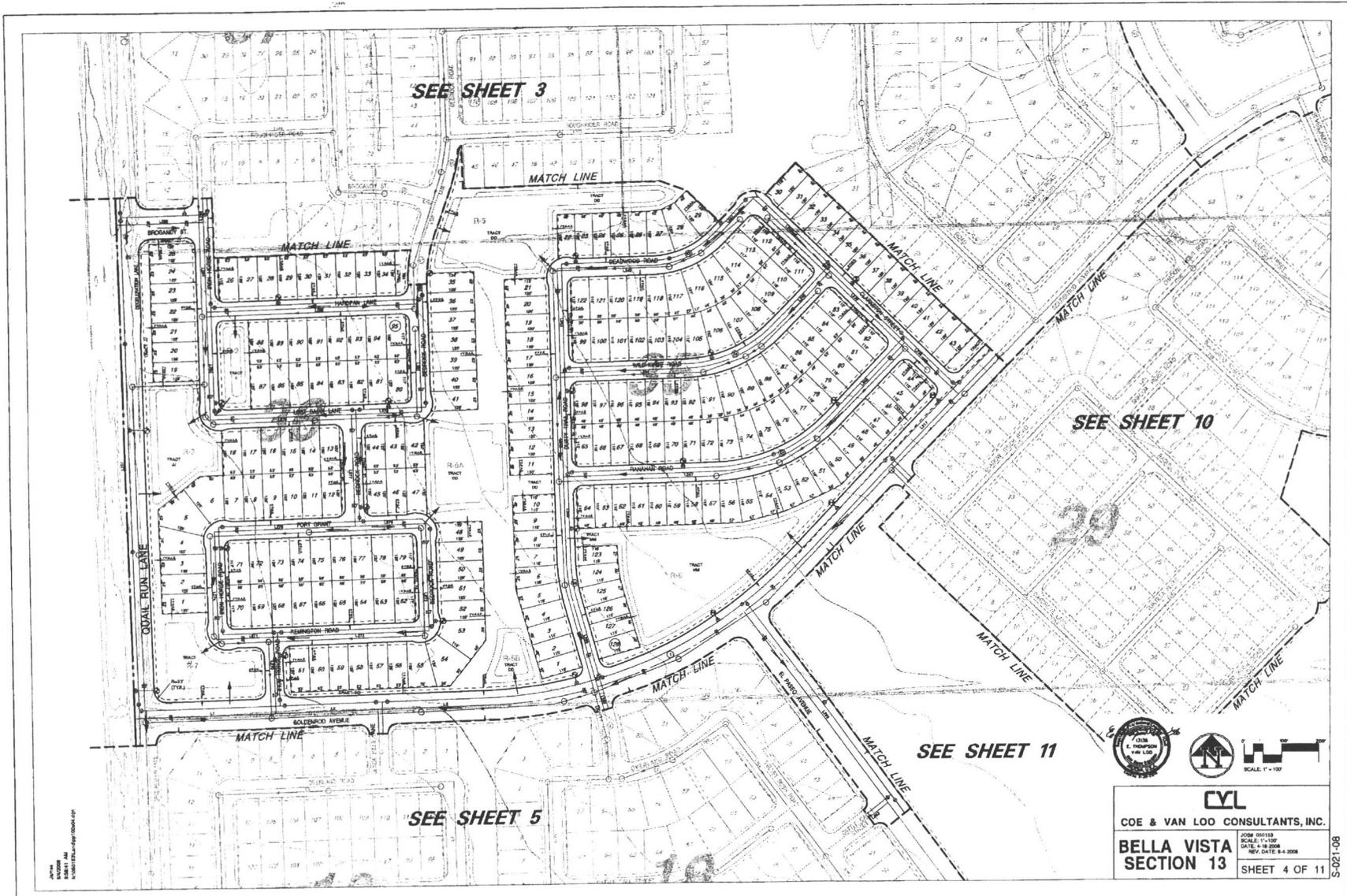
LAND USE TABLE	
LAND USE	AREA (AC.)
CROSSROAD AREA	854.89
RESIDENTIAL AREA	428.69
COMMERCIAL (PARCEL 21 & 25)	37.00
TOTAL YIELD	2007
OPEN SPACE (LESS TRACT 00)	125.23*
WATER CAMPUS (TRACT 00)	1.96
SCHOOL SITE (PARCEL 28)	14.00
COLLECTOR R.O.W.	23.89
ARTERIAL R.O.W.	26.32
OVERALL DENSITY (DU/AC)	3.05
AVERAGE LOT AREA (SF)	6881

\*OPEN SPACE DOES NOT INCLUDE TRACTS 13

TRACT	AREA	DESCRIPTION
A	1.34	LANDSCAPE TRACT / OPEN SPACE
B	15.48	OPEN SPACE / TRAIL / TYP. LOT / RETENTION & DRAINAGE ELEMENT
C	0.73	LANDSCAPE TRACT
D	5.08	LANDSCAPE TRACT
E	6.86	OPEN SPACE / RETENTION & DRAINAGE ELEMENT
F	1.08	OPEN SPACE / RETENTION & DRAINAGE ELEMENT
G	1.08	LANDSCAPE TRACT / OPEN SPACE
H	4.68	OPEN SPACE / RETENTION & DRAINAGE ELEMENT
I	1.07	LANDSCAPE TRACT / RETENTION & DRAINAGE ELEMENT
J	0.39	LANDSCAPE TRACT
K	1.07	OPEN SPACE / TRAIL / TYP. LOT / RETENTION & DRAINAGE ELEMENT
L	0.10	OPEN SPACE / TRAIL
M	0.10	OPEN SPACE / TRAIL
N	0.10	OPEN SPACE / TRAIL
O	0.10	OPEN SPACE / TRAIL
P	1.07	LANDSCAPE TRACT / RETENTION & DRAINAGE ELEMENT
Q	1.08	OPEN SPACE / TRAIL / RETENTION & DRAINAGE ELEMENT
R	1.08	OPEN SPACE / TRAIL / RETENTION & DRAINAGE ELEMENT
S	0.17	OPEN SPACE / TRAIL
T	0.80	LANDSCAPE TRACT
U	0.80	PARK / TRAIL / TYP. LOT / RETENTION & DRAINAGE ELEMENT
V	1.80	OPEN SPACE / RETENTION & DRAINAGE ELEMENT
W	1.07	LANDSCAPE TRACT
X	0.21	LANDSCAPE TRACT
Y	0.21	LANDSCAPE TRACT
Z	0.21	OPEN SPACE / RETENTION & DRAINAGE ELEMENT
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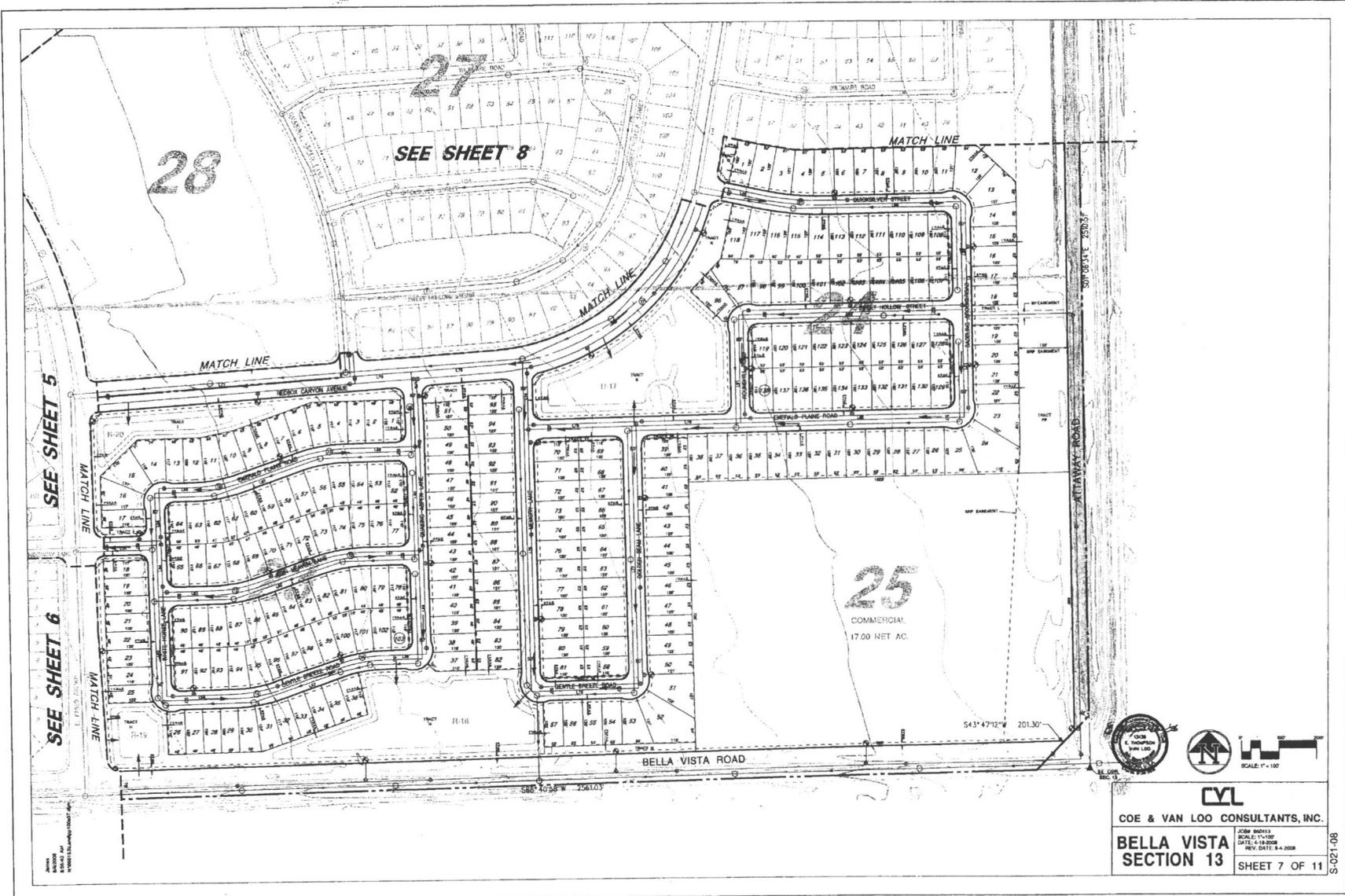
APPR  
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 11/20/08



**CYL**  
 COE & VAN LOO CONSULTANTS, INC.  
 JOB NUMBER  
**BELLA VISTA**  
**SECTION 13**  
 SHEET 4 OF 11








  
**CYL**  
 COE & VAN LOO CONSULTANTS, INC.  
**BELLA VISTA SECTION 13**  
 SHEET 7 OF 11

JOB NO. 050153  
 SCALE: 1"=100'  
 DATE: 6-18-2008  
 REV. DATE: 8-4-2008

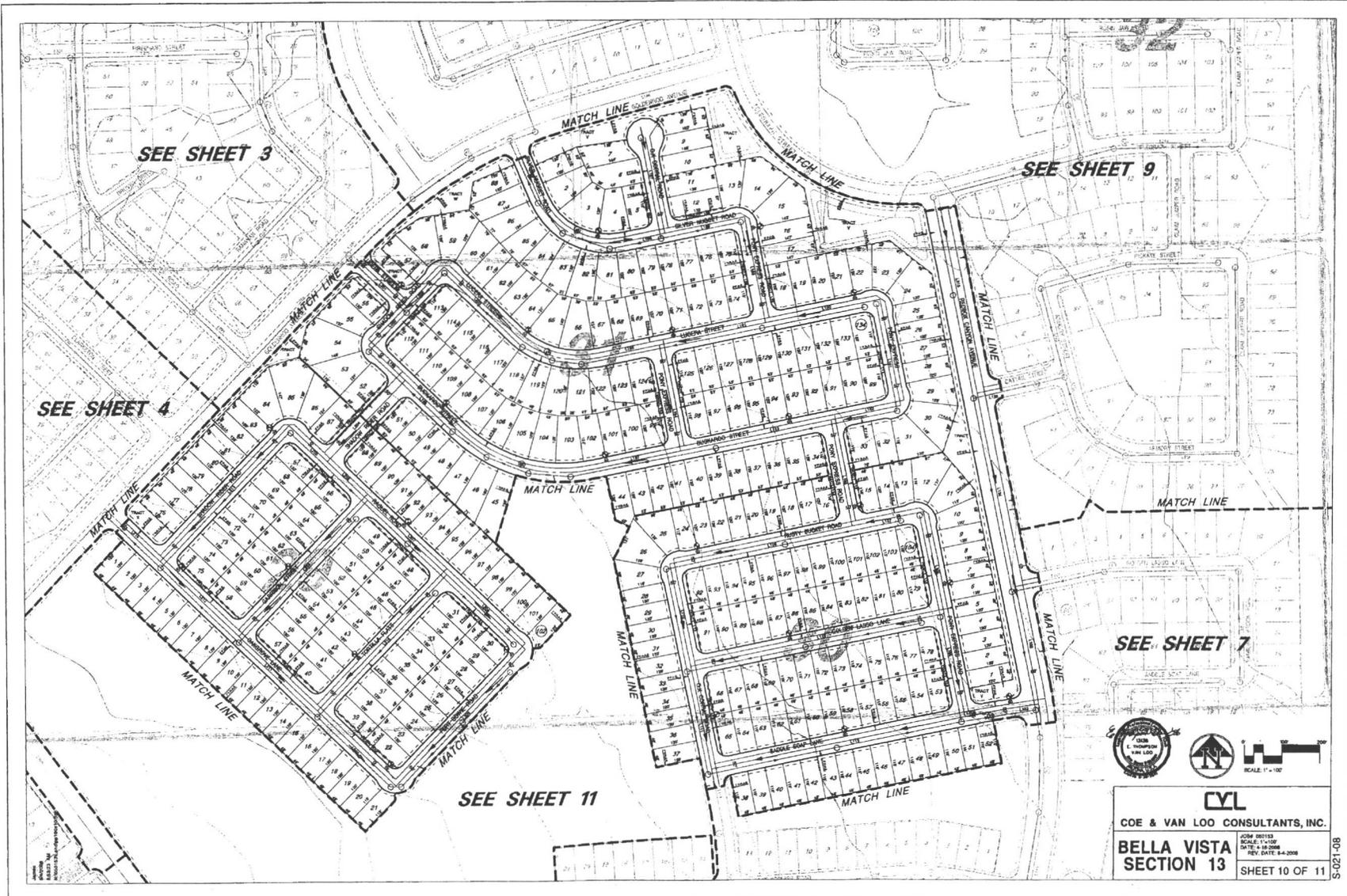
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**CYL**  
 COE & VAN LOO CONSULTANTS, INC.  
**BELLA VISTA**  
**SECTION 13**  
 SHEET 10 OF 11

JOB NO. 07013  
 SCALE: 1"=100'  
 DATE: 4-10-08  
 REV. DATE: 8-4-2008

S-021-08

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Request & Purpose: The applicant is requesting approval of a tentative plat extension for Bella Vista Section 13.

**ANALYSIS:**

1. On August 21, 2008, the Planning & Zoning Commission granted tentative plat approval with 30 stipulations.
2. On June 17, 2010, the Planning & Zoning Commission approved to extend the plat for an additional two year.
3. On July 19, 2012 stipulation twenty-eight was modified to grant a two year extension.
4. On April 29, 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 Planning & Development Department has no additional recommended stipulations.
6. Public Works Department has no additional recommended stipulations.
7. 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 twenty-eight has been modified to reflect staff's recommendation.
8. 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 Bella Vista Section 13: Stipulations 1 – 30, modifying stipulation 28 to extend the tentative plat to August 21, 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines. Decel lanes are required at all access locations along an arterial.

2. The approved Drainage Plan shall be per the current Pinal County Drainage Manual and shall provide retention for storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.
3. 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. Provide street lights at all arterial/collector, collector/collector, and collector/local street intersections. Street lights to be maintained by the Homeowners' Association.
6. Retro-reflective raised pavement markers (RPM) shall be used on all arterial striping.
7. The half street right-of-way and road improvements along the commercial parcel frontage shall be dedicated and constructed as part of the subdivision plat.
8. Minimum 55' half street right-of-way dedication along all section lines and minimum 40' half street right-of-way dedication along all mid-section lines, unless otherwise specified and approved by the County Engineer. All right-of-way dedication shall be free and unencumbered.
9. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer:
  - a. A minimum 75' half street right-of-way dedication along Bella Vista Rd. (southern boundary). A minimum 55' half street right-of-way dedication along Quail Run Lane (western boundary) and the west half of Roberts Rd. (northern boundary). A minimum 40' half street right-of-way dedication along Attaway Rd. (eastern boundary) and the east half of Roberts Rd. (northern boundary).
  - b. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
10. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be

posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.

11. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of a traffic signal.
12. 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.
13. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
14. 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.
15. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.
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. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.
18. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Bella Vista Section 13, and in accordance with all applicable criteria of the Subdivision Regulations and approved PAD, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
19. Development of the proposed subdivision (Bella Vista Section 13) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional Area Designation of the adopted Pinal County Comprehensive Plan.
20. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this development and adjacent developments both current and proposed.

21. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
22. 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.
23. Place the following in notes section on face of final plat:
  - Any adjacent State Land may be developed for any possible land use in the future.
  - No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying.
24. Prior to final subdivision approval (final Mylar plat), the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
  - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The waste water plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
25. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
  - a. Type of map or plat.
  - b. Name of subdivision and description with township, range and section.
  - c. Name of the owner of record.
  - d. Recorder's information and seal block.

This information shall be located on the top 1/4 of the face of the final plat with the Recorder's seal block located on the top 1/4 of each page of the final plat.

26. Place the following items on the face of the Final Plat:

- a. Typical Public Utility Easements and Building Setback Lines.
  - b. Vicinity and Location Map.
  - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
  - d. Pertinent notes from the "Notes" section as required for Final Plat approval in the Pinal County Subdivision Regulations.
  - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
27. 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.
28. The tentative plat shall be effective until August 21, 2016; it may be extended upon reapplication and review by the Planning and Zoning Commission.
29. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.
30. Access to County right-of-ways to/from any commercial parcel shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008.

Date Prepared: 06/04/14 - dld  
Revised:

April 29, 2014

**VIA U.S. MAIL AND EMAIL**

Greg Stanley  
Pinal County Manager  
Pinal County Development Services  
31 North Pinal Street, Building F  
Florence, Arizona 85132  
Gregory.Stanley@pinalcountyz.gov

**Re: Tentative Plat Extension Request for Bella Vista Farms (Case # S-021-08)**

Dear Mr. Denton:

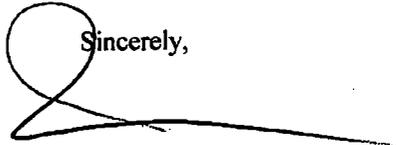
This letter is written on behalf of our client, Wolfkin Farms, LLC, as a formal request to extend the approval of Bella Vista Section 13 Tentative Plat for the above referenced case for two (2) years beyond the current expiration date. In 2012, a two (2) year extension was granted to August 21, 2014, and we are requesting an extension to August 21, 2016.

Wolfkin Farms has been diligently working on several issues involving the property in the last two (2) years. First, the applicant has been working with the Arizona Department of Transportation in determining the final alignment of the North-South freeway. Second, the applicant has spent considerable time negotiating a development agreement with Pinal County. However, due to unforeseen circumstances beyond the control of the applicant, the project has taken longer than expected.

We want to preserve the work that has been done on the Plat and ensure the continued viability of the Tentative Plat and are therefore requesting this extension to resolve the issues stated above. Wolfkin Farms is currently receiving inquiries from builders, so it would be very unfortunate if the Plat were to expire.

Thank you very much for your assistance and should there be any additional information that you require to complete this extension request, please feel free to contact me at 480.505.3939.

Sincerely,



Jordan R. Rose

cc: Dedrick Denton  
Jerry Stably  
Supervisor Todd House

**S-017-14**



## Staff Report

---

### Pinal County Planning & Zoning Commission

Meeting Date: June 19, 2014

Case Number: S-017-14

Case Coordinator: Evan Balmer

Subdivision Name: Bella Vista Farms Development Unit 2

Landowner/Developer: Linda Cheney  
El Dorado Bella Vista, LLC  
426 N. 44<sup>th</sup> Street, Suite 100  
Phoenix, AZ 85008

Engineer: Dean Pehrson  
HilgartWilson  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-2 & CR-3/PAD (PZ-012-11 & PZ-PD-012-11)

Existing Uses: Vacant

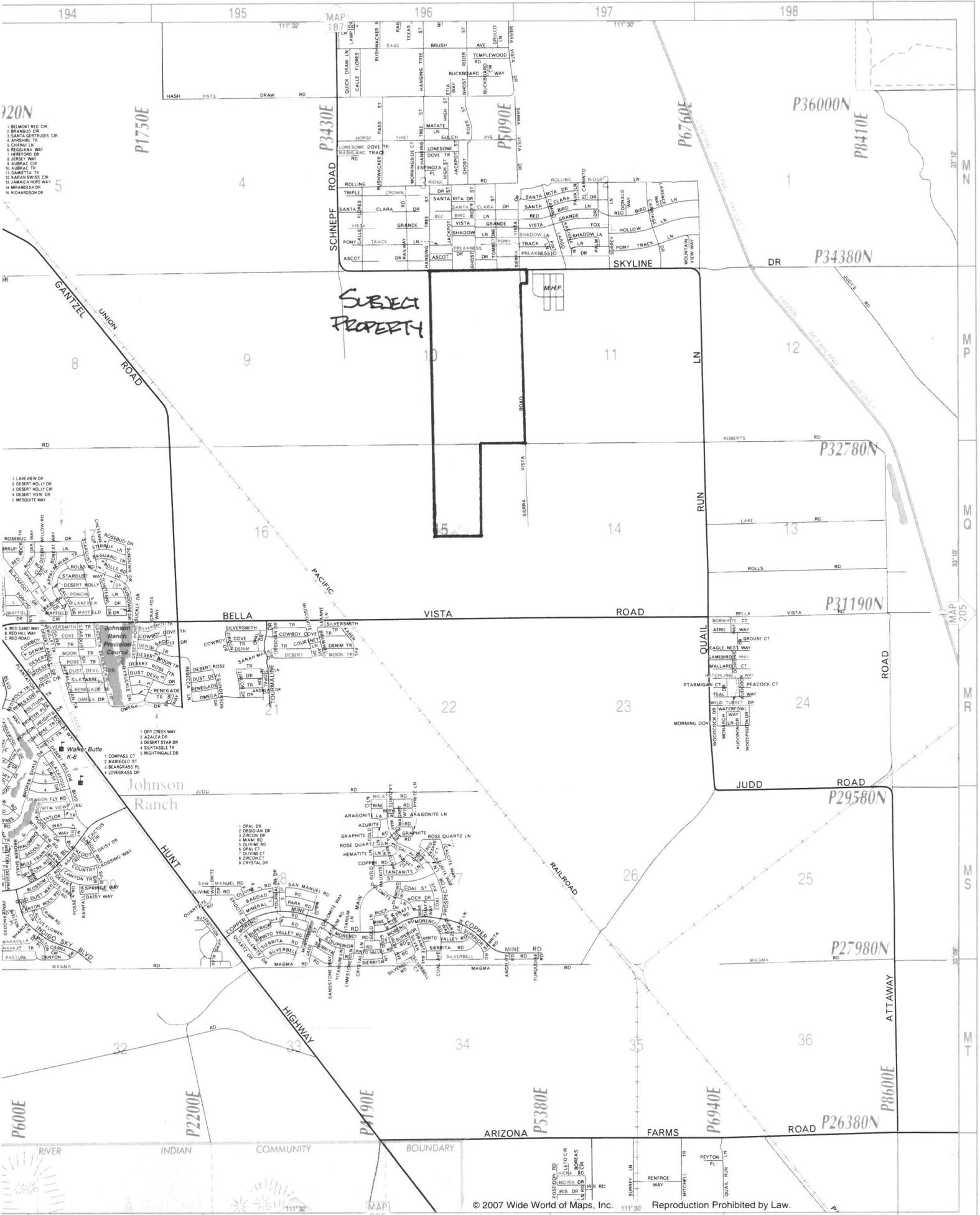
Surrounding Land Uses: North: GR (residential)  
East: RV & MHP/PAD; Skyline Resort  
CR-3/PAD; Skyline Estates (vacant)  
GR (vacant)  
CR-2/PAD; Bella Vista Farms (vacant)  
South: CR-3 & CB-1/PAD; Bella Vista Farms (vacant)  
West: CR-3/PAD; Bella Vista Farms (vacant)

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 Skyline Drive and approximately .5 mile east of Schnepf Road, in the San Tan Valley area.

Legal Description: A 416.48± acre parcel situated in a portion of Sections 10,11 & 15, T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 1,219



- 1 BELMONT RED CIR
- 2 BRANCO CIR
- 3 SANTA GERTRUDIS CIR
- 4 ARDRENE TR
- 5 CHANU LN
- 6 MISSISSAUGA LN
- 7 HERFORD DR
- 8 JESSE WEG
- 9 LAMAR DR
- 10 LAMAR TR
- 11 LAMAR SWISS CIR
- 12 LAMAR SWISS WAY
- 13 MIRANDESA DR
- 14 RICHARDSON DR

- 1 LAKEVIEW DR
- 2 DESERT HOLLY DR
- 3 DESERT HOLLY DR
- 4 DESERT VIEW DR
- 5 MESQUITE WAY

- 1 ROSEBUD DR
- 2 STARBUCK DR
- 3 STARBUCK DR
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- 34 STARBUCK DR
- 35 STARBUCK DR
- 36 STARBUCK DR

- 1 DRY CREEK WAY
- 2 JAZZ DR
- 3 DESERT STAR TR
- 4 SILKTASSLE TR
- 5 NIGHTINGALE DR

- 1 OPAL DR
- 2 OREGON DR
- 3 ERIC DR
- 4 MIAMI DR
- 5 OREGON DR
- 6 OREGON DR
- 7 OREGON DR
- 8 ZIRCON CT
- 9 CRYSTAL DR



**GENERAL NOTES**

- PLANNING DEPARTMENT:  
 A. THE GROSS AREA OF THE SUBDIVISION IS 416.48 ACRES.  
 B. ZONING INFORMATION: ZONING IS CR-2, CR-3, WITH PAD OVERLAY.  
 C. THE NUMBER OF LOTS IS 1219.  
 D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 115.19 ACRES.
- PUBLIC WORKS DEPARTMENT:  
 A. SKYLINE DRIVE, AND EAST BELLA VISTA ROAD, ARE THE NEAREST PAVED ACCESSES.  
 MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. SKYLINE DRIVE IS ADJACENT TO THE SUBDIVISION.  
 B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.  
 C. THERE ARE NO PROPOSED ABANDONMENTS OF PUBLIC RIGHT-OF-WAYS.  
 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT:  
 A. PUBLIC SEWERS ARE PLANNED FOR THIS SITE.  
 1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.  
 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

**SPECIAL NOTES**

- PLANNING DEPARTMENT:  
 A. NO VARIANCES, WAIVERS OR SPECIAL USE PERMITS HAVE BEEN OBTAINED FOR THIS PROJECT.  
 B. THE FLOOD ZONE DESIGNATION IS ZONE "X", THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WITH A DEFINITION OF: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP (D0210247E, PANEL NUMBER 475 OF 2575, EFFECTIVE DATE: DECEMBER 4, 2007).  
 C. MINIMUM LOT SIZE:  
 CR-3 = 45x110 (4950 SF.)  
 CR-2 = 65x125 (8125 SF.)

**ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS:**

- A. PUBLIC SEWERS  
 1. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.  
 2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.  
 3. ALL SANITARY SEWERS WITHIN THE PROPOSED SUBDIVISION WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.  
 4. THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.  
 5. THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
- B. DRYWELLS  
 ALL DRYWELLS SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOA AND ARE TO BE REPLACED BY THE HOA WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRY WELL SILTING CHAMBER IS REQUIRED. THE NUMBER OF DRYWELLS SHOWN IS BASED ON AN ASSUMED DISPOSAL RATE OF 0.3 CFS. THE DEVELOPER WILL PROVIDE PERCOLATION TESTS TO SHOW ACTUAL DISPOSAL RATE OR MODIFY DESIGN TO COMPLY WITH PCDM VOL. 1, SECTION 3.10.4.3 MAX DRYWELL DISPOSAL RATE OF 0.1 CFS PER DRYWELL.

NOTE: TRACT 22 3.23 ACRES (SHEET PP20) IS NOT A PART OF THE ORIGINAL PAD No. PZ-PD-012-11

**BENCHMARK**

PINAL COUNTY CONTROL NETWORK  
 (POINT NO. 308125)  
 3<sup>rd</sup> ARIZONA HIGHWAY DEPARTMENT  
 BRASS CAP IN HANDHOLE  
 ELEVATION = 1543.45  
 (N797285.48, E824199.67)

**BASIS OF BEARING**

N 89° 40' 04" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**LAND USE TABLE**

GROSS ACREAGE	416.48 ACRES
*GROSS ACREAGE WITHIN PAD	413.25 ACRES
AREA OF STREETS	8.25 ACRES
*NET ACREAGE	405.00 ACRES
AREA OF TRACTS	111.80 ACRES
TOTAL NUMBER OF LOTS	1219 LOTS
OVERALL DENSITY	2.95 DU/GROSS ACRE
AVERAGE AREA PER LOT	7,093 SF

\*GROSS AND NET PAD ACREAGE DOES NOT INCLUDE TRACT 22, 3.23 ACRES.

**SERVICE PROVIDERS**

WATER	JOHNSON UTILITIES/DIVERSIFIED UTILITIES
SEWER	JOHNSON UTILITIES
ELEC.	SPR
GAS	MESA GAS
TELEPHONE	COX OR CENTURY LINK
CABLE TV	COX OR CENTURY LINK
POLICE	PINAL COUNTY SHERIFF DEPARTMENT
FIRE	RURAL METRO
ELEMENTARY SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE	REPUBLIC SERVICES

# TENTATIVE PLAT OF BELLA VISTA FARMS - DEVELOPMENT UNIT 2

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T.3S., R.8E. AND THE EAST HALF OF SECTION 10, T.3S., R.8E. AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, T.3S., R.8E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

**OWNER**

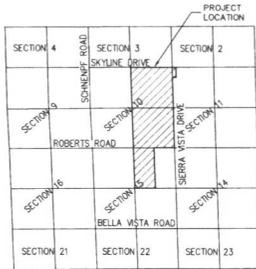
ELDORADO BELLA VISTA, LLC  
 426 N 44TH STREET, SUITE 100  
 PHOENIX, ARIZONA 85008  
 PH: 602.955.2424  
 CONTACT: LINDA CHENEY

**DEVELOPER**

ELDORADO BELLA VISTA, LLC  
 426 N 44TH STREET, SUITE 100  
 PHOENIX, ARIZONA 85008  
 PH: 602.955.2424  
 CONTACT: LINDA CHENEY

**ENGINEER**

HILGARTWILSON  
 2141 EAST HIGHLAND AVENUE SUITE 250  
 PHOENIX, AZ 85016  
 PH: 602.490.0535  
 FAX: 602.368.2436  
 CONTACT: DEAN PEHRSON, PE



**VICINITY MAP**



**LOCATION MAP**

	65'x125' TYP.	70'x130' TYP.
A	65'	70'
B	65'	70'
C	125'	130'

**BASE ZONING & ZONING CASE NO.**

TRACT 22-FUTURE WATER CAMPUS (NOT PART OF PAD) BASE ZONING: CR  
 BELLA VISTA FARMS PAD-PARCELS P,Q,R,S,T,U  
 BASE ZONING: CR-2, CR-3 (PZ-012-11) \*\*\*  
 PAD OVERLAY ZONING: PAD (PZ-PD-012-11) \*\*\*

DEVELOPMENT UNIT 2	CR-2	CR-3
MAX. BUILDING HEIGHT:	30'	30'
MIN. LOT AREA:	8,000 SF	4,950 SF
MIN. LOT WIDTH:	60'	45'
MIN. FRONT YARD SETBACK:	20'/15'	10'
MIN. SIDE YARD SETBACK:	5'/10'	5'
MIN. REAR YARD SETBACK:	20'	20'
MIN. STREET SIDE YARD SETBACK:	5'	10'
MIN. DISTANCE BETWEEN MAIN BUILDINGS:	15'	7'
TARGET DENSITY:	2.9 du/ac***	3.9 du/ac***

OPEN SPACE: 27.66%

\* 20 FEET TO FACE OF GARAGE, 15 FEET TO AN ENCLOSED LIVABLE AREA, PORCH OF SIDE-LOADED GARAGE, MEASURED FROM BACK OF SIDEWALK.

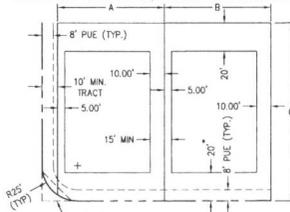
\*\* MEASURED FROM EAVE TO EAVE.

\*\*\* PER PAD, TARGET DENSITIES FOR CR-2 & CR-3 ARE 2.9 du/ac AND 3.9 du/ac RESPECTIVELY. HOWEVER, THE OVERALL TARGET DENSITY FOR DU 2 HAS BEEN LIMITED TO 3.0 du/ac. MAXIMUM ALLOWABLE LOT COUNT FOR DU 2 IS 1219 PER PAD.

\*\*\*\*A REQUEST WAS SUBMITTED TO AND APPROVED BY PINAL COUNTY FOR MODIFICATION OF DEVELOPMENT STANDARDS ON 28 LOTS WITHIN BELLA VISTA FARMS DEVELOPMENT UNIT 2. BELOW IS A LIST OF WHICH DEVELOPMENT STANDARDS APPLY TO WHICH LOTS MENTIONED IN THE APPROVED MODIFICATION.

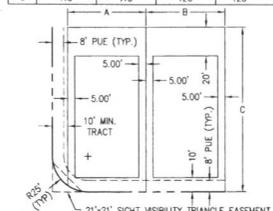
DEVELOPMENT STANDARD	LOTS
CR-2	801-808, 850 309-313, 340-346
CR-3	490-493; 509-510

\* 20 FEET TO FACE OF GARAGE, 15 FEET TO AN ENCLOSED LIVABLE AREA, PORCH OF SIDE-LOADED GARAGE, MEASURED FROM BACK OF SIDEWALK.



**TYPICAL LOT LAYOUTS & BUILDING SETBACKS ZONING CR-2**

	45'x110' TYP.	50'x115' TYP.	55'x120' TYP.	60'x125' TYP.
A	45'	50'	55'	60'
B	45'	50'	55'	60'
C	110'	115'	120'	125'



**TYPICAL LOT LAYOUTS & BUILDING SETBACKS ZONING CR-3**

**LEGEND**

- FOUND (EXISTING) MONUMENT AS NOTED
- FOUND (EXISTING) BRASS CAP IN HAND HOLE
- FOUND (EXISTING) BRASS CAP FLUSH
- ELECTRIC TRANSFORMER
- ELECTRIC PULL BOX
- ELECTRIC PANEL
- LIGHT POLE
- SIGN
- PVC RISER
- COMMUNICATIONS CONDUIT STUB
- VAULT (UNKNOWN TYPE)
- TELEPHONE PEDESTAL
- CABLE TV PULL BOX
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- PROPOSED MONUMENT
- PROPOSED DRYWELL
- EXISTING CONTOURS (1529)
- PROPOSED CONTOURS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY
- DRAINAGE FLOW ARROW
- RIGHT-OF-WAY
- CENTER LINE
- PINAL COUNTY RECORDS
- LAND SURVEYOR
- ① SIGHT VISIBILITY TRIANGLE EASEMENT 21' X 21'
- ② SIGHT VISIBILITY TRIANGLE EASEMENT 33' X 33'
- LOW POINT/INLET
- HIGH POINT
- MONUMENT
- FOCAL PARK
- VNAE
- VEHICULAR NON-ACCESS EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2013, AND THIS PLAT REPRESENTS THE SURVEY MADE.  
 I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREBY ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*RRP*  
 KRIS KANGUS  
 5-27-2014  
 DATE



ARIZONA REGISTERED LAND SURVEYOR NO. 19344  
 HILGARTWILSON  
 1661 E. CAMELBACK ROAD, SUITE 275  
 PHOENIX, ARIZONA 85016  
 P: 602.490.0535  
 KPANGUS@HILGARTWILSON.COM

<b>HILGARTWILSON</b>	
<b>TENTATIVE PLAT BELLA VISTA FARMS DEVELOPMENT UNIT 2</b>	PROJ. NO. 1359 DWG. NO. <b>PP01</b>
SHT. 1 OF 21	

DATE PREPARED: 05-2014 U:\3\359\ENR\PLANS\PRC-PLAT\1359-PP01.dwg 5/29/2014 12:27 PM







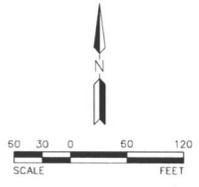
CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
C5	250.71'	44°15'18"	153.55'	L3	S65°21'01"E	58.75'
C6	250.00'	29°40'45"	116.41'	L4	N62°50'20"E	23.68'
C7	36.00'	90°00'00"	58.55'	L5	S08°37'28"W	77.45'
C8	200.00'	45°36'47"	155.22'	L5	N27°09'40"W	234.79'
C12	200.00'	27°49'02"	97.10'	L7	N46°30'02"W	35.52'
C13	200.00'	27°49'02"	97.10'	L8	N43°29'58"E	173.12'
C15	36.00'	90°00'00"	58.55'	L9	N43°29'58"E	50.50'
C16	36.00'	91°44'10"	57.64'	L10	N60°09'08"E	29.64'
C173	1000.00'	5°15'42"	110.45'	L11	N87°56'10"E	73.99'
C175	500.00'	27°46'02"	242.75'			

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP  
NTS

PR BELLA VISTA LLC  
APN 210-15-001C



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APPROVED TENTATIVE PLAT FOR HARVARD AT BELLA VISTA FARMS CASE NO. S-006-14

BVF LAND LLC APN 210-15-002B

REV.

**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2241 E. HIGHLAND AVE., STE. 200  
PHOENIX, AZ 85016  
P: 602-490-0055 / F: 602-348-2438  
www.hilgartwilson.com



TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

**HILGARTWILSON**  
PROD. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DWG. NO.: PP05  
SHT. 5 OF 21  
DESIGNED: JF  
APPROVED: DP

S-07-14





CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
C33	162.55'	32°11'26"	91.32'	L1	S50°26'36"W	47.95'
C78	500.00'	14°36'07"	127.42'	L2	S15°59'49"E	30.00'
C81	800.00'	8°30'19"	90.83'	L30	S7°08'52"W	354.48'
C84	250.00'	15°17'12"	68.70'	L31	N55°32'45"E	47.99'
C85	36.00'	90°15'40"	56.72'	L33	N39°33'24"W	17.67'
C86	600.00'	8°03'00"	84.30'	L34	N01°25'56"W	89.89'
				L52	N39°33'24"W	22.72'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP  
N15

REV.

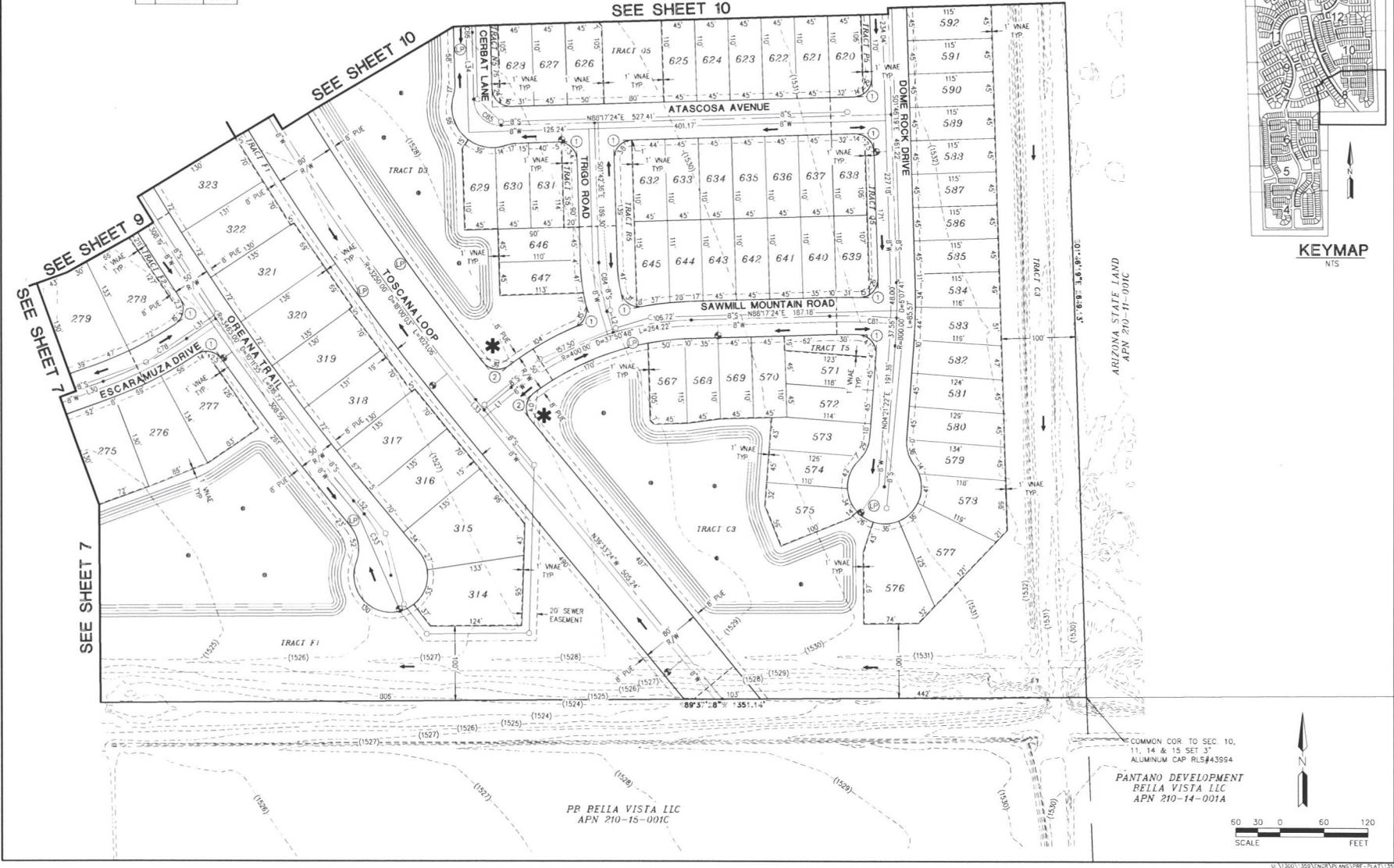
**HILGARTWILSON**  
ENGINEER | PLANNING | SURVEY | MANAGEMENT  
2143 E. HIGHLAND AVE., STE. 250 | P. 602.248.2434  
PHOENIX, AZ 85016  
www.hilgartwilson.com



**TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2**  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA  
**TENTATIVE PLAT**

**HILGARTWILSON**  
PROJ. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: DP

**PP08**  
SHT. 8 OF 21  
DWG. NO.



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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C37	600.00'	9°30'21"	99.54'
C38	35.00'	90°00'00"	56.55'
C39	36.00'	90°00'00"	56.55'
C40	250.00'	35°46'19"	156.08'
C41	675.00'	42°38'00"	502.26'
C42	35.00'	90°00'00"	56.55'
C43	36.00'	89°18'14"	56.11'
C44	36.00'	84°52'57"	53.33'
C45	36.00'	90°00'00"	56.55'
C46	36.00'	90°43'04"	57.00'
C47	36.00'	89°24'36"	56.18'
C57	3465.00'	4°35'01"	277.20'

LINE TABLE			
NO	DIRECTION	LENGTH	
L32	N22°58'29"E	85.56'	
L37	S83°22'34"E	48.01'	
L38	N25°50'36"W	59.22'	
L39	N60°30'31"E	68.43'	
L40	N15°51'08"W	274.00'	
L41	N25°08'52"W	245.00'	

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP  
NTS

REV.

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PHOENIX, AZ 85016  
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TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

HILGARTWILSON  
PROJ. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: DP

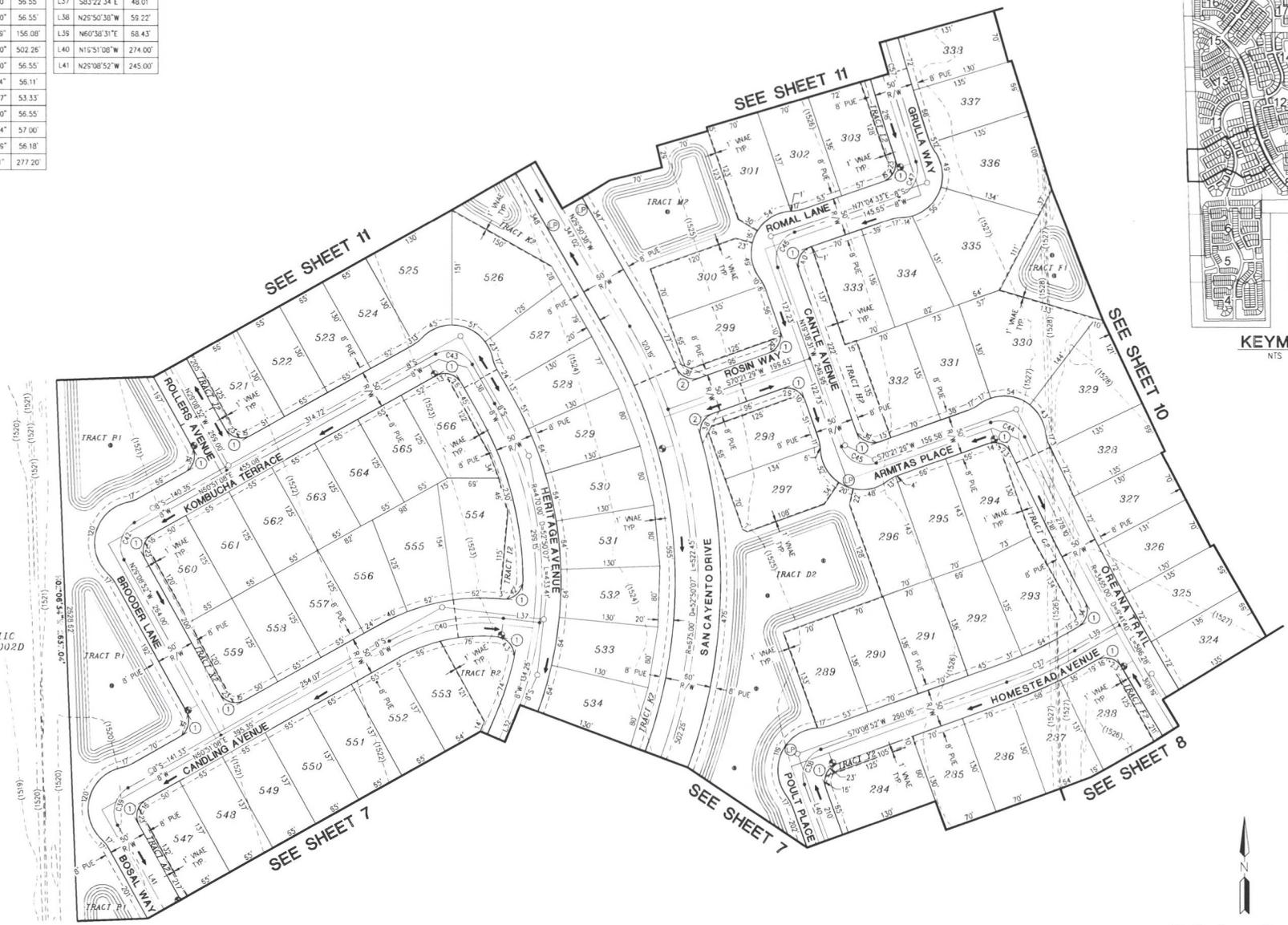
**PP09**

SHT 6 OF 21



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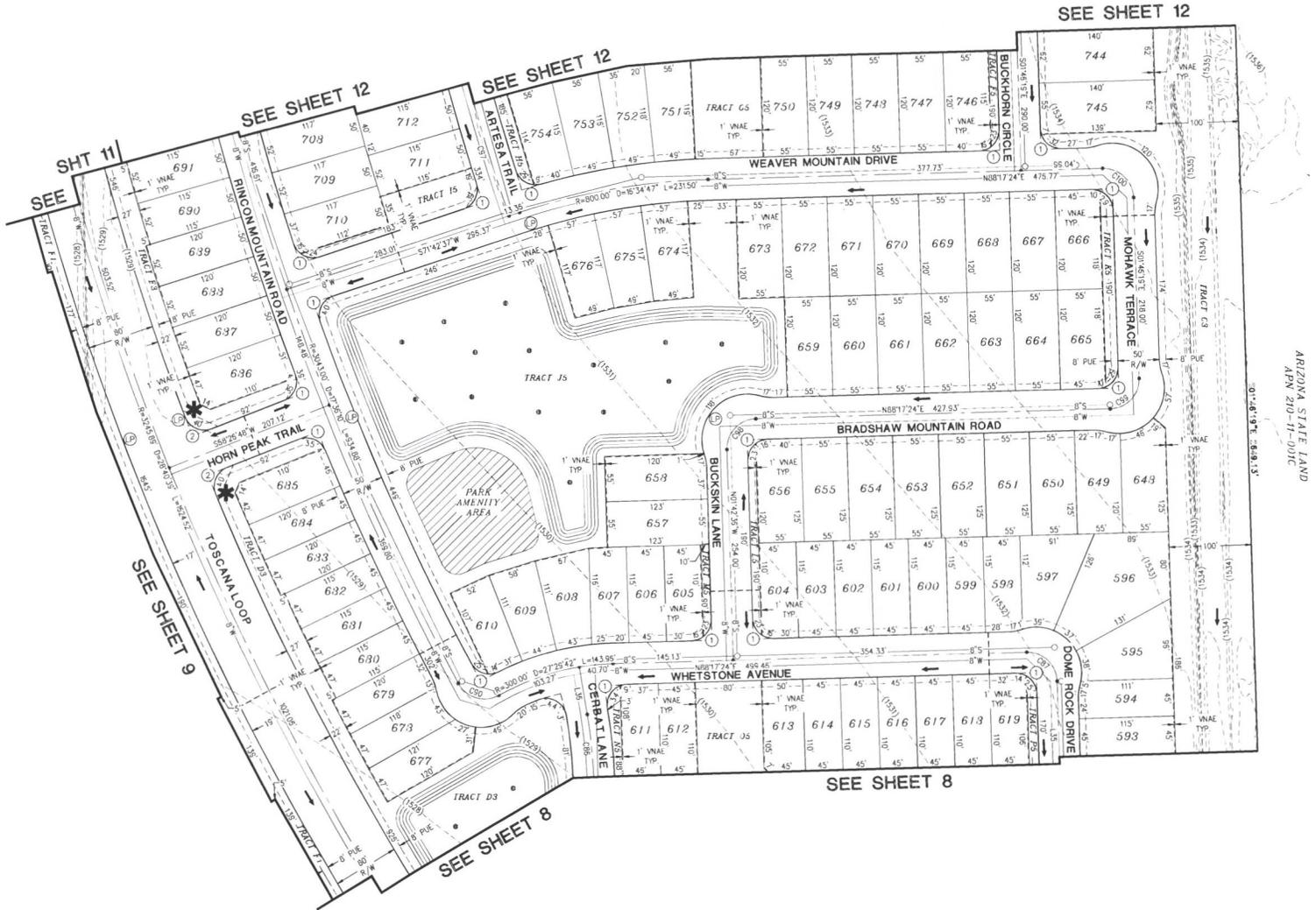
BVF LAND LLC  
APN 210-15-002D



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CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
CB5	500.00	80°3'00"	84.30'	L35	S01°45'19"E	234.04'
CB7	35.00	89°56'17"	56.51'	L36	N05°28'56"W	57.95'
CB9	36.00	50°41'05"	56.98'			
CB8	36.00	90°00'00"	55.55'			
CB6	36.00	90°03'43"	58.56'			
CB10	36.00	89°56'17"	56.51'			

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP  
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P: 602.490.0535 | F: 602.248.2438  
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SEAN J. PHOENIX  
REGISTERED PROFESSIONAL ENGINEER  
NO. 19350  
STATE OF ARIZONA

TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

**HILGARTWILSON**  
PROJ. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: DP

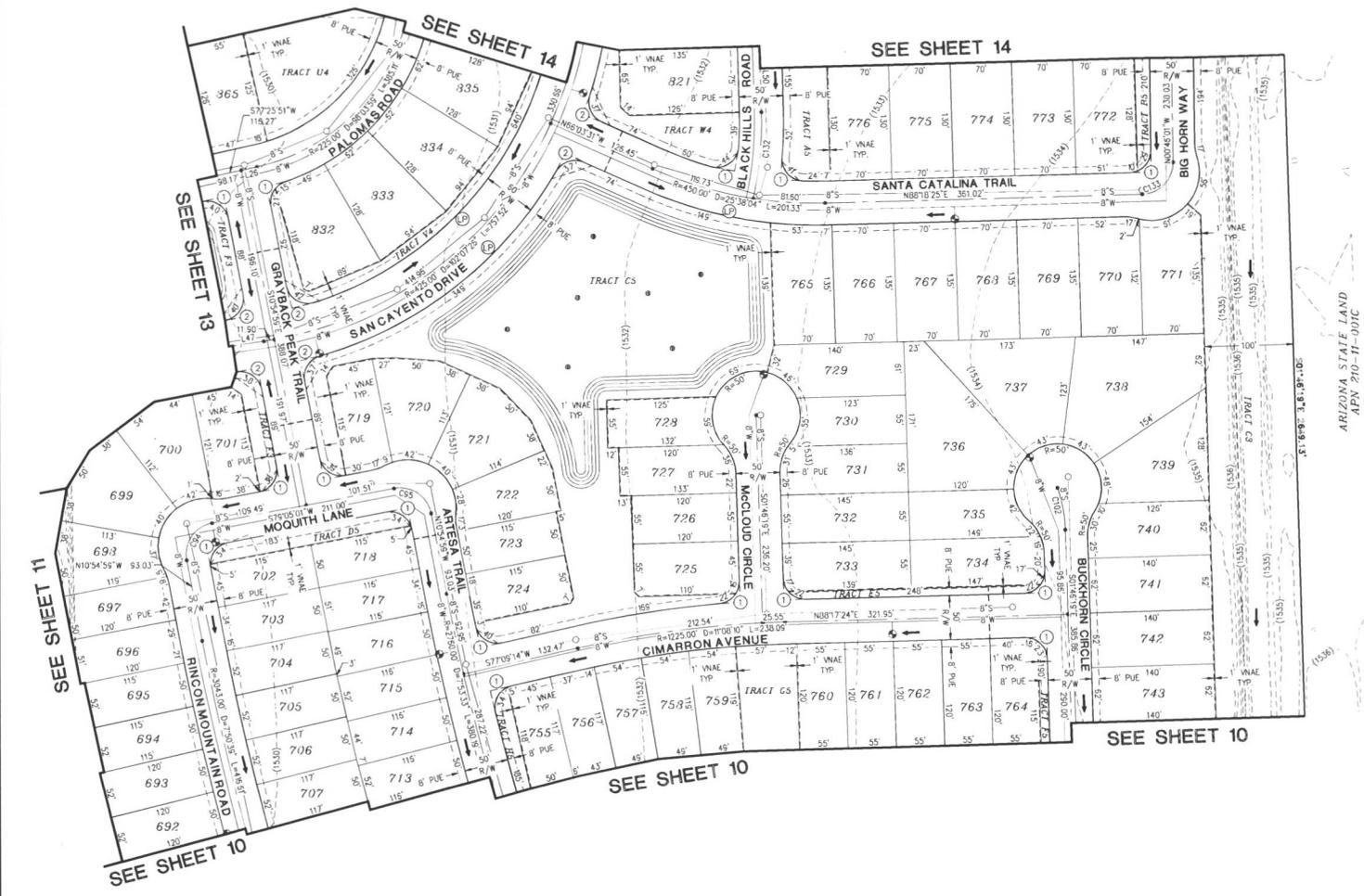
**PP10**  
SHT 10 OF 21

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CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
CB4	36.00'	90°00'00"	56.55'	L26	S77°25'51"W	18.06'
CS5	36.00'	90°00'00"	55.55'	L47	N81°25'18"E	340.90'
C102	150.33'	17°42'21"	48.93'	L50	N01°41'35"W	202.72'
C132	400.00'	14°08'47"	98.75'			
C133	36.00'	86°04'26"	55.97'			

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KEYMAP  
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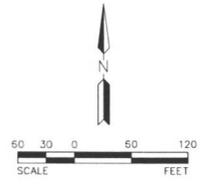


TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

**HILGARTWILSON**  
PROJ. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: DP

**PP12**  
SHT 12 OF 21

S-07-14



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CURVE TABLE				CURVE TABLE				LINE TABLE		
NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH	NO.	DIRECTION	LENGTH
C56	36.00'	90°00'00"	56.55'	C58	36.00'	90°00'00"	56.55'	L42	S87°53'26"W	30.52'
C61	36.00'	90°00'00"	56.55'	C143	36.00'	91°18'09"	57.37'	L43	N30°44'43"W	28.09'
C64	36.00'	91°29'25"	57.49'	C182	1000.00'	7°47'02"	135.86'	L46	N79°05'01"E	34.07'
C65	36.00'	91°29'25"	57.49'							
C68	500.00'	75°7'42"	69.48'							

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KEYMAP  
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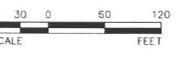


TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

**HILGARTWILSON**  
PROJ NO.: 1359  
DATE: MAY 2014  
DWG. NO.:  
SCALE: 1" = 60'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: JP

**PP13**

SHT. 13 OF 21



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C135	550.00'	0°13'23"	2.14'	C140	36.00'	90°00'00"	56.55'	L48	S77°25'51"W	101.22'
C137	300.00'	18°56'33"	56.18'	C150	112.50'	38°56'33"	75.46'			
C138	36.00'	90°05'24"	56.61'	C151	500.00'	5°41'11"	84.53'			

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT

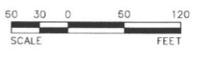


KEYMAP  
NTS

SKYLINE & QUAIL LLC  
APN 210-11-001C

EAST QTR COR SEC. 10  
FOUND 1.25" IRON PIPE  
AFFIXED BRASS TAG  
RLS#43594

ARIZONA STATE LAND  
APN 210-11-001C



SEE SHEET 12

SEE SHEET 17

SEE SHEET 15

SEE SHEET 13

SEE SHEET 13

SEE SHEET 12

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REV	DATE	DESCRIPTION

**HILGARTWILSON**  
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 PHOENIX, AZ 85016  
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 www.hilgartwilson.com



**TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2**  
 SKYLINE DRIVE & SIERRA VISTA DRIVE  
 PINAL COUNTY, ARIZONA

**HILGARTWILSON**  
 PROJ NO.: 1359  
 DATE: MAY 2014  
 SCALE: 1" = 60'  
 DRAWN: SH  
 DESIGNED: JP  
 APPROVED: JP

**PP14**  
 SHEET 14 OF 21  
 S-017-14

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REV.



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**TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2**  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

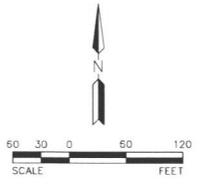
**TENTATIVE PLAT**



**HILGARTWILSON**  
PROJ NO.: 1359  
DATE: MAY 2014  
DWG: DRAWN: SH  
DESIGNED: JP  
APPROVED: DP

**PP15**

SHT. 15 OF 21

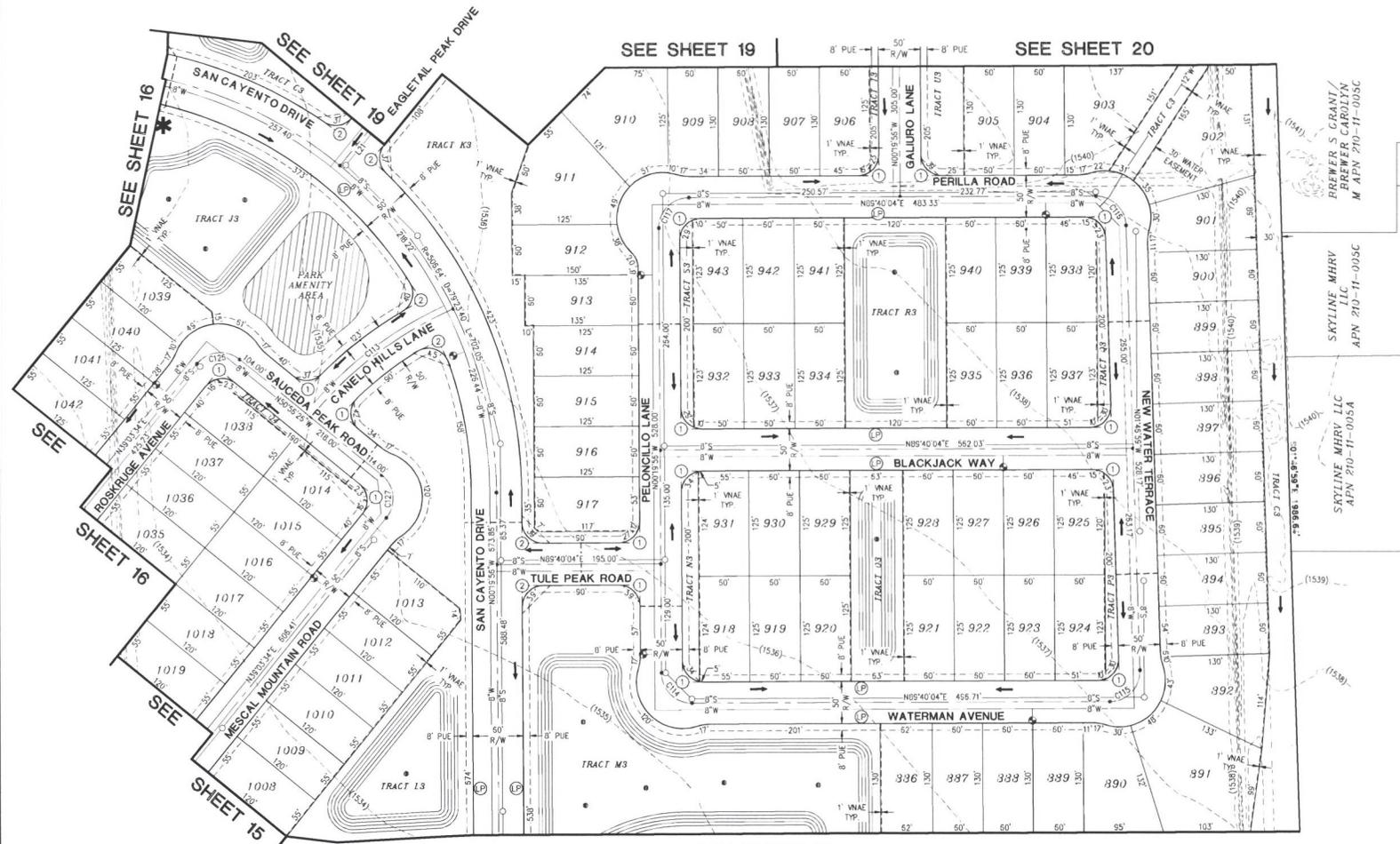


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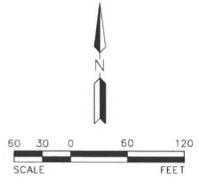


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C114	36.00'	90°00'00"	55.55'			
C115	36.00'	91°27'03"	57.45'			
C116	36.00'	88°32'57"	55.54'			
C117	36.00'	90°00'00"	55.55'			
C125	36.00'	90°00'00"	55.55'			
C127	36.00'	90°00'00"	55.55'			

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP  
NTS



REV

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TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA  
TENTATIVE PLAT

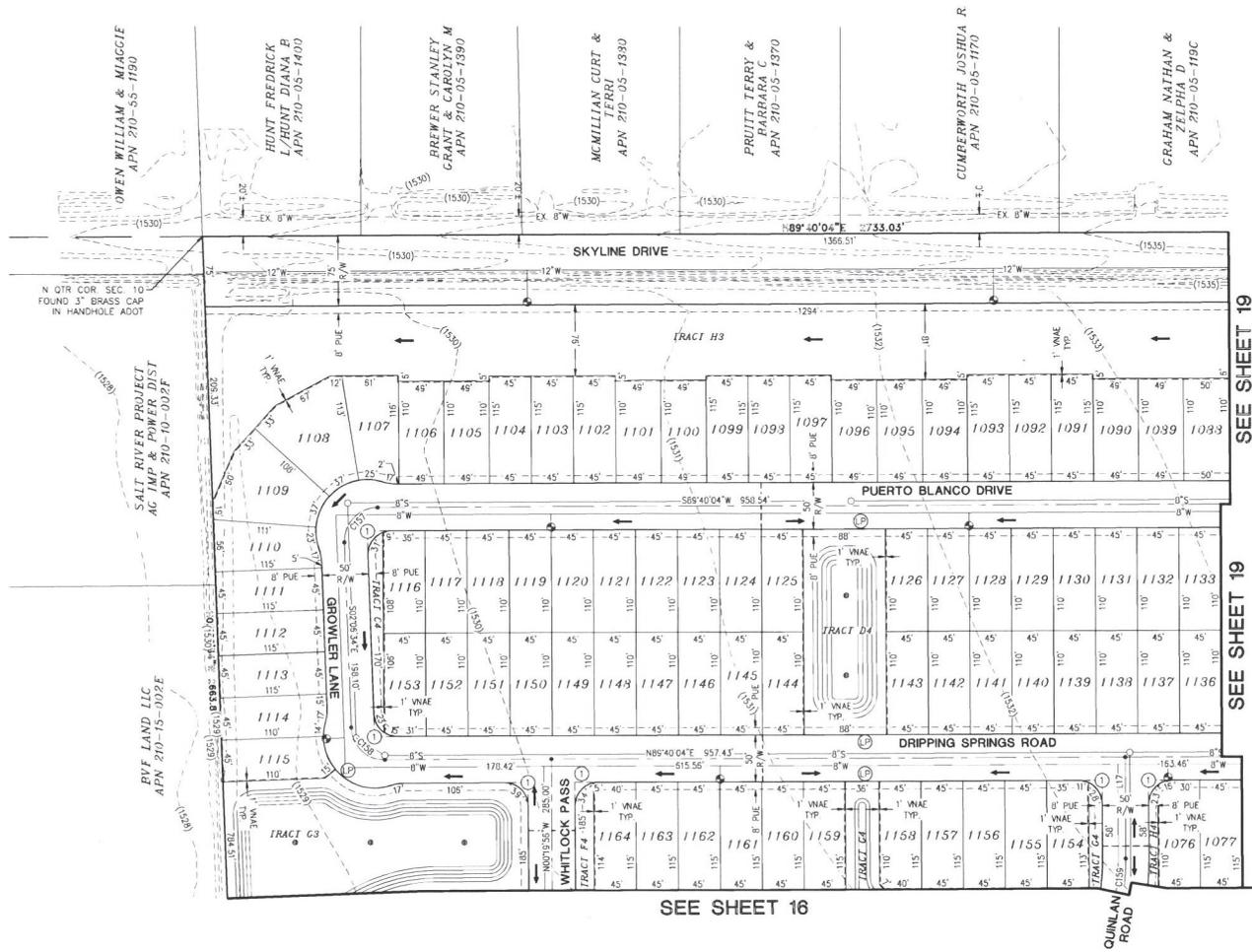
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PROD. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: DP  
**PP17**  
SHT. 17 OF 21

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CURVE TABLE			
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C157	36.00'	91°46'38"	57.57'
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C159	250.78'	34°00'41"	148.07'

LINE TABLE		
NO.	DIRECTION	LENGTH
L17	N00°19'55"W	108.23'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP  
NTS

REV.	DESCRIPTION

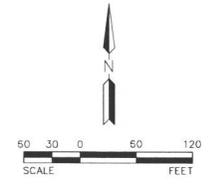
**HILGARTWILSON**  
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TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA  
TENTATIVE PLAT

PROJECT NO.:	1359
DATE:	MAY 2014
SCALE:	1" = 50'
DRAWN BY:	SH
DESIGNED BY:	JP
APPROVED BY:	DP

PP18  
SHEET 18 OF 21

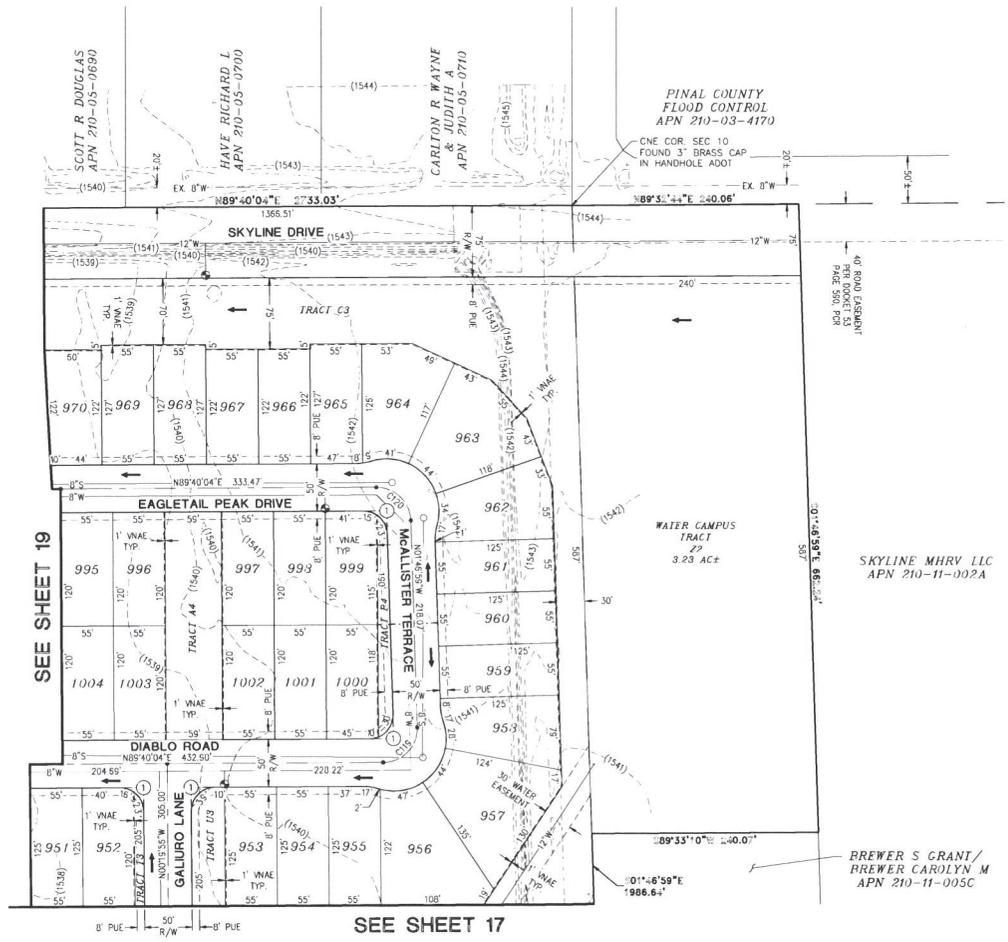


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CURVE TABLE			
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C120	36.00'	88°32'57"	55.54'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



REV

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TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

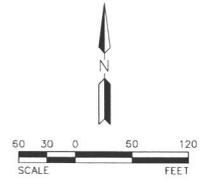
TENTATIVE PLAT

**HILGARTWILSON**

PROJ. NO.: 1359  
DATE: MAY 2014  
SCALE: 1" = 50'  
DRAWN: SH  
DESIGNED: JP  
APPROVED: DP

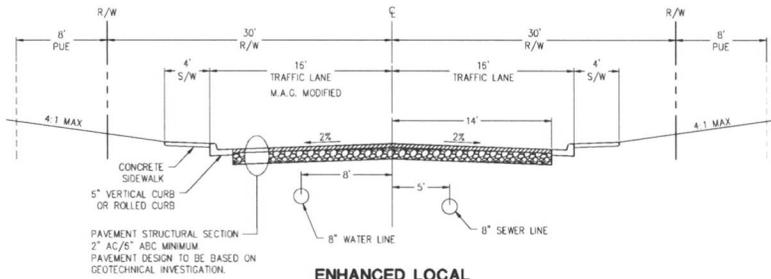
**PP20**

SHT 20 OF 21

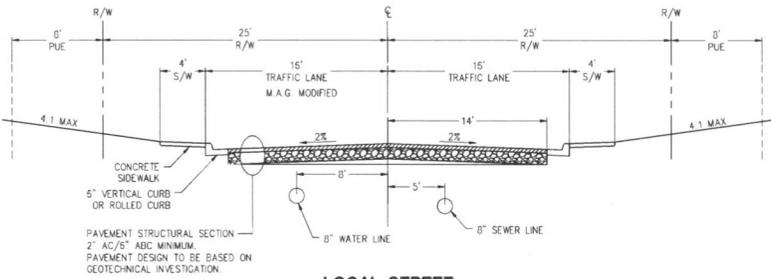


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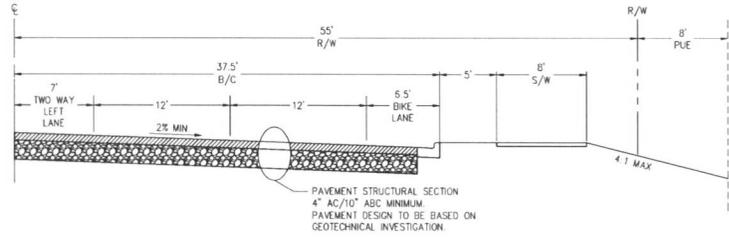
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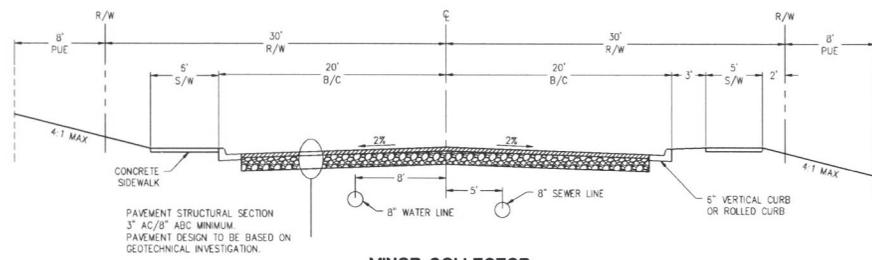
**ENHANCED LOCAL  
SAN CAYENTO DRIVE-WHITE STALLION WAY**  
N.T.S.



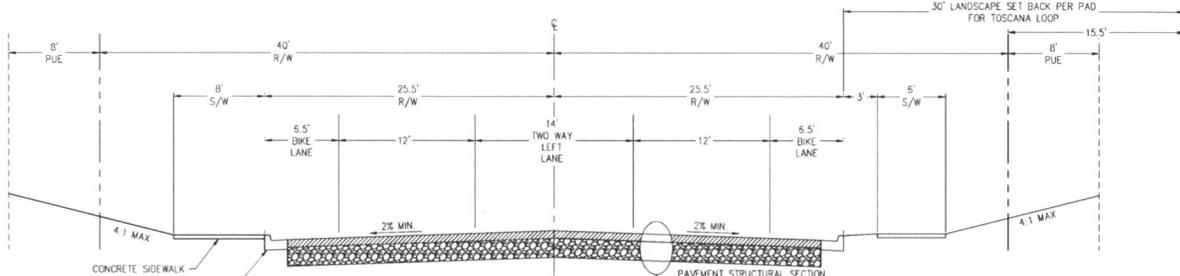
**LOCAL STREET**  
N.T.S.



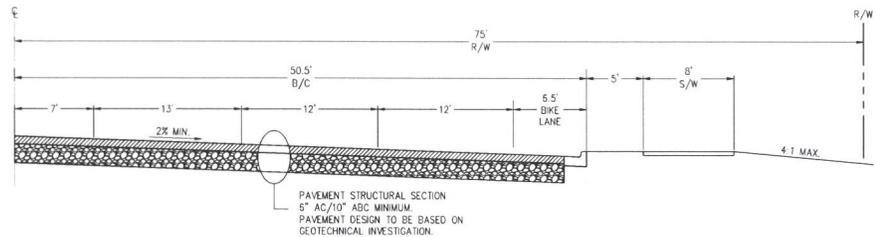
**MINOR ARTERIAL  
SCHNEPF ROAD**  
N.T.S.



**MINOR COLLECTOR  
AVOLA TRAIL**  
N.T.S.



**MAJOR COLLECTOR  
TOSCANA LOOP, PAINTED ROCK TRAIL**  
N.T.S.



**MAJOR ARTERIAL  
SKYLINE DRIVE**  
N.T.S.

REV	

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PHOENIX, AZ 85016  
www.hilgartwilson.com



**TENTATIVE PLAT - BELLA VISTA FARMS - DEVELOPMENT UNIT 2**  
SKYLINE DRIVE & SIERRA VISTA DRIVE  
PINAL COUNTY, ARIZONA

**STREET SECTIONS**

PROJ. NO.:	135B
DATE:	MAY 2014
SCALE:	N.T.S.
DWG. NO.:	PP21
DESIGNED BY:	DP
APPROVED BY:	DP

Tax Parcel Numbers: 210-10-001, 210-10-002A, 210-10-003 and 210-15-001B

Request & Purpose: El Dorado Bella Vista, LLC, landowner, Dean Pehrson, HilgartWilson, agent, requesting approval of a tentative plat for **Bella Vista Farms Development Unit 2**, 1,219 lots on a 416.48± acre parcel in the CR-2 and CR-3/PAD zone (**PZ-012-11 & PZ-PD-012-11**).

**HISTORY:** The subject property was originally rezoned in 1998 under case PZ-PD-040-98. In 2012 case PZ-PD-012-11 amended the Planned Area Development Overlay District to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to multi-family residential, and amend the development standards. The proposed plan was approved by the Board of Supervisors and created a maximum of 7,505 dwelling unit community with an educational campus. This portion of the PAD proposes a 1,219 lot tentative plat located in the CR-2 & CR-3/PAD zones. The lot count being proposed for this area is the maximum number of lots for this area. Bella Vista Farms Development Unit 2 is the second tentative plat within the Bella Vista Farms PAD. If approved, there will be 5,072 dwelling units available to be platted.

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

- Telephone: Cox Communications or Century Link
- Electrical: Salt River Project
- Water: Johnson Utilities/Diversified Utilities
- Sewer: Johnson Utilities
- Fire District: Rural Metro
- Refuse: Republic Services
- Cable: Cox Communications or Century Link
- 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 May 19, 2014 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were no written comments from agencies/entities on the proposed development.

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

Lot Area	Front Yard	Side Yard	Rear Yard	Lot Width	Height
4,950 sq. ft (CR-3)	10'	5'	20'	45'	30'
8,000 sq. ft (CR-2)	20'/15'	5'/10'	20'	60'	30'

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

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

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

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

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

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

**Analysis:** This project is located within the CR-2 & CR-3/PAD zoning classifications. The Board approved one stipulation of understanding for case PZ-012-11 and twenty-two stipulations for case PZ-PD-012-11.

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

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

**Analysis:** The design of Bella Vista Farms Development Unit 2 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 Skyline Drive. 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/Diversified Utilities. 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 Republic Services.

**Finding:** Staff finds that the proposed subdivision, with the attached stipulations, will not place an unreasonable

burden on the local government to provide necessary utilities and amenities.

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

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

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

**STAFF SUMMARY AND RECOMMENDATION:** All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-012-11 & PZ-PD-012-11), with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director’s review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

**I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-017-14 with the 19 stipulations as presented in the staff report.**

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer’s cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.
2. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.

4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
5. Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 75' half street right-of-way dedication along Skyline Drive (northern boundary), a minimum 55' half street right-of-way along Schnepf Road (a portion of the western boundary) and a minimum of 40' half street right-of-way for Toscana Loop (southern boundary).
6. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.
7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals.
8. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
9. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
11. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
12. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.

13. The applicant/owner shall develop the 1,219 lot subdivision in accordance with the subdivision submittal documents for Bella Vista Farms Development Unit 2 and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-012-11 & PZ-PD-012-11), or secure any Waivers/Variations prior to signing the final subdivision plat by the Board of Supervisors.
14. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.
15. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
16. Place the following in the notes section on the final plat:
  - This subdivision is subject to an agricultural spray easement recorded by fee No. \_\_\_\_\_, in the official records of the County Recorder of Pinal County, Florence, Arizona.
  - No schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying.
  - This subdivision is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
17. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.
18. Submittal of the final plat shall be in accordance to Chapter 3.20 of the Development Services Code and chapters four and five of the Subdivision and Infrastructure Design Manual.
19. 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.



P I N A L • C O U N T Y  
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**Date:** June 19, 2014

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

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

**Subject:** **Tentative Plat for BELLA VISTA FARMS – DEVELOPMENT UNIT 2,  
Case No. S-017-14**

The Public Works Department has reviewed the Tentative Plat for BELLA VISTA FARMS – DEVELOPMENT UNIT 2, Case No.S-017-14 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
- 2) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 4) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- 5) Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 75' half street right-of-way dedication along Skyline Drive (northern boundary), a minimum 55' half street right-of-way dedication along Schnepf Road (a portion of the western boundary) and a minimum 40' half street right-of-way for Toscana Loop (southern boundary);

- 6) Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association;
- 7) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals;
- 8) Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
- 9) Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site;
- 10) if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;

rev:

c: file copy  
L. Chow  
E. Balmer



PINAL COUNTY  
*wide open opportunity*

April 30, 2014

Sent via e-mail only

Hilgart Wilson  
c/o Dean Pehrson  
1661 E. Camelback Rd. Ste. 275  
Phoenix, AZ 85016  
dpehrson@HilgartWilson.com

**Subject: Requested Minor Amendment of Bella Vista PAD PZ-(PD)-012-11**

Dear Mr. Pehrson:

This letter is in response to your March 14, 2014 request for a minor amendment to the Bella Vista PAD. The overall PAD was approved in case: PZ-PD-012-11. Your request is to allow modification of the development standards on specific lots within Unit 2 of the aforementioned PAD. After careful consideration of the Pinal County Development Services Code (PDSC) and the approved PAD document I will approve this minor Amendment with the following conditions:

1. The amendment will only affect the lots indicated on page 7, 8 and Figure 3 of your attached request dated 3/14/2014. Any additional request to modify standards must be submitted for review according the PCDSC. Any other lots in the DU2 will still have to meet the originally approved development standards.
2. Items such as open space, recreational amenities and street layout will be reviewed for compliance with the PAD as part of the Tentative Plat review process

Sincerely,

Jerry Stabley, AICP  
Planning and Development Director



PINAL COUNTY  
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## II. GENERAL SUBDIVISION INFORMATION

### Please Print:

Dean Pehrson/HilgartWilson, LLC	2141 E. Highland Ave Suite 250; Phoenix, AZ 85016	602-490-0535
Name of Applicant	Mailing Address	Phone

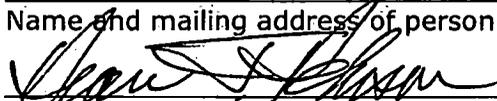
dpehrson@hilgartwilson.com
Applicant E-Mail Address

Linda Cheney/El Dorado Bella Vista, LLC	426 N. 44th Street, Suite 100; Phoenix, AZ 85008	602-955-2424
Name of Landowner(s)	Mailing Address	Phone

lcheney@eldoradoholdings.net
Landowner(s) E-Mail Address

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

Dean Pehrson/HilgartWilson, LLC	2141 E. Highland Ave Suite 250; Phoenix, AZ 85016	602-490-0535
Name and mailing address of person to be notified		


Signature of Applicant

4/4/14
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  
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2. Water service provider:

(see below for additional  
water service provider)

Company Name: Johnson Utilities, LLC

Contact Person: Daniel Hodges

Address: 5230 E. Shea Blvd., Suite 200; Scottsdale, AZ 85254

Phone number: 480-998-3300

3. Electrical service provider:

Company Name: SRP

Contact Person: Tony Alvarado

Address: PO Box 52025 - Will Serve Center; Phoenix, AZ 85072-2025

Phone number: 602-236-2373

4. Gas service provider:

Company Name: Mesa - Energy Resources Department

Contact Person: Lucy Lopez

Address: PO Box 1466; Mesa, AZ 85211

Phone number: 480-644-3683

5. Telephone service provider:

Company Name: Century Link

Contact Person: Gilbert Bracamonte

Address: 135 W. Orion St.; Tempe, AZ 85283

Phone number: 480-243-4356

6. Cable service provider:

Company Name: Cox Communications

Contact Person: Randy Rolland

Address: 1550 W. Deer Valley Rd.; Phoenix, AZ 85027

Phone number: 623-328-3215



**PINAL COUNTY**  
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7. Solid waste provider:

Company Name: Republic Services

Contact Person: Warren Nichols

Address: 4811 W. Lower Buckeye Rd.; Phoenix, AZ 85043

Phone number: 602-237-2078, ext 7280

8. Fire District:

Company Name: Rural Metro

Contact Person: Luther Moorhead

Address: 708 W. Baseline Rd.; Mesa, AZ 85210

Phone number: 480-655-7365

9. School District:

Company Name: Florence Unified School District No.1

Contact Person: Dr. Amy Fuller - Superintendent

Address: 1000 S. Main Street; PO Box 2850; Florence, AZ 85732

Phone number: 520-866-3500

**Additional Water Provider:**

Company Name: Diversified Water Utilities

Contact Person: Scott Gray

Address: 4700 E. Thomas Rd., Suite 203; Phoenix, AZ 85018

Phone Number: 602-840-9400





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

El Dorado Holdings, Inc. as Administrative Agent for  
El Dorado Bella Vista, LLC

[Insert Company or Trustee's Name]

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

Its: Vice President  
[Insert Title]

Dated: 4/4/14

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

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

\_\_\_\_\_  
[Insert Signor's Name] [Insert Title]

\_\_\_\_\_, an \_\_\_\_\_  
[Insert Name of Company or Trust] [Insert

State of Incorporation, if applicable]

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

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

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

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

STATE OF Arizona )  
COUNTY OF Pinal ) ss.

On this 4 day of April, 2014, before me, the undersigned, personally appeared Linda Cheney

\_\_\_\_\_  
[Insert Signor's Name]

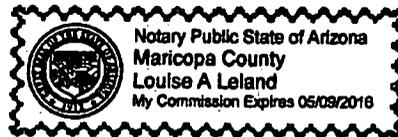
who acknowledged himself/herself to be Vice President of El Dorado Holdings, Inc., as  
[Title of Office Held] [Second Company]

Administrative Agent for El Dorado Bella Vista LLC, and who being  
[i.e. member, manager, etc.] [Owner's Name]

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

Louise A Leland  
Notary Public

My commission expires: 5/9/2016





April 9, 2014

Dedrick Denton  
Planner  
**Pinal County Planning And Development**  
31 N. Pinal Street, Building F  
Florence, AZ 85132

**Re: Bella Vista Farms Development Unit 2  
Tentative Plat  
Refuse Service Agreement**

Dear Dedrick:

For the Bella Vista Farms Master-Planned Community, solid waste collection and disposal will be provided by either Republic Services or Central Arizona Solid Waste. At the appropriate time, the HOA/Developer will a bulk agreement for solid waste pickup and disposal services.

Contact has been made with both providers and HilgartWilson has verified this project is within the areas which the providers can provide service.

Respectfully submitted,

Dean J. Pehrson, P. E.  
Senior Project Manager  
HILGARTWILSON, LLC

HILGARTWILSON, LLC  
1661 East Camelback Road, Suite 275  
Phoenix, Arizona 85016  
Phone: 602-490-0535

**Evan Balmer**

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**From:** Giao Tran <Giao.Tran@MesaAZ.gov>  
**Sent:** Wednesday, April 16, 2014 12:08 PM  
**To:** Dedrick Denton; Ashlee MacDonald; Evan Balmer  
**Subject:** Bella Vista Farms - Development Unit 2

Good afternoon,

Please forgive me if you are not the Project Manager for this case and a case number is not referenced in this email as those information was not included for me in the mail package. The following is the City of Mesa Gas Utility Department's comment for the review process of Bella Vista Farms – Development Unit 2:

“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) 644-2126 or (480) 644-2652. Please contact Arizona Blue Stake at 811 prior to any excavation in the area.”

Thank you for supplying us with information on developments in the Pinal County as it is very helpful for our Department and please let me know if you have any questions.

Sincerely,

*Giao Tran*

Gas Planning Engineer  
480-644-6429

Drafter Note -  
CRYSTALA -  
9/26/2012 CRYSTALA  
9/26/2012 12:36:32 led please  
PM. return to the Office of the  
TAX DOC?? Clerk of the Board



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER**

DATE/TIME 09/24/2012 1031  
FEE \$0 00  
PAGES 11  
FEE NUMBER 2012-082196



**ORDINANCE 2012 – PZ-PD-012-11**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, RELATING TO AN AMENDMENT OF A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, IN CASE PZ-PD-012-11, LOCATED IN THE NORTHEAST CORNER AREA OF THE SCHNEPH ROAD ALIGNMENT AND BELLA VISTA RD IN SAN TAN VALLEY AREA, AMENDING THE PINAL COUNTY ZONING MAP**

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

**Section 1 That the PAD overlay district on following described lands**

**Attached as Exhibit "A"**

**Be amended with stipulations for zoning and development purposes. The attached stipulations and referenced PAD document completely supersede case PZ-PD-040-98. The amended plan is located in the office of Planning and Development and dated May 25, 2012.**

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

- 1 The stipulations under this case will supersede all stipulations previously approved under Cases PZ-040-98 and PZ-PD-040-98,**
- 2 All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures,**
- 3 The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in a common retention area,**

- 4 **Right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer,**
  - a **A minimum 75' half street right-of-way dedication along SKYLINE DRIVE (northern boundary) and BELLA VISTA ROAD (southern boundary). A minimum of 110' full width right-of-way for SCHNEPF ROAD through the entire development**
- 5 **Bella Vista Rd and Skyline Dr have been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the "Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008" or as approved by the County Engineer,**
- 6 **Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer,**
- 7 **The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the final plat or site plan approval, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals,**
- 8 **Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer,**
- 9 **Notwithstanding any State law to the contrary, Development of any use that is not for education purposes shall require, at the time of application for approval of final plat and/or site plan, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. "Education purposes" also will include administrative offices related to education purposes, student union and athletic fields, Public buildings, including public buildings for education purposes, are subject to fire code requirements pursuant to A R S § 34-461,**
- 10 **Prior to final plat or site plan, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that**
  - a **The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development**
  - b **The development boundaries are located within a service area designated with an approved Certificate of Convenience and Necessity (CCN)**
  - c **The wastewater plan for the proposed development is in conformance with the Certified Areawide Water Quality Management (208) Plan.**

property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-012-11), in accordance with the applicable criteria set forth in Chapter 2 175 of the Pinal County Development Services Code and the applicant's submittal documents dated May 25, 2012,

- 12 In the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District and the stipulations attached to case number PZ-PD-012-11, the stipulations shall govern,
- 13 The final plat shall contain a note that the adjacent Arizona State trust land can be developed for any use at a future date,
- 14 The PAD under case PZ-PD-012-11 is to be developed with a maximum of 7,505 total dwelling units,
- 15 Residential density within areas designated as MLDR shall not exceed 3 5 dwelling units per acre. Calculations for density shall use the residential zoned areas of the PAD, excluding the high density residential area as net acreage,
- 16 The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department,
- 17 Prior to applying for a zoning clearance/building permit for commercial or other uses that are not for education purposes, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans. "Education purposes" also will include administrative offices related to education purposes, student union and athletic fields,
- 18 The developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed,
- 19 All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District,
- 20 As phase of development occurs, recreational open space and other developed open space will be developed in conjunction with the land uses developed within each "Development Unit",
- 21 Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the PAD document on pages 37 - 46 including exhibits,
- 22 The transfer of dwelling units from the HDR (CR-5 zoned) area to other development units shall be prohibited

Drafter Note -  
CRYSTALA -  
9/26/2012 CRYSTALA  
9/26/2012 12:36:32  
PM  
TAX DOC??

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 19<sup>th</sup> day of September, 2012.



Pinal County Board of Supervisors

David Snider  
Chairman

ATTEST

Shen Cleff  
Clerk