



PINAL COUNTY
wide open opportunity

NOTICE OF PUBLIC MEETING AND AGENDA
of
PINAL COUNTY PLANNING AND ZONING COMMISSION
Regular Meeting

9:00 a.m.
Thursday, August 21, 2014
EOC Room – Building F
31 N. Pinal St. Florence, Arizona

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

Please turn off cell phones and other electronic devices or place in silent mode.

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.

COMMISSION MEMBERS

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

AGENDA

- 1. CALL TO ORDER:**
- 2. PLANNING DIRECTORS DISCUSSION ITEMS:**
 - Resignation of Commissioner Anderson & Appointment of Commissioner Putrick
 - Community Plan Agenda
 - Action Item report/Minuets
- 3. DISCUSSION OF MEETING MINUTES/ Action Item Report**
 - Action Item Report
- 4. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - July 23, 2014
 - August 6, 2014
- 5. ELECTION OF CHAIR AND VICE CHAIR**

COMMUNITY DEVELOPMENT

NEW CASES:

6. **SUP-008-14 – PUBLIC HEARING/ACTION:** Frances Evans, landowner, requesting a Special Use Permit to operate a dog boarding facility on a 2.32± acre parcel in the GR zone; situated in a portion of the south half of Section 24, T3S, R7E G&SRB&M, tax parcel 509-18-073 (legal on file) (located in the northwest corner area of Royce Rd and Gary Rd in the San Tan Valley area).
7. **SUP-009-14 – PUBLIC HEARING/ACTION:** Goff and Goff Limited Partnership, landowner, Charlie Goff, Applicant, Brandon Luthy, agent, requesting a Special Use Permit to operate Arizona Eco Zipline Tour on a 18.5± acre parcel in the GR zone, situated in a portion of the E½ Section 21, T10S, R16E G&SRB&M (legal on file), Tax Parcel 307-17-006B (Located on the west side of Mt. Lemmon Road approximately ¼ mile north of Peppersauce Canyon Trl in the Oracle area)

TENTATIVE PLATS:

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

8. **S-023-14 - DISCUSSION/APPROVAL/DISAPPROVAL:** Trilogy Encanterra, LLC, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., agent, requesting approval of a tentative plat for Shea Homes at Johnson Farms Neighborhood 6HD, 82 lots on a 19.29± acre parcel in the CR-5/PAD zone (PZ-037-06, PZ-010-09, PZ-PD-010-09 and PZ-PD-014-13); situated in a portion of Section 32, T2S, R8E G&SRB&M, Tax Parcel 109-52-532 (located east of Gantzel Road and south of Combs Road, San Tan Valley area).

ADJOURNMENT

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).

Supporting documents for the above-listed matters are available at the Pinal County Planning and Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Planning and Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://www.pinalcountyyaz.gov/Departments/PlanningDevelopment/Pages/ZoningCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.



Pinal County Workshop

Planning Commission &
Board of Adjustments and Appeals

August 28, 2014

9:00 am – 2:00 pm

31 N. Pinal Street

Florence, AZ

AGENDA

- I. Welcome and Introductions (9:00 – 9:15am)**
 - ✓ Goals of workshop

- II. Roles and Responsibilities (9:15 – 10:15am)**
 - ✓ Board of Supervisors, Planning Commission, Board of Adjustment, Staff
 - ✓ You as a Public Official - Riggins Rules
 - ✓ Open Meeting Law, Ex Parte Contacts, Conflicts of Interest

- III. Transportation and Land Use (10:15 – 11:00 am)**
 - ✓ A synergistic relationship

- IV. Supporting Effective Decision Making (11:00 – noon)**
 - ✓ Important Tools and Resources - Comprehensive Plan, Zoning, Subdivision Regulations
 - ✓ Purposeful Decisions - Due Process, Findings of Fact, Stipulations

- LUNCH (noon – 12:30 pm)**

- V. Building A Healthy Community (12:30 – 12:45pm)**
 - ✓ Health by Design

- VI. Economic Development (12:45 – 1:45pm)**
 - ✓ Nuts and Bolts

- VII. Wrap Up (1:45 – 2:00pm)**
 - ✓ Closing Discussion

- VIII. Adjourn – Thanks for Coming!**



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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF July 17, 2014**

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

ABSENT: Mr. Anderson, Member

LEGAL STAFF PRESENT: Ms. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT:

Mr. Abraham, Planning Manager Mr. Denton, Planner II
Ms. MacDonald, Planner II Mr. Balmer, Planner I
Ms. Cortez, Administrative Secretary II

PUBLIC WORKS STAFF PRESENT:

Mr. Saldivar, Principal Civil Engineering Technician

The meeting was called to order at 9:05 a.m., this date by Chairman Hartman in the Pinal County Emergency Operations Center, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: June 19, 2014

MOTION

Commissioner Salas made a motion to approve the minutes of June 19, 2014. Commissioner Gutierrez seconded the motion. Motion passed unanimously. (9-0)

PLANNING DIRECTORS DISCUSSION ITEMS

Vice Chairman Riggins arrived 9:09 a.m.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

NEW CASES:

SUP-003-14 – PUBLIC HEARING/ACTION: Glenn Hunter and Elizabeth Melti-Hunter, landowners, requesting a Special Use Permit to operate a horse boarding facility on a 1.5± acre parcel in the GR zone; situated in a portion of the north half of Section 5, T06S, R02E G&SRB&M, tax parcel 501-67-023B (legal on file) (located in the southwest corner area of Miller Rd and Sage St in the Maricopa area).

Vice-Chairman Riggins made a motion to forward case SUP-003-14 to the Board of Supervisors with a favorable recommendation with 13 stipulations. Commissioner Salas seconded the motion. Chairman Hartman called for a roll call vote.

Motion passed 6-3 with Commissioners Salas and Grubb in opposition with 13 stipulations.

BREAK 10:28
RECONVENED 10:38

SUP-006-14 – PUBLIC HEARING/ACTION: Richard Halliburton, landowner, Pinal Design Group, LLC, agent, requesting a Special Use Permit to operate a skydiving facility on a 4.27± acre parcel in the GR Zone; described as Askins Estates Amended Tract 14, Section 17, T5S, R6E G&SRB&M, tax parcel 509-26-037 (legal on file) (located .2 mile west of the intersection of State Route 387 and Minapore Street in the Casa Grande area).

Commissioner Moritz motioned to deny SUP-006-14. Commissioner Riggins seconded. Motion to deny was unanimous 9-0.

LUNCH 12:17
RECONVENED 1:30

SUP-007-14 – PUBLIC HEARING/ACTION: Suzy and Sean Irwin, applicants/landowners, requesting a Special Use Permit to operate swim and fitness classes out of an existing single family residence on a 0.16± acre parcel in the CR-3/PAD zone (PZ-PD-036-00) described as Castlegate Parcel 5 Lot 13, Section 22, T2S, R8E G&SRB&M (legal on file), Tax Parcel 109-30-309 (Located on the NEC of Westray Way and Gurness Way in the San Tan Valley area)

Commissioner Aguirre-Vogler made a motion to approve SUP-007-14. Commissioner Del Cotto seconded. Motion died.

Commissioner Grubb made a motion to deny SUP-007-14. Commissioner Salas seconded. Motion to deny was passed by a vote of 7-2 with Aguirre-Vogler and Del Cotto in opposition

Vice Chairman Riggins Left 2:04 p.m.

TENTATIVE PLATS

S-005-06 - DISCUSSION/APPROVAL/DISAPPROVAL: Willow Springs Properties, LLC, landowner, Stacey Weaks, Norris Design, agent, requesting approval of a tentative plat extension for Willows Springs South Village Parcel 2, Neighborhood 1, Villages 1-4, 545 lots on a 447.93± acre parcel in the CR-3/PAD zone; situated in portion of Sections 22, 23, 26, & 27, T8S, R13E, G&SRB&M, Tax Parcel 304-02-008 (located approximately 12 miles northwest of Oracle).

Commissioner Aguirre-Vogler made a motion to approve S-005-06 with 54 stipulations. Commissioner Moritz seconded. Motion passed unanimously.

WORK SESSIONS

NO ACTION WAS TAKEN

Discussion of the Pinal County 2014 Major Comprehensive Plan amendments

PZ-PA-004-14: Work session on request by staff for a major amendment of the 2009 Pinal County Comprehensive Plan to change the land use designation from **Very Low Density Residential (0-1 du/ac)** to **General Public Facilities/Services**, on approximately 475± acres of land situated in portions of Sections 28, 29, & 32, T04S, R10E located at the southeast corner of Bonnybrooke Road and Padilla Road in the Florence area.

PZ-PA-005-14: WORK SESSION on request by staff for a major amendment of the 2009 Pinal County Comprehensive Plan to change the land use designation from **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment**, on approximately 330± acres of land situated in a portion of Section 3, T03S, R9E located adjacent to the east side of the Hiscox Lane alignment and adjacent to the north side of Skyline Road in the Florence area.

ADJOURNMENT

RESPECTFULLY submitted August 21, 2014.

Steve Abraham, Planning Manager

DRAFT



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Planning & Development

DATE: August 21, 2014

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

BOS HEARING OF July 23, 2014

PZ-PA-002-14: 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) Planning Commission voted 6-2 to recommend approval with no stipulations.

P&Z voted Approval 6-2
BOS Action: Approved

BOS HEARING OF August 6, 2014

PZ-PA-003-14: 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 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). Planning Commission voted unanimously to recommend approval of PZ-PA-003-14 with no stipulations.

P&Z voted 6-2 Approval
BOS Action: Approved



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PZ-PA-003-14: 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 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). Planning Commission voted unanimously to recommend approval of PZ-PA-003-14 with no stipulations.

P&Z voted 9-0 Approval
BOS Action: Approved

SUP-001-14: Public Hearing and discussion/approval/disapproval of 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. (Continued from May 28, 2014)

P&Z voted 7-0 Denial
BOS Action: Approved

SUP-008-14



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MEETING DATE: August 21, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-008-14 (Fran Evans Dog Boarding)**

CASE COORDINATOR: Evan Balmer

LEGAL DESCRIPTION: a 2.3± acre parcel situated in the south half of Section 24, T3S, R7E G&SRB&M.

TAX PARCEL: 509-18-073

LANDOWNER: Frances Evans, 2362 W. Bonnie Lane Queen Creek, AZ 85142

REQUESTED ACTION & PURPOSE: Frances Evans, landowner, requesting a Special Use Permit to operate a dog boarding facility on a 2.3± acre parcel in the GR zone.

LOCATION: Northwest corner area of Judd Road and Gary Road in the San Tan Valley area.

SIZE: 2.3± acres.

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

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

SURROUNDING ZONING AND LAND USE:

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

FINDINGS:

Site data:

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

Access: The site is accessed from West Bonnie Lane.

PUBLIC PARTICIPATION:

- Neighborhood Meeting: April 28, 2014
- Neighborhood and agency mail out: July 24, 2014
- News paper Advertising: Week of July 21, 2014
- Site posting: Applicant: July 28, 2014
- Site posting: County: July 30, 2014

HISTORY: The subject property has the General Rural Zone classification and has never been rezoned. No other entitlements have been granted.

Pinal County

Special Use Permit

Land Status

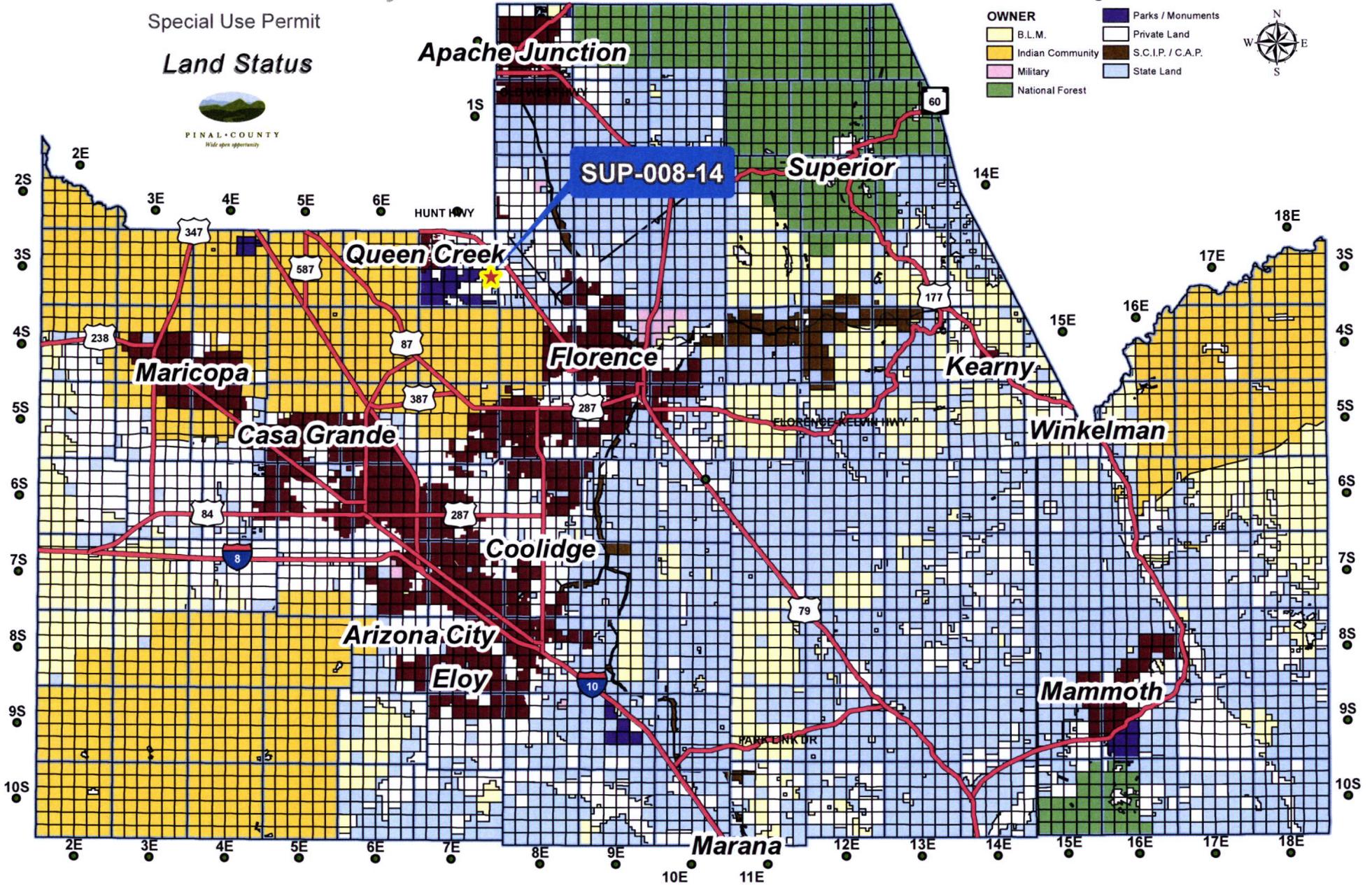


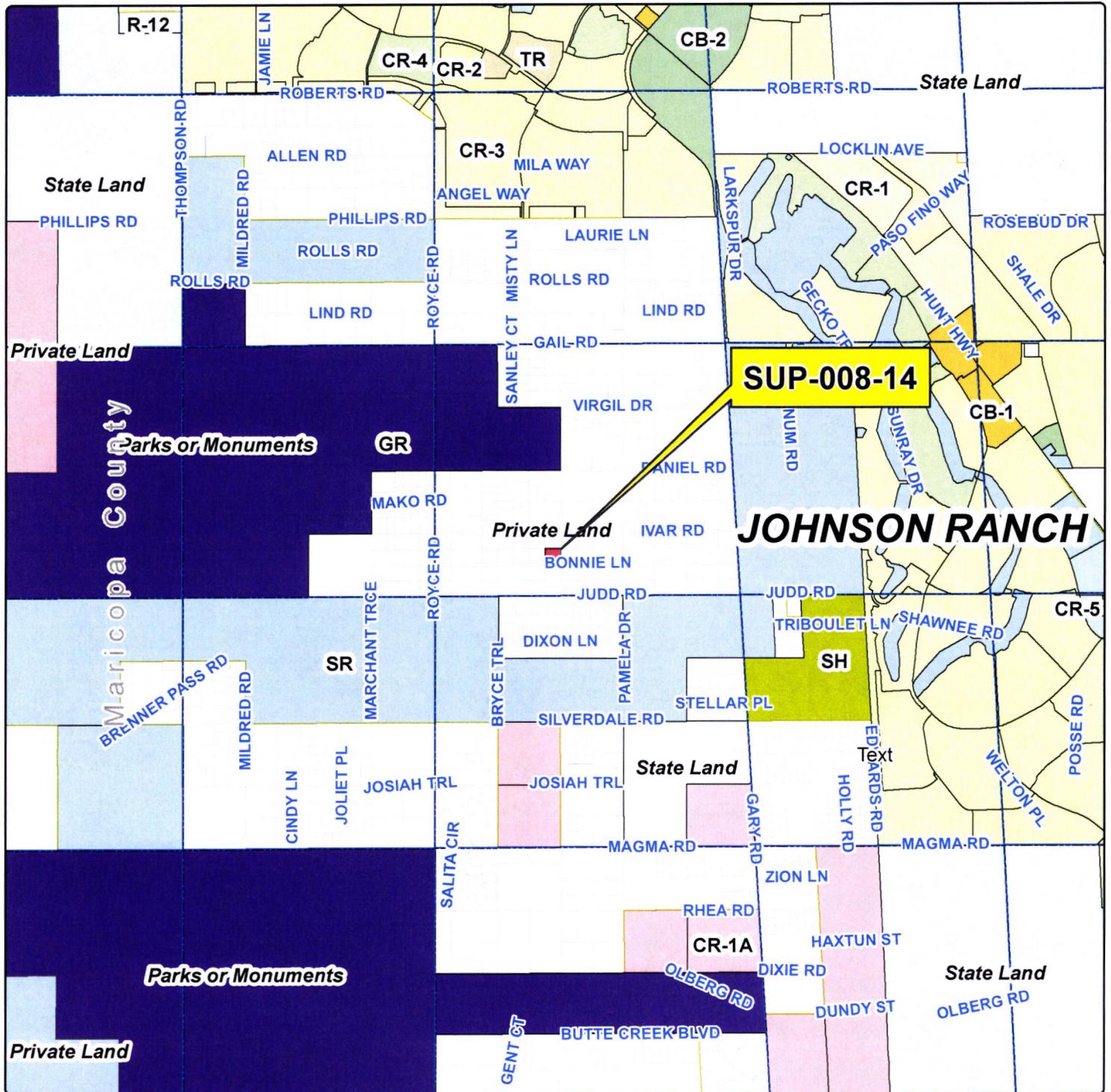
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8E 9E 10E 11E 12E 13E

Legend

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





Special Use Permit

Planning & Development Services



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Frances Evans

Legal Description:

Situated in a portion of the Section 24, T03S, R07E, G4SRB8M, Parcel 509-16-073 (legal on file) (located in the northwest corner of Royce Rd and Gary Rd in the San Tan Valley area).

T03S-R07E Sec 24



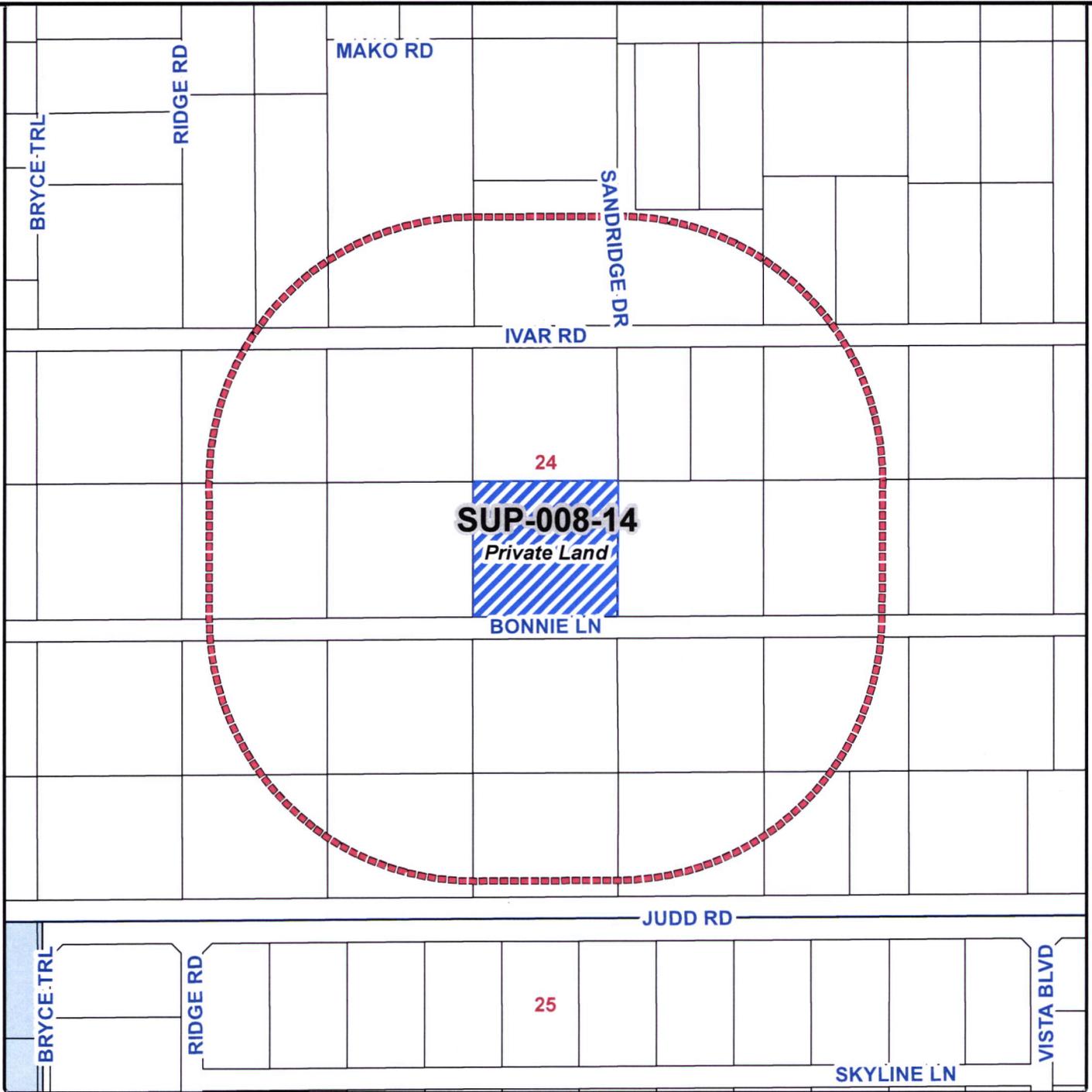
Frances Evans

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

Sheet No. 1 of 1

Section 24 Township 03S Range 07E

Case Number: SUP-008-14



Special Use Permit

SUP-008-14 – PUBLIC HEARING/ACTION: Frances Evans, landowner, requesting a Special Use Permit to operate a dog boarding facility on a 2.32± acre parcel in the GR zone; situated in a portion of the south half of Section 24, T3S, R7E G&SRB&M, tax parcel 509-18-073 (legal on file) (located in the northwest corner area of Royce Rd and Gary Rd in the San Tan Valley area).

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



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Legal Description:
 Situated in a portion of Section 24, T03S, R07E, G&SRB&M, Parcel 509-18-073, (legal on file)
 (located at the northwest corner area of Royce Rd and Gary Rd in the San Tan Valley area).

T03S-R07E Sec 24



Owner/Applicant: Frances Evans		
Drawn By: GIS / IT / LJT	Date: 05/16/2014	
Sheet No. 24	Township 03S	Range 07E
1 of 1	Case Number: SUP-008-14	



Special Use Permit



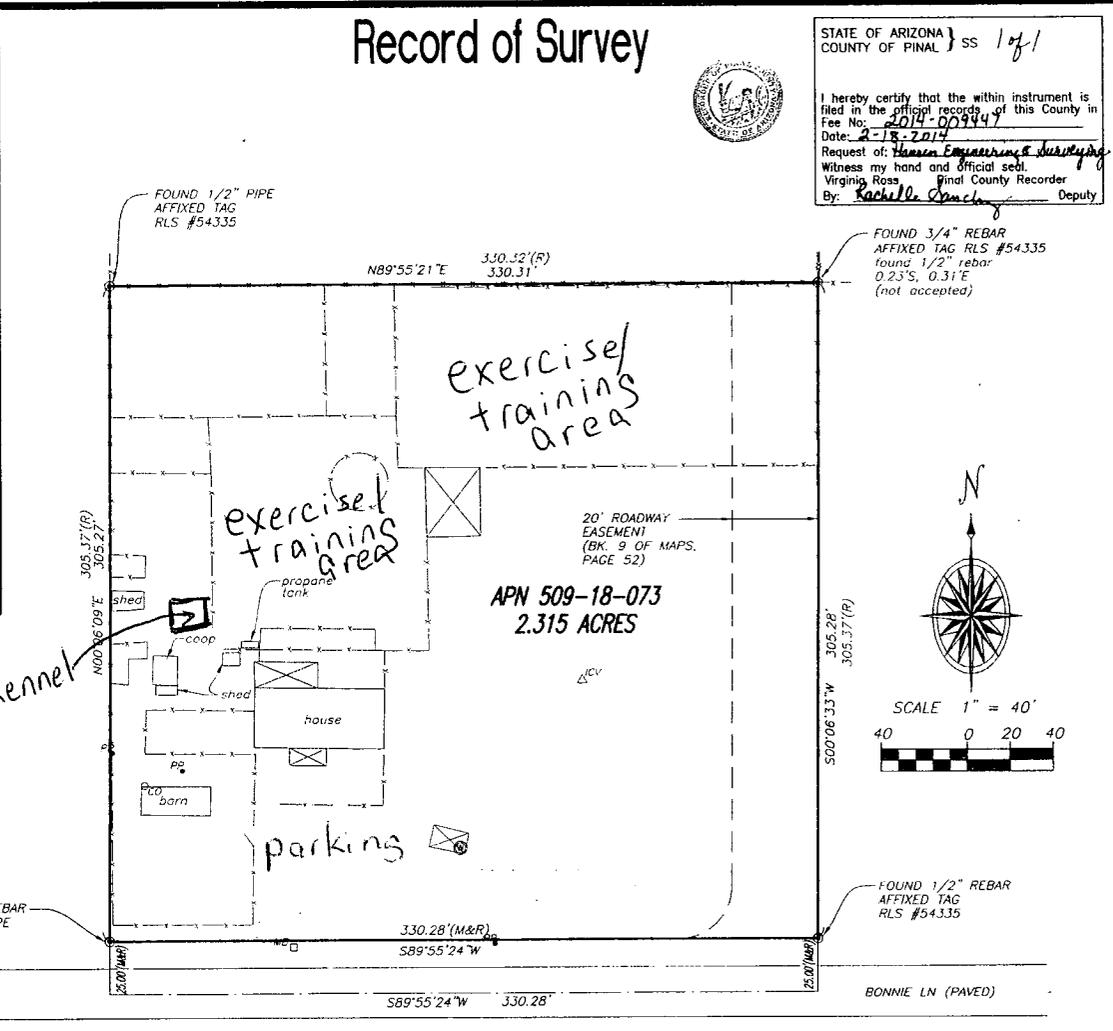
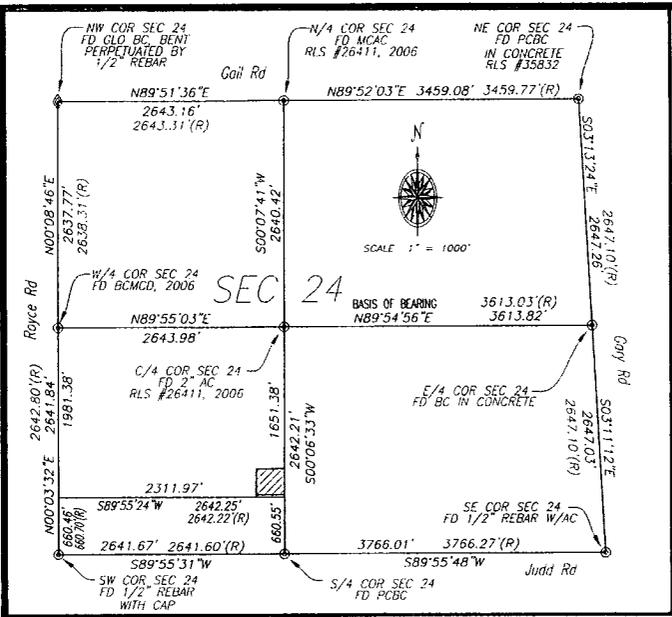
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SUP-008-14

Record of Survey



STATE OF ARIZONA } SS 1 of 1
 COUNTY OF PINAL }
 I hereby certify that the within instrument is filed in the official records of this County in File No: 2014-009447
 Date: 2-18-2014
 Request of: Hansen Engineering & Surveying
 Witness my hand and official seal.
 Virginia Ross, Pinal County Recorder
 By: Rachelle Spach Deputy



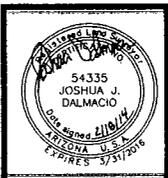
- ▲ = SET 5/8" REBAR W/ ALUMINUM CAP RLS #54335 (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND MONUMENT AS NOTED
- ⊠ = FOUND U.S.G.L.O. MONUMENT AS NOTED
- R = RECORDED DISTANCE PER BK.9 OF MAPS, P.52 (CHANDLER HEIGHTS RANCHES UNIT II)
- = FENCE
- - - = DIRT DRIVEWAY
- PP = POWER POLE
- CCO = CLEANOUT
- W = WELL
- MB = MAILBOX
- ICV = IRRIGATION CONTROL VALVE
- ☒ = RAMADA/PORCH

OWNER OF RECORD
 FRANCES EVANS
 P.O. BOX 468
 FLORENCE, AZ 85132

SURVEY CERTIFICATE

I hereby certify that this survey was done by me or under my direct supervision, that this plot is a true and correct representation of that survey, and that all monuments shown were found or set accurately as indicated hereon.

Dated: 2/18/14
Joshua J. Dalmacio
 Joshua J. Dalmacio, R.L.S.
 Registration No. 54335



HANSEN
 ENGINEERING & SURVEYING
 115 S. MAIN ST
 COOLIDGE, AZ. 85128
 (520) 723-3281 FAX (520) 723-3739
 WWW.HANSENSURVEY.COM

QUALITY EXPERIENCE EXCELLENCE
35th
 1979 ANNIVERSARY 2014

DATE: FEB 2014 DRAWN BY: CK DESIGN: REVIEW: JJD
 SURVEY: JJD/EH REVISED BY: REVISION No.

Fran Evans
BOUNDARY SURVEY

LOT 141B CHANDLER HEIGHTS RANCHES UNIT 3 (B.9 OF MAPS, P.52), SW/4, SEC 24, T3S, R7E, G6SRM, PINAL COUNTY, ARIZONA

DRAWING NO. 140035
 SHEET 1 OF 1

ANALYSIS: The applicant is requesting a Special Use Permit to operate a dog boarding facility on a 2.3± acre parcel in the GR zone.

The subject property is located within the Very Low Density Residential land use designation of the Comprehensive Plan. This land use designation allows 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.

Section 2.151.010(A) of the Pinal County Development Services Code identifies specific special uses for consideration in the GR zone, one of which is a stable. In this case, the applicant is proposing a dog boarding facility, which is similar in nature to a stable; however, a dog boarding facility would be a less intensive use of the land.

This proposal would fall under the Neighborhood Commercial provision of the Comprehensive Plan. The Comprehensive Plan defines Neighborhood Commercial as less than 20 acres in size, and is able to be included in all land use designations provided the planning guidelines are met. Commercial goods and services that typically serve a surrounding residential population are considered to be Neighborhood Commercial.

The SUP the Commission is considering is for a dog boarding 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, no letters in support and two (2) in opposition have been received, one from within the 300' notification area and another within 600' of the subject property.

The **Town of Florence** had no comments on this case.

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

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

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-008-14**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of an SUP.
2. To date, no letters of support and two (2) in opposition have been received.
3. The site is accessed from West Bonnie Lane.
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 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-008-14** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above,

then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The number of dogs boarded shall not exceed twelve (12) at any one time.
- 2) No major veterinary services shall be performed on-site, except in the case of emergency.
- 3) No signs advertising the use are permitted.
- 4) A Class I Archeological survey shall be conducted at the time of Site Plan Review.
- 5) The applicant shall keep the property free of trash, litter and debris.
- 6) All State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of wastewater, air quality permit, security lighting, fire protection, landscaping, signage, etc.
- 7) 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.
- 8) 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 Site Plan approval.
- 9) 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.
- 10) Violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

June 10, 2014

Request for SUP

Bonnie Lane Boarding

2362 W Bonnie Lane

Queen Creek, AZ 85142

My name is Fran Evans and I have been a successful dog trainer for over a decade. I have put herding Championships on several dogs, I am an AKC Canine Good Citizen evaluator and a herding judge. I would like to use my knowledge and experience to operate a small scale dog boarding facility with a maximum of 12 boarding dogs at 2362 W. Bonnie Lane in San Tan Valley.

This neighborhood is an older, established area where all lots are 2.5 acres and most have animals, not only dogs but horses, goats, etc. Within twenty miles of this area are many high-density neighborhoods which would be my targeted market. I have visited several business networking groups and the offices of subdivision HOAs and received very favorable responses.

My marketing program would include joining the local Chamber of Commerce, an outreach to local HOAs, joining business networking groups, seeking out write-ups in local neighborhood publications, hosting booths at neighborhood events. Based on past experience, I can expect a strong, positive word-of-mouth.

I have proven techniques for dealing with barking. A tired, properly stimulated and relaxed dog will settle down nicely. Poop will be picked up promptly and treated with lime (\$8 for 50 lb bag at Home Depot). Traffic will be light, five or less cars a day, and spaced out to have little to no effect on the neighborhood. Drop-off and pickup times will be between 8am and 4pm. Since the dog's stay will be by appointment only there will be no commercial signage.

The property is set up in such a way that existing trees, bushes and buildings will shield the dog's outside activities. The dogs will be housed inside a climate-controlled building for naps and overnight. This building will be a portable 12 x 16 (192 sq ft) building on skids built by Weatherking with 2 x 6 construction. It will be insulated and monitoring equipment will be installed. Any training will be outdoors in existing fenced areas.

If approved, this facility will provide a valuable, high-quality boarding experience for the local area with no negative impact on my neighbors. Thank you for your consideration.

Sincerely,

Fran Evans

2362 W Bonnie Lane

Queen Creek, AZ 85142

520-483-5195



MEMORANDUM FROM AIR QUALITY

Date: July 3, 2014
To: Ashlee MacDonald
Cc: Planning & Zoning Review Committee
From: Anu Jain, Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Concept Review cases:

Date	Case #	Applicant	Project	*Response
7/17/14	IUP-002-14	Eddie Cooper	JRC Solids - Septic Sludge Treatment Facility	See Comments 1 & 2
7/17/14	SUP-006-14	Luther Kurtz	Phoenix Area Skydiving	See Comments 1 & 2
7/17/14	SUP-007-14	Suzy Irwin	Suzy's Fitness Zone Health Club	See Comments 1 & 2
7/17/14	SUP-008-14	Fran Evans	Evans Dog Boarding	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.

Evan Balmer

From: Gilbert Olgin <Gilbert.Olgin@florenceaz.gov>
Sent: Wednesday, June 18, 2014 1:25 PM
To: Evan Balmer
Subject: SUP-008-14/ Town of Florence Comments

Evan-

After reviewing the Special Use Permit (SUP), staff has no issues or comments regarding this case.

Gilbert Olgin
Senior Planner
Town of Florence
600 North Main Street
Florence, Arizona 85132
(O) 520-868-7542
(E-Mail) Gilbert.Olgin@Florenceaz.gov
Office hours – Monday – Friday from 8 am to 5 pm

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GILA RIVER INDIAN COMMUNITY

POST OFFICE BOX 2140, SACATON, AZ 85147

TRIBAL HISTORIC PRESERVATION OFFICE

(520) 562-7162

Fax: (520) 562-5083

June 24, 2014

Steve Abraham, Planning Manager
Community Development Department
Pinal County
31 North Pinal Street, Building F
P.O. Box 2973
Florence, Arizona 85132

RE: SUP-008-14 Special Use Permit Dog Boarding Facility, Royce Road and Gary Road, San Tan Valley, Pinal County, Arizona

Dear Mr. Abraham,

The Gila River Indian Community Tribal Historic Preservation Office (GRIC-THPO) has received your documents dated June 12, 2014. The documents describe a Pinal County undertaking to issue a special use permit for the operation of a dog boarding facility located at Royce Road and Gary Road, San Tan Valley, Arizona. No finding of effect has been made for this undertaking.

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

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

Respectfully,

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

Pinal County Planning and Zoning Commission

Planning Case Number – SUP-008-14

I am writing this letter in regards to the above mentioned Special Use Permit by a neighbor who lives directly behind my house.

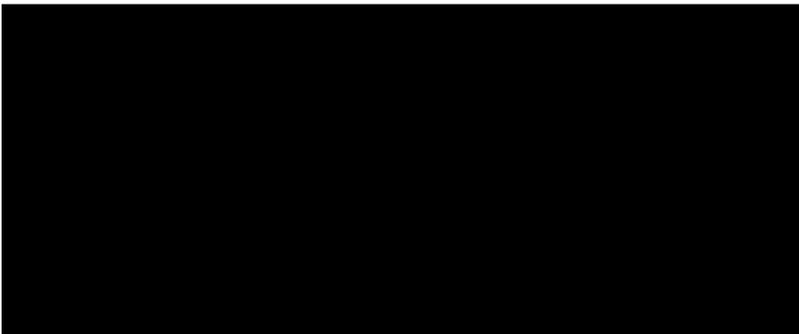
First of all the area in question is not zoned for commercial businesses and would disrupt the quiet rural lifestyle that most of us have come here for.

Also this property connects directly to my south property line and would be a source of excessive noise, odors and dust from the breeding, training and housing of numerous dogs on this property.

Please consider my concerns and objections in this issue and deny any requests to change the current zoning regulations.

Thank you,

William and Rhonda Birmingham



Evan Balmer

From: roshni arshad [REDACTED]
Sent: Monday, June 30, 2014 6:27 PM
To: Evan Balmer
Subject: Reference SUP-008-14-PUBLIC/AUCTION:

Reference SUP-008-14-PUBLIC/AUCTION:

I owner of parcel Account # 50918032C8 strongly object permit requested by Frances Evans to operate a Dog Boarding facility.

Its poses health and environment hazards for residents living and intend to live in the vicinity.

Thanks

Rajashree Ashad
[REDACTED]

April 15, 2014

Hello neighbors,

My name is Fran Evans and I would like to operate a small scale dog boarding facility at 2362 W Bonnie Lane.

I have been a dog trainer for over a decade and would bring my experience and knowledge to this venture.

I have proven techniques for dealing with barking. A tired, properly stimulated and relaxed dog will settle down nicely. Poop will be picked up promptly and treated with lime (\$8 for 50 lb bag at Home Depot). Traffic will be light and spaced out to have little to no effect on the neighborhood. Since the dog's stay will be by appointment only there will be no commercial signage.

I am applying for a Special Use Permit from the County and as a part of this process will be holding a meeting at 2362 W Bonnie Lane on Monday, April 28, at 6:00 pm to discuss any questions or concerns you might have.

Thank you,

Fran Evans



April 28, 2014
2362 W. Bonnie Lane
Neighborhood Meeting - 6pm

SUP request
Bonnie Lane Boarding

no attendees

Juan Eian

June 10, 2014

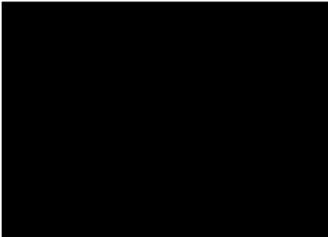
Hello neighbors,

My name is Fran Evans and I have contacted you earlier regarding my request for a Special Use Permit for a small-scale dog boarding facility at 2362 W Bonnie Lane.

Since I have made a small change in my plan, the county has asked me to inform you of this. Rather than have the dogs inside the house they will be housed in a separate climate-controlled, secure building which will not be visible from the road. They will be monitored and supervised. As I said in my previous letter they will be exercised and properly stimulated so they will settle once inside. Poop will be picked up promptly. Every effort will be made to have this be a positive addition to the neighborhood.

Thank you,

Fran Evans



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: Evan Bolmer

2. Date of Concept Review: ___/___/___ Concept Review No.: CR - ZPA - 021-14

3. The Legal Description of the Property: _____

4. Tax Assessor Parcel No(s): 509-18-073

5. Current Zoning: CR

6. Parcel size: 2.3 acres

7. The existing use of the property is as follows: residential

8. The exact use proposed under this request: dog boarding facility

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. n/a

13. Explain why the proposed development is needed and necessary at this time.

This is an area very animal-friendly. A facility run by a professional trainer, well set up for safety and comfort of the dogs will be a quality addition to the neighborhood

RECEIPT #:

AMT:

DATE:

CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: accommodation for care of animals is noted in o. stable p. zoo, etc.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: none
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: 3 or 4/day
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 6
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
6. What type of landscaping are you proposing to screen this use from your neighbors? existing trees, bushes buildings
7. What type of signage are you proposing for the activity? Where will the signs be located? none
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: n/a
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: Very animal-oriented neighborhood.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

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

Frances Evans 2362 W. Bonnie Ln 520-483-5195
Name of Applicant Address Phone Number
Queen Creek, AZ 85142

Signature of Applicant E-Mail Address

Name of Agent/Representative Address Phone Number

Frances Evans Sweetwaterg2@aol.com
Signature of Agent/Representative E-Mail Address

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

Frances Evans 2362 W. Bonnie Ln 520-483-5195
Name of Landowner Address Phone Number
Queen Creek AZ 85142

Frances Evans sweetwaterg2@aol.com
Signature of Landowner E-Mail Address

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

APPLICATION CHECKLIST

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

A. Hold a Neighborhood/Community Meeting:

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

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

C. **Submit** a written **Narrative** concerning the proposed development to include:

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - a. Nature of the Project
 - b. Proposed Land Use
 - c. Conformance to adopted Comprehensive Plan
 - d. Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
 - e. Impact on:
 - 1) Traffic
 - 2) Nearby Properties
 - 3) Health & Safety of persons residing or working in the area.
 - f. Answers to the questions from the **Supporting Information** sheet.
- 4. Location & Accessibility

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



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

- 1. Legal description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.



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



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



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

- 1. Special Use Permit Application or application in conjunction with Zone Change= \$500.00
- 2. Special Use Permit Application (500+ mail-outs) = \$750.00

- H. **Submit one (1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.
- I. **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (See page 15 & 16 of this application for illustrative details).
- J. Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

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

Juan Egan
Signature

6-6-14
Date

Exhibit A

Lot 141B, of CHANDLER HEIGHTS RANCHES UNIT III, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 9 of Maps, Page 52.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

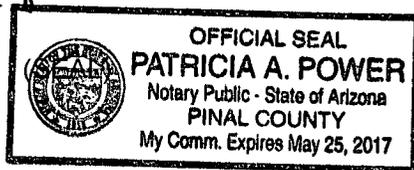
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 4 day of April, 2014, at the office of Pinal County Plan and is accurate and complete to the best of my knowledge.

Frances Evan
Signature

5-8-14
Date

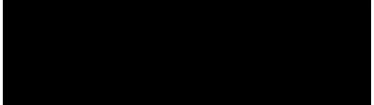
Acknowledged before me by FRANCES EVANS, on this 8 day off May, 2014.



Patricia A. Power
Signature of Notary Public

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

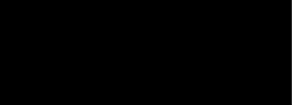
50918029B
THOMPSON CHELSEA BLACKBURN LORI



50918030A
ROBLES OCON JAVIER & ROBLES JUAN ANT



50918030D
ROBLES OCON JAVIER & ROBLES JUAN ANT



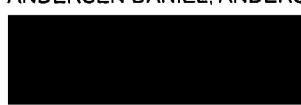
50918031F
CAB LLC,



50918032F
MARTINEZ CARLOS URIEL MORALES, CARO



509180340
ANDERSEN DANIEL, ANDERSEN MERCEDES



50918052A
MOIX PETER,



50918052D
MOIX PETER,



50918053D
DHAENE JAMES R, DHAENE DEANNA S



50918054C
SKIBBIE THOMAS J JR,



50918029F
PAUKOVITS NANETTE K & RONALD L JR,



50918030B
ROBLES OCON JAVIER & ROBLES JUAN ANTONI



50918031A
OSORIO FREDRICK & DORIS TRS,



50918032C
ARSHAD RAJASHREE,



50918032G
WHITLOCK ELVITT RAY & VERNA REA,



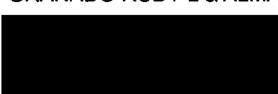
50918035B
POINDEXTER BRENT,



50918052B
JACKSON LANA,



50918053A
GRANADO RUDY L & ALMA R, VALLES PAULENE



50918054A
MALBURG JAMES H TR,



50918055J
CARREIRO RUTH & JOSEPH SR LIV TRUST,



50918029G
HEBB MARK,



50918030C
ROBLES JOSE,



50918031E
HOFMANN ROBERTA,



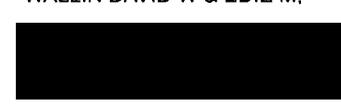
50918032D
AVALOS SANTOS RENE COTA, COTA MARI



509180330
JONES BARRY & WENDY,



509180510
WALLIN DAVID W & EDIE M,



50918052C
LEE ARTHUR,



50918053C
OSORIO FREDRICK & DORIS TRS,



50918054B
ANDERSON JANE C,



50918055K
CARREIRO JOSEPH R SR, CARREIRO RUT



509191350

CELAYA GEORGE ESTRELLA,



509181200
GEIS EMERY A & SHERYL L,

[REDACTED]

509181230
NORTH AUGUSTA AN,

[REDACTED]

509181260
HENLEY DENNIS & LORRAINE,

[REDACTED]

509191010
COOK ANDREW WILLIAM,

[REDACTED]

509191040
GATTES RICHARD M & JANET A,

[REDACTED]

509191070
HEIMERT BRIAN ALLEN, HEIMERT TAMARA L

[REDACTED]

509191100
DACE DALE J,

[REDACTED]

509191150
SANDIDGE DARRYL A & AMY G,

[REDACTED]

509191180
DRIVER STEVE & JODY,

[REDACTED]

509191210
DUKEPOO KYRIE, MAYHEW CHRIS

[REDACTED]

509181210
RODRIGUEZ MANUEL G & REGINA R,

[REDACTED]

509181240
SEARING STUART,

[REDACTED]

509181270
STOUT RONALD D, STOUT DONNA K

[REDACTED]

509191020
GASTELUM FRANCISCO J & ALICIA,

[REDACTED]

509191050
OWENS RYAN, OWENS EVETTE

[REDACTED]

509191080
GARDNER TREVOR H,

[REDACTED]

509191110
HOOVER JOHN A, HOOVER PAULA J

[REDACTED]

509191160
RICHARDSON STEVE M,

[REDACTED]

509191190
STEINMAN GLENN W & ANGELA M,

[REDACTED]

509191220
PROVIDENT FUNDING ASSOCIATES LP ,

[REDACTED]

509181220
ACCRA JEFF M,

[REDACTED]

509181250
PETRONA RODOLFO VASQUEZ,

[REDACTED]

509181280
STOUT RONALD D, STOUT DONNA K

[REDACTED]

509191030
WOLF DOUGLAS J, WOLF JANICE E

[REDACTED]

509191060
LACKS MARK, LACKS LAURIE

[REDACTED]

509191090
ISENBERG LANCE & SHARON,

[REDACTED]

509191140
BURLEIGH THOMAS E TR,

[REDACTED]

509191170
LEWIS ROBERT S ,

[REDACTED]

509191200
HERNANDEZ MAXIMO A SR & ISELA,

[REDACTED]

509191340
WESTCOTT CHARLES C,

[REDACTED]

509180650
ARANDA ROSALIO HERNANDEZ,

50918066C
FLORES MARGARET, HOWATO MARTIN D

509180670
WOODBURY CHARLES F & LYNN P,

509180680
CHAO-KEMPFERT GRACE I,

509180690
GEFFERT CHRISTINE A,

509180700
LARSON ELAINE,

509180710
SANCHEZ ALVARO,

509180720
RICO JOSE A,

509180730
EVANS FRANCES,

509180740
BIRMINGHAM WILLIAM T & RHONDA K,

50918075A
ROSS RICHARD W JR, ROSS DARNEL

50918075B
ELLSWORTH NEAL R & DEBORAH K,

509180760
TORRES YESENIA,

509180770
HEFNER JOSEPH & TINA,

509180780
RODRIQUEZ MANUEL C,

509180790
DIXON JOHN & LINDA,

509180800
DIXON JOHN & LINDA,

509180810
DROPSHO DAVID,

509180820
KRIEGER ROBERT J & KAREN E,

50918111C
MORRIS NEILA , KITCHUKOVA MORRIS RENE

50918113C
POLLEY JEFFREY S & CHRISTINE,

50918113D
TOANNON WILLIAM & FRANCES,

50918113E
RIOS JUAN JOSE,

509181140
BARAJAS PEDRO, SALAS-BARAJAS MELIN

509181150
PURVIS FRANK R,

50918116A
GUTIERREZ HECTOR & HERNANDEZ BLANCA E

50918116B
GUTIERREZ HECTOR & HERNANDEZ BLAN

509181170
CORONEL OSMAN J & JOYCE E,

509181180
ALBERTSON GREGORY S & MICHELE L,

509181190
KOMZELMAN JULIE M,

50918030C
ROBLES JOSE,

50918031A
OSORIO FREDRICK & DORIS TRS,

50918032C
ARSHAD RAJASHREE,
100-111 5TH AVE SW

50918053C
OSORIO FREDRICK & DORIS TRS,

50918054A
MALBURG JAMES H TR,

509180690
GEFFERT CHRISTINE A,

509180700
LARSON ELAINE,

509180710
SANCHEZ ALVARO,

509180720
ASLM LTD ,

509180730
EVANS FRANCES,

509180740
BIRMINGHAM WILLIAM T & RHONDA K,

50918075A
ROSS RICHARD W JR, ROSS DARNEL

50918075B
ELLSWORTH NEAL R & DEBORAH K,

509180760
TORRES YESENIA,

509180770
HEFNER JOSEPH & TINA,

509180780
RODRIQUEZ MANUEL C,

509181150
PURVIS FRANK R,

50918116A
GUTIERREZ HECTOR & HERNANDEZ BLANC,

509181170
CORONEL OSMAN J & JOYCE E,

509181180
ALBERTSON GREGORY S & MICHELE L,

509181190
KOMZELMAN JULIE M,

509181200
GEIS EMERY A & SHERYL L,

509181210
RODRIGUEZ MANUEL G & REGINA R,

509181220
ACCRA JEFF M,

509181230
NORTH AUGUSTA AN,

509181240
SEARING STUART,

SUP-009-14



PINAL COUNTY
wide open opportunity

MEETING DATE: August 21, 2014

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-009-14 (Arizona Eco Zipline Tour)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: situated in a portion of the E½ Section 21, T10S, R16E G&SRB&M
(legal on file)

TAX PARCEL: 307-17-006B

LANDOWNER: Goff and Goff Limited Partnership, PO Box 5591, Oracle, AZ 85623

AGENT: Brandon Luthy, 548 Cliket, Oracle, AZ

REQUESTED ACTION & PURPOSE: Goff and Goff Limited Partnership, landowner, Charlie Goff, Applicant, Brandon Luthy, agent, requesting a Special Use Permit to operate Arizona Eco Zipline Tour on a 18.5± acre parcel in the GR zone

LOCATION: Located on the west side of Mt. Lemmon Road approximately ¼ mile north of Peppersauce Canyon Trl. in the Oracle area

SIZE: 18.5± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The properties to the north, south and east are also designated Very Low Density Residential with the land to the west being designated Recreation/Conservation. Commercial uses up to 20 acres in size are allowed.

EXISTING ZONING AND LAND USE: The subject property is zoned GR. The site is currently largely undeveloped. There is an existing that was historically used as a mill.

SURROUNDING ZONING AND LAND USE:

North, South, & East: GR - Vacant

West: GR – Coronado National Forest

FINDINGS:

Site data:

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

Access: The site has access Mt. Lemmon Rd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: May 12, 2014

Neighborhood and agency mail out: July 24, 2014

News paper Advertising: Week of July 28, 2014

Site posting: Applicant: July 23, 2014

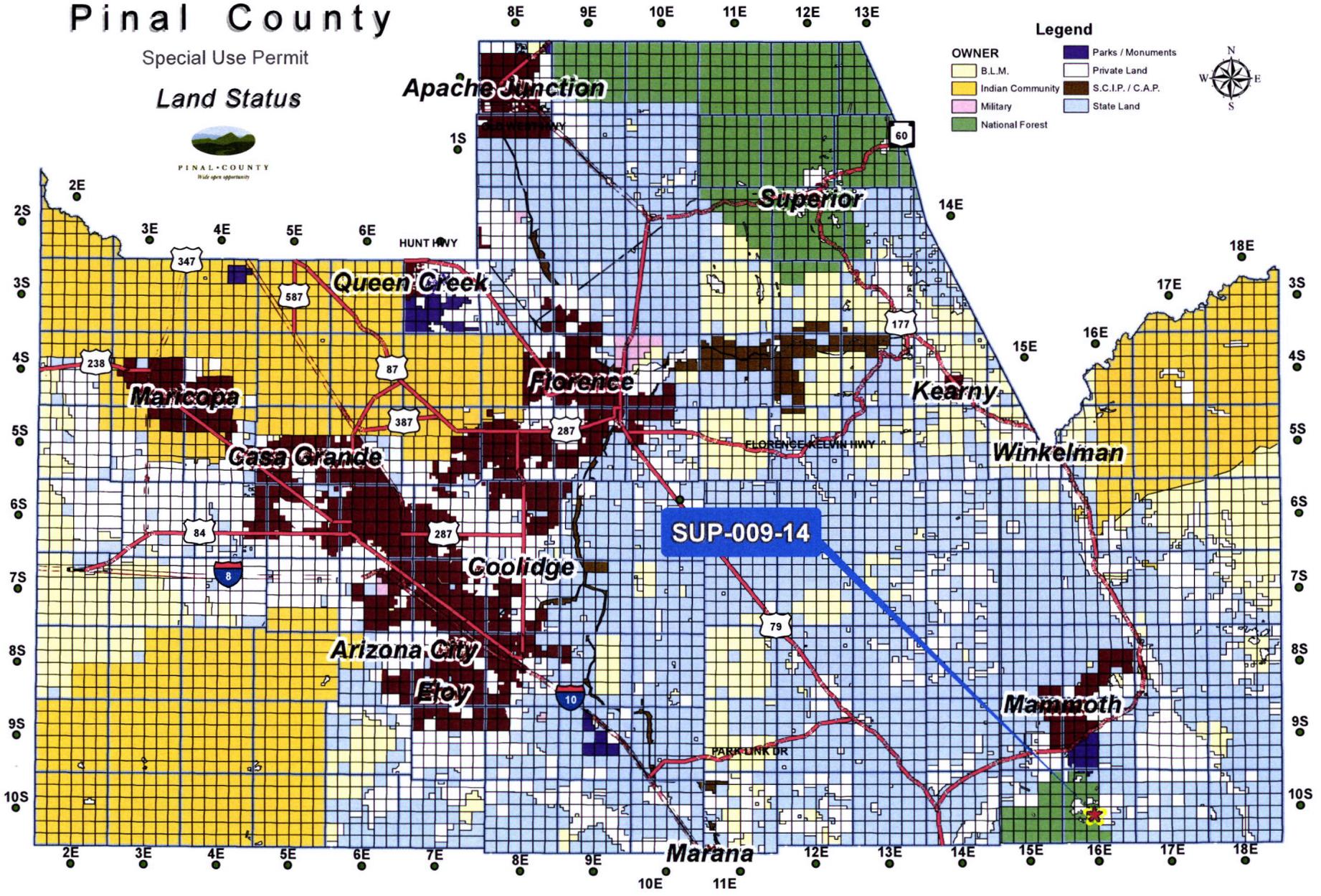
Site posting: County: August 4, 2014

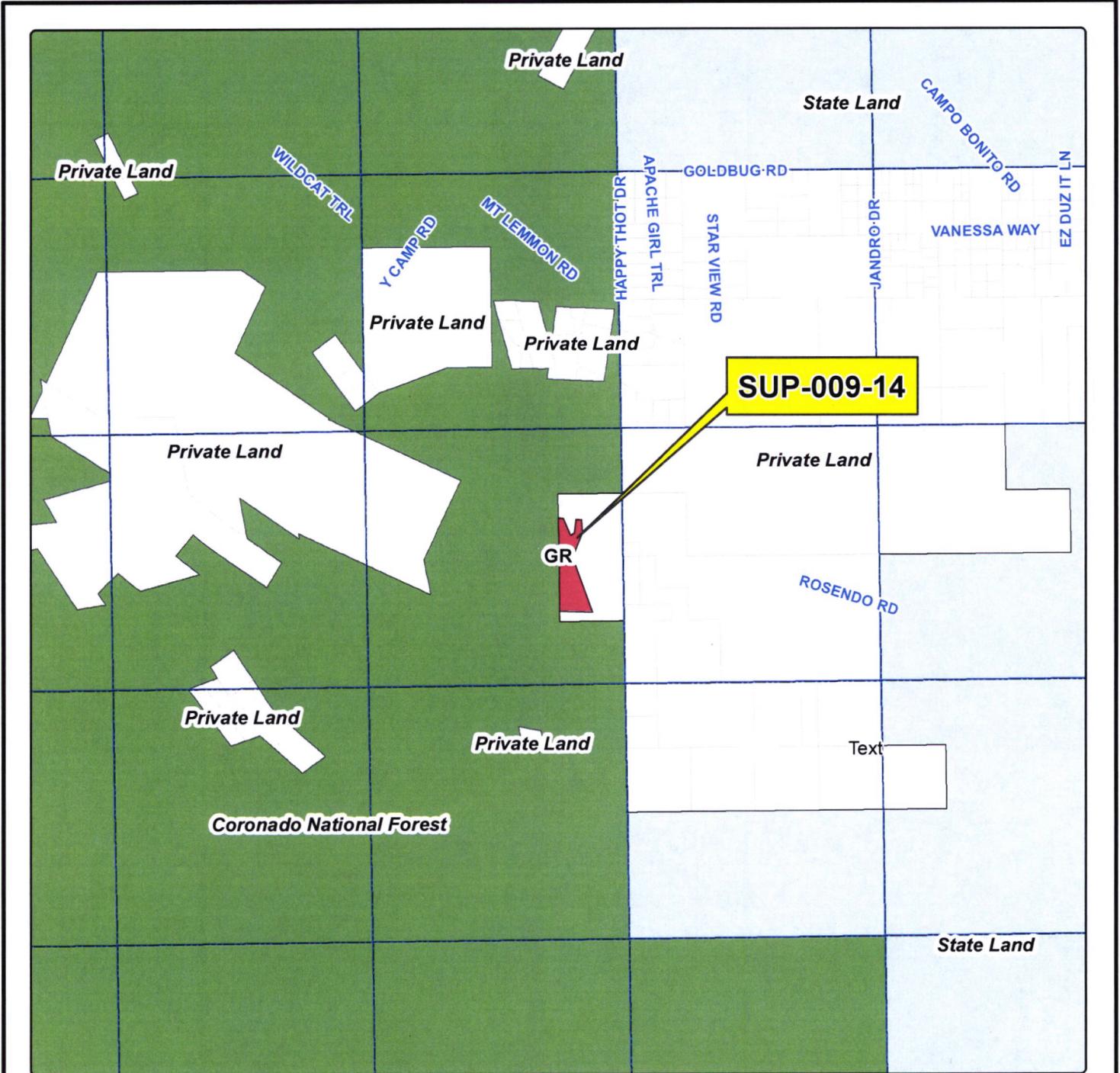
COMMUNITY DEVELOPMENT DEPARTMENT

Pinal County

Special Use Permit

Land Status





Special Use Permit

Planning & Development Services



PINAL COUNTY

Wide open opportunity

Goff and Goff Limited Partnership

Legal Description:

Situated in a portion of the Section 21, T10S, R16E, G&SRB&M, Parcel 307-17-006B. (legal on file) (Located on the west side of Mt. Lemmon Road approximately 1/4 mile north of Peppersauce Canyon Trl in the Oracle area).

T10S-R16E Sec 21



Goff and Goff Limited Partnership

Drawn By: GIS / IT / LJT Date: 07/11/2014

Sheet No.

1 of 1

Section

21

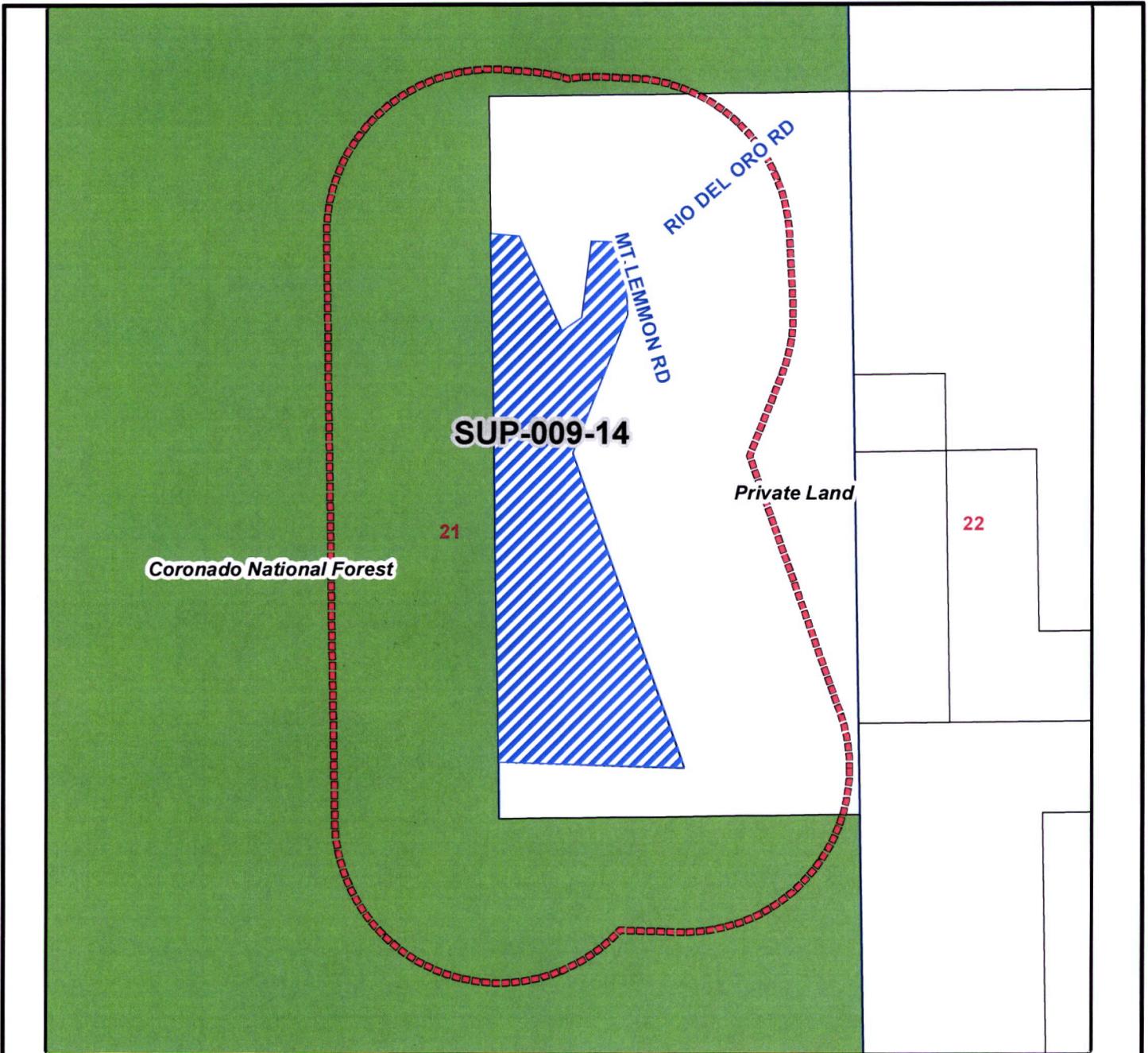
Township

10S

Range

16E

Case Number: SUP-009-14



Special Use Permit

SUP-009-14 – PUBLIC HEARING/ACTION: Goff and Goff Limited Partnership, landowner; Charlie Goff, Applicant; Brandon Luthy, agent, requesting a Special Use Permit to operate Arizona Eco Zipline Tour on a 18.5± acre parcel in the GR zone, situated in a portion of the E½ Section 21, T10S, R16E G&SRB&M (legal on file), Tax Parcel 307-17-006B (Located on the west side of Mt. Lemmon Road approximately ¼ mile north of Peppersauce Canyon Trl in the Oracle area).

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



Legal Description:
 Situated in a portion of Section 21, T10S, R16E, G&SRB&M Parcel 307-17-006B (legal on file), located on the west side of Mt. Lemmon Road approximately 1/4 mile north of Peppersauce Canyon Trl in the Oracle area.
 T10S-R16E Sec 21

Owner/Applicant: Goff and Goff Limited Partnership			
Drawn By:	GIS/JT/LJT	Date: 07/1/2014	
Sheet No.	Sections 21	Township 10S	Range 16E
1 of 1	Case Number: SUP-009-14		



Special Use Permit



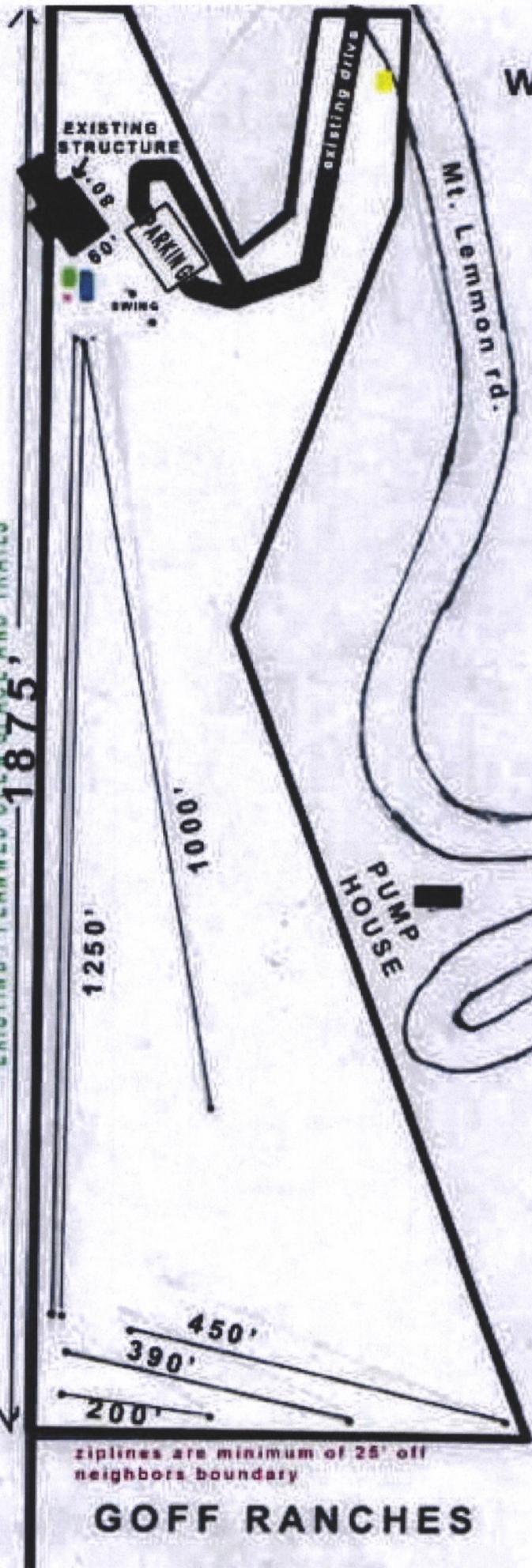
PINAL COUNTY
Wide open opportunity

SUP-009-14

U.S. FOREST SERVICE

U.S. FOREST SERVICE

EXISTING / PLANNED OPEN SPACE AND TRAILS
1875'



SCALE 1" = 200'

- = EXISTING MILL
- = 3' X 6' SIGN MANUFACTURED PLASTIC OR WOOD
- = ZIP LINES AND SWING
- = RAMADA FOR SHADE 24' X 40' (PERMITTED)
- = OFFICE AND CONCESSIONS (MOBILE)
- = RESTROOM (PERMITTED)

POWER, WATER AND SEPTIC EXIST ON PROPERTY
DRIVE AND PARKING IS EXISTING

GOFF RANCHES

DAIRMONT RANCH

DAIRMONT RANCH

GOFF RANCHES

HISTORY: The subject property is zoned GR and has an existing structure that was previously used as a lumber mill.

ANALYSIS: The applicant is requesting a Special Use Permit to operate Arizona Eco Zipline Tour on an 18.5± acre parcel in the GR zone.

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

The subject property is located on the west side of Mt. Lemmon Rd. From Highway 77 this property is access by taking American avenue to Mt. Lemmon Rd for approximately 6.5 miles. Paving of Mt. Lemmon Rd stops at Webb Rd, approximately 2.5 miles north of subject property and remains an unpaved road past the subject property. Off-site signage along Mt. Lemmon Rd is not permitted.

Staff would like to point out that the applicant is not proposing any boundary fencing. Side setbacks within the GR zone are 20ft, and the applicant has indicated that the zip lines will be a minimum of 25 feet away from the parcel boundary. The zip lines along the southern boundary will need to be located 40 feet from the parcel boundary as rear setbacks in GR are 40 feet. With no property boundary delineation, staff is concerned about unintended trespass onto these neighboring properties by facility patrons. The Commission may want to consider adding a stipulation that fencing be provided along the southern and western boundaries of the site.

Additionally, the existing structure on site crosses the parcel boundary and thus does not meet setbacks. Staff has included a stipulation that this structure may not be utilized for any purposes until relocated to meet setbacks and otherwise brought into compliance.

Lastly, the SUP the Commission is considering is to allow Arizona Eco Zipline Tours. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non residential through traffic;**

- whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;
- the need for the proposed special use in the neighborhood/community;
- public input.

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

Because of the rural nature of the area, staff expanded the notification area from 600 feet to 1200 feet for the public mailouts. To date, one phone call in opposition from within the 1200' notification area and three letters in opposition from outside the 1200' notification area have been received. One letter in support has been received from a property owner outside of the notification area.

A copy of the proposed Special Use Permit request was sent to Coronado National Forest, to date, no comments have been received.

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

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

The **Pinal County Air Quality Department** provided comments which are included in the correspondence section of this staff report.

Pima County Development Services provided comments that they have no objections to the proposed use. This letter is included in the correspondence section of this staff report.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-009-14**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

STAFF SUMMARY: The applicant, Brandon Luthy 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, one phone call in opposition from within the 1200' notification area and three letters in opposition from outside the 1200' notification area have been received. One letter in support has been received from a property owner outside of the notification area.
3. The site is accessed via Mt. Lemmon Rd.
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 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-009-14** 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 layout, design and set up of Arizona Eco Zipline Tour shall be as shown and set forth on the applicant's submittal documents and site plan;
- 2) the permit is set for annual review beginning September 2015;
- 3) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 4) applicant/owner/developer/operator shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code.
- 5) all proposed outdoor lighting must conform to the applicable requirements of Lighting Zone 1 as enumerated in the Pinal County Development Services Code; sports field style lighting shall be prohibited
- 6) the applicant/owner/operator shall keep the property free of trash, litter and

debris;

- 7) the existing structure shall not be used for any purposes until relocated to meet setback requirements and brought into compliance with all applicable codes;
- 8) ziplines shall be located no closer to the western boundary of the subject site than 25 feet and no closer to the southern boundary of the subject site than 40 feet; and
- 9) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department;

Date Prepared: 08/13/2014 - arm
Revised:

Arizona Eco Zipline Tour

Submitted by Charlie Goff

35407 S. Mt. Lemon Rd., Oracle, Arizona



PURPOSE OF THE REQUEST narrative

PURPOSE OF THE REQUEST

The purpose for this request for a "Special Use Permit" is to develop the "Arizona Eco Zipline Tour" business that would consist of (6) zip line cables strung from pole to pole using gravity to propel riders through in the air. Zip lines have long been used as an adventure courses to present a birds-eye view of landscapes, wildlife, and other natural/cultural resources. This family-friendly attraction; non-extreme would allow the public to view the spectacular Sonoran Desert and Desert Chaparral particular to this area.

DESCRIPTION OF PROPOSAL

While there are other zip line businesses in Arizona, Pinal will be able to boast the longest zip lines with twin 1250' zip lines. Arizona Eco ZipLine Tour will be able to accommodate families, church groups, visitors to our region, and schools. Along with using the land for the zip line business secondary or supporting activities are planned such as gold panning, educating the public about the sensitivity of our landscapes and the movements of wildlife in their natural corridors. Additionally, we plan to capture the historic and cultural era of this land by turning the old mill into a museum of time-period tools and artifacts. Hiking opportunities also will be provided.

This is a low-impact project blending economic benefits of high quality tourism, while providing education of and appreciation for the natural environment along the tri-community corridor (planning guidelines within the County's Comprehensive Master Plan). It also provides eco-tourism development and activities in East Pinal County.

"The natural environment and historic character of the area are the "assets." Efforts must be made to protect them, including preservation of mountain vistas, the riparian areas and native vegetation associated with the natural springs, night skies, air quality and native wildlife."

Special circumstances exist as the private land that borders proposed open space land (per the Open Space Master Plan Map). The use of this land for such a project supports the overall goals and objectives of the County's Comprehensive Plan with added Open Space & Trails Master Plan components. This is an innovative development that aligns with Pinal County's vision and policies for sustainable development, economic diversification and county-wide open space preservation and energy efficiency. Since the depletion of mining in this region, this area has been struggling with alternative economic options and eco tourism and educating the public of the uniqueness of this area is seen as a viable economic opportunity. This business venture is in conformance with the county's adopted Comprehensive Plan.

The traffic patterns in the area will not be impacted greatly. The Mt. Lemmon roadway is presently used by the few residents living in the area, by campers, hikers, spelunkers and outdoor enthusiast who travel to Pepper Sauce Canyon to view birds, picnic and to enjoy the environment of the riparian area. It is anticipated that traffic would increase by 10 to 15 vehicles a day. It is also a favorite off-road vehicle roadway as it is the back route to the top of the Catalina Mountains, accessible most of the year. The proximity of Oracle's Fire District with trained EMTs, a helicopter pad near the courthouse, and relationship with the County Sheriff's office provides the health and safety requirements that are needed for such a project. Arizona Eco Zip Line will also provide first aid training to staff and prepare an emergency action plan to address any accidents or medical emergencies should that arise.

The Zipline tour will be a daytime operation so there will be no large scale lighting needed for parking or zipline rides. No fencing is required as the zipline tours will be guided and the visitors will be met at all zipline locations, so there is no anticipation of guests wandering onto neighboring properties.

Location & Accessibility

The project will be located off of the Mount Lemmon Road 7 miles from the community of Oracle . Accessibility is from Mt. Lemon Road .

PURPOSE OF THE REQUEST narrative

Presently there is water from an existing well that is 300' deep to which a new pump was installed recently. Electricity is provided by the San Carlos Water Irrigation. Restroom facilities to be built will utilize composting toilets similar to those used by the U.S. Forest Service in their visitor areas.

**MEMORANDUM FROM AIR QUALITY**

Date: August 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
8/21/14	IUP-001-14	Donna McGregor	Outdoor Storage of Personal Property	See Comments 1 & 2
8/21/14	IUP-002-14	Murray Sharkey	Septic Sludge Treatment Facility	See Comments 1 & 2
8/21/14	SUP-009-14	Charlie Goff	Arizona Zipline Adventure	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.
3. An air quality industrial permit is required if any new or existing generators on the site have a capacity of more than 325 HP **and** run more than 72 hours per year.

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.



July 31, 2014

SENT VIA EMAIL

Steve Abraham
Planning Manager
Pinal County Planning and Development Department
21 North Pinal Street, PO Box 2973
Florence, AZ 85132

Subject: SUP-009-14 – Goff and Goff Limited Partnership

Dear Mr. Abraham:

Thank you for the opportunity to review and comment on the Special Use Permit application for the Goff and Goff Limited Partnership proposed zipline eco-tour business. The proposed activity appears to be in conformance with Pinal County's Comprehensive Plan and surrounding land uses, and we have no objections.

Sincerely,

Chris Poirier
Assistant Planning Director
Pima County Development Services Department

CP/msh

VOICE MAIL MESSAGE

INCOMING ONLY

INSTRUCTIONS: When you receive a voice mail that is pertinent to any case (violation, zoning, MLD, etc.) please complete this form and retain a copy in the file.

DATE: 08/14/2014

FROM: Randall Rice - 80955 Rio Del Oro

TELEPHONE NUMBER:

TAKEN BY: Ashlee MacDonald

RE: Opposed to SUP-009-14

CASE NUMBER (if applicable):

MESSAGE:

Planning CASE # SUP-009-14

NAME: Bruce Bemis and Marla Bemis

P.O. Box 5556 Oracle, AZ. 85623 (mailing address)

33517 S. Jandro DR., Oracle, AZ. 85623 (physical address)

Phone number [REDACTED]

Property tax parcel # - 307-12-071 B4

TO: Planning Department

Marla and I are both opposed to the request for a special use permit in this matter. We believe the fragile environment in this area will be subject to excessive use and damage. The proposed request would subject the residents to excessive dust pollution, traffic and interfere with the peace and tranquility this area is noted for. Please listen to those of us who will be directly affected by this (over)

request.

Thank you

Bruce Bemis
Marla Bemis

We do not wish to be heard
at the meeting.

August 7, 2014

Case Number: SUP-009-14

Angie & Dave Hopkins

33719 S. Happy Thot Dr. Oracle, AZ 85623

PO Box 1682, Oracle, AZ 85623

Property tax parcel number: 307-12-042R2

Planning Department: Not able to appear and be heard

RE: Opposed

We would like to state our position as **opposed** to the requested permit for the Arizona Eco Zipline Tour to be located off Mt Lemon Road in Oracle, AZ.

We live just SE of the proposed site. **Our main concern is an increase in traffic which will create even more dust in this valley.** Even though Mt Lemon Road has recently been chip sealed to Campo Bonito Road, there is still about 2 miles of dirt road to the proposed Zipline site. The road is narrow with sharp curves. Over the last 9 years we have seen numerous auto and off road vehicle accidents. It is not a safe road!!

We like so many residents purchased land in this area for the quite beauty of the desert and mountains adjacent to the U.S. Forest. We treasure the wildlife and terrain and believe it should be protected from increased traffic, dust and trash.

We also understand that after the Zipline is up and running they also plan to operate an off road rental business – please do not let this happen. Quads, dirt bikes and any type of off road vehicles will destroy the beautiful terrain here. Evidence of this nature is all around, even in Peppersause canyon.

Unfortunately because of where the sign is located in regards to this hearing we only discovered it a few days ago, and after talking to a few of our neighbors, we found that very few people know anything about this, and being summer a lot of folks are on vacation. Is there any way you can postpone this hearing in order to give local residents a chance to respond?

Your consideration of our feelings in regards to this matter will be greatly appreciated.

Angie Hopkins



August 7, 2014

Ref: Case Number SUP-009-14

Lydia L. White
33453 S. Jandro Dr.
Oracle, AZ. 85623

Parcel number T99-32-27401

I OPPOSE this request for the following reasons:

There will more TRAFFIC than we want.

It is very bad for the environment; with DUST, NOISE, and GARBAGE.
It would greatly DISTURB the natural terrain and WILDLIFE in the area.

This is a horse community utilizing all the trails off Mt. Lemmon road and the Peppersauce area.

There is a Horse Camp Ground just past the location of the Zipline. This horse camp area brings in many people across the country, that come to ride horses and enjoy the nicer weather of our area. It brings revenue to all the business of Oracle. Horses and traffic and off road vehicles, Do not do well together.

It would take away the quietness and change the natural beauty of the area.

I do not want to appear.



Lydia White

Ashlee MacDonald

From: AmberLee Mudd
Sent: Tuesday, August 12, 2014 9:47 AM
To: Ashlee MacDonald
Cc: Steve Abraham
Subject: FW: SUP 009-14

Please see the email below pertaining to the above referenced case.

Thanks,

AmberLee Taylor
Deputy Clerk of the Board
PO Box 827, Florence, AZ 85132
(520) 866 6220
amberlee.mudd@pinalcountyz.gov

-----Original Message-----

From: CustomerService
Sent: Tuesday, August 12, 2014 9:30 AM
To: AmberLee Mudd
Subject: FW: SUP 009-14

-----Original Message-----

From: David Hendrickson [REDACTED]
Sent: Friday, August 08, 2014 9:54 AM
To: CustomerService
Subject: SUP 009-14

Attn: Clerk of the Board. I will not be back from vacation to attend this meeting but I would urge you not to approve the permit for the Eco Zipline Tour. I purchased a home last September a couple miles northeast of where this permit is requested, because it was a quiet equestrian area with beautiful mountains to the east and west. I am familiar with the area proposed and am concerned about the traffic, the dust, and the accessibility by a narrow curvy and dangerous road. The proposed Zip line and influx of dirt bikes and quads will have a significant impact on the natural high desert environment and wildlife.

David Hendrickson
Property tax parcel number 307-12-069C

Sent from my iPad

LETTER TO NEIGHBORS

I would like to invite the Forest Service and Mr. Dairmont to our meeting we are holding to inform surrounding neighbors of our property which is located at 35407 s.Mt. Lemmon rd. and introduce our ideas for a proposed eco zip line adventure on our property. Meeting will be held May 12 @ 12:00 at The Oracle Inn Steakhouse in Oracle Az. 305 e.American ave. We are seeking a special use permit. If you decline to attend please respond with short response to return address.Thanks so much.

Neighborhood Meeting

There were three neighbors and all three declined to come to meeting. Neighbors were contacted by phone and I requested a letter from neighbors to explain why the choice to decline and recieved none.

**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: ASHLEE MACDONALD

2. Date of Concept Review: ___ / ___ / ___ Concept Review No.: CR - ___ - ___

3. The Legal Description of the Property: _____

4. Tax Assessor Parcel No(s): 30717006B

5. Current Zoning: gr

6. Parcel size: 18.5 acres

7. The existing use of the property is as follows: cattle sorting and grazing

8. The exact use proposed under this request: zipline eco tour with gold panning and concessions. Dirt left over from old mill on the property will be panned through by visitors giving them feeling of what it was like in the old days looking for gold. Visitors will also be able to grab a bite to eat and a cold drink from our mobile concession trailer

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. The most recent changes have been the clear identification of this area on the Open Space & Trails Master Plan which has been incorporated into the County's Comprehensive Plan. The land proposed for this project borders proposed open space. This area has experienced little to no development except for scattered residential and YMCA Camp. The climate and natural beauty is an attraction to visitors and this eco-tourism project will enhance the viewing and learning experience.

13. Explain why the proposed development is needed and necessary at this time.

on attached page

RECEIPT #:

AMT:

DATE:

CASE:

REVISED JANUARY 2014

PAGE 2

13

In the Open Space & Trails Master Plan this eastern region is recognized for some of the most valuable open spaceland in the county. With the closing of most of the mines in this area, small communities like Oracle and San Manuel have struggled to reinvent themselves and to maintain their populations. Oracle is one of few eastern communities experiencing residential growth from retired citizens and those that desire to live the rural lifestyle but work in Oro Valley or Tucson. Partnerships and collaborations are forming with the Biosphere 2, the Copper Corridor Coalition Oracle State Park and the businesses in Oracle. Our Eco-tourism project is an excellent "fit" to the efforts of the Oracle business community to attract visitors and provide hands on experience to learn about the western culture and the special riparian area. Marketing and advertising the Az Eco Zipline Tour and its proximity to the Biosphere 2 and Oracle would increase support for nearby businesses and provide a second major attraction in the region.

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: Zipline rides are similar to amusement park rides that are privately owned and operated for recreational purposes
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: water ,septic, and power is on site. None paid for by the public
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: 10 cars daily at different times
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 16 total ..10 for customers..2 handicap 4 for employees
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? none
6. What type of landscaping are you proposing to screen this use from your neighbors? none.. being forest sevice on one side and our property on the other three sides
7. What type of signage are you proposing for the activity? Where will the signs be located? small sign by entrance (manufactured wood signs)
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: none
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: Arizona Zipline Adventure is considered to be a low impact land use and eco tourism project like many of existing zipline businesses in Arizona, for instance Superstition Zipline, Flagstaff Exteme Ropes Course and Red Rock Zipline.Our goal is to minimize impact on the area. Telephone poles with cables will provide the zipline tour while the existing structure will serve as the space for the museum, gold panning area, refreshments and restrooms.Will be kept in the style of the old west.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

RACKEN SURVEY CONSULTANTS, PLLC

Robert P. Acken, RLS
Registered Surveyor - Owner
39871 S. DODGE CANYON ROAD
TUCSON, AZ. 85739 USA

Telephone 520-825-2011
Fax 520-825-8574

EXHIBIT A PARCEL-B LEGAL DESCRIPTION (cont'd)

THENCE South 19 degrees 26 minutes 30 seconds East a distance of 17.55 feet to a point on the north line of said northeast one quarter of the southeast one quarter, the northwest corner of which bears S89°54'36"W, 279.35 feet;

THENCE continue South 19 degrees 26 minutes 30 seconds East a distance of 1199.92 feet;

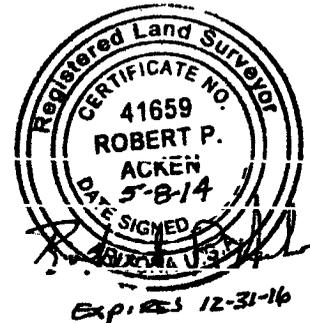
THENCE North 88 degrees 16 minutes 18 seconds West a distance of 674.53 feet to a point on the west line of said northeast one quarter of the southeast one quarter, the southwest corner of which bears S00°13'58"E, 204.73 feet;

THENCE upon said west line, North 00 degrees 13 minutes 58 seconds West a distance of 1110.73 feet to the northwest corner of said northeast one quarter of the southeast one quarter;

THENCE upon the west line of the southeast one quarter of the northeast one quarter corner of said Section 21, North 00 degrees 14 minutes 24 seconds West a distance of 816.59 feet to the **POINT OF BEGINNING**.

Together with and subject to covenants, easements and restrictions of record.

Said PARCEL-B contains 805,804.2 sq. ft. or 18.50 acres more or less.



PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

Parcel No.: _____
 Name: UCFS FOREST SERVICE
 Address: MT. LEMMON RD.
 City/ST/Zip: ORACLE AZ. 85623

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

Parcel No.: 30717006A
 Name: GOFF AND GOFF LIMITED PARTNERSHIP
 Address: 35407 S. MT. LEMMON RD.
 City/ST/Zip: ORACLE AZ. 85623

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 20 day of 4, 2014, at the office of ASSESSOR PINAL, and is accurate and complete to the best of my knowledge.

Charles C. Goff
 Signature

5/28/14
 Date

Acknowledged before me by Charles C. Goff, on this 28 day off May, 2014.



Ginger Guyton
 Signature of Notary Public

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

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

CHARLIE GOFF [Redacted]
Name of Applicant Address Phone Number

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

BRANDON LUTHY 548 CLKET ORACLE AZ [Redacted]
Name of Agent/Representative Address Phone Number

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

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

GOFF & GOFF MAIL TO: P.O. Bx 5591 ORACLE AZ [Redacted]
Name of Landowner Address 85623 Phone Number

X [Signature] [Redacted]
Signature of Landowner E-Mail Address

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

CONSENT TO PERMIT

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

GOFF & GOFF LIMITED PARTNERSHIP, an ARIZONA LIMITED Partnership
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of 18.50 acres located
at 35407 S. MT. LEMMON RD.
[Insert Address of Property]

identified as tax parcel number 30717006B
[Insert Parcel Number] and legally described as follows:

[Insert Legal Description] ATTACHED

Said property is hereinafter referred as "the Property."

Owner consents to BRANDON LUTHY's application
[Insert Name of Applicant]
for SPECIAL USE for ECO ZIPLINE TOUR
[Insert Type of Permit] [Describe Use]
and consents to the issuance of the permit for the stated use on the Property.

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

[Signature] [Signature]
Dated: 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)]

My Commission Expires:
Notary Public

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

GOFF and GOFF LIMITED PARTNERSHIP
[Insert Company Name]

X By: Charles C. Goff
[Signature of Authorized Officer]

X Title: Owner

X Dated: 5/28/14

STATE OF Arizona)
COUNTY OF Pinal) ss.

On this 28 day of May, 2014, before me, the undersigned Notary

Public, personally appeared Charles C. Goff who
[Insert Signor's Name]

acknowledged himself/herself to be Owner of GOFF & GOFF LIMITED PARTNERSHIP of
[Insert Title] [Insert Name of Company]

a(n) LIMITED PARTNERSHIP, and being authorized to do so on
[State of Incorporation or Formation]

behalf of said entity, executed the foregoing instrument for the purposes therein contained.

Ginger Guyton
Notary Public

My Commission Expires: Jun. 24, 2014



APPLICATION CHECKLIST

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

- A. Hold a Neighborhood/Community Meeting: (SEE ATTACHED)
1. Notify all property owners within 1200' (feet)
2. Hold the meeting within five (5) miles of the subject property
3. Hold the meeting between 5:00 pm – 9:00 pm
4. Include with the application the following:
- a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - (Use page 5 of this application)
 - c. Minutes of the meeting
 - d. Attendance sign-in sheet with names & addresses
- B. Submit a completed "Agency Authorization" and/or "Consent to Permit" form (if applicable).
- C. Submit a written Narrative concerning the proposed development to include:
1. Title Page
2. Purpose of Request
3. Description of Proposal
- a. Nature of the Project
 - b. Proposed Land Use
 - c. Conformance to adopted Comprehensive Plan
 - d. Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
 - e. Impact on:
 - 1) Traffic
 - 2) Nearby Properties
 - 3) Health & Safety of persons residing or working in the area.
 - f. Answers to the questions from the **Supporting Information** sheet.
4. Location & Accessibility

5. Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.

6. Utilities & Services

7. Neighborhood Meeting Information

8. Appendix (*as applicable*)



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

1. Legal description of total site.

2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.

3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.

4. Location of all Existing & Proposed Structures & Buildings

5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.

6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.

7. All Points of Ingress & Egress.

8. Location & Types of Existing & Proposed Landscaping.

9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.



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



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



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

1. Special Use Permit Application or application in conjunction with Zone Change= \$500.00

2. Special Use Permit Application (500+ mail-outs) = \$750.00

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:

see attached

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:

See attached

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:

see attached

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:

see attached

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:

see attached

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:

see attached

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:

see attached

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

See attached

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.

See attached

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.

See attached

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:

see attached

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:

see attached

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

see attached

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:

see attached

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:

_____ see attached _____

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:

_____ see attached _____



PART ONE

The proposal:

Is consistent with the Sense of Community vision component

The zip line project is consistent with the "Sense of Community" because it takes advantage of the region's strategic location. This business venture will attract people from the Phoenix and Tucson areas as well as others visiting our state. This will help bring economic vitality to the area because visitors will spend dollars to eat, for lodging, and to purchase items in Oracle's unique antique stores. It also will enable others to experience the diversity of this region. This region of the county is the most underdeveloped and strongly needs the type of business outdoor attractions that partners with the Biosphere 2 and other efforts for Ecotourism in our area. The zip line project will provide a place for community and other visitors to gather and to showcase the history, lifestyle, and culture of Pinal County's southeast region which is unique to mining, vast natural resources including habitat and wildlife. The zip line will support Pinal County's efforts to define its identity between two large and growing metropolitan cities.

Mobility and Connectivity

The infrastructure of transportation is not adequate in our county for most large businesses and we know that businesses must have good access to roadways; therefore most businesses are established along the central corridor of I-10 in Pinal County. Fortunately, Hwy 77, 79, and 60 routes are well traveled routes and Oracle is fast becoming known as a Gateway to the Arizona Trail and Gateway to the Copper Corridor. The zip line project will compliment these special destinations and provide another outdoor recreational opportunity to view wildlife. After leaving Hwy 77 and entering American Avenue, Mount Lemon Highway is the route to reach the zip line destination. Oracle is working to strengthening the mobility and communication options with the Biosphere 2 and other businesses along the Copper Corridor. The Biosphere 2 serves 100,000+ visitors a year and when visitors travel to the attraction they want to know "What else is there to do since I am out here?"

Economic Sustainability

The zip line project will provide 6-9 jobs for local residents. We are in close proximity to San Manuel, Mammoth, and the community of Oracle. The project provides a low impact, environmentally-friendly employer who definitely meets Pinal County's conservation and open space philosophy. While the project may not offer advancement in employment, it certainly provides an opportunity for educating workers and visitors to learn why this area is rich in cultural and natural resources that should be conserved or protected. Economic and Environmental Sustainability go hand-in-hand.

Open Spaces and Places

Within the Open Spaces and Trails Master Plan the value of open spaces and natural resources was noted as the most important reason residents move to Pinal County. Particularly in the southeast region, there is a long history of ranching, majestic canyons, opportunities for ORVs, the special riparian habitat of the San Pedro River, and abundant wildlife and birds. Ranchers and farmers have been here for many generations. Additionally, many residents who are retired have a good understanding of the balance of development and sustainability of natural resources. Recycling, growing gardens, conserving water, and green building is promoted by many of the new residents in their homes and in local businesses. This value of environmental stewardship permeates through this region and the zip line and associated activities (museum and/or gold panning) will promote further the values and conservation ethic of our residents.

Healthy, Happy Residents

Residents and visitors alike come here to enjoy out-door-recreational activities, hiking, trail bike riding, horseback riding, walking and running, biking in organized groups, ATV and off-road vehicle opportunities. Many do this for the experience, but also because they want to be healthy. Lifestyle was also high on the list on the Open Spaces and Trails Master Plan. Our project lends itself nicely to existing activities and the lifestyle of this region.

Quality Education Opportunities

There will be opportunities for community-based educators to schedule visits to the zip line along with tours of the museum and gold pan activities. This will provide students with first-hand knowledge of the history of our area and the uniqueness of its cultural diversity and wildlife. With San Manuel High School and the Aravapai College nearby, it would be worthwhile to explore training a specialized workforce for careers in Ecotourism.

PART TWO

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

(The wording "Circulation graphics" is not clear)

The project land uses are shown on the County's Land Use Plan within the Natural Infrastructure. The designated land for this project is now legally divided as described in a previous meeting to 19 acres. There is no economic development graphics in this region of the map, although there are a few small scaled businesses in the area, a YMCA Camp, a Boy's rehab facility, one Guest Ranch, and a Horse RV Park. The only other business in this area is leased ranch lands for cattle.

The zip line project meets the mixed use activity center concept as it is a low impact use of natural resources and maintains the open spaces concept. It further compliments the venues that already exist in the immediate area.

It meets the intent of the plan because it wisely uses the land, provides for employment, and raises the economic vitality of the communities in this area as visitors will purchase items or food and request lodging as well as paying for the zip line experience.

Consistency with the Planning Guidelines described in the Land Use element

The project land use meets seven of the element components if not all as explained in Part One.

The Pinal County Comprehensive Plan uses the seven vision components to organize the various Plan elements. The focused consistencies are that the project will help provide economic sustainability for the area and will offer a new awareness of the value and use of open spaces in our region. Secondly, the project provides educational opportunities in several ways, stewardship of the land, education of our culture, an appreciation for wildlife and will build on the existing sense of community. In years gone by mining served this purpose, but we understand the need to retool ourselves and diversify. Planned growth to this area is more palatable to its residents and will go a long way in building further the sense of community.

Further, water usage will be minimal and water will be derived from a well with a new pump to meet the needs of the business. Any energy requirements are minimal as we are not manufacturing or producing any materials. Electricity and water are available on the land. Water for the gold panning can be recycled water and we will use the model for restrooms comparable to what the U.S. Forest Service and other federal agencies presently use in parks. As previously mentioned one of the objectives of the zip line project is to also offer educational opportunities. I will be happy to discuss the cost of development and any other issues related to this segment.

Quality Employment Opportunities County-wide.

While the employment opportunities are consistent with the Economic Development element, this is not a large operation and probably will not have county-wide opportunities in the beginning. This will mostly help local residents.

Viable Agriculture, Equestrian and Rural Lifestyle

This project definitely has viability for equestrian and rural lifestyle. Near-by is the newly established Horse RV Park and visitors and residents have long visited this area. Due to the low impact of the zip line and confined area of the museum and gold panning, harmony should continue in the area. There is no agriculture in this area as it is primarily cattle grazing land but it is considered "working land" similar to agriculture with its own values and culture.

System of Connected Trails and Preservation of Open Space

The project is an excellent model for how open spaces and trails should be connected and how open space can be used to benefit communities and lifestyles.

The example we would offer is that cattle ranching already exists and this is a partnership between a rancher who historically has been using the land for grazing and his vision for the educating people about the uniqueness of our lands and its wildlife. In essence it is a way of protecting the open space by giving it a use that does not degrade the value of natural habitat, but seeks to educate people about our region.

Natural and Cultural Resource Conservation

This region is environmentally sensitive and we understand this. A wildlife biologist has walked the project area and made recommendations regarding sensitive areas. Great care will be given to not disturbing wildlife bedding or nesting areas. To our knowledge there are no specific Native American cultural resources on this land, however, the old Wild West ranching equipment and the process for milling will be highlighted in the museum.

Water Resources, Public Facilities/Services, and Infrastructure Support

The land has well water. A new pump was recently installed and specific information on the water usage and equipment can be provided. Electricity is available as well. The public facilities will be modeled after the U.S. Forest Service facilities that are used in parks. The public facilities will be installed prior to the opening of the zip line project. We understand that the responsibility for the infrastructure to support this development is with the business owner. The roadway (Mt. Lemon) is already a county road partially, and it is our understanding that it will soon be paved by the county to Bonita Road. This is very close to the location of the zip line project. There should be little dust impact to visitors coming to the zip line project.

S-023-14



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: August 21, 2014

Case Number: S-023-14

Case Coordinator: Evan Balmer

Subdivision Name: Shea Homes at Johnson Farms Neighborhood 6HD

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

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

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-5/PAD (PZ-005-06, PZ-037-06, PZ-010-09, PZ-PD-010-09 and PZ-PD-014-13)

Existing Uses: Vacant

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

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

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

Legal Description: A 19.29 ± acre parcel situated in portion of the west half of Section 32, T2S, R8E, G&SRB&M (legal on file).

Number of Lots: 82



GENERAL NOTES:

- 1) THE GROSS AREA OF THIS SUBDIVISION IS 4-19.29 ACRES.
- 2) PROPERTY IS ZONED CR-5 PAD PER ZONING CASE PZ-037-04, PZ-010-09, PZ-PD-010-09, PZ-PD-014-13
- 3) THIS SUBDIVISION CONTAINS A TOTAL OF 82 LOTS - 4.28 DU/AC.
- 4) QANTZEL ROAD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION IT IS LOCATED AT THE WESTERN MOST BOUNDARY OF SAID SITE.
- 5) ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC. OF EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
- 6) PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
- 7) PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.
- 8) THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- 9) THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
- 10) ALL ON-SITE SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOWS.
- 11) THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
- 12) THE RELOCATION OF EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
- 13) ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- 14) ALL TRACTS ARE COMMON AREAS WHICH SHALL BE GRANTED AND CONVEYED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA)
- 15) NO TREES ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AND NO TEMPORARY OR PERMANENT OBJECT, STRUCTURE, OR LANDSCAPING SHALL EXCEED TWENTY-FOUR INCHES IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS.
- 16) RIGHT-OF-WAY SIGHT VISIBILITY TRIANGLE EASEMENTS AS DESIGNED ON THIS TENTATIVE PLAT SHALL BE CONSTRUCTED 21'X21' LOCAL INTERSECTIONS AND 33'X33' AT ARTERIAL OR COLLECTOR INTERSECTIONS.
- 17) PUBLIC UTILITY EASEMENTS (PUE) SHALL BE MINIMUM 8' WIDE.
- 18) 1' VEHICULAR NON-ACCESS EASEMENTS (VNAE) SHALL BE DEDICATED ON ALL LOTS ADJACENT TO OR BACKING UP TO ANY TRACT, DRAINAGE FEATURE, COLLECTOR STREET AND ARTERIAL STREET.

TENTATIVE PLAT
OF
"SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 6HD"
PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 2 SOUTH,
RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
FINAL COUNTY, ARIZONA.

OWNER/DEVELOPER:
TRILOGY ENCANTERRA CONSTRUCTION, L.L.C.
CONTACT: BOB DEER
3630 N. KENYONWAY ROAD
SALT LAKE VALLEY, ARIZONA 85140
PHONE (602) 318-0639

ENGINEER:
COE & VAN LOO CONSULTANTS, INC.
400 NORTH 15TH STREET
PHOENIX, ARIZONA 85014
CONTACT: RYAN WEEB
PHONE (602) 294-8931
FAX (602) 294-0608



BASE ZONING & ZONING CASE:

A PLANNED AREA DEVELOPMENT WITHIN CR-5 PAD ZONE
CASE NUMBER: PZ-037-04,
PZ-010-09, PZ-PD-010-09,
PZ-PD-014-13

SETBACKS		LOT INFORMATION	
FRONT	20/10**	MIN. LOT SIZE:	6,480 SF.
REAR	10'	MIN. LOT WIDTH:	60 LF.
SIDE	5/5**	MIN. LOT LENGTH:	108 LF.
STREETSIDE	10'		

** 20' FROM FACE OF GARAGE TO BACK OF SIDEWALK, 10' TO LIEVABLE OR SIDE ENTRY GARAGE.

*** A MINIMUM SEPARATION OF 10' WILL BE PROVIDED BETWEEN PRINCIPAL DWELLINGS.

LEGEND

- PROPOSED LOT LINE
- PROPOSED ROW LINE
- PROPOSED BOUNDARY LINE
- PROPOSED WATER LINE & VALVE
- ⊕ PROPOSED FIRE HYDRANT
- PROPOSED SEWERLINE & MANHOLE & DIRECTION OF FLOW
- W EXISTING WATER
- S EXISTING SEWER
- ▲ PROPOSED DRAINAGE FLOW ARROWS
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN PIPE
- ▲ INDICATES SECTION CORNER - FOUND BRASS CAP IN HANDHOLE (UNLESS OTHERWISE NOTED).
- INDICATES CORNER OF THIS SUBDIVISION - SET 1/2' REAR WITH CAP PLS. #38851
- INDICATES CENTER LINE MONUMENTATION-SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DET. 129.2, TYPE 17 (UNLESS OTHERWISE NOTED)
- INDICATES EXISTING BRASS CAP FLUSH
- INDICATES EASEMENT LINES
- INDICATES BUILDING SETBACK LINES (BSL)
- L-1 INDICATES CURVE NUMBER
- ① INDICATES CURVE NUMBER
- V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
- B.S.L. INDICATES BUILDING SETBACK LINE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- U.B.E. INDICATES USE BENEFIT EASEMENT
- ① INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 33' X 33' (ARTERIAL TO ARTERIAL, ARTERIAL TO COLLECTOR & COLLECTOR TO LOCAL)
- ② INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT - 21' X 21' (LOCAL TO LOCAL)
- ③ INDICATES SHEET NUMBER
- ESMT. INDICATES EASEMENT
- DKT. INDICATES DOCKET
- CAB. INDICATES CABINET
- SLD. INDICATES SLIDE
- N.T.S. INDICATES NOT TO SCALE
- G.L.O. INDICATES GENERAL LAND OFFICE
- P.C.R. INDICATES PINAL COUNTY RECORDS
- S.V.T.E. INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT
- T.B.A. INDICATES TO BE ABANDONED
- R INDICATES RADII

BENCHMARK:

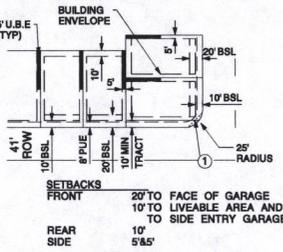
NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATED J 86, P.I.D. DUM673 - USGS QUAD: SACATON NE. ELEVATION= 1481.20 FEET NAVD 88 DATUM. BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED J 86 1924. LOCATED 0.2 KM (0.10 MI) NORTHERLY ALONG ELLSWORTH ROAD FROM THE POST OFFICE IN QUEEN CREEK, THENCE 1.2 KM (0.75 MI) EASTERLY ALONG COOTILLO ROAD, THENCE 8.0 KM (4.96 MI) SOUTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, 84.1 M (271.9 FT) NORTHWEST OF MILEPOST 84A, 38.2 M (125.3 FT) SOUTHWEST OF A UTILITY POLE, 23.1 M (75.8 FT) NORTHWEST OF A UTILITY POLE, 15.9 M (52.2 FT) NORTHEAST OF AND LEVEL WITH THE CENTER OF A DIRT ROAD, 8.1 M (26.6 FT) SOUTHWEST OF THE NEAR 044.04 M (1.3 FT) SOUTHWEST OF A WITNESS POST, AND THE MONUMENT PROJECTS 0.6 M (0.16 FT) ABOVE THE GROUND SURFACE IN SECTION 6, T3S, R8E. SITE BENCHMARK = 1482.24 FEET NAVD 88 DATUM

LAND USE TABLE:

GROSS ACREAGE	19.29 A.C.
AREA OF PRIVATE STREET (TRACT Q)	3.66 A.C.
NET ACREAGE	14.32 A.C.
AREA OF TRACTS (A - P)	1.31 A.C.
TOTAL LOTS	82 LOTS
OVERALL DENSITY	4.28 DUS/800 S.F.
AVERAGE AREA PER LOT	7604 S.F.
OPEN SPACE PERCENTAGE	8.77 %

TRACT TABLE:

SEE SHEET 2



① SIGHT VISIBILITY TRIANGLE EASEMENTS (SVTE) SHALL BE 21' X 21' AT LOCAL & PRIVATE ROADS, 33' X 33' (FOR ALL OTHERS).

CR-5 PAD MF/HD
TYPICAL LOT DETAIL
(NOT TO SCALE)

SERVICE PROVIDERS

- SEWER: JOHNSON UTILITIES
- WATER: QUEEN CREEK WATER COMPANY
- TELEPHONE: CENTURYLINK COX COMMUNICATIONS
- ELECTRICITY: SALT RIVER PROJECT
- GAS: CITY OF MESA GAS
- POLICE: PINAL COUNTY SHERIFFS OFFICE
- SCHOOLS: J.O. COMBS SCHOOL DISTRICT
- SOLID WASTE: PRIVATE HAULER



DESIGN: JS
DRAWN: AC, CB
CHECK: RW
DATE: 07-29-14

	CVL Consultants 4000 N. 12th Street Phoenix, AZ, 85014 Phone: (602) 294-0608 web: www.cvl.com	Phone: 602.294.8931 Fax: 602.294.0608 web: www.cvl.com
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 6HD TENTATIVE PLAT	
CVL Project #: 14P-0192001		SHEET NUMBER 01 OF 05

DATE PREPARED: 07/29/14 Pinal County Case #: PZ-PD-058-13 Pinal County Case #: PZ-PD-014-13

LOT AREA TABLE					
LOT #	SQUARE FT	ACRES	LOT #	SQUARE FT	ACRES
1	9,622	0.22	42	8,547	0.20
2	6,480	0.15	43	9,582	0.22
3	6,480	0.15	44	7,043	0.16
4	6,955	0.16	45	8,892	0.20
5	7,008	0.16	46	8,689	0.20
6	6,590	0.15	47	8,949	0.21
7	6,480	0.15	48	10,145	0.23
8	6,480	0.15	49	6,603	0.15
9	6,480	0.15	50	6,592	0.15
10	6,480	0.15	51	6,592	0.15
11	6,654	0.15	52	6,528	0.15
12	7,487	0.17	53	6,480	0.15
13	8,681	0.20	54	7,018	0.16
14	11,595	0.27	55	6,719	0.15
15	8,840	0.20	56	6,719	0.15
16	7,535	0.17	57	6,719	0.15
17	6,481	0.15	58	6,719	0.15
18	6,480	0.15	59	6,719	0.15
19	6,480	0.15	60	6,529	0.16
20	6,480	0.15	61	7,796	0.18
21	6,480	0.15	62	6,600	0.15
22	6,784	0.16	63	6,600	0.15
23	8,475	0.19	64	7,746	0.18
24	7,229	0.17	65	8,969	0.21
25	6,480	0.15	66	12,295	0.28
26	9,723	0.22	67	7,155	0.16
27	7,270	0.17	68	6,480	0.15
28	8,581	0.20	69	6,480	0.15
29	7,508	0.17	70	6,694	0.15
30	6,480	0.15	71	6,893	0.16
31	6,480	0.15	72	6,759	0.16
32	6,715	0.15	73	6,482	0.15
33	7,689	0.18	74	6,481	0.15
34	6,651	0.21	75	6,482	0.15
35	9,213	0.21	76	8,108	0.19
36	7,128	0.16	77	11,180	0.26
37	8,721	0.20	78	8,141	0.19
38	8,354	0.19	79	6,546	0.15
39	11,317	0.26	80	6,480	0.15
40	9,062	0.21	81	10,371	0.24
41	6,480	0.15	82	9,378	0.22
TOTAL	623,492	14.31			

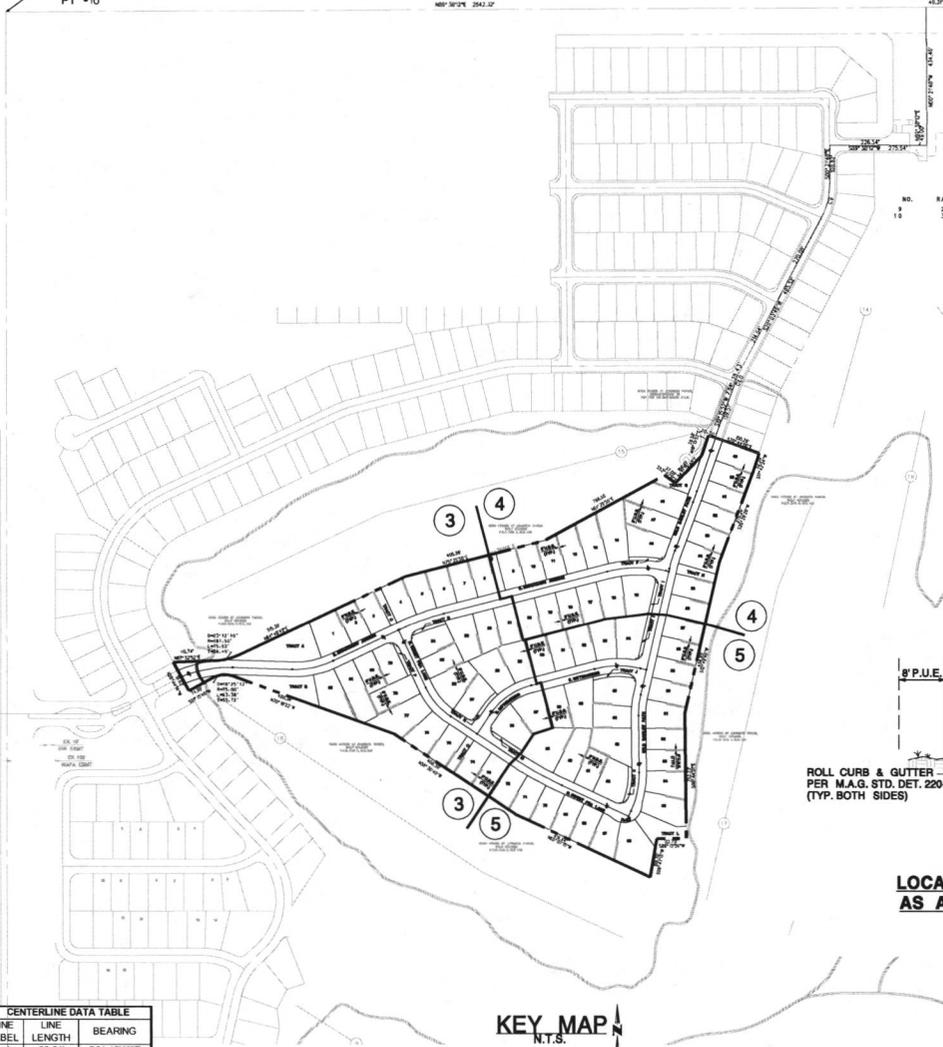
TRACT TABLE				
TRACTS	AREA ACRES	S.F.	DESCRIPTION	
A	0.37	16230	OPEN SPACE/LANDSCAPE TRACT/RETENTION/GOLF COURSE	
B	0.26	11461	LANDSCAPE TRACT	
C	0.05	2178	LANDSCAPE TRACT/DRAINAGE EASEMENT	
D	0.02	871	LANDSCAPE TRACT	
E	0.05	2178	LANDSCAPE TRACT/DRAINAGE EASEMENT	
F	0.02	871	LANDSCAPE TRACT	
G	0.09	3920	OPEN SPACE/LANDSCAPE TRACT/GOLF COURSE	
H	0.07	3049	LANDSCAPE TRACT/DRAINAGE EASEMENT	
I	0.05	2178	LANDSCAPE TRACT	
J	0.03	1307	LANDSCAPE TRACT	
K	0.02	871	LANDSCAPE TRACT	
L	0.15	6534	LANDSCAPE TRACT/DRAINAGE EASEMENT/GOLF COURSE	
M	0.02	871	LANDSCAPE TRACT	
N	0.02	871	LANDSCAPE TRACT	
O	0.06	2614	LANDSCAPE TRACT/DRAINAGE EASEMENT	
P	0.02	871	LANDSCAPE TRACT	
Q	3.66	159430	PRIVATE STREET	
O.S. TOTAL	0.88	38145		
O.S. & LANDSCAPE TRACT TOTAL	1.31	56876		
GRAND TOTAL	4.97	216306		

CENTERLINE CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	TANGENT
(1)	0380.00'	30°30'12"	0186.37'	0085.42'
(2)	0290.00'	332°54'43"	-0118.19'	-0060.22'
(3)	0700.00'	349°10'44"	-0132.21'	-0066.30'
(4)	0200.00'	31°11'26"	0108.88'	0055.82'
(5)	0200.00'	42°0'42"	0146.65'	0076.80'
(6)	1000.00'	8°38'32"	0150.29'	0075.27'
(7)	0290.00'	334°29'14"	-0111.76'	-0056.83'
(8)	0290.00'	13°38'47"	0098.18'	0059.73'
(9)	0275.00'	27°19'47"	0131.17'	0066.88'
(10)	0380.00'	27°19'47"	0166.95'	0085.09'
(11)	0400.00'	7°39'40"	0053.49'	0026.78'
(12)	1500.00'	358°46'28"	-0032.10'	-0016.05'

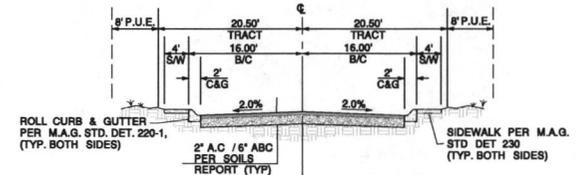
CENTERLINE DATA TABLE		
LINE LABEL	LINE LENGTH	BEARING
L-1	88.81'	S61°16'46"E
L-2	167.95'	N88°14'2"W
L-3	207.48'	N64°40'42"E
L-4	179.31'	S29°18'16"E
L-5	475.59'	S75°29'58"E
L-6	218.46'	S56°30'44"E
L-7	64.62'	N33°29'16"E
L-8	184.23'	S75°29'58"W
L-9	206.83'	N65°7'15"W
L-10	16.76'	N24°52'45"E
L-11	160.28'	S0°44'1"E
L-12	17.04'	N77°10'14"W
L-13	364.6'	N12°49'46"E
L-14	8.19'	N77°10'14"W
L-15	145.23'	N20°29'26"E
L-16	319.63'	S19°15'52"W

NW COR., SEC. 32
T.2S., R.8E.
FND. 3" BRASS CAP IN H.H.
PT #10

N 1/4 COR., SEC. 32
T.2S., R.8E.
FND. 1/2" REBAR
PT #11



NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
3	300.00	89.23	133°52'34"	50.88	84.21	S11°50'39" W
10	300.00	46.67	008°47'54"	23.08	46.02	S23°39'49" W



**LOCAL RESIDENTIAL STREET SECTION -
AS APPROVED PER ENCANTERRA PAD**
LOOKING NORTH AND WEST N.T.S.

KEY MAP
N.T.S.



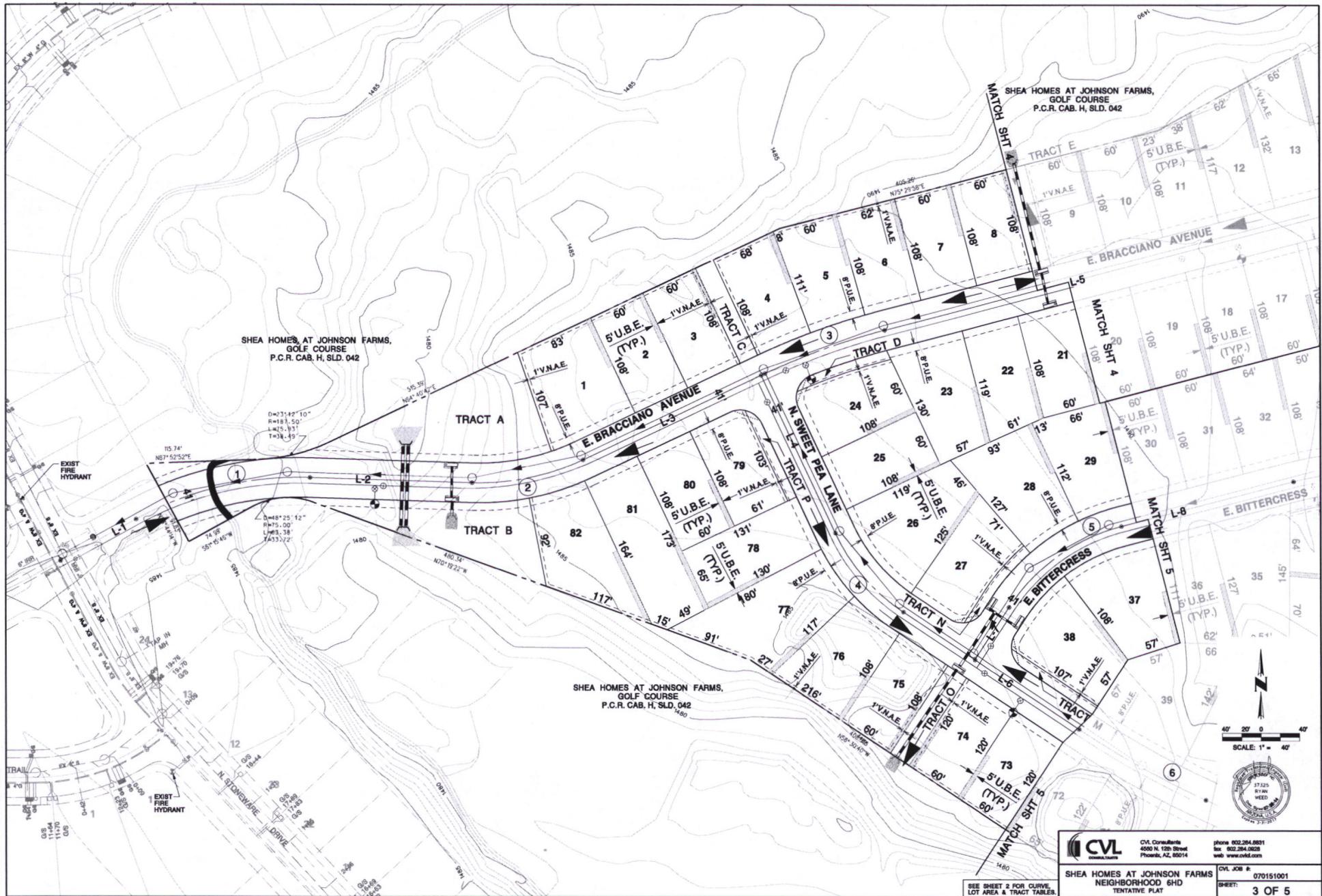
CVL CONSULTANTS, INC.
CVL Consultants
4500 N. 120th Street
Phoenix, AZ, 85014
phone 602.284.8831
fax 602.284.8828
web www.cvl.com

SHEA HOMES AT JOHNSON FARMS
NEIGHBORHOOD 6HD
TENTATIVE PLAT

CVL JOB #: 070151001
SHEET: 2 OF 5

DATE PREPARED: 07/28/14
Phd County Case #: PZ-PD-058-15

FINAL COUNTY CASE# S-023-14



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

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

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CIVIL CONSULTANTS
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Phoenix, AZ, 85014
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SHEA HOMES AT JOHNSON FARMS
NEIGHBORHOOD 6HD
TENTATIVE PLAN
DATE PREPARED: 07/28/14

CVL JOB #: 070151001
SHEET: 3 OF 5

Final County Case # PZ-PO-058-13

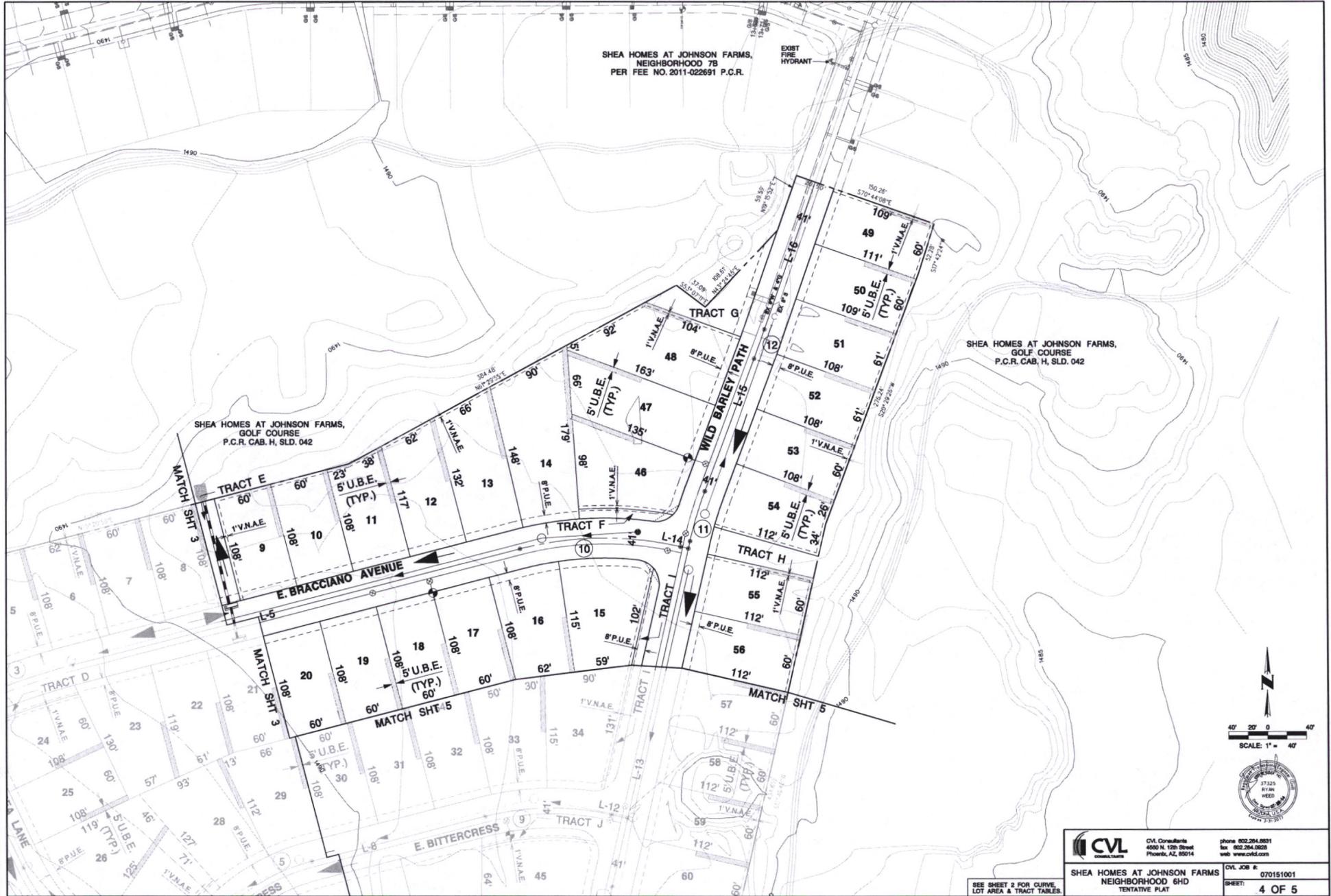
CIVIL
7/29/2014
11:11 AM
C:\Users\jgordon\OneDrive\Documents\6870p05813.dwg

SHEA HOMES AT JOHNSON FARMS,
NEIGHBORHOOD 7B
PER FEE NO. 2011-022691 P.C.R.

EXIST
FIRE
HYDRANT

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

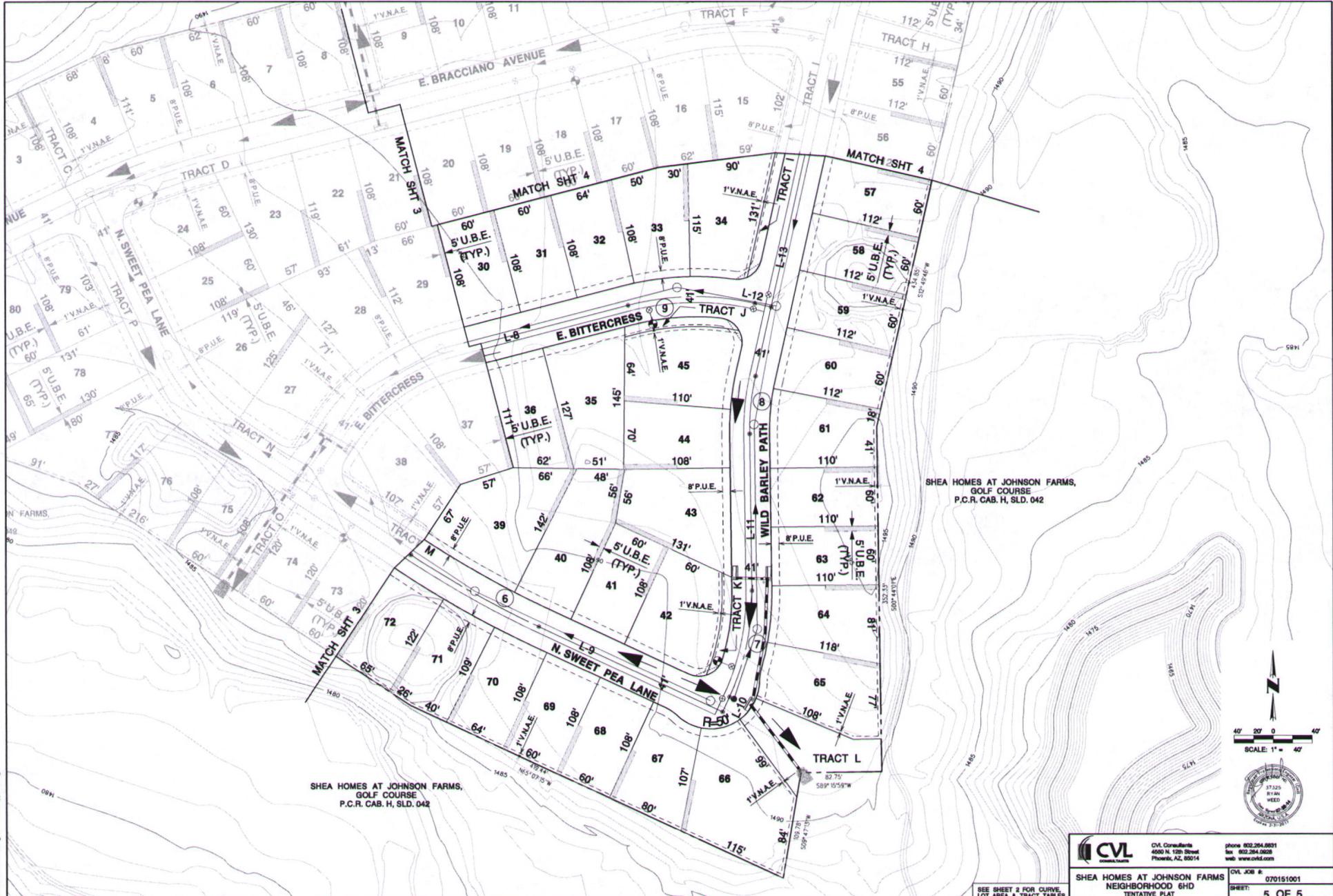
SHEA HOMES AT JOHNSON FARMS,
GOLF COURSE
P.C.R. CAB. H, SLD. 042



	CVL Consultants 4660 N. 12th Street Phoenix, AZ 85014	phone 602.284.8931 fax 602.284.0628 web www.cvl.com
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 6HD TENTATIVE PLAT	CIVIL JOB #: 070151001 SHEET: 4 OF 5

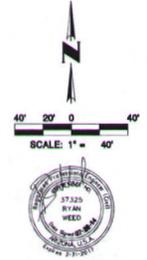
CASE NO. 7/28/14 PM 1:38:08
 2017/07/28 10:40:00 6/27/2014

PINAL COUNTY CASE# S-023-14



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

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



	CVL Consultants 4860 N. 12th Street Phoenix, AZ 85014	phone 602.284.8831 fax 602.284.0828 web www.cvl.com	CIVL JOB # 070151001
	SHEA HOMES AT JOHNSON FARMS NEIGHBORHOOD 6HD TENTATIVE PLAT		SHEET: 5 OF 5

DATE PREPARED: 07/28/14

SEE SHEET 2 FOR CURVE, LOT AREA & TRACT TABLES

Pinel County Case # PZ-PD-068-13

Date: 07/28/14
 Time: 11:28:20 PM
 Path: K:\070151001\cadd\p\shea\068.dwg

Tax Parcel Numbers: 109-52-532

Request & Purpose: Trilogy Encanterra, LLC, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., agent, requesting approval of a tentative plat for **Shea Homes at Johnson Farms Neighborhood 6HD**, 82 lots on a 19.29± acre parcel in the CR-5/PAD zone (PZ-005-06, PZ-037-06, PZ-010-09, PZ-PD-010-09 and PZ-PD-014-13).

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

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

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

In 2014, case PZ-PD-014-13 amended the PAD by modifying the development standards for parcel 1.2 to allow single family detached homes, increase the minimum separation between buildings, allow a Use Benefit Easement (U.B.E) and increase the maximum buildable area on each lot. The proposed plan was approved by the Board of Supervisors approving 82 lots for development. The applicant reflects 82 lots on the proposed tentative plat and the layout is consistent with the approved PAD overlay district.

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

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

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative attend a Subdivision Coordinating Committee meeting. On July

21, 2014, the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were no written comments from agencies/entities on the proposed development.

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

Lot Area	Front Yard	Side Yard	Rear Yard	Lot Width	Height
6,480 sq. ft (CR-5/PAD)	20'/10'	5'/5'	10'	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-5/PAD zoning classifications. The Board approved forty-two stipulations for case PZ-PD-014-13.

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



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

Analysis: The design of Shea Homes at Johnson Farms Neighborhood 6HD is suitable to the environment and does not cause any substantial environmental damage or present any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities and traffic circulation.

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

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

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

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

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

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

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

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

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

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

Sewer service is to be provided by Johnson Utilities.

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

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

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

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

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

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

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony and planning case staff reports (PZ-037-06, PZ-010-09 & PZ-PD-010-09, PZ-PD-014-13) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the attached staff report, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-023-14 with the 15 stipulations as presented in the staff report.

- 1. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.



2. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.
3. The applicant/owner shall develop the 82 lot subdivision in accordance with the subdivision submittal documents for Shea Homes at Johnson Ranch Neighborhood 6HD and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-013-13 & PZ-PD-014-13), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
4. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.
5. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Encanterra Planned Area Development (PAD) with a revision date of February 25, 2014 and the Open Space and Recreation Plan (OSRP) with a revision date of February 25, 2014.
6. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
8. Prior to final plat approval, the applicant/owner shall provide written verification from the J.O. Combs School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.
9. Place the following in the notes section on the final plat:
 - This subdivision is subject to an agricultural spray easement recorded by fee No. _____, in the official records of the County Recorder of Pinal County, Florence, Arizona.
 - No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying.
 - This subdivision is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
10. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

- a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
11. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
- a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

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

12. Place the following items on the face of the final plat:
- a. Pertinent general notes as required for final plat approval in the Pinal County Subdivision & Infrastructure Design Manual
 - b. Benchmark & Basis of Bearing
 - c. Vicinity Map & Location Map
 - d. Base Zoning & Case Number
 - e. Typical Lot Layout & Building Setbacks
 - f. Legend, Land Surveyor's Certification, Approvals, Declaration, Title Warranty and Dedication, Recorder's Block, and Project Title
13. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.

14. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit/Third Party Trust Agreement) has been submitted to guarantee installation of the required infrastructure.

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



PINAL COUNTY
wide open opportunity

II. GENERAL SUBDIVISION INFORMATION

Please Print:

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

Name of Applicant Mailing Address Phone

rob.izer@sheahomes.com

Applicant E-Mail Address

(see applicant)

Name of Landowner(s) Mailing Address Phone

Landowner(s) E-Mail Address

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

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

Name and mailing address of person to be notified

Signature of Applicant

Date

3/18/14

Planning and Development Review Fees:

Tentative Plat:

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

Subsequent Review: \$63.00 Per Sheet

Final Plat:

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

Subsequent Review: \$84.00 Per Sheet

Landscape Plans:

First Review: \$114.00 Per Sheet

Subsequent Review: \$84.00 Per Sheet

Residential Design Requirements:

First Review: \$66.00 Per Sheet

Subsequent Review: \$35.00 Per Sheet



PINAL COUNTY
wide open opportunity

2. Water service provider:

Company Name: Queen Creek Water Company

Contact Person: Paul T. Gardner

Address: 22358 S Ellsworth Rd. Queen Creek AZ

Phone number: 480.358.3003

3. Electrical service provider:

Company Name: SRP

Contact Person: Tami Hass

Address: 7050 E. University Dr. Mesa AZ

Phone number: 602-236-6868

4. Gas service provider:

Company Name: Southwest Gas/City of Mesa

Contact Person: Scot Sherwood

Address: 640 N. Mesa Dr. Mesa AZ

Phone number: 480-644-2221

5. Telephone service provider:

Company Name: CenturyLink

Contact Person: _____

Address: 9617 N. Metro Pkwy, Phoenix AZ

Phone number: 877-417-3983

6. Cable service provider:

Company Name: Cox Communications

Contact Person: _____

Address: 2150 E Williams Field Rd. Gilbert, AZ

Phone number: 623-299-2165



PINAL COUNTY
wide open opportunity

7. Solid waste provider:

Company Name: Solid Waste Transfer

Contact Person: _____

Address: 4040 S. 80th St. Mesa AZ

Phone number: 480.357.7280

8. Fire District:

Company Name: Rural Metro

Contact Person: _____

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

Phone number: 480.987.5855

9. School District:

Company Name: Coolidge USD 21

Contact Person: _____

Address: 450 N. Arizona Blvd. Coolidge, AZ

Phone number: 520.723.2040



PINAL COUNTY
wide open opportunity

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.

AGENCY AUTHORIZATION

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

THE CLUB AT ENCANTORA, LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 7.45 acres located at SEZ
and further identified GANTER AND COMBS RD
31250 KENWORTHY RD, SANTAN VALLEY
[Insert Address of Property]
as assessor parcel number MULTIPLE and legally described as follows:
[Insert Parcel Number]
Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints CIVL-COE AND VAL LOU CONSULTANTS
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; any necessary special use or industrial use permits; and to file applications and make the necessary submittals for such approvals; to apply for and process an appeal of a development fee; to apply for and process an application for credit or to claim the Property is not subject to a development fee, including preparation and negotiations of agreements related thereto; and to proceed with any other Pinal County process concerning the development of the Property.

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

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

[Signature] [Signature]

Dated: Dated:

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ___ day of _____, _____

By [Insert Name of Signor(s)]

Notary Public

My commission expires: _____



PINAL COUNTY
wide open opportunity

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



LEVI SHILL

[Insert Company or Trustee's Name]

By: 
[Signature of Authorized Officer or Trustee]

Its: Authorized Agent
[Insert Title]

Dated: 5.9.14

STATE OF Arizona)
COUNTY OF pinal) ss. San Tan Valley

The foregoing instrument was acknowledged before me, this 9th day of May, by

Levi Shill

[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: 06/30/2017

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

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, _____, before me, the undersigned, personally appeared _____

[Insert Signor's Name]

who acknowledged himself/herself to be _____ of _____, as

[Title of Office Held]

[Second Company]

for _____,

[i.e., member, manager, etc.]

[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: _____



PINAL COUNTY
wide open opportunity

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

TELUGU ENCANTERA CONSTRUCTION LLC.
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner" is/are the owner(s) of 145 acres located at SEC
and further identified GANTREL AND COMBS RD
3050 KENWORTH ROAD SAN TAN VALLEY
[Insert Address of Property]
as assessor parcel number MULTIPLE and legally described as follows:
[Insert Parcel Number]
Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints CEL - COE AND VAN LOO CONSULTANTS
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; any necessary special use or industrial use permits; and to file applications and make the necessary submittals for such approvals; to apply for and process an appeal of a development fee; to apply for and process an application for credit or to claim the Property is not subject to a development fee, including preparation and negotiations of agreements related thereto; and to proceed with any other Pinal County process concerning the development of the Property.

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

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

[Signature] [Signature]

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____,

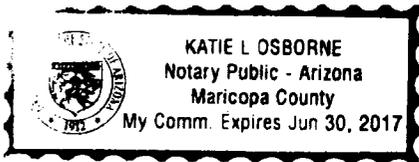
By _____
[Insert Name of Signor(s)]

Notary Public

My commission expires: _____

PINAL COUNTY
wide open opportunity

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



LEVI SHILL
[Insert Company or Trustee's Name]
By: [Signature]
[Signature of Authorized Officer or Trustee]
Its: Authorized Agent
[Insert Title]
Dated: 5.9.14

STATE OF Arizona)
COUNTY OF Pinal) ss. San Tan Valley

The foregoing instrument was acknowledged before me, this 9th day of May, by

Levi Shill

[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.

Katie Osborne
Notary Public

My commission expires: 06/30/2017

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

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, _____, before me, the undersigned, personally appeared _____

[Insert Signor's Name]

who acknowledged himself/herself to be _____ of _____, as
[Title of Office Held] [Second Company]

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

Notary Public

My commission expires: _____



PINAL COUNTY
wide open opportunity

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.

AGENCY AUTHORIZATION

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

ENCANTEREA COMMUNITY ASSOCIATION, LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 745 acres located at SEZ
and further identified GANTREL AND COMBS
36250 KENWORTH
[Insert Address of Property]
as assessor parcel number MULTIPLE [Insert Parcel Number] and legally described as follows:
Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints CUL - COE AND VAN LOO CONSULTANTS
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; any necessary special use or industrial use permits; and to file applications and make the necessary submittals for such approvals; to apply for and process an appeal of a development fee; to apply for and process an application for credit or to claim the Property is not subject to a development fee, including preparation and negotiations of agreements related thereto; and to proceed with any other Pinal County process concerning the development of the Property.

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

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

[Signature] [Signature]

Dated: Dated:

STATE OF)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ___ day of _____,

By [Insert Name of Signor(s)]

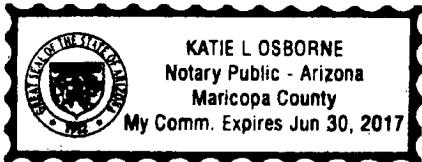
Notary Public

My commission expires: _____



PINAL COUNTY
wide open opportunity

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



Levi Stahl
[Insert Company or Trustee's Name]
By: [Signature]
[Signature of Authorized Officer or Trustee]
Its: Authorized Agent
[Insert Title]
Dated: May 29th 2014

STATE OF Arizona)
COUNTY OF pinal) ss. Santan Valley

The foregoing instrument was acknowledged before me, this 9th day of May, by
Levi Stahl
[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.

Katie Osborne
Notary Public

My commission expires: 06/30/2017

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

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, _____, before me, the undersigned, personally appeared _____
[Insert Signor's Name]

who acknowledged himself/herself to be _____ of _____, as
[Title of Office Held] [Second Company]

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

Notary Public

My commission expires: _____



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



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

DATE/TIME: 05/05/2014 1300
FEE: \$0.00
PAGES: 8
FEE NUMBER: 2014-025912



ORDINANCE 2014 – PZ-PD-014-13

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA; RELATING TO A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT; IN CASE PZ-PD-014-13; LOCATED IN THE SOUTHEAST CORNER AREA OF THE INTERSECTION OF GANTZEL/IRONWOOD ROAD AND COMBS ROAD.

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

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

Attached as Exhibit "A".

Be amended with stipulations on 19± acres for zoning and development purposes described in attached Exhibit "B". All other components of the PAD remain as previously approved under Case PZ-PD-006-13.

Section 2. Planned Area Development (PAD) Stipulations:

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

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

10. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.
11. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
12. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by Pinal County Public Works.
13. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones.
14. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals.
15. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.
16. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.
17. Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the County Engineer.
18. Approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.
19. The property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-014-13), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated February 25, 2014 (No.5: PZ-PD-014-13).
20. In the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-014-13, the stipulations shall govern.
21. On all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks. Limited main building pop-outs and A/C units shall be permitted provided that a six foot six clear path shall be maintained between a/c units and structures; 8 feet between architectural/main building pop-outs between structures as

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

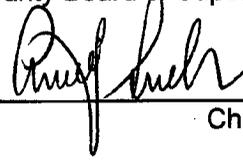
22. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.
23. Prior to final plat approval, the applicant/owner shall provide written verification from the J.O. Combs School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.
24. The applicant/owner shall ensure the Encanterra Planned Area Development has a maximum overall density of 3.2 dwelling units per gross acre and no more than 2,399 residential dwelling units.
25. Applicant/developer/owner must show all existing, gas line, power lines and utility corridor easements on all plats/plans. Gas line, power lines, canals and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width.
26. Prior to development approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
 - a. the wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development;
 - b. the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**;
 - c. and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**;
27. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section.
28. No schools, day care centers or limited care facilities to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying. **PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**).
29. The developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed.
30. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
31. Approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.
32. Open space and recreational areas shall be designed to conform to the standards and diagrams indicated in the approved Encanterra Planned Area Development (PAD) with a

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

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

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

Pinal County Board of Supervisors



Chairman

ATTEST:

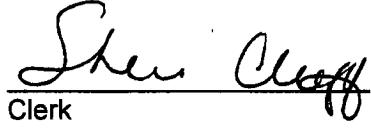

Clerk

Exhibit "A"
PZ-PD-014-13

LEGAL DESCRIPTION FOR SHEA HOMES AT JOHNSON FARMS PARCEL 1.2

Parcel 1 of a Final Plat for Shea Homes at Johnson Farms, Golf Course, Tracts and Multi-Family Parcels as recorded in Cabinet H, Slide 42, Records of Pinal County, said parcel being located in the Northwest Quarter of Section 32, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Exhibit "B"
PZ-PD-014-13

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