



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

9:00 a.m.  
Thursday, May 21, 2015  
EOC Room – Building F  
31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

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**

- |                            |                            |
|----------------------------|----------------------------|
| ( ) RIGGINS, Chairman      | ( ) HARTMAN, 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. DISCUSSION OF ACTION ITEM REPORT
  - Action Item Report
3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
  - March 18, 2015
  - April 8, 2015
  - April 22, 2015

**NEW CASES:**

4. **SUP-002-15- PUBLIC HEARING/ACTION:** Gerald Martzall and Ann Sacco, landowners, Healing Healthcare 3, applicant, Rose Law Group, agent requesting a Special Use Permit to operate the Healing Healthcare medical marijuana dispensary on a 12.2± acre parcel in the CB-2 zone (**PZ-064-98**); situated in a portion of the NW¼ of Section 12, T5S, R9E G&SRB&M, tax parcel 202-21-006 (legal on file) (located off of Highway 79 just south of Florence town limits).
5. **SUP-004-15 – PUBLIC HEARING/ACTION:** Arizona City Fire District, landowner, Verizon Wireless, applicant, Wireless Resources, agent requesting a Special Use Permit to operate a 70 foot tall monopalm wireless communication facility on a 780± sq. ft. lease area of a 3.2± acre parcel in the TR (Transitional) Zone (**PZ-263-71**); situated in a portion of the SE¼ of Section 10, T8S, R6E G&SRB&M, tax parcel 407-12-939G (legal on file) (located at the northwest corner of Sunland Gin Road and Wenden Drive in the Arizona City area).
6. **SUP-006-15 – PUBLIC HEARING/ACTION:** Dennis and Robin Harris, landowners/applicants, requesting a Special Use Permit to operate a seasonal thirty-three space recreational vehicle and horse boarding facility on a 14.97± acre parcel in the GR zone; situated in a portion of the NW¼ of Section 11, T1S, R9E G&SRB&M, tax parcel 104-09-009D (legal on file) (located off of Peralta Road in the Gold Canyon 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.

7. **S-050-04 - DISCUSSION/APPROVAL/DISAPPROVAL:** CV Pinal, LLC, and Wolfcor, LLC, landowners, Seth Keeler, agent, requesting approval of a tentative plat extension for **Bella Vista**, 2,104 lots on a 650± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 23, T3S, R8E, G&SRB&M, Tax Parcels 210-23-001S et al. (parcel list on file) (located at the southwest corner of Quail Run Lane and Bella Vista Road adjacent to the Town of Florence).
8. **S-042-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** SFD Management, LLC, landowner, requesting approval of a tentative plat extension for **Promontory at Magic Ranch**, 919 lots on a 240± acre parcel in the CR-3, CR-1, & SR/PAD zones; situated in a portion of Section 12, T4S, R8E, G&SRB&M, Tax Parcels 200-59-001 et al. (parcel list on file) (located at the southeast corner of Quail Run Lane and Heritage Road adjacent to the Town of Florence).
9. **S-002-15 - DISCUSSION/APPROVAL/DISAPPROVAL:** Fulton Homes, landowner, Josh Hannon, EPS Group, Inc., engineer, requesting approval of a tentative plat for **Ironwood Crossing Unit 3A**, 47 lots on an 10.28± acre parcel in the CR-3/PAD zone; situated in a portion of Section 18, T2S, R8E, G&SRB&M, Tax Parcels 109-18-777A (located adjacent to the west side of Barnes Parkway approximately .5 miles west of Ironwood Drive, San Tan Valley).

## WORK SESSION

- 10. Work Session for Discussion only** on potential changes to the Commission's operating rules and regulations to include a section regarding call to the commission and specific agenda order a section regarding recommendations due to impasse and include references to the Community Development Department

## ADJOURNMENT

The Planning and Zoning 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 Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community 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://pinalcountyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.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.



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**PINAL COUNTY PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
ACTION REPORT OF March 19, 2015**

**PRESENT**

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

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

**PLANNING STAFF PRESENT**

Mr. Abraham, Planning Manager	Mr. Denton, Planner II
Mr. Balmer, Planner I	
Ms. McDonald	

**PUBLIC WORKS STAFF PRESENT**

Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Vice-Chairman Hartman in the Pinal County Emergency Operations Center, Florence, Arizona.  
Chairman Riggins arrived at 9:06 am.

**PLANNING MANAGER DISCUSSION ITEMS**

Discussion of topics for Joint BOS/ Planning Commission Worksession  
Discussion of Possible dates and logistics of Pinal Air Park Tour.

**DISCUSSION OF MEETING MINUTES/ Action Item Report**

Action Item Report

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

February 18, 2015 No Cases  
March 4, 2015 No Cases

**TENTATIVE PLATS:**

No Plats

**NEW CASES:**

**SUP-001-15 – PUBLIC HEARING/ACTION:** Papago Properties, LLC, landowner. Ponderosa Botanical Care, dba Ponderosa Releaf, applicant, Andy Workman, agent requesting a Special Use Permit to operate the Ponderosa Botanical Care medical marijuana dispensary on a 3.3± acre parcel in the CB-2 zone (**PZ-430-74**); situated in a portion of the NW¼ of Section 19, T5S, R3E G&SRB&M, tax parcel 510-64-005 (legal on file) (located on the south side of Papago Rd, east of White Rd in the Maricopa area).

**MOTION:**

Commissioner Aguirre-Vogler made a motion to forward SUP-010-14 to the Board of Supervisor with a favorable recommendation. Commissioner Salas seconded the motion.

Motion passed unanimously. (10-0)

**PZ-C-001-13 DISCUSSION/APPROVAL/DISAPPROVAL** to initiate, in accordance with A.R.S. § 11-813(D) and PCDSC 2.165.030.A and at the request of the Pinal County Community Development Department, zoning regulation amendments to Title 2 of the Pinal County Development Services Code amending

**MOTION**

Commissioner Aguirre-Vogler made a motion to approve the extension of Robson Ranch Mountain. Vice-Chair Hartman seconded the motion. Motion passed unanimously. (10-0)

**MOTION TO ADJOURN**

Commissioner Aguirre-Vogler made a motion to adjourn Commissioner Salas seconded the motion.

RESPECTFULLY submitted February 18, 2014.

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Steve Abraham, Planning Manager



## MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist  
Planning & Development

DATE: May 21, 2015

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

### **BOS HEARING OF March 18, 2015**

**PZ-013-14:** Charles Edward and Pamela Kay Vowell TRS, applicant/landowner, Brian Vowell, agent, requesting approval of a zone change from CB-1 (Local Business Zone) (PZ-001-00) to C-3 (General Commercial Zoning District) on 8.05± acres; situated in a portion of the SW ¼ of Section 18, T02S, R08E G&SRB&M, tax parcel 104-25-003D (legal on file) (located on the NEC of Ocotillo Road and Meridian Drive in the San Tan Valley area).

**P&Z Recommendation: Motion passed unanimously (9-0)**  
**BOS Action: Approve**

### **BOS HEARING OF April 8, 2015**

**PZ-015-14:** Westcor Queen Creek, LLC landowner/applicant, Iplan Consulting, agent, requesting approval of a zone change from GR (General Rural), CR-1A (Single Residence Zone), and CR-3 (Single Residence Zone) (PZ-009-00), to R-7 (Single Residence Zone) on 88 ± acres to plan and develop the 290 lot Circle Cross Ranch North residential development; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (PZ-PD-015-14); situated in Section 31, T02S, R08E G&SRB&M, tax parcel 104-22-013P (legal on file) (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

**P&Z Recommendation: Motion passed (7-2)**  
**BOS Action: Approve**



**PZ-PD-015-14:** Westcor Queen Creek., LLC, landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the Circle Cross Ranch Planned Area Development (PAD) Overlay District (PZ-PD-009-00) to amend the development plan and development standards in the R-7 zoning district to develop a 290 lot single family dwelling unit development; situated in Section 31, T02S, R08E G&SRB&M, tax parcel 104-22-013P (legal on file) (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

**P&Z Recommendation: Motion passed (7-2)**  
**BOS Action: Approve**

**PZ-PD-016-14:** requested by San Tan Heights Homeowners Association, landowner/ applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights (PAD) Overlay District (PZ-PD-037-99) to allow development of community facilities and recreational amenities in the CR-1 and CR-3 zones; situated in a portion of the SW ¼ of Section 11, T03S, R07E G&SRB&M, tax parcels 516-01-645 through 516-01-652 and 516-01-653A (legal on file) (located on the NEC of Thompson Road and Roberts Road in the San Tan Valley area).

**P&Z Recommendation: Motion denial (5-4)**  
**BOS Action: Remanded back to the Commission**

**BOS HEARING APRIL 22, 2015**

**SUP-001-15** – Papago Properties, LLC, landowner. Ponderosa Botanical Care, dba Ponderosa Releaf, applicant, Andy Workman, agent requesting a Special Use Permit to operate the Ponderosa Botanical Care medical marijuana dispensary on a 3.3± acre parcel in the CB-2 zone (PZ-430-74); situated in a portion of the NW¼ of Section 19, T5S, R3E G&SRB&M, tax parcel 510-64-005 (legal on file) (located on the south side of Papago Rd, east of White Rd in the Maricopa area).

**P&Z Recommendation: Motion passed unanimously (9-0)**  
**BOS Action: 4–1 to approve. Chairwoman Chase voted nay**

**SUP-002-15**



P I N A L • C O U N T Y  
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MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-002-15 (Healing Healthcare 3 Medical Marijuana Dispensary)**

CASE COORDINATOR: Ashlee MacDonald

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*Executive Summary:*

*This is an SUP to allow a Medical Marijuana Dispensary on a CB-2 zoned property previously used as an automotive repair shop.*

**If This Request is Approved:**

The medical marijuana dispensary will be allowed to begin operations at the location specified below and will be the one dispensary permitted in the Florence area Community Health Analysis Area (CHAA).

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request with the attached stipulations. There are two approved Medical Marijuana Dispensaries operating in unincorporated Pinal County.

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LEGAL DESCRIPTION: a 12.2± acre parcel situated in a portion of the NW¼ of Section 12, T5S, R9E G&SRB&M, tax parcel 202-21-006 (legal on file)

TAX PARCEL: 202-21-006

LANDOWNER: Gerald Martzall and Ann Sacco

APPLICANT: Healing Healthcare 3, c/o Rocky Pahwa 1669 E. McMurray Blvd, Casa Grande, AZ 85120

Agent: Rose Law Group c/o Court Rich, 7144 E. Stetson Dr #300, Scottsdale, AZ 85251

REQUESTED ACTION & PURPOSE: Gerald Martzall and Ann Sacco, landowners, Healing Healthcare 3, applicant, Rose Law Group, agent requesting a Special Use Permit to operate the Healing Healthcare medical marijuana dispensary on a 12.2± acre parcel in the CB-2 zone (**PZ-064-98**)

LOCATION: Located off of Highway 79 just south of Florence town limits

SIZE: 12.2± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are designated Very Low and Moderate Low Density Residential as well as General Public Facilities. Commercial uses are allowed up to 20 acres within the Very Low Density Residential designation.

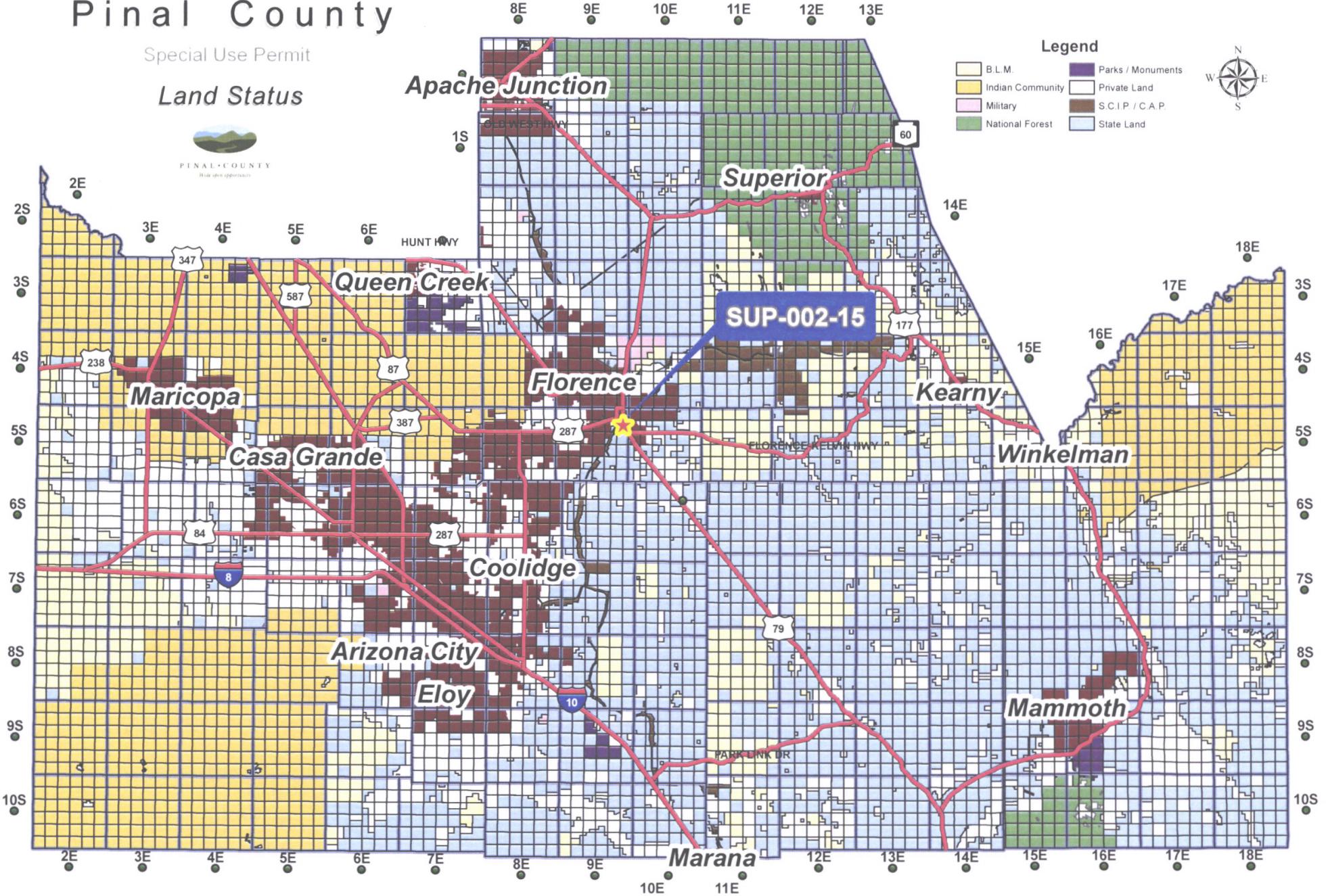
# Pinal County

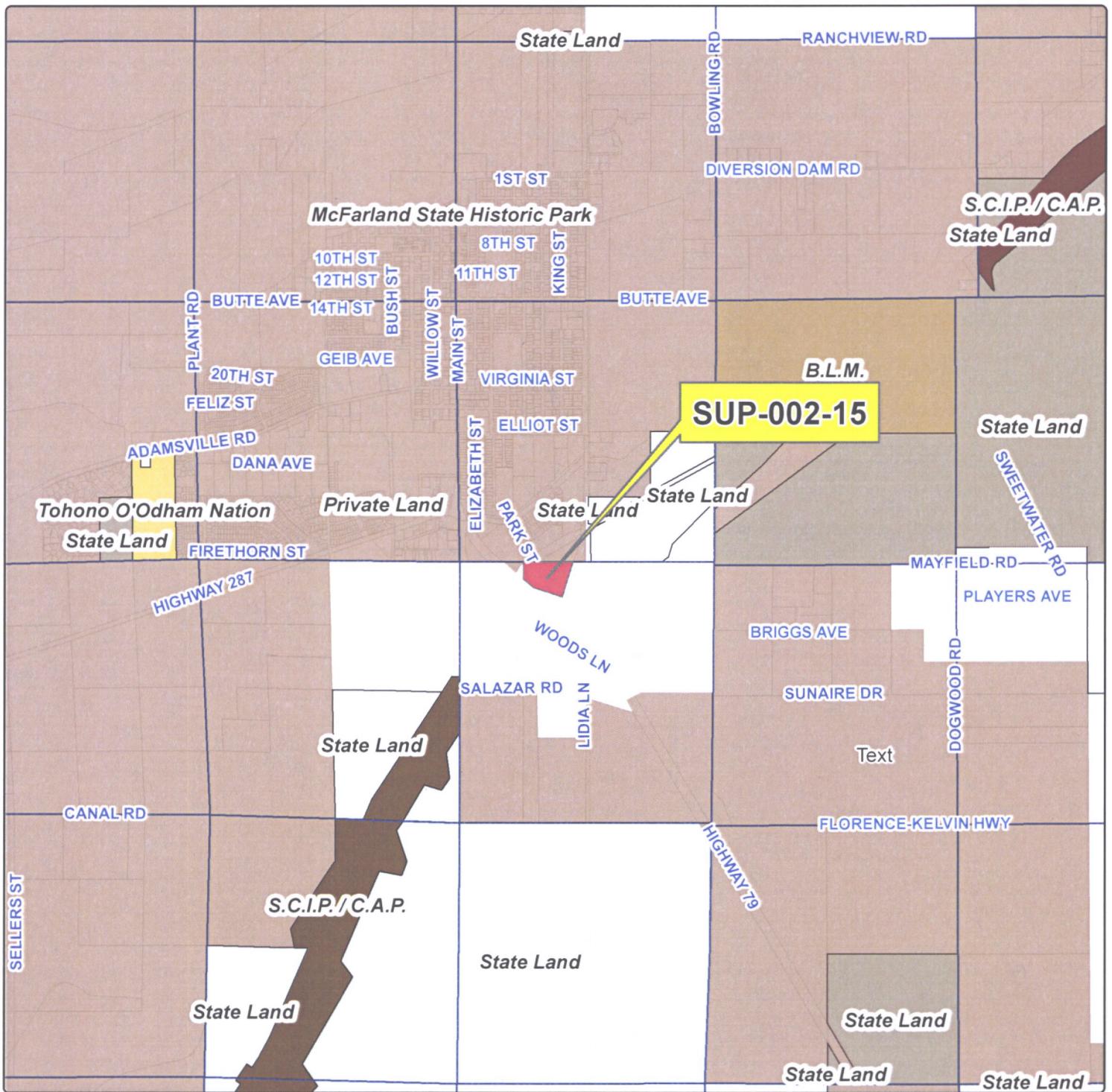
Special Use Permit

## Land Status



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**Special Use Permit**

**Community Development**



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Gerald Martzall and Ann Sacco

**Legal Description:**

Situated in a portion of the Section 12, T05S R09E, G&SRB&M, Parcel 202-21-006 (legal on file). (Located off of Highway 79 just south of Florence town limits)

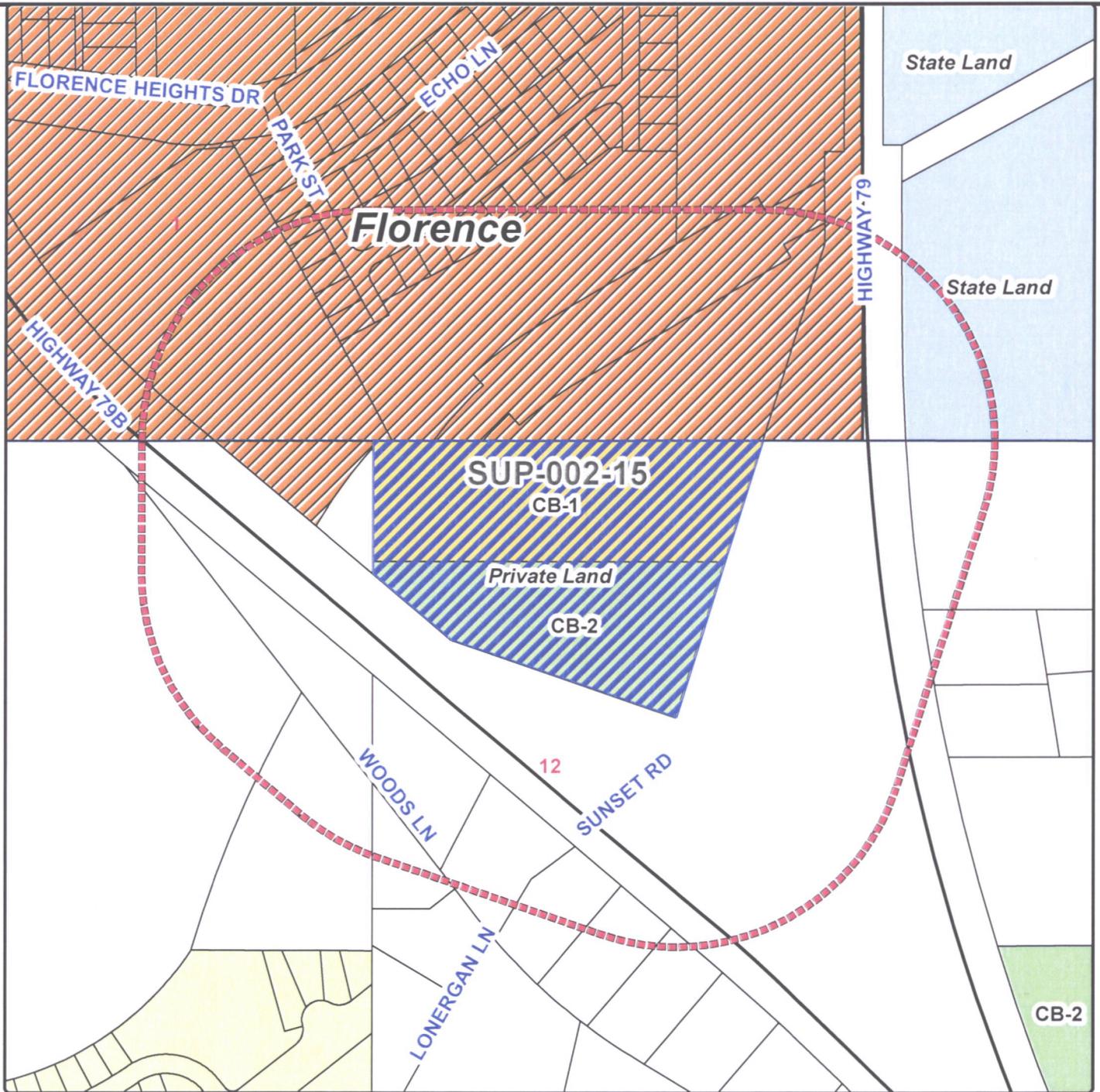
T05S-R09E Sec 12



Sheet No.  
1 of 1

Gerald Martzall and Ann Sacco

Drawn By:	GIB / JT / LJT	Date:	04/17/2015
Sections:	12	Township:	05S
Range:	09E	Case Number:	SUP-002-15



## Special Use Permit

SUP-002-15- PUBLIC HEARING/ACTION: Gerald Martzall and Ann Sacco, landowners, Healing Healthcare 3, applicant, Rose Law Group, agent requesting a Special Use Permit to operate the Healing Healthcare medical marijuana dispensary on a 12.2± acre parcel in the CB-2 zone (PZ-064-98); situated in a portion of the NW¼ of Section 12, T05S, R9E G&SRB&M, tax parcel 202-21-006 (legal on file) (located off of Highway 79 just south of Florence town limits).

Current Zoning: CB-1, CB-2  
Request Zoning: Special Use Permit  
Current Land Use: VLDR, MLDR



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### Legal Description:

Situated in a portion of Section 12, T05S, R09E, G&SRB&M, Parcel 202-21-006 (legal on file) (located off of Highway 79 just south of Florence town limits).

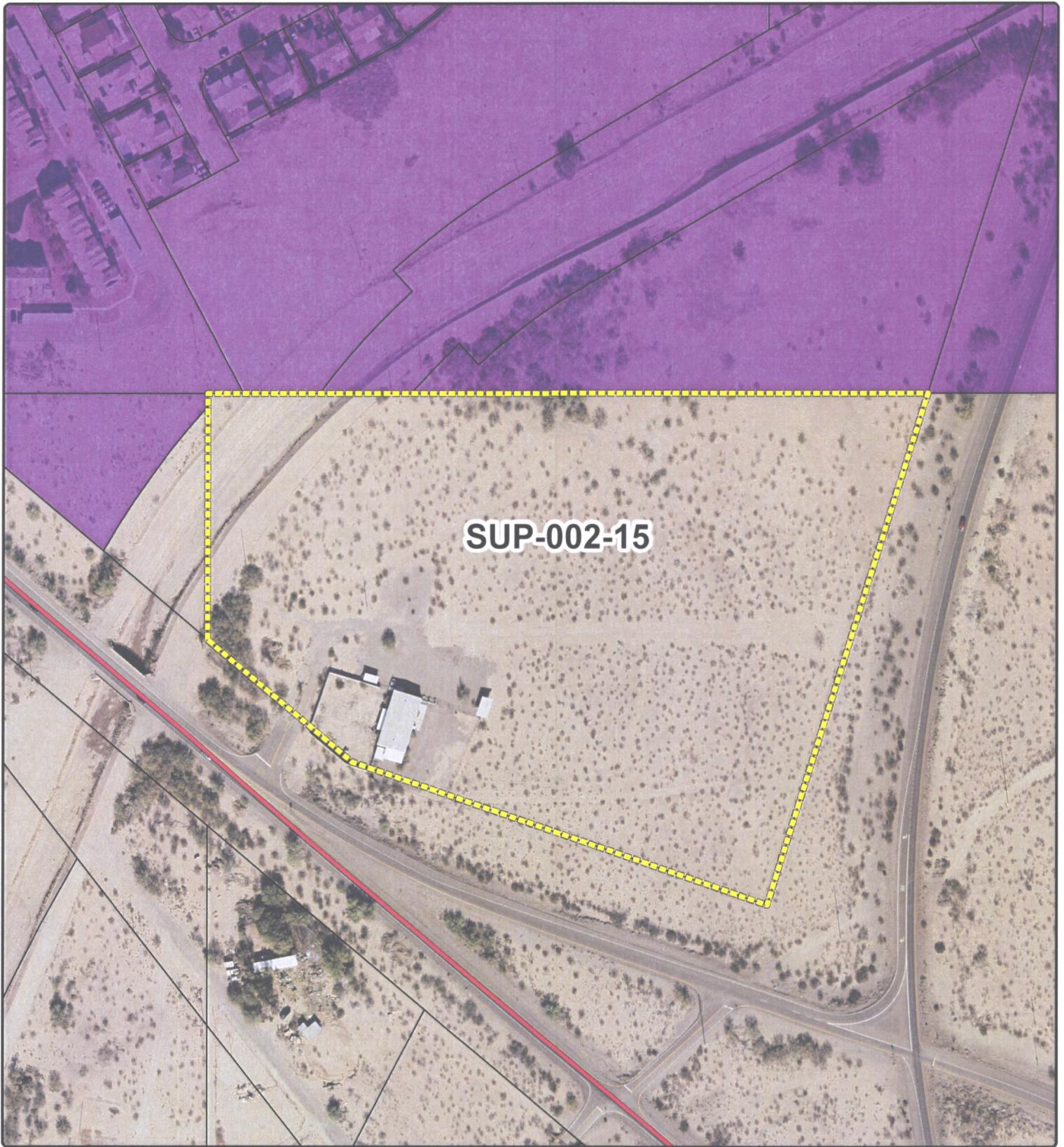
T05S-R09E Sec 12



Owner/Applicant: Gerald Martzall and Ann Sacco

Drawn By: GIS / IT / LIT Date: 04/17/2015

Sheet No. 1 of 1	Sections 12	Township 05S	Range 09E
Case Number: SUP-002-15			



**SUP-002-15**

***Special Use Permit***



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**SUP-002-15**

**EXISTING ZONING AND LAND USE:** The subject property is zoned CB-2 and CB-1. The property was previously used and developed as a auto repair shop, however that business is no longer in use. The operation of the medical marijuana dispensary will be limited to the portion of the property zoned CB-2.

**SURROUNDING ZONING AND LAND USE:**

North: Vacant – Town of Florence  
 East: GR – vacant/Highway 79  
 South: GR – Highway 79/scattered rural residential  
 West: GR – vacant

**FINDINGS:**

Site data:

Flood zone: “x” an area that is determined to be outside the 100 year floodplain.  
 Access: The site is accessed from Highway 79.

**PUBLIC PARTICIPATION:**

Neighborhood Meeting: January 7, 2015  
 Neighborhood and agency mail out: April 20, 2015  
 News paper Advertising: Week of April 27, 2015  
 Site posting – Applicant: April 10, 2015  
 Site posting – County: April 30, 2015

**HISTORY:** The subject property was rezoned from GR to CB-2 and CB-1 under planning case number PZ-064-98. The site has been developed with a steel building previously used as an auto repair shop.

**ANALYSIS:** The applicant is requesting a Special Use Permit to allow the operation of a medical marijuana dispensary on a 12.2± acre parcel in the CB-2 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 applicant is not proposing cultivation at this dispensary. A stipulation has been added to reflect this.

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

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**

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

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

To date, 2 letters in support have been mailed in, in addition to 6408 submitted by the applicant (a number of these form letters are included in the application binder provided by the applicant; the remainder are available for review upon request. Staff has included in the correspondence section of this report a breakdown of the submitted support letters); one letter in opposition from within the 1000 notification area has been received regarding the requested special use permit.

The proposal was sent to the **Town of Florence** for review. To date, no comments have been received.

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

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

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-002-15**. 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, Healing Healthcare 3, 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, 2 letters in support have been mailed in, in addition to the 6408 submitted by the applicant; one letter in opposition has been received.
3. The site is accessed from Highway 79.
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:**

After a detailed review of the request, Pinal County Comprehensive Plan, and the PCDSC, Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-002-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The special use permit for the Healing Healthcare 3 medical marijuana dispensary is issued for two (2) years from the date of the Board of Supervisors approval;
- 2) the layout, design and set up of the Healing Healthcare 3 Medical Marijuana Dispensary shall be as shown and set forth on the applicant's submittal documents, site plan and submitted floor/remodel plan;
- 3) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
- 4) applicant/owner/developer/operator shall receive site plan approval prior to

operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

- 5) all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
- 6) the applicant shall keep the property free of trash, litter and debris;
- 7) the dispensary shall meet the security requirements adopted by the Arizona Department of Health Services;
- 8) the applicant/owner/operator shall ensure that the storage facilities for the medical marijuana prevent the emission of dust, fumes, vapors and odors;
- 9) the applicant/owner shall secure certification from the State Fire Marshall or from another acceptable entity responsible for fire safety in the area in which the medical marijuana dispensary is to be located stating that the structure complies with all fire code requirements and supply that certification to the building and safety department;
- 10) the applicant/owner/operator shall ensure compliance with applicable sections of the Pinal County sanitary code;
- 11) off-site delivery of medical marijuana from the dispensary to a patient is prohibited;
- 12) outdoor seating is prohibited;
- 13) hours of operation shall be limited to between the hours of 9:00 a.m. and 7:00 p.m.;
- 14) there shall be no cultivation of marijuana at the dispensary;
- 15) the applicant/owner/operator shall not permit the consumption of marijuana on the premises;
- 16) the applicant/owner/operator shall replace the existing chain link fence with a CMU wall and shall finish the CMU wall with stucco; the wall shall be painted a neutral earth tone color approved during the site plan review process;
- 17) the existing barbed wire shall be removed;
- 18) the structure shall be repainted a neutral earth tone color approved through the site plan review process;
- 19) at the time of Site Plan Review, the applicant/property owner shall provide a landscape plan consisting of at minimum two palo verde trees no smaller than 24 inch box along the property frontage between the CMU wall and the property line and one tree every thirty (30) feet and one shrub every ten (10) feet along the entrance aisle drive from the property boundary to the parking area. These plantings shall be low water use in nature;

- 20) a Traffic Impact Analysis may be required to be submitted to the Arizona Department of Transportation (ADOT) at the time of Site Plan submittal for review and approval. The applicant shall provide to the County prior to Site Plan approval documents from ADOT indicating approval;
- 21) 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;
- 22) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.
- 23) applicant/owner/developer/operator shall submit proof of an approval to operate the dispensary by AZDHS by December 31, 2015; and
- 24) the Pinal County Planning & Development Services Department may invoke revocation proceedings should the medical marijuana dispensary not be in operation by December 31, 2015.

Date Prepared: 05/11/2015 - arm  
Revised:



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## Memorandum

Date: May 21, 2015

To: Steve Abraham, Planning Division Manager  
Community Development Department

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

Subject: **Rezoning Application for HEALING HEALTHCARE MMD, Case SUP-002-15**

The Public Works Department has reviewed the Rezoning Application for HEALING HEALTHCARE MMD, Case No. SUP-002-15 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis may be required to be submitted to the Arizona Department of Transportation (ADOT) at the time of Site Plan submittal for review and approval. The applicant shall provide to the County prior to Site Plan approval documents from ADOT indicating approval;
- 2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;

rev: L. Chow  
cc: A. MacDonald

COMMUNITY DEVELOPMENT  
ENGINEERING DIVISION

## Ashlee MacDonald

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**From:** Evan Balmer  
**Sent:** Thursday, April 30, 2015 3:11 PM  
**To:** Ashlee MacDonald  
**Subject:** FW: Pinal Co. Case # SUP-002-15

I think this is yours?

**Evan Balmer**  
Planner I  
Pinal County Community Development  
Phone: 520.866.6452

**From:** Mendoza, Francisco [mailto:fmendoza@blm.gov]  
**Sent:** Thursday, April 30, 2015 2:48 PM  
**To:** Evan Balmer  
**Subject:** Pinal Co. Case # SUP-002-15

Evan Balmer  
Pinal County Community Development Department:

The Tucson Field Office of the Bureau of Land Management has reviewed the subject proposal involving private lands in T5S R 9E Sec 12.

This proposed use will not affect BLM administered lands, as the nearest BLM land is approximately 2 miles away.

We therefore have no comments on this proposal.

If you have any questions, please let me know.

--  
Francisco J. Mendoza, Outdoor Recreation Planner  
USDI/BLM Tucson Field Office; 3201 E. Universal Way, Tucson, Arizona 85756-5021  
Phone (520) 258-7226, FAX (520) 258-7238  
<http://www.blm.gov/az/st/en.html>

April 28, 2015

To Whom It May Concern:

RE: SUP-002-15

We, as owners of property at 14828 N. Woods Lane, Florence, AZ (202-210-110), are writing in opposition of the proposed medical marijuana dispensary on PZ-064-98, tax parcel 202-21-006.

As there are children living at 14828 N. Woods Lane we do not feel this is the best influence. We also feel this facility (Healing Healthcare 3) has the real possibility of bringing down property values in our area.

Please note our opposition to this plan.

Concerned Property Owners,

*Stephen Sinclair Sherwood (Christopher Willis)*  
*Stephen Sinclair*

Stephen Sinclair Sherwood, PO Box 625, Florence, AZ 85132, 208-530-0018

Christopher Willis Sherwood, PO Box 625, Florence, AZ, 85132, 480-201-6287

PC community Development

Box 2973

Plorence AZ 85132

Gen. Attkis,

Richard and Lorin Berry  
1925 n Mountain View Rd  
Apache Junction, AZ 85119  
480-205-8400

APN 202-21-00480

RWJ Berry Properties

LP 'A' LLP

above address

RE SUP-002-15

As an eagle Scout, retired sci/math teacher + Businessman  
of 69 yrs of age + having followed developments in  
the benefits of medical marijuana, I can see no  
reason why it shouldn't be available to those  
in need, (without them having to drive to Mesa).

Favorable

Richard Berry

4/25/15

I will not be appearing.

4-27-15

PLANNING CASE # SUP-002-15

GREG WALTERICK

10591 N. Hohokam Rd - PO Box 2225

520-868-0724

FLORENCE AZ

PARCEL # 206-28-03107

I think the new dispensary is  
an OK use for the parcel.  
I agree with the need for  
medical marijuana + this is an  
OK location, so I support this  
request. This land has been  
vacant for a long, long time +  
this county can certainly use  
new business + new taxes.

I will NOT be able to appear at  
the hearing, but am interested in  
the results

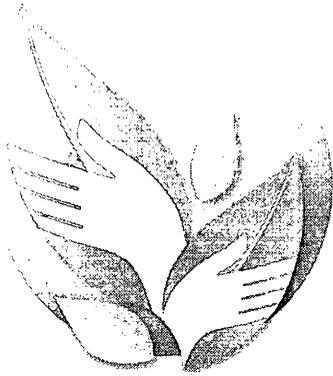
Thank You  
Greg Walterick

<u>City</u>	<u>Signatures</u>
Apache Junction	1674
Casa Grande	1548
Maricopa	788
Florence	610 (includes 92 collected in 2014)
San Tan Valley	479
Eloy	152
AZ City	146
Coolidge	106
Queen Creek	75
Gold Canyon	56
Stanfield	25
Sacaton	21
Superior	9
Ajo	6
Sells	6
Queen Valley	5
Toltec	4
Kearny	3
Valley Farms	3
Picacho	2
Hayden	1
Mammoth	1
Winkleman	1

**TOTAL 5721**

Received 5/7/15 687

**6408 to date**



HEALING HEALTHCARE

## Security Features:

From beginning to end the primary goal of the security plan is to incorporate sophisticated high security technology with intelligent well thought out procedures to seamlessly integrate a safe yet positive retail experience for the patient. The focal point of the security suite is the implementation of access control equipment to restrict or grant access to the facility as well as secured areas within the facility while simultaneously implementing video surveillance and electronic intrusion detection devices to monitor the dispensary.

Keeping the AZDHS security requirements for a MMJ Dispensary in mind it is our determination that the effective way to ensure that access to restricted areas such as cultivation or storage rooms is limited to authorized agents through the use of access control keypads. The access control system incorporates security areas and time zones so that while a dispensary agent may have access to the main entry he can be restricted from accessing storage or packing areas. Other individuals may have access to the main entry only during normal business hours, the dispensary owner on the other hand has access 24 hours a day.

The dispensary will have high quality vandal resistant outdoor cameras at both entry/exits and indoor cameras in all secured areas including the packaging and storage areas, over each Point of Sale machine, and in any common areas where patients will be present. In addition to quality cameras all outdoor areas will be sufficiently lighted. The cameras will record live video based upon several factors including time, motion detection, and system events. Still photos of surveillance video can be printed to a local printer at any time from the live feed or from the stored video. Up to 45 calendar days of video is accessible from onsite storage.

The dispensary owners, board members, and authorized agents will be able to view live video of the dispensary through the internet via a personal computer, tablet, or cell phone.

Standard intrusion detection devices such as Glass Break Detectors, Dual Technology Motion Sensors, and Door Contacts are employed throughout the facility. A panic button designed to trigger a silent alarm will be located near the POS machines, in the secured work and storage area, and in the reception area. In addition to the panic buttons agents and employees can trigger a silent duress alarm by utilizing a secret pin number when accessing any keypad. The special pin number would grant access while at the same time triggering a silent alarm. Each dispensary agent will be properly trained as to how and when to respond to security threats including the panic buttons and duress features.

All arming and disarming of the alarm system is accomplished through individual pin numbers so that the dispensary owner can track who turns the alarm on or off. The facility is equipped with both indoor and outdoor sirens with strobe lights for both audio and visual indication if a security breach occurs. Standard phone lines are utilized for event monitoring through a central station however a backup cell phone communicator is employed in the event the phone lines are inoperable. In addition to the standard central station monitoring the system notifies all key personnel of alarm conditions through text message and/or email.

As you can see the security of the proposed dispensary is of utmost importance as we have designed our security plan to cover threats with multiple layers of monitoring. Again it is our goal to provide a safe and secure environment that enhances rather than hinders the patients experience while at the dispensary. A comprehensive list of the systems highlights are listed below:

## **1) Access Control to all secured areas**

- A) All entry into facility and/or secured areas through access control keypads with electronic locks. All Pin Numbers are unique to the individual so that all access can be tracked.
- B) Access to the facility and/or restricted areas within the facility is determined by authorized user plus time zone (i.e. agents may have access to area but only during specific time periods while the owner has 24 hour access)

## **2) Intrusion Detection (Burglar Alarm)**

- A) Standard security measures such as Glass Break Detectors, Dual Technology Motion Sensors, and Door Contacts are employed throughout the facility.
- B) Arming/Disarming of the alarm system via individual pin number for additional tracking and accountability.
- C) System Equipped with indoor Siren and outdoor Siren with Strobe Lights.
- D) Three Hold-up (Panic) buttons are employed within the facility for triggering silent alarms.
- E) Duress Alarm is employed through secret pin number for duress situations allowing access while triggering a silent alarm.
- F) Central Station Monitoring with backup communicator. In addition to notifying the Central Station key personnel are notified of all alarms via email/text message.
- G) All Electronic Security Equipment is powered with Uninterruptable Power Supplies and redundant Gel Cell back up batteries providing up to 6 hours of uptime in the case of a power loss.

### **3) Video Recording System**

- A) System contains 9 Indoor high resolution low-light Camera's recording at 30 frames per second.
- B) System Contains 5 Vandal Resistant, high resolution low-light, Outdoor Camera's recording at 30 frames per second. Camera Coverage includes all entry/exits as well as common areas around the building.
- C) On Site recording based on Motion, Time, and/or System Event.
- D) Video Signal Loss will produce both an audible and visual indication to alert the staff.
- E) On Site data storage of all recording up to 45 days
- F) All video Cameras are powered with uninterruptable power supplies providing backup power during an outage to maintain recording capabilities for up to 30 minutes.

## Appendix A: Comprehensive Plan Compliance Checklist

### **Purpose:**

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

### **Intent:**

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

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

### **Determination:**

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

### **Organization:**

The Compliance Checklist focuses on two major components:

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

### **How Is the Checklist Used?**

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

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

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

### **Who Should Use the Checklist?**

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

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

# PART ONE

## Consistency with Pinal County's Vision Components

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

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

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

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

The proposal:

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

Please explain:

*We bring a medical marijuana dispensing facility to the community so that patients who live here don't have to drive out of town for these services!*

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

The proposal:

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

Please explain:

*This business will occupy an empty business place, remodel it and give it a face lift without any -ve impact on Mobility & Connectivity*

**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:

*We will provide opportunity for residents to work and enjoy the services and will bring tax revenue to the County.*

**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:

*As explained before we are going to occupy an empty business plaza and make it more attractive with landscape etc, so that there still will be concept of open spaces + places*

**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:

*yes and we will participate & promote any green building development & use of renewable & alternative energy sources*

**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:

*Our business name says it 'Healing Healthcare 3 Inc.' we are proud for the opportunity to be a part of the community and very thankful.*

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

The proposal:

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

Please explain:

*N/A*

## **PART TWO**

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

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

The project land uses:

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

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#### **Consistency with the Mixed Use Activity Center Concept**

The project land uses:

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

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

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

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

The project land uses:

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

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**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:

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**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:

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**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:

*we will occupy and upgrade the existing business space without any -ve impact on open space vision + goals*

**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:

*will not impact any environmentally sensitive areas.*

**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

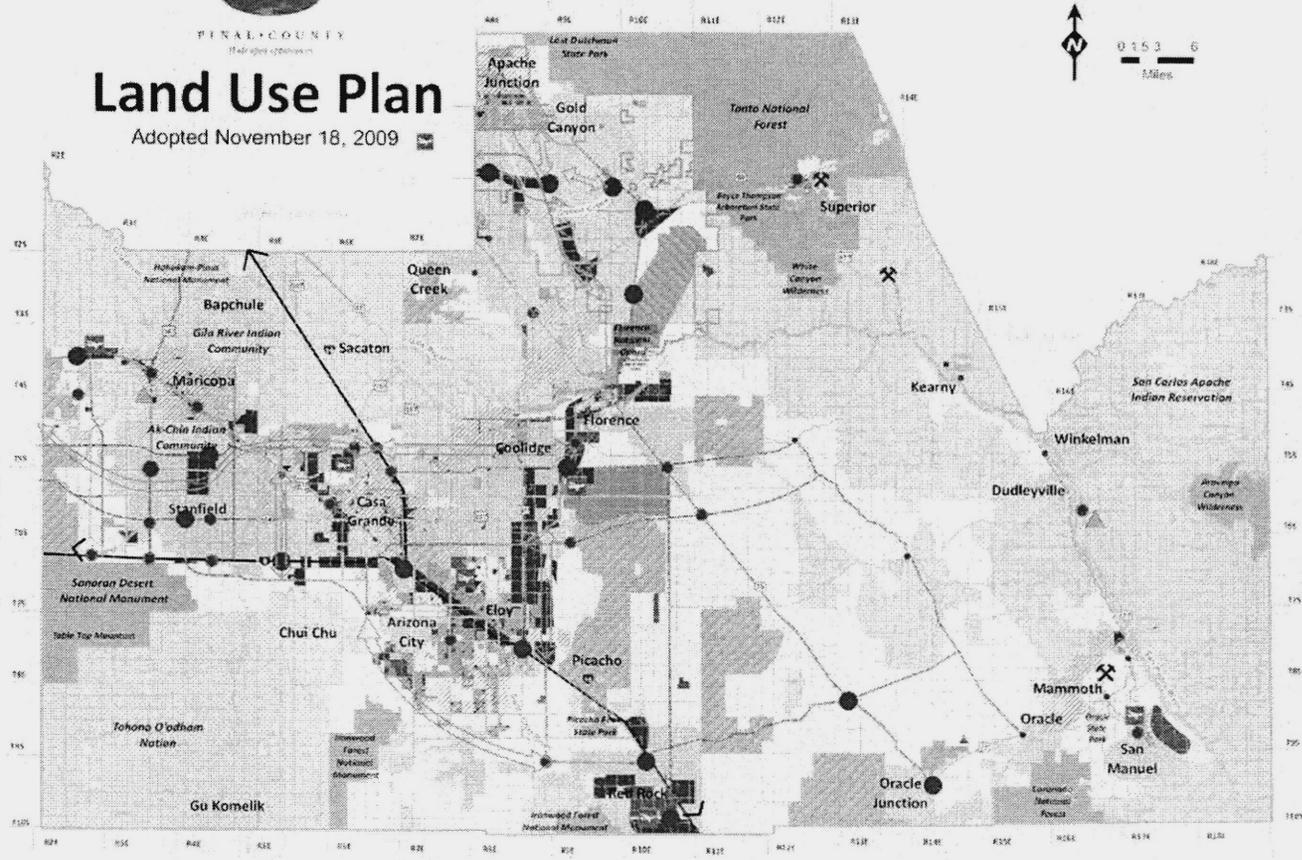
Please explain:

*These facilities are already on the site*

# Land Use Plan

Adopted November 18, 2009

PINAL COUNTY  
*It's all about the future.*



### Legend

**Residential**

- Manchito Residential (0-0.3 du/acre)
- Rural Residential (0.5-5 du/acre)
- Very Low Density Residential (0-1 du/acre)
- Low Density Residential (0-2 du/acre)
- Moderate Low Density Residential (1-3.5 du/acre)
- Medium Density Residential (3.5-8 du/acre)
- High Density Residential (8-24 du/acre)
- Medium Density Residential Focus

**Commercial**

- General Commercial

**Employment**

- Agriculture
- Employment
- Aviation Based Commerce Center
- Airport Related
- Neighborhood Area
- Mining/Extraction
- Primary Airport
- Secondary Airport

**Natural Infrastructure**

- Recreation/Conservation
- Major Open Space (or 1 du/acre)
- Residual Use Open Space
- Existing/Planned or Proposed Regional Park
- Major Open Space BYPA (or 1 du/acre)

**Public Facilities and Services**

- Military
- General Public Facility/Structure
- Public-Use/Recreation Land

**Mixed Use Activity Center**

- Low Intensity Activity Center
- Mid Intensity Activity Center
- High Intensity Activity Center
- Hospitality/Tourism Activity Center

**Roadways**

- Enhanced Parkway
- Parkway
- Principal Arterial
- High Capacity Road (Under Study)
- Interstate Highway
- Incorporated Area
- Native American Community
- Signal Station, Visual Transition Area
- Public Land Survey System Boundaries (PLSS)
- Railroad

**Notes:**

- The Pinal County Comprehensive Plan does not change local conditions, adopted development agreements, or planned development overlay districts that exist on private property as of the effective date of the Plan. If any change occurs to local uses or planned developments existing at the time this Comprehensive Plan is effective, such changes should conform to the Pinal County Comprehensive Plan.
- The land use designations in this plan are based on a general assessment of the county's land use needs and are intended to be flexible and responsive to future changes. The plan is intended to be flexible and responsive to future changes.
- While every effort has been made to ensure the accuracy of the information shown, Pinal County makes no warranty, expressed or implied, as to its accuracy and therefore, expressly disclaims liability for any errors.
- The General Plans for cities and towns within Pinal County should be used to determine land use within incorporated boundaries. Generalized future land use plans are of 2030. Based on information provided by the municipalities for incorporated cities and towns are intended for planning purposes.
- The Pinal County Open Space and Forest Management Plan (adopted 2007 and reapproved as part of this effort) provides the basic open space framework.
- Designations of private State Trust, or Bureau of Land Management lands in open space or regional parks has no regulatory impact. The designation represents Pinal County's desired future management of the lands if they were acquired by other means considered for management as open space or regional park. These lands may be developed subject to applicable planning and zoning regulations.
- The land use and transportation patterns depicted for Superior Village are preliminary and conceptual in nature and will be refined through the Superior Village planning process. When this planning process is complete, the work will be consistent with the Plan.
- Future roadway projects reflect general locations where facilities may be located. Actual alignments will be determined by future studies with the results of these studies reflected in Comprehensive Plan updates.
- Railroad cross sections shown may change due to the status of potential high capacity corridors.

SUP-002-15



**MEDICAL MARIJUANA DISPENSARY  
FLORENCE CHAA #95**

**SPECIAL USE PERMIT APPLICATION**

**15051 N. Highway 79  
Florence, Arizona 85132**

*1<sup>st</sup> SUBMITTAL – JANUARY 15, 2015*

*2<sup>nd</sup> SUBMITTAL – APRIL 2, 2015*

*3<sup>rd</sup> SUBMITTAL - MAY 11, 2015*

Prepared by

**ROSE** | **LAW GROUP**<sub>pc</sub>  
RICH ■ HURLEY

SUP-002-15



HEALING HEALTHCARE

**MEDICAL MARIJUANA DISPENSARY  
FLORENCE CHAA #95**

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Prepared by

**ROSE**  
**LAW GROUP<sub>pc</sub>**  
RICH ■ HURLEY

# PROJECT TEAM

## APPLICANT:

Healing Healthcare 3  
Rocky Pahwa  
1669 E. McMurray Blvd.  
Casa Grande, AZ 85120  
[rockypahwa@cox.net](mailto:rockypahwa@cox.net)

## LEGAL REPRESENTATIVE:

Rose Law Group pc  
Court Rich  
7144 E. Stetson Drive, #300  
Scottsdale, AZ 85251  
480-505-3937  
[crich@roselawgroup.com](mailto:crich@roselawgroup.com)



April 15, 2015

Dear Mr. Pahwa,

Staff has had an opportunity to review your request for a Special Use Permit to operate a medical marijuana dispensary and has the following comments:

Page Number	Comment
<b>Site Plan</b>	
	Landscaping: Staff would like to see landscape improvements beyond the existing desert landscaping. Perhaps along the entrance drive aisle and a couple palo verde trees near the south east corner of the enclosed area. Additional landscaping will be stipulated.
	We would also like to see the existing CMU wall finished in a decorative fashion and this wall extended the length of the existing chain link fence. This will be stipulated.
	Sheets A-5, A-6, and A-7 are unnecessary.
	Staff will stipulate that the barbed wire be removed in compliance with section 2.150.100B
<b>Security Plan</b>	
	The security floor plan is difficult to read.
	Show security lighting location at exterior. Existing lighting will need to be replaced with ordinance compliant fixtures (fully shielded). This will be stipulated.
<b>Narrative</b>	
3	Landscaping: Staff would like to see landscape improvements beyond the existing desert landscaping.
3	Utilities and Services: Please list providers
<b>General Comments:</b>	
	Staff would like to see the general appearance of the building improved; what if any, are the planned exterior improvements? We'd like to see it repainted a more natural color that would blend well with the surrounding desert. This will be stipulated.

Once the additional information requested is submitted, staff may have additional comments or may request additional revisions.

Please submit one copy of the revised application by April 21, 2015. Please let me know if you have any questions regarding these comments.

Sincerely,



Ashlee MacDonald, Planner II  
ashlee.macdonald@pinalcountyyaz.gov  
520-866-6642



PINAL COUNTY  
*wide open opportunity*

**PINAL COUNTY  
PROCEDURE FOR A PROPOSED SPECIAL USE PERMIT (SUP)  
MEDICAL MARIJUANA DISPENSARY**

- A. Attend a Pre-Application meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Special Use Permit. Please use the attached application forms.
- C. \*\*\*Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 7 to 8 weeks from application acceptance by the Planning Department.
- D. \*\*\*Public hearing, (approximately 4 to 5 weeks after Planning Commission hearing), before the Board of Supervisors.
- E. Submit four (4) copies of the application and all supporting documents.

**FEE SCHEDULE**

Submit the following fees made payable to Pinal County in accordance with Section [2.151.010(I)(2)a] of the PCDSC:

- A. 0-499 mail-outs = \$4,478.00
- B. 500 or more mail-outs = \$4,824.00
- C. With a accompanying zone change= \$3,203.00

\*\*\* Time frames are approximate and apply to applications for facilities located in constructed buildings only. Applications needing Comprehensive Plan Amendments, Rezoning, PAD amendments or Site Plans that are required to go through the "Site Plan Approval" process are not subject to these time frames.

**In addition to this application you will need to:**

- A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
  1. Size and shape of parcel; property dimensions; north arrow
  2. Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
  3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
  4. Driveways and parking areas, show access, dimensions and surface material
  5. Existing and proposed utilities, show location of lines, size and serving company
  6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- B. Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- C. Submit a list of all property owners within 1000' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- D. Submit a map of the area with the 1000' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- E. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- F. Submit a CD which contains a copy of the application and narrative in PDF format.
- G. A floor plan showing the location, dimensions and type of security measures demonstrating that the medical marijuana dispensary will meet the definition of enclosed locked facility contained in A.R.S.§36-2801(6) and will be conducted completely within an enclosed, locked building.
- H. A copy of the operating procedures adopted in compliance with A.R.S. §36-2804(B)(1)(c).
- I. Hold a neighborhood/community meeting prior to application submittal:
  - Notify all property owners within 1200'
  - Hold the meeting within 5 miles of the subject property
  - Hold the meeting between 5:00pm and 9:00pmInclude with the application:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified
  - Meeting Minutes
  - Attendance sign-in sheet with names & addresses
- G. Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

**THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.**

SUP-002-15



**MEDICAL MARIJUANA DISPENSARY  
FLORENCE CHAA #95**

**SPECIAL USE PERMIT APPLICATION**

**15051 N. Highway 79  
Florence, Arizona 85132**

*2<sup>ND</sup> SUBMITTAL - APRIL 2, 2015*

Prepared by

**ROSE**  
**LAW GROUP<sub>pc</sub>**  
RICH ■ HURLEY

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

1. Pinal County Staff Coordinator: Steve Abraham / Ashlee MacDonald
2. Date of Concept Review: 11/25/14 Concept Review Number: \_\_\_\_\_
3. The legal description of the property: SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_
4. Tax Assessor Parcel Number: 202-21-006
5. Current Zoning: CB-2
6. Parcel size: 12.2
7. The existing use of the property is as follows: Auto / RV Repair business  
\_\_\_\_\_
8. The exact use proposed under this request: Medical Marijuana Dispensary  
\_\_\_\_\_  
\_\_\_\_\_
9. Is the property located within three (3) miles of an incorporated community?  
 YES                      NO
10. Is an annexation into a municipality currently in progress?  
YES                       NO
11. Is there a zoning violation on the property for which the owner has been cited?  
YES                       NO                      If yes, Zoning Violation Number: \_\_\_\_\_
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
13. Explain why the proposed development is needed and necessary at this time. There are over 100 state approved MMJ patients in the Florence area and they currently have to drive to Coolidge to get their medication. Florence has been designated by the State of Arizona as CHAA#95 which allows Florence to have one MMJ dispensary to serve existing patients. We feel this is an appropriate location to operate a dispensary and serve the local community.  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT #: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_

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.

Healing Healthcare 3 / Rocky Pahwa 1669 E McMurray Blvd Casa Grande, AZ 85120

Name of Applicant Address Phone Number

*Rocky Pahwa*  
Signature of Applicant

*rockypahwa@cox.net*  
E-Mail Address

Rose Law Group / Court Rich 7144 E. Stetson Drive, #300 480-505-3937

Name of Agent/Representative Address Phone Number

*[Signature]*  
Signature of Agent/Representative

*crich@roselawgroup.com*  
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.

Name of Landowner Address Phone Number

*(see attached)*

Signature of Landowner E-Mail Address

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

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

**AGENCY AUTHORIZATION**

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

Gerald Matzgal and Ann Sacco  
(Insert Name - If a Corporation, Partnership or Association, include State of Incorporation)  
hereinafter referred to as "Owner," is/are the owner(s) of 122 acres located at  
(Insert Address of Property)  
and further identified as assessor parcel number APN 202-21006 and legally  
(Insert Parcel Number)  
described as follows:

**Legal Description is attached hereto as Exhibit A**

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

Owner hereby appoints  
Holding Healthcare 3 Inc /RCA Law Group

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

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

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

[Signature]  
Dated: 3/12/15

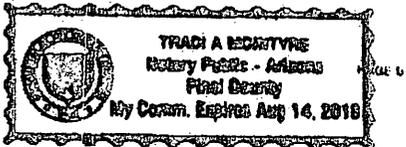
[Signature]  
Dated: 3-27-15

STATE OF Arizona  
COUNTY OF Pinal ) ss.

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015  
By Ann Sacco  
(Insert Name of Signor(s))

My commission expires Aug 14, 2018 [Signature]  
Notary Public

REVISED OCTOBER 2011

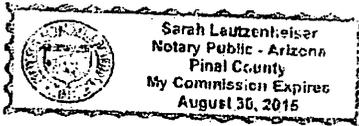


\* See individual Acknowledgment

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Arizona  
County of Pinal } ss.

On this the 27 day of March, 2015, before me,  
Sarah Lautzenheiser, the undersigned Notary Public,  
Name of Notary Public  
personally appeared Gerald Lynn Martzall  
Name(s) of Signer(s)



personally known to me - OR -

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

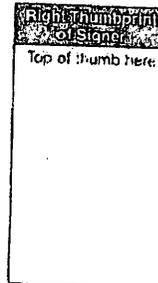
WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public  
Sarah Lautzenheiser, Pinal County  
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.



**Description of Any Attached Document**

Title or Type of Document: Ack of Intent to use property as a medical marijuana dispensary and consent to permit  
Document Date: 3-27-2015 Number of Pages: 1  
Signer(s) Other Than Named Above: Gerald Lynn Martzall

CONSENT TO PERMIT

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

Gerald Marshall and Ann Secoo

[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 122 acres located

at 15061 North Highway 79, Florence, AZ 85132, and further  
[Insert Address of Property]

identified as tax parcel number APN-202-21-006 and legally described as follows:  
[Insert Parcel Number]

[Insert Legal Description]

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

Owner consents to Mediary Healthcare 3 Inc/Topo Law Group's application

for Medical Marijuana Dispensary for Medical Marijuana Dispensary  
[Insert Name of Applicant]  
[Insert Type of Permit] [Describe Use]

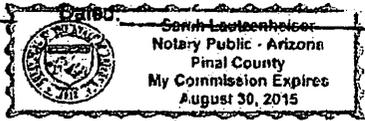
and consents to the issuance of the permit for the stated use on the Property.

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

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

Dated: 3-27-15

STATE OF Arizona )  
COUNTY OF Pinal ) ss.



The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 27 day of March, 2015 by Gerald Lynn Marshall  
[Insert Name of Signer(s)]

My Commission Expires: 8/30/15

[Signature]  
Notary Public



ACKNOWLEDGMENT OF INTENT TO USE PROPERTY AS A MEDICAL MARIJUANA DISPENSARY

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

Gerald Martzall and Ann Sacco

[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 12.2 acres located at 15051 N. Highway 79 Florence, AZ 85132, and further

[Insert Address of Property]

identified as tax parcel number 202-21-006 and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Healing Healthcare 3 / Rose Law Group's application

[Insert Name of Applicant]

for a medical marijuana dispensary and consents to the issuance of the permit for the stated use on the Property.

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

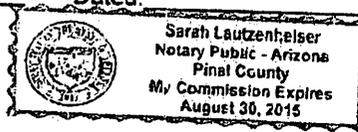
[Signature]  
[Signature]

[Signature]

Dated: 3-27-15

Dated:

STATE OF Arizona )  
COUNTY OF Pinal ) ss.



The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 27 day of March, 2015, by Gerald Lynn Martzall

[Insert Name of Signor(s)]

[Signature]  
Notary Public

My Commission Expires: 8/30/15

ACKNOWLEDGMENT OF INTENT TO USE PROPERTY AS A MEDICAL MARIJUANA DISPENSARY

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

Gerald Martzall and Ann Sacco

[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 12.2 acres located at 15051 N. Highway 79 Florence, AZ 85132

[Insert Address of Property]

and further identified as tax parcel number 202-21-006 and legally described as follows:

[Insert Parcel Number]

[Insert Legal Description]

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

Owner consents to Healing Healthcare 3 / Rose Law Group's application

[Insert Name of Applicant]

for a medical marijuana dispensary and consents to the issuance of the permit for the stated use on the Property.

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

Angela Sacco  
[Signature]

[Signature]

Dated: 4-2-2015

Dated: \_\_\_\_\_

STATE OF Arizona)

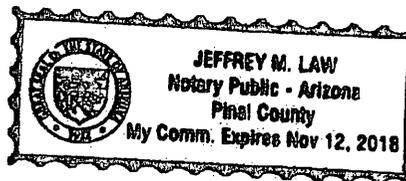
COUNTY OF PINAL) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 2 day of April, 2015 by \_\_\_\_\_

[Insert Name of Signor(s)]

Jeffrey M. Law  
Notary Public

My Commission Expires: Nov 12 2018



# Development Services Parcel Information Report

Disclaimer: Pinal County makes no warranty, expressed or implied, regarding the accuracy, completeness, or usefulness of the information provided on this document. Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of the information represented on this document. This map and represented data is not intended to be used as a survey product or official record. It is the users responsibility to verify any information shown here with the proper authority. Printer of this report assumes all liability for the unauthorized distribution or sensitive data.



## Assessor Parcel Number: 202210060

Parcel Size:12.20

Unit of Measure:A

Tax Area Code:0162

Legal Description:BEG @ NW CORNER OF NE NW OF SEC 12-5S-9E TH E-1013.77 TH S16D W- 767.47 TH N71D W-624.03 TH N50D W-181.20 TH N-365.58 TO POB BK-9 OF SURVEY PG-74 & 75 12.52 AC

### Ownership

Name1:SACCO ANN KATHLEEN  
Name2:MARTZALL GERALD LYNN

[Click Here To View Assessor Parcel And Value Detail](#)

### Mailing Address

Mail Address1:

Mail Address2:1155 HOUSE RD

City:GREENEVILLE

Province:

State:TN

Country:

Zip Code:37743

Postal Code:

### Property Address

Primary Property Address:15051 N HIGHWAY 79

City:FLORENCE

State:AZ

Zip Code:85132

(Note: additional addresses may exist on this property)

### Other Characteristics

Group Home Number:

Issue Date:

Num Persons:

Current Zoning Designation(s):  
CB-2,CB-1

Comments:

Industrial Use Permit (IUP):

Zoning Case Number:  
PZ-064-98,PZ-064-98

Rec. Date:

Fee Number:

Appvd. Date:

Flood Zone:

Special Density Permit (SDP):

Letter Date:

Zoning:

2009 Comprehensive Plan Area:  
MODERATE LOW DENSITY  
RESIDENTIAL (1-3.5 du/ac)

2nd Dwelling:

Voided Date:

Special Use Permit (SUP):

Date:

Fee Number:

Code Inspector Area:Christopher Encisco

\*\*\*\*\*Information above subject to change. Please verify with proper authority prior to any action\*\*\*\*\*

**SUPPORTING INFORMATION FOR A Medical Marijuana Dispensary**

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

16. What type of landscaping are you proposing to screen this use from your neighbors?  
SEE SITE PLAN
- 
17. What type of signage are you proposing for the activity? Where will the signs be located?  
SEE NARRATIVE
- 
18. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. THERE WILL BE NO MANUFACTURING OR PRODUCTION AT THIS LOCATION
- 
19. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested THIS RETAIL BUSINESS WILL OPERATE IN A PROFESSIONAL AND RESPONSIBLE MANNER JUST AS EVERY OTHER BUSINESS IN THE AREA.
-

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

(RAKESH) Rocky Pathwa President 13404 S. 33<sup>rd</sup> Ct. Phoenix, AZ 85044 4-2-58  
 Name Title Address Date of Birth

DEEPAK NARANG Vice President 2301 E. Cliffer Lane Gilbert AZ 85234 9-26-59  
 Name Title Address Date of Birth

Name Title Address Date of Birth

Name Title Address Date of Birth

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

i. A violent crime as defined in A.R.S. § 13-901.03(B) that was classified as a felony in the jurisdiction where the person was convicted;

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

Rakesh Pathwa  
 [Signature]

[Signature]  
 [Signature]

Dated: 12-2-14

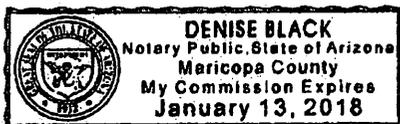
Dated: 12-2-14

STATE OF Arizona  
 ) ss.  
 COUNTY OF Maricopa

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 2 day of December, by Rakesh Pathwa, Deepak Narang  
 [Insert Name of Signor(s)]

Denise Black  
 Notary Public

My Commission Expires: 1-13-18







HEALING HEALTHCARE

**MEDICAL MARIJUANA DISPENSARY  
FLORENCE CHAA #95**

**SPECIAL USE PERMIT APPLICATION**

**15051 N. Highway 79  
Florence, Arizona 85132**

*1<sup>st</sup> SUBMITTAL – JANUARY 15, 2015*

*2<sup>nd</sup> SUBMITTAL – APRIL 2, 2015*

*3<sup>rd</sup> SUBMITTAL - MAY 11, 2015*

Prepared by

**ROSE**  
**LAW GROUP<sub>pc</sub>**  
RICH ■ HURLEY



### **Purpose of Request**

Rose Law Group pc, on behalf of Healing Healthcare 3 Inc., (the "Applicant"), is filing this Special Use Permit ("SUP") application to allow the operation of a medical marijuana dispensary on a portion of approximately 12.2 acres of property (the "Property") located at 15051 N. Highway 79 as shown on the attached vicinity map. This proposal has unprecedented public support from thousands of Pinal County residents with over **6,400** having submitted letters in support to date. Additional support letters will be supplemented throughout the public hearing process.

The Property is currently zoned as CB-2 which allows the operation of a medical marijuana dispensary subject to a SUP. The proposed site is an acceptable location for a dispensary as outlined in the Pinal County Development Services Code ("PCDSC") Chapter 2.191 and as evidenced by the overwhelming support from Pinal County residents. Please see boxes of support letters submitted with this application.

### **Description of Proposal**

*Nature of the Project:* The nature of the project is to obtain a SUP to establish a properly licensed dispensary location for medical marijuana in the state designated Florence Community Health Analysis Area ("CHAA"). The SUP would allow for the safe, secure, and professional dispensing of medical marijuana to state qualified patients. By allowing this retail use on the Property, many sick Arizona residents, who are medically approved by the State of Arizona, will have the opportunity to receive an all-natural treatment for their specific medical condition. Medical marijuana is now widely accepted as being a safer pain management treatment for ailing patients. The Applicant currently holds the only license issued by the state to operate a dispensary in the Florence CHAA. The approval of this SUP will allow for the operation of such facility.

This request is in compliance with Chapter 2.151.010 of the PCDSC, as the use of the Property requested is compatible with current zoning districts and will not adversely affect the public health, safety and general welfare of the Pinal County or Florence residents. Additionally, there will be no excessive noise, production of fumes, dust or glare associated with the proposed land use. Further this facility will not be open to the general public. Only state approved patients will be allowed entry in order to obtain the illness-specific medicine necessary for pain management treatment plan.

*Purpose of Land Use:* The requested purpose of land use is to dispense MMJ for qualified Arizona patients. As stated above, the Property is currently zoned as CB-2, which is specifically intended for such use, subject to a SUP. Therefore, the proposed land use will maintain the integrity and



character of this commercial business zone as it is simply just adding a new retail operation to an area where commercial activity is allowed. Obtaining a SUP from the County is necessary for the Applicant to operate a medical marijuana facility on the Property. The proposed land use and existing surrounding land uses are consistent with the requested SUP to engage in this specific type of commercial activity.

*Details of the Project:* The existing building on the proposed site is 3,200 square feet in size; however, the Applicant will construct a solid wall so that the dispensary will only consume 2,000 square feet maximum as required by PCDCS. Additionally, the secured storage area will comply with the maximum 400 square foot requirement. The interior floor plan will include an entry, lobby/educational area, receptionist area, retail dispensary area, patient consultation room, secured storage room and ADA compliant restroom. The overall exterior appearance of the building will be improved and repainted to a more natural color that blends the building with the surrounding desert.

Currently, there are over 2,000 state approved patients in Pinal County with 149 patients that reside in the Florence CHAA as of February 2015. It is the Applicant's hope to serve 2-5 patients daily for the first year of operation. They anticipate growing their patient base as they grow their reputation as a quality, compassionate medical marijuana provider.

As previously mentioned, there will be no cultivation or infusion of medical marijuana at this proposed location. Product will be delivered from an off-site cultivation location to be named at a later date. It is estimated that the amount of product at the dispensary at any given time will be no more than approximately five (5) pounds which will be stored nightly in a 600+ pound vault. State approved patients will NOT be allowed to consume or use the product onsite.

The existing one-story building includes a single entrance facing north. This single secured entry/exit door will be equipped with multiple security measures including a finger print scanner, alarm code keypad and an electronic locking system to ensure maximum security. Hours of operation will comply with Pinal County regulations as the dispensary will open at 9:00AM and close at 7:00PM daily.

### **Location, Accessibility and Parking**

The Property is located in an ideal area for a medical marijuana dispensary. According to the Pinal County Development and Services Department, the Property exceeds the 1,500 foot minimum distance separation from all protected uses including childcare center, church, public park, library, substance abuse rehabilitation facility and any single-family or multi-family residential zoning district.



Additionally, the Property is currently a vacant automotive repair building located in between Highway 79/S. Pinal Parkway and Highway 287 just south of downtown Florence. Moreover, it is accessible by pavement to pavement roadways and is situated in a highly visible location so that if needed, emergency vehicles may quickly and safely access the premises.

Vehicular access to the Property is provided from Highway 79 Business Route/Highway 287. There will be thirteen (13) parking spaces provided onsite in compliance with PCDCS.

### **Landscaping, Lighting and Signage**

All landscaping, lighting and signage on the Property will also be in compliance with requirements outlined in the PCDCS.

The landscaping consists of existing desert vegetation. The Applicant will make improvements to the landscaping along the frontage of the property as well as improve the entrance aisle drive. The partial CMU wall will be extended to replace the existing chain link fence around the perimeter of the building. The barbed wire will be removed in compliance with Section 2.150.100(B) of the PCDCS. Specific improvement plans for the landscaping including the extension of the wall will be reviewed and approved by Pinal County Development Services Department during the site plan approval process. The concrete wall will be painted a neutral color to compliment the surrounding desert landscape and enhance the visual appearance of the site.

Exterior lighting will also be enhanced for security measures to ensure all walkways and parking areas are well lit. Existing lighting will be replaced with PCDCS compliant fixtures and fully shielded. Infrared cameras will also be located on the exterior of the building in order to maintain constant surveillance of the dispensary. Again, specific lighting improvements will be reviewed and approved by staff during the site plan approval process.

Minimal signage for the dispensary will be in compliance with PCDCS and approved by staff.

### **Utilities and Services**

The Property currently has service to all public utilities necessary for operating this type of commercial/retail use as outlined below.

Water: Town of Florence

Fire District: Rural Metro

Sewer: On-site septic



Electric: San Carlos Irrigation Project

**Compliance with Chapter 2.151.010: SUP Factors for Consideration**

**1) The proposed special use will not materially affect or endanger the public health, safety or welfare**

Approval of this SUP will not be materially detrimental to anyone residing or working in the vicinity, to the adjacent properties, the neighborhood, or the public welfare in general. In fact, approval of this request to allow the operation of a medical marijuana dispensary in the Florence CHAA will ensure that all patients, near and far, have the opportunity to obtain illness-specific medication necessary for their pain management treatment plan. This dispensary will operate safely and responsibly at this appropriate location. The previous use was an automotive repair shop which accommodated significant amounts of traffic as it served the general public at large. The proposed retail use will not be open to the public as it will have restricted access by state approved medical patients only. Therefore, the surrounding area will not see a significant increase in traffic as a result of the proposed use. Contrary, a positive impact will result from restoring retail activity from a much needed use to a vacant and neglected commercial property near downtown Florence.

**2) The proposed special use complies with all regulations and standards applicable within the zoning district where the special use is proposed**

According to Chapter 2.191.010 of the PCDSC a medical marijuana dispensary is a permitted use in the CB-2 zoning district, subject to a SUP. Additionally, this proposed use complies with all of the distance separation requirements from protected uses. Furthermore, there is an overwhelming amount of support for the proposed location as evidenced by over 2,500 letters of support from Pinal County residents.

**3) The proposed special use is or may be made compatible with existing adjacent permitted uses and other uses permitted in the zoning district where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area**

The proposed location has unique characteristics which allows the proposed use to be compatible with as well as buffered by the adjoining properties. The eastern boundary of the Property is adjacent to Highway 79 with vacant land on the other side of the highway. Highway 287 creates the southern boundary of the Property with some vacant land and some General Rural farm homes which are located on the other side of the highway. The western boundary is the Florence/Coolidge canal and there is another vacant parcel of land adjacent to the north. The entire property is 12.2 acres; however, the dispensary will only be operating on



approximately an acre. Thus, creating a significant buffer between the dispensary and the adjoining properties.

Allowing a medical marijuana dispensary with restricted access operate at the proposed location will not have no impact on the adjoining properties or the surrounding area.

#### **4) Traffic circulation**

As already mentioned, the proposed site is accessed directly from Highway 287. The previous use was an automobile service/repair shop which generated a significant amount of vehicular trips as it was utilized by the general public, nearby residents as well as anyone travelling on Highway 287 through Florence. The proposed use is not open to the general public as it has restricted access for only state approved patients. Thus, the proposed use will actually create less traffic than the previously allowed use. Furthermore, the site will have ample parking to accommodate qualified patients including handicapped patients accessing this dispensary.

Arizona Department of Transportation ("ADOT") is currently reviewing the Applicant's site plan to ensure that no improvements to the ingress and egress of this site are necessary. Additionally, Rural Metro is also reviewing the site plan to ensure there is ample turning radius for emergency vehicles on the site.

#### **5) Significant Site Development Standards. The Special use adequately addresses the significant applicable site development standards, including drainage and development in or near a floodplain**

The proposed use will comply with all of the site specific development standards.

#### **6) Off-Site Impacts. Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff**

The size of the parcel of land along with the adjacent highways, Florence/Coolidge canal and vacant adjoining lot work together to create a significant buffer around the proposed dispensary. There will be no off-site impacts as a result of this SUP being approved. Any dust, smoke, noise, odors, additional exterior lighting or storm water runoff will be addressed and mitigated through this application process.

#### **7) Same Special Use. The number and locations of special uses already established in the zoning district that are the same or substantially the same as the proposed use**



Arizona Department of Health Services (“ADHS”) created specific community areas called CHAAs throughout the state in order to eliminate the clustering of medical marijuana dispensaries. The regulations allow one dispensary per CHAA. Currently, Florence’s CHAA does not have an operational dispensary. In fact the Applicant was awarded the license from ADHS to operate a dispensary in the Florence CHAA in 2012. Until now, it has been a challenging to find an appropriate location that allows the operation of a medical marijuana dispensary with a willing landlord. If the SUP is approved, this will be the only dispensary operating in the Florence area.

#### **8) Need. The need for the proposed special use in the neighborhood/community**

As previously mentioned, currently there are no dispensaries located within the Florence CHAA. State approved patients must travel great distances in order to obtain their necessary illness specific medication. Approval of this SUP will fulfil a need in the medical marijuana industry by allowing the one dispensary (as regulated by ADHS) to operate at this appropriate location and service so many local qualified patients.

#### **9) Public Input**

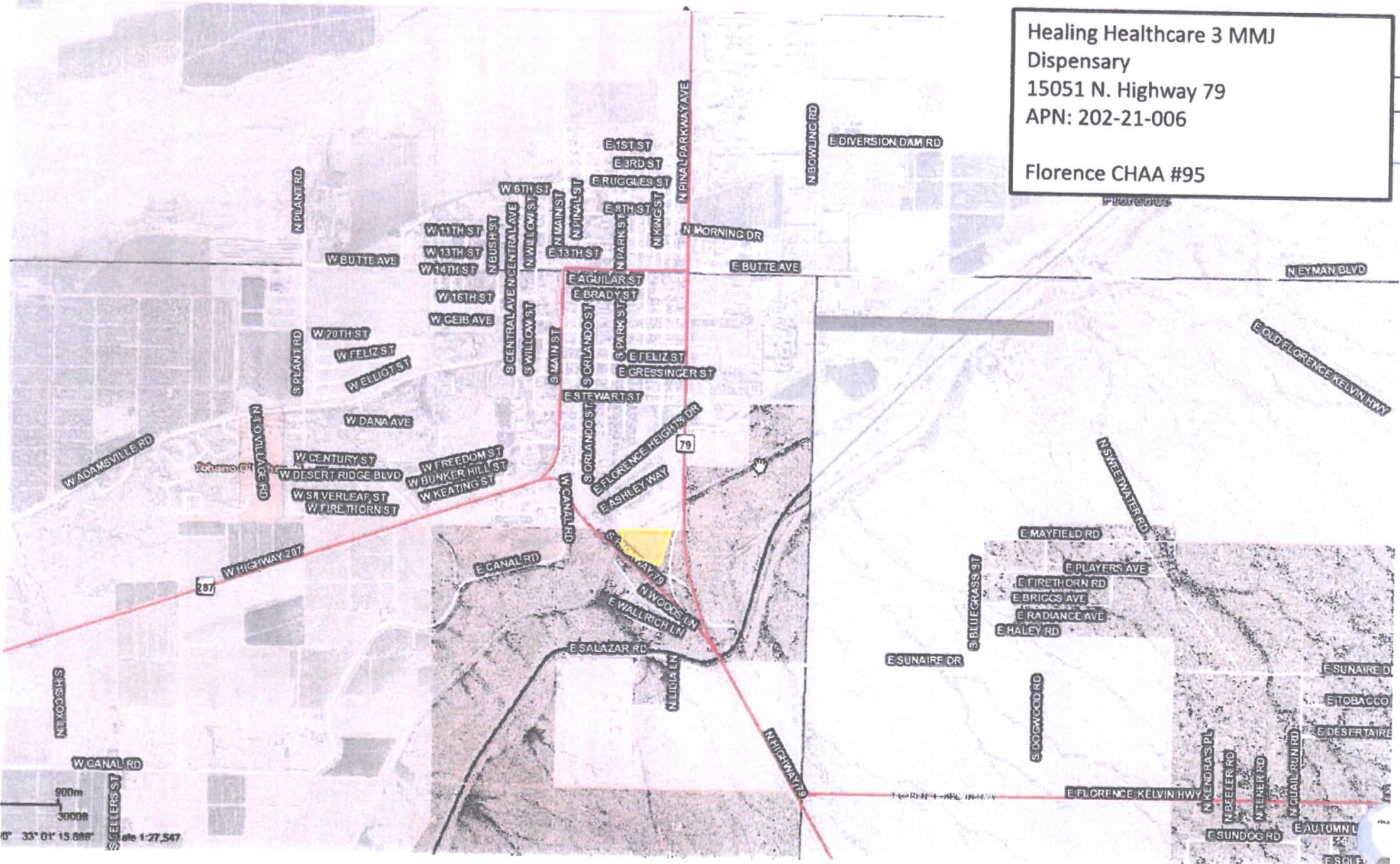
A public meeting was held on January 5, 2015 and all property owners within 1,200 feet were invited to attend. The only person to attend the meeting was the newspaper editor for Florence. The Applicant received one written response via mail in support of the SUP request. Furthermore, there are currently over 6,400 support letters from local Pinal County residents in favor of the proposed use that have been submitted to date. Additional support letters will be submitted to the County as they are received.

#### **Conclusion**

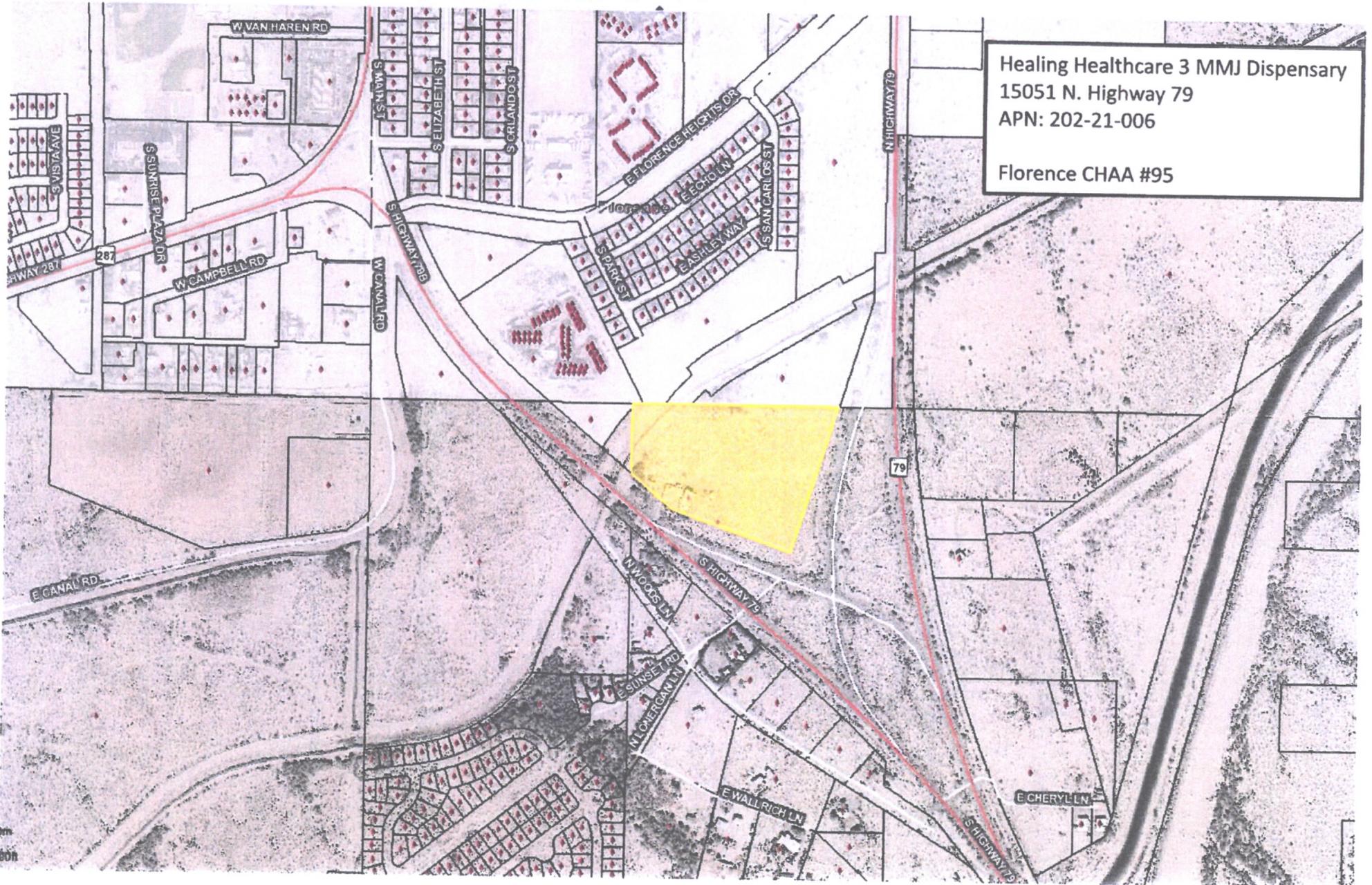
In conclusion, this Application simply seeks a SUP to operate a much needed medical marijuana dispensary in an appropriate location as well as fills the need of an empty CHAA. Allowing the Applicant to utilize the license they received from ADHS by opening a dispensary at the proposed location will provide thousands of local qualified Arizona patients the opportunity to obtain their illness specific medication. Allowing the operation of a dispensary in the Florence CHAA will also provide state approved patients with a choice in medicine providers. In this evolving industry it is apparent that no two dispensaries are alike. Each dispensary offers its own style of client service, patient care along with different strains/quality of medication available for purchase. A dispensary in this area will allow for more competitive costs as it will provide consumers with another choice when purchasing their medicine.

The Applicant and team thank you for your thoughtful consideration of this SUP request.

Healing Healthcare 3 MMJ  
Dispensary  
15051 N. Highway 79  
APN: 202-21-006  
  
Florence CHAA #95

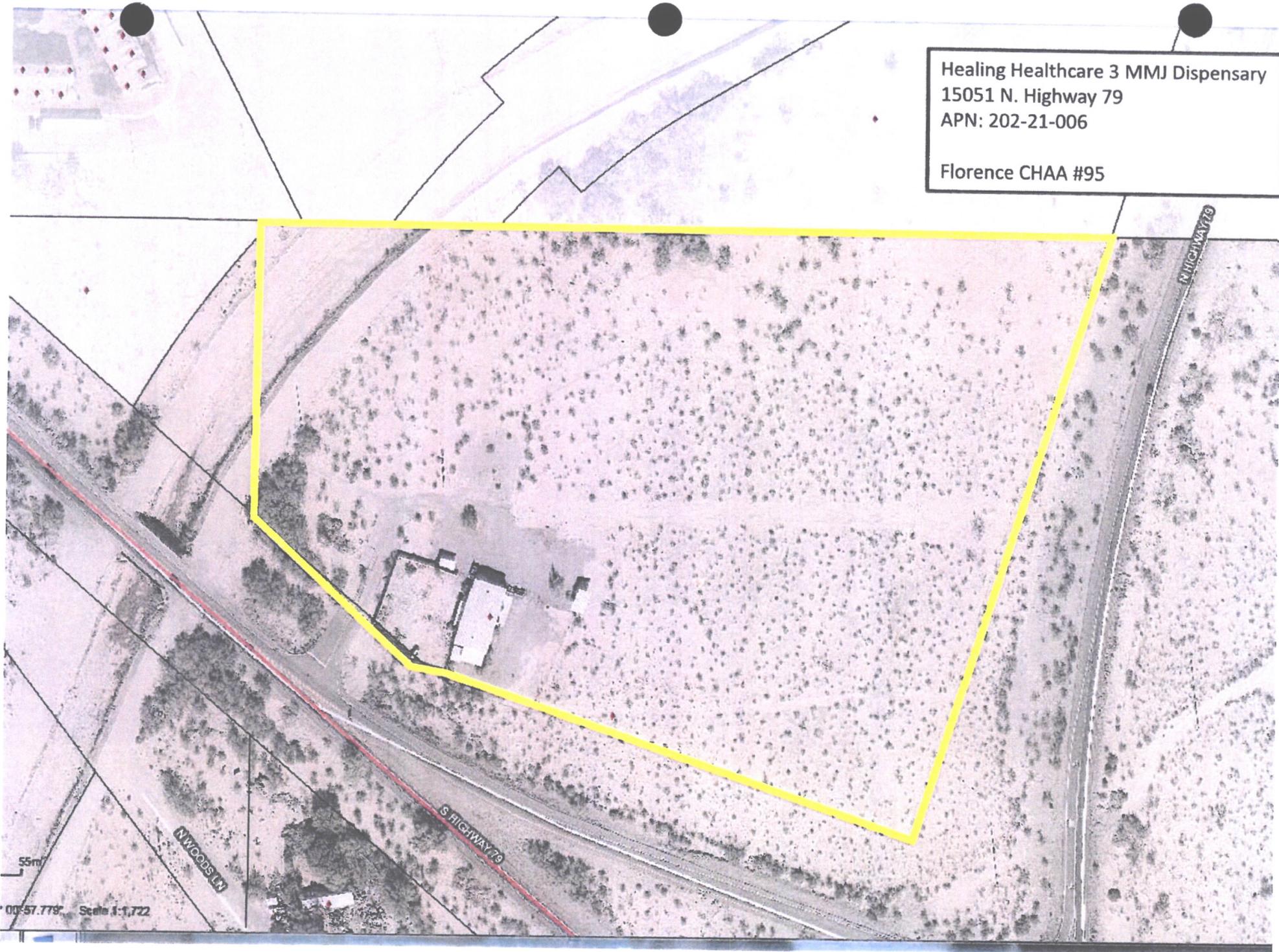


900m  
3000ft  
33° 01' 13.888" N  
111° 47' 54.7" W  
Scale 1:27,547



Healing Healthcare 3 MMJ Dispensary  
15051 N. Highway 79  
APN: 202-21-006

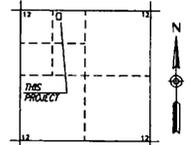
Florence CHAA #95



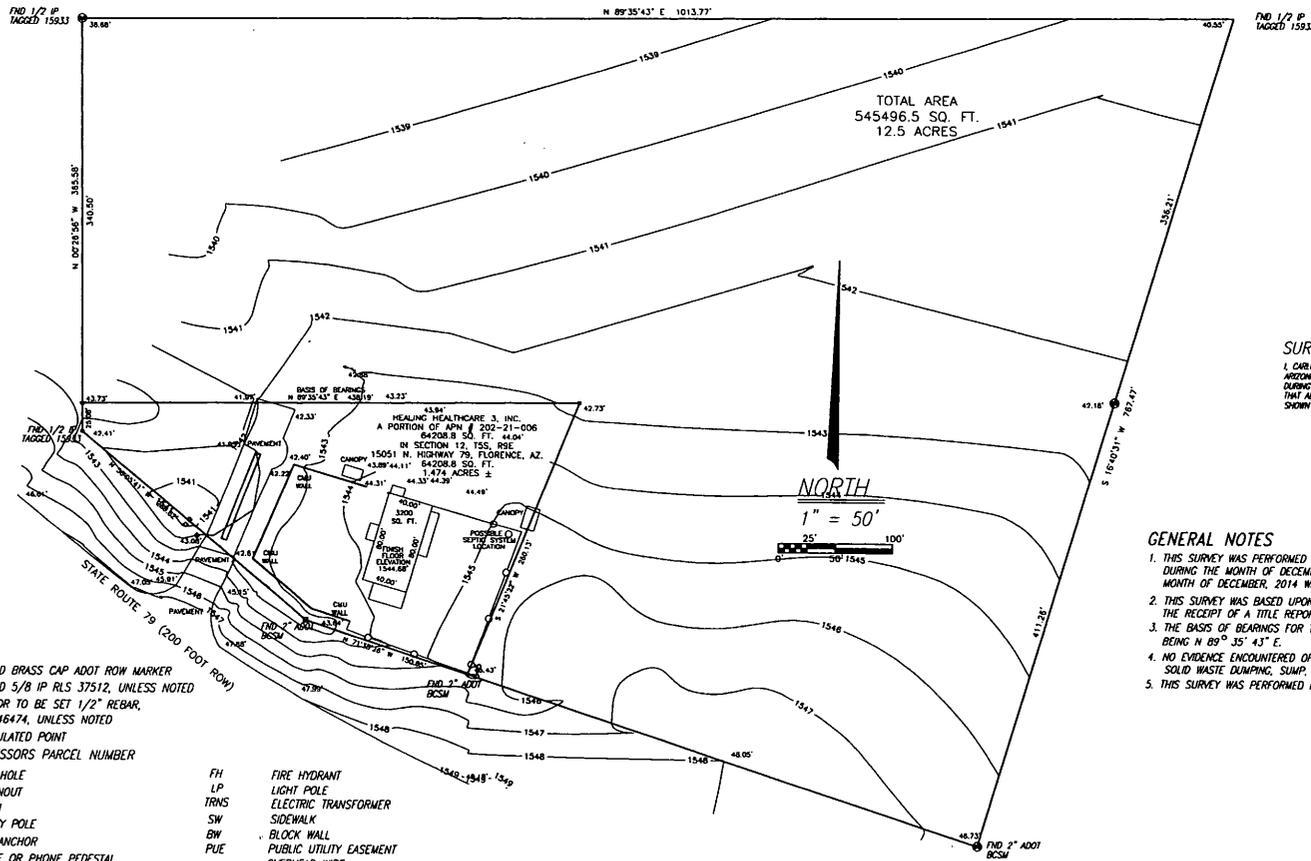


# RESULTS OF SURVEY

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



**LOCATION MAP**  
SECTION 12  
TOWNSHIP 5 SOUTH, RANGE 9  
EAST GILA & SALT RIVER BASE AND MERIDIAN  
PINAL COUNTY, AZ  
MKS



**LEGEND:**

- ⊗ FOUND BRASS CAP ADOT ROW MARKER
- ⊙ FOUND 5/8 IP RLS 37512, UNLESS NOTED SET OR TO BE SET 1/2" REBAR, RLS 46474, UNLESS NOTED
- CALCULATED POINT
- APN ASSESSORS PARCEL NUMBER
- MAN HOLE
- CLEANOUT
- DRAIN
- UTILITY POLE
- GUY ANCHOR
- CABLE OR PHONE PEDESTAL
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- FH FIRE HYDRANT
- LP LIGHT POLE
- TRANS ELECTRIC TRANSFORMER
- SW SIDEWALK
- BW BLOCK WALL
- PUE PUBLIC UTILITY EASEMENT
- OVERHEAD WIRE
- FENCE
- PROPERTY LINE
- EASEMENT LINE

PRELIMINARY

TOTAL AREA  
545496.5 SQ. FT.  
12.5 ACRES

**SURVEYOR CERTIFICATION**

I, CARLOS PADILLA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF MARCH, 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE AS CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

CARLOS PADILLA, RLS 46474 DATE



**GENERAL NOTES**

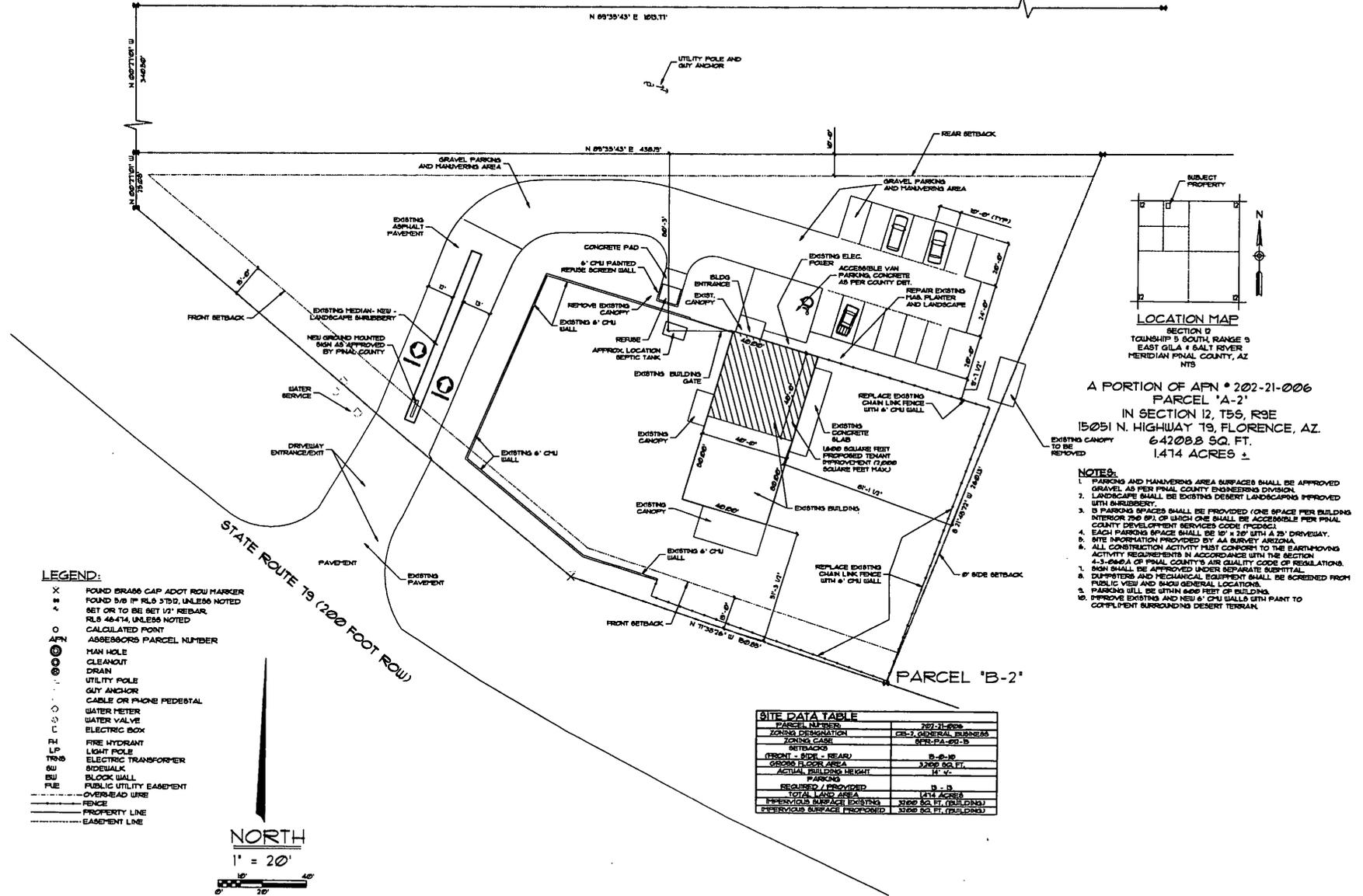
1. THIS SURVEY WAS PERFORMED BASED UPON SEVERAL DIFFERENT FIELD TRIPS TO THE SUBJECT PARCEL DURING THE MONTH OF DECEMBER, 2014. ANY SITE REVISIONS AFTER THE FINAL TRIP TO THE SITE DURING THE MONTH OF DECEMBER, 2014 WILL NOT BE REFLECTED HEREON.
2. THIS SURVEY WAS BASED UPON A RECORD OF SURVEY DRAWING PREPARED BY TAYLOR S. HANSEN, RLS 37512, PENDING THE RECEIPT OF A TITLE REPORT.
3. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE NORTH LINE OF SAID PARCEL "A-2" BETWEEN MONUMENTS AS SHOWN, BEING N 89° 35' 43" E.
4. NO EVIDENCE ENCOUNTERED OF EARTH MOVING, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR SOLID WASTE DUMPING, SWAMP, LANDFILL.
5. THIS SURVEY WAS PERFORMED BY CARLOS PADILLA, RLS 46474.

**AAA SURVEY ARIZONA**

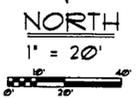
5025 N. CENTRAL BOULEVARD, SUITE 272  
PHOENIX, ARIZONA, 85012  
PHONE: (602) 811-8293 SURVEYARIZONA@COX.NET  
1830 EAST BROADWAY BOULEVARD, SUITE 124  
TUCSON, ARIZONA, 85718  
PHONE: (520) 203-7358 FAX: (520) 269-7852  
3/08/2015 - JOB No. 14244 - SCALE: 1"=50'

# 14244 ROCKY PAHWA BOUNDARY SURVEY, PINAL COUNTY, AZ

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



- LEGEND:**
- X FOUND BRASS CAP ADOT ROW MARKER
  - FOUND 5/8" I.P. RL'S 3/8", UNLESS NOTED
  - SET OR TO BE SET 1/2" REBAR
  - RL'S 48-1/4" UNLESS NOTED
  - CALCULATED POINT
  - APN ASSESSORS PARCEL NUMBER
  - MAN HOLE
  - CLEANOUT
  - DRAIN
  - UTILITY POLE
  - GUY ANCHOR
  - CABLE OR PHONE PEDESTAL
  - WATER METER
  - WATER VALVE
  - C ELECTRIC BOX
  - FH FIRE HYDRANT
  - LP LIGHT POLE
  - TRNS ELECTRIC TRANSFORMER
  - BU BROADCAST
  - BU BLOCK WALL
  - PLE PUBLIC UTILITY EASEMENT
  - OVERHEAD WIRE
  - FENCE
  - PROPERTY LINE
  - EASEMENT LINE



**SITE DATA TABLE**

PARCEL NUMBER	707-21-006
ZONING DESIGNATION	CEL-7 GENERAL BUSINESS
ZONING CASE	2015-24-02-15
REARBACK	5'-6" IS
FRONT - SIDE - REAR	3200 SQ. FT.
GROSS FLOOR AREA	1474 ACRES
ACTUAL BUILDING HEIGHT	14' V.
PARKING	13 - IS
REQUIRED / PROVIDED	13 - IS
TOTAL LAND AREA	1.174 ACRES
IMPERVIOUS SURFACE (EXISTING)	3200 SQ. FT. (BUILDING)
IMPERVIOUS SURFACE (PROPOSED)	3200 SQ. FT. (BUILDING)

A PORTION OF APN # 202-21-006  
 PARCEL "A-2"  
 IN SECTION 12, T5S, R9E  
 15051 N. HIGHWAY 79, FLORENCE, AZ  
 642088 SQ. FT.  
 1.474 ACRES ±

- NOTES:**
1. PARKING AND MANUEVERING AREA SURFACES SHALL BE APPROVED GRAVEL AS PER PINAL COUNTY ENGINEERING DIVISION.
  2. LANDSCAPE SHALL BE EXISTING DESERT LANDSCAPING IMPROVED WITH BURLIBERRY.
  3. 13 PARKING SPACES SHALL BE PROVIDED (ONE SPACE PER BUILDING INTERIOR 250 SF), OF WHICH ONE SHALL BE ACCESSIBLE PER PINAL COUNTY DEVELOPMENT SERVICES CODE (PCDSC).
  4. EACH PARKING SPACE SHALL BE 10' x 30' WITH A 20' DRIVEWAY.
  5. ALL CONSTRUCTION ACTIVITY MUST CONFORM TO THE EARTHMOVING ACTIVITY REQUIREMENTS IN ACCORDANCE WITH THE SECTION 4-3-266A OF PINAL COUNTY'S AIR QUALITY CODE OF REGULATIONS.
  6. DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SHOWN GENERAL LOCATIONS.
  7. PARKING WILL BE WITHIN 600 FEET OF BUILDING.
  8. IMPROVE EXISTING AND NEW 6" CHU WALLS WITH PAINT TO COMPLEMENT SURROUNDING DESERT TERRAIN.

ALL SURVEY, PLANNING AND PLATING SHALL BE IN ACCORDANCE WITH THE ARIZONA SURVEYING AND MAPPING ACT AND THE ARIZONA PLANNING AND ZONING ACT. THE ENGINEER'S SEAL AND SIGNATURE SHALL BE PLACED ON THIS DRAWING. THE ENGINEER'S SEAL AND SIGNATURE SHALL BE PLACED ON THIS DRAWING. THE ENGINEER'S SEAL AND SIGNATURE SHALL BE PLACED ON THIS DRAWING.

**ARCHITECTURAL DEPARTMENT**

**Healing Healthcare 3**  
 15051 NORTH HIGHWAY 79  
 FLORENCE, AZ  
 85132

REVISION 1: -  
 REVISION 2: -  
 REVISION 3: -

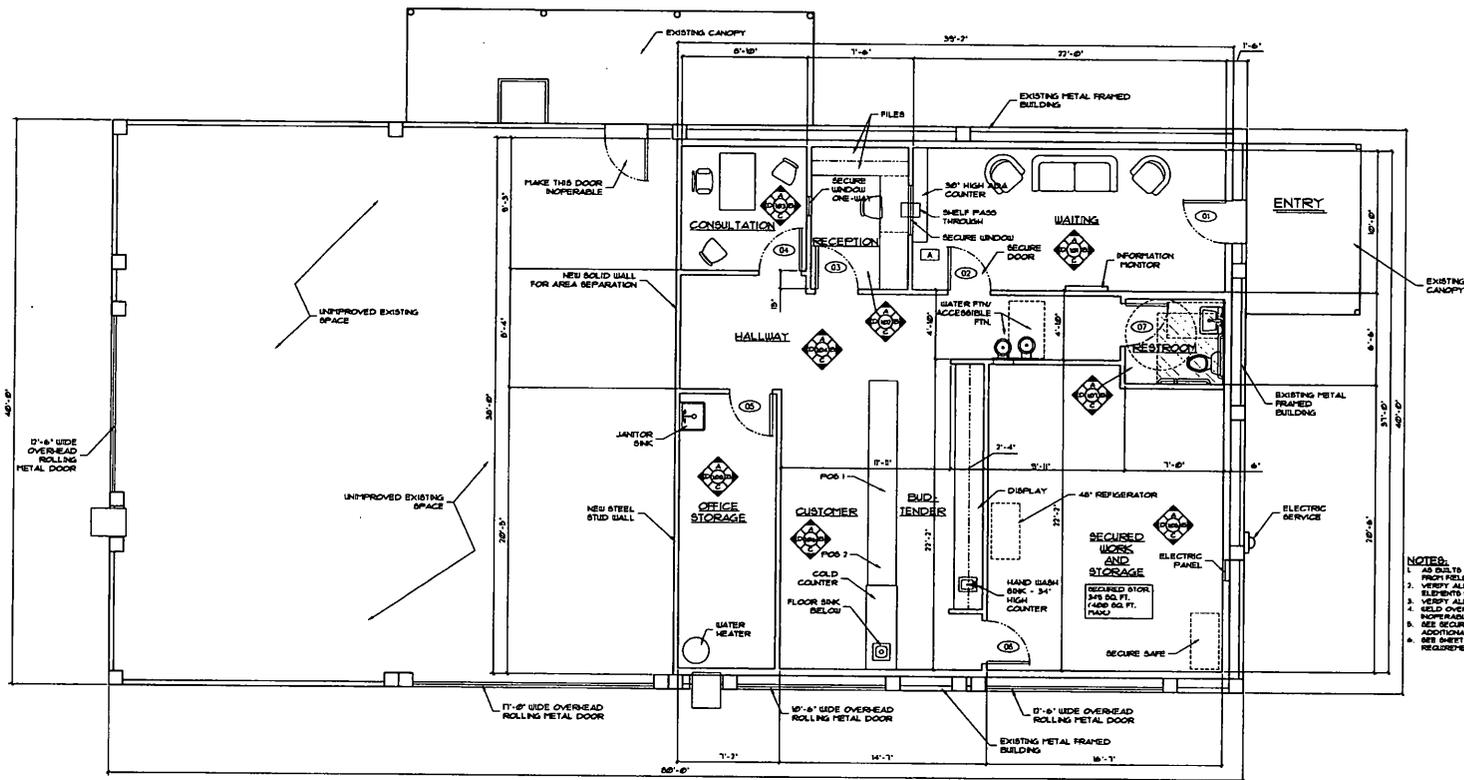
FILE: 118-02  
 SCALE: 1" = 20'

JOB NAME: -  
 FLORENCE DISPENSARY

JOB NO.: 11814

DESIGNED: RM  
 DRAWN: BM  
 CHECKED: BM  
 DATE: 2015  
 DRAWING: SITE PLAN

OF 8 SHEET 5-1



**FLOOR PLAN REMODEL**

SCALE: VC = 7'-0"

- NOTES:**
1. ALL DIMS TO ARE AS ACCURATE AS POSSIBLE FROM FIELD VERIFICATION.
  2. VERIFY ALL SYSTEMS AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION REVISIONS.
  3. VERIFY ALL DIMENSIONS PRIOR TO REVISING. VERIFY ALL OVERHEAD DOORS CLOSED AND NONOPERABLE.
  4. SEE SECURITY PLANS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS.
  5. SEE SHEET A-1 FOR RESTROOM ADA REQUIREMENTS.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER SPECIALTY SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF SUCH SYSTEMS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT AND DOES NOT INCLUDE THE DESIGN OF SUCH SYSTEMS.



**Architectural**  
ARCHITECTURAL DESIGN

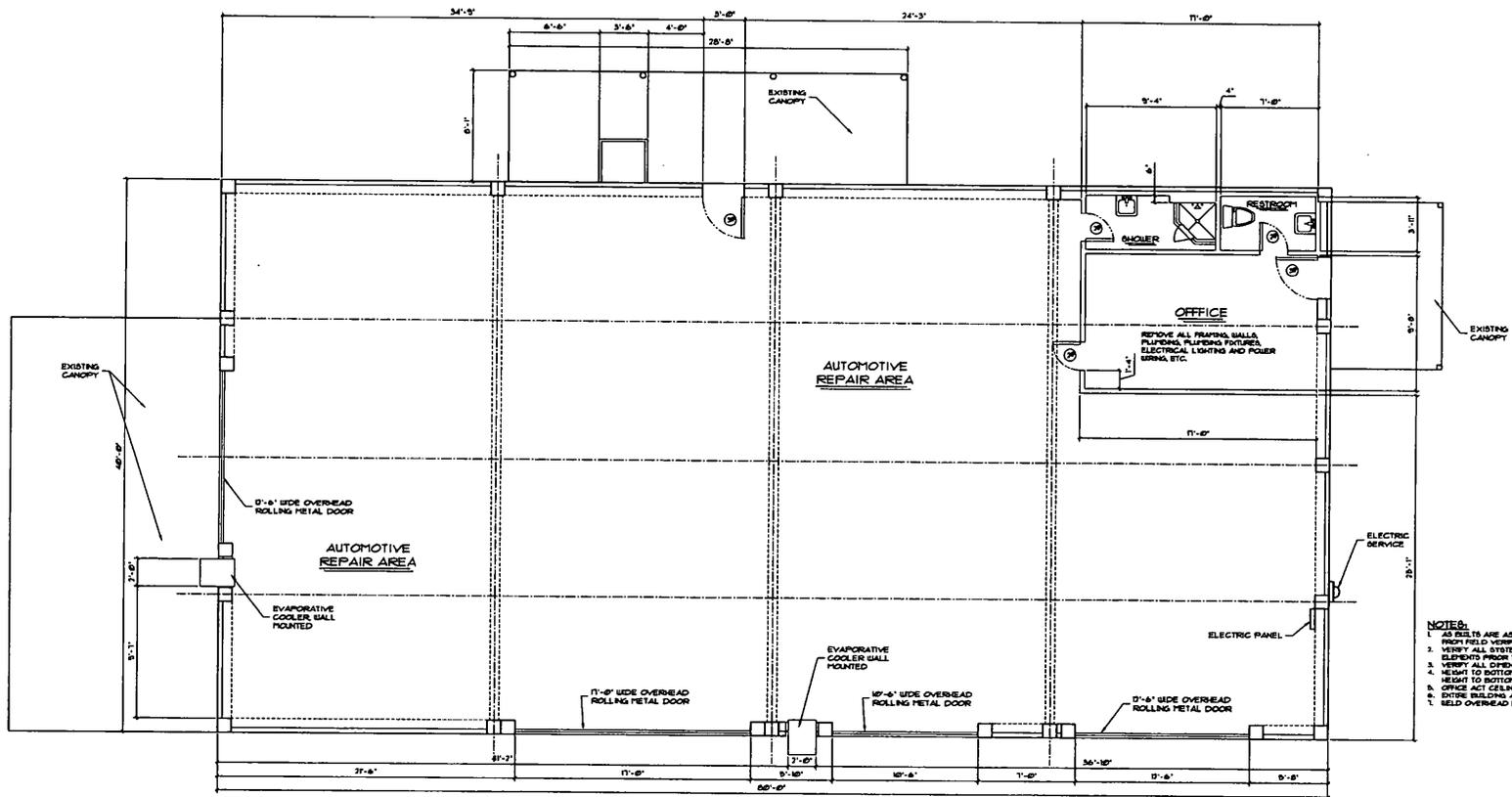
P.A. No. 1403 | 4325-MO-03 | 483.351.0416  
 483.351.0416 | 483.351.0416  
 483.351.0416 | 483.351.0416

a medical marijuana dispensary for  
**HEALING HEALTHCARE 3**  
 15051 NORTH HIGHWAY 79  
 FLORENCE, AZ  
 85132

REVISION 1:	-
REVISION 2:	-
REVISION 3:	-
FILE:	118-04
SCALE:	1/4" = 1'-0"
JOB NAME:	FLORENCE DISPENSARY
JOB NO.:	11814
DESIGNED:	RM
DRAWN:	BM
CHECKED:	RM
DATE:	2016
DRAWING:	REMODEL FLOOR PLAN



SHEET **A-3**



- NOTES:**
1. ALL DIMENSIONS ARE AS ACCURATE AS POSSIBLE.
  2. VERIFY ALL SYSTEMS AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION REVISIONS.
  3. VERIFY ALL DIMENSIONS PRIOR TO REVISIONS.
  4. HEIGHT TO BOTTOM LEAVE BEAM FRAMING 0'-11".
  5. HEIGHT TO BOTTOM OF RIDGE DEEP 0'-10".
  6. OFFICE ACT CEILING HEIGHT IS 7'-7".
  7. ENTIRE BUILDING AREA SHALL SQUARE FEET.
  8. WELD OVERHEAD DOORS CLOSED.

**EXISTING/DEMOLITION FLOOR PLAN**

SCALE: 1/4" = 1'-0"

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL CODE BOOK (IMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.



**Architectural**  
ARCHITECTURAL DESIGN  
P.O. Box 1483  
Tomball, TX 77375-1483  
Office: 482.591.0416  
Cell: 482.510.4848  
Email: info@architectural-design.com

a medical marijuana dispensary for  
**HEALING HEALTHCARE 3**  
15051 NORTH HIGHWAY 79  
FLORENCE, AZ  
85132

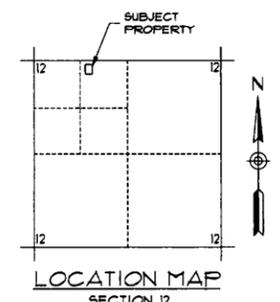
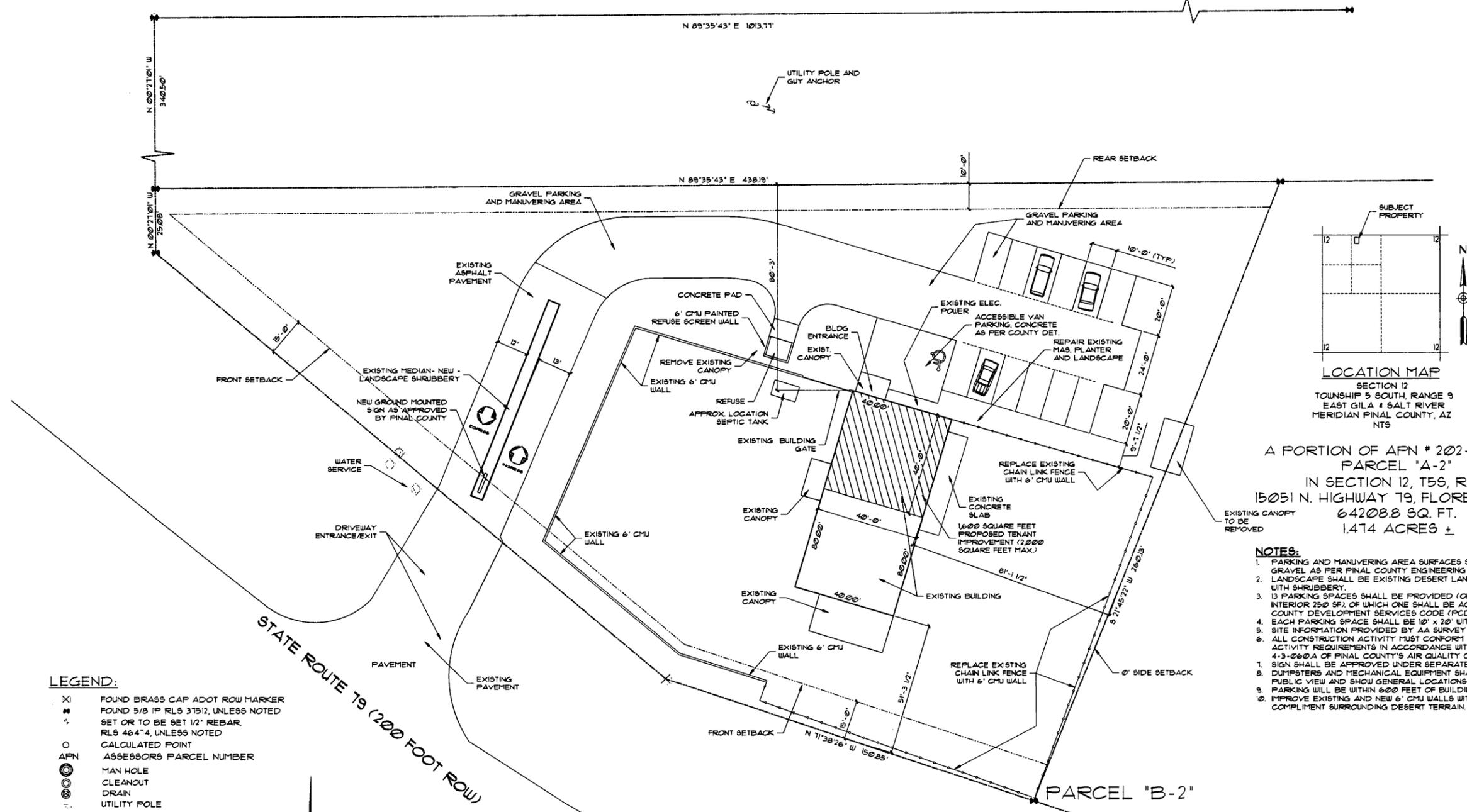
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REVISION 2:	-
REVISION 3:	-
FILE:	118-03
SCALE:	1/4"=1'-0"
JOB NAME:	FLORENCE DISPENSARY
JOB NO.:	11814
DESIGNED:	RM
DRAWN:	BM
CHECKED:	RM
DATE:	2015
DRAWING:	EXISTING FLOOR PLAN



OF - SHEET **A-2**



BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

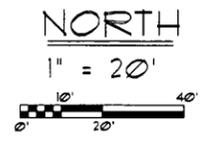


A PORTION OF APN # 202-21-006  
 PARCEL "A-2"  
 IN SECTION 12, T5S, R9E  
 15051 N. HIGHWAY 19, FLORENCE, AZ.  
 64208.8 SQ. FT.  
 1.474 ACRES ±

- NOTES:**
1. PARKING AND MANUEVERING AREA SURFACES SHALL BE APPROVED GRAVEL AS PER PINAL COUNTY ENGINEERING DIVISION.
  2. LANDSCAPE SHALL BE EXISTING DESERT LANDSCAPING IMPROVED WITH SHRUBBERY.
  3. 13 PARKING SPACES SHALL BE PROVIDED (ONE SPACE PER BUILDING INTERIOR 250 SF.) OF WHICH ONE SHALL BE ACCESSIBLE PER PINAL COUNTY DEVELOPMENT SERVICES CODE (PCDSC).
  4. EACH PARKING SPACE SHALL BE 10' x 20' WITH A 25' DRIVEWAY.
  5. SITE INFORMATION PROVIDED BY AA SURVEY ARIZONA.
  6. ALL CONSTRUCTION ACTIVITY MUST CONFORM TO THE EARTH-MOVING ACTIVITY REQUIREMENTS IN ACCORDANCE WITH THE SECTION 4-3-0002.A OF PINAL COUNTY'S AIR QUALITY CODE OF REGULATIONS.
  7. SIGN SHALL BE APPROVED UNDER SEPARATE SUBMITTAL.
  8. DUMPSTERS AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SHOW GENERAL LOCATIONS.
  9. PARKING WILL BE WITHIN 600 FEET OF BUILDING.
  10. IMPROVE EXISTING AND NEW 6" CMU WALLS WITH PAINT TO COMPLEMENT SURROUNDING DESERT TERRAIN.

- LEGEND:**
- XI FOUND BRASS CAP ADOT ROW MARKER
  - ◆ FOUND 5/8 IP RLS 31912, UNLESS NOTED SET OR TO BE SET 1/2" REBAR, RLS 46414, UNLESS NOTED
  - CALCULATED POINT
  - APN ASSESSORS PARCEL NUMBER
  - MAN HOLE
  - CLEANOUT
  - DRAIN
  - UTILITY POLE
  - GUY ANCHOR
  - CABLE OR PHONE PEDESTAL
  - WATER METER
  - WATER VALVE
  - ELECTRIC BOX
  - FH FIRE HYDRANT
  - LP LIGHT POLE
  - TRNS ELECTRIC TRANSFORMER
  - SU SIDEWALK
  - BU BLOCK WALL
  - FUE PUBLIC UTILITY EASEMENT
  - OVERHEAD WIRE
  - FENCE
  - PROPERTY LINE
  - EASEMENT LINE

SITE DATA TABLE	
PARCEL NUMBER	202-21-006
ZONING DESIGNATION	CB-2, GENERAL BUSINESS
ZONING CASE	SFR-PA-012-15
SETBACKS (FRONT - SIDE - REAR)	15-0'-10'
GROSS FLOOR AREA	3700 SQ. FT.
ACTUAL BUILDING HEIGHT	14' ±
PARKING REQUIRED / PROVIDED	13 - 13
TOTAL LAND AREA	1.474 ACRES
IMPERVIOUS SURFACE EXISTING	3200 SQ. FT. (BUILDING)
IMPERVIOUS SURFACE PROPOSED	3200 SQ. FT. (BUILDING)



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 p.o. box 14623  
 scottsdale, az 85267-4623  
 e-mail

a medical marijuana dispensary for -  
**HEALING HEALTHCARE 3**  
**15051 NORTH HIGHWAY 19**  
**FLORENCE, AZ**  
**85132**

REVISION 1: -  
 REVISION 2: -  
 REVISION 3: -  
 FILE: 118-02  
 SCALE: 1" = 20'  
 JOB NAME: -  
 FLORENCE DISPENSARY  
 JOB NO.: 11814  
 DESIGNED: RM  
 DRAWN: BM  
 CHECKED: BM  
 DATE: 2015  
 DRAWING: SITE PLAN

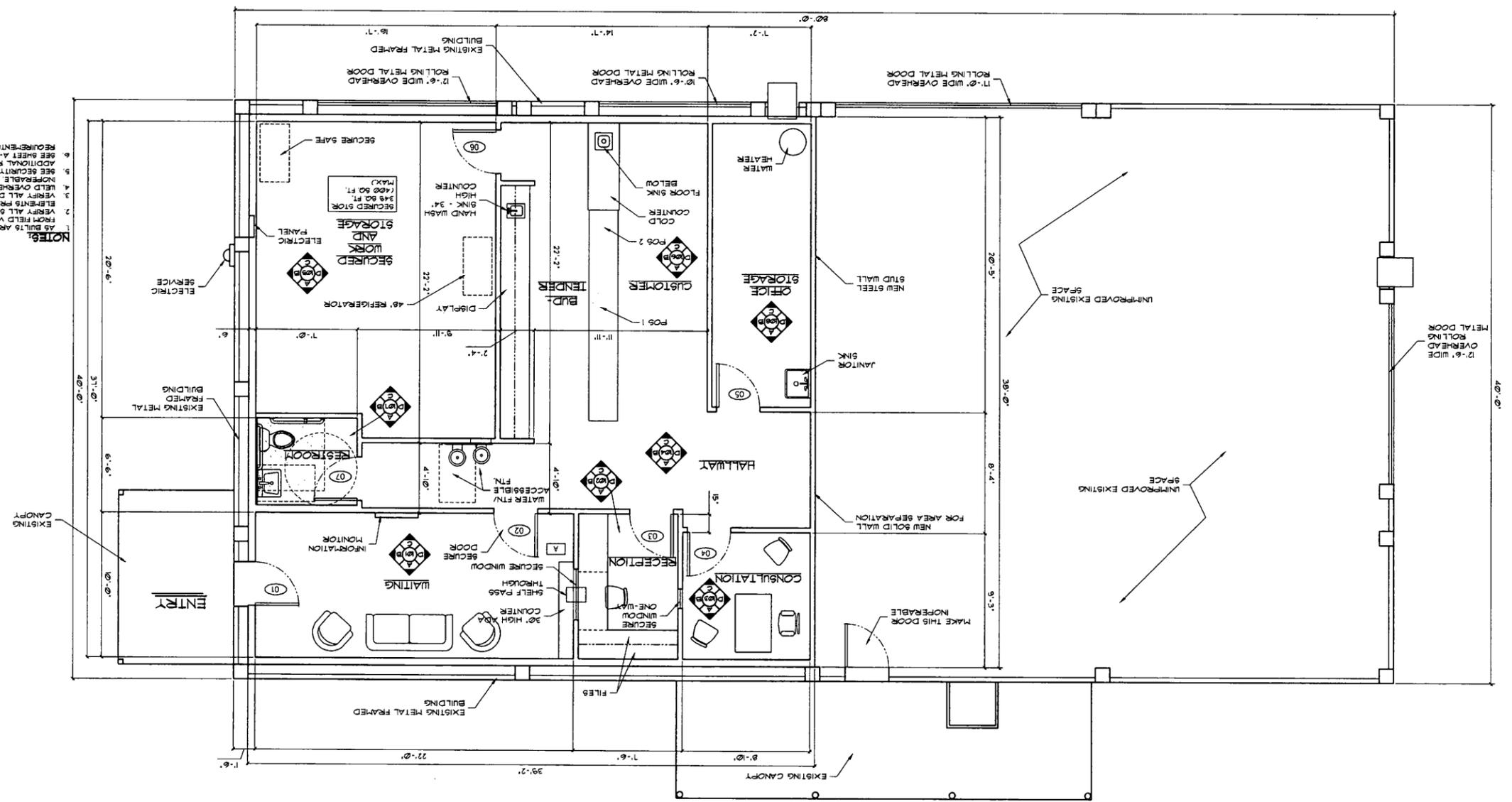
OF 8 SHEET 5-1

REVISION 1:	-
REVISION 2:	-
REVISION 3:	-
FILE:	118-04
SCALE:	1/4"=1'-0"
JOB NAME:	FLORENCE DISPENSARY
JOB NO.:	11814
DESIGNED:	RM
DRAWN:	BM
CHECKED:	RM
DATE:	2016
DRAWING:	REMODEL
FLOOR PLAN	



FLOOR PLAN REMODEL

SCALE: 1/4" = 1'-0"



- NOTES:**
1. AS BUILTS ARE AS ACCURATE AS POSSIBLE FROM FIELD VERIFICATION.
  2. VERIFY ALL SYSTEMS AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION REVISIONS.
  3. VERIFY ALL DIMENSIONS PRIOR TO REVISIONS.
  4. HOLD OVERHEAD DOORS CLOSED AND NONOPERABLE.
  5. SEE SECURITY PLANS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS.
  6. SEE SHEET A.1 FOR RESTROOM ADA REQUIREMENTS.

a medical marijuana dispensary for...  
**HEALING HEALTHCARE 3**  
**15051 NORTH HIGHWAY 79**  
**FLORENCE, AZ**  
**85132**

ARCHITECTURAL DESIGN

mindful architecture

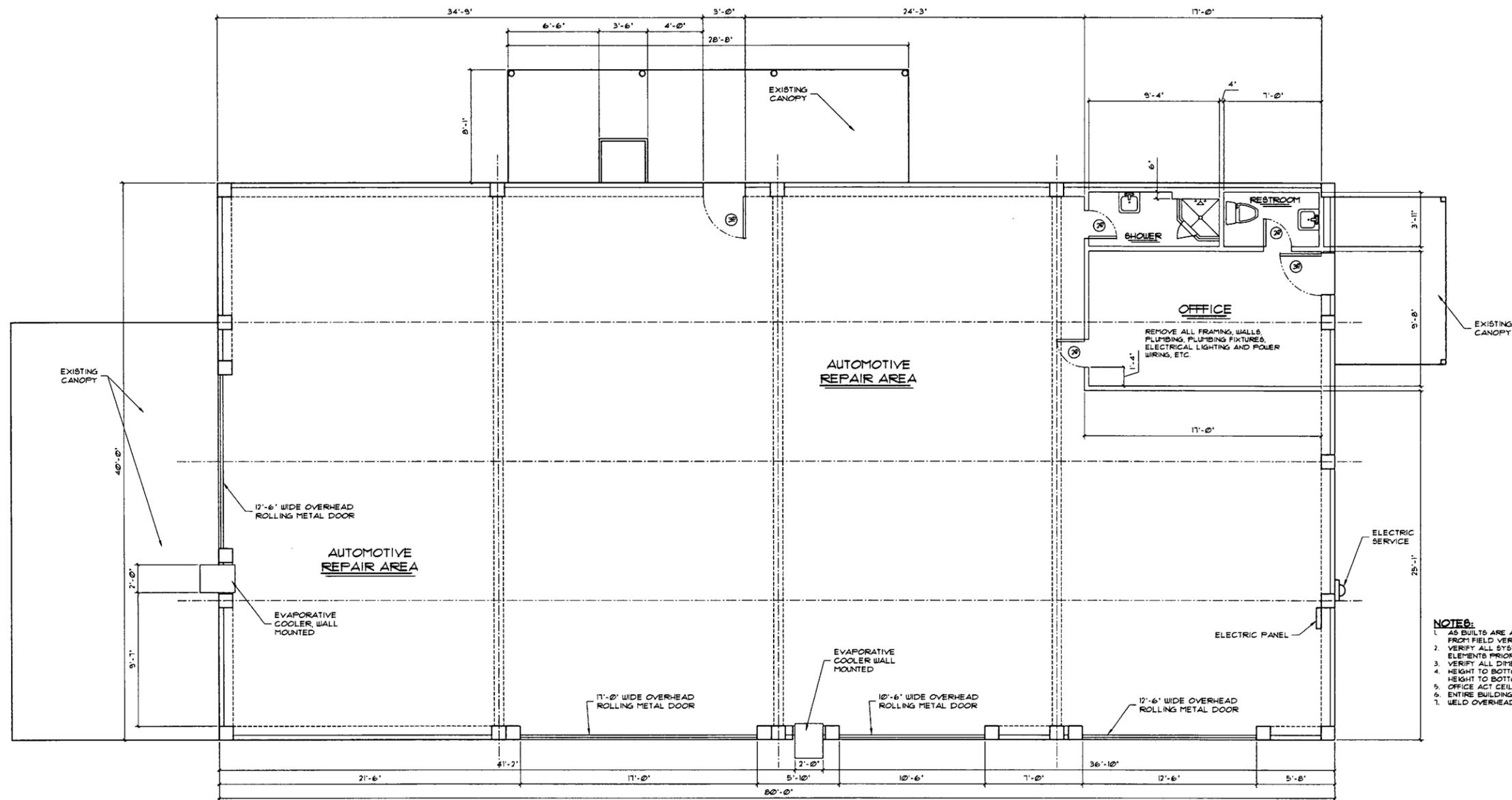
p.o. box 14623  
 scottsdale, az 85267-4623  
 e-mail: architects@mindfulin-az.com

office: 480.959.0436  
 cell: 480.510.4848



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- NOTES:**
1. AS BUILT ARE AS ACCURATE AS POSSIBLE FROM FIELD VERIFICATION.
  2. VERIFY ALL SYSTEMS AND STRUCTURAL ELEMENTS PRIOR TO CONSTRUCTION REVISIONS.
  3. VERIFY ALL DIMENSIONS PRIOR TO REVISIONS.
  4. HEIGHT TO BOTTOM EAVE BEAM FRAMING 12'-4".
  5. HEIGHT TO BOTTOM OF RIDGE BEAM 13'-10".
  6. OFFICE ACT CEILING HEIGHT IS 7'-2".
  7. ENTIRE BUILDING AREA 3700 SQUARE FEET.
  8. WELD OVERHEAD DOORS CLOSED.

**EXISTING/DEMOLITION FLOOR PLAN**

SCALE: 1/4" = 1'-0"



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scottsdale, az 85267-4623  
e-mail: architects@jlimitededition-az.com

a medical marijuana dispensary for...  
**HEALING HEALTHCARE 3**  
15051 NORTH HIGHWAY 19  
FLORENCE, AZ  
85132

REVISION 1:	-
REVISION 2:	-
REVISION 3:	-
FILE:	118-03
SCALE:	1/4"=1'-0"
JOB NAME:	FLORENCE DISPENSARY
JOB NO.:	11814
DESIGNED:	RM
DRAWN:	BM
CHECKED:	RM
DATE:	2015
DRAWING:	EXISTING FLOOR PLAN

OF - SHEET A = 2





## **SECURITY OPERATION HANDBOOK**

**15051 N. Highway 79  
Florence, Arizona 85132**

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## SECURITY PLAN

This is the written Security Plan for **Healing Healthcare 3** (“HH3”, “we”, “us”, “our”). This plan addresses and meets the application requirements of the Arizona Department of Health Services’ Medical Marijuana Program Rules and Regulations, R9-17-318.

### INTRODUCTION

HH3 understands that security is of paramount importance. We are keenly aware of the added security challenges that a business of this nature faces, and we have taken extensive measures to have professionally-vetted policies, procedures, and systems in place to provide comprehensive protection, not only for our physical plant and inventory, but also for our employees and patients and the surrounding community. Our security will meet or exceed the State’s requirements set forth in R9-17-318.

We have named Rocky Pahwa, Managing president of HH3 (“Security Agent”) as the dispensary agent in charge of security. The Security Agent will have oversight responsibility for the implementation of this plan. As the person responsible for implementation, the Agent also will serve as a liaison with the executive staff and board. In addition, he will have oversight responsibility to review and update the plan on a regular basis (at intervals not to exceed one year) to ensure our continued compliance to the Act and Rules.

With the leadership of our Security Agent, we are developing a state-of-the-art plan that takes advantage of the security industry’s best practices and most up-to-date technology, ensuring that our dispensary facility operates at the highest level of security preparedness.

Along with our Special Use Permit application, a security plan will be submitted to local law enforcement officials to enlist their input and cooperation in the development of our security procedures. The goal is for our plan to meet or exceed current standards for policing and securing this type of facility.

Our Security Plan is divided into two components: *Dispensary Facility Security* and *Operations Security*. The preventive measures adopted in these components will minimize our security exposure, protecting the public, our patients, and our staff. We also are confident that should there be any breach of security, our comprehensive response capabilities will ensure the incident is quickly detected, contained, and resolved at the appropriate response level.

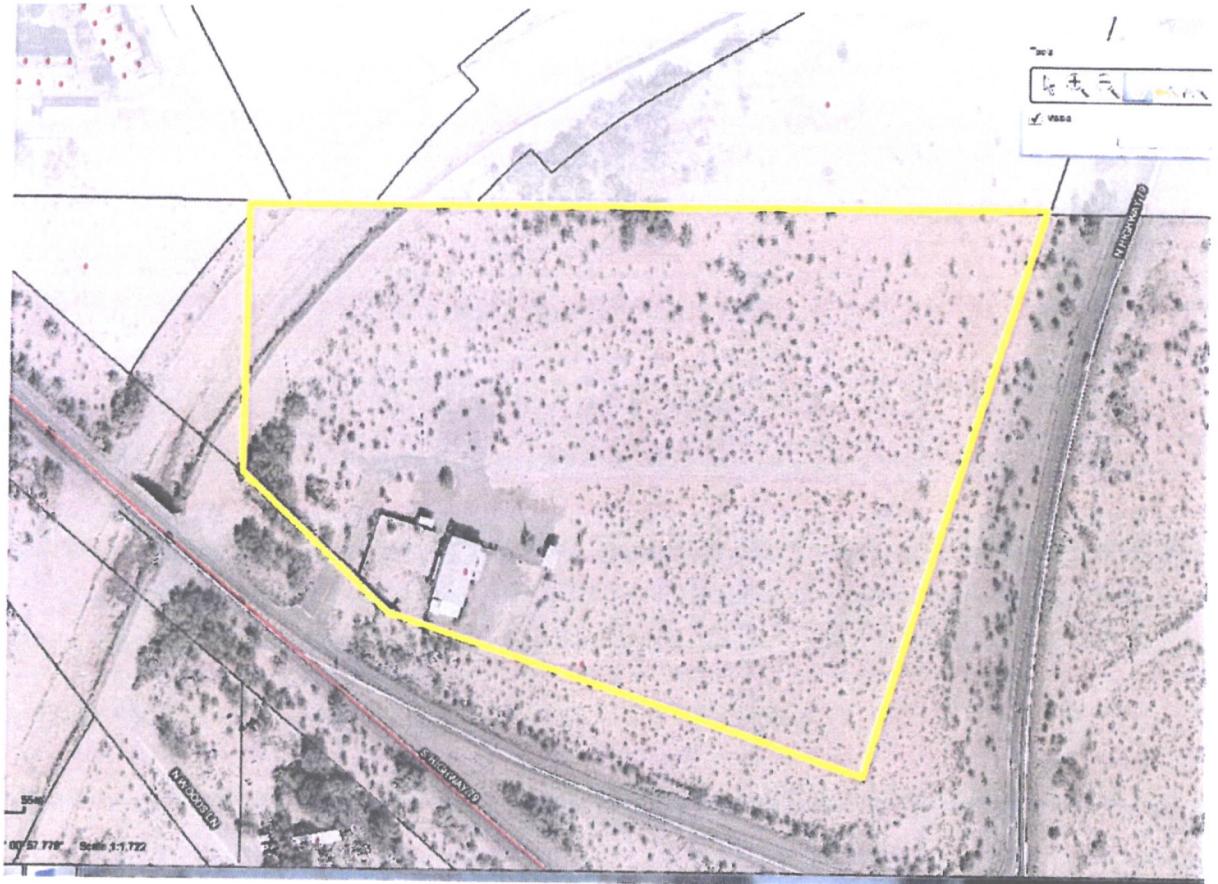
## FACILITY SECURITY

Our dispensary facility is to be the only dispensary licensed by the State of Arizona to service the currently vacant Florence Community Health Analysis Area (“CHAA”). The security at our facility is designed to reduce the likelihood of security breaches and trigger an immediate response in the event of a breach. In addition, it is designed to control access to the dispensary, limiting it to only authorized and properly identified personnel.

### A. Physical Building and Location

#### 1. Location and Building Specifications

The physical address of our dispensary facility is **15051 North Highway 79 Florence, Arizona**. It is located in between Highway 79 and Highway 287 just south of downtown Florence. The building is in a highly visible location accessed by a state highway and separated from adjacent properties to the north by the CAP canal.



According to the Pinal County Development and Services Department, the Property exceeds the 1,500 foot minimum distance separation from all protected uses including childcare center, church, public park, library, substance abuse rehabilitation facility and any single-family or multi-family residential zoning district.

The existing building on the proposed site is 3,200 square feet in size; however, the dispensary will only consume 2,000 square feet maximum as required by PCDCS with a maximum of 400 square feet dedicated as a secured storage area. HH3 will construct a new wall on the interior of the building in order to create the required 2,000 square foot floor plan which will include an entry, lobby/educational area, receptionist area, retail dispensary area, patient consultation room, secured storage room and ADA compliant restroom. Additionally, all of the rolling doors on the exiting building will be permanently welded shut.

After conversion, the internal plan of the facility will have the following configurations:

- Areas where marijuana will be kept or handled have no external doors or windows and can be accessed only from within the facility.
- Walls separating the waiting room and dispensary are 4" steel studded sheetrock walls with a solid-core wood door.
- All main access point door hinges will be equipped with hinge-pin-locking screws to increase security.

This configuration yields optimal conditions for surveillance. These existing design elements will not only make unauthorized access extremely unlikely, they will also discourage any theft attempts.

## 2. Lighting

Statistics show that crimes are less likely to occur in well-lit areas, because a well-lighted property is an excellent deterrent against criminals. Security lighting is one of the most practical and effective ways to prevent crime in or around commercial facilities.

The main objectives of our security lighting system at the dispensary site is to illuminate dark areas and detect and recognize movement in the protected area. The best vision with outdoor lighting is obtained from downward directed and shielded security lighting that is constantly on, supplemented with instant-on lighting triggered by motion detectors.

We will add external security lighting, including high spot lights to the exterior of the dispensary facility. The building and all walkways will be well illuminated to maximize visibility. Lighting will be operated automatically by a photo-sensor, ensuring that lighting will at all times be optimal for video capture.

### 3. Access Conditions for Staff and Non-Staff Business Associates

At the dispensary location, all staff and business associates will park in the common parking spots adjacent to the building. The dispensary personnel will use the front entrance to access the facility. All state registered staff will need keycards and electronic passcodes to access the facility, including restricted areas (see below for details on keypad systems).

Staff here refers to anyone defined by the Department as a dispensary agent: a principal officer, board member, employee, or volunteer. Non-staff business associates are all those, such as vendors and contractors, who do business with our HH3 but are not dispensary agents. To access restricted areas of either facility, non-staff business associates will need to be admitted by appropriate staff and must be accompanied by a staff member at all times.

All persons working for or doing business with HH3 will be provided with a Company-issued permanent identification card or temporary identification tag to be able to enter restricted areas. Staff will receive these upon hire.

Once the reason for their visit is confirmed, vendors and contractors will receive temporary identification tags at the reception window before being allowed to enter the dispensary area under staff escort.

We will require that ID cards and tags be visibly worn by all staff and non-staff at all times within the facility.

### 4. Patient and Designated Caregiver Access

The dispensary facility property has a total of 13 common parking spaces (including ADA-compliant spaces) on its premises adjacent to the building. These spaces will easily accommodate patient/caregiver traffic.

Patients will enter the dispensary through the facility's front entrance. Entrance into the areas where medical marijuana is kept will be authorized by personnel buzzing patients into the medication viewing area from the waiting area only after the patient's identification has been verified by the receptionist. Buzzing patients in and out of the various rooms will allow HH3's personnel to have maximum control over the number of patients throughout the facility.

As mentioned, the entry door to the medicine area will be operated on a "double buzzer" system. At this point, patients will be escorted to the area where the medicine can be viewed. Only one patient per dispensary staff member will be allowed in this area. Signs will be posted similar to the ones commonly used in detention facilities describing any offense. No weapons will be allowed in the facility. Signs that indicate this will also be posted. In addition, the Security Agent will conduct routine inspections in the area of the medicine and the waiting area.

Patients and designated caregivers must have a valid State of Arizona Medical Marijuana Program registry card, and they must have another form of State-issued photo ID to prove they are the person identified on the registry card. They must provide this documentation at the reception window/area in the waiting room in order to be admitted to the medication viewing room.

#### 5. Non-Patient Public Access

Persons other than management, employees, volunteers, vendors, contractors, and patients and their caregivers may from time to time have legitimate reasons to visit our facility. These include:

- law enforcement,
- political officials and government administrators,
- medical, health, and social service professionals, and

Besides dispensary agents, no one other than law enforcement may enter the restricted areas of our facility unless their visit has been approved by management, they have been issued and are wearing a temporary facility identification tag authorizing their entry into restricted areas, and they are accompanied at all times by a staff member who has been specifically authorized to bring them into access-restricted areas.

#### 6. Internal Access-Point Control

Movement within the each facility room will be tightly controlled. The main access doors and all interior doors will require keycards and electronic passcodes. In addition, patients will need to be 'buzzed' in from the waiting room as described above.

### B. Electronic Security System

We will install a comprehensive electronic security system with video surveillance/recording capability, third-party monitoring, intrusion detection, and panic buttons.

#### 1. Video Surveillance

We will employ state-of-the art external and internal cameras, each with a minimum resolution capacity of 704 x 480 pixels per sq. inch. This is sufficient to allow facial identification of anyone in or nearing the facility. All cameras are equipped with motion detection and will have infrared technology for low light conditions, capable of identifying activity at night or in unlit rooms. Our CCTV camera system with digital recorder includes:

External video surveillance will cover all areas of possible ingress and egress. Internal video surveillance will cover the waiting room, reception office, the dispensary room, and processing rooms. This covers all areas where marijuana is present or handled, including all point-of-sale locations, and all means of access to such areas. Video surveillance will cover external and internal areas 24/7.

Electrical backup will be provided with an uninterrupted power supply unit sufficient to supply a minimum of 24-hours of backup power to our cameras and computers. We have both on and off-site storage capacity of 2TB, enabling us to store at least 60 days of video surveillance recording. A failure notification system will provide both audible and visible notifications if there is any failure in the electronic monitoring system.

## 2. Third-Party Monitoring

We anticipate contracting with Centralized Vision to help deter, detect, and document security events at each facility from a remote location. Centralized Vision will monitor for fire and security breach of doors or windows. Trained professionals from their monitoring centers will be able to access our security surveillance system at all times, and will report and document any suspicious activity. Our internal security personnel will work with Centralized Vision to establish guidelines for what entails suspicious activity and to ensure regulatory compliance.

There will be triggers around the facility to alert our monitoring team of a possible intrusion or unauthorized access. Triggers can be:

- Motion-sensor surveillance cameras
- Unauthorized electronic access
- Security and fire alarms

## 3. Intrusion and Motion Detection

Our alarm system will have motion detectors covering entryways and exits, hallways, storage rooms, and windows.

Motion detectors will be utilized to monitor the interior side of all exterior windows and doors. (These are separate from our video camera motion detectors.)

## 4. Panic Buttons and Internal Communications

Panic buttons will be installed at the reception desk and checkout desk.

There will be multiple incoming phone lines along with active telephone handsets with intercom capability: reception office, dispensary room, medical director's office, and the miscellaneous business office. Phones will be VOIP via broadband ISP.

## 5. Fire Security

The facility will comply with all local fire code requirements. In addition, all rooms in the each facility will be equipped with smoke detectors and ABC rated fire extinguishers will be present wherever required.

## 6. Maintenance and Testing

All security-related systems will be routinely inspected to ensure that they are functioning properly. This includes:

- video surveillance equipment
- third-party monitoring equipment and connections
- alarm systems
- sensors
- electrical connections
- motion detectors
- smoke detectors
- panic buttons
- phone connections
- information storage and backup systems
- electrical backup systems

The Security Agent will be responsible for ensuring that such inspections take place at reasonable intervals. We will promptly implement all necessary repairs to ensure continuous proper functioning of the security system. Inspection results and maintenance records will be securely kept for review by the Department and appropriate State oversight authorities.

## C. Policies and Procedures for Facility Security

### 1. Incident Management and Emergency Response

HH3 understands that smooth operations require well-laid contingency plans and a staff well-trained in their execution. Under the leadership of our Security Agent and with input from appropriate State and local agencies and enforcement authorities, we will develop a comprehensive Emergency Response Plan.

The Emergency Response Plan will include contingencies for non-security related emergencies such as medical emergencies, bomb threats, fires, explosions, chemical release, and weather-related disasters to ensure an appropriate and orderly response. This will prevent non-security related emergencies from becoming aggravated security

emergencies as well. Emergency procedures and emergency contact numbers will be provided in writing to all employees and posted prominently in all areas of the facility.

We will also develop a comprehensive set of guidelines for dealing with security threats. All staff will learn and be drilled in these procedures to ensure they are adequately prepared for emergencies. Preparedness means all staff members:

- know how to assess emerging situations to determine the type and level of threat they may pose;
- know how to respond to different kinds of security threats;
- know which types of situations warrant the activation of panic buttons; and
- know how to proceed when a security alarm goes off or a panic buttons has been activated.

If a security breach is found to constitute an actual emergency, authorities will be notified as required. HH3 personnel will then follow the emergency response procedures it will establish in cooperation with local law enforcement authorities for smoothly bringing the situation under their control.

Procedures will be revised and updated as necessary. They will be reviewed at least once every twelve months. We will invite local law enforcement to offer their input on up-to-date security threat analysis and contingency planning.

## 2. Outside Partnerships: Liaising with Community and Local Law Enforcement.

Local law enforcement and neighbors in close proximity to our facilities will have the name of one or more contact persons on our staff whom they can notify day or night in case there is a problem impacting them or that they feel may impact us.

We will periodically reach out to neighbors to ensure that there are no unreported problems of this sort.

HH3 will develop a professional working relationship with all local law enforcement agencies and a coherent contingency plan for incidents that require a law enforcement involvement at our facility. Local law enforcement officials will be invited on-site to discuss and evaluate potential security risks, vulnerabilities, and to assist in the development or enhancement of our current security program.

## 3. Suspicious Activity and Loitering

Staff will be trained to identify and respond appropriately to all levels of suspicious activity. Loitering will not be tolerated. Patients will be advised orally at their first

visit of our no loitering policy as well as be given a patient handbook in which they are shown the policy in writing. Noncompliance will result first in a warning, then in a suspension of purchasing privileges at our facility. Loitering by non-patients will result first in a warning from our staff or security guard, and then in notification of local law enforcement.

## **OPERATIONS SECURITY**

Making sure that our routine operations follow secure procedures is as important as physically securing each facility and having emergency response procedures in place. Consistent, proactive operational security policies and procedures greatly reduce the likelihood that emergencies will arise.

### **A. Workforce Security**

#### **1. Staffing Structure and Current Employee Roster**

We expect to employ at least 2 people at the dispensary facility.

#### **2. Background Checks**

HH3 will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individual concerned. To ensure transparency, the entire background checking process will be conducted by a third-party.

We will not employ anyone who has been convicted of a felony that is defined by the State of Arizona (A.R.S. 36-2801) for the purposes of the Medical Marijuana Program as an "excluded felony offense." Also, we elect not to engage any contractors or vendors who would have access on a regular basis or for an extended time to restricted areas of our facility if they have been convicted of any excluded felony offenses.

#### **3. Training and Drills**

Security and emergency response training is only part of the comprehensive training required for all employees. Training will also cover:

- medical marijuana laws and regulations,
- patient privacy, confidentiality, and secure electronic record keeping,
- procedures for patient reception and registration,
- procedures for product sales, and
- personal safety, fire safety, and crime prevention.

Employees will be tested on training content and must pass the test by their third attempt in order to remain employed with HH3. All staff will also go through

periodic refresher seminars, as well as new training on any policy updates or changes in procedure. All emergency procedures will be rehearsed in periodic drills.

In addition to training and periodic drills, all employees will receive official Company reference material, written in plain English and presented in an easy-to-use outline format, explaining all our operational, safety, and security policies and protocols.

In developing our official safety and security policies, we will consult with local law enforcement. We will also work with local police to develop effective ongoing employee training seminars and practices. Especially in developing our policies and training procedures on crime prevention and security threat response, we will seek the involvement of local law enforcement.

#### 4. Personnel Records

We will maintain personnel records for each employee, agent, or volunteer that includes:

- application,
- documentation of all required training,
- a signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed, including the name and title of the presenters, and
- record of any disciplinary action taken against employee at any time during employment.

These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us.

#### 5. Limited Cash Operation

Cash payments will be directly deposited into a drop slot safe, limiting the amount of cash circulating at the dispensary. The money will be removed from the safe and counted daily in a locked room. Access to the dispensary will be limited to employees during all safe transfers. Two employees are required to be present during this time. The cash will then proceed to the appropriate bank in a locked container each day. Access to the container will require both an electronic keypad password and a passcode.

#### 6. Business Hours

Our dispensary shall operate and sell medical marijuana on any day and at any time between the hours of 9:00 a.m. and 7:00 p.m.

### B. Inventory Security

## 1. Sale

The inventory tracking and control system associates every product sold with a single transaction, a single patient or caregiver, and a single dispensary agent.

All sales take place under camera surveillance that captures inventory movement as well as the faces and identifying features of the patient (or designated caregiver) making the purchase and the dispensary agent making the sale.

HH3's inventory tracking system will comply with all local and state rules and regulations.

## 2. Storage

All harvested medical marijuana will be stored in high-security fire proof safes. Inventory will be removed from the storage safes only for the purpose of immediate transport or immediate sale.

## 3. Transport

To ensure the security of transport agents and of inventory being transported and to comply with Department regulations, we have adopted the following procedures described in this section:

- Vehicles will not have any medical marijuana identification, and no medicine, plants, or paraphernalia will be visible.
- All deliveries to/from our facility will include the use of trained security or internal personnel in teams of two. Delivery drivers will be required to successfully complete our training, how to prevent robberies, protect their lives, and stop "car jackings."
- All transport vehicles will be equipped with GPS monitoring and will be required to update the dispensary upon every delivery.
- Transport agents will be able to engage in two-way communication with the dispensary during transport in case of emergency.
- All incoming medical marijuana products from other facilities will be accepted and placed in a secure refrigerator. Access to this product refrigerator will require both an electronic keypad entry and a physical key.
- Products will remain in a locked transport container during transport. The incoming container will be removed from the delivery vehicle under the supervision of a

minimum of two employees. The container will only be opened once it is securely inside the dispensary.

We will require all incoming materials to have a detailed transit slip ready on arrival and carried throughout the trip. This will include:

- the origination of the items (the names and registry identification numbers of the releasing dispensary and dispensary agent),
- a description of the products being transported (the type of product, quantity, and tracking numbers),
- designated and actual route of transport,
- name and registry identification number of the transport agent responsible for the transport, and
- date and time of departure and arrival.

All drivers with incoming medicine will be required to be in contact with our dispensary at the origination of the transport process and ten minutes prior to arrival. We will keep all transportation documents computerized and ready for inspection, and will have appropriate commercial liability insurance that covers travel.

All transport of products will be supported by a detailed transit slip containing:

- maps and designated routes,
- date and departure times,
- the name and identification number of the dispensary agent responsible for the transport, and
- product information (type of product, quantity, inventory tracking numbers).

A copy of this slip is kept at the dispensary and a copy is carried by the transport agent during the trip. After delivery, the transport agent will record the end-time and actual route of the trip on the transit slip.

All transport records will be kept and maintained by HH3 and provided to the Department for review on request.

We plan to digitize all transport recordkeeping and integrate delivery and transport data directly into our inventory tracking system.

#### 4. Record Keeping

We will keep meticulous records, complying with local, state, and federal laws and regulations regarding patient records, inventory records, and transportation records. Transport agents will carry with them a copy of the transport authorization and control data (the "transit slip") during transport of medical marijuana. All inventory

control records and records of inventory transfer, transport, and delivery will kept for five years and made available to the Department and to State authorities on request.

## C. Information Systems Security

### 1. Securing Data

Our data and information are as valuable as our products. We will take the following measures to protect our information systems and keep our data secure.

- using virus protection, spam-filtering, and firewalls
- keeping software and OS updated
- using passwords and changing them frequently
- using secure wireless networks
- restricting web browsing
- initiating frequent and secure data backups

HH3 will limit access to our network by using unique user passwords and by restricting IP addresses and MAC addresses to specific computers. The use of third party email, web, and data servers will be avoided. We will provide training on user security procedures.

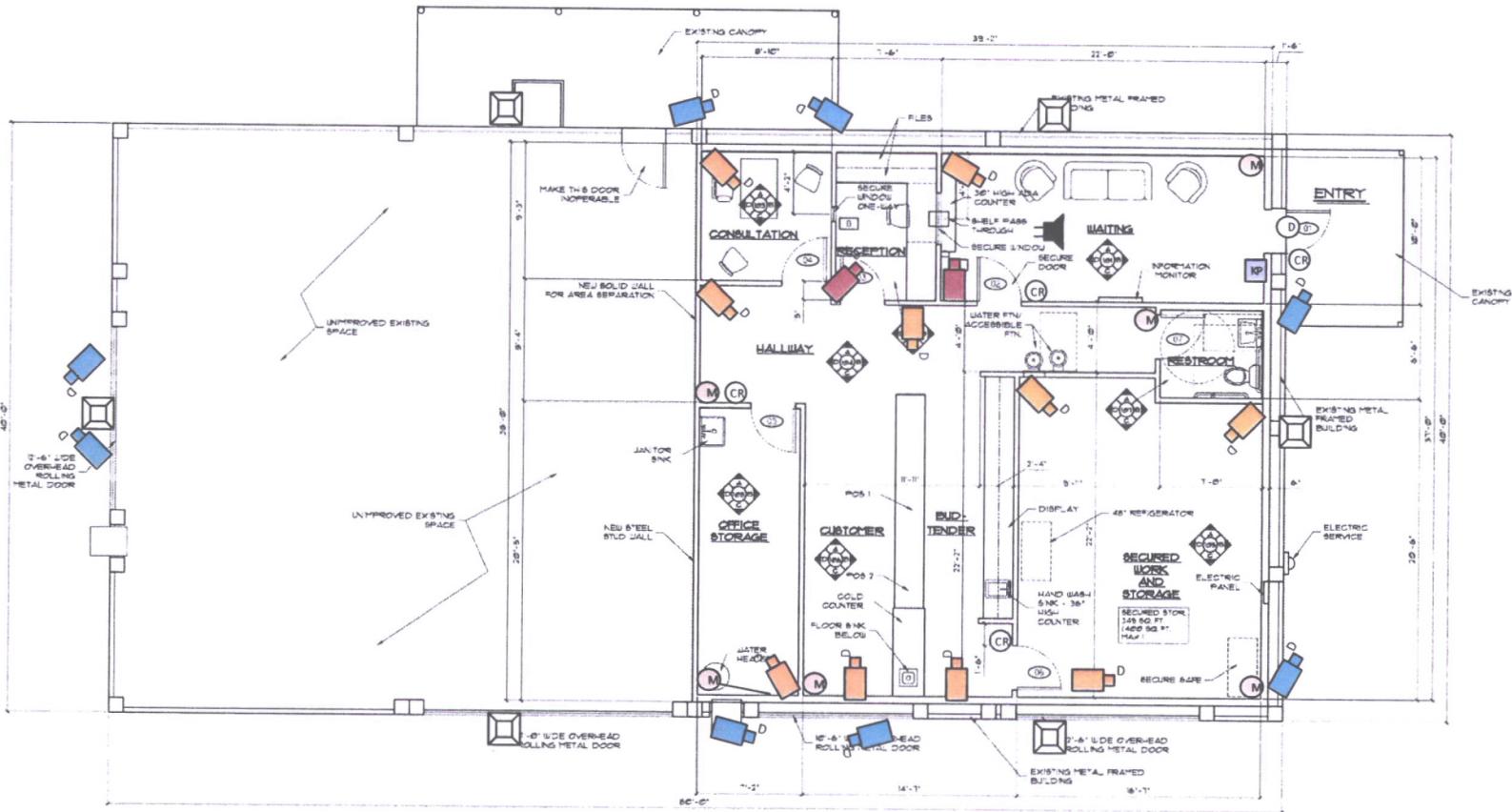
All data and information from our security system and from our inventory control system will be secured and encrypted and backed up automatically every night, not only to a private server on site, but also to a secure, off-site server location. Should there be an emergency, natural disaster, or criminal breach at our facility, all data remain safe and remotely accessible on our remote backup server.

For data backup we will be using a Mac Time-Capsule on site and an encrypted FTP for transfer to secure off-site storage.

### 2. Patient Health Information

Just as sensitive and important as our security system data and our inventory tracking data are our patient records. We take patients' privacy very seriously. Consequently, all the safeguards in place to protect and preserve our security data and inventory control data will also be employed to preserve patient information and prevent any breach of patient confidentiality, ensuring that the electronic storage, transmission, and retrieval of patient health information is secure.

Patient records will be stored on a PostgreSQL database and encrypted at the OS level. All digital records will follow HIPPA and PCI regulations and guidelines.



Symbol Legend	
	Card reader
	Interior 3.0 Mega pixel camera
	Exterior 3.0 Mega pixel camera
	Interior 3.0 Mega pixel camera with audio
	Intrusion keypad
	Intrusion motion detector
	Intrusion door contact
	Siren
	Flood light

- ### Scope of Work
- Titan Alarm to provide new wiring and devices for all system shown above.
  - Each access control door to include recessed door strike, proximity card reader, door position switch, and request-to-exit motion detector. Bid assumes that each door will be equipped with a classroom-style lockset (keyed lock from exterior, no lock from inside).
  - Control panels to be installed inside office/storage room.
  - Customer to provide three quad electrical outlets in location of control panels for powering Titan's systems.
  - Customer to provide high speed internet on site for remote access.
  - Customer to provide network connection on site with two available ports
  - Upon completion, Titan to provide up to two hours of on site training and provide as-built drawings.
  - *NOTE: Flood lighting is shown for illustrative purposes only. Titan Alarm does not install or design lighting systems and recommends customer consult with an electrician for optimal placement, fixture type, etc.*



Customer Name: Florence Dispensary	Page 1 of 1	Prepared by Danny Holmgren	Date 5/7/2015
System Type: Intrusion, access control, CCTV		Approved by Danny Holmgren	Date 5/8/2015



May 7, 2015

Rocky Pawha  
Florence Dispensary  
15051 N. Highway 79  
Florence, AZ

RE: Security Systems for Florence Dispensary

Dear Rocky,

Thank you for taking the time to meet with me earlier this week to discuss the security system for your new medicinal marijuana dispensary location in Florence. I take that opportunity seriously and look forward to earning your business through our experience, expertise, and customer service.

## QUALIFICATIONS:

Titan Alarm has been in business since 2008 and is based in Phoenix, AZ. We have established ourselves as one of the largest and best local security companies in Arizona, enabling us to provide security services for a large list of businesses. Our customer list includes large national companies, large multi-location local companies, and small businesses.

It also includes previous experience providing security services to customers within the medicinal marijuana industry in both cultivation and dispensing capacities. Those specific customers have been very pleased with the work that we have done, the technology we have provided, and the ongoing support that they receive. Those customers are growing and expanding to other facilities within the state and region and will continue to use Titan Alarm as their security provider.

## CCTV SURVEILLANCE

We have designed the system such that there will be a network video recorder (NVR) inside the security office with a 32" HDTV monitor for viewing the system. The cameras are laid out as shown on the layout map at the end of the proposal.



### Equipment Provided:

- (1) 32-channel NVR with 8 TB storage space each. 8 TB of storage space should approximately provide 30 days of recording with recording specifications of: 3MP resolution, 7 frames per second, high quality, 24 hours/day.
- (1) 32" Sharp HDTV monitor
- (1) Wall mount bracket and HDMI connections to HDTV monitor
- (1) 24-port PoE network switches
- (10) 3.0 Megapixel IP indoor dome cameras with wide angle lens, day/night operation
- (2) 3.0 Megapixel IP cube cameras with audio and side angle lens, day/night operation
- (8) Outdoor 3.0 Megapixel IP dome cameras with varifocal lens, day/night operation, rugged vandal resistant housing.
- Cat5e cabling
- Not included are any conduits or plenum rated wire

### Installation

2401 W. Behrend Dr. Suite 25 Phoenix, AZ 85027  
(602) 680-4567 - Office (866) 423-1053 - Fax  
[titanalarm.net](http://titanalarm.net)

- Rough-in wiring shall include pulling new Cat5e cable from the camera location back to the NVR location. All cabling to be freely supported in drop ceiling.
- Install NVR and PoE switches in network area
- Dress and terminate all cameras and connect to PoE switch
- Connect HDTV to NVR via HDMI cable. Customer shall provide a desk for mounting of the TV within 15 feet of the rack location. TV monitor to be wall mounted. 110V electrical outlet to be provided by others in TV monitor location.
- Program NVR with IP addresses desired for cameras and NVR. Customer to provide router on site as part of local area network. Titan will require a series of ports to be forwarded in that router and will either provide this programming ourselves (with login credentials being provided to us) or will request that customer's IT company provide this programming.
- Mount, aim, and install cameras in locations depicted. Cameras will be installed onto drop ceiling tile.
- Verify proper operation of camera system, including viewing through HDTV monitor, viewing through local network, as well as remote access.
- Integrate cameras with access control system software.
- Customer demo on system operation

## ACCESS CONTROL

The access control system includes 4 access-controlled doors as shown on site map.

The access control system will be the most advanced cloud security system available, provided by a company called Brivo. Brivo has been in business since 2001 and invented the concept of "cloud" based security before the "cloud had a name." This eliminates having any servers on site for storing system. It also allows the system to be accessed from anywhere in the world using a web browser or mobile app on your smartphone/tablet.

The Brivo system is so secure that is one of a small handful of access control platforms that are GSA approved for government installations.

### Equipment Provided:

- (4) Brivo door control boards
- (4) HID proximity card readers
- (4) Access control door activity motion sensors (request-to-exit)
- (4) HES recessed door strikes with bridge rectifier. Bridge rectifier is a protection device that prolongs the life of the door lock by regulating the initial inrush of power that comes into the lock.
- (1) 24V door lock power supply
- 8 port network switch with 4 ports PoE (power over Ethernet)
- UPS battery backup with LCD readout for backup power to card readers and control system
- Access control composite cable
- (50) access control cards

### Installation:

- Rough-in wiring shall include pulling plenum rated access control composite cable from the door location back to the control panel. All cabling to be freely supported in drop ceiling.
- Mount, trim, and power up access control panels and power supplies in desired location. Customer shall provide 120V electrical quad outlet at this location.
- Dress and terminate all door devices and connect to control panels.
- Program network adapters to connect control panels to local area network and to Internet for remote connection to Brivo cloud server.
- Program system according to access levels, time schedules desired by customer.
- Customer demo on system operation

# INTRUSION DETECTION SYSTEM

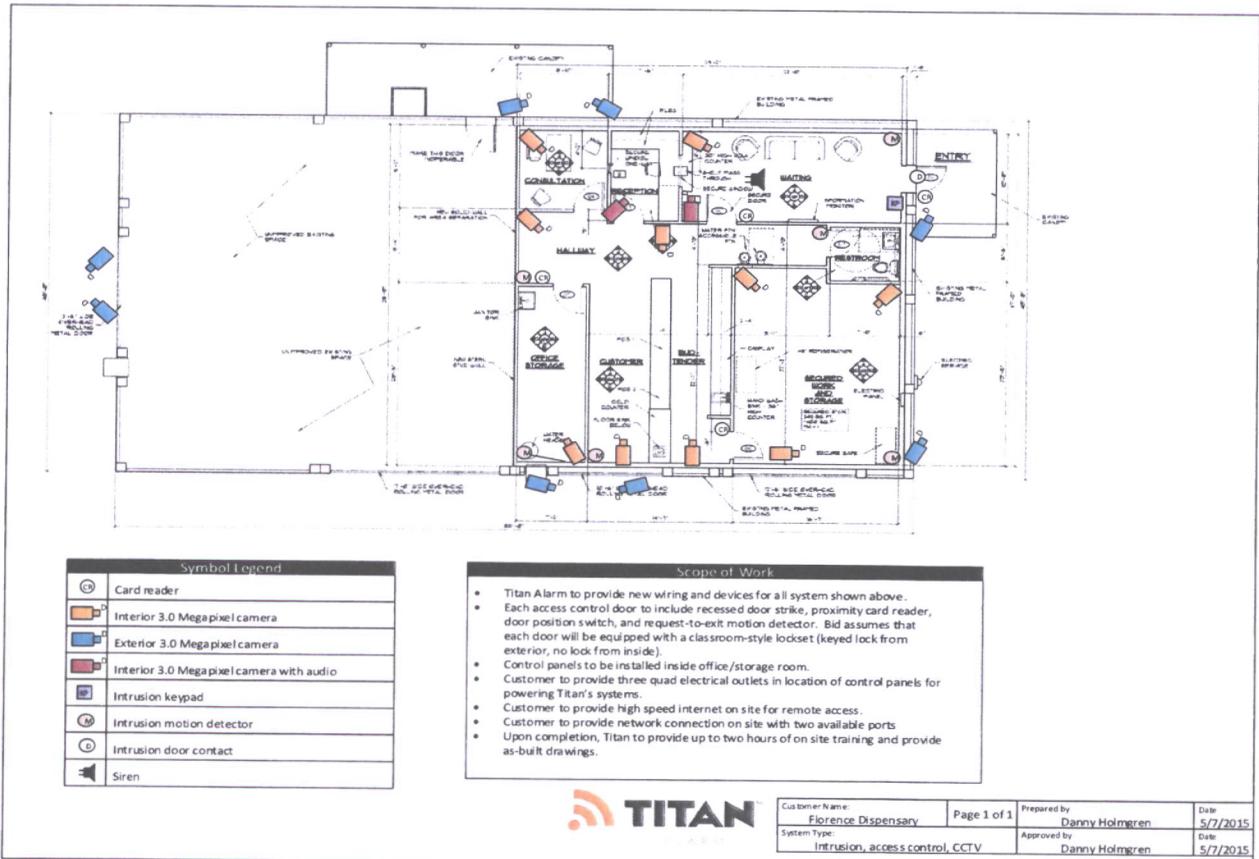
## Equipment Provided:

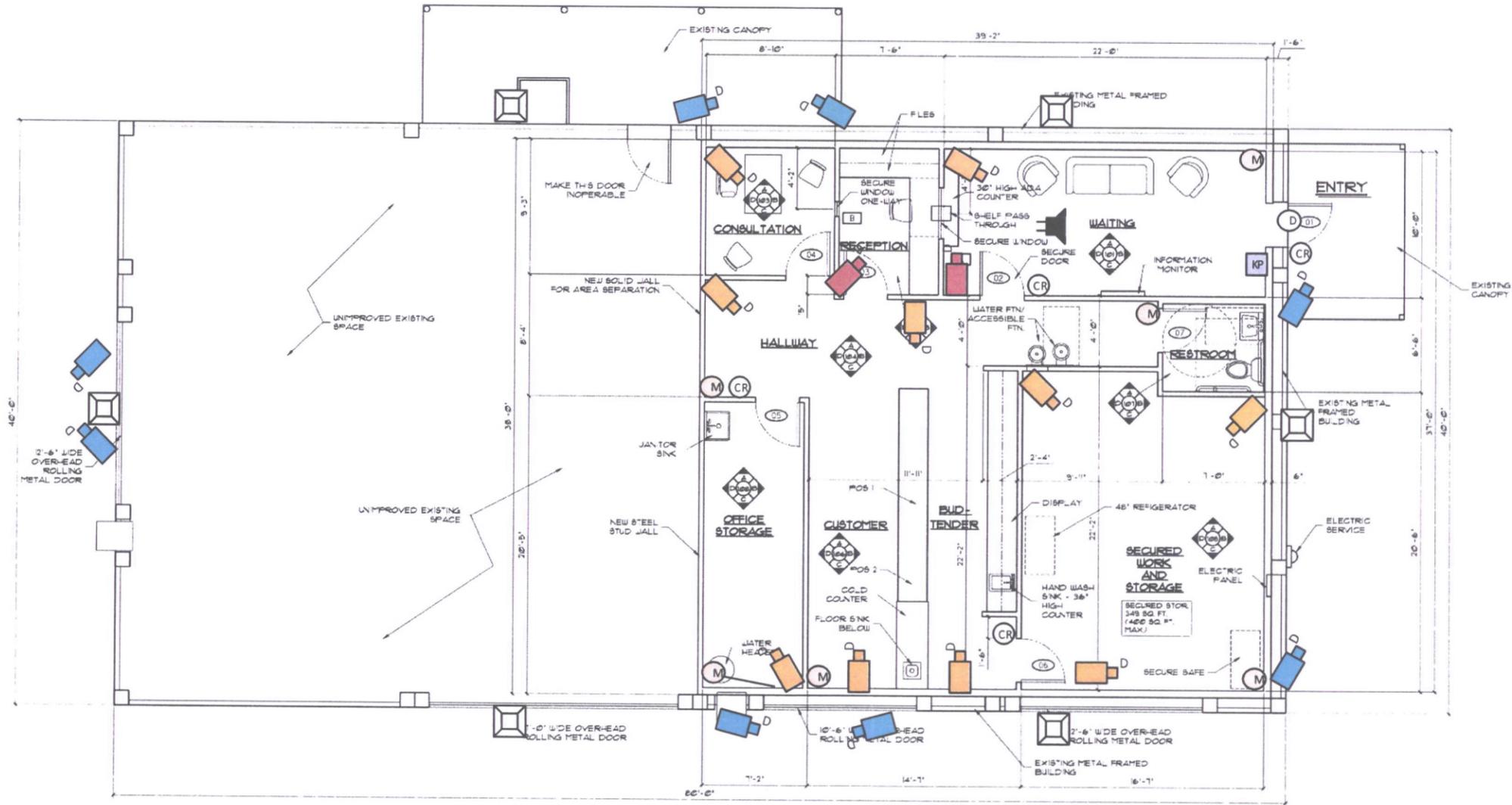
- (1) GE control panel
- (1) Alphanumeric keypad with wireless receiver
- (1) Cellular communicator with alarm.com interactive service, mobile app, and unlimited system notifications
- (1) Hardwired door contact
- (6) Tri-tech motion detectors
- (1) Hardwired siren
- Power supply
- Backup battery
- Window decals and yard sign

## Installation:

- Rough-in wiring shall include device wiring, keypad wire, and siren wire to device locations. All cabling to be freely supported in drop ceiling.
- Mount, trim, and power up intrusion control panels and power supplies in desired location. Customer shall provide 120V electrical quad outlet at this location.
- Dress and terminate all alarm devices and connect to control panels.
- Program control panels and activate service with Titan monitoring station
- Customer demo on system operation

# SITE MAP





**Symbol Legend**

	Card reader
	Interior 3.0 Megapixel camera
	Exterior 3.0 Megapixel camera
	Interior 3.0 Megapixel camera with audio
	Intrusion keypad
	Intrusion motion detector
	Intrusion door contact
	Siren
	Flood light

**Scope of Work**

- Titan Alarm to provide new wiring and devices for all system shown above.
- Each access control door to include recessed door strike, proximity card reader, door position switch, and request-to-exit motion detector. Bid assumes that each door will be equipped with a classroom-style lockset (keyed lock from exterior, no lock from inside).
- Control panels to be installed inside office/storage room.
- Customer to provide three quad electrical outlets in location of control panels for powering Titan's systems.
- Customer to provide high speed internet on site for remote access.
- Customer to provide network connection on site with two available ports
- Upon completion, Titan to provide up to two hours of on site training and provide as-built drawings.
- *NOTE: Flood lighting is shown for illustrative purposes only. Titan Alarm does not install or design lighting systems and recommends customer consult with an electrician for optimal placement, fixture type, etc.*



Customer Name: Florence Dispensary	Page 1 of 1	Prepared by Danny Holmgren	Date 5/7/2015
System Type: Intrusion, access control, CCTV		Approved by Danny Holmgren	Date 5/8/2015



Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, Pamela Swayze, Applicant's representative for case SUP-002-15, personally caused one sign to be posted in a visible place on or near the proposed project site at 15051 N. Highway 79, at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Resolution Copper site, in unincorporated Pinal County.

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

Dynamite Signs, Inc.  
Sign Company Name

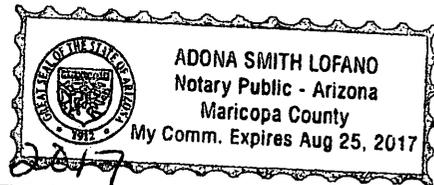
Pamela Swayze  
Sign Company Representative

Subscribed and sworn to be on this 10 day of April, 2015 by

Pamela Swayze.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Adona Smith Lofano  
Notary Public



My Commission expires: August 25, 2017

# **PINAL COUNTY**

## ***Public Hearings***

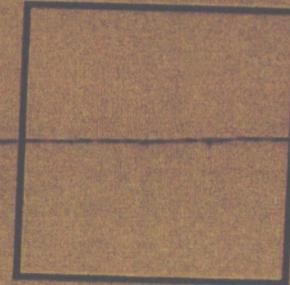
**Case Number: SUP-002-15**

**Existing Zoning: CB-2**

**Proposed Use: Medical Marijuana Dispensary**

**Acreage: 12.2 acres**

**Public Hearing  
Information**



**Applicant: Court Rich, Rose Law Group**

**Applicant Phone: 480-505-3937**

**Case Information Available at Pinal County Planning & Development Services  
520-866-6442**

04/10/2015 10:25:11

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

**Instructions:** Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within **1000** feet of the subject parcel boundary.

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

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

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

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

*See attached*

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

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

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

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

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

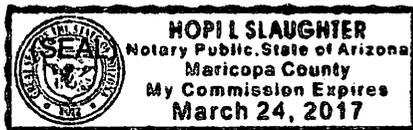
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 30 day of MAR, 2015 at the office of ROSE LAW GROUP PC and is accurate and complete to the best of my knowledge.

*Jan Hall*  
Signature

3/30/15  
Date

Acknowledged before me by Hopi Slaughter on this 30th day of MARCH, 2015.



*Hopi L. Slaughter*  
Signature of Notary Public

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

20202002C  
US BANK NATIONAL ASSOC TR (STATE OF ARIZONA)  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

20202002E  
US BANK NATIONAL ASSOC TR (STATE OF ARIZONA)  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

202040400  
PINAL COUNTY FLORENCE UNION HIGH SCHOOL  
PO BOX 2850  
FLORENCE, AZ 85132

20204042B  
WHITLOW EVELYN M TR,  
4444 HIDDEN WAY  
SHOW LOW, AZ 85901

20204042D  
SAGUARO GARDENS LTD PSHIP,  
6908 E THOMAS RD STE 300  
SCOTTSDALE, AZ 85251

20204042G  
MADRONA DEV CORP ETAL,  
1640 S ARROYO LN  
GILBERT, AZ 85295

20204042H  
B & S EQUITIES LLC,  
16329 E POWDERHORN DR  
FOUNTAIN HILLS, AZ 85268

20204042J  
J & J PROPERTY HOLDINGS LC,  
240 N CENTER ST  
MESA, AZ 85201

202040530  
YOUNG MAREE & SANDIE L, MEANS SALLIE  
69 MONA RD  
PORTLAND, ME 04103

20221004B  
RWLJ BERRY PROPERTIES LTD PSHIP A LLP,  
1925 N MOUNTAIN VIEW RD  
APACHE JUNCTION, AZ 85119

20221004F  
GOODMAN GREGORY,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221004G  
GOODMAN GREGORY E,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221004H  
JOU INVESTMENTS LLC,  
1664 W MERRIL LN  
GILBERT, AZ 85233

20221004J  
HESS VANESSA JOU,  
1664 W MERRIL LN  
GILBERT, AZ 85233

20221004L  
GOODMAN GREGORY E,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221004M  
GOODMAN GREGORY E,  
314 E MAGEE RD  
TUCSON, AZ 85704

202210060  
SACCO ANN KATHLEEN, MARTZALL GERALD LYNN  
1155 HOUSE RD  
GREENEVILLE, TN 37743

20221007B  
MONTGOMERY CLIFTON C & ASHLEY D,  
PO BOX 1021  
FLORENCE, AZ 85132

20221007C  
WALTON WALTER R JR, WALTON TERESA M  
183 JACKRABBIT RUN LN  
HENDERSONVILLE, NC 28792

20221007D  
HILL TRENTON J,  
950 DARBY RD  
SAN MARINO, CA 91108

20221007E  
AMERIZONA SELF STORAGE PROPERTIES LLC  
PO BOX 251  
SPRINGERVILLE, AZ 85938

20221007F  
AMERIZONA SELF STORAGE PROPERTIES LLC  
PO BOX 251  
SPRINGERVILLE, AZ 85938

20221007H  
RIDDERING ANNA LOUISE,  
16924 170TH AVE S  
BARNESVILLE, MN 56514

20221007K  
JUAREZ KATHLEEN,  
PO BOX 865  
FLORENCE, AZ 85132

20221008C  
CONNALLY RICHARD T & DIANE J,  
PO BOX 1301  
FLORENCE, AZ 85132

20221008D  
HAUSHALTER MARK E, LUE DEBORAH A NORRIS  
PO BOX 2306  
FLORENCE, AZ 85132

20221008N  
MYERS BRIAN DANIEL,  
MAIL RETURN

20221008T  
CLEMANS FAMILY TRUST,  
3755 OCEAN FRONT WALK UNIT 12  
SAN DIEGO, CA 92109

20221008V  
JOHNSON LINDA,  
17107 E SUNSET RD  
FLORENCE, AZ 85132

20221008W  
PONCE-JUAREZ SOSTENSE, PONCE MARIA  
PO BOX 338  
FLORENCE, AZ 85132

202210090  
ROW CARL R & DELORIS F,  
255 N ARIZONA AVE  
CHANDLER, AZ 85224

202220010  
US BANK NATIONAL ASSOCIATION TR, C/O W  
10401 DEERWOOD PARK BLVD  
JACKSONVILLE, FL 32256

202220040  
MICHAEL RAY & JAYNE,  
2321 W COLTER  
PHOENIX, AZ 85015

202400090  
PICKETT BENJAMIN & JACQUELYN A,  
438 E ECHO LN  
FLORENCE, AZ 85132

202400120  
CORDOVA ANDREA MICHELLE,  
390 E ECHO LN  
FLORENCE, AZ 85132

202400150  
GOFF DAVID M & THERESA R,  
1450 S PARK ST  
FLORENCE, AZ 85132

202400180  
CUFF ANNA VICTORIA,  
1536 S PARK ST  
FLORENCE, AZ 85132

202400210  
HANSEN RICHARD WALTER,  
145 N BURNABY DR  
GLEN DORA, CA 91741

202400240  
HARMAN TARA,  
429 E ECHO LN  
FLORENCE, AZ 85132

202400270  
KRISTENSEN JOHN,  
MAIL RETURN

202210100  
LUTTRELL J E,  
MAIL RETURN

202220020  
ROBINSON TED,  
469 W COOLIDGE AVE  
COOLIDGE, AZ 85128

202221370

202400100  
SAINZ ALEJANDRO & DEYANIRA,  
MAIL RETURN

202400130  
NEWELL JOHN L & CATHERINE J,  
9706 E LOBO AVE  
MESA, AZ 85209

202400160  
LEE CLAUDE ARTHUR & MAXINE R,  
PO BOX 762  
SAINT JOHNS, AZ 85936

202400190  
THOMAS JAMES A, THOMAS MARSENA J  
357 E ECHO LN  
FLORENCE, AZ 85132

202400220  
COWLING MARK,  
397 E ECHO LN  
FLORENCE, AZ 85132

202400250  
WALTERICK GREGORY J & BARBARA G,  
2380 W HIGHLAND RD  
SHELTON, WA 98584

202400280  
DAVIDSON ROBERT D & SHERIE L,  
PO BOX 1942  
FLORENCE, AZ 85132

202210110  
SHERWOOD STEPHEN S & CHRISTOPHER W  
SHERWOOD STEPHEN S & CHRISTOPHER W  
PO BOX 625  
FLORENCE, AZ 85132

202220030  
BAKER JIM H & SHIRLEY F,  
PO BOX 1168  
FLORENCE, AZ 85132

202400080  
MARTINEZ JOE C & CARMEN A,  
454 E ECHO LN  
FLORENCE, AZ 85132

202400110  
ZANE DENNIS LYNN & DARLENE,  
PO BOX 1518  
FLORENCE, AZ 85132

202400140  
NEWTON HAROLD E & PATSY M,  
358 E ECHO LN  
FLORENCE, AZ 85132

202400170  
SMITH LESLIE EDWARD & CINCOTTA NANCY  
530 E HUNT HWY STE 103-245  
SAN TAN VALLEY, AZ 85143

202400200  
AMARILLIAS ARMANDO J,  
373 E ECHO LN  
FLORENCE, AZ 85132

202400230  
SHAFFER KENNETH E,  
PO BOX 1432  
FLORENCE, AZ 85132

202400260  
RAMIREZ JOHNNY J & MARY JEAN A,  
461 E ECHO LN  
FLORENCE, AZ 85132

202400290  
AMATO GIOVANNI, AMATO PIETRA  
1016 GLENWOOD LN  
LEBANON, PA 17042

202400380  
ORTIZ BRENDA SUE,  
702 E KAPASI LN  
SAN TAN VALLEY, AZ 85140

202400410  
PRENTICE WILLIAM,  
466 E ASHLEY WAY  
FLORENCE, AZ 85132

202400440  
THOMAS JOHN B & DOLORES A,  
420 E ASHLEY WAY  
FLORENCE, AZ 85132

202400470  
AGUILAR JUDY,  
PO BOX 2033  
FLORENCE, AZ 85132

202400500  
HIGGINSON THOMAS SAM & LAURIE M ,  
PO BOX 413  
FLORENCE, AZ 85132

202400530  
CARTER ROCHELLE J,  
MAIL RETURN

202400560  
CLEMANS MICHAEL N,  
385 E ASHLEY WAY  
FLORENCE, AZ 85132

202400590  
TORRES DEVON A ,  
417 E ASHLEY WAY  
FLORENCE, AZ 85132

202400620  
BEN-NATAN YAEL & NIMROD,  
16050 N 76TH ST STE 103  
SCOTTSDALE, AZ 85260

202400650  
LIVAN JERALD N & STEPHANIE E,  
1505 S SAN CARLOS ST  
FLORENCE, AZ 85132

202400390  
DE ARMAN ROBERT B JR, DE ARMAN CASSANDI  
PO BOX 1546  
FLORENCE, AZ 85132

202400420  
HESS CHARLES E JR, HESS DOLORES  
448 E ASHLEY WAY  
FLORENCE, AZ 85132

202400450  
CABANILLAS ARNOLD, CABANILLAS BERTHA  
MAIL RETURN

202400480  
FRANCESCHINI KELLY K,  
372 E ASHLEY WAY  
FLORENCE, AZ 85132

202400510  
GERALD GENE, GERALD CYNTHIA  
MAIL RETURN

202400540  
BRACAMONTE GUADALUPE M,  
MAIL RETURN

202400570  
HUBBARD MARIA,  
397 E ASHLEY WAY  
FLORENCE, AZ 85132

202400600  
ANDERSEN GREG G, ANDERSON QUINTANA  
427 E ASHLEY WAY  
FLORENCE, AZ 85132

202400630  
PEJI MARIA ELENA,  
469 E ASHLEY WAY  
FLORENCE, AZ 85132

202400660  
LUCAS KENNETH D & ANNA M,  
PO BOX 1401  
FLORENCE, AZ 85132

202400400  
ROMINES MELISSA DEANNE,  
484 E ASHLEY WAY  
FLORENCE, AZ 85132

202400430  
MADDEN THOMAS M,  
PO BOX 2368  
FLORENCE, AZ 85132

202400460  
VAN ZILE BARBARA & DEAN,  
MAIL RETURN

202400490  
COTTON CHARLES,  
358 E ASHLEY WAY  
FLORENCE, AZ 85132

202400520  
BUSSEY CHARLES L & OLIVIA J,  
1622 S PARK ST  
FLORENCE, AZ 85132

202400550  
WOOLEY JEFFREY DANIEL & KRISTIE L,  
PO BOX 2896  
FLORENCE, AZ 85132

202400580  
BERGER MICHAEL J & SHEREE L,  
PO BOX 324  
FLORENCE, AZ 85132

202400610  
ANDERSON SYLVIA J, BOSWELL FREDERICK  
439 E ASHLEY WAY  
FLORENCE, AZ 85132

202400640  
ELLIOTT IRMA R,  
PO BOX 10421  
CASA GRANDE, AZ 85130

202400670  
DELUZIO PATRICK A & CAROLYN R ,  
1461 S SAN CARLOS ST  
FLORENCE, AZ 85132

202400680

NELSON DANYLLE J, C/O WEST DANYLLE  
1439 S SAN CARLOS ST  
FLORENCE, AZ 85132

(1200' List)

### Affidavit of Property Ownership List

Project Name: Healing Healthcare 3 MMJ Dispensary SUP

Location: 15051 N. Highway 79  
Florence, AZ 85132

Representative: Rose Law Group pc

I, Jennifer Hall, hereby verify that the attached name list was obtained on March 26, 2015 at the office of Rose Law Group and is accurate and complete to the best of my knowledge.

Applicant Representative

Jennifer Hall

Date

3/26/15

Acknowledged before me this the 26<sup>th</sup> day of March 2015



Hopi L. Slaughter  
Notary Public

My commission expires:

MARCH 24, 2017

20202002C

US BANK NATIONAL ASSOC TR (STATE OF ARIZONA)  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

20202002E

US BANK NATIONAL ASSOC TR (STATE OF ARIZONA)  
40 N CENTRAL AVE STE 2700  
PHOENIX, AZ 85004

20204002G

TND HOLDINGS LLC,  
10824 SE OAK ST STE 259  
PORTLAND, OR 97222

202040400

PINAL COUNTY FLORENCE UNION HIGH SCHOOL  
PO BOX 2850  
FLORENCE, AZ 85132

20204042B

WHITLOW EVELYN M TR,  
4444 HIDDEN WAY  
SHOW LOW, AZ 85901

20204042D

SAGUARO GARDENS LTD PSHIP,  
6908 E THOMAS RD STE 300  
SCOTTSDALE, AZ 85251

20204042G

MADRONA DEV CORP ETAL,  
1640 S ARROYO LN  
GILBERT, AZ 85295

20204042H

B & S EQUITIES LLC,  
16329 E POWDERHORN DR  
FOUNTAIN HILLS, AZ 85268

20204042J

J & J PROPERTY HOLDINGS LC,  
240 N CENTER ST  
MESA, AZ 85201

20204045C

SCHREIBER RUSSELLA S,  
PO BOX 2045  
FLORENCE, AZ 85132

20204045E

WOODBURY RUSSELL R,  
20147 S 195TH ST  
QUEEN CREEK, AZ 85142

202040530

YOUNG MAREE & SANDIE L, MEANS SALLIE  
69 MONA RD  
PORTLAND, ME 04103

20221001C

FLORENCE AREA WATERSHED FLOOD CONTROL DISTRICT

20221004B

RWLJ BERRY PROPERTIES LTD PSHIP A LLP, C/K  
1925 N MOUNTAIN VIEW RD  
APACHE JUNCTION, AZ 85119

20221004F

GOODMAN GREGORY,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221004G

GOODMAN GREGORY E,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221004H

JOU INVESTMENTS LLC,  
1664 W MERRIL LN  
GILBERT, AZ 85233

20221004J

HESS VANESSA JOU,  
1664 W MERRIL LN  
GILBERT, AZ 85233

20221004L

GOODMAN GREGORY E,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221004M

GOODMAN GREGORY E,  
314 E MAGEE RD  
TUCSON, AZ 85704

20221005G

OFFT JOHN, EVANS BRUCE  
PO BOX 1678  
FLORENCE, AZ 85132

202210060

SACCO ANN KATHLEEN, MARTZALL GERALD  
1155 HOUSE RD  
GREENEVILLE, TN 37743

20221007B

MONTGOMERY CLIFTON C & ASHLEY D,  
PO BOX 1021  
FLORENCE, AZ 85132

20221007C

WALTON WALTER R JR, WALTON TERESA M  
183 JACKRABBIT RUN LN  
HENDERSONVILLE, NC 28792

20221007D

HILL TRENTON J,  
950 DARBY RD  
SAN MARINO, CA 91108

20221007E

AMERIZONA SELF STORAGE PROPERTIES LLC,  
PO BOX 251  
SPRINGERVILLE, AZ 85938

20221007F

AMERIZONA SELF STORAGE PROPERTIES LLC,  
PO BOX 251  
SPRINGERVILLE, AZ 85938

20221007G

AMERIZONA SELF STORAGE PROPERTIES LLC,  
PO BOX 251  
SPRINGERVILLE, AZ 85938

20221007H

RIDDERING ANNA LOUISE,  
16924 170TH AVE S  
BARNESVILLE, MN 56514

20221007K

JUAREZ KATHLEEN,  
PO BOX 865  
FLORENCE, AZ 85132

20221008C  
CONNALLY RICHARD T & DIANE J ,  
PO BOX 1301  
FLORENCE, AZ 85132

20221008N  
MYERS BRIAN DANIEL ,  
MAIL RETURN

20221008W  
PONCE-JUAREZ SOSTENSE, PONCE MARIA  
PO BOX 338  
FLORENCE, AZ 85132

202210110  
SHERWOOD STEPHEN S & CHRISTOPHER W  
SHERWOOD STEPHEN S & CHRISTOPHER W  
PO BOX 625  
FLORENCE, AZ 85132

202220020  
WOOD AUDIE,  
435 W COOLIDGE AVE  
COOLIDGE, AZ 85128

202221360

202400040  
AMADO ANNA M,  
518 E ECHO LN  
FLORENCE, AZ 85132

202400070  
GUILIN MANUEL ,  
PO BOX 1311  
FLORENCE, AZ 85132

202400100  
SAINZ ALEJANDRO & DEYANIRA,  
MAIL RETURN

202400130  
EWEWELL JOHN L & CATHERINE J,  
9706 E LOBO AVE  
MESA, AZ 85209

20221008D  
HAUSHALTER MARK E, LUE DEBORAH A NORRIE  
PO BOX 2306  
FLORENCE, AZ 85132

20221008T  
CLEMANS FAMILY TRUST,  
3755 OCEAN FRONT WALK UNIT 12  
SAN DIEGO, CA 92109

202210090  
ROW CARL R & DELORIS F,  
255 N ARIZONA AVE  
CHANDLER, AZ 85224

20221019A  
HILL GEOFFREY L,  
903 S SANTA FE CIR  
PAYSON, AZ 85541

202220030  
BAKER JIM H & SHIRLEY F,  
PO BOX 1168  
FLORENCE, AZ 85132

202221370

202400050  
OLGIN GILBERTO M & MARIE T,  
4265 S SNOWCAP CT  
GILBERT, AZ 85297

202400080  
MARTINEZ JOE C & CARMEN A,  
454 E ECHO LN  
FLORENCE, AZ 85132

202400110  
ZANE DENNIS LYNN & DARLENE,  
PO BOX 1518  
FLORENCE, AZ 85132

202400140  
NEWTON HAROLD E & PATSY M,  
358 E ECHO LN  
FLORENCE, AZ 85132

20221008K  
PUCHACZ ARIN & ERICA K,  
MAIL RETURN

20221008V  
JOHNSON LINDA,  
17107 E SUNSET RD  
FLORENCE, AZ 85132

202210100  
LUTTRELL J E,  
MAIL RETURN

202220010  
US BANK NATIONAL ASSOCIATION TR, C/O M  
10401 DEERWOOD PARK BLVD  
JACKSONVILLE, FL 32256

202220040  
MICHAEL RAY & JAYNE,  
2321 W COLTER  
PHOENIX, AZ 85015

202400030  
BRYANT HANSEL S, SPAULDING BETHANY  
259 N MAGMA AVE  
SUPERIOR, AZ 85173

202400060  
LUNA ORALIA,  
486 E ECHO LN  
FLORENCE, AZ 85132

202400090  
PICKETT BENJAMIN & JACQUELYN A,  
438 E ECHO LN  
FLORENCE, AZ 85132

202400120  
CORDOVA ANDREA MICHELLE,  
390 E ECHO LN  
FLORENCE, AZ 85132

202400150  
GOFF DAVID M & THERESA R,  
1450 S PARK ST  
FLORENCE, AZ 85132

202400160

LEE CLAUDE ARTHUR & MAXINE R.  
PO BOX 762  
SAINT JOHNS, AZ 85936

202400170

SMITH LESLIE EDWARD & CINCOTTA NANCY TR:  
530 E HUNT HWY STE 103-245  
SAN TAN VALLEY, AZ 85143

202400180

CUFF ANNA VICTORIA,  
1536 S PARK ST  
FLORENCE, AZ 85132

202400190

THOMAS JAMES A, THOMAS MARSENA J  
357 E ECHO LN  
FLORENCE, AZ 85132

202400200

AMARILLIAS ARMANDO J,  
373 E ECHO LN  
FLORENCE, AZ 85132

202400210

HANSEN RICHARD WALTER,  
145 N BURNABY DR  
GLEN DORA, CA 91741

202400220

COWLING MARK,  
397 E ECHO LN  
FLORENCE, AZ 85132

202400230

SHAFFER KENNETH E,  
PO BOX 1432  
FLORENCE, AZ 85132

202400240

HARMAN TARA,  
429 E ECHO LN  
FLORENCE, AZ 85132

202400250

WALTERICK GREGORY J & BARBARA G,  
2380 W HIGHLAND RD  
SHELTON, WA 98584

202400260

RAMIREZ JOHNNY J & MARY JEAN A,  
461 E ECHO LN  
FLORENCE, AZ 85132

202400270

KRISTENSEN JOHN,  
MAIL RETURN

202400280

DAVIDSON ROBERT D & SHERIE L,  
PO BOX 1942  
FLORENCE, AZ 85132

202400290

AMATO GIOVANNI, AMATO PIETRA  
1016 GLENWOOD LN  
LEBANON, PA 17042

202400300

GUTIERREZ RAY,  
525 E ECHO LN  
FLORENCE, AZ 85132

202400310

ATLAS 2005 LLC,  
1199 HOLMES AVE  
CAMPBELL, CA 95008

202400320

NOWLIN LYDIA M, NOWLIN DON  
PO BOX 313  
FLORENCE, AZ 85132

202400330

VASQUEZ HENRY G,  
1353 S SAN CARLOS ST  
FLORENCE, AZ 85132

202400380

ORTIZ BRENDA SUE,  
702 E KAPASI LN  
SAN TAN VALLEY, AZ 85140

202400390

DE ARMAN ROBERT B JR, DE ARMAN CASSANDI  
PO BOX 1546  
FLORENCE, AZ 85132

202400400

ROMINES MELISSA DEANNE,  
484 E ASHLEY WAY  
FLORENCE, AZ 85132

202400410

PRENTICE WILLIAM,  
466 E ASHLEY WAY  
FLORENCE, AZ 85132

202400420

HESS CHARLES E JR, HESS DOLORES  
448 E ASHLEY WAY  
FLORENCE, AZ 85132

202400430

MADDEN THOMAS M,  
PO BOX 2368  
FLORENCE, AZ 85132

202400440

THOMAS JOHN B & DOLORES A,  
420 E ASHLEY WAY  
FLORENCE, AZ 85132

202400450

CABANILLAS ARNOLD, CABANILLAS BERTHA  
MAIL RETURN

202400460

VAN ZILE BARBARA & DEAN,  
MAIL RETURN

202400470

BUILAR JUDY,  
PO BOX 2033  
FLORENCE, AZ 85132

202400480

FRANCESCHINI KELLY K,  
372 E ASHLEY WAY  
FLORENCE, AZ 85132

202400490

COTTON CHARLES,  
358 E ASHLEY WAY  
FLORENCE, AZ 85132

202400500  
HIGGINSON THOMAS SAM & LAURIE M ,  
PO BOX 413  
FLORENCE, AZ 85132

202400530  
CARTER ROCHELLE J,  
MAIL RETURN

202400560  
CLEMANS MICHAEL N,  
385 E ASHLEY WAY  
FLORENCE, AZ 85132

202400590  
TORRES DEVON A ,  
417 E ASHLEY WAY  
FLORENCE, AZ 85132

202400620  
BEN-NATAN YAEL & NIMROD,  
16050 N 76TH ST STE 103  
SCOTTSDALE, AZ 85260

202400650  
SULLIVAN JERALD N & STEPHANIE E,  
1505 S SAN CARLOS ST  
FLORENCE, AZ 85132

202400680  
NELSON DANYLLE J. C/O WEST DANYLLE  
1439 S SAN CARLOS ST  
FLORENCE, AZ 85132

202400510  
GERALD GENE, GERALD CYNTHIA  
MAIL RETURN

202400540  
BRACAMONTE GUADALUPE M,  
MAIL RETURN

202400570  
HUBBARD MARIA,  
397 E ASHLEY WAY  
FLORENCE, AZ 85132

202400600  
ANDERSEN GREG G, ANDERSON QUINTANA  
427 E ASHLEY WAY  
FLORENCE, AZ 85132

202400630  
PEJI MARIA ELENA,  
469 E ASHLEY WAY  
FLORENCE, AZ 85132

202400660  
LUCAS KENNETH D & ANNA M,  
PO BOX 1401  
FLORENCE, AZ 85132

202400690

202400520  
BUSSEY CHARLES L & OLIVIA J,  
1622 S PARK ST  
FLORENCE, AZ 85132

202400550  
WOOLEY JEFFREY DANIEL & KRISTIE L,  
PO BOX 2896  
FLORENCE, AZ 85132

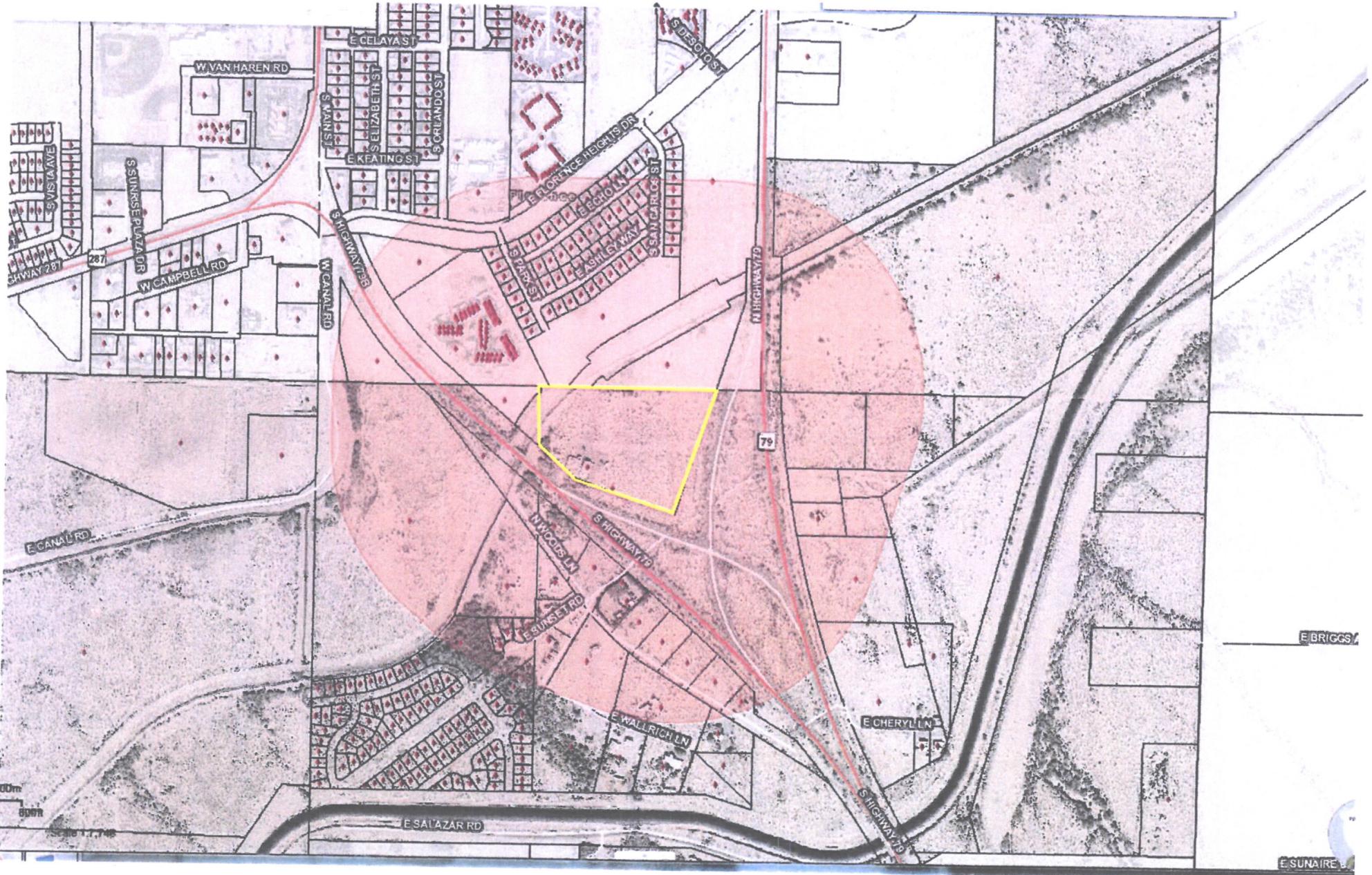
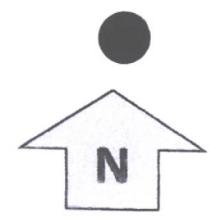
202400580  
BERGER MICHAEL J & SHEREE L,  
PO BOX 324  
FLORENCE, AZ 85132

202400610  
ANDERSON SYLVIA J, BOSWELL FREDERICK  
439 E ASHLEY WAY  
FLORENCE, AZ 85132

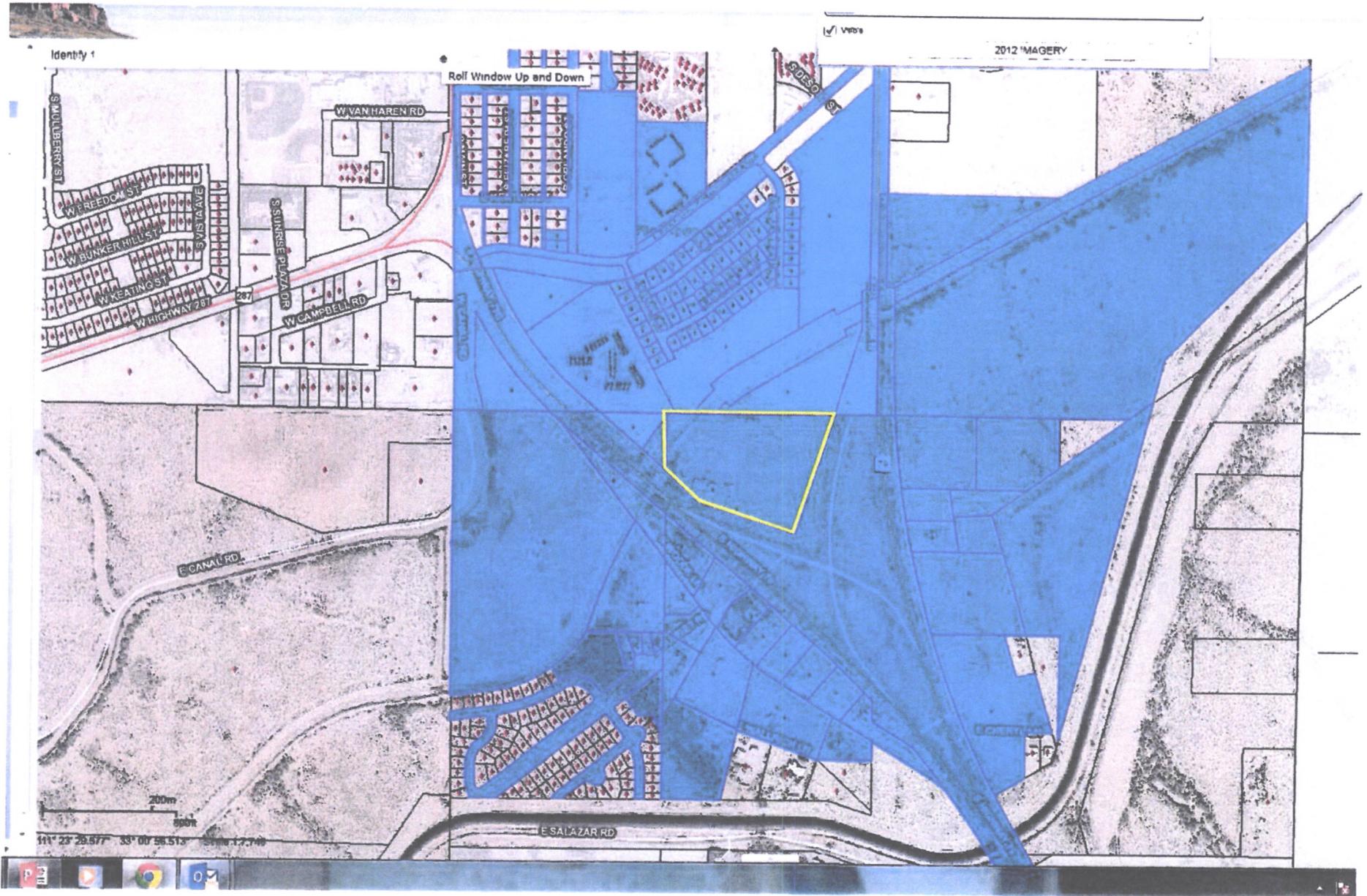
202400640  
ELLIOTT IRMA R,  
PO BOX 10421  
CASA GRANDE, AZ 85130

202400670  
DELUZIO PATRICK A & CAROLYN R ,  
1461 S SAN CARLOS ST  
FLORENCE, AZ 85132

Healing Healthcare 3 MMJ Dispensary  
15051 N. Highway 79 - Florence  
1000 ft Surrounding Property Map



Healing Healthcare 3 MMJ Dispensary  
15051 N. Highway 79 - Florence  
1200 ft Surrounding Parcel Map





HEALING HEALTHCARE

### **Healing Healthcare 3 Inc Community Meeting Minutes**

**January 07,2015**

- **Meeting started at 5.15 pm with 1 attendee**
- **Provided sign in sheet with proposed dispensary location**
- **Gave the brief description about the intended use of SUP ,a brief history of the applicants and other operating info. Times of operation , floor plan and reasoning for the need to approve a necessary medical marijuana dispensary**
- **Opened the floor for questions and answers ,there was no questions ,just general discussion as the sole attendee Mark Cowling ,being the news paper editor for Florence was very familiar with my last 3 attempts to get a zoning permit from Town of Florence and his only comment was that if anybody deserves to get a Permit to open the dispensary in Florence ,it shd be Rocky Pahwa because of his involvement with the community since year 2000 .**
- **Meeting adjourned at 6.15 pm**



HEALING HEALTHCARE

## **Pinal County Concept and SUP Review**

December 15, 2014

Dear Residents:

We would like to invite you to a community meeting regarding a special use permit for Healing Healthcare 3 Inc., a medical marijuana dispensary, in an unincorporated area of Pinal County. The meeting will be held at LB Cantina located on Main Street. There will be a short presentation with the remainder of the time for questions and discussions

**Location:** LB Cantina, 695 S. Main Street , Florence, AZ 85132

**Time:** 5 pm

**Date:** Wednesday, January 07, 2015

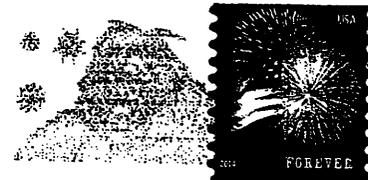
Kind Regards ,

Healing Healthcare 3 Inc



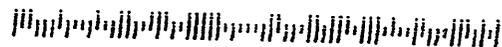
Richard and Lorin Berry  
1925 n Mountain View Rd  
Apache Junction, AZ 85119  
480-205-8400

PHOENIX AZ 852  
17 DEC 2024 PM 5 L



Rakesh/Geeta Patwa  
13404 S 33rd CT  
Phoenix AZ 85044

85044960304





# HEALING HEALTHCARE

## Pinal County Concept and SUP Review

December 15, 2014

*I HAVE NO PROBLEM with your idea, having watched the medical marijuana presentations on CNBC. Richard Berry Former Physic + Chemistry teacher, now investor, Eagle scout*

Dear Residents:

*Richard Berry*

We would like to invite you to a community meeting regarding a special use permit for Healing Healthcare 3 Inc., a medical marijuana dispensary, in an unincorporated area of Pinal County. The meeting will be held at LB Cantina located on Main Street. There will be a short presentation with the remainder of the time for questions and discussions

**Location:** LB Cantina, 695 S. Main Street, Florence, AZ 85132

**Time:** 5 pm

**Date:** Wednesday, January 07, 2015

*I own 3 homes in Florence + many pieces of land SE of Florence. RB age 69*

*Good Luck*

Kind Regards,

Richard and Lorin Berry  
1925 n Mountain View Rd  
Apache Junction, AZ 85119  
480-205-8400

Healing Healthcare 3 Inc

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

I believe that proposition 203, which transformed into the Arizona Medical Marijuana Act and became state law on December 14, 2010 is a voter approved initiative that must be fully implemented to fulfill the wishes of the Arizona Citizens According to the Law, the Arizona Department of Health Services can only issue 1 dispensary license for every 10 Pharmacies in the state of Arizona. This will create a highly regulated market and make it easy for law enforcement officials to trace the source of medical marijuana in Pinal County and throughout the state of Arizona.

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**The addition of this dispensary will prevent all patients and caregivers within a 25 mile radius from growing medical marijuana in an unregulated fashion**

As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

John Francis  
Name ( Print )  
401 E. Stewart St. Apt. #1108 Florence, AZ. 85132  
Address  
12/22/14  
Date  
  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Shannon Francis  
Name ( Print )

401 E. Stewart St. Apt. # 1108, Florence, AZ 85132  
Address

12-22-14  
Date

Signature Shannon Francis

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Tyler Glasscock

Name ( Print )

Tyler Glasscock

Address

401 East Stewart Street

Date

12/22/14

Signature

Tyler Glasscock

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Tara Nelson  
Name (Print)

3042 N Daisy Dr.  
Address

85132

Date

Tara Nelson  
Signature

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Trevor Francis

Name ( Print )

401 E. Stewart St. Apt 1108 Florence, AZ

Address

12-22-14

Date

Signature

Trevor Francis

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Dezarie Mora

Name ( Print )

401 e Stewart

Address

12.27.14

Date

Signature Dezarie Mora

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Josh Salazar

Name ( Print )

444e Feliz Florence

Address

12-22-14

Date

Signature



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Cassandra Villarreal  
Name ( Print )  
35 N central  
Address  
12-22-14  
Date  
Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Thoren McKinley  
Name ( Print )

P.O box 442  
Address

12-22-14  
Date

Signature Thoren M

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*Cristian Zapata*

Name ( Print )

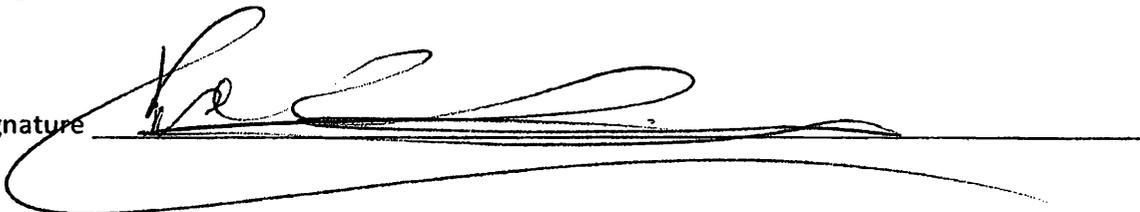
981 Main St Florence AZ

Address

12/22/14

Date

Signature



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Francisco Zapata  
Name ( Print )

445 E. FCHO LN  
Address

Florence, AZ. 85132  
Date

Signature 

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Siggi Villegas  
Name ( Print )

29850 N. Mesquite Cir.  
Address

12/22/14  
Date

Siggi Villegas  
Signature

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Juliet Smith

Name ( Print )

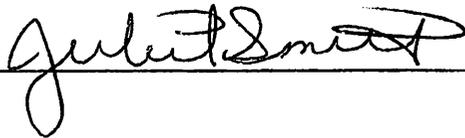
80 E 11<sup>th</sup> St Florence A.Z. 85132

Address

Dec 19, 2014

Date

Signature



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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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*Frank T Powers*

Name ( Print )

*80 E 11th St*

Address

*12-19-14*

Date

Signature

*[Handwritten Signature]*

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Margaret Giddens  
Name ( Print )

P.O. Box 2043 Florence AZ 85132  
Address

12-19-14  
Date

Margaret Giddens  
Signature

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*Theodore Lamas*

Name ( Print )

*P.O. BOX 619 FLORENCE AZ 85132*

Address

*12-19-14*

Date

Signature



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Jade Duchene

Name ( Print )

255 W. 16<sup>th</sup> Street Florence

Address

December 19, 2014

Date

Signature

Jade Duchene

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As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Charles J. Kennedy II

Name ( Print )

600 W. 10th St. 85132

Address

12-19-14

Date

Signature



**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

I believe that proposition 203, which transformed into the Arizona Medical Marijuana Act and became state law on December 14, 2010 is a voter approved initiative that must be fully implemented to fulfill the wishes of the Arizona Citizens According to the Law, the Arizona Department of Health Services can only issue 1 dispensary license for every 10 Pharmacies in the state of Arizona. This will create a highly regulated market and make it easy for law enforcement officials to trace the source of medical marijuana in Pinal County and throughout the state of Arizona.

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As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

*Ricardo Hernandez*

Name ( Print )

*501 E 5th St Casa Grande AZ 85122*

Address

*12/19/14*

Date

Signature

*Ricardo Hernandez*

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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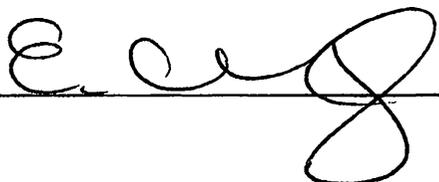
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As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Elizabeth Cleary  
Name ( Print )

190 N. Silver St. Florence Az 85132  
Address

12-19-14  
Date

  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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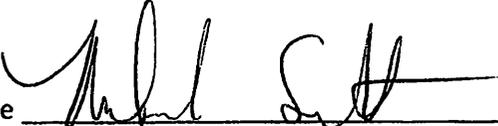
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Rikki Scott  
Name (Print)

11956 E Rhea Rd Florence Az. 85132  
Address

12-19-14  
Date

  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Preston Sickling  
Name ( Print )

525 East Butte Florence, AZ 85132  
Address

12-19-14  
Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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ANDREW MARSON

Name ( Print )

11680 N. BIZNAGA RD. FLORENCE 85132

Address

12/19/14

Date

Signature

Andrew Marson

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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Debbie Jo Rosane  
Name ( Print )

575 E. Butte Ave Florence AZ 85732  
Address

12-19-14  
Date

Signature Debbie Jo Rosane

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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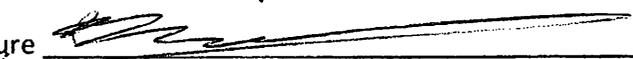
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~~Matt Whitten~~ Matt Whitten  
Name ( Print )

11690 N Florence Florence AZ 85132  
Address

12-19-14  
Date

Signature 

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Carlos F Rivera

Name ( Print )

12994 E Poincose

Address

12/19/14

Date



Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Randy Rosano

Name (Print)

525 E Butte

Address

12-19-2014

Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Louis Felix

Name ( Print )

18100 N. Walker Butte Dr. Florence, Az. 85132

Address

12-19-14

Date

Signature

Louis Felix

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Sherryl Arnett  
Name ( Print )

5878 E.E Verhart  
Address

12/19/14  
Date

Signature Sherryl Arnett

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Judi Hyland  
Name ( Print )

Florence AZ 85132  
Address

12/19/14  
Date

Signature Judi Hyland

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Jessica Lea Cook

Name ( Print )

372 1/2 W. Byrd Coolidge, Az

Address

12-19-14

Date

Signature



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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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ERROLL W. GREEN

Name ( Print )

7976 N. ANDI LANE

Address

12/29/14

Date

Signature

Erroll W. Green

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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*Sarah Lynn Hall*

Name ( Print )

*401 E Stewart St Apt 702*

Address

*2/29/14*

Date

Signature

*Sarah Lynn Hall*

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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DAVID HAYCOCK

Name ( Print )

PO BOX 1576 FLORENCE AZ 85132

Address

12 / 29 / 14

Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Sarah Perkins

Name ( Print )

401 E. Stewart St Florence Apt 701

Address

12-29-14

Date

Signature Sarah Perkins

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Amber Sauls

Name ( Print )

401 E. Stewart, St. #708

Address

12/30/14

Date

Signature Amber Sauls

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Patricia Roberts

Name ( Print )

401 E. Stewart St. #701 Florence AZ 85132

Address

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Date

Signature Patricia Roberts

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Destinie Creasy

Name ( Print )

401 E. Stewart St

Address

12/29/14

Date

Signature

Destinie Creasy

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Dayisha Jackson  
Name (Print)

401 E. Stewart Apt 702  
Address

12/29/14  
Date

Dayisha Jackson  
Signature

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Warren Seals

Name ( Print )

4101 E. Stewart St. # 708

Address

12-29-2014

Date

Signature Warren Seals

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Ray Bloyd

Name (Print)

133 S. Elizabeth St.

Address

12-29-14

Date

Signature



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Matthew Bingoshea  
Name ( Print )

401 E Stewart St Apt # 906  
Address

12-29-2014  
Date

Matthew Bingoshea  
Signature

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The addition of this dispensary will prevent all patients and caregivers within a 25 mile radius from growing medical marijuana in an unregulated fashion

As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Brenard Beal

Name ( Print )

401 E Stewart Apt 7, 906

Address

12/29/2014

Date

Signature

Brenard Beal

**ARIZONA MEDICAL MARIJUANA ACT**

**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Quotz Marks

Name ( Print )

129 S. Sacaton St. Casa Grande, AZ 85122

Address

12/29/14

Date

Signature



**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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Manuel J Binguochea

Name ( Print )

401 E Stewart St # 901

Address

12/29/2014

Date

Signature

Manuel J Binguochea

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Tiffany Peyton-Thompson  
Name ( Print )

9873 Hay Loft / P.O. Box 2301 Florence, AZ 85132  
Address

Jan. 2, 2015  
Date

Signature Tiffany Peyton-Thompson

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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Gabriel DURAN

Name ( Print )

P.O. Box 2301, Florence, AZ 85132

Address

1/2/15

Date

Signature 

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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\_\_\_\_\_  
Dakota Taylor  
Name ( Print )

\_\_\_\_\_  
149 E. Aguilar Florence Az  
Address

\_\_\_\_\_  
1/2/15  
Date

\_\_\_\_\_  
D. Taylor  
Signature

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Kathy A Ford  
Name ( Print )

3809 W Colorado Ave  
Address

12-10-14  
Date

Kathy A Ford  
Signature

**ARIZONA MEDICAL MARIJUANA ACT**

**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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*Jennifer Baker*

Name ( Print )

*440 E Florence Heights Dr apt . 28*

Address

*12-10-14*

Date

*Jennifer Baker*

Signature

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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JM Poe  
Name ( Print )

440 E Florence Heights Dr. Apt 12  
Address

12-10-14  
Date

JM Poe  
Signature

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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Melinda Dingman  
Name ( Print )

81 S. Mulberry St Florence  
Address

12-10-14  
Date

Signature Melinda Dingman

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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*Steve E. Dunphy*

Name (Print)

*PO, Box 2456 Florence AZ*

Address

*12-10-11*

Date

Signature

*Steve E. Dunphy*

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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HELEN BARNES

Name ( Print )

27113 E Thomas Lane

Address

12-10-14

Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Clint Ethridge  
Name ( Print )

23440 High Jones Florence AZ 85132  
Address

12-10-14  
Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Myra Wold  
Name ( Print )

Florence Gardens  
Address

12-10-14  
Date

Signature Myra Wold

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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JERRY WOLF  
Name ( Print )

3617 W 15 FLORENCE AZ  
Address

12-10-2014  
Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Jami Yasin

Name ( Print )

6782 E Losh Vista Vw

Address

12/10/2014

Date

Signature

Jami Yasin

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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LARRY KOLLERT  
Name ( Print )

802 E, McFARLAND BLVD., FLORENCE, AZ 85132  
Address

12-10-2014  
Date

Signature Larry Kollert

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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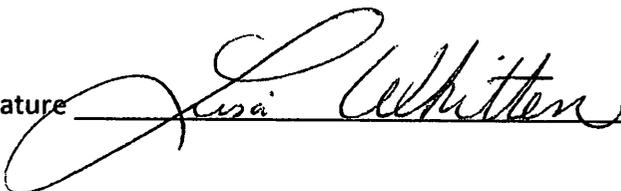
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As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Lisa Whitten  
Name ( Print )

11680 N Biznaga Rd Florence AZ 85132  
Address

12/10/14  
Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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Martin Valencia  
Name ( Print )

P.O. Box 1846 Florence AZ  
Address

12-10-14  
Date

  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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Denise Kohlert

Name ( Print )

802 E. McFarland Blvd Florence, AZ 85132

Address

Dec. 10, 2014

Date

Signature

Denise Kohlert

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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WILLIAM EDWARD HEWKINS  
Name ( Print )

P.O. Box 1378, FLORENCE, AZ.  
Address

12-10-14  
Date

Signature W E Hewkins

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Linda Knuth

Name (Print)

Linda Knuth

Address

10835 N Showdown Ln

Date 12-10-14

Signature Linda Knuth

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

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Jacob Brafford

Name ( Print )

805 S Main St Florence, AZ

Address

12/10/14

Date

Signature



**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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Tracey Britton Tracey Britton  
Name (Print)

805 So. Main  
Address

12-9-2014  
Date

Tracey Britton  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Neil Norris  
Name ( Print )

401 East Stewart St  
Address

12/10/14  
Date

Signature Neil Norris

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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The addition of this dispensary will prevent all patients and caregivers within a 25 mile radius from growing medical marijuana in an unregulated fashion

As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Sanchez, Alejandro M  
Name ( Print )

30949 N. Ojal Dr San Tan Valley AZ 85143  
Address

12-16-14  
Date

Signature 

**ARIZONA MEDICAL MARIJUANA ACT**  
**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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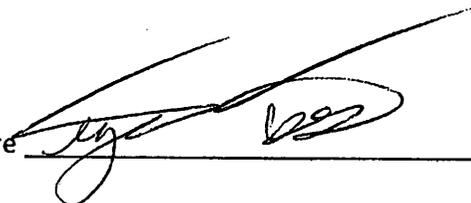
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JYICR Zachariah Diego  
Name ( Print )

401 E STEWART ST APT #903 FLORENCE AZ 85132  
Address

12/16/17  
Date

  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Colton Murphy  
Name ( Print )

1063 South Matilda ST.  
Address

12/16/14  
Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Christopher Saby  
Name ( Print )

401 E Stewart  
Address

12-16-14  
Date

Signature Chris Saby

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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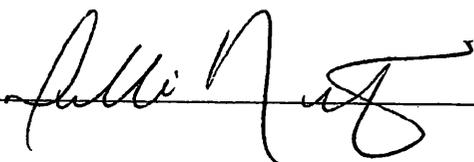
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Debbie Novotny  
Name ( Print )

188 S. Willow, Florence, AZ 85132  
Address

12-16-2014  
Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Paolo Burrellato

Name ( Print )

9997 E. Hay Loft RD.

Address

12/16/14

Date

Signature 

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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Anthony Caldera  
Name ( Print )

401 E STEWART ST apt 107 Florence AZ  
Address

12/16/14  
Date

Signature Anthony Caldera

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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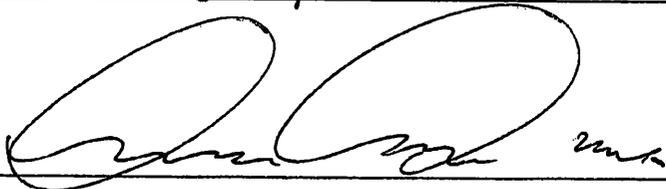
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As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Lawrence Bence  
Name ( Print )

150 S Main St, Florence, AZ 85132  
Address

12-16-2014  
Date

  
Signature

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PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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Jim Nichols  
Name ( Print )

8910 N. Lizard Loop, Florence AZ  
Address

12-16-14  
Date

Jim Nichols  
Signature

ARIZONA MEDICAL MARIJUANA ACT

PINAL COUNTY DISPENSARY – FLORENCE ,AZ

PETITION

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Lacera B. Jaquez  
Name ( Print )

~~639 W,~~ 125 S. Main St. Florence  
Address

12-14-14  
Date

Signature L. Jaquez

**ARIZONA MEDICAL MARIJUANA ACT  
PINAL COUNTY DISPENSARY – FLORENCE ,AZ**

**PETITION**

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Gem Cox

Name (Print)

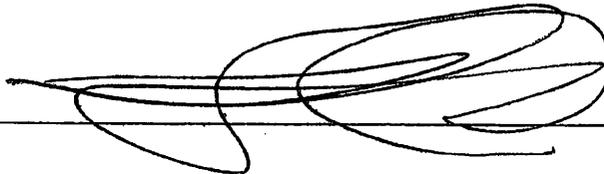
244 S. Willow St Florence AZ

Address

15 Dec 2014

Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
**PETITION**

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*PETE KOLODZ*

Name ( Print )

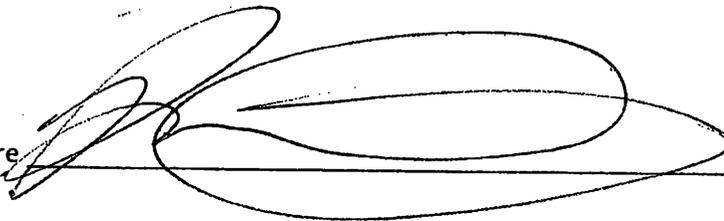
*101 S. SYCAMORE ST. FLORENCE AZ 85122*

Address

*12-16-14*

Date

Signature



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LARRY L. PFEIFFER

Name (Print)

11133 E VAN KILWYN RD, VALLEY FARM AZ 85191 PO Box 70

Address

16 Dec 2014

Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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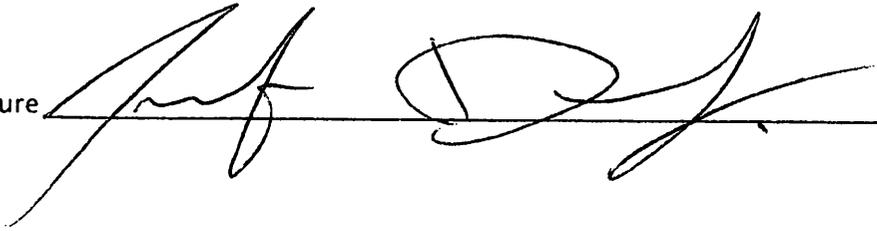
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Jennifer Danburg  
Name ( Print )

401 E. Stewart St. #201 Florence AZ 85132  
Address

12-16-14  
Date

Signature 

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H. Charles Dillon Jr.

Name ( Print )

401 E Stewart

Address

12/16/14

Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Mary Saiza

Name (Print)

401 E. Stewart St apt #101

Address

Dec. 16<sup>th</sup> 2014

Date

Signature Mary Saiza

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Shalon Baughn  
Name ( Print )

401 E Stewart St #201 Florence, 85132  
Address

12/16/14  
Date

Signature Shalon Baughn

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Howard Carrillo  
Name (Print)

244 S. Wilson St.  
Address

12/16/2014  
Date

[Signature]  
Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Tamia Greer  
Name ( Print )

December 16<sup>th</sup>, 2014  
Date

  
Signature

ARIZONA MEDICAL MARIJUANA ACT

PINAL COUNTY DISPENSARY – FLORENCE ,AZ

PETITION

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Nathaniel Smith

Name (Print)

P.O. Box 2399

Address

12/16/14

Date

Nathaniel Smith

Signature

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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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*Ryan Nunsley*

Name ( Print )

*P.O. Box 1193 Florence, AZ 85132*

Address

*12/16/14*

Date

Signature

*Ryan M. Nunsley*

ARIZONA MEDICAL MARIJUANA ACT

PINAL COUNTY DISPENSARY – FLORENCE ,AZ

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Patrick R. Sanders

Name (Print)

401 E. Stewart

Address

~~401 E. Stewart~~ 12-16-14

Date

Signature

Patrick R. Sanders

ARIZONA MEDICAL MARIJUANA ACT

PINAL COUNTY DISPENSARY – FLORENCE ,AZ

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GARY JENSEN

Name ( Print )

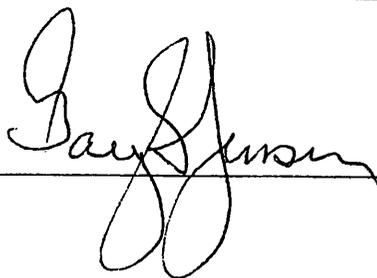
FLORENCE, AZ

Address

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Date

Signature



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**PINAL COUNTY DISPENSARY – FLORENCE ,AZ**  
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Currently most patients and their caregivers in Pinal County are allowed to grow medical marijuana at their homes without any odor prevention protocols even if they are close to schools, churches, public parks or daycare facilities. The proposed dispensary in Florence is subject to a stringent set of setback requirements in addition to state of the art security and video monitoring systems.

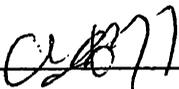
The addition of this dispensary will prevent all patients and caregivers within a 25 mile radius from growing medical marijuana in an unregulated fashion

As a member of this community, I support the approval of a dispensary at 15051 North Highway 79, Florence, AZ 85132

Osman O Roccino mades  
Name ( Print )

Address  
646 Terrace St Salinas CA 93905

Date 12/2/14

Signature 

**SUP-004-15**



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

MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-004-15 (Verizon AZ5 Arizona City)**

CASE COORDINATOR: Dedrick Denton

---

*Executive Summary:*

*This is an SUP to allow a 70' tall monopalm wireless communication facility in a TR (transitional) zoned property.*

**If This Request is Approved:**

The wireless communication facility would allow Verizon Wireless to cover a gap in service and provide quality wireless service for the Arizona City area.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request with the attached stipulations. Currently, there are two towers onsite. A lattice tower and a monopole.

---

LEGAL DESCRIPTION: a 3.2± acre parcel situated in a portion of the SE¼ of Section 1, T8S, R6E, G&SRB&M.

TAX PARCEL: 407-12-939G

LANDOWNER: Arizona City Fire District, 14022 South Sunland Gin Road, Arizona City, AZ 85123.

APPLICANT: Verizon Wireless, 126 West Gemini Drive, Tempe, AZ 85283.

AGENT: Wireless Resources, Inc., 502 South College Ave., #309, Tempe, AZ 85281.

REQUESTED ACTION & PURPOSE: Arizona City Fire District, landowner, Verizon Wireless, applicant, Wireless Resources, agent requesting a Special Use Permit to operate a 70' tall monopalm wireless communication facility on 780± sq. ft. lease area of a 3.2± acre parcel in the TR zone (**PZ-263-71**).

LOCATION: Located on the northwest corner of Sunland Gin Road and Wenden Drive in the Arizona City area.

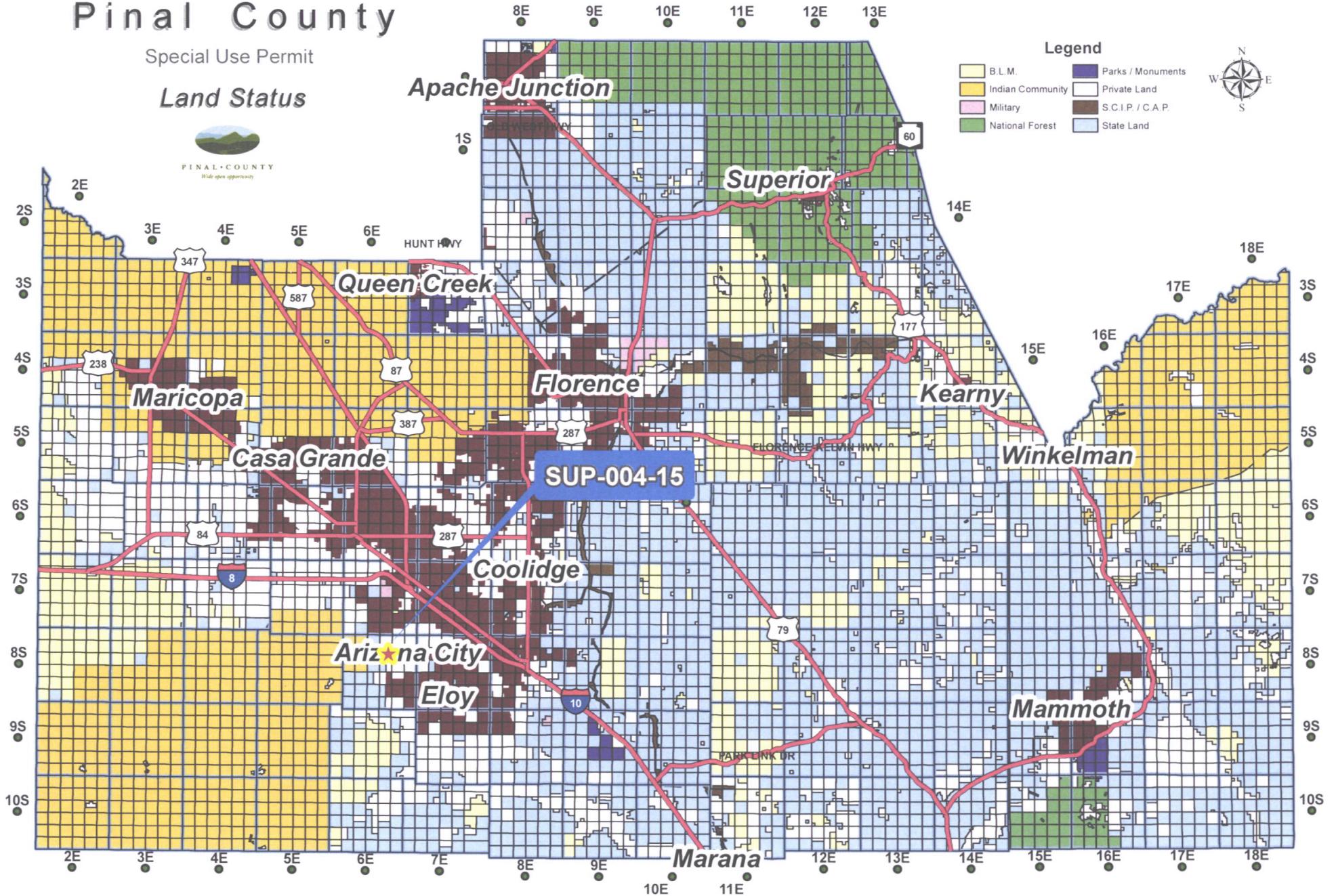
SIZE: 3.2± acres.

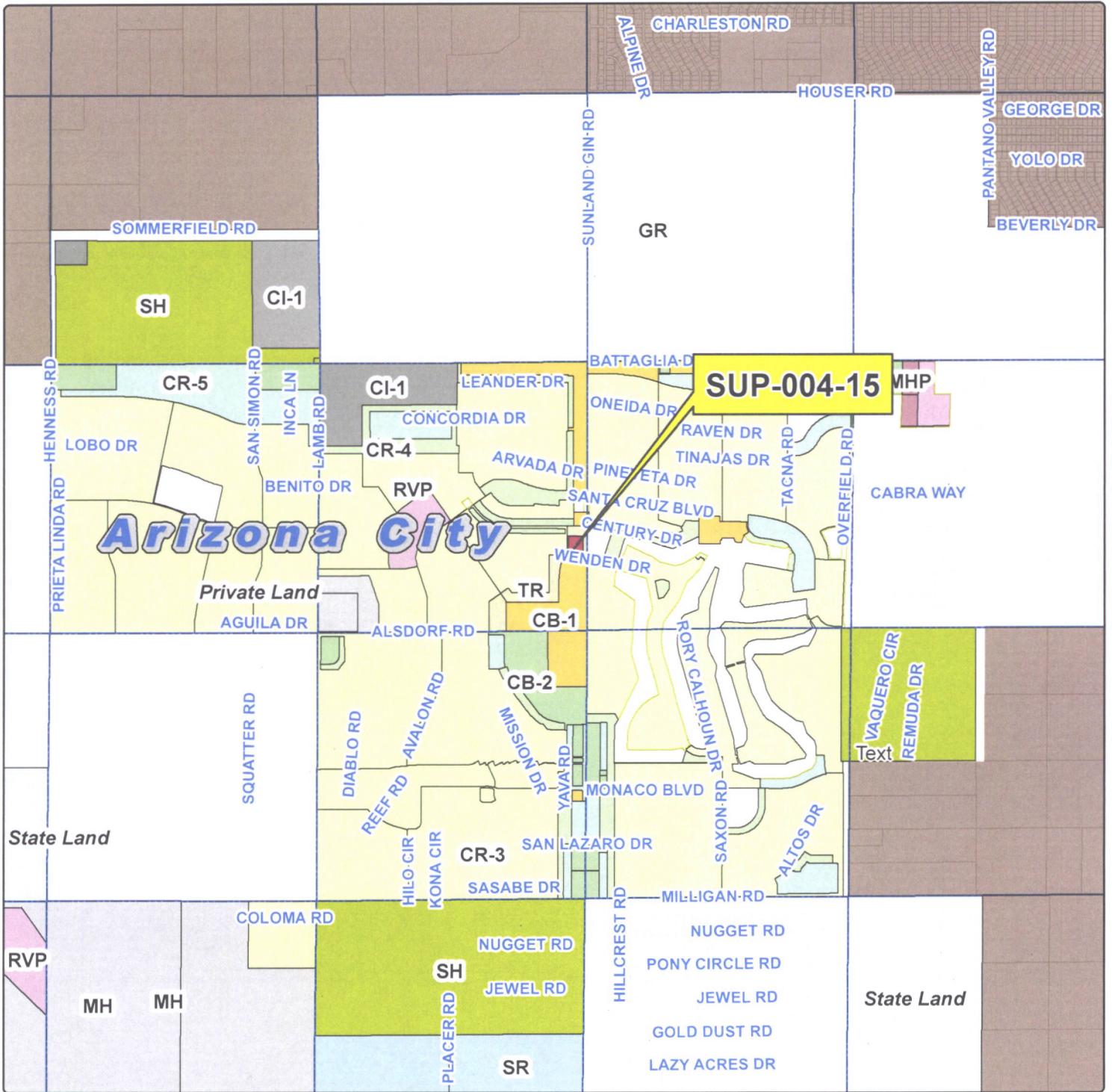
COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The surrounding properties are also designated Moderate Low Density Residential. The applicant request conforms to the Comprehensive Plan.

# Pinal County

Special Use Permit

## Land Status





**Special Use Permit**

**Community Development**



**PINAL COUNTY**  
Wide open opportunity

**ARIZONA CITY FIRE DISTRICT**

**Legal Description:**

Situated in a portion of the Section 10, T08S,R06E, G&SRB&M, Parcel 407-12-939G (legal on file). (Located at the northwest corner of Sunland Gin Road and Wenden Drive in the Arizona City area)

T08S-R06E Sec 10



**ARIZONA CITY FIRE DISTRICT**

Drawn By: GIS / JT / LJT Date: 04/14/2015

Sheet No.  
1 of 1

Sec 10	Township 08S	Range 06E
--------	--------------	-----------

Case Number: **SUP-004-15**



### Special Use Permit

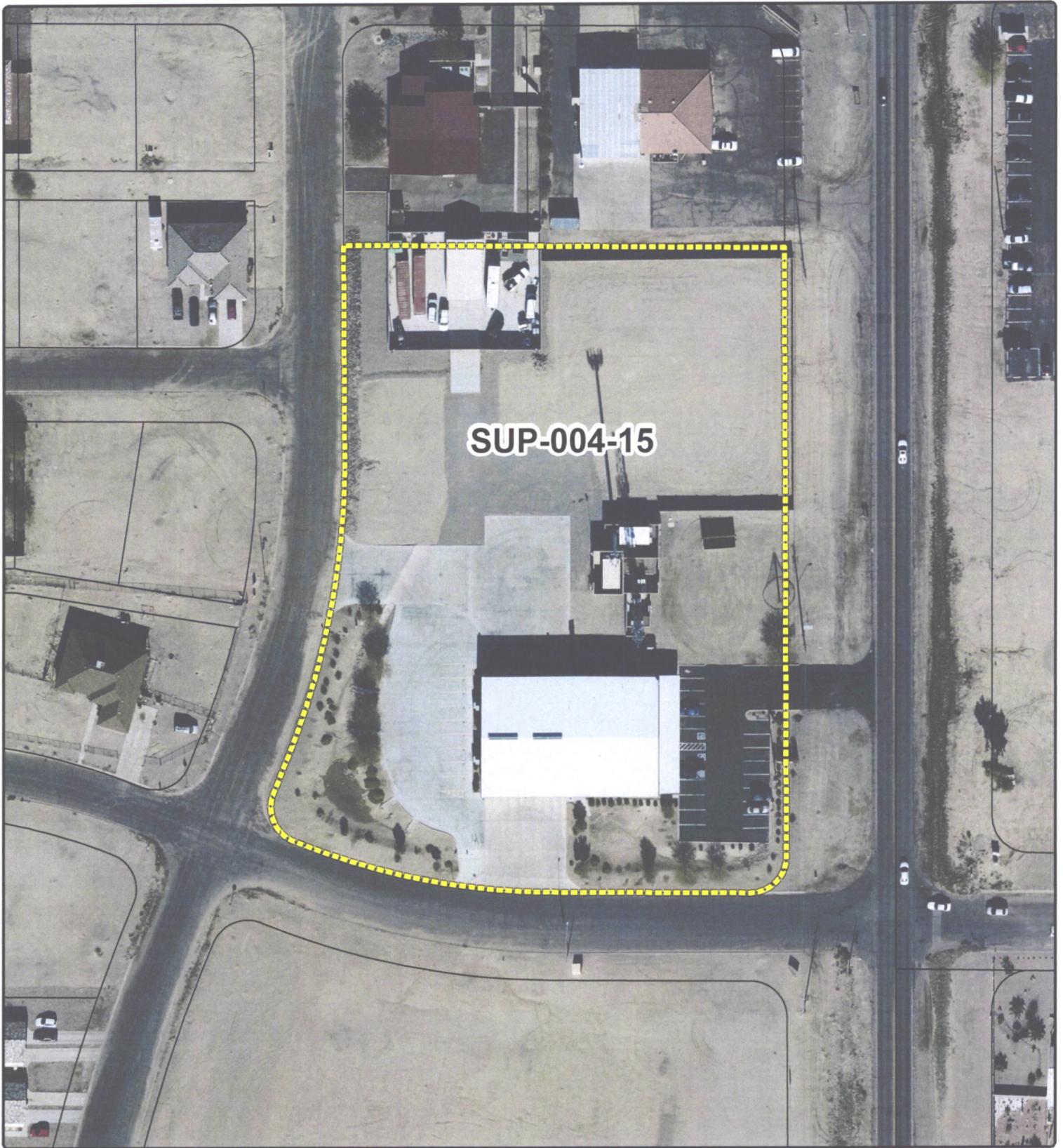
SUP-004-15 – PUBLIC HEARING/ACTION: Arizona City Fire District, landowner, Verizon Wireless, applicant, Wireless Resources, agent requesting a Special Use Permit to operate a 70 foot tall monopalm wireless communication facility on a 780± sq. ft. lease area of a 3.2± acre parcel in the TR (Transitional) Zone (PZ-263-71); situated in a portion of the SE¼ of Section 10, T8S, R6E G&SRB&M, tax parcel 407-12-939G (legal on file) (located at the northwest corner of Sunland Gin Road and Wenden Drive in the Arizona City area).

Current Zoning: TR  
 Request Zoning: Special Use Permit  
 Current Land Use: MLDR



**Legal Description:**  
 Situated in a portion of Section 10, T08S, R06E, G&SRB&M, Parcel 407-12-939G, (legal on file) (located at the northwest corner of Sunland Gin Road and Wenden Drive in the Arizona City area).  
 T08S-R06E Sec 10

 Sheet No. 1 of 1	Owner/Applicant: ARIZONA CITY FIRE DISTRICT			
	Drawn By:	GIS / IT / LJT	Date:	04/14/2015
	Sections:	10	Township:	08S
	Range:	06E	Case Number:	SUP-004-15



***Special Use Permit***

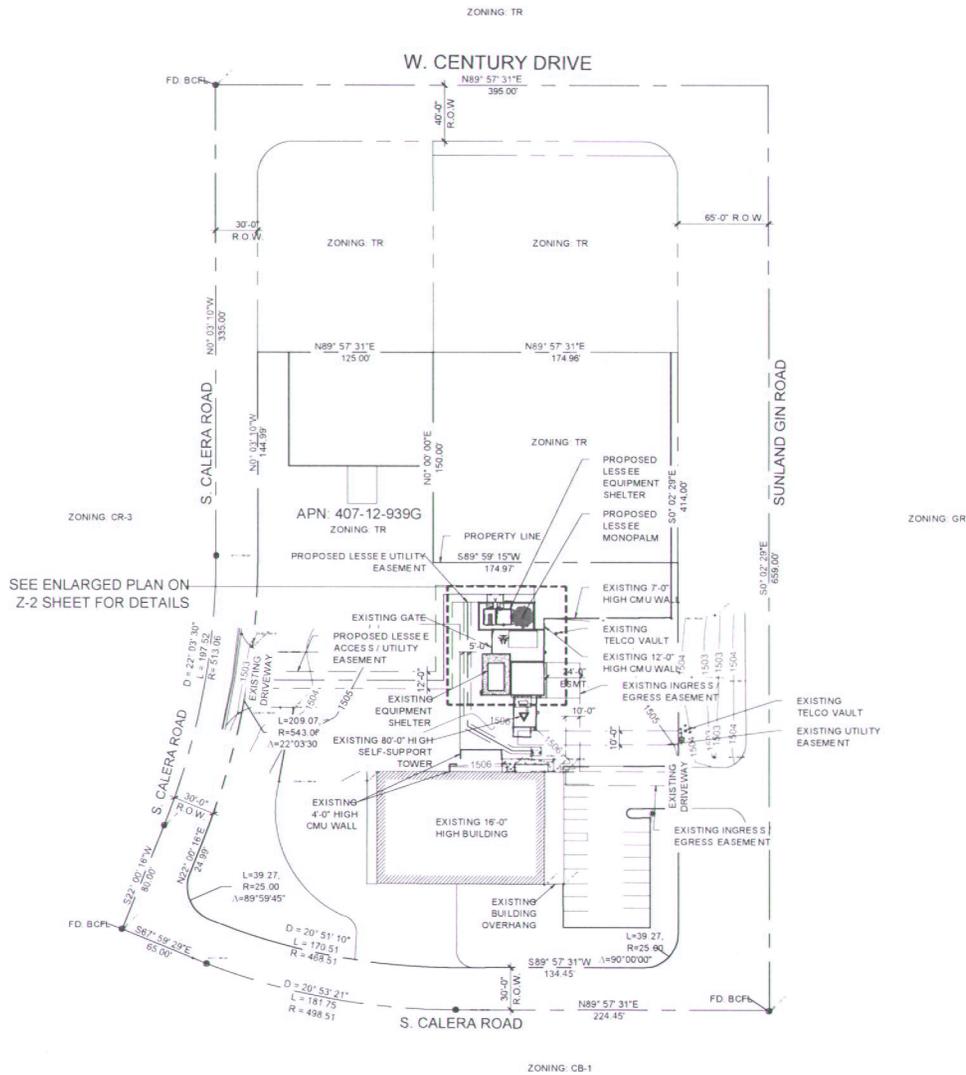


**PINAL • COUNTY**  
*Wide open opportunity*

**SUP-004-15**







**NEW MONOPALM SETBACKS TO PROPERTY LINE**

NORTH ± 38'-11"  
 SOUTH ± 251'-0"  
 WEST ± 190'-5"  
 EAST ± 111'-3"

\* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR



CLIENT

126 W. GEMINI DR.  
 TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION SIGNATURE \_\_\_\_\_

RF SIGNATURE \_\_\_\_\_

FACILITIES SIGNATURE \_\_\_\_\_

REAL ESTATE SIGNATURE \_\_\_\_\_

PLANS PREPARED BY

architecture / project management  
 10245 E. Via Linda, Scottsdale, AZ 85258  
 ph 480 451 9609 fax 480 451 9608  
 e mail corporate@ydcoffice.com

SEAL

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NO. DATE DESCRIPTION

1	5/16/2014	PRELIMINARY REVIEW
2	8/25/2014	ADDED ELECTRICAL EASEMENT
3	4/8/2015	MONOPALM REVISION

ARCHITECTS JOB NO. YDC-5B19

PROJECT INFORMATION

**AZ5\_ARIZONA CITY**

14022 S. SUNLAND GIN ROAD  
 ARIZONA CITY, AZ 85123

SHEET TITLE

**OVERALL SITE PLAN**

JURISDICTION APPROVAL

SHEET NUMBER

**Z-1**

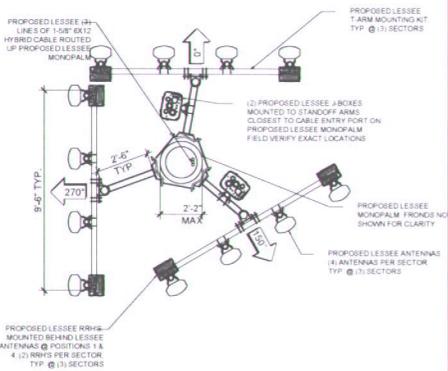
COAXIAL CABLE TABLE					
SECTOR	RAZIMUTH	CENTERLINE	QTY	SIZE	TYPE
ALPHA	0°	61'-0"	-	-	-
BETA	150°	61'-0"	-	-	-
GAMMA	270°	61'-0"	-	-	-
N/A	N/A	61'-0"	3	1-5/8"	6X12 HYBRID CABLE

NOTE:  
ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.

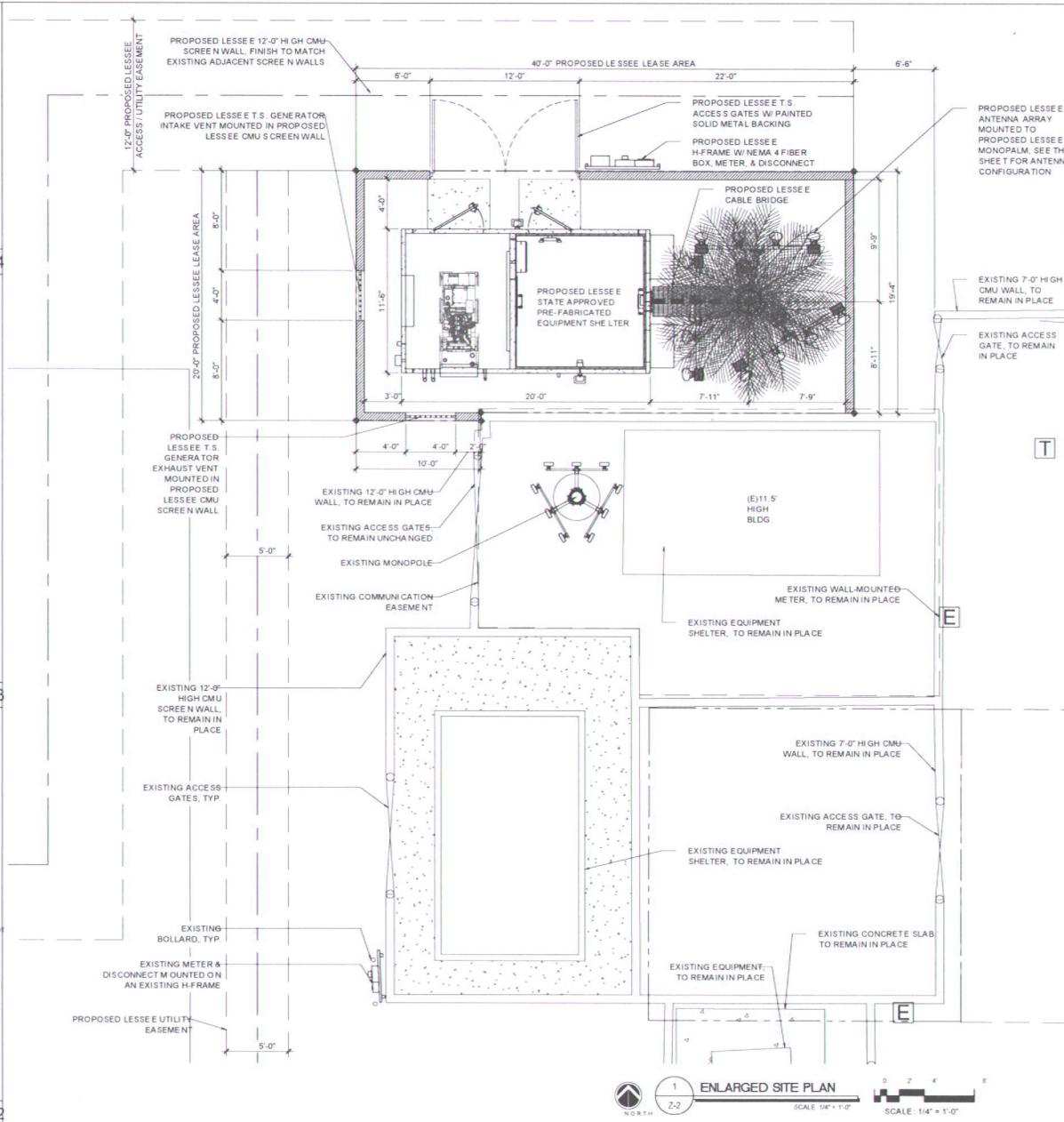
\*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION

NOT USED



NEW ANTENNA CONFIGURATION - 61' CL



CLIENT

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION SIGNATURE \_\_\_\_\_

RF SIGNATURE \_\_\_\_\_

FACILITIES SIGNATURE \_\_\_\_\_

REAL ESTATE SIGNATURE \_\_\_\_\_

PLANS PREPARED BY

architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
e-mail: corporate@ydcoffice.com

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PRELIMINARY UNLESS NOTED

NO.	DATE	DESCRIPTION
1	5/18/2014	PRELIMINARY REVIEW
2	8/25/2014	ADDED ELECTRICAL EASEMENT
3	4/6/2015	MONOPALM REVISION

ARCHITECTS JOB NO. YDC-5819

PROJECT INFORMATION

AZ5\_ARIZONA CITY

14022 S. SUNLAND GIN ROAD  
ARIZONA CITY, AZ 85123

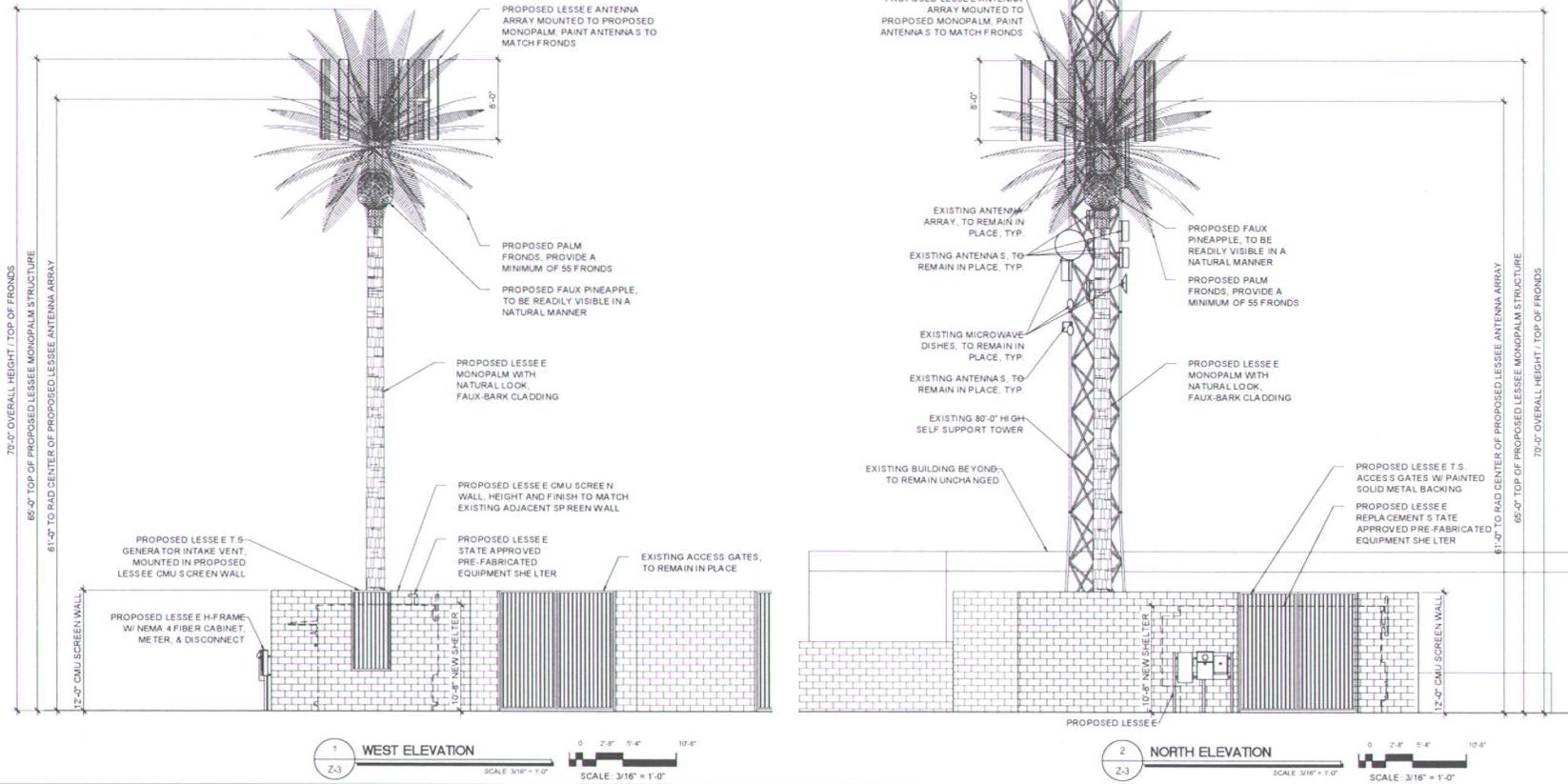
SHEET TITLE  
ENLARGED SITE PLAN  
SITE DETAILS

JURISDICTION APPROVAL \_\_\_\_\_

SHEET NUMBER  
Z-2

NOTE: MONOPALM FACILITIES SHALL CONFORM TO THE FOLLOWING DEVELOPMENT STANDARDS:

- A. NOT TO EXCEED 70 FEET IN HEIGHT.
- B. ANTENNAS SHALL BE LOCATED WITHIN THE PALM FROND CLUSTER AND PAINTED A GREEN COLOR TO MATCH THE PALM FRONDS.
- C. NO ANTENNAS SHALL EXTEND BEYOND THE PALM FROND COVERAGE.
- D. MONOPALMS SHALL CONTAIN A MINIMUM OF 55 PALM FRONDS.
- E. THE TRUNK OF THE MONOPALM SHALL BE CLAD WITH FAUX BARK STARTING AT THE BASE (AT GRADE) TO THE HEIGHT OF THE FIRST PALM FROND.
- F. CO-LOCATION ON A MONOPALM FACILITY SHALL BE LIMITED TO ANTENNAS LOCATED WITHIN THE TRIMMED LEAF CLUSTER (OF TEN REFERRED TO AS THE "PINEAPPLE" OR "BULB" OF THE MONOPALM TRUNK, LOCATED BELOW THE BASE OF THE PALM FRONDS).
- G. THE DIAMETER OF THE POLE SHALL NOT EXCEED 26 INCHES AT ITS WIDEST POINT, WITH THE EXCEPTION OF THE TRIMMED LEAF CLUSTER.
- H. NO CLIMBING PEGS ARE PERMITTED ON THE POLE STRUCTURE.
- I. THERE SHALL BE NO UNPAINTED METAL ON THE MONOPALM FACILITY.



CLIENT

**verizon wireless**  
126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION SIGNATURE \_\_\_\_\_

RF SIGNATURE \_\_\_\_\_

FACILITIES SIGNATURE \_\_\_\_\_

REAL ESTATE SIGNATURE \_\_\_\_\_

PLANS PREPARED BY  
**young design corp**  
architecture / project management  
10245 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 451 9609 fax: 480 451 9608  
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PRELIMINARY UNLESS NOTED

NO.	DATE	DESCRIPTION
1	5/16/2014	PRELIMINARY REVIEW
2	8/25/2014	ADDED ELECTRICAL EASEMENT
3	4/8/2015	MONOPALM REVISION

ARCHITECTS JOB NO. YDC-5819

PROJECT INFORMATION

**AZ5\_ARIZONA CITY**  
14022 S. SUNLAND GIN ROAD  
ARIZONA CITY, AZ 85123

SHEET TITLE  
**ELEVATIONS**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-3**



# AZ5 Arizona City

## Site Justification

**Nikhil Jadhav**

**Southwest Region - RF Design**

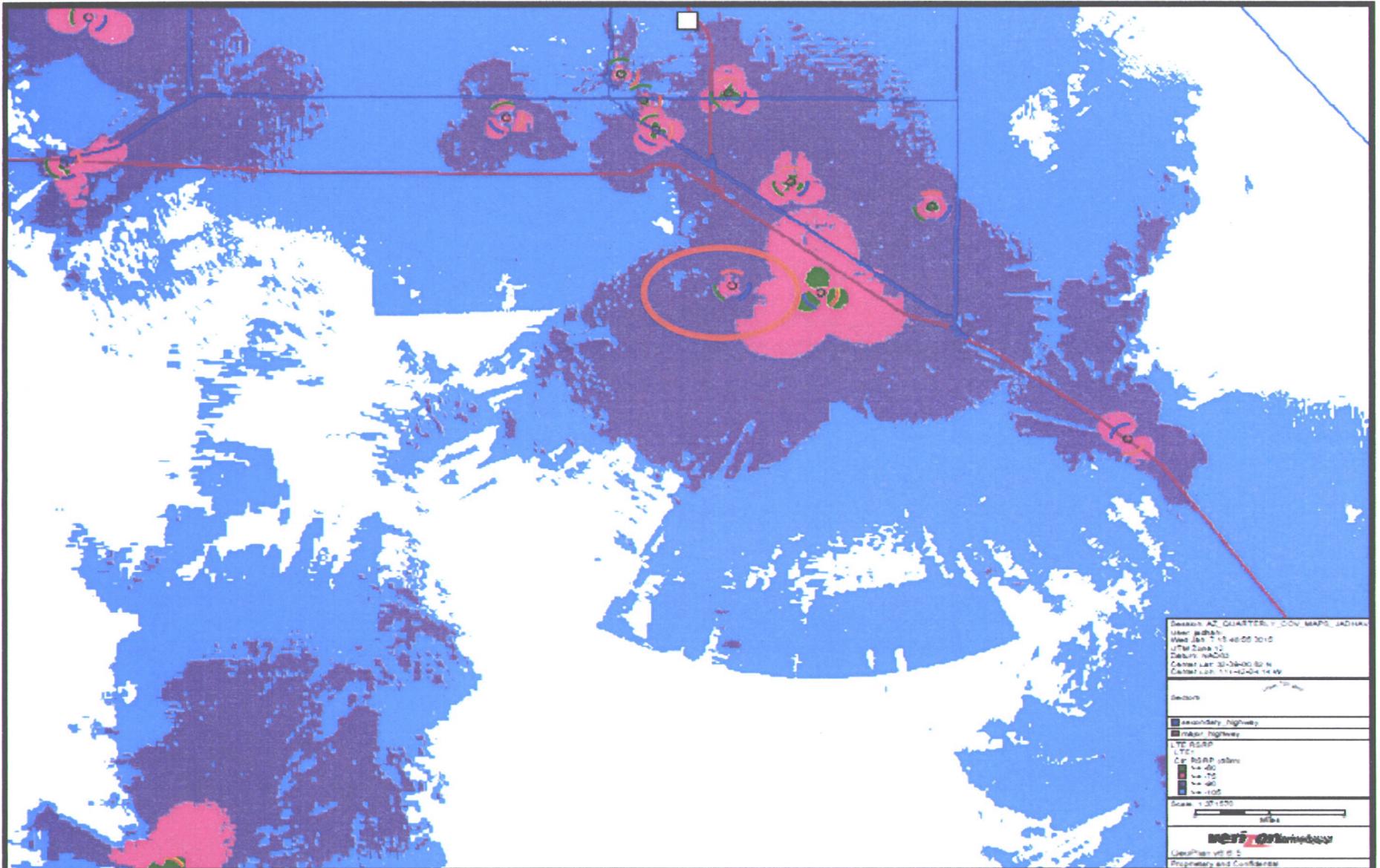
**January 7, 2015**





# LTE RSRP Coverage Maps

## Coverage with AZ5 Arizona City





**WIRELESS RESOURCES**



Wireless Resources Inc.

AZ5 Arizona City  
14022 S. Sunland Gin Rd, Arizona City, AZ 85123





PROPOSED VERIZON ANTENNA  
ARRAY, MOUNTED TO A PROPOSED  
VERIZON MONOPALM, (4) ANTENNAS  
PER SECTOR, TYP. @ (3) SECTORS

View From North After

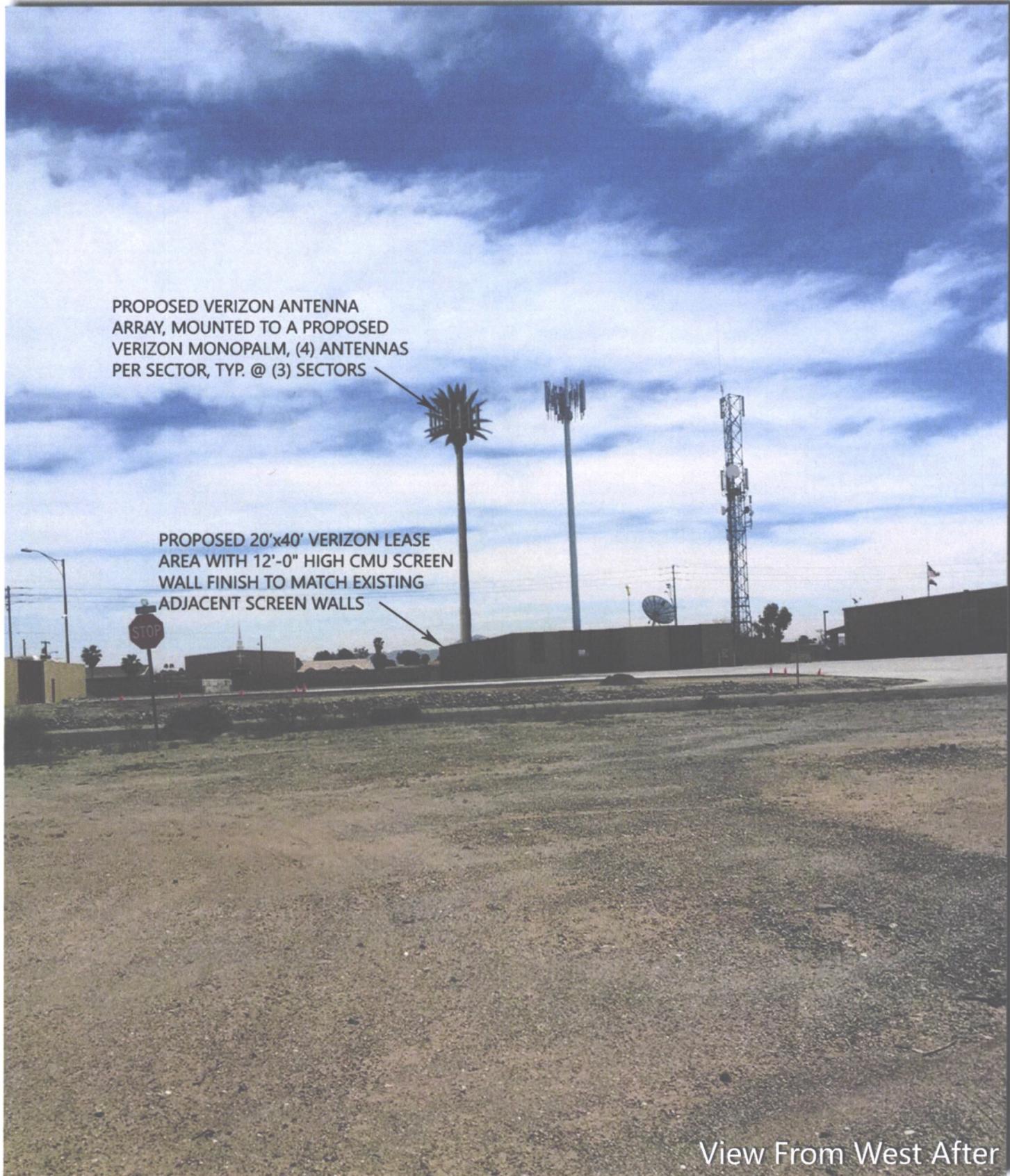
**WIRELESS RESOURCES**



Wireless Resources Inc.

AZ5 Arizona City  
14022 S. Sunland Gin Rd, Arizona City, AZ 85123





PROPOSED VERIZON ANTENNA ARRAY, MOUNTED TO A PROPOSED VERIZON MONOPALM, (4) ANTENNAS PER SECTOR, TYP. @ (3) SECTORS

PROPOSED 20'x40' VERIZON LEASE AREA WITH 12'-0" HIGH CMU SCREEN WALL FINISH TO MATCH EXISTING ADJACENT SCREEN WALLS

View From West After

Simulation By: Christopher M. Siino, MBA, MSTL, PMP, MCP - csiino@siinodesign.com

**WIRELESS RESOURCES**



Wireless Resources Inc.

AZ5 Arizona City  
14022 S. Sunland Gin Rd, Arizona City, AZ 85123



**EXISTING ZONING AND LAND USE:** The subject property is zoned TR. Arizona City Fire District currently operates a fire station at this site. There are two permitted towers on the property. One, is a lattice tower that contains the fire district equipment along with other wireless provider's equipment and the second, is an 80' monopole operated by AT&T Wireless that was approved under Planning Case SUP-004-10.

**SURROUNDING ZONING AND LAND USE:**

- North: TR (PZ-263-71) – Sheriff Substation and Qwest
- East: GR - Church
- South: CB-1 (PZ-263-71) - Vacant
- West: CR-3 (PZ-263-71) - 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 Sunland Gin Road.

**PUBLIC PARTICIPATION:**

- Neighborhood Meeting: February 10, 2015
- Neighborhood and agency mail out: April 15, 2015
- News paper Advertising: Week of April 27, 2015
- Site posting: Applicant: April 10, 2015
- Site posting: County: April 29, 2015

**HISTORY:** The subject property was rezoned from General Rural to Transitional under Planning Case PZ-263-71. The site has been developed and utilized as a fire station for the Arizona City Fire District. In December of 2010 a Special Use Permit (SUP-004-10) was granted allowing the operation of an 80' monopole wireless communication facility. To date, the 80' monopole has been constructed and is operating.

**ANALYSIS:** The applicant is requesting a Special Use Permit to allow a 70' monopalm wireless communication facility on 780± sq. ft. lease area of a 3.2± acre parcel in the TR zone.

The lease area is located within the "Moderate Low Density Residential" land use designation of the Pinal County Comprehensive Plan. The proposed use is consistent with this land use designation.

There is an existing 80' lattice tower onsite that is used by Arizona City Fire District for communication purposes. The tower is also being used for co-location by other wireless providers and due to its structural integrity the tower can no longer support new wireless antennas. In 2010, a Special Use Permit was approved for an 80' monopole wireless communication facility. This facility has been constructed and is currently operated by AT&T. The applicant stated that the "monopole is considered a slim line pole with no secondary port holes for a second carrier". Staff has explored other options with the applicant from using existing utility poles, alternative sites, and antenna types but these options was not feasible to cover the gap in service, however the applicant was acceptable to staff's recommendation in camouflaging the facility.

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

To date, two letters in support and no letters in opposition have been received regarding the requested Special Use Permit.

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

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

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-004-15**. 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, Verizon Wireless, 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, two letters in support and no letters in opposition have been received.
3. The site is accessed from Sunland Gin Road.
4. The subject property is located within the "Moderate Low Density Residential" designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

## STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code, Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-004-15** 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 permit is issued to Verizon Wireless, not to the land;
- 2) the permit is issued for twenty (20) years from date of the Board of Supervisors approval;
- 3) the layout, design and set up of the 70 foot wireless communication facility shall be as shown and set forth on the applicant's submittal documents and site plan as a monopalm and this shall be an unmanned telecommunication facility;
- 4) the antennas shall be fully concealed within the palm fronds;
- 5) submit a R.F. Engineer's certification that radiation meets FCC requirements;
- 6) all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
- 7) the applicant shall keep the lease area free of trash, litter and debris;
- 8) at such time as technology becomes available and the wireless communication facility is no longer needed, it shall be removed from the subject property;
- 9) all Federal (FCC), State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting; and
- 10) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

---

**From:** Bill Bailey <[REDACTED]>  
**Sent:** Monday, April 13, 2015 7:24 PM  
**To:** Dedrick Denton  
**Cc:** dani.waechter@wirelessresources.com  
**Subject:** Verizon Site, Arizona City, AZ

Dear Sir,

I am in favor of Verizon adding a tower at the Arizona City Fire Station, Arizona City, AZ.

First and foremost, as a Verizon customer (4G), I am tired of having to wait to be in or near Casa Grande to receive the service level I'm paying for. By placing this tower in it's proposed location, my service will elevate to the level it should be at.

Secondly, the Fire District could utilize the additional revenue from the tower space lease to supplement it's income which I understand would be targeted at the purchase/maintenance of it's communications equipment which is used for Emergency Response.

In summary, this cellular service installation would serve many other Verizon Customers in addition to my self and five family members, whom rely on their cell phones for their daily phone service, etc.

Please convey to those responsible for approval or denial, how important approval would be to the Verizon customers in the Arizona City and surrounding area.

Thank you for your consideration in this matter

--

"Believe in your own convictions and never back down from cowards!" --- William Bailey

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Thursday, April 09, 2015 2:06 PM  
**To:** Dedrick Denton  
**Cc:** dani.waechter@wirelessresources.com  
**Subject:** Case # Z-PA-062-14 Verizon Wireless Proposal

Mr. Denton:

On February 4, 2015 a community meeting was held at the Arizona City Fire District station at 14022 S Sunland Gin Rd in Arizona City. This meeting was to discuss the possibility of the installation of a new monopole on property owned by the Fire District. Although attendance at this meeting was low, everyone had the opportunity to ask questions about other options and the need for the placement there; including the reasons that the current towers would not suffice. All in attendance were in favor of the project moving forward as proposed.

We have had issues with cellular service in the area for a number of years, and to be honest, Verizon is the most reliable cellular provider in Arizona City (past experience and acquaintances that use other providers). There have been a number of occasions with Verizon that I have experienced dropped calls, and at the meeting this was discussed as an issue that would be alleviated with the new tower.

As a long term customer of Verizon, I hope that the county will give favorable consideration to this installation. Thank you.

Sincerely,

[REDACTED]

## Dedrick Denton

---

**From:** Steve Abraham  
**Sent:** Thursday, April 30, 2015 10:40 AM  
**To:** Dedrick Denton  
**Subject:** FW: SUP-004-15 - Verizon tower

.fyi

**Steve Abraham, AICP, MPA**  
**Planning Manager**  
**Pinal County: "Wide Open Opportunity"**  
**31 N. Pinal St. Florence AZ 85132**  
**v: 520-866-6045**  
**f: 520-866-6490**

---

**From:** Leila Demaree [mailto:LDemaree@ci.casa-grande.az.us]  
**Sent:** Thursday, April 30, 2015 10:35 AM  
**To:** Steve Abraham  
**Cc:** Paul Tice  
**Subject:** SUP-004-15 - Verizon tower

Hello Steve,

Thank you for giving us the opportunity to take a look at the above special use permit for Verizon Tower. After reviewing the request for the above SUP, and considering its proximity to the City of Casa Grande and its proposed location in Arizona City, I do not have any comments to offer.

Best,

Leila

*Leila DeMaree, M.A.*  
Senior Planner and Community Development Manager  
City of Casa Grande  
510 E. Florence Blvd.  
Casa Grande, AZ 85122

Planning Phone: 520-421-8630 ext. 3030  
Housing Phone: 520-421-8630 ext. 3200



**MEMORANDUM FROM AIR QUALITY**

**Date:** May 8, 2015  
**To:** P & Z Review Committee  
**From:** Anu Jain - Permit Engineer  
**Re:** Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/21/15	SUP-004-15	Wireless Resources, Inc.	AZ5 Arizona city – Cell Tower	See Comment 3
5/21/15	SUP-006-15	Dennis Harris	RV Park & Horse Trail Riding	See Comments 1 & 2

**\*Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.
3. Air quality industrial permit may be required if the capacity of the generator is more than 325 HP and is scheduled to run for more than 72 hours annually.

**Note:**

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

# **WIRELESS RESOURCES**

502 S. College Ave, Suite 309-Tempe, AZ 85281

## **PROJECT NARRATIVE TITLE PAGE**

Verizon Wireless Site Number-AZ5 Arizona City  
Arizona City Fire Station  
14022 S. Sunland Gin Rd.  
Arizona City, AZ 85123

**Submitted to:**

Pinal County Planning and Development Department  
31 N. Pinal St.  
Florence, AZ

April 7, 2015

**Prepared by:**

Wireless Resources, INC  
Danielle Waechter, Site Development for Verizon Wireless  
602-405-6750  
502 S. College Ave. Suite 309  
Tempe, AZ 85281  
Dani.waechter@wirelessresources.com



## PURPOSE OF REQUEST

Verizon Wireless is requesting approval for a 65 foot mono-palm to be located at 14022 S. Sunland Gin Rd. for the purposes of increased cell phone coverage for its customers and emergency services.

## PROJECT NARRATIVE

**Candidate History:** The area for requested for required coverage is a combination of commercial, industrial and residential. We identified a collocation on the existing lattice tower at the fire station, the existing monopole at the fire station, a new tower on the fire station property and a new tower at the police station next door. Unfortunately, the existing lattice tower failed structural and has already been modified at least once; the AT&T monopole is considered a slim line pole with no secondary port holes for a second carrier, therefore, the monopole would need to be upgraded to account for Verizon's loading. The new tower on fire station property is being proposed due to their interest and Verizon's leasing space needs.

**Proposal Specifications:** Verizon Wireless is proposing to construct a new 65 foot monopalm to the north and adjacent to the two existing towers on this property. The property is located at 14022 S. Sunland Gin Rd. The related pre-fabricated shelter will be placed adjacent to the tower as well as a small generator for backup power if needed. As stated above, a collocation was the number one option in this area, however, since the tower has failed structural and the existing monopole will not meet the structural guidelines, a new tower is being proposed. Verizon feels that this proposal will fit in with the other 2 sites on the property and will not cause any additional adverse impacts, no impact on traffic, nearby properties or any health and safety related issues. Access to the site will be via the existing access off of Sunland Gin Rd. directly to the site and will be visited once per month for maintenance purposes. Utilities will be brought to the site from the nearest points possible.

**Land Use:** This parcel and the parcel to the north is zoned TR-Transitional. To the west is GR, to the south is CB-1 and to the west is CR-3.

**Map of other facilities:** I personally drove 2 miles in all directions and no existing communication towers were visible within this radius except for the towers at the fire station.

**Neighborhood Meeting:** A meeting was held on February 10, 2015 at 5 PM at the Arizona City Fire Station. 7 people showed up in attendance, all in favor of the proposal. All stating similar complaints of dropped calls and interrupted service. They also stated they have been asking the local VZW store if any towers were being proposed in the area.

**Color:** The mono-palm and antennas will be designed to meet Section 2.205.050 (1) b in the Pinal County Ordinance. The CMU wall will be installed to match the existing CMU walls.

**Alternative Sites:** As a consultant, 3 potential properties or (candidates) must be submitted to Verizon for research by the engineer. Candidate 1 was the collocation on the existing self-support tower on the fire station property due to its height and integrity. Unfortunately the tower is very full and had already been modified twice to be capable of holding the current antenna loading. Candidate 2 was a collocation on the 80-foot ATT monopole existing on the property. This was turned down by engineering due to Verizon's minimum height requirement (65-70'), separation between antenna guidelines and the fact that their monopole was not built for collocation. Candidate 3 was a new tower at the adjacent police station, however their approval process was lengthy and there was not a lot of room for the proposed 12X26 equipment shelter. Candidate 4 was a new tower on the fire station property and the chosen candidate by Verizon engineers. The utility poles in the area were visited within the allowable search area but ground space would be difficult to achieve for a site that is specifically for coverage versus capacity only since a 12 X 26 shelter is required for all equipment and a back-up generator. The ROW would not have enough room and



private properties not for sale were hard to find in this area. I tried contacting the church across the street from the fire station but I received no response. Additional properties were briefly looked at but were turned down by the radio engineer. The commercial property, Affordable Movers about a mile south of the fire station is too far south of the desired area. West of Sunland Gin on Alsdorf there is an old commercial looking building but it was locked up and possibly abandoned.

**Removal:** A section in the lease agreement provides for a removal of the tower and equipment at the end of the lease term or within 90 days if earlier termination.

**Colocation:** Arizona Fire District is willing to allow other carriers on this tower if another carrier found it feasible.

**Gaps:** As stated above, several residents in the area are complaining of lack of adequate coverage. Verizon Wireless has an obligation to the FCC and its customers to provide adequate coverage in addition to all emergency services.

**Consolidation:** Again, the carriers are obligated to provide a certain level of coverage to its customers for E911 services, lowering the height of the antennas would impede this requirement for all carriers.

**Impact on-**

**Traffic:** This site will be maintained once a month by a Verizon Technician, no traffic will be increased or impeded.

**Nearby Properties:** 2 sites are existing on this property, an additional site will not be impacted and the sites are fairly close in proximity.

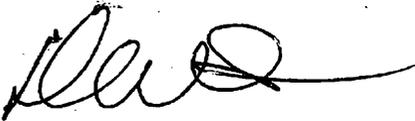
**Health and Safety:** No health and safety issues to the general public.

**Location and Accessibility:** Access will be from Sunland Gin from the east.

**Section 2.151.010:** The subject property is located in the TR zone. All communications facilities require a SUP.

**Utilities and Service:** A utility coordination plan will be created and submitted as part of the building permit submittal. However I have included with this submittal a preliminary power and utility plan that has not yet been finalized.

Sincerely,



Danielle Waechter  
Site Development  
Wireless Resources, Inc.  
602.405.6750



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: Ashtee MacDonald
  2. Date of Concept Review: 9/22/14 Concept Review No.: CR- (Z-PA-062-14)
  3. The Legal Description of the Property: See Site Survey sheet
  4. Tax Assessor Parcel No(s): 407-12-939 G
  5. Current Zoning: TR
  6. Parcel size: 3.2 ACRES
  7. The existing use of the property is as follows: Fire Station
  8. The exact use proposed under this request: Create a wireless communications 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.  
no changes that would affect this proposal
  13. Explain why the proposed development is needed and necessary at this time. VZW in need of coverage in the area. there are several customer complaints and request for addition and/or better service.

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: Subject property is located in TR zone therefore a slip is required for all towers.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: na
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: once per month - one maintenance truck
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 1
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? na
7. What type of signage are you proposing for the activity? Where will the signs be located? FCC required signs posted outside site on enclosure.
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: na
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: Not proposing anything extremely different than what is currently there.
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.

D Verizon Wireless 126 N. Gemini  
Name of Applicant Address Phone Number

Dani Waechter Dani.waechter@wirelessresources.com  
Signature of Applicant E-Mail Address

Dani Waechter 302 S. College Ave. 602 405 6750  
Name of Agent/Representative Address Phone Number

Dani Waechter Dani.waechter@wirelessresources.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.

\_\_\_\_\_  
Name of Landowner Address Phone Number

[Signature] \_\_\_\_\_  
Signature of Landowner E-Mail Address

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



**CONSENT TO PERMIT**

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

Arizona City Fore District

[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 3.2 acres located  
at 14027 S. Sunland Bin Rd., and further  
[Insert Address of Property]

identified as tax parcel number 407-12-939G and legally described as follows:  
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Verizon Wireless's application  
for SUP for Telecommunications Facility  
[Insert Type of Permit] [Insert Name of Applicant] [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]

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

Dated: 2-10-15

Dated: \_\_\_\_\_

STATE OF Arizona )  
COUNTY OF Pinal ) ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public,  
this 10<sup>th</sup> day of February, 2015, by Ernie Lopez, Fire Chief  
[Insert Name of Signor(s)]

[Signature]  
Notary Public

My Commission Expires: 11-6-2017

## **AZ5 ARIZONA CITY NEIGHBORHOOD MEETING**

MEETING HELD February 4<sup>TH</sup>, 2015-5PM AT ARIZONA CITY FIRE STATION

Name	Address	
Donna Wyatt	9560 W. Debbie Ln. PO Box 1061	IN FAVOR
William Bailey	11150 W. Gorgeous Dr.	IN FAVOR
Elaine Zeckerman	10693 Mazatlan	IN FAVOR
Jeremy Leary	14022 S. Sunland Gin Rd.	IN FAVOR
Kayne Crison-AZ Newspaper	9527 Coronado Dr.	IN FAVOR
Ernie Lopez- Fire Chief	11628 W. Orbejon Rd.	IN FAVOR
James Leary	9150 W. Magnum Dr.	IN FAVOR

Summary: A brief overview of why Verizon is choosing to install a tower at this location was given and drawings were available to view. Questions were addressed and meeting was adjourned at 545PM.

# AZ5 AZ CITY NH MTG

## 2-4-15 VZW SIGN IN SHEET

Name:

Address:

In favor

Janna Wyatt

9520 W Dobbie Ln PO Box 1061  
AZ City AZ

favor

William T Bailey

11150 W. Garguas Dr. Az City AZ

~~FAVOR~~

Elaine Zechman

10693 Mazatlan " "

In Favor

Jeremy McLean

14822 S. Sunland Gin Rd AZ City A

In Favor

Kayne Crison AC News paper

9527 Coronado Dr. Az City 85123

Favor

ERUTE Lopez

11628 W. OLBEGON Rd AZ City

I FAVOR

JAMES R. CONROY

9156 W. MAGNAN DR. AZ CITY

Newspaper: Kayne Crison  
Az City Independent/Edition

e-mail =

editor@arizonacityindependent.com

Cell: (520) 840-2571

## **NEIGHBORHOOD MEETING NOTICE**

Date: January 16, 2015

Dear Property Owner:

The purpose of this letter is to inform you that Verizon Wireless is requesting a Special Use Permit (SUP) from Pinal County for the installation of a new 65 foot monopole. The proposed facility is located at the Arizona City Fire Station at 14022 S. Sunland Gin Rd.

The proposal will consist of a new 65 foot monopole similar to the one currently on the property. Antennas will be attached at the top of the tower and the related cabinets and equipment will be located inside a pre-fabricated shelter adjacent to the tower. This facility is needed to provide coverage to Arizona City where there is currently little to no coverage. These sites are strategically placed to fit within the Radio Frequency design implemented by Verizon Wireless engineers based on their customer needs. This location was chosen due to existing towers being on the property, the interest of the property owner, the geographical location for the site to work properly and property size to fit the shelter and tower. The other two towers were investigated as colocation opportunities, however, the self-supporting structure failed a structural analysis and had already been modified once and the AT&T monopole will not allow Verizon the height needed to achieve its required coverage objective. A new tower was also proposed at the church across the street and the police station to the north but I received no response from the church and the police station property is not large enough to house the facility. Existing power poles were identified as well, but room for ground equipment was sparse. I have enclosed an overall site plan and an enlarged site plan to help you identify the location and layout.

Who: Verizon Wireless

What: Neighborhood Meeting

When: February 4<sup>th</sup>, 2015 @ 5PM

Where: 14022 S. Sunland Gin Rd.

Why: To inform the public of the proposal and as required by Pinal County

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-405-6750 or you can bring your questions or concerns to the meeting if you wish to attend.

Sincerely,



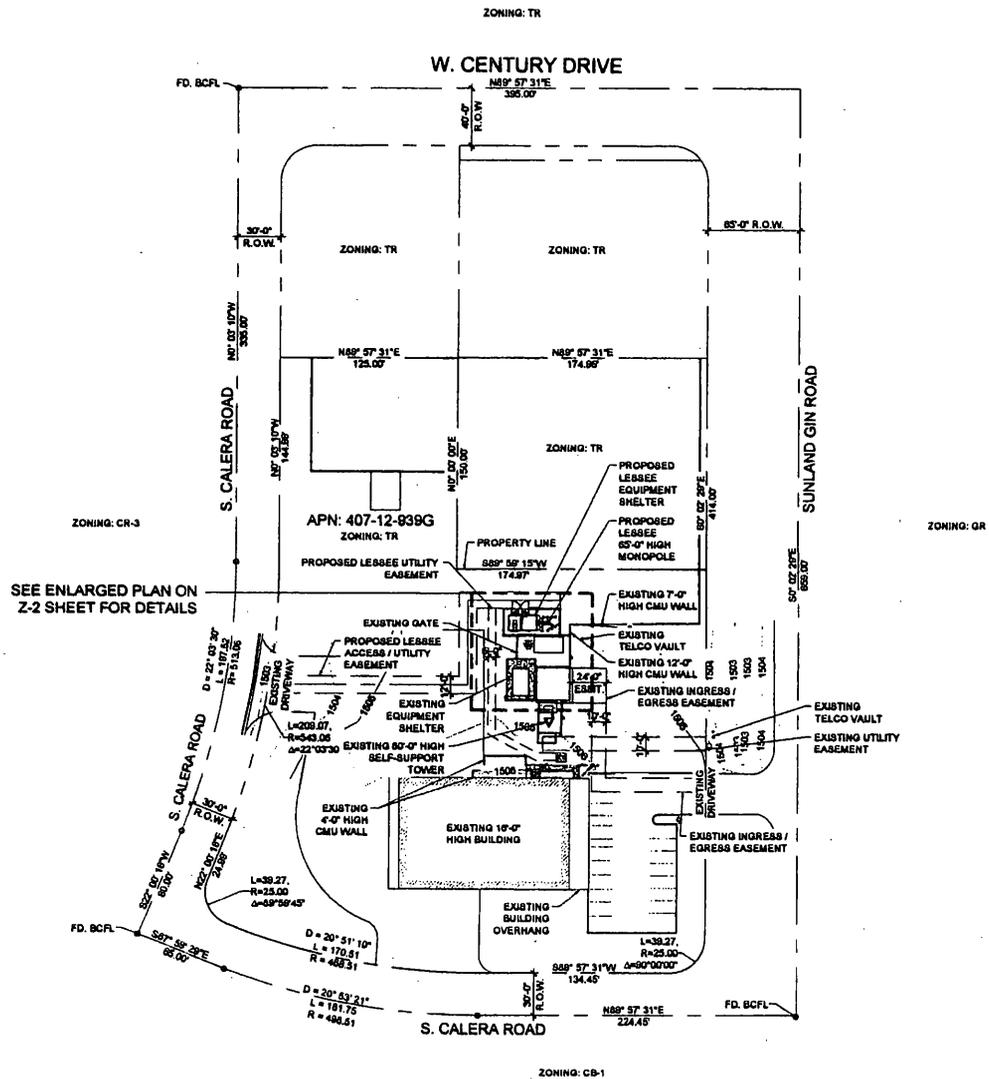
Danielle Waechter

Site Development

Agent for Verizon Wireless

[Dani.waechter@wirelessresources.com](mailto:Dani.waechter@wirelessresources.com)

602.405.6750



**NEW MONOPOLE SETBACKS TO PROPERTY LINE**

NORTH ± 38'-11"  
 SOUTH ± 251'-0"  
 WEST ± 190'-5"  
 EAST ± 111'-3"

\* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

CLIENT

**verizon wireless**

128 W. GEMINI DR.  
 TEMPE, AZ 85283

INTERNAL REVIEW \_\_\_\_\_ DATE \_\_\_\_\_

CONSTRUCTION SIGNATURE \_\_\_\_\_

RF SIGNATURE \_\_\_\_\_

FACILITIES SIGNATURE \_\_\_\_\_

REAL ESTATE SIGNATURE \_\_\_\_\_

PLANS PREPARED BY

**young design corp**

architecture / project management  
 10243 E. Via Linda, Scottsdale, AZ 85228  
 ph: 480 431 9409 fax: 480 431 8606  
 e mail: corporate@ydcoffice.com

SEALED

This drawing is copyrighted and the property of Young Design Corporation (YDC) & produced solely by YDC and all other reproduction or use of this drawing and/or the information contained herein is prohibited without written permission by Young Design Corporation.

1888  
 RYONALD C.  
 YOUNG  
 LAND SURVEYOR  
 STATE OF ARIZONA  
 EXP. 08/31/18

NO. DATE DESCRIPTION

1	2/18/2014	PRELIMINARY REVIEW
2	8/23/2014	ADDED ELECTRICAL EASEMENT

ARCHITECTS JOB NO.  
**YDC-6819**

PROJECT INFORMATION

**AZ5\_ARIZONA CITY**

14022 S. SUNLAND GIN ROAD  
 ARIZONA CITY, AZ 85123

SHEET TITLE

**OVERALL SITE PLAN**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-1**



COAXIAL CABLE TABLE				
SECTOR	AZIMUTH	ENTER/EXIT	QTY.	TYPE
ALPHA	0°	81'-0"	-	-
BETA	150°	81'-0"	-	-
GAMMA	270°	81'-0"	-	-
N/A	N/A	81'-0"	3	1-5/8" BX1/2 HYBRID CABLE

NOTE:  
ALL AZIMUTHS ARE SHOWN RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.

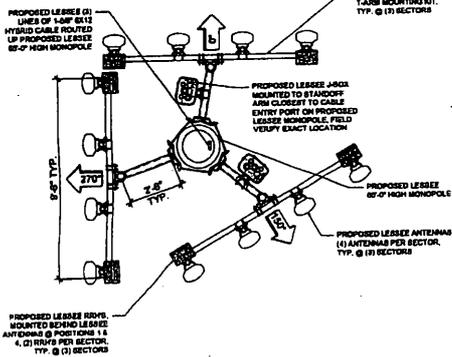
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

**COAX CABLE INFORMATION**

4

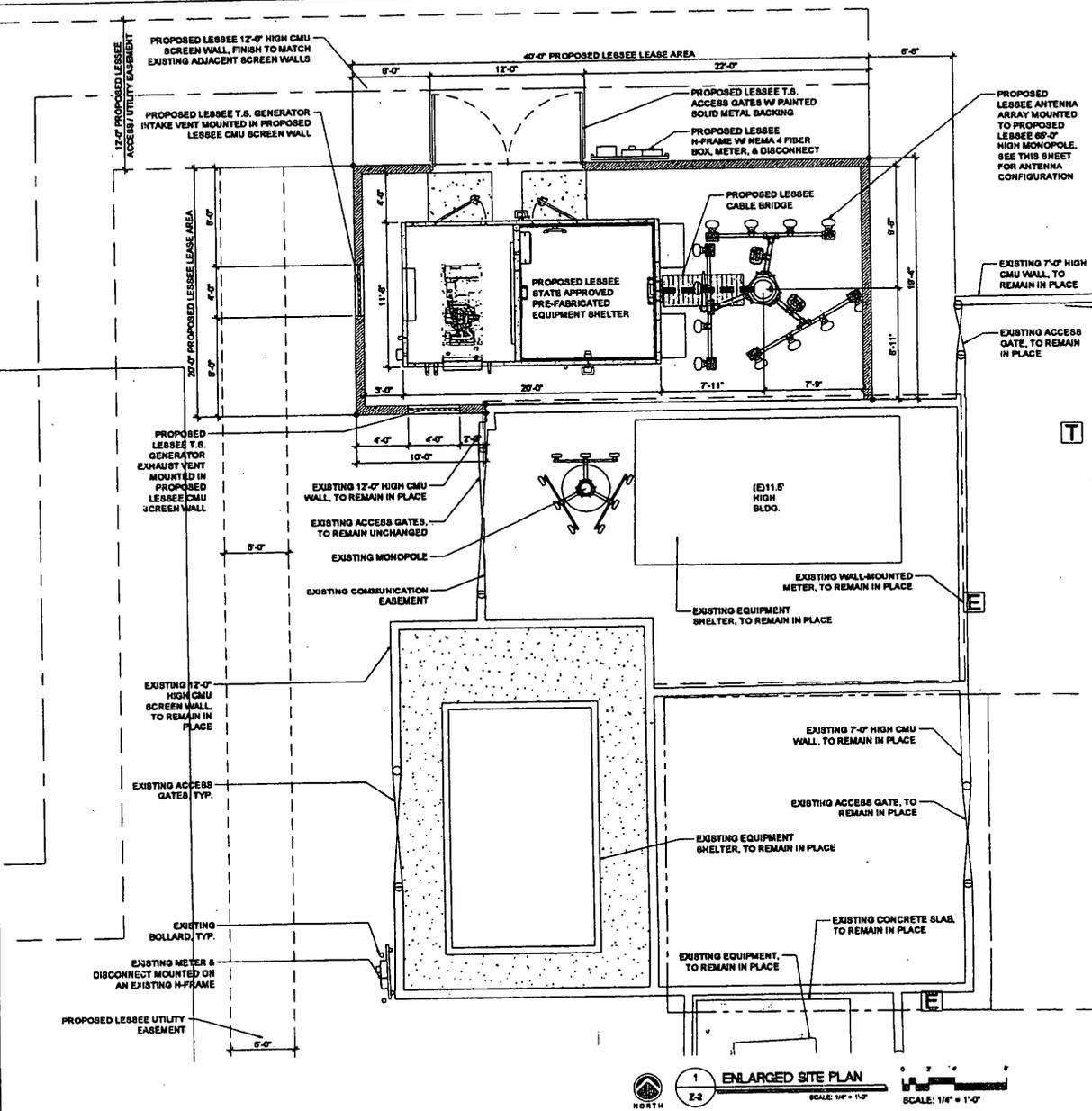
**NOT USED**

3



**NEW ANTENNA CONFIGURATION - 61' CL**

2



CLIENT

**verizon wireless**

126 W. GEMINI DR.  
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

**young design corp**

architecture / project management  
10243 E. Via Linda, Scottsdale, AZ 85258  
ph: 480 431 9800 fax: 480 431 9808  
e mail: corporate@ydcoffice.com

SEAL

Paul C. Young  
Professional Engineer  
License No. 12158  
State of Arizona

I, the undersigned, being a duly licensed Professional Engineer in the State of Arizona, do hereby certify that I am the author of the design and drawings hereon, and that I am a duly licensed Professional Engineer in the State of Arizona.

NO.	DATE	DESCRIPTION
1	3/16/2014	PRELIMINARY REVIEW
2	8/25/2014	ADDED ELECTRICAL CASEMENT

ARCHITECTS JOB NO.  
**YDC-8819**

PROJECT INFORMATION

**AZ5\_ARIZONA CITY**

14022 S. SUNLAND GRN ROAD  
ARIZONA CITY, AZ 85123

SHEET TITLE  
**ENLARGED SITE PLAN  
SITE DETAILS**

JURISDICTION APPROVAL

SHEET NUMBER  
**Z-2**

Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, Pamela Swayze, Applicant's representative for case SUP-004-15, personally caused one sign to be posted in a visible place on or near the proposed project site at 14022 S. Sunland Gin Rd., at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed site, in unincorporated Pinal County.

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

Dynamite Signs, Inc.  
Sign Company Name

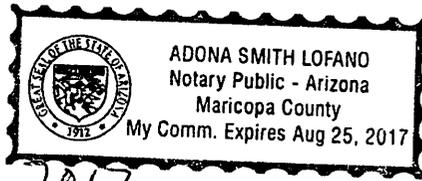
Pamela Swayze  
Sign Company Representative

Subscribed and sworn to be on this 10 day of April, 2015 by

Pamela Swayze.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Adona Smith Lofano  
Notary Public



My Commission expires: August 25, 2017

# **PINAL COUNTY** *Public Hearings*

**Case Number: SUP-004-15**

**Existing Zoning: TR**

**Proposed Use: TR/Communications Facility**

**Acreage: Lease Area: 20' X 40'**

**Applicant: Danielle Waechter**

**Applicant Phone: 602-405-6750**

**Public Hearing  
Information**



**Case Information Available at Pinal County Planning & Development Services  
520-866-6442**

04/10/2015 11:55:18

**SUP-006-15**



MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-006-15 (Peralta Trail Horse and RV Park)**

CASE COORDINATOR: Evan Balmer

---

***Executive Summary:***

*This is an SUP to allow operation of a seasonal thirty-two space recreational vehicle and horse boarding facility in the GR zone.*

**If This Request is Approved:**

This SUP will begin the process of allowing the construction and operation the Peralta Trail Horse and RV Park in the Gold Canyon area.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request with the attached stipulations.

---

LEGAL DESCRIPTION: a 14.97± acre parcel situated in a portion of the SW¼ of Section 11, T1S, R9E G&SRB&M, tax parcel 104-09-009D (legal on file)

TAX PARCEL: 104-09-009D

LANDOWNER/APPLICANT: Dennis and Robin Harris, 8760 Horse Creek Mesa Rd., Jackson, WY 83001

REQUESTED ACTION & PURPOSE: Dennis and Robin Harris, landowners/applicants, requesting a Special Use Permit to operate a seasonal thirty-two space recreational vehicle and horse boarding facility on a 14.97± acre parcel in the GR zone.

LOCATION: Located off of Peralta Road in the Gold Canyon area.

SIZE: 14.97± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are a mixture of Very Low Density Residential and Moderate Low Density Residential. Commercial uses are allowed up to 20 acres within this designation.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently undeveloped.

**SURROUNDING ZONING AND LAND USE:**

North: GR – Residential and Commercial  
East: GR – Vacant State Land

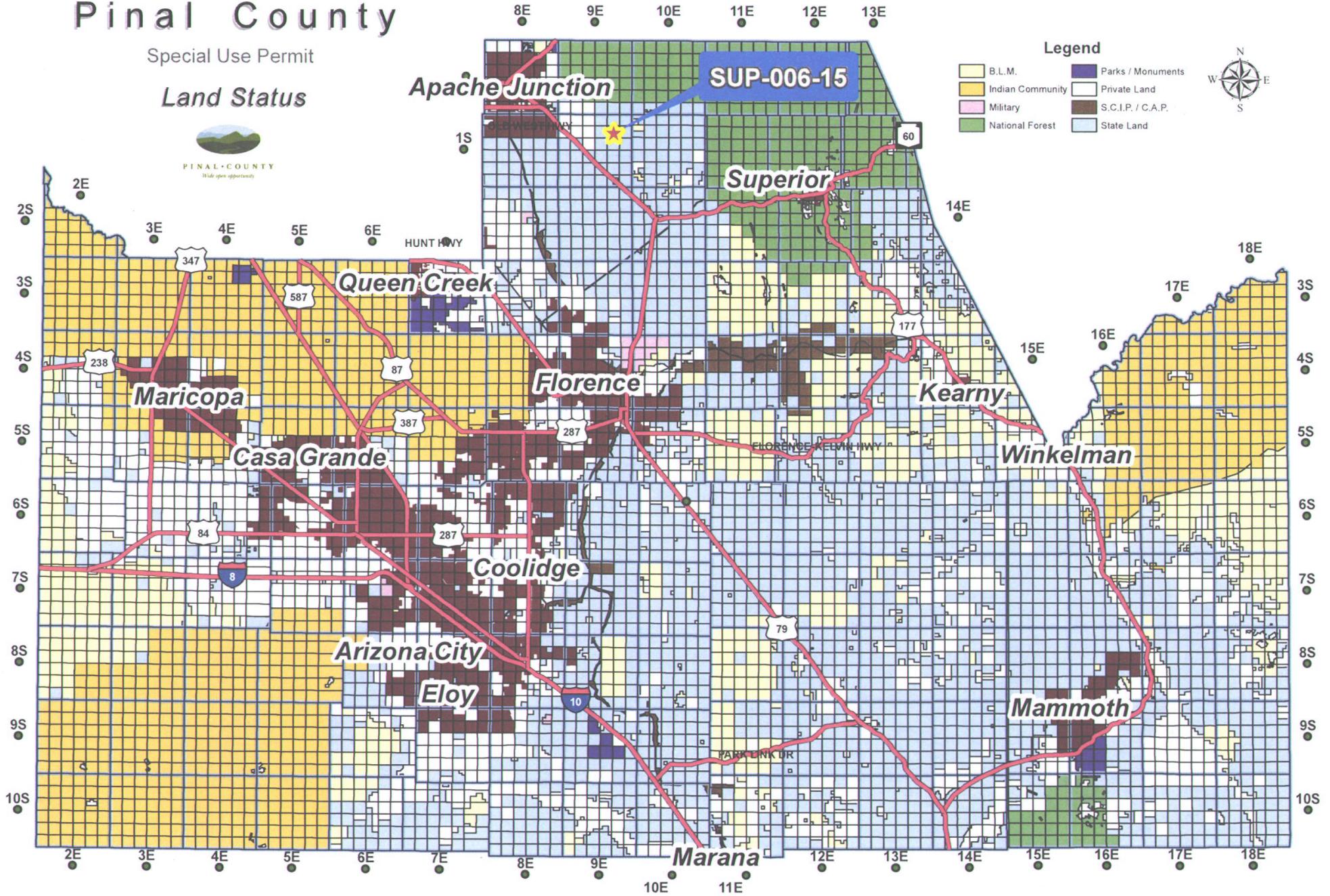
# Pinal County

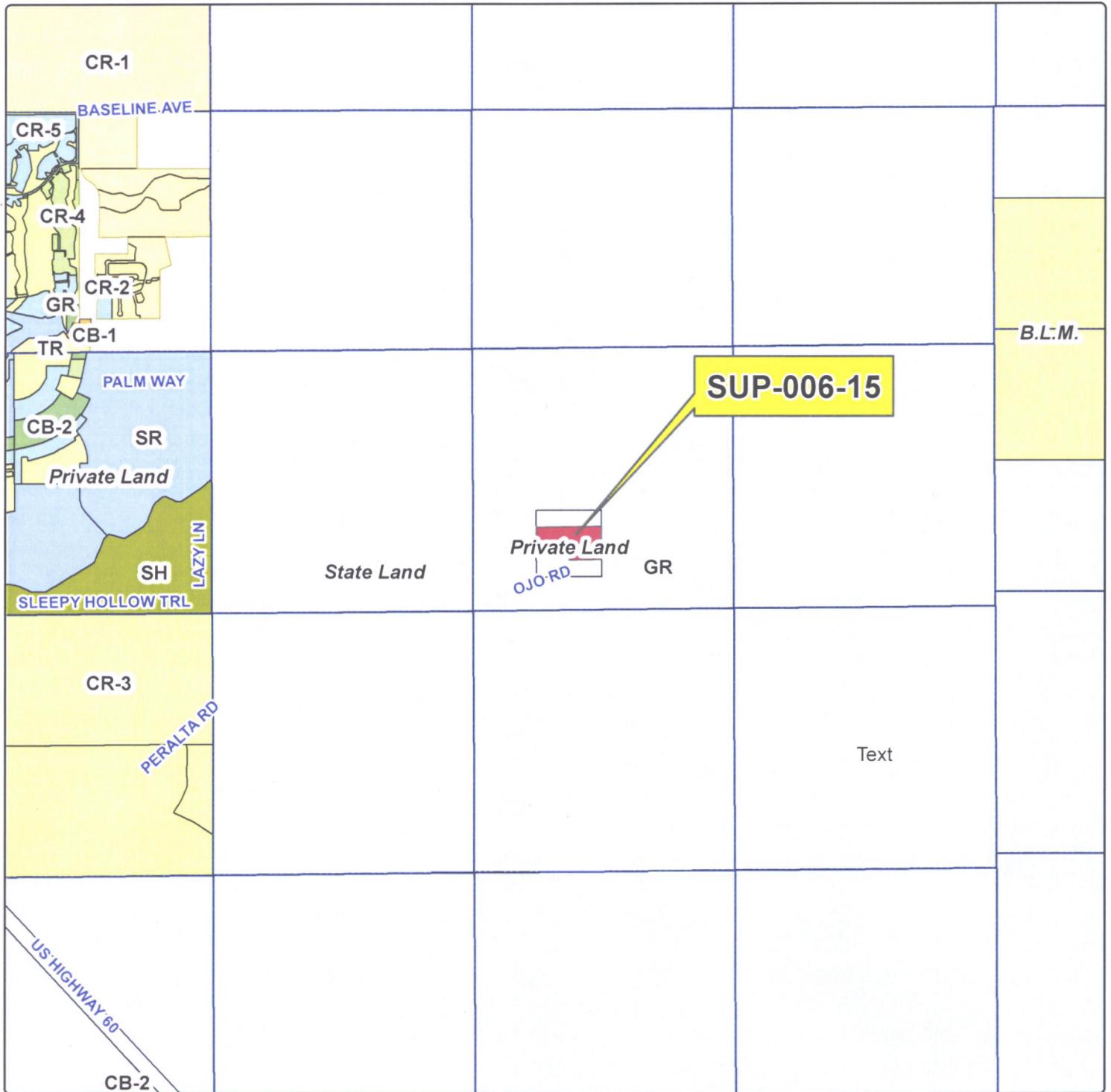
Special Use Permit

Land Status



PINAL COUNTY  
Wild open opportunity





**Special Use Permit**

**Community Development**



PINAL COUNTY

*Wide open opportunity*

Dennis and Robin Harris

**Legal Description:**  
 Situated in a portion of the Section 11, T01S-R09E, G4SR8&M, Parcel 104-09-009D  
 (legal on file). (Located off of Peralta Road in the Gold Canyon area).

T01S-R09E Sec 11



Dennis and Robin Harris

Sheet No.  
1 of 1

Drawn By:	GIS / JT / LJT	Date:	04/14/2015
Section:	11	Township:	01S
Range:	09E	Case Number:	SUP-006-15

State Land

PERALTA RD

SUP-006-15

11

Private Land

OJO RD

14

### Special Use Permit

SUP-006-15 – PUBLIC HEARING/ACTION: Dennis and Robin Harris, landowners/applicants, requesting a Special Use Permit to operate a seasonal thirty-three space recreational vehicle and horse boarding facility on a 14.97± acre parcel in the GR zone; situated in a portion of the NW¼ of Section 11, T1S, R9E G&SRB&M, tax parcel 104-09-009D (legal on file) (located off of Peralta Road in the Gold Canyon area).

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



PINAL COUNTY  
Wide open opportunity

**Legal Description:**

Situated in a portion of Section 11, T01S, R09E, G&SRB&M, Parcel 104-09-009D (legal on file) (located off of Peralta Road in the Gold Canyon area).

T01S-R09E Sec 11



Sheet No.  
1 of 1

Owner/Applicant: Dennis and Robin Harris		
Drawn By: GIS / IT / LJT	Date: 04/14/2015	
Sections: 11	Township: 01S	Range: 09E
Case Number: SUP-006-15		



**SUP-006-15**

***Special Use Permit***



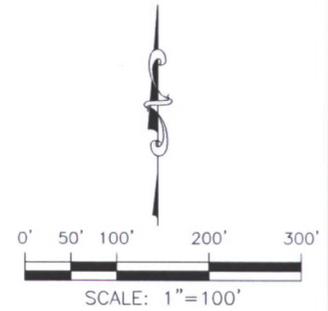
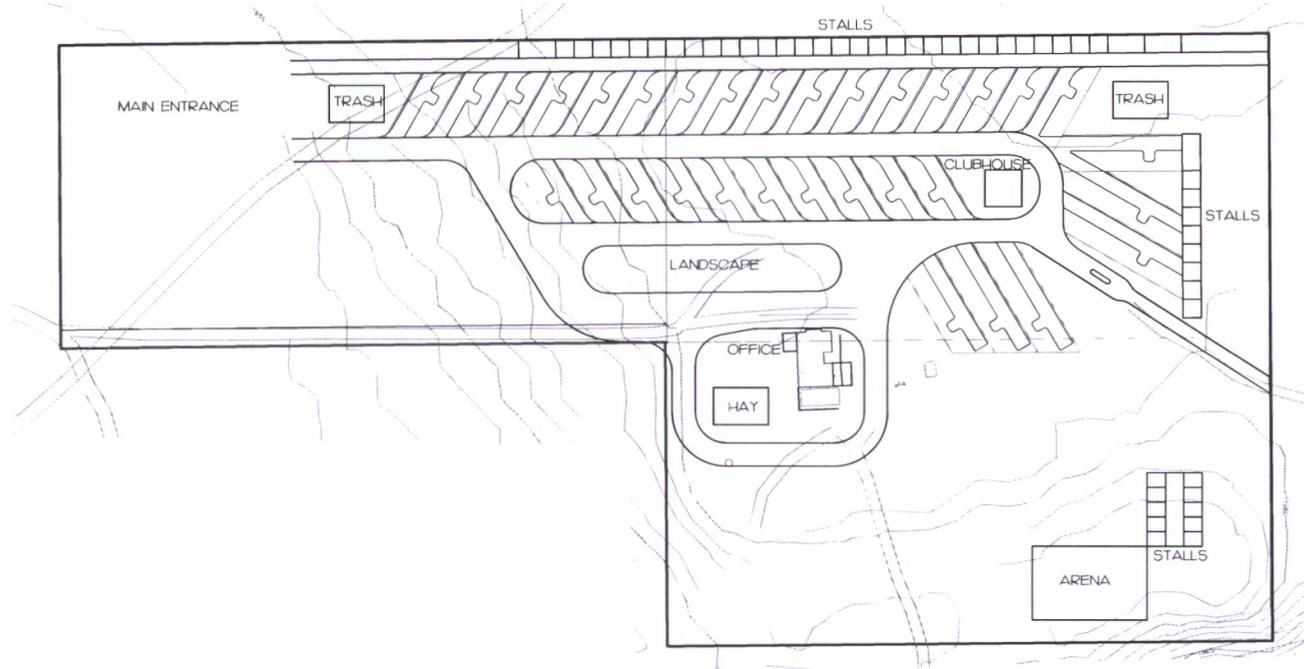
**PINAL • COUNTY**  
*Wide open opportunity*

**SUP-006-15**



# Peralta Trail Horse & RV Park - Design Overview

Apache Junction, Arizona



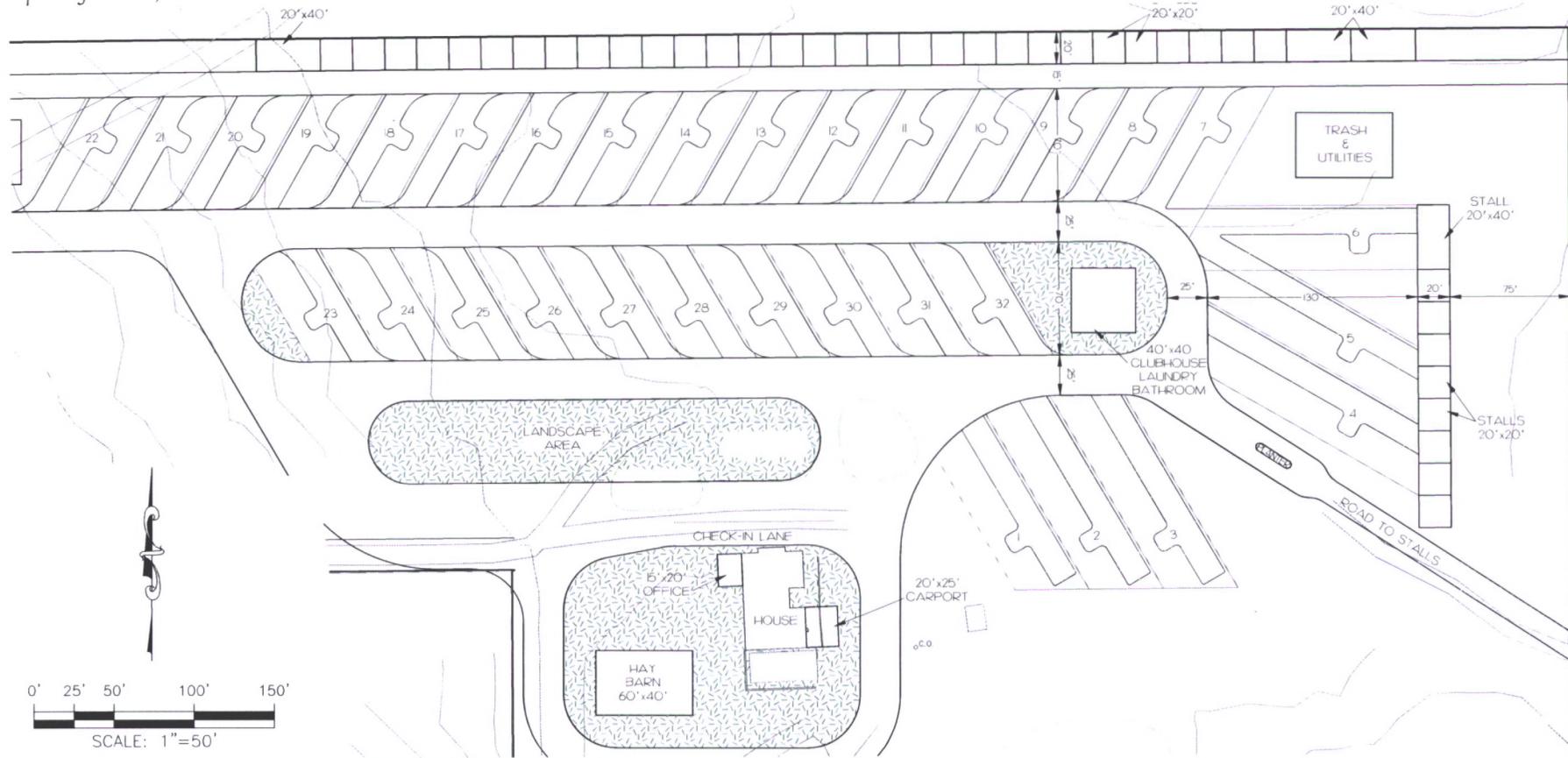
SESSION #:	RV Park Consulting, Inc.
PROJECT:	PERALTA TRAIL HORSE & RV PARK
	PINAL COUNTY
	Apache Junction, Arizona
SCALE:	1" = 100'
DATE:	04.07.2015
SHEET:	2 of 5

Rich Stockwell  
512 S. 10th St.  
LeComme, WA 98257  
TEL: 360-466-3322  
http://www.rvparkconsulting.com • rvparkconsulting.com



# Peralta Trail Horse & RV Park - Design RV Sites

Apache Junction, Arizona



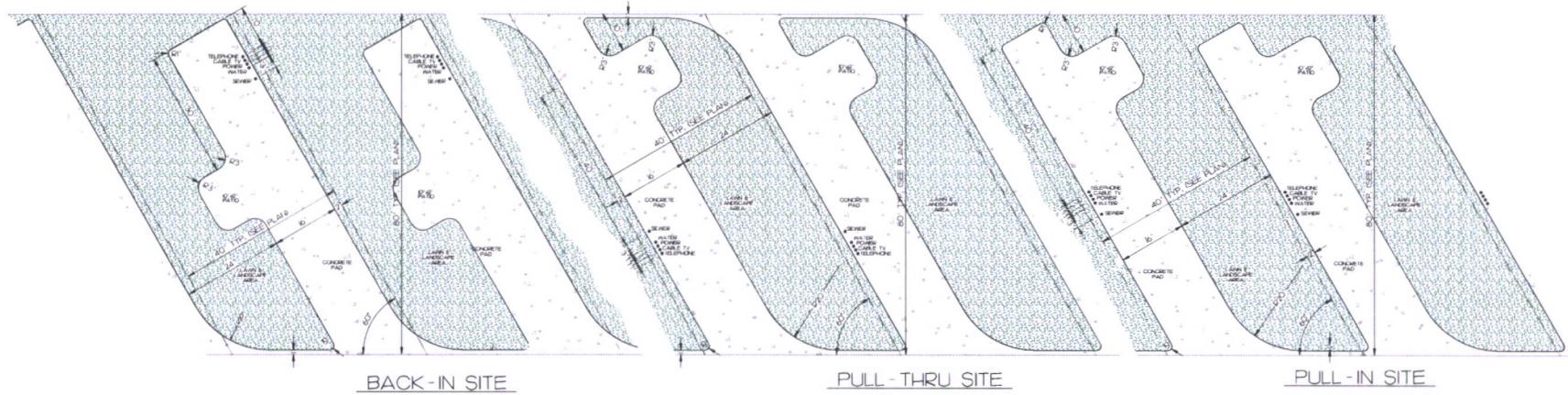
DESIGN BY: RV Park Consulting, Inc.  
 Rich Stockwell  
 502 S. State Ave.  
 Suite 100  
 Phoenix, AZ 85004  
 TEL: 340-444-3322  
 http://www.rvparkconsulting.com • rich@rpkconsulting.com

PROJECT: PERALTA TRAIL HORSE & RV PARK  
 PINAL COUNTY  
 Apache Junction, Arizona

SCALE: 1" = 50'  
 DATE: 04.07.2015  
 SHEET: 4 of 5

# Peralta Trail Horse & RV Park – Details

Apache Junction, Arizona



BACK-IN SITE

PULL-THRU SITE

PULL-IN SITE

DESIGN BY:  
 RV Park Consulting, Inc.  
 Rich Stockwell  
 517. Shoreline Drive  
 03090, MA 01817  
 TEL: 960.444.3333  
<http://www.rvparkconsulting.com> • [rvc@rvcconsulting.com](mailto:rvc@rvcconsulting.com)

PROJECT:  
**PERALTA TRAIL HORSE & RV PARK**  
 PINAL COUNTY  
 Apache Junction, Arizona

SCALE:  
 1" = 20'

DATE:  
 03.28.2014

SHEET:  
 5 of 5

South: GR - Residential and Commercial Stable/Ranch  
West: GR – Vacant State Land

FINDINGS:

Site data:

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

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 10, 2015  
Neighborhood and agency mail out: April 16, 2015  
News paper Advertising: Week of April 27, 2015  
Site posting: Applicant: Prior to April 30, 2015  
Site posting: County: May 1, 2015

HISTORY: The subject property is zoned GR and is surrounded by State Land. The property had previously started to develop residentially, however, the home was never finished and the property is currently vacant.

ANALYSIS: The applicant is requesting a Special Use Permit to operate a seasonal horse boarding/RV park facility. The subject property is located on Peralta Road approximately 1.5 miles east of the Peralta Trails subdivision and is one of four parcels that are surrounded by State Land. There is a commercial ranch and stable facility that offers trail rides and cookouts adjacent to the south side of the property and a team building rope course facility, Camp Peralta, adjacent to the north side of the property. The applicant's proposal appears to be consistent with the surrounding land uses and the rural nature of the area.

As the subject property is surrounded by State Land, prior to Site Plan Review approval, the applicant will be required to demonstrate that they have legal access to the site for commercial purposes.

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 SUP the Commission is considering is for a seasonal horse boarding and RV park 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 facility.

To date, no letters in support or in opposition have been received regarding the requested special use permit.

The **Bureau of Land Management** reviewed the proposal and had no comments.

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

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

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-006-15**. 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 applicants, Dennis and Robin Harris, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the

Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an SUP.
2. To date, no letters in support or in opposition have been received.
3. The site is accessed from Peralta 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:

After a detailed review of the request, Pinal County Comprehensive Plan, and the PCDCS, Staff recommends approval of this request.

However, in addition to staff recommendations, 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-006-15** 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 Peralta Trail Horse and RV Park shall operate seasonally between November 1<sup>st</sup> and April 30<sup>th</sup>;
- 2) the layout, design and set up of the Peralta Trail Horse and RV Park shall be as shown and set forth on the applicant's submittal documents and site plan, and shall be limited to thirty-two (32) spaces;
- 3) there shall be no storage of unoccupied recreational vehicles on the property;
- 4) there shall be no Park Models allowed on the property;
- 5) the permit is set for annual review beginning June 25, 2016;
- 6) the applicant/owner/operator shall keep the property free of trash, litter and debris;
- 7) 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;
- 8) 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;

- 9) prior to Site Plan approval, the applicant is to provide to Pinal County the documents from the State Land Department showing legal access through State Land for the intended commercial use;
- 10) 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.;
- 11) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

Date Prepared: 05/12/2015 - ewb  
Revised:

# Peralta Horse And RV Park

# PROPOSAL FOR PERALTA HORSE AND RV PARK

Dennis and Robin Harris  
6499 South Kings Ranch Road  
Suite 6 Box 96  
Gold Canyon, Arizona 85118

## Mission:

Our Goal is to create a clean, low impact park that will be easy on the environment and surrounding areas. This park will be designed with people traveling with horse's and pets in mind. Our dates of operation will be from mid November to mid April.

## Features:

RV and live-in horse trailers will be spaced as far apart as room will allow. We plan to incorporate only thirty-three spaces. Thirty will be available for the general public, the other three will be withheld for overflow and park host. Large stalls with shade will provide comfort for the client's equine friends. A lodge, office, and shop will be built on the existing foundation and the owners quarters will be built on the second floor. Public restrooms/showers will provide convenience as well as a laundry facility. These will be configured into 3 individual restroom/showers with one of them conforming to Federal ADA requirements ( and all public buildings). A hay barn will be built for clients and personal use as well as long term storage when the park closes. A horse arena and round pen will be built for training and exercising. Roads and space's will consist of decomposed granite and watered with an environmental friendly dust guard regularly. Manure will be contained in metal roll off containers and hauled off. The first 4 acres will be left in the natural. The other 11 acres was cleared from the previous owner creating the ideal RV site location. We will utilize the two existing roadways to provide ingress and egress. Utilizing the existing roads will further benefit current flora and fauna. Plus, by having two roads, it will be easier to evacuate the park should an emergency arise.

The east side of the Superstition Mountains provides primitive campsites only creating excessive trash from campsites and small temporary pins or picket lines for horses. As mentioned before, this park will minimize the high volume of traffic generated by horse people that want to ride in the Peralta trail area. This will lower the dust factor as well as road wear. Currently the county provides periodic grading of the road, so trucks with heavy horse trailer's will decrease. The up and coming community of Gold Canyon will also benefit from the park customers as well as the tax revenue that will be generated by the park and it's clientele.

**From:** Mendoza, Francisco  
**To:** Evan Balmer  
**Subject:** Pinal Co Case # SUP-006-15  
**Date:** Thursday, April 30, 2015 2:40:32 PM

---

Evan Balmer  
Pinal County Community Development Department:

The Tucson Field Office of the Bureau of Land Management has reviewed the subject proposal involving private lands in T1S R 9E Sec 11.

This proposed use is on lands outside the Tucson Field Office administrative boundaries. Nevertheless, there are no BLM lands affected, as the nearest BLM land is over 2 miles away.

We therefore have no comments on this proposal.

If you have any questions, please let me know.

--

Francisco J. Mendoza, Outdoor Recreation Planner  
USDI/BLM Tucson Field Office; 3201 E. Universal Way, Tucson, Arizona 85756-5021  
Phone (520) 258-7226, FAX (520) 258-7238  
<http://www.blm.gov/az/st/en.html>



PINAL COUNTY  
*wide open opportunity*

## Memorandum

Date: May 21, 2015

To: Steve Abraham, Planning Division Manager  
Community Development Department

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

**Subject: Rezoning Application for PERALTA RV & TRAIL RIDES, Case SUP-006-15**

The Public Works Department has reviewed the Rezoning Application for PERALTA RV & TRAIL RIDES, Case No. SUP-006-15 and recommends that it be approved subject to the following conditions:

- 1) 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;
- 2) Prior to Site Plan approval, the applicant is to provide to Pinal County the documents from the State Land Department showing legal access thru state land for the intended commercial use.

rev: L. Chow  
cc: E. Balmer

COMMUNITY DEVELOPMENT  
ENGINEERING DIVISION

**MEMORANDUM FROM AIR QUALITY**

**Date:** May 8, 2015  
**To:** P & Z Review Committee  
**From:** Anu Jain - Permit Engineer  
**Re:** Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/21/15	SUP-004-15	Wireless Resources, Inc.	AZ5 Arizona city – Cell Tower	See Comment 3
5/21/15	SUP-006-15	Dennis Harris	RV Park & Horse Trail Riding	See Comments 1 & 2

**\*Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.
2. Dust registration is required if 0.1 acres or more land is disturbed.
3. Air quality industrial permit may be required if the capacity of the generator is more than 325 HP and is scheduled to run for more than 72 hours annually.

**Note:**

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

**Date:** 11:50 AM PST, 02/27/2015

**From:** Dennis Harris [REDACTED]

**To:** store3750@theupsstore.com

**Subject:** please print

---

Dennis and Robin Harris  
15357 Peralta Rd  
Gold Canyon, AZ 85118

February 27, 2015

Dear Neighbor,

We would like to invite you to a meeting on our property at 15357 Peralta Rd.

This notification of a meeting is a requirement of Pinal County.

We will discuss our planned use of the property and answer any questions you may have.

We look forward in seeing you on Tuesday March 10, at 5:00 P.M. Drinks and snacks will be served.

Thank You,

Dennis and Robin Harris

**Neighborhood meeting for Peralta Horse and RV Park**

**Held at property site 15357 Peralta Rd. Gold Canyon  
Tuesday, March 10, 2015, at 5:00 p.m.**

**Present at the meeting were the following;**

**Dennis and Robin Harris**

**Shelly Donnelly Richardson**

**Al Buckmeier**

**Ann Dugan**

**Discussion's were set around the planned use for the property and the possible impact for all who attended.**

**The Harris' explained the Layout, traffic flow, number of space's, period of time Park will open and close. They also explained their plan for horse stall location's and planned manure management.**

**The only main concern came from Al Buckmeier. He asked if we could use an alternate road within the property boundaries instead of the current road which run's parallel and in front of his main view of the Superstition Mountain's. The Harris' said that would not be a problem and to further ease his mind they would not develop in front of him and leave it open space.**

**Shelly Richardson had no concern and was enthusiastic because, of the potential business it would bring to existing horse and trail riding business.**

**The meeting adjourned at around 7:00 p.m.**

Attendance Record for:

Meeting at 5:00 pm at  
15357 Peralta Rd  
Gold Canyon, AZ 85118

1. Shelly Donnelly Richardson 3/10/15  
6699 S. Kings Ranch Rd Ste 6, Gold Canyon AZ  
85118
2. x Al Buckner 3/10/15  
4772 W. Wolverine Pass Rd Apache Junction AZ  
85119
3. x Ann Dugan 3/10/15  
85119

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 BALMER
  - 2. Date of Concept Review: 2/24/2015 Concept Review No.: CR - 2 - PA00715
  - 3. The Legal Description of the Property: 104-09-009C6/104-09-009B8
  - 4. Tax Assessor Parcel No(s): 104-09-009C6/104-09-009B8
  - 5. Current Zoning: RURAL/AG
  - 6. Parcel size: 15 ACRES
  - 7. The existing use of the property is as follows: AG
  - 8. The exact use proposed under this request: HORSE/RV PARK  
OVERNIGHT STABLES
  - 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. THERE IS NO PLACE TO STAY OVERNIGHT OR EXTENDED STAY TRAVELING WITH HORSE'S ON EAST SIDE OF SUPERSTITION MTN. THERE ARE WAITING LISTS FOR THE CURRENT PARKS IN APACHE JUNCTION AREA

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: Special use permit for Overnight Stabling in GR zone #0
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: N/A
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Below, minimum
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: N/A
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? N/A
6. What type of landscaping are you proposing to screen this use from your neighbors? N/A
7. What type of signage are you proposing for the activity? Where will the signs be located? ENTRANCE
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: ALL MATERIALS WILL BE NATURAL. NO CONCRETE OR ASPHALT ROADWAYS MADE OUT OF DG AND. DUST CONTROL WITH AN ORGANIC COMPOUND
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.

8760 HORSE CREEK MEESA RD  
DENNIS + ROBIN HARRIS Jackson, WY 83001 307-413-2507  
Name of Applicant Address Phone Number

Dennis Harris ds Harris@reagan.com  
Signature of Applicant E-Mail Address  
Robin Harris

Name of Agent/Representative Address Phone Number

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.

Dennis & Robin Harris 6499 S. King Ranch Rd (307) 413-2507  
Name of Landowner Address Suite 6 Box 96 Phone Number  
Gdd Canyon, AZ 85118  
Dennis Harris Robin Harris ds Harris@reagan.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.

CONSENT TO PERMIT

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

DENNIS HARRIS ROBIN HARRIS  
[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 15 acres located  
at 15357 PERALTA RR GOLD CANYON, and further  
[Insert Address of Property]

identified as tax parcel number 104-09-00906/104-09-00988 and legally described as follows:  
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Dennis & Robin Harris's application  
[Insert Name of Applicant]  
for Conditional Use for Overnight Stabling & RV Park  
[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]

Dennis Harris  
[Signature]

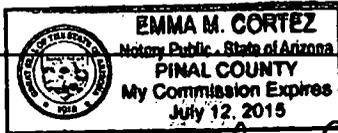
Robin Harris  
[Signature]

Dated: 3/12/2015

Dated: 3-12-15

STATE OF Arizona,  
COUNTY OF Pinal ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public,  
this 12th day of March 2015, by Dennis Harris, Robin Harris  
[Insert Name of Signor(s)]



[Signature]  
Notary Public

My Commission Expires: July 12, 2015

# 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 PCDC.
- 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



**AFFIDAVIT OF POSTING OF BROADCAST SIGN**

I, Dennis & Robin Harris, Applicant for case \_\_\_\_\_ (Case number), personally caused \_\_\_ sign(s) to be posted in a visible place on or near the proposed project site on \_\_\_\_\_ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed \_\_\_\_\_ (Type of application), in unincorporated Pinal County

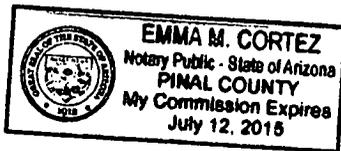
The notice was posted as indicated on the attached map and photograph.

Dennis & Robin Harris  
Applicant

STATE OF ARIZONA)  
) ss:  
COUNTY OF PINAL)

Subscribed and sworn to me by Dennis this November day of 2015, 20\_\_.

[Signature]  
Notary Public  
My Commission Expires:



**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.: 10409005 D  
 Name: Alvin Buckmeier  
 Address: 4772 N. Wolverine Pass Rd.  
 City/ST/Zip: Apache Junction AZ 85119

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

Parcel No.: 10409005 F  
 Name: Shelly Richardson  
 Address: 6699 S. King Ranch Rd Ste 6  
 City/ST/Zip: Gold Canyon, AZ 85118

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

Parcel No.: 10409008 C  
 Name: David Lengyel & Teresa Shaw  
 Address: 4185 N. Wildcat Trl  
 City/ST/Zip: Flagstaff, AZ 86001

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: \_\_\_\_\_

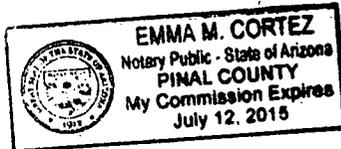
I hereby verify that the name list above was obtained on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the office of \_\_\_\_\_, and is accurate and complete to the best of my knowledge.

Dennis Harris  
 Signature

3-11-15  
 Date

Acknowledged before me by Dennis Scott <sup>Harris</sup> Robin Harris on this 12th day of MARCH, 2015.

(SEAL)

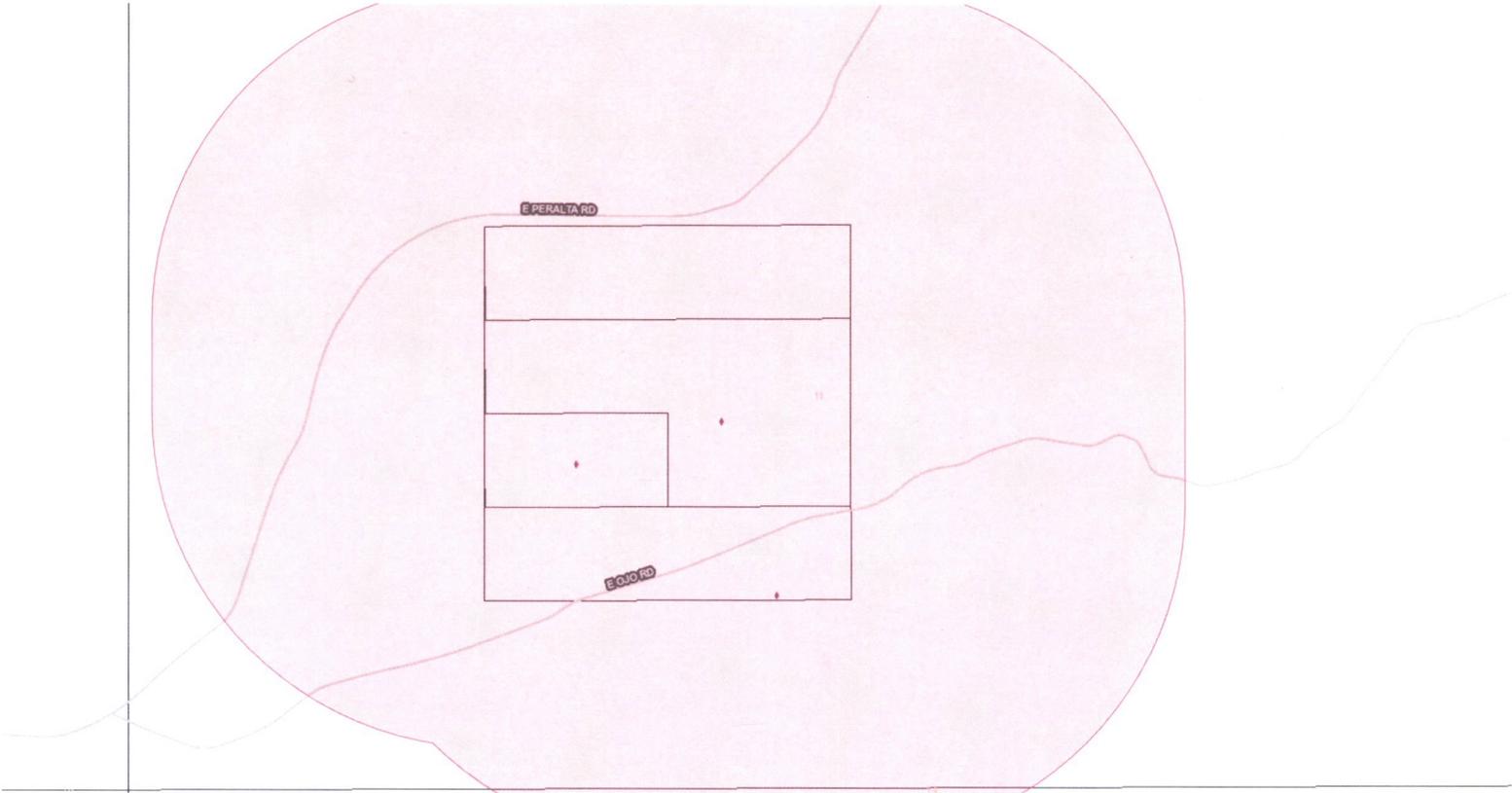
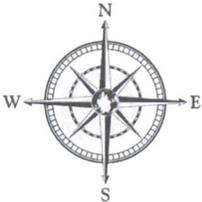


[Signature]  
 Signature of Notary Public

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



# Pinal County Web Map



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



**S-050-04**



PINAL COUNTY  
*wide open opportunity*

MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-050-04 (Bella Vista)**

CASE COORDINATOR: Dedrick Denton

---

*Executive Summary:*

*This is a tentative plat extension to allow two additional years to record a final plat or request another extension for additional time. The development was approved by the Board of Supervisors under Planning Case PZ-PD-020-04, which zoned the property to CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-050-04 which allowed the applicant to proceed forward with the subdivision process. To date, this will be the third request for a tentative plat extension.*

**If This Request is Approved:**

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request to allow an additional two years with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards and is current with today's Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulation are included in this staff report.

---

LEGAL DESCRIPTION: A 650± acre parcel situated in a portion of Section 23, T3S, R8E, G&SRB&M, (legal on file).

TAX PARCEL: 200-23-001N, 001Q, 001R and 001S.

LANDOWNERS: Volken Foundation, 1121 W. Warner Rd., #109, Tempe, AZ 85284.  
AZ Farm Investors 126 LLC, 1121 W. Warner Rd., #109, Tempe, AZ 85284.  
BV23, LLC, 7051 E. Balfour Rd., Paradise Valley, AZ 85253.

REQUESTED ACTION & PURPOSE: Volken Foundation et al., landowners, requesting approval of a tentative plat extension for **Bella Vista**, 1,840 lots on a 650± acre parcel in the CR-3/PAD zone.

LOCATION: Located adjacent to the west side of Quail Run Lane, the south side of Bella Vista Road, and the Town Florence.

SIZE: 650± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-020-04 to allow for residential development.

SURROUNDING ZONING AND LAND USE:

North: GR & SR/PAD; Agricultural

East: CR-3/PAD; Residential & Town of Florence

South: GR; Agricultural

West: GR; Agricultural

ANALYSIS:

- On January 27, 2005 the Planning and Zoning Commission granted tentative plat approval for Bella Vista with 37 stipulations.
- On April 21, 2011 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 45 stipulations.
- On April 18, 2013 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 45 stipulations.
- On February 18, 2015 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
- The Planning Division has no additional recommended stipulations.
- The Engineering Division has no additional recommended stipulations.
- Due to current market conditions and new owners staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Existing stipulation number forty-five has been modified to reflect staff's recommendation.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

**I move to approve the following stipulations for the tentative plat of Bella Vista: Stipulations 1 – 45, modifying stipulation 45 to extend the tentative plat to May 18, 2017 as set forth in the staff report.**

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by

the County Engineer. The Traffic Impact Analysis shall comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.

2. Access to County right-of-ways shall be per the Regionally Significant Routes for Safety & Mobility (RSRSM): Access Management Manual, October 2008.
3. Submit copies of a Drainage Report to Pinal County Public Works for review and approval by the County Engineer. The approved Drainage Plan shall provide retention for the 100-year, 2-hour storm waters in a common retention area.
4. The drainage plan shall be in accordance with the Pinal County Drainage Manual, August 2004.
5. 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.
6. 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 on 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. Minimum 55' half street right-of-way dedication along all section lines and a minimum 40' half street right-of-way dedication along all mid-section lines.
  - d. Provide a minimum 75' half street right-of-way dedication along Bella Vista Rd.
  - e. 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.
  - f. The minimum paving width for SIERRA VISTA RD., QUAIL RUN LN., and JUDD RD. shall be 37.5' (centerline to back-of-curb) with a minimum structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within a minimum 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County

Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

- g. The minimum paving width for BELLA VISTA RD. shall be 37.5' (centerline to back-of-curb) with a minimum structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within a minimum 75' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - h. The minimum paving width for all north/south, east/west and loop collector roadway shall be 51' (back of curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within a minimum 80' of half street right-of-way throughout the entire subdivision. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - i. Provide 6.5' bike lanes (measured from back of curb to centerline of striping) on both sides of all arterial and major collector roadways.
  - j. Provide sidewalks that meet the following minimum criteria: major arterials – minimum separation from back of curb is 5', minimum width of sidewalk is 10' (detached) or 12' (attached), minimum radius is 150' (if meandering); minor arterials – min. separation is 5', min. width is 10' (detached and attached), min. radius is 100' (meandering); collector streets – min. separation is 3', min. width is 6' (detached) or 8' (attached), min. radius is 50' (if meandering); and local streets – min. width of sidewalk is 4' (attached only).
  - k. A minimum 28' paved all weather public access shall be provided to the site to meet current Pinal County Standards.
  - l. All right-of-way dedication shall be free and unencumbered.
  - m. Provide a secondary access for the site as approved by the County Engineer.
  - n. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
7. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
  8. Prior to recordation of the final plats, the developer shall name in a letter to the County Engineer, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.

9. 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.
10. At final plat submittal, provide a copy of the computer closure for the subdivision boundary.
11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.
13. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
14. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.
15. Public Utility Easements (PUE) are to be 8' and are to be located outside the rear and side of lots.
16. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.
17. 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.
18. 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.
19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the 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.
20. Applicant/owner agrees to contribute to the Superstition Valley Subregional Transportation Fund a certain amount per dwelling unit plus an annual inflation rate

of 3.5% as set forth in Exhibit 21 - Fee Schedule of the Superstition Valley Subregional Transportation Study and hereinafter referred to as the Transportation Fee. Said Transportation Fee is based on the year when the Board of Supervisors approves the zoning case and, if applicable, the adjoining planned area development case. Transportation Fees will be paid in installments as shown in the Fee Schedule. Transportation Fees are separate from any development or impact fee that the Board of Supervisors may adopt in the future. Transportation Fees paid on a dwelling unit shall be a credit against the transportation element of any development or impact fee imposed on the dwelling unit.

21. 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.
22. Any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.
23. Prior to final subdivision approval (final mylar plat), the applicant/ developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
  - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN)**.
  - c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
24. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
25. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide written verification from the Florence Unified School District #1, that all applicable school concerns/issues have been resolved to the satisfaction of the School District.
26. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
27. The applicant/owner shall develop the subject property in accordance with the submittal documents for Bella Vista, and in accordance with all applicable criteria of the Subdivision Ordinance, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.

28. Development of the 1,840 lot Subdivision (Bella Vista) shall be in conformance with Planning Case PZ-PD-020-04, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Ordinance.
29. Development of the proposed Subdivision (Bella Vista) shall be in conformance with the applicable goals, policies and residential densities of the Urban Designation of the adopted Pinal County Comprehensive Plan.
30. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
31. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the final plat for review.
32. Place the following items on the face of the final plat:
  - a. Typical Public Utility Easements and Building Setback Lines.
  - b. Vicinity and Location Map.
  - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
  - d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations including a note regarding a model complex and accessory uses, as applicable.
  - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
33. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the Bella Vista subdivision remains in open space with a maximum overall density of 3.5 dwelling units per gross acre.
34. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this subdivision and adjacent subdivision both current and proposed.
35. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc. or approved under the zone change /PAD.
36. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
37. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.
38. Prior to final subdivision approval (final plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional

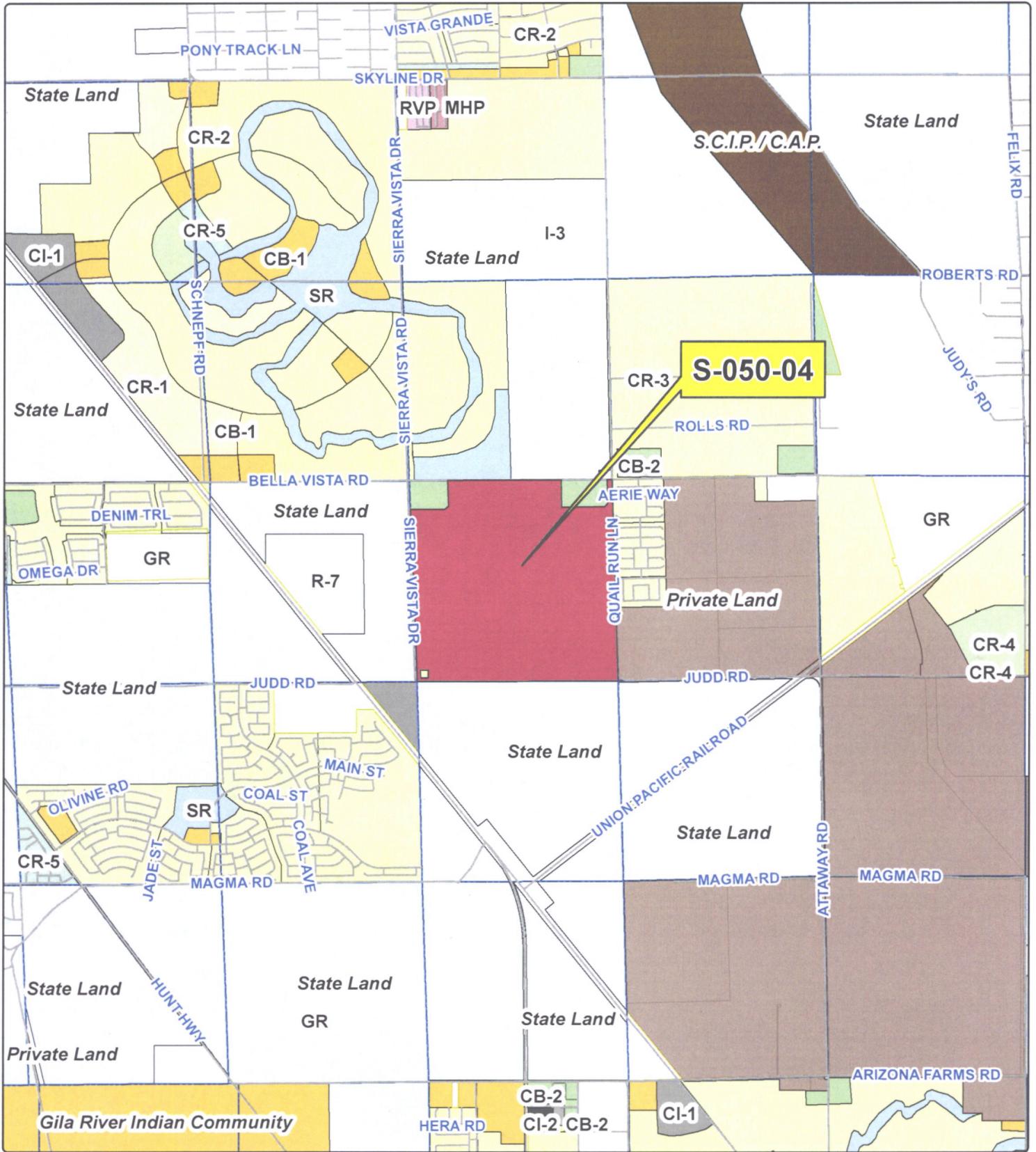
Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.

39. With final plat submittal (**Required by A.R.S. § 11-806.01G**) provide (2) sets of final engineering plans (street, sewer, water utilities, drainage, flood control, grading and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
40. The final plat/map title (Required by A.R.S. § 11-481) shall include:
  - a. Type of map or plat.
  - b. Name of subdivision and description with township, range and section.
  - c. Name of the owner of record.
  - d. Recorder's information and seal block.

This information shall be located on the top 1/4 of the face of the final plat with the Recorder's seal block located on the top 1/4 of each page of the final plat.

41. With final plat submittal provide a current title report.
42. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
43. Note the 100 year certificate of assured water supply on the face of the final plat and provide a copy of that 100 year certificate to the planning department prior to final plat approval.
44. Place the following statement on the face of the final plat: "**Assurances**" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.
45. The tentative plat shall be effective until May 18, 2017; it may be extended upon reapplication and review by the Planning and Zoning Commission.

Date Prepared: 05/11/2015 - dld  
Revised:



## Vicinity Map Community Development

Bella Vista



Vicinity Map		
Drawn By: LJT	Township: 03S	Date: 05/13/2015
Sheet No: 23	Range: 08E	
Case Number: S-050-04		



# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

## OWNER/DEVELOPER:

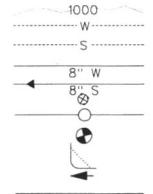
CENTEX HOMES  
8685 E. HARTFORD #200  
SCOTTSDALE, AZ 85255  
(480) 889-0900  
(480) 889-0848 (FAX)  
CONTACT: TODD SKORO

## PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 222-2804  
(602) 284-4303 (FAX)  
CONTACT: STEVE KELLOGG

## LEGEND:

- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- 33' X 33' SIGHT VISIBILITY
- SURFACE DRAINAGE
- PROPOSED R.O.W



- NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
  2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
  3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
  4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VEHICULAR NON ACCESS EASEMENT



**CYL**  
COE & VAN LOO CONSULTANTS, INC.

# BELLA VISTA PRELIMINARY PLAT

CVL#: 047021  
DATE: 11/02/2004

SHEET 2 OF 12



# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

## OWNER/DEVELOPER:

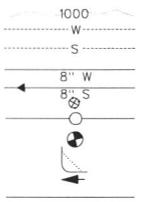
CENTEX HOMES  
8655 E. HARTFORD #200  
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11

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COE & VAN LOO CONSULTANTS, INC.

# BELLA VISTA PRELIMINARY PLAT

CVL#: 047021  
DATE: 11/02/2004

SHEET 3 OF 12



DATE: Nov. 04, 2004  
TIME: 09:02:13  
FILE: cvl047021.dwg

# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

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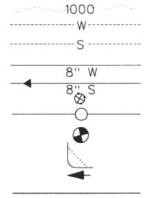
CENTEX HOMES  
8665 E. HARTFORD #200  
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CONTACT: STEVE KELLOG

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**CVL**  
COE & VAN LOO CONSULTANTS, INC.

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**OWNER/DEVELOPER:**

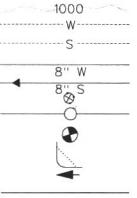
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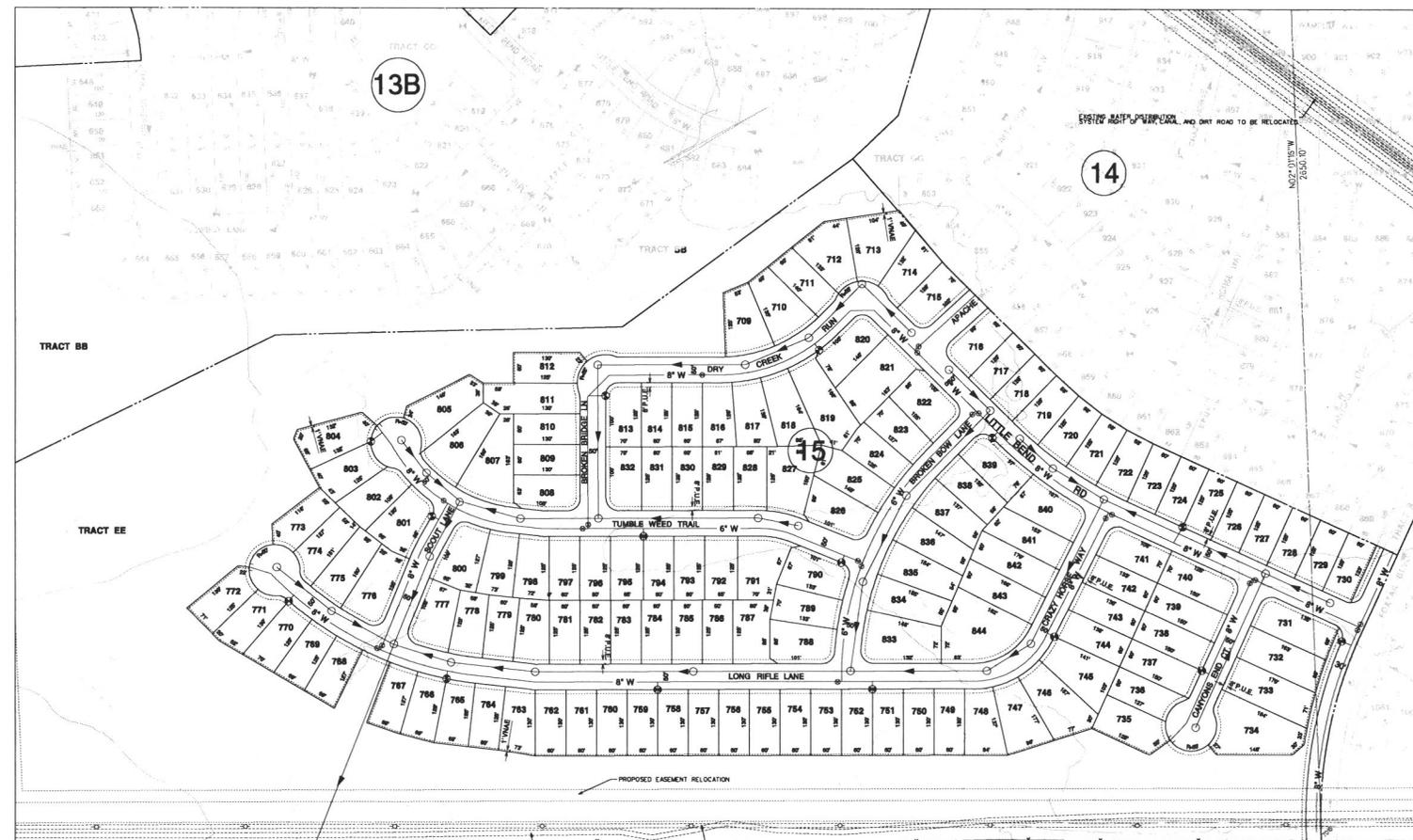
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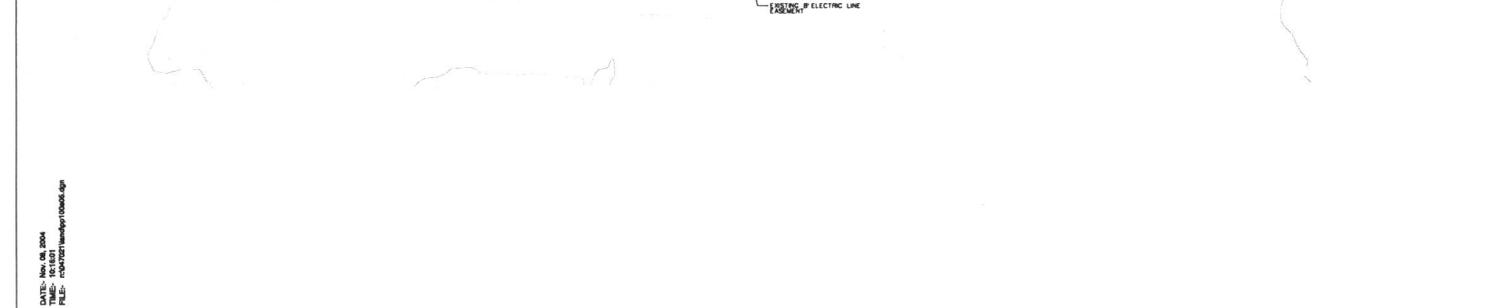
**CVL**  
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# BELLA VISTA PRELIMINARY PLAT

CVL#: 047021  
DATE: 11/02/2004



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# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

**OWNER/DEVELOPER:**

CENTEX HOMES  
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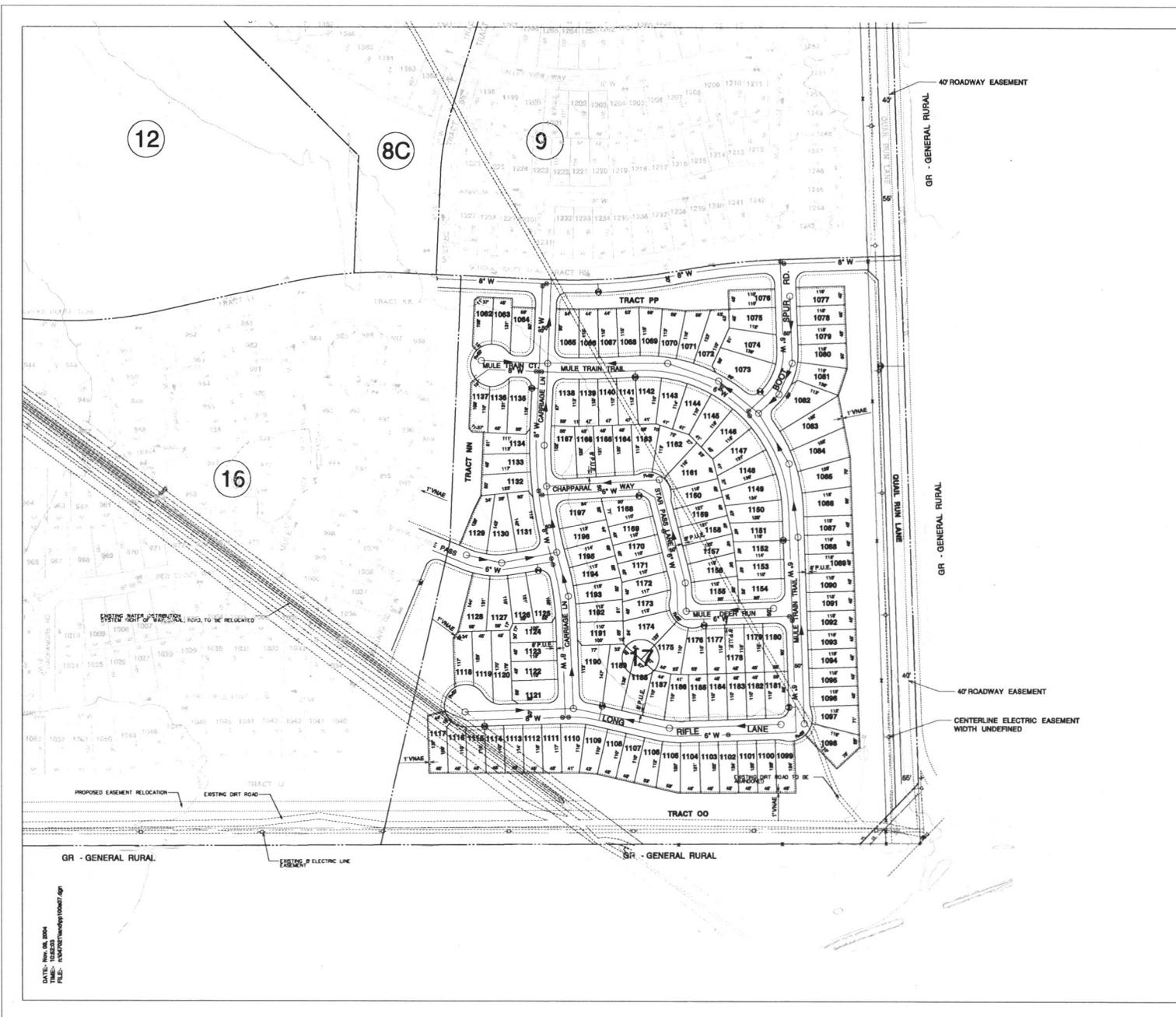
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**CYL**  
COE & VAN LOO CONSULTANTS, INC.

**BELLA VISTA  
PRELIMINARY PLAT**  
CVL# 047021  
DATE: 11/02/2004



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**OWNER/DEVELOPER:**  
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8655 E. HARTFORD #200  
SCOTTSDALE, AZ 85255  
(480) 889-0800  
(480) 889-0848 (FAX)  
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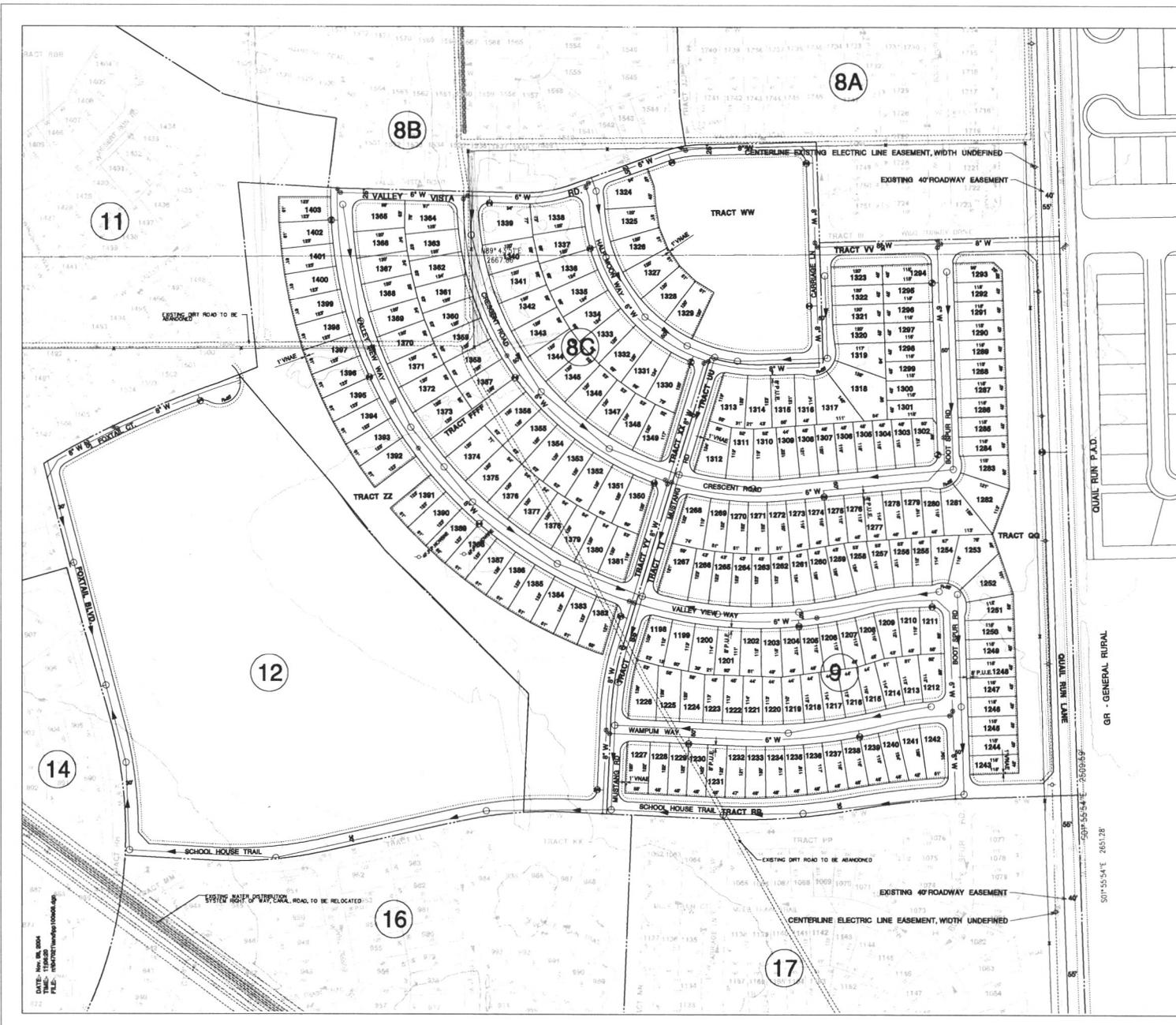
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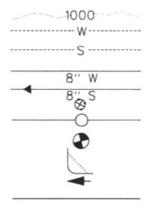
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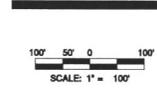
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**CYL**  
COE & VAN LOO CONSULTANTS, INC.

# BELLA VISTA PRELIMINARY PLAT

CVL#: 047021  
DATE: 11/02/2004

# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

### OWNER/DEVELOPER:

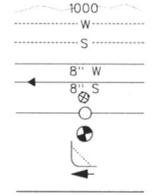
CENTEX HOMES  
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SCOTTSDALE, AZ 85255  
(480) 889-0900  
(480) 889-0948 (FAX)  
CONTACT: TODD SKORO

### PREPARED BY:

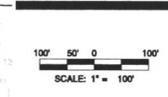
COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 222-2804  
(602) 284-4303 (FAX)  
CONTACT: STEVE KELLOGG

### LEGEND:

- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED VALVE
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- 33' X 33' SIGHT VISIBILITY
- SURFACE DRAINAGE
- PROPOSED R.O.W



NOTE:  
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.  
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT  
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.  
4. SIDES AND REAR YARDS ADJACENT TO ANY OVERSIZED AREAS HAVE A 1" VEHICULAR  
NON ACCESS EASEMENT

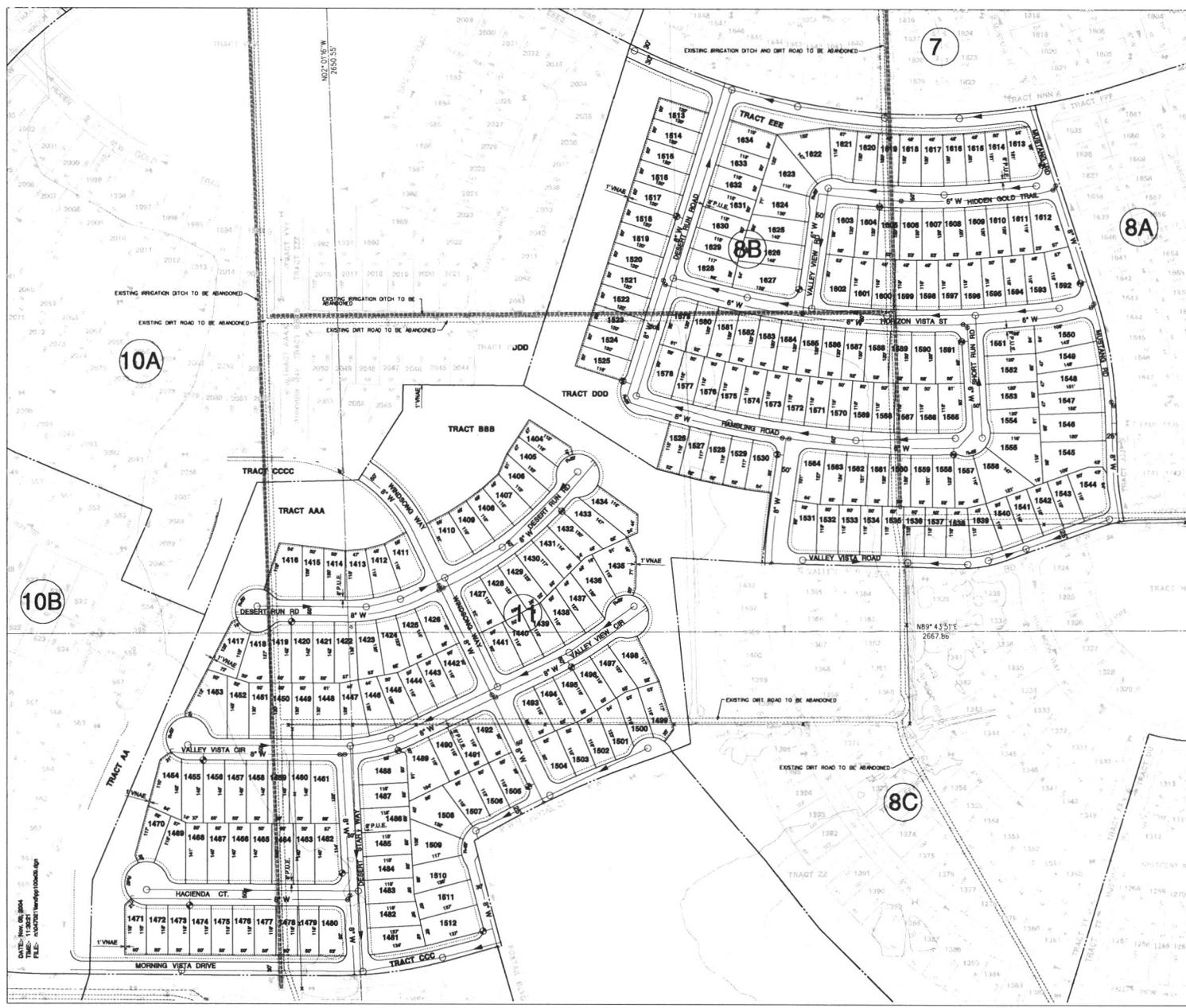


**CVL**  
COE & VAN LOO CONSULTANTS, INC.

# BELLA VISTA PRELIMINARY PLAT

CVL#: 047021  
DATE: 11/02/2004

SHEET 9 OF 12



DATE: Nov. 08, 2004  
TIME: 11:20:21  
FILE: r:\cvt\wp\p04000.dgn

# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

## OWNER/DEVELOPER:

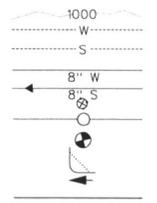
CENTEX HOMES  
8665 E. HARTFORD #200  
SCOTTSDALE, AZ 85255  
(480) 889-0900  
(480) 889-0948 (FAX)  
CONTACT: TODD SKORO

## PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 222-2804  
(602) 284-4303 (FAX)  
CONTACT: STEVE KELLOGG

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NON ACCESS EASEMENT

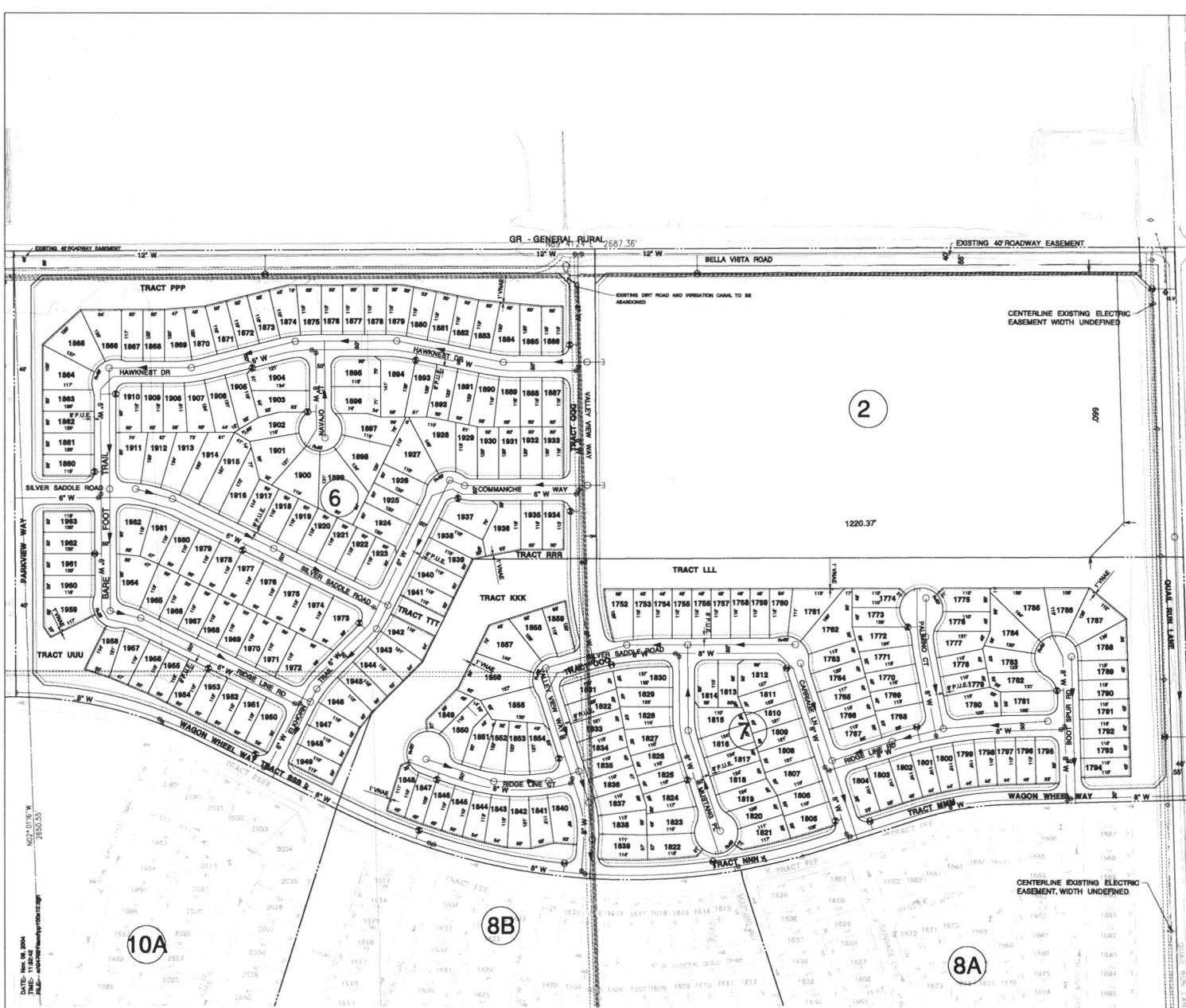


**CVL**  
COE & VAN LOO CONSULTANTS, INC.

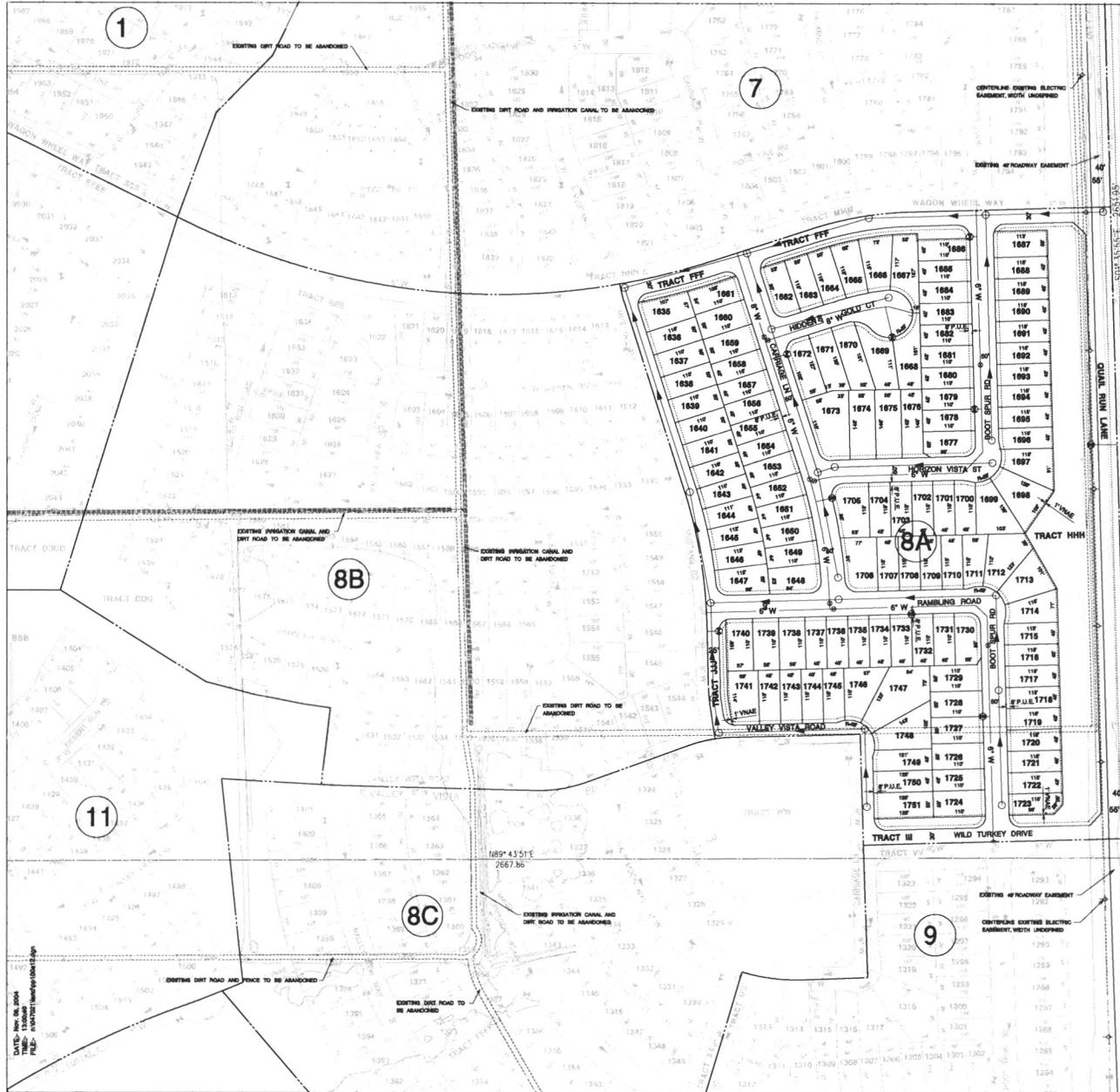
# BELLA VISTA PRELIMINARY PLAT

CVL#: 047021  
DATE: 11/02/2004

SHEET 10 OF 12







# BELLA VISTA PRELIMINARY PLAT

SECTION 23, T3S, R8E GILA & SALT RIVER BASE  
AND MERIDIAN, PINAL COUNTY, ARIZONA

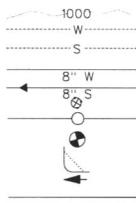
**OWNER/DEVELOPER:**

CENTEX HOMES  
8665 E. HARTFORD #200  
SCOTTSDALE, AZ 85255  
(480) 889-0900  
(480) 889-0848 (FAX)  
CONTACT: TODD SKORO

**PREPARED BY:**

COE & VAN LOO CONSULTANTS, INC.  
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
(602) 222-2804  
(602) 284-4303 (FAX)  
CONTACT: STEVE KELLOGG

- LEGEND:**
- EXISTING CONTOUR
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NOTE:  
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.  
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT  
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.  
4. SIDE AND REAR YARDS ADJACENT TO ANY "GREENSPACE" AREAS HAVE A 1" VERTICAL  
NON ACCESS EASEMENT



**CYL**  
COE & VAN LOO CONSULTANTS, INC.

# BELLA VISTA PRELIMINARY PLAT

CVL# 047021  
DATE: 11/02/2004



February 18, 2015

Mr. Dedrick Denton  
Pinal County Planning & Development  
P.O. Box 2973  
Florence, AZ 85232

Re: Bella Vista 23 (S-050-04) Tentative Plat Extension Request

Dear Mr. Denton,

This letter is a formal request to extend the Bella Vista 23 (S-050-04) Tentative Plat for an additional term of 2 years.

Bella Vista 23 has final engineering plans at 2<sup>nd</sup> submittal review for Units 1 and 2. The rest of the project, Units 3 and 4 are at 1<sup>st</sup> submittal review. The project has been on hold due to the market downturn. An extension to the tentative plat will allow the project to remain active.

Last year, the housing market showed some promising signs but then stalled again, ending in a dismal 11,000 new home permits. Once it ramps up, we will be back in to finalize the final engineering and commence development. We have already started working with Cairo Engineering with the intent to finalize the engineering plans to relocate the New Magma Irrigation District canal. This is the canal that runs through the middle of our project. This process will require approval by the Bureau of Reclamation.

We worked with Johnson Utilities in granting them a location on our property where they built a 1 million gallon storage facility, well and booster station for our future development.

It is well understood that when the economy recovers, projects with valid approvals will be the first to receive the financing necessary to move forward. In addition to servicing the interest of property owners, it is equally important for the economic future of Pinal County that projects maintain their viability and approvals remain current. Toward that end, we are requesting an additional 2 year extension of the Bella Vista 23 Tentative Plat.

Please contact me with a meeting time where we can discuss your review of the project and establish a hearing date with the Planning and Zoning Commission.

If you have any questions, please contact me at (480) 831- 2000.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Keeler', written over a white background.

Seth Keeler  
W Holdings

1121 W. Warner Road  
Suite 109  
Tempe, AZ 85284

(480) 831-2000  
(800) 853-6404 fax

**John**  
**VOLKEN**  
**Foundation**

*Helping  
the disadvantaged  
to help themselves*

January 29, 2015

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

Please accept this letter as owners of 174.85 acres located at Bella Vista Rd. and Quail Run Lane, assessor parcel no. 210 - 23 - 001K and legal description attached hereto hereby appoint Carson Brown and Seth Keeler, both of W Holdings as our agents in executing documents and applications in relation to the property in obtaining approvals from Pinal County for tentative plat extension requests and Combination of Parcels Applications.

Yours truly,  
The John Volken Foundation



Bil Koonar  
Director



**[CORPORATE property owner signature block and acknowledgment *The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.*]**

AZ Farm Investors LLC  
[Insert Company or Trustee's Name]

By: Judy D. Windisch  
[Signature of Authorized Officer or Trustee]

Its: Manager  
[Insert Title]

Dated: 2/20/15

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me, this 20 day of February, 2015,  
by Judy D. Windisch as manager of  
[Insert Signor's Name] [Insert Title]  
AZ Farm Investors, LLC, 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.



Debbie Robot  
Notary Public

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

**[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager on behalf of the owner]**

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

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared  
\_\_\_\_\_ who acknowledged himself/herself to be  
[Insert Signor's Name]  
\_\_\_\_\_ of \_\_\_\_\_, 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: \_\_\_\_\_



[CORPORATE property owner signature block and acknowledgment *The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.*]

AZ Farms Investors 126, LLC  
[Insert Company or Trustee's Name]

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

Its: Member  
[Insert Title]

Dated: 2/20/15

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me, this 20 day of February, 2015,  
by Eric Kerbs as member of  
[Insert Signor's Name] [Insert Title]  
AZ Farms Investors 126, LLC, 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.



[Signature]  
Notary Public

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

[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager on behalf of the owner]

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

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ who acknowledged himself/herself to be  
[Insert Signor's Name]  
\_\_\_\_\_ of \_\_\_\_\_, 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: \_\_\_\_\_







**[CORPORATE property owner signature block and acknowledgment *The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.*]**

BV 23, LLC  
[Insert Company or Trustee's Name]  
By: *Charles Keith*  
[Signature of Authorized Officer or Trustee]  
Its: Manager  
[Insert Title]  
Dated: 2-17-15

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me, this 17 day of February, 2015,  
by Charles Keith as manager of  
BV 23, LLC, an \_\_\_\_\_,  
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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



*Debbie Robot*  
Notary Public

**[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager on behalf of the owner]**

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

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_ who acknowledged himself/herself to be  
[Insert Signor's Name]  
\_\_\_\_\_ of \_\_\_\_\_, 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: \_\_\_\_\_

**S-042-05**



PINAL COUNTY  
*wide open opportunity*

MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-042-05 (Promontory at Magic Ranch)**

CASE COORDINATOR: Dedrick Denton

---

*Executive Summary:*

*This is a tentative plat extension to allow two additional years to record a final plat or request another extension for additional time. The development was approved by the Board of Supervisors under Planning Case PZ-PD-007-98A, which zoned the property to SR, CR-1 and CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-042-05 which allowed the applicant to proceed forward with the subdivision process. To date, this will be the third request for a tentative plat extension.*

**If This Request is Approved:**

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request to allow an additional two years with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards and is current with today's Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulation are included in this staff report.

---

LEGAL DESCRIPTION: A 240± acre parcel situated in a portion of Section 12, T4S, R8E, G&SRB&M, (legal on file).

TAX PARCEL: 200-59-001 et al.

LANDOWNER: SFD Magic Ranch LLC, PO Box 41194, Tucson, AZ 85717.

REQUESTED ACTION & PURPOSE: SFD Management, LLC, landowner, requesting approval of a tentative plat extension for **Promontory at Magic Ranch**, 919 lots on a 240± acre parcel in the SR, CR-1, & CR-3/PAD zones.

LOCATION: Located at the southeast corner of Quail Run Lane and Heritage Road adjacent to the Town of Florence.

SIZE: 240± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential.

EXISTING ZONING AND LAND USE: The subject property is zoned SR, CR-1, and CR-3/PAD under approved Planning Case PZ-PD-007-98A to allow for residential development.

COMMUNITY DEVELOPMENT DEPARTMENT

SURROUNDING ZONING AND LAND USE:

North: CR-2/PAD; Agricultural  
East: GR; Vacant Land  
South: CR-3/PAD; Vacant Land  
West: CR-3/PAD; Residential

ANALYSIS:

- On March 16, 2006 the Planning and Zoning Commission granted tentative plat approval for Promontory at Magic Ranch with 52 stipulations.
- On May 19, 2011 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 59 stipulations.
- On April 18, 2013 the Planning & Zoning Commission approved to extend the tentative plat for an additional two years with 59 stipulations.
- On February 27, 2015 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.
- The Planning Division has no additional recommended stipulations.
- The Engineering Division has no additional recommended stipulations.
- Due to current market conditions staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Existing stipulation number fifty has been modified to reflect staff's recommendation.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

**I move to approve the following stipulations for the tentative plat of Promontory at Magic Ranch: Stipulations 1 – 59, modifying stipulation 50 to extend the tentative plat to May 18, 2017 as set forth in the staff report.**

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/ deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.
2. The approved Drainage Plan shall provide retention for the 100-year, 2-hour storm waters in a common retention area or on-lot retention for lots 1 acre and greater.

Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.

3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hrs. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance.
4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
  - a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local, collector and arterial streets.
  - b. Provide a 33' x 33' right-of-way sight visibility triangle easement at all collector and arterial street intersections. Provide 21' x 21' right-of-way sight visibility triangle easement at all local streets that intersect with local streets.
  - c. 55' half street right-of-way dedication along all section lines and 40' half street right-of-way dedication along all mid-section lines.
  - d. The minimum paving widths for all local streets, public or private, within this development to be 32' (back of curb to back-of-curb, b/c to b/c) constructed within 50' of right-of-way. All minor collector streets to be constructed 40' (b/c to b/c) within 60' of right-of-way. All major collector streets (mid-section lines) to be 48' (b/c to b/c) within 80' of right-of-way. All arterial streets (section lines) to be 75' (b/c to b/c) within 110' of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.
  - e. The minimum paving width for Quail Run Lane and Heritage Road shall be 37.5' (centerline to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
  - f. The minimum paving width at the south property line from Oasis Blvd. east to the east end of "Tract H-1" to be 24' (center line to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 40' of half street right-of-way. Pavement structure shall be

per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

- g. A 28' paved access shall be provided to the site on Quail Run Lane from Heritage Road to Arizona Farms Road to meet current Pinal County Standards.
6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.
7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.
8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.
9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.
10. At final plat submittal, provide a copy of the computer closure for the subdivision boundary.
11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.
12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.
13. Property line returns at street corners shall be provided with a radius of 25' except for arterial intersections which shall have a radius of 33'.
14. Intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street.
15. Signing and striping plans are to be submitted as part of the improvement plans at time of submittal. Developer is responsible for all signage and striping within the subdivision which includes school signage and striping.
16. A 1' vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.

17. 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.
18. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of a traffic signal at the intersection of Hunt Hwy. & Oasis Lane, and Hunt Hwy. & Hiller Road.
19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the 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.
20. Applicant/owner agrees to pay both zoning and plat on the Transportation Fees at the time of final plat approval by the Board of Supervisors and to pay the last installment at the time of issuance of building permits in accordance with the Fee Schedule set forth in Exhibit 21 of the Superstition Valley Transportation Study.
21. 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.
22. Cul-de-sac lengths shall not exceed 500 feet as per Pinal County ordinance. Variances will need Board of Supervisor's approval and must be submitted separately prior to final plat approval.
23. Provide minimum 5' (foot) spacing between sidewalk ramps and driveways.
24. Continue Promontory Blvd. at its proposed 80' R/W to the intersection of Nelson Road.
25. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
26. Prior to final subdivision approval (final mylar plat), the applicant/developer/ owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).
  - b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.

- c. The wastewater plan for the proposed subdivision(s) is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
27. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
28. Prior to final subdivision approval (final mylar plat) the applicant/owner shall provide written verification from the Florence Unified School District #1, that all applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as maybe required.
29. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
30. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Promontory at Magic Ranch, and in accordance with all applicable criteria of the Subdivision Regulations or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
31. Development of the 919 lot subdivision (Promontory at Magic Ranch) shall be in conformance with Planning Case PZ-PD-007-98, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
32. Development of the proposed Subdivision (Promontory at Magic Ranch) shall be in conformance with the applicable goals, policies and residential densities for the Urban Designation of the adopted Pinal County Comprehensive Plan.
33. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.
34. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.
35. Place the following items on the face of the final plat:
  - a. Typical Public Utility Easements and Building Setback Lines.
  - b. Vicinity and Location Map.
  - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
  - d. Pertinent notes from the "**Notes**" section as required for final plat approval in the Pinal County Subdivision Regulations including a note regarding a model complex and accessory uses, as applicable.

- e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
36. The applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following, which shall also be noted on the face of the final plat:
    - a. Notice that the subject property is in the vicinity of the Union Pacific Railroad and that dust, noise and land vibration may be present.
  37. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.
  38. Provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk.
  39. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.
  40. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc. as approved under the zone change/PAD.
  41. Applicant/developer/owner must show all existing gas line, power line, canal and utility corridor easements on the final plat. Gas line, power line, canal and utility corridors easements (minimum width twenty 20 feet) shall be designated as trails, with the written consent of the easement holders. Trails shall be meandering and contiguous through the subject property, a minimum of six (6) feet in width and allow for connectivity with adjacent parcels to the property.
  42. Prior to final subdivision approval (initial plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.
  43. With final plat submittal (**Required by A.R.S. § 11-806.01G**) provide (2) sets of final engineering plans (street, sewer, electric and water utilities, drainage, flood control, grading, signing & striping plans and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
  44. 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.

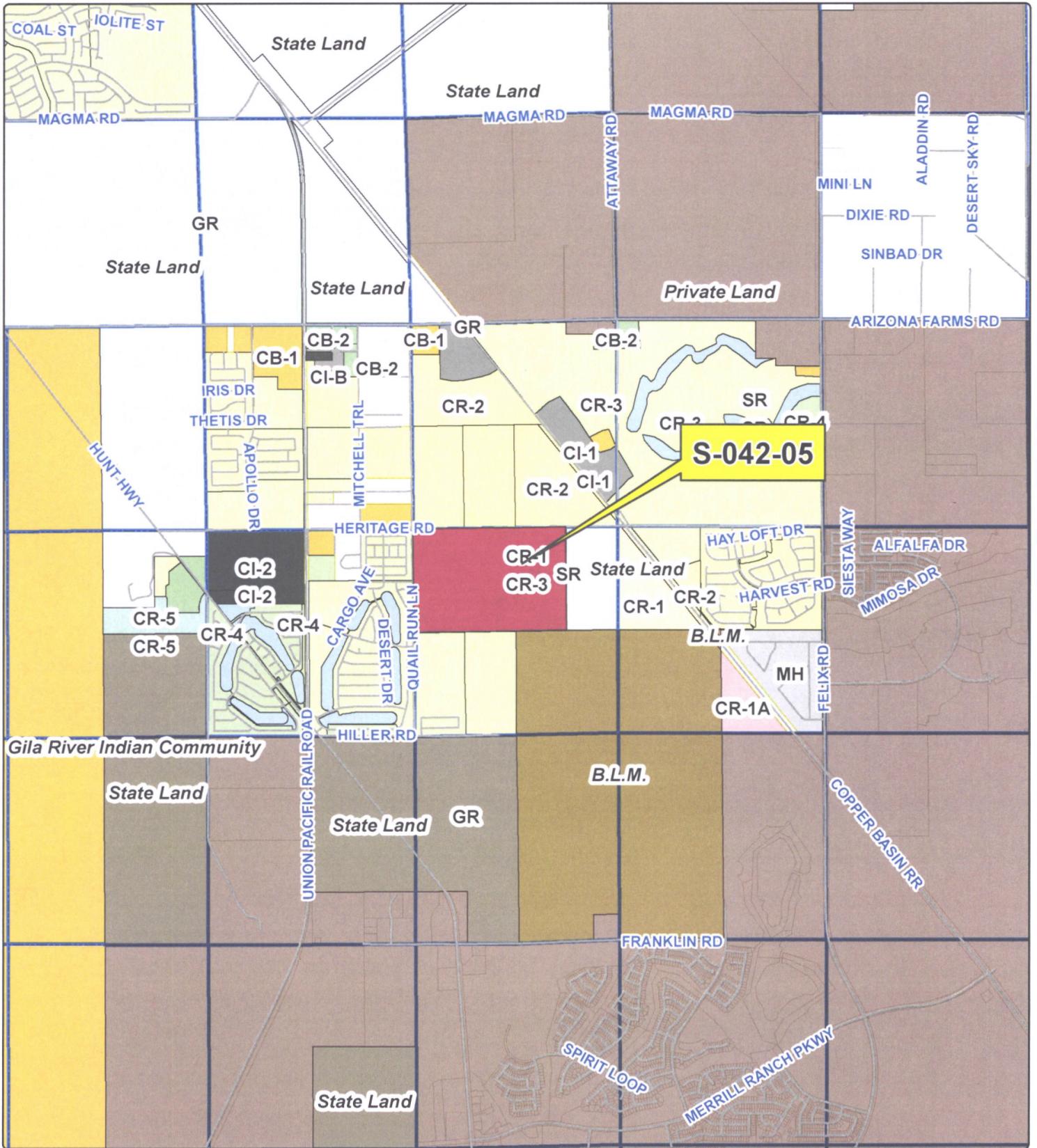
## d. Recorder's information and seal block.

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.

45. With final plat submittal provide one (1) copy of a current title report, compiled within sixty (60) days prior to submittal.
46. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
47. Note the 100 year certificate of assured water supply on the face of the final plat and provide a copy of that 100 year certificate to the planning department prior to final plat approval.
48. Place the following statement on the face of the final plat: "**Assurances**"  
  
Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.
49. Place the following note on the face of the final plat: No structural development allowed above the 15% slope line. Label and show the 15% slope line as a dashed line on the face of the final plat.
50. The tentative plat shall be effective until May 18, 2017; it may be extended upon reapplication and review by the Planning and Zoning Commission.
51. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.
52. The drainage plan shall be per the current Pinal County Drainage Manual and shall provide retention for storm waters in a common retention area. A drainage report for each parcel shall be submitted to the County Engineer for review and approval.
53. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.
54. A paved all weather public access road shall be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.
55. Sidewalks shall be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual or as approved by the County Engineer.
56. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.
57. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

58. Verify that you are in the Magma Flood Control District. Any developments within the Magma FCD are required to submit the following: (all to be documented within the drainage report)
- a. Document within the report that you are within the Magma FCD.
  - b. Document the condition of the dam (as documented by Arizona Department of Water Resource (ADWR)).
  - c. An analysis by an engineer that demonstrates the project is safe under the worst possible conditions of a dam break, with a sealed opinion as to the safety of the residential development.
  - d. In the event the dam break shows a potential for flooding in excess of 1 ft., additional engineering measures would be required to protect the development or developer would be required to wait for the dam to get fixed.
59. No building permits shall be issued for the development until the Magma Flood Retarding Structure has been certified safe by Arizona Department of Water Resources.

Date Prepared: 05/11/2015 - dld  
Revised:



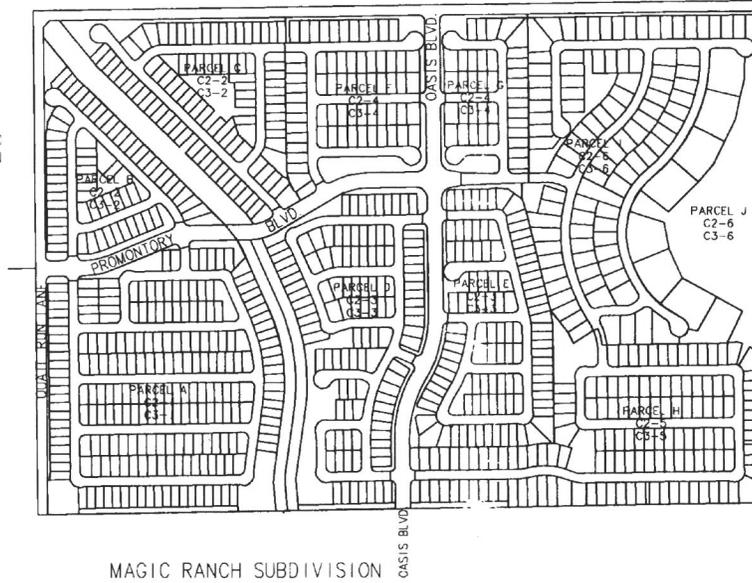
## Vicinity Map Community Development

# TENTATIVE PLAT of PROMONTORY AT MAGIC RANCH

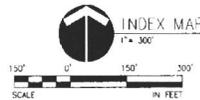
A SUBDIVISION OF A PORTION OF  
SECTION 12, T4S, R9E,  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA

UNSUBDIVIDED

HERITAGE ROAD

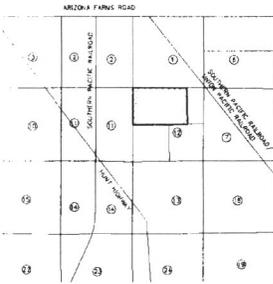


MAGIC RANCH SUBDIVISION



**LOT SIZES**

53' x 115'	= 233
43' x 110'	= 580
65' x 125'	= 88
1 ACRE LOTS	= 8
<b>TOTAL</b>	<b>919</b>



VICINITY MAP  
NOT TO SCALE

**DEVELOPER:**  
MAGNOLIA BUILDERS  
4250 N. DRINKWATER BLVD.  
SCOTTSDALE, ARIZONA 85251  
ATTN: DAVID COHEN  
PHONE: (480) 945-4200  
FAX: (480) 945-4400

**PLANNER - ENGINEER:**  
OTAK  
51 W. THIRD STREET, SUITE 201  
TEMPE, ARIZONA 85281  
ATTN: DON KIMWOOD  
PHONE: (480) 557-6670  
FAX: (480) 557-5506

**SERVICE PROVIDERS:**  
WATER: JOHNSON UTILITY COMPANIES  
SEWER: JOHNSON UTILITY COMPANIES  
ELECTRIC: SALT RIVER PROJECT (SRP)  
TELEPHONE: US WEST COMMUNICATIONS  
GAS: CITY OF MESA GAS UTILITY  
CABLE TV: JOHNSON RANCH  
IRRIGATION: NEW MEXICO IRRIGATION & DRAINAGE DISTRICT  
FIRE: RURAL METRO  
POLICE: PINAL COUNTY SHERIFF'S OFFICE  
SCHOOLS: PINAL COUNTY UNIFIED SCHOOL DISTRICT #1  
SOLID WASTE: WASTE SERVICES

**BENCHMARK:**  
BM WLS #ASHER AND NAIL ON THE NORTH END OF THE OASIS GOLF COURSE CLUBHOUSE DRIVEWAY ENTRANCE ON THE WEST SIDE OF THE PARKING LOT E 1/2 SECTION 11, T4S, R9E, 6 & 5 RM. PINAL COUNTY ELEVATION = 1537.39

**NOTE:**  
THE NAVD 83 DESIGNATION L364 DATUM FOR THE ABOVE BENCHMARK IS ELEV 1418.31 TO CONVERT THE ELEVATIONS AS SHOWN ON THE PLANS TO NAVD 83 DATUM SUBTRACT 2.74 FEET

**BASES OF BEARING:**  
BASIS OF BEARINGS S00°20'13"E BETWEEN THE MONUMENTED N.C. AND SE CORNERS OF SECTION 12, T4S, R9E, AS CALCULATED FROM SURVEY BOOK 13, PAGE 152. FIELD MEASUREMENTS SHOW THAT THIS BEARING IS ALSO AN ARIZONA STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD83 GRID BEARING. DISTANCES SHOWN IN THE SURVEY REPRESENT GROUND SURFACE VALUES.

**SITE DATA:**

**PARCELS A-J**  
GROSS AREA = 240 ACRES  
NO. OF LOTS = 919  
OPEN SPACE = 142.81 ACRES  
% OPEN SPACE = 17.89%  
ZONED CP-1  
MEDIUM DENSITY - RESIDENTIAL  
MIN. LOT AREA = 4860 SF  
MIN. LOT WIDTH = 45 FT  
MIN. SETBACKS  
FRONT = 5 FT  
SIDE = 5 FT  
REAR = 25 FT

- NOTES:**
- ALL TRACTS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.
  - ALL STREETS SHALL BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
  - DRAINAGE SHALL CONFORM TO THE MASTER DRAINAGE PLAN FOR THE PROMONTORY AT MAGIC RANCH DEVELOPMENT. FLOWS SHALL BE TRANSMITTED VIA THE RIGHT-OF-WAY TO THE DRAINAGE ACCESSES AND OPEN AREA SPACES AS SHOWN ON SAID PLAN.
  - WET UTILITY LOCATIONS WITHIN THE TENTATIVE PLAT ARE APPROXIMATELY LOCATED ON THE STREET CROSS SECTIONS AND ON THE PRELIMINARY UTILITY MASTER PLANS.
  - CERTIFICATE OF ASSURED WATER SUPPLY WILL BE REQUIRED FOR FINAL PLAT.
  - ALL OVERHEAD UTILITIES ON THE SITE MUST BE PLACED UNDERGROUND OR REMOVED IF THEY ARE NO LONGER NEEDED UNLESS THEY ARE 88 KV OR GREATER THIS INCLUDES 12 KV OVERHEAD CROSSINGS OF ADJACENT STREETS.
  - 69 KV LINES MUST BE RELOCATED OUTSIDE THE RIGHT OF WAY OR TO THE EDGE OF THE RIGHT OF WAY.
  - ALL RIGHT OF WAY CURVE RETURN RADII ARE 1500 UNLESS OTHERWISE NOTED. PARCELS ALL CURVE-SAC RADII ARE 5000 WITH 25 RETURNS UNLESS OTHERWISE NOTED HEREON.
  - ALL TRACTS ARE OPEN SPACE.
  - A PUBLIC USE EASEMENT SHALL BE DESIGNATED OVER ALL OPEN SPACE TRACTS.

**SHEET INDEX:**

CO.1	COVER SHEET
C.1.1	DETAIL SHEET
C.1.2	DETAIL SHEET
C.2.1	PARCEL A LOT DIMENSIONS AND AREA CALCULATIONS
C.2.2	PARCEL B & C LOT DIMENSIONS AND AREA CALCULATIONS
C.2.3	PARCEL D & E LOT DIMENSIONS AND AREA CALCULATIONS
C.2.4	PARCEL F & G LOT DIMENSIONS AND AREA CALCULATIONS
C.2.5	PARCEL H LOT DIMENSIONS AND AREA CALCULATIONS
C.2.6	PARCEL I & J LOT DIMENSIONS AND AREA CALCULATIONS
C.2.7	PARCEL CURVE DATA TABLES
C.3.1	PARCEL A UTILITY LAYOUT PLAN
C.3.2	PARCEL B & C UTILITY LAYOUT PLAN
C.3.3	PARCEL D & E UTILITY LAYOUT PLAN
C.3.4	PARCEL F & G UTILITY LAYOUT PLAN
C.3.5	PARCEL H UTILITY LAYOUT PLAN
C.3.6	PARCEL I & J UTILITY LAYOUT PLAN

Preliminary : Not For Construction

PROMONTORY AT MAGIC RANCH  
TENTATIVE PLAT  
PARCELS  
COVER SHEET



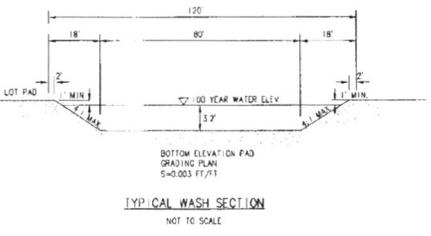
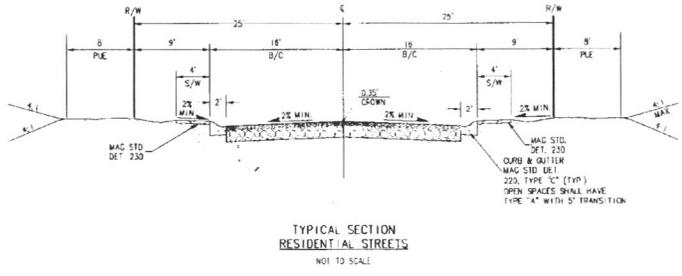
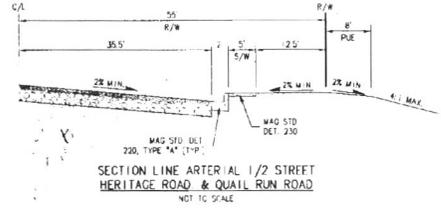
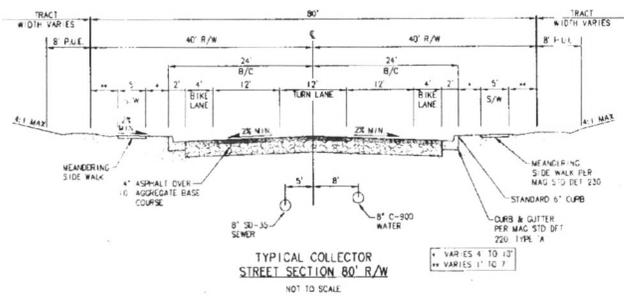
51 W Third St, Suite 201  
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Internet: WWW.OTAK.COM

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**CO.1**  
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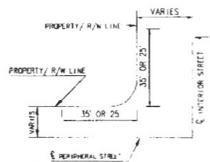


8/15/05





NOTE:  
STREET PAVEMENT SECTIONS WILL BE DETERMINED BY A GEOTECHNICAL STUDY PRIOR TO THE COMPLETION OF FINAL ENGINEERING.



NOTE:  
RESIDENTIAL EASEMENT: ALL STRUCTURES AND LANDSCAPING WITHIN THIS EASEMENT SHALL HAVE A 7'-0" MAXIMUM HEIGHT.  
STREET WIDER THAN 50' MUST HAVE A 35' X 35' SIGHT VISIBILITY TRIANGLE EASEMENT.  
LOCAL TO LOCAL STREETS MAY HAVE A 35' X 25' SIGHT VISIBILITY TRIANGLE EASEMENT.



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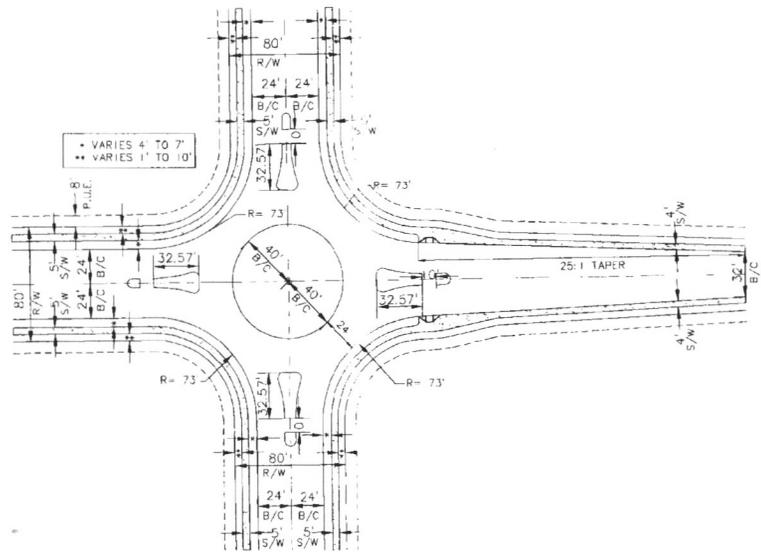
Preliminary : Not For Construction  
**PROMONTORY AT MAGIC RANCH**  
TENTATIVE PLAN  
ROADWAY SECTIONS AND DETAILS



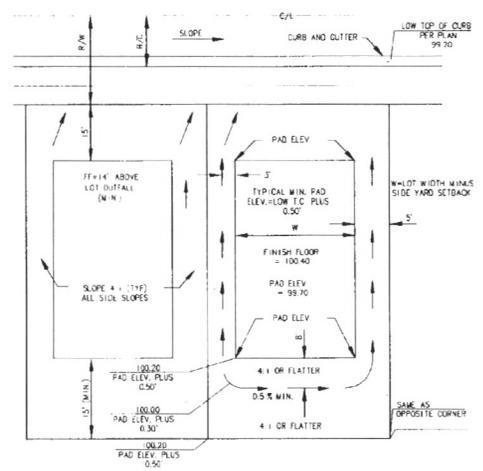
51 N. Third St., Suite 201  
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**C1.1**  
Sheet No.  
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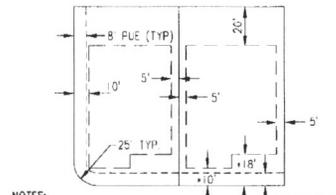
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 10/26/06  
 10/26/06



ROUNDABOUT LOCAL COLLECTOR  
 SCALE 1/4" = 1'-0"

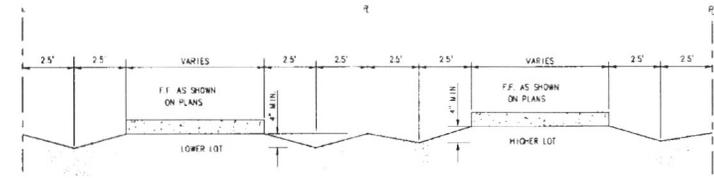


TYPICAL LOT GRADING SECTION  
 FINAL GRADING DETAIL (TO BE COMPLETED BY HOME BUILDER)  
 NOT TO SCALE

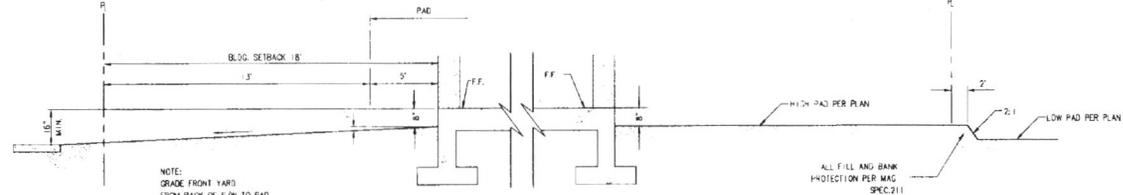


- NOTES:
- 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP)
  - 10' FRONTYARD SETBACK WITH SIDE ENTRY GARAGE, OR LIVING AREA  
 + 18' TO FRONT FACE OF GARAGE
  - ARCHITECTURAL FEATURES SUCH AS FIREPLACE, POP-OUTS, WINDOWS, OVERHANGS, ETC. MAY EXTEND 2' INTO SETBACK

TYPICAL BUILDING SETBACK  
 FOR STANDARD LOTS



TYPICAL SECTION THROUGH LOTS  
 FINAL GRADING DETAIL (TO BE COMPLETED BY HOME BUILDER)  
 NOT TO SCALE



TYPICAL FRONT YARD SECTION  
 NOT TO SCALE

ROUGH GRADING DETAIL  
 (TO BE COMPLETED BY HOME BUILDER)  
 NOT TO SCALE

TYPICAL REAR YARD SECTION  
 NOT TO SCALE



800-782-5348

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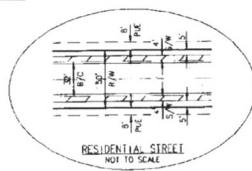
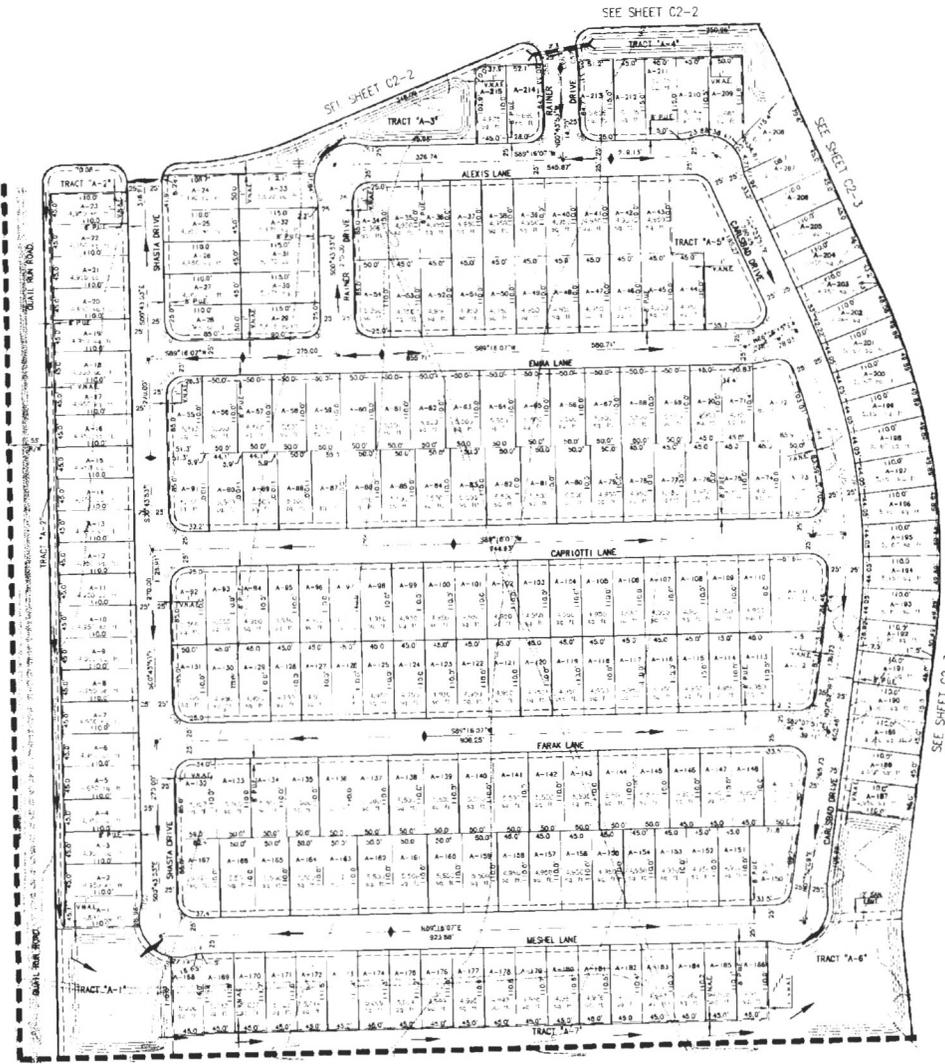
PROMONTORY AT MAGIC RANCH  
 TENTATIVE PLAN  
 ROADWAY SECTIONS AND DETAILS



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Project No.  
**C1.2**  
 Sheet No.

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**LEGEND**

- BRAS CAP FLUSH
- PROJECT BOUNDARY
- - - PARCEL BOUNDARY
- ◊ GRADE BREAK
- DRAINAGE FLOW DIRECTIONAL ARROW
- ▲ LOW POINT
- CULVERT
- CHANNEL FLOW LINE
- - - PUBLIC UTILITY EASEMENT (P.U.E.)
- - - VEHICULAR NON-ACCESS EASEMENT (V.N.A.E.)

**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE	RETENTION
A-1	0.65				X
A-2	0.38	X		X	
A-3	0.56				X
A-4	0.38				X
A-5	0.37		X		
A-6	1.07				X
A-7	0.58			X	

NOTE: CURVE TABLES ARE ON SHEET C2.7



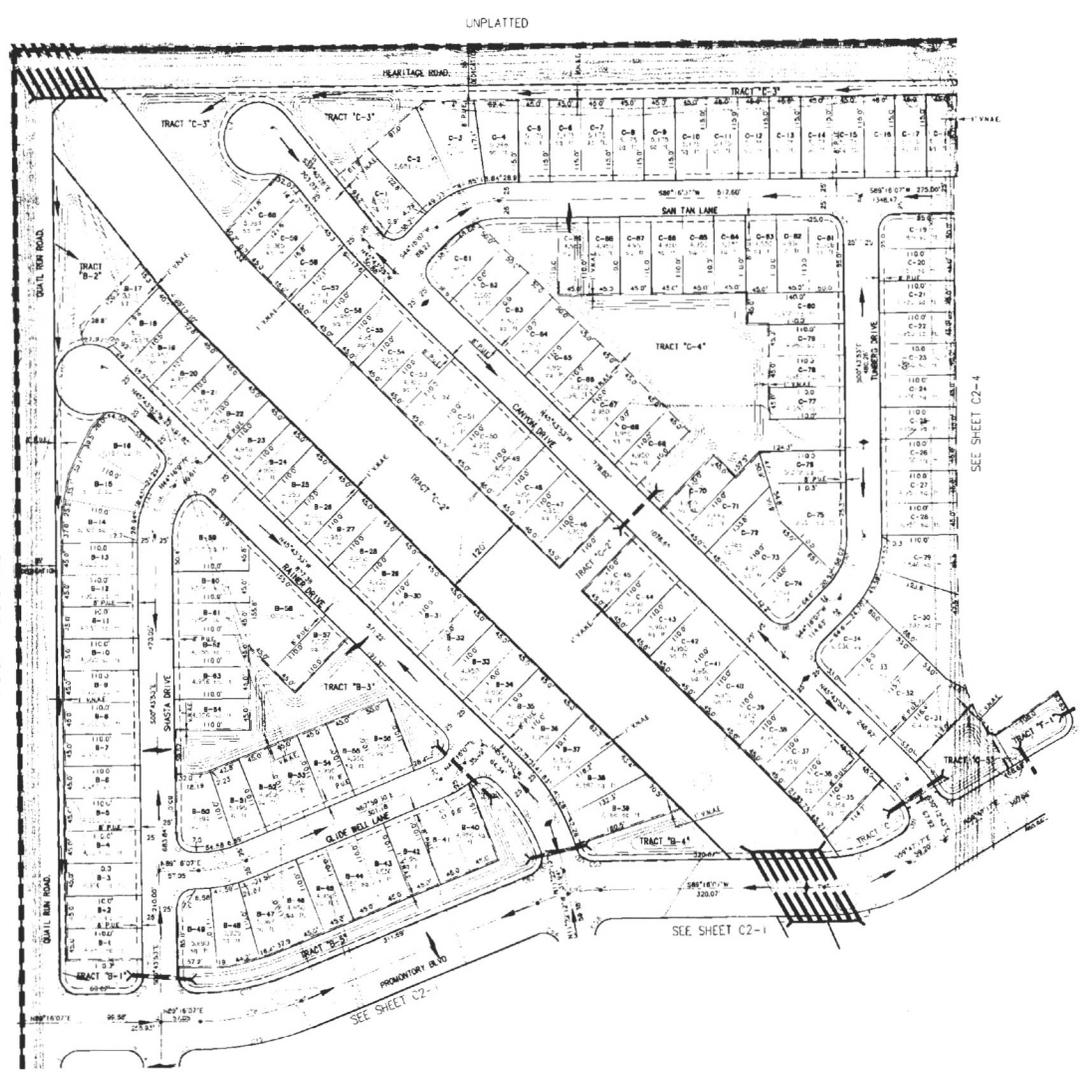
**Preliminary : Not For Construction**  
**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plat  
 Parcel A  
 Lot Dimensions and Area Calculations

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**C2-1**  
 Sheet No.  
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11/11/2014  
11/11/2014  
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11/11/2014

VIS ON AT MAGIC RANCH



**LEGEND**

- BRAS CAP FLUSH
- PROJECT BOUNDARY
- - - PARCEL BOUNDARY
- ▲ GRADE BREAK
- DRAINAGE FLOW DIRECTIONAL ARROW
- ▽ LOW POINT
- CULVERT
- - - CHANNEL FLOW LINE
- - - PUBLIC UTILITY EASEMENT (PIPE)
- - - VEHICULAR NON-ACCESS EASEMENT (V.N.A.E.)

**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE	RETENTION
B-1	0.35			X	
B-2	0.42				X
B-3	0.64			X	X
B-4	0.21				X
B-5	0.57				X

**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE	RETENTION
C-1	0.18	X		X	
C-2	4.18				X
C-3	1.21				X
C-4	1.38				X
C-5	0.22				X

NOTE: CURVE TABLES ARE ON SHEET C2.7



Preliminary : Not For Construction

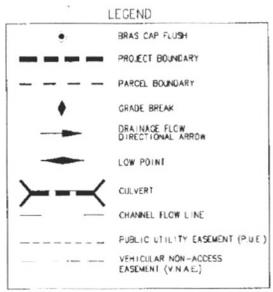
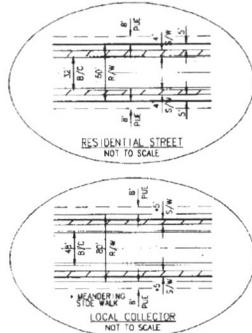
**PROMONTORY AT MAGIC RANCH**  
Preliminary Plat  
Parcel B-C

Lot Dimensions and Area Calculations



81 W Third St, Suite 204  
Tempe, Arizona 85281  
Phone: (480) 557-6676  
FAX: (480) 557-6526  
Internet: WWW.OTAK.COM

Project No. C2-2  
Sheet No. C2-2  
11/11/2014



**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE	RETENTION
D-1	2.91				X
D-2	4.07			X	
D-3	0.98				X
D-4	0.45	X			
D-5	0.37	X			

**TRACT SUMMARY TABLE**

TRACT	TOTAL ACRES	OPEN SPACE	PARK	DRAINAGE	RETENTION
E-1	0.48			X	
E-2	0.44				X
E-3	0.30	X			
E-4	0.14				X
E-5	0.30			X	

NOTE: CURVE TABLES ARE ON SHEET C2.7



800-782-5348

Preliminary : Not For Construction  
**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plot  
 Parcel D-E  
 Lot Dimensions and Area Calculations



Project No. **C2-3**  
 Sheet No. **C2-3**  
 Contract: JMS-C







10/1/2014  
10:00:00 AM  
10/1/2014

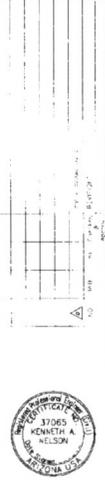
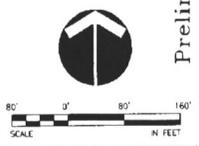
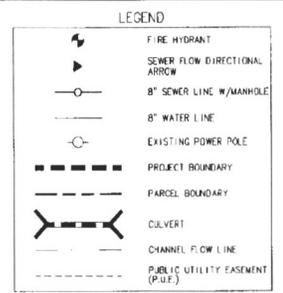
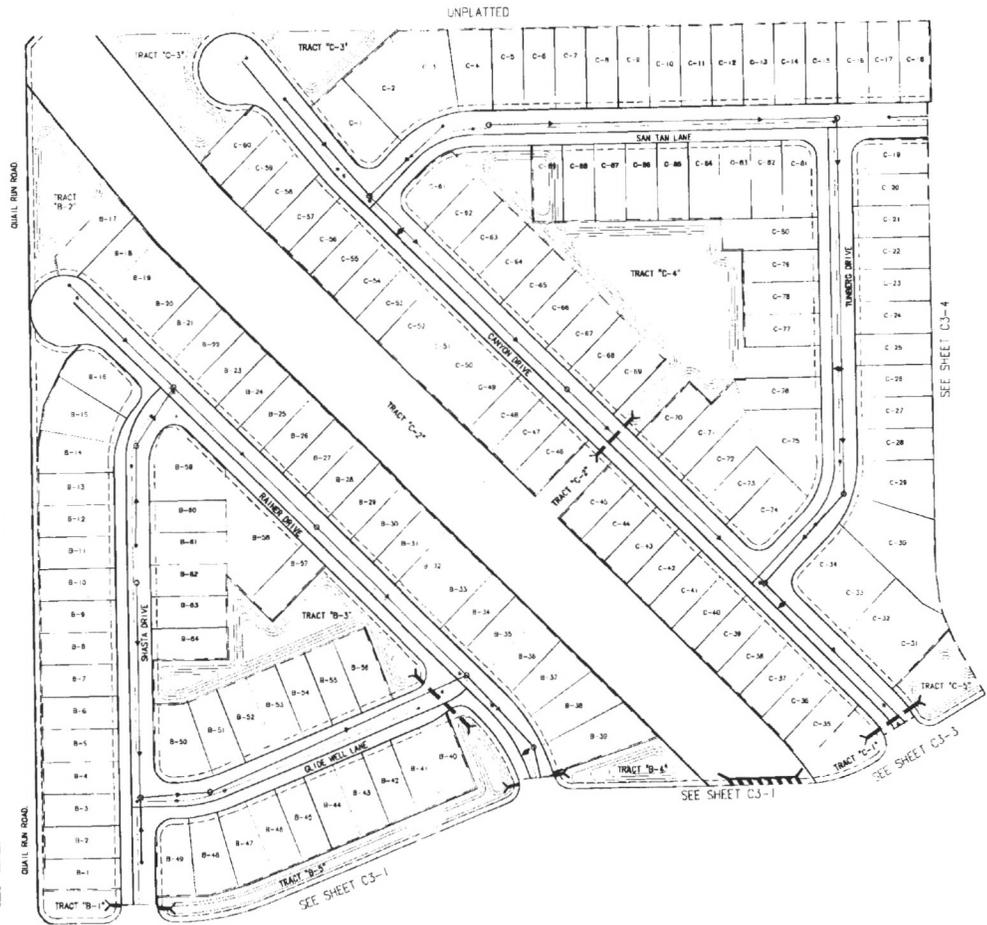
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CURVE TABLE				CURVE TABLE																											
CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE	CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	84.86	225.00	211°38'36"	C51	208.44	50.00	24°00'00"	C101	39.27	25.00	90°00'00"	C151	111.43	55.00	167°04'56"	C201	16.65	55.00	17°20'29"	C251	125.14	360.00	18°52'09"	C301	66.00	175.00	21°36'36"				
C2	39.27	25.00	90°00'00"	C52	36.27	25.00	90°00'00"	C102	16.65	55.00	17°20'29"	C152	39.27	25.00	90°00'00"	C202	16.65	55.00	17°20'29"	C252	33.43	25.00	76°37'12"	C302	75.43	200.00	21°36'36"				
C3	52.36	50.00	60°00'00"	C53	36.27	25.00	90°00'00"	C103	16.65	55.00	17°20'29"	C153	16.65	55.00	17°20'29"	C203	119.69	55.00	124°40'58"	C253	45.11	25.00	03°22'48"	C303	333.53	725.00	26°21'31"				
C4	209.44	50.00	240°00'00"	C54	45.39	25.00	164°02'01"	C104	119.69	55.00	124°40'58"	C154	16.65	55.00	17°20'29"	C204	16.65	55.00	17°20'29"	C254	29.19	125.00	13°22'48"	C304	436.90	475.00	52°41'59"				
C5	15.86	150.00	67°03'27"	C55	28.44	225.00	114°36'	C105	16.65	55.00	17°20'29"	C155	119.69	55.00	24°40'58"	C205	16.65	55.00	17°20'29"	C255	16.65	55.00	17°20'29"	C305	481.49	525.00	52°32'49"				
C6	13.27	25.00	90°00'00"	C56	42.93	25.00	68°23'48"	C106	16.65	55.00	17°20'29"	C156	37.71	25.00	86°28'01"	C206	119.69	55.00	124°40'58"	C256	14.87	55.00	15°17'11"	C306	84.11	725.00	68°51'09"				
C7	39.27	25.00	90°00'00"	C57	40.30	225.00	74°25'48"	C107	119.69	55.00	124°40'58"	C157	42.21	25.00	96°43'42"	C207	39.27	25.00	90°00'00"	C257	138.75	55.00	144°12'18"	C307	480.69	400.00	68°51'09"				
C8	10.57	100.00	117°03'27"	C58	36.85	25.00	90°00'00"	C108	35.03	150.00	137°24'48"	C158	4.90	150.00	154°20'	C208	37.54	25.00	96°02'47"	C258	49.36	25.00	113°08'09"	C308	36.49	25.00	83°37'14"				
C9	52.36	50.00	60°00'00"	C59	46.63	25.00	111°52'13"	C109	41.87	25.00	95°57'41"	C159	18.76	125.00	81°36'02"	C209	39.27	25.00	96°12'12"	C259	46.33	25.00	106°10'38"	C309	36.80	25.00	84°19'50"				
C10	209.44	50.00	240°00'00"	C60	32.95	25.00	111°31'36"	C110	15.81	150.00	157°47'11"	C160	13.18	150.00	157°02'03"	C210	11.15	50.00	4°15'32"	C260	35.30	25.00	80°53'35"	C310	99.81	425.00	13°27'18"				
C11	39.27	25.00	90°00'00"	C61	38.72	25.00	88°44'37"	C111	39.27	25.00	90°00'00"	C161	40.21	25.00	92°08'58"	C211	10.52	25.00	4°49'15"	C261	18.77	820.00	11°44'12"	C311	103.49	150.00	39°31'59"				
C12	39.27	25.00	90°12'14"	C62	5.68	290.00	107°23'	C112	39.27	25.00	90°00'00"	C162	41.65	25.00	92°26'53"	C212	39.27	25.00	90°00'00"	C262	41.47	25.00	95°02'18"	C312	68.99	100.00	39°31'59"				
C13	39.27	25.00	90°00'57"	C63	8.96	290.00	146°10'	C113	29.19	125.00	137°24'48"	C163	3.57	125.00	138°14'	C213	39.27	25.00	92°23'44"	C263	510.72	425.00	39°31'59"	C313	86.24	125.00	39°31'59"				
C14	39.26	25.00	89°59'03"	C64	38.02	225.00	74°25'48"	C114	39.27	25.00	90°00'00"	C164	186.60	780.00	117°22'14"	C214	42.04	25.00	95°20'21"	C264	811.15	675.00	68°51'09"	C314	746.72	825.00	51°51'34"				
C15	16.85	55.00	17°20'29"	C65	10.20	225.00	105°09'	C115	39.27	25.00	90°00'00"	C165	37.50	25.00	85°57'09"	C215	24.89	225.00	6°20'21"	C265	37.33	25.00	85°33'33"	C315	450.64	375.00	68°51'09"				
C16	16.85	55.00	17°20'29"	C66	45.42	250.00	148°19'	C116	39.27	25.00	90°00'00"	C166	47.31	25.00	98°25'33"	C216	32.39	175.00	10°36'16"	C266	36.81	25.00	84°21'14"	C316	211.25	675.00	17°55'54"				
C17	119.69	55.00	124°40'58"	C67	149.93	250.00	142°21'41"	C117	206.44	50.00	240°00'00"	C167	39.55	150.00	157°06'26"	C217	54.86	200.00	15°42'59"	C267	62.7	380.00	9°22'25"	C317	159.96	375.00	24°26'27"				
C18	16.65	55.00	17°20'29"	C68	41.40	100.00	143°23'	C118	16.65	55.00	17°20'29"	C168	9.15	100.00	151°42'25"	C218	54.86	200.00	15°42'59"	C268	139.57	405.00	17°44'40"	C318	213.45	725.00	16°52'06"				
C19	16.65	55.00	17°20'29"	C69	39.27	25.00	100°00'	C119	17.43	55.00	18°09'41"	C169	49.81	125.00	22°49'52"	C219	39.27	25.00	90°00'00"	C269	135.94	820.00	9°29'54"	C319	701.47	775.00	51°51'34"				
C20	119.69	55.00	124°40'58"	C70	39.27	25.00	100°00'	C120	18.30	55.00	123°14'02"	C170	26.94	25.00	66°20'57"	C220	39.27	25.00	90°00'00"	C270	435.64	795.00	11°21'47"	C320	170.83	400.00	24°26'27"				
C21	39.27	25.00	90°00'00"	C71	39.27	25.00	100°00'	C121	38.49	25.00	86°12'07"	C171	16.65	55.00	17°20'29"	C221	39.27	25.00	90°00'00"	C271	79.54	430.00	10°15'53"	C321	36.40	50.00	13°54'10"				
C22	39.27	25.00	90°00'00"	C72	39.27	25.00	100°00'	C122	35.05	150.00	132°23'21"	C172	16.65	55.00	17°20'29"	C222	185.23	360.00	29°28'50"	C272	369.17	770.00	27°28'12"	C322	44.90	125.00	20°34'49"				
C23	39.27	25.00	90°00'00"	C73	61.27	65.00	161°57'	C123	23.37	100.00	132°23'21"	C173	96.97	55.00	157°01'00"	C223	38.36	25.00	87°55'07"	C273	317.73	560.00	31°30'30"	C323	45.11	25.00	103°22'48"				
C24	39.27	25.00	90°00'00"	C74	70.56	90.00	161°57'	C124	29.21	125.00	107°24'11"	C174	87.82	780.00	157°02'04"	C224	35.26	25.00	80°48'03"	C274	300.05	640.00	26°51'43"	C324	28.19	125.00	13°22'48"				
C25	39.27	25.00	90°41'15"	C75	79.84	215.00	161°57'	C125	164.23	125.00	8°02'30"	C175	453.34	805.00	32°16'30"	C225	62.51	100.00	36°40'42"	C275	13.54	560.00	12°21'06"	C325	33.43	25.00	76°37'12"				
C26	38.80	25.00	89°09'35"	C76	39.27	25.00	100°00'	C126	171.35	225.00	8°00'52"	C176	467.47	830.00	32°16'30"	C226	77.18	150.00	29°28'50"	C276	363.17	640.00	31°30'30"	C326	16.65	55.00	17°20'29"				
C27	37.57	25.00	86°08'33"	C77	133.69	360.00	116°37'	C127	39.07	25.00	89°32'07"	C177	39.27	25.00	90°00'00"	C227	210.41	440.00	27°23'58"	C277	340.41	600.00	31°30'30"	C327	16.65	55.00	17°20'29"				
C28	37.63	25.00	86°14'44"	C78	148.54	400.00	116°37'	C128	226.92	250.00	10°47'13"	C178	39.27	25.00	90°00'00"	C228	64.92	175.00	29°28'50"	C278	340.43	600.00	31°30'30"	C328	106.64	55.00	111°18'11"				
C29	35.60	25.00	81°35'02"	C79	163.40	440.00	116°37'	C129	39.27	25.00	90°00'00"	C179	39.27	25.00	90°00'00"	C229	205.81	400.00	29°28'50"	C279	78.54	50.00	90°00'00"	C329	39.27	25.00	90°00'00"				
C30	51.38	25.00	117°45'21"	C80	39.27	25.00	100°00'	C130	16.65	55.00	17°20'29"	C180	39.27	25.00	90°00'00"	C230	39.27	25.00	90°00'00"	C280	39.27	25.00	90°00'00"	C330	39.27	25.00	90°00'00"				
C31	39.27	25.00	90°00'00"	C81	39.27	25.00	100°00'	C131	16.65	55.00	17°20'29"	C181	39.27	25.00	90°00'00"	C231	39.27	25.00	90°00'00"	C281	39.27	25.00	90°00'00"	C331	39.27	25.00	90°00'00"				
C32	39.27	25.00	90°00'00"	C82	39.27	25.00	100°00'	C132	119.69	55.00	124°40'58"	C182	0.47	100.00	0°16'07"	C232	78.54	50.00	90°00'00"	C282	39.27	25.00	90°00'00"	C332	52.18	150.00	19°55'46"				
C33	52.36	50.00	60°00'00"	C83	39.27	25.00	100°00'	C133	39.27	25.00	90°00'00"	C183	39.27	25.00	90°00'00"	C233	78.54	50.00	90°00'00"	C283	39.27	25.00	90°00'00"	C333	62.54	125.00	30°57'26"				
C34	52.36	50.00	60°00'00"	C84	16.65	55.00	17°20'29"	C134	61.96	150.00	23°39'58"	C184	78.54	100.00	45°00'00"	C234	39.27	25.00	90°00'00"	C284	39.27	25.00	90°00'00"	C334	157.44	325.00	27°25'41"				
C35	52.36	50.00	60°00'00"	C85	16.65	55.00	17°20'29"	C135	72.28	175.00	23°39'58"	C185	117.81	150.00	45°00'00"	C235	39.27	25.00	90°00'00"	C285	39.27	25.00	90°00'00"	C335	148.58	275.00	30°57'26"				
C36	52.36	50.00	60°00'00"	C86	119.69	55.00	124°40'58"	C136	82.91	200.00	23°39'58"	C186	86.17	125.00	45°00'00"	C236	2.50	100.00	125°56'	C286	39.27	25.00	90°00'00"	C336	219.08	700.00	17°55'54"				
C37	42.28	50.00	59°54'56"	C87	40.63	150.00	113°11'00"	C137	72.28	175.00	23°39'58"	C187	39.27	25.00	90°00'00"	C237	39.27	25.00	90°00'00"	C287	39.27	25.00	90°00'00"	C337	193.19	975.00	11°21'10"				
C38	52.36	50.00	60°00'00"	C88	39.27	25.00	100°00'	C138	92.94	225.00	23°39'58"	C188	39.27	25.00	90°00'00"	C238	39.27	25.00	90°00'00"	C288	39.27	25.00	90°00'00"	C338	249.82	1075.00	13°57'52"				
C39	78.79	200.00	22°34'13"	C89	39.27	25.00	100°00'	C139	82.91	200.00	23°39'58"	C189	117.81	150.00	45°00'00"	C239	197.24	820.00	10°59'12"	C289	39.27	25.00	90°00'00"	C339	182.09	300.00	30°57'26"				
C40	68.94	175.00	22°34'13"	C90	27.09	100.00	151°31'10"	C140	209.44	50.00	240°00'00"	C190	78.54	100.00	45°00'00"	C240	20.36	820.00	126°12'	C290	39.27	25.00	90°00'00"	C340	243.77	1000.00	13°57'52"				
C41	59.09	150.00	22°34'13"	C91	33.86	125.00	151°31'10"	C141	209.44	50.00	240°00'00"	C191	98.17	125.00	45°00'00"	C241	37.34	25.00	85°15'												



DATE: 03/11/03  
 DRAWN BY: J. D. WILSON  
 CHECKED BY: J. D. WILSON  
 PROJECT NO.: 00274-301

VISION AT MAGIC RANCH



1-800-782-5348

**Preliminary : Not For Construction**

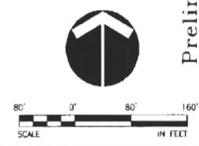
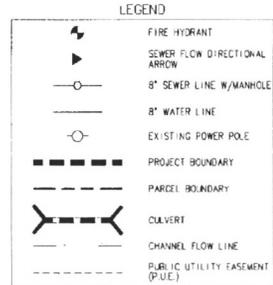
**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plat  
 Parcel: B-C  
 Preliminary Utility Plan

**otak**  
 incorporated  
 51 W. Third St., Suite 201  
 Tempe, Arizona 85281  
 Phone: (480) 857-6679  
 Fax: (480) 857-6566  
 Internet: WWW.OTAK.COM

Project No.  
**C3-2**  
 Sheet No.  
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DATE: 11/11/03  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 0271.201  
 SHEET NO.: 0271.201

DATE: 11/11/03  
 DRAWN BY: J. H. HARRIS  
 CHECKED BY: J. H. HARRIS  
 PROJECT NO.: 0271.201  
 SHEET NO.: 0271.201



**Preliminary : Not For Construction**

**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plot  
 Parcel D-E  
 Preliminary Utility Plan

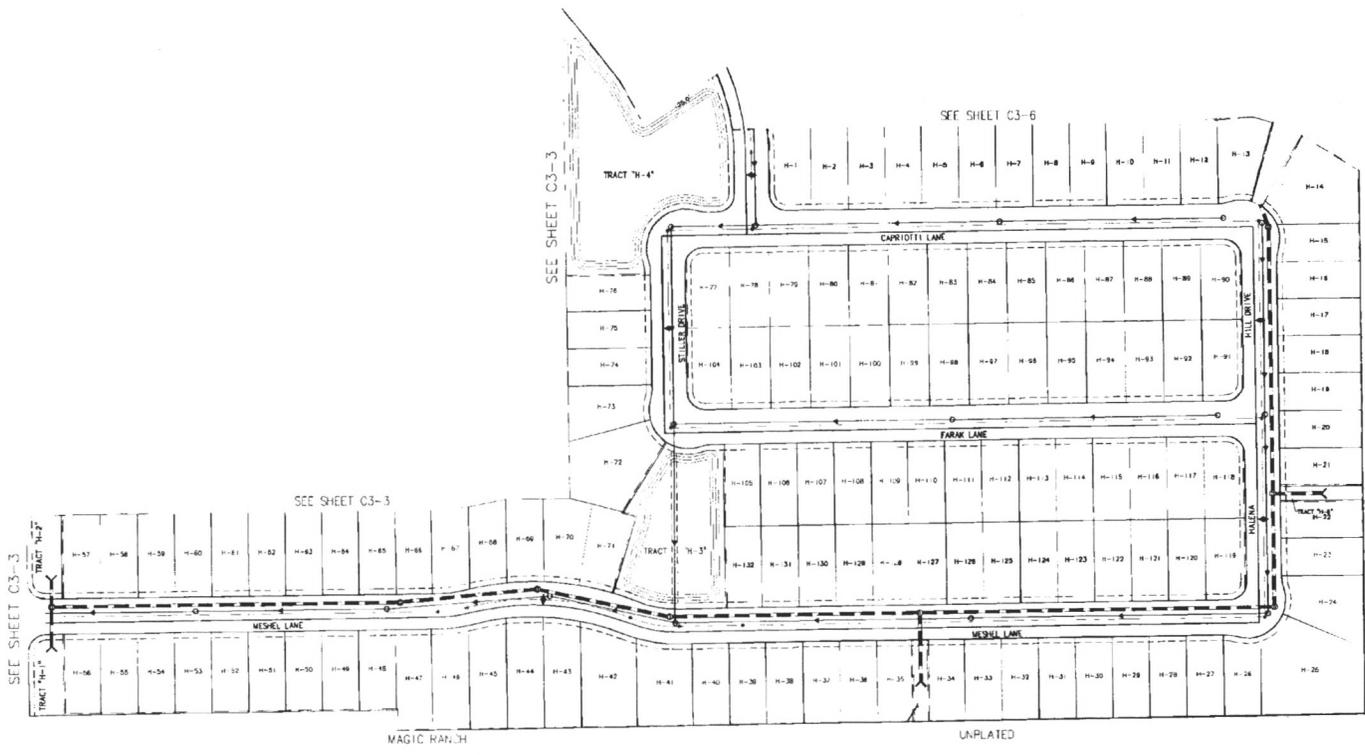
1-800-782-5348

otak  
 Incorporated  
 811 Third St., Suite 202  
 Tempe, Arizona 85281  
 Phone: (480) 887-8878  
 FAX: (480) 887-6388  
 Internet: WWW.OTAK.COM

Project No. **C3-3**  
 Sheet No.  
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DATE: 01/11/05  
 DRAWN BY: J. W. BROWN  
 CHECKED BY: J. W. BROWN  
 PROJECT NO: C3-5  
 SHEET NO: 13  
 SCALE: AS SHOWN  
 COUNTY: COCHISE  
 CITY: TUCSON

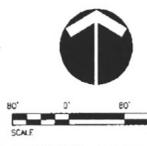


**LEGEND**

- FIRE HYDRANT
- SEWER FLOW DIRECTIONAL ARROW
- 8" SEWER LINE W/MANHOLE
- 8" WATER LINE
- EXISTING POWER POLE
- PROJECT BOUNDARY
- PARCEL BOUNDARY
- CULVERT
- CHANNEL FLOW LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)



1-800-782-5348  
 The State of Arizona  
 License No. 37365



Preliminary : Not For Construction

**PROMONTORY AT MAGIC RANCH**  
 Preliminary Plot  
 Parcel H  
 Preliminary Utility Plan



81 W. Third St., Suite 205  
 Tempe, Arizona 85281  
 Phone: (480) 837-6870  
 Fax: (480) 837-6508  
 Internet: WWW.OAK.COM

Project No.  
**C3-5**  
 Sheet No.  
 13  
 Copyright 2004





SFD  
MANAGEMENT, LLC

February 27<sup>th</sup>, 2015

Mr. Dedrick Denton  
Pinal County Planning & Development  
31 North Pinal Street, Building F  
PO Box 2973  
Florence, Az.

**Re: Promontory at Magic Ranch #S-042-05**  
**Extension of Tentative Plat**

Dear Dedrick,

We are formally requesting that the Pinal County Planning Commission extend our tentative plat on the subject property "Promontory at Magic Ranch" for a period not less than 24 months.

The subject property is a +/- 240 acre residential development located south of Heritage Rd. alignment and east of Quail Run Lane alignment, in Pinal County, Arizona.

We anticipate the Commission requiring Stipulations similar to those provided with the prior extension. Our timing on the development will of course be market driven.

Please inform us promptly of any other issues as we request our extension be formally approved prior to the lapse date of approximately May 19<sup>th</sup>, 2015.

If you have any questions or concerns please do not hesitate to contact me directly at (520) 623-7628

Sincerely,

Philip Amos  
SFP Magic Ranch LLC  
PO BOX 41194  
Tucson, AZ 85717

**S-002-15**



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

MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-002-15 (Ironwood Crossing Unit 3 Tract K)**

CASE COORDINATOR: Evan Balmer

---

**Executive Summary:**

*This is a tentative plat of Ironwood Crossing Unit 3 Tract K. The Ironwood Crossing development was approved by the Board of Supervisors under Planning Case PZ-PD-025-05, which zoned the subject property to CR-3/PAD.*

**If This Request is Approved:**

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval of the request with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards as well as the Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulations are included in this staff report.

---

LEGAL DESCRIPTION: 10.28± acres, situated in a portion of Section 18, T2S, R8E G&SRB&M, tax parcel 109-18-777A (legal on file).

TAX PARCEL: 109-18-777A

LANDOWNER/DEVELOPER: Norm Nicholls, Fulton Homes, 9140 S. Kyrene Rd. Suite 202  
Tempe, AZ 85284

REQUESTED ACTION & PURPOSE: Fulton Homes, landowner, Brian Nicholls, EPS Group Inc., agent, requesting approval of a tentative plat for **Ironwood Crossing Unit 3 Tract K**, 47 lots on 10.28± acre parcel in the CR-3 PAD zone (**PZ-(PD)-025-05**).

LOCATION: On the west side of Barnes Parkway north of Witt Avenue in the Ironwood Crossing subdivision.

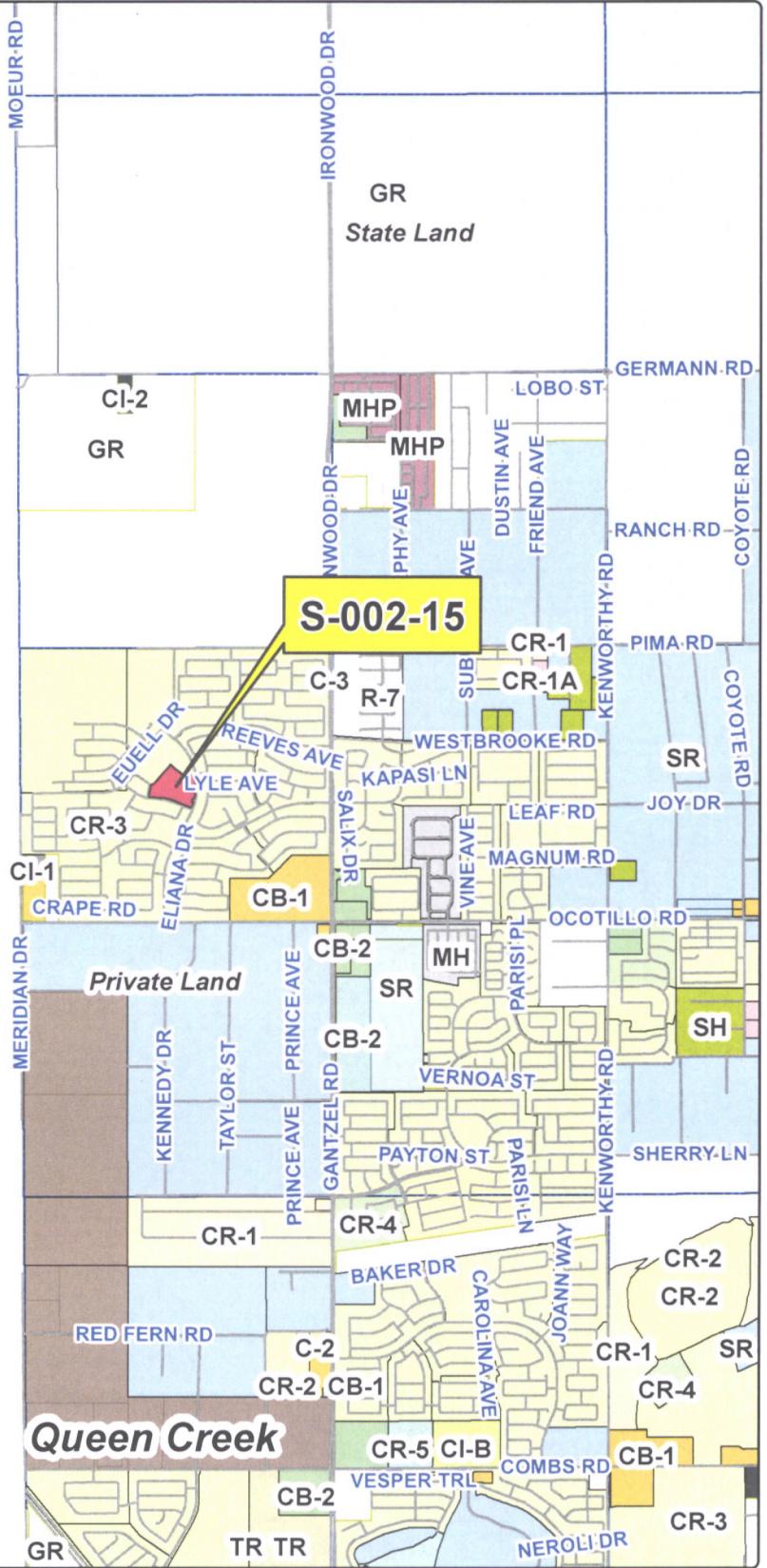
SIZE: 10.28± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-025-05 and is currently vacant.

SURROUNDING ZONING AND LAND USE:

COMMUNITY DEVELOPMENT DEPARTMENT



Vicinity Map  
Community Development

S-002-15



Sheet No.  
1 of 1

Vicinity Map

Drawn By:	LJT	Date:	04/14/2015
Sections:	18	Township:	02S
Case Number:	S-002-15	Range:	08E

14-319

**GENERAL NOTES**

- PLANNING DEPARTMENT**
- A. THE GROSS AREA OF THE SUBDIVISION IS 10.28 ACRES
  - B. ZONING INFORMATION: ZONING IS CR-3 PAD. IF MORE THAN ONE ZONE IS INVOLVED PROVIDE THE NUMBER OF ACRES WITHIN EACH ZONE, AND IDENTIFY THE LOTS WITHIN EACH ZONE.
  - C. THE NUMBER OF LOTS IS 47.
  - D. THE APPROXIMATELY 2.16 ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES.
- PUBLIC WORKS DEPARTMENT**
- A. BARNES PARKWAY IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IF IS ADJACENT TO THIS SUBDIVISION.
  - B. ANY RELOCATING, RECONSTRUCTION UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
- BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT**
- A. PUBLIC SEWERS
  - 1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
  - 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

**SPECIAL NOTES**

- PLANNING DEPARTMENT**
- A. THE SUBJECT PROPERTY IS SITUATED IN ZONE "X" AS SHOWN IN FLOOD INSURANCE RATE MAPS PANEL NUMBER 04021C200E, DATED DECEMBER 4, 2007, REVISED TO REFLECT LOMR EFFECTIVE JUNE 23, 2011. ZONE "X" HAS BEEN DETERMINED TO BE AREAS OF 0.1% ANNUAL CHANCE OF FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD WITH MIN LOT SIZE 5,500 SQUARE FEET.
- ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS**
- A. PUBLIC SEWERS
  - 1. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
  - 2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
  - 3. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW. (THIS NOTE TO APPEAR IF INVERT AND RIM ELEVATIONS ARE NOT SHOWN ON PRELIMINARY SEWER PLANS).
  - 4. THE RELOCATION IF ANY OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
  - 5. THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
  - B. ALL DRYWELLS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE HOMEOWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 24 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRY WELL SILTING CHAMBER IS REQUIRED.

**BENCHMARK**

#1021 FND 1117 STEEL PIN NEAR N/W CORNER OF SEC 6, T18S88E ELEV=1442.5' NAVD 88  
 TBM SET MARKER "X" ON TIC @ SW RET. OF INTX @ OCOTILLO & BARNES PKWY. ELEVATION=1447.9' NAVD 88  
 TBM FND 2" AC IN CRT @ N/4 COR OF SEC 18, ELEVATION=1441.66' NAVD 88

**BASIS OF BEARING**

THE CENTERLINE OF WITT AVENUE, WEST OF BARNES PARKWAY, BEARING N67°39'13"W PER THE AMENDED FINAL PLAT OF IRONWOOD CROSSING UNIT 3A, FEE NO. 2011-059415

**LAND USE TABLE**

GROSS ACREAGE	10.28 ACRES
AREA OF STREETS	1.89 ACRES
NET ACREAGE	10.28 ACRES
AREA OF TRACTS	2.16 ACRES
ZONING DISTRICT	CR-3 PAD
TOTAL NUMBER OF LOTS	47 LOTS
OVERALL DENSITY	4.57 DWELLING UNITS/AC
AVERAGE AREA PER LOT	5,773 SQ. FT.
MINIMUM LOT AREA	5,500 SQ. FT.

# TENTATIVE PLAT FOR A REPLAT OF IRONWOOD CROSSING UNIT 3A - TRACT K

TRACT K, IRONWOOD CROSSING UNIT 3A, ACCORDING TO FEE NO. 2012-059415  
 SITUATED IN A PORTION OF SECTION 18, T.2 S., R.8 E., GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

**DEVELOPER / OWNER**

FULTON HOMES  
 9140 S. KYRENE ROAD, SUITE 202  
 TEMPE, AZ 85214  
 TEL: (480)-763-6788  
 FAX: (480)-763-5554  
 CONTACT: NORM NICHOLLS

**CONSULTANT**

EPS GROUP, INC.  
 2045 S. VINEYARD, SUITE 101  
 MESA, AZ 85210  
 TEL: (480)-503-2250  
 FAX: (480)-503-2255  
 CONTACT: JOSH HANNON

**ATTORNEY**

ROSE LAW GROUP  
 714 E. STETSON DRIVE, SUITE 300  
 SCOTTSDALE, AZ 85251  
 TEL: (480)-240-6648  
 FAX: (480)-505-3925  
 CONTACT: CHRIS WEBB

**VICINITY MAP**



**LOCATION MAP**

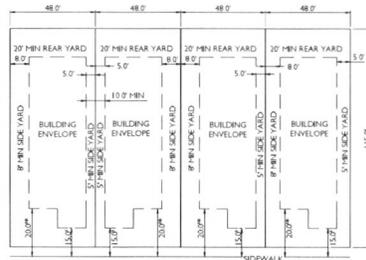


**BASE ZONING & ZONING CASE #**

PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT (CR-3)  
 CASE # P2-035-05  
 P2-035-05  
 S-000203

MAX. BUILDING HEIGHT: 20'  
 MIN. LOT AREA: 5,500 SQUARE FEET  
 MIN. LOT WIDTH: 48'  
 MIN. FRONT YARD SETBACK: 15.0' (SEE TYPICAL LOT LAYOUT & BUILDING SETBACK)  
 MIN. SIDE YARD SETBACK: 5.0' (SEE TYPICAL LOT LAYOUT & BUILDING SETBACK)  
 MIN. REAR YARD SETBACK: 20'  
 MIN. DISTANCE BETWEEN BUILDINGS: 10'  
 TOTAL OPEN SPACE (ACRES): 2.22

**IRONWOOD CROSSING KEY MAP**



NOTE: \*20' MIN FRONT SETBACK FROM BACK OF SIDEWALK TO FACE OF GARAGE. FRONT SETBACK FROM BACK OF SIDEWALK TO SIDE OF ENTRY GARAGE PORCH OR LIVING AREA SHALL BE FIFTEEN FEET (15').

TYPICAL LOT LAYOUT AND BUILDING SETBACKS  
 N.T.S.

**SCHEDULE B DOCUMENTS**

- (15) EASEMENT(S) FOR WATER UTILITY FACILITIES RECORDING NO. 2011-694641 SHOWN ON SURVEY
- (20) EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN FEE NO. 2012-043390 AND AMENDED IN FEE NO. 2012-059415 SHOWN ON SURVEY

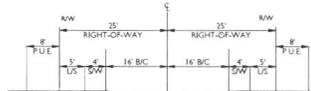
**REFERENCE DOCUMENTS**

- 1. FINAL PLAT IRONWOOD CROSSING UNIT 3A, FEE NO. 2012-043390
- 2. AMENDED FINAL PLAT IRONWOOD CROSSING UNIT 3A, FEE NO. 2012-059415
- 3. FINAL PLAT IRONWOOD CROSSING UNIT 1A-QUADRANT CENTER, FEE NO. 2009-120131
- 4. FINAL PLAT IRONWOOD CROSSING UNIT 1, CABINET 14, SLIDE 11

**TRACT TABLE**

TRACT	USE	AREA
A	LANDSCAPE / OPEN SPACE / RETENTION	0.76 AC
B	LANDSCAPE / OPEN SPACE	0.20 AC
C	LANDSCAPE / OPEN SPACE	0.07 AC
D	LANDSCAPE / OPEN SPACE / RETENTION	0.78 AC
E	LANDSCAPE / OPEN SPACE	0.03 AC
F	LANDSCAPE / OPEN SPACE / RETENTION	0.32 AC
TOTAL		2.16 AC

**LOCAL STREET SECTION**



**SERVICE PROVIDERS**

DESCRIPTION	COMPANY
CABLE	COV COMMUNICATIONS CO
GAS	CITY OF MESA GAS
SEWER	JOHNSON UTILITIES LLC
FIRE	RURAL METRO FIRE
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURY LINK
WATER	TOWN OF QUEEN CREEK
SOLID WASTE	VARIOUS PROVIDERS
COMMUNICATIONS	MEDACOMM
IRRIGATION	QUEEN CREEK IRR DIST
POLICE	PINAL COUNTY SHERIFF

**LEGEND**

- PROPERTY CORNER
- FIRE HYDRANT
- MANHOLE
- N/W RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- PUE
- LOT LINE
- SEWER LINE
- WATER LINE

STATE OF ARIZONA  
 COUNTY OF PINAL SS

I hereby certify that the within instrument is filed in the official records of the County in Fee.

Date: \_\_\_\_\_  
 Request of: \_\_\_\_\_ Witness  
 My hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012.  
 Laura Dean-Lyde, Pinal County Records  
 By: \_\_\_\_\_ Deputy



IRONWOOD CROSSING UNIT 3A  
 TRACT K  
 COVER SHEET

Revisions

APRIL 27, 2012 - PRELIMINARY SUBMITTAL  
 FEBRUARY 16, 2012 - 1ST SUBMITTAL  
 MARCH 28, 2012 - 2ND SUBMITTAL

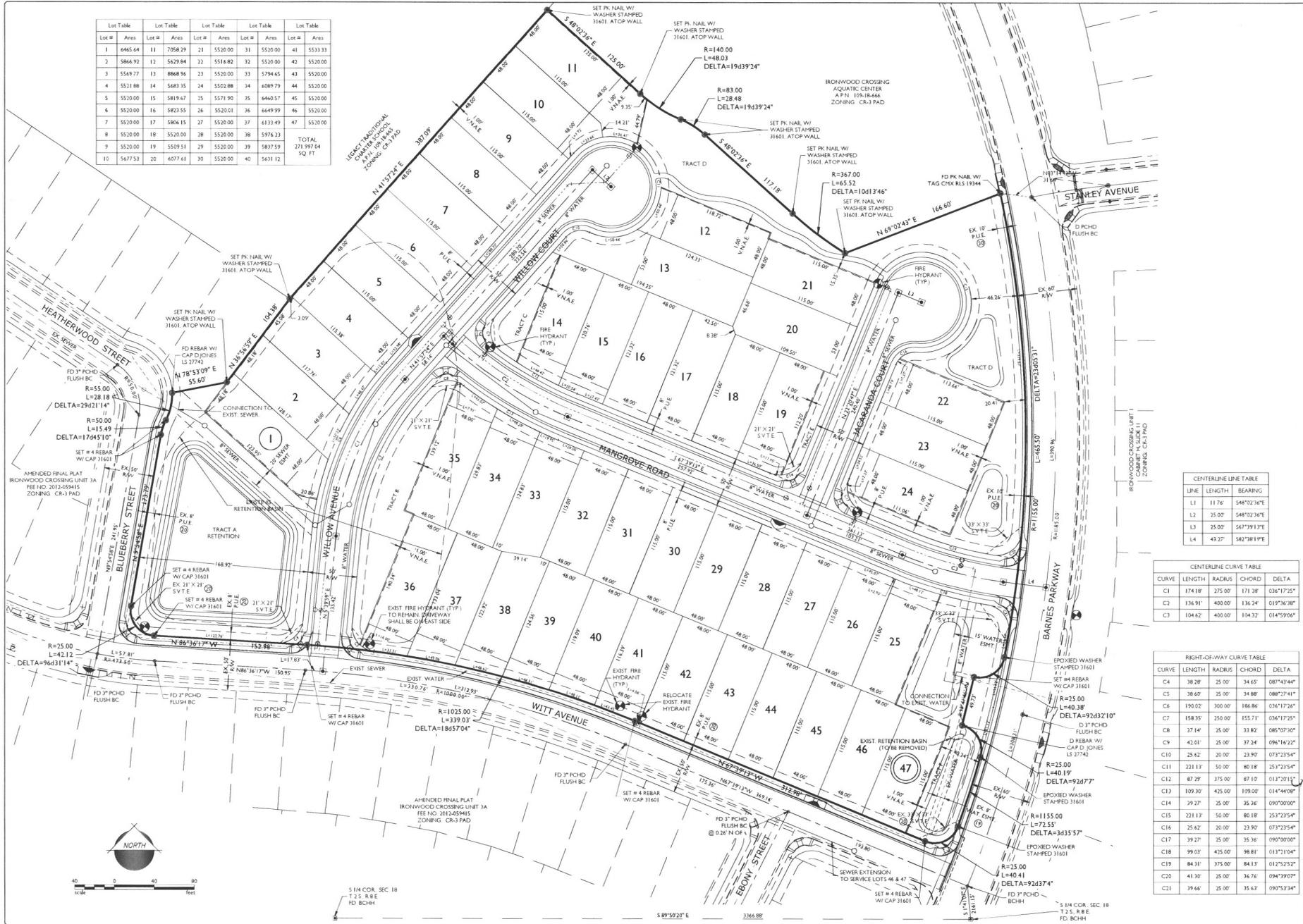


Job No. 14-319  
 CSOI  
 Sheet No. 1 of 2

S-002-15

Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	6465.64	11	7058.29	21	5520.00	31	5520.00	41	5533.33
2	5846.92	12	5629.84	22	5516.82	32	5520.00	42	5520.00
3	5549.77	13	8868.96	23	5520.00	33	5794.65	43	5520.00
4	5531.88	14	5683.35	24	5502.88	34	6089.79	44	5520.00
5	5520.00	15	5819.67	25	5571.90	35	6460.57	45	5520.00
6	5520.00	16	5823.55	26	5520.01	36	6449.99	46	5520.00
7	5520.00	17	5806.15	27	5520.00	37	6133.49	47	5520.00
8	5520.00	18	5520.00	28	5520.00	38	5976.23		
9	5520.00	19	5509.51	29	5520.00	39	5837.59		
10	5477.53	20	6077.61	30	5520.00	40	5431.12		
		TOTAL				271,997.04		SQ. FT.	

14-319



CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	11.76	S48°52'36"E
L2	25.00	S48°52'36"E
L3	25.00	S47°39'17"E
L4	43.27	S82°30'18"E

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	174.18'	275.00'	171.28'	036°17'25"
C2	136.91'	400.00'	136.24'	019°36'38"
C3	104.62'	400.00'	104.32'	041°59'66"

RIGHT-OF-WAY CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	DELTA
C4	38.28'	25.00'	34.65'	087°41'44"
C5	38.60'	25.00'	34.88'	088°23'41"
C6	190.02'	300.00'	186.86'	034°17'26"
C7	158.35'	250.00'	155.71'	034°17'25"
C8	37.14'	25.00'	33.82'	086°50'20"
C9	42.01'	25.00'	37.24'	094°16'22"
C10	25.62'	25.00'	23.90'	073°23'54"
C11	221.13'	50.00'	80.18'	253°23'54"
C12	87.29'	375.00'	87.10'	013°20'12"
C13	109.30'	425.00'	109.00'	014°44'08"
C14	39.27'	25.00'	35.36'	090°50'00"
C15	221.13'	50.00'	80.18'	253°23'54"
C16	25.62'	25.00'	23.90'	073°23'54"
C17	39.27'	25.00'	35.36'	090°50'00"
C18	99.03'	435.00'	98.81'	013°21'04"
C19	84.31'	375.00'	84.13'	012°52'52"
C20	41.30'	25.00'	36.76'	091°39'07"
C21	39.66'	25.00'	35.63'	090°53'34"



IRONWOOD CROSSING UNIT 3A  
TRACT K  
TENTATIVE PLAT

Revisions

21071  
MARY F  
KENNEDY  
DATE: 08/21/18  
CHECKED BY: JPH

Job No: 14-319  
TP01  
Sheet No: 2 of 2

North: CR-3/PAD; School/HOA Pool  
 East: CR-3/PAD; Residential  
 South: CR-3/PAD; Residential  
 West: CR-3/PAD; Residential

**HISTORY:** The subject property was rezoned from CR-2, CR-3 and CB-1 to CR-3 and CB-1 with a PAD Overlay District in 2005 under Planning Case PZ-(PD)-025-05 to allow the 2,112 unit Ironwood Crossing development on 708.51± acres. A Minor PAD Amendment was approved on February 9, 2015 returning the former proposed school site to single-family residential lots, a copy of the amendment is included in this packet. To date, 1,584 of the approved units have been final platted. The PAD has 528 units remaining, not including the current request.

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

Telephone: Century Link  
 Electrical: Salt River Project  
 Water: Town of Queen Creek  
 Sewer: Johnson Utilities  
 Fire District: Rural Metro Fire  
 Refuse: Republic Services  
 Cable: Cox Communications  
 Gas: Mesa Gas  
 School: J.O. Combs  
 Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On March 17, 2015 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision. There were written comments from the Town of Queen Creek and J.O. Combs School District. Their comments are included in the staff report.

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

Lot Area (SQ FT)	Front Yard	Side Yard	Rear Yard	Lot Width	Height
5,500	15' / 20'	5' / 8'	20'	48'	30'

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

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

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

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

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

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

**Analysis:** This project is located within the CR-3/PAD zoning classification. The Board approved thirty-nine (39) stipulations of understanding for case PZ-PD-025-05 and ten (10) for case PZ-025-05.

**Finding:** Staff finds that the lots in the proposed tentative plat meet the requirement of the development standards in the approved PAD and is consistent with all PAD amendments.

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 Ironwood Crossing Unit 3 Tract K is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

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

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

**Analysis:** The proposed subdivision is in an area where the topography slopes northwesterly within the subject property.

**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 Barnes Parkway, adjacent to the subject property.

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

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

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

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

Sewage is to be provided by Johnson Utilities.

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

Solid waste service is to be provided by a private contractor.

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

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

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

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

**STAFF SUMMARY AND RECOMMENDATION:** All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-025-05 & PZ-PD-025-05) 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-002-15 with the 11 stipulations as presented in the staff report.**

1. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
2. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association;
3. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
4. 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.
5. The applicant/owner shall develop the 47 lot subdivision in accordance with the subdivision submittal documents for Ironwood Crossing Unit 3 Tract K and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-025-05 & PZ-PD-025-05), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
6. 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.

7. 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
8. 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.
9. 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.
10. 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.
11. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
  - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.



Greg Stanley  
County Manager

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

February 9, 2015

VIA ELECTRONIC MAIL AND U.S. MAIL

Chris K. Webb  
Rose Law Group  
7144 East Stetson Drive, Suite 300  
Scottsdale, Arizona 85251

**Re: Fulton Homes – Ironwood Crossing: Requesting for Administrative PAD  
Amendment (PZ-PD-025-05)**

Dear Mr. Webb:

This letter is in response to your January 16, 2015 request for a administrative amendment to the Ironwood Crossing Planned Area Development (PAD). Your request is governed under the Pinal County Development Services Code Chapter 2.175, Section 2.175.090. Your request as represented in Exhibit C is to return the 2<sup>nd</sup> School Site, which is zoned CR-3 Single Residence, to single-family residential lots, and adding a 2<sup>nd</sup> community pool amenity at the northeast corner of Parcel 18 in Unit 4A.

Your request is consistent with the original intent of the approved PAD by the Pinal County Board of Supervisors as represented in Exhibit A. As such, your request is hereby approved.

If you have any additional questions, please do not hesitate to contact me at (520) 866-6465.

**AUTHORITY:**

This decision is used under the administrative authority granted to the Department Director under the provisions of the Pinal County Development Services Code 2.175.090.

Issued by: \_\_\_\_\_  
Himanshu Patel  
Community Development Director

Date: February 9, 2015

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 T 520-866-6447 FREE 888-431-1311 F 520-866-6490 www.pinalcountyyaz.gov



CHRIS K. WEBB  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5648 Fax 480.505.3925  
CWebb@roselawgroup.com  
www.roselawgroup.com

January 16, 2015

**SENT VIA E-MAIL ONLY**

Mr. Himanshu Patel  
Interim Community Development Director  
Pinal County  
[himanshu.patel@pinalcountyz.gov](mailto:himanshu.patel@pinalcountyz.gov)

**Re: Fulton Homes - Ironwood Crossing: Request for Administrative PAD Amendment (PZ-PD-025-05)**

Dear Mr. Patel:

Please accept this letter on behalf of Fulton Homes, the owner of the Ironwood Crossing master-planned community ("Ironwood Crossing"), requesting an administrative amendment to the Ironwood Crossing Planned Area Development (PZ-PD-025-05), approved by the Pinal County Board of Supervisors on December 14, 2005 (the "PAD"). We thank Pinal County (the "County") for its willingness to process this request in an effort to facilitate certain minor changes, which are consistent with the intent of the PAD, to small portions of Units 3A and 4A of Ironwood Crossing as outlined herein. The following is submitted in support of this request.

**Background**

The PAD contemplated a 10-acre elementary school site that Fulton Homes planned to reserve for the J.O. Combs Unified School District (the "District"), to be acquired by the District at a future date, as depicted in the Illustrative Master Plan attached hereto as *Exhibit A*. In 2008, when Fulton Homes opened Ironwood Crossing and began selling homes, the District did not yet have the need or funds necessary to acquire the site. Given Fulton Homes' commitment to provide educational opportunities for homebuyers within its communities, they elected to bring in a charter school to develop and build an elementary school on the site, which now serves the needs of the Ironwood Crossing residents. However, Fulton Homes also agreed to create and reserve a second school site for the District within Ironwood Crossing (the "2<sup>nd</sup> School Site"), in the event the District would have the need and funds to acquire it in the future.

The 2<sup>nd</sup> School Site was created within a portion of Unit 3A of Ironwood Crossing with underlying CR-3 Single Residence zoning, and which was previously approved in the PAD for the development of single-family residential lots. On October 21, 2008, the County approved an

administrative amendment to the PAD to allow for the creation of the 2<sup>nd</sup> School Site and a community Aquatic Center, as illustrated in the Ironwood Crossing Master Plan attached hereto as *Exhibit B*. Unfortunately, as of the date of this request, after 10+ years of Fulton Homes holding a potential school site, the District still lacks the need and funding to acquire the 2<sup>nd</sup> School Site, and does not anticipate needing or being able to acquire it in the future.

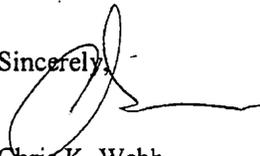
Given that Fulton Homes has constructed and closed in excess of 1,000 homes to date in Ironwood Crossing, and is now in the process of developing the final phases of the project, Fulton Homes now wishes to return the 2<sup>nd</sup> School Site, which it still owns and which still has CR-3 Single Residence underlying zoning, to the single-family residential lots originally contemplated in the PAD.

### Request

Fulton Homes hereby requests an administrative amendment to the PAD, to return the 2<sup>nd</sup> School Site, which is still zoned CR-3 Single Residence, to single-family residential lots, as such development was approved in, and is consistent with the intent of the PAD. As depicted on the Proposed Illustrative Master Plan attached hereto as *Exhibit C*, Fulton Homes proposes 47 single-family residential lots to replace the 10-acre 2<sup>nd</sup> School Site. This change will result in an insignificant increase in the total unit count for Ironwood Crossing of only 1.6%, and still maintains the development's overall residential density at 3.24 du/acre, which is well below the 3.50 du/acre maximum established by the PAD. This request, coupled with the additional pool amenity described below, will also add usable open space to Ironwood Crossing. This request qualifies for approval by the County as an administrative amendment to the PAD.

Additionally, given the extremely high usage of the existing Ironwood Crossing Aquatic Center facility, Fulton Homes desires to construct an additional community pool amenity at the northeast corner of Parcel 18 in Unit 4A. Two single-family residential lots in Parcel 18 will be lost in order to accommodate this new community pool amenity. Fulton Homes hereby requests that this change also be incorporated into the requested administrative amendment to the PAD.

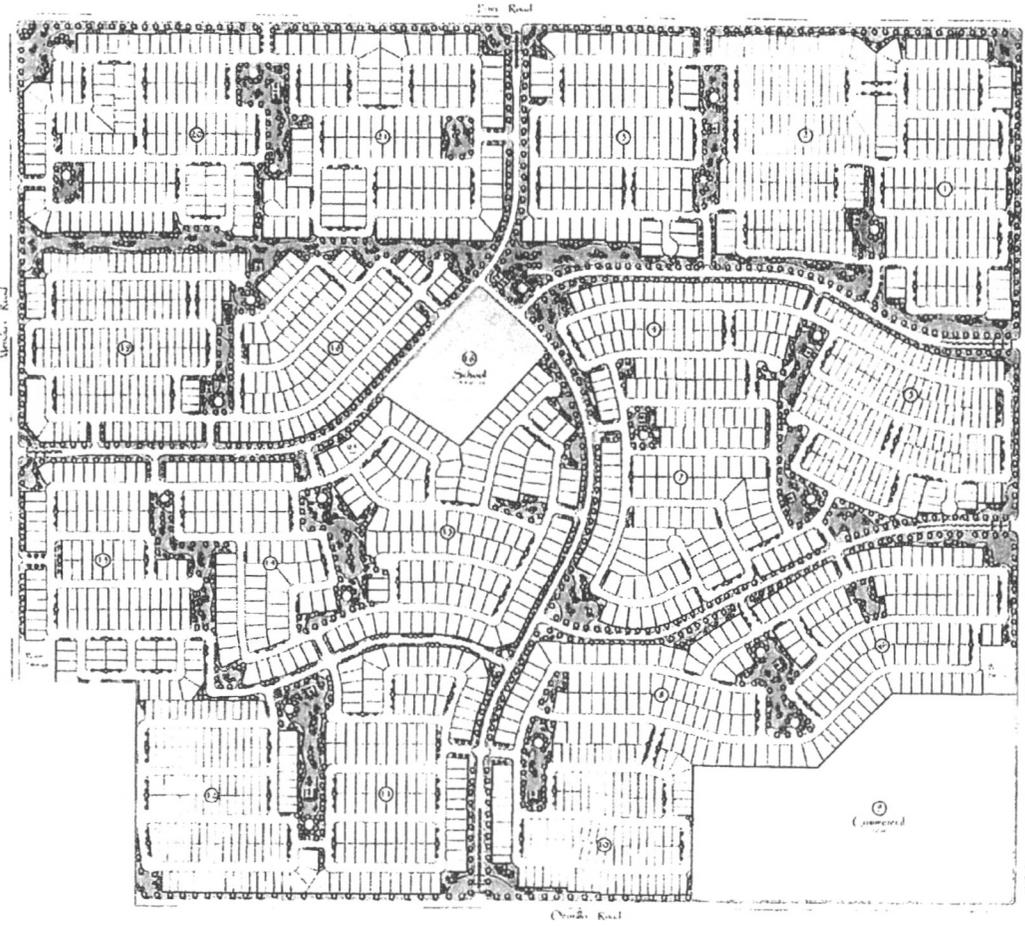
Sincerely,

  
Chris K. Webb  
Director of Project Management

### Attachments

cc: (via email only)  
Jordan Rose – [jrose@roselawgroup.com](mailto:jrose@roselawgroup.com)  
Norman Nicholls - [nnicholls@fultonhomes.com](mailto:nnicholls@fultonhomes.com)  
Brian Nicholls – [brian.nicholls@epsgruoinc.com](mailto:brian.nicholls@epsgruoinc.com)

**Exhibit A**



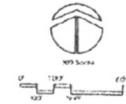
Single Family  
SITE DATA

PARCEL	ACRES	DW/ac	LOT SIZE	UNITS
1	38.68	3.08	60' x 120'	110
2	36.37	3.96	48' x 115'	144
3	40.25	2.53	70' x 125'	102
4	31.34	3.32	60' x 120'	104
5	42.27	3.62	48' x 115'	153
6	36.01	3.08	60' x 120'	111
7	32.96	2.76	70' x 125'	91
8	32.84	2.55	70' x 125'	83
9	28.47	4.06	48' x 115'	118
10	36.10	3.30	60' x 120'	119
11	37.94	4.99	48' x 115'	136
12	30.99	3.99	60' x 120'	111
13	27.40	2.48	70' x 125'	88
14	47.83	2.68	70' x 125'	127
15	33.88	2.86	60' x 120'	97
16	36.23	4.57	48' x 115'	146
17	44.40	3.20	60' x 120'	142
18	45.82	2.62	70' x 125'	127
TOTAL				2112

Open Space	172.7
School	10.5
Commercial	50

Lot Mix

DIMENSION	SIZE	UNITS
48' x 115'	9520 sf	716
60' x 120'	7200 sf	803
70' x 125'	8750 sf	591
		2112



Owner / Check with: FULTON HOMES  
1145 South Fennell / Suite 101  
Naperville, IL 60563  
908.733.6737

Local Planner / Land Use Consultant: PERSIMONY ASSOCIATES  
3915 East Beaulieu Street / Suite 112  
Naperville, IL 60564  
908.410.1588

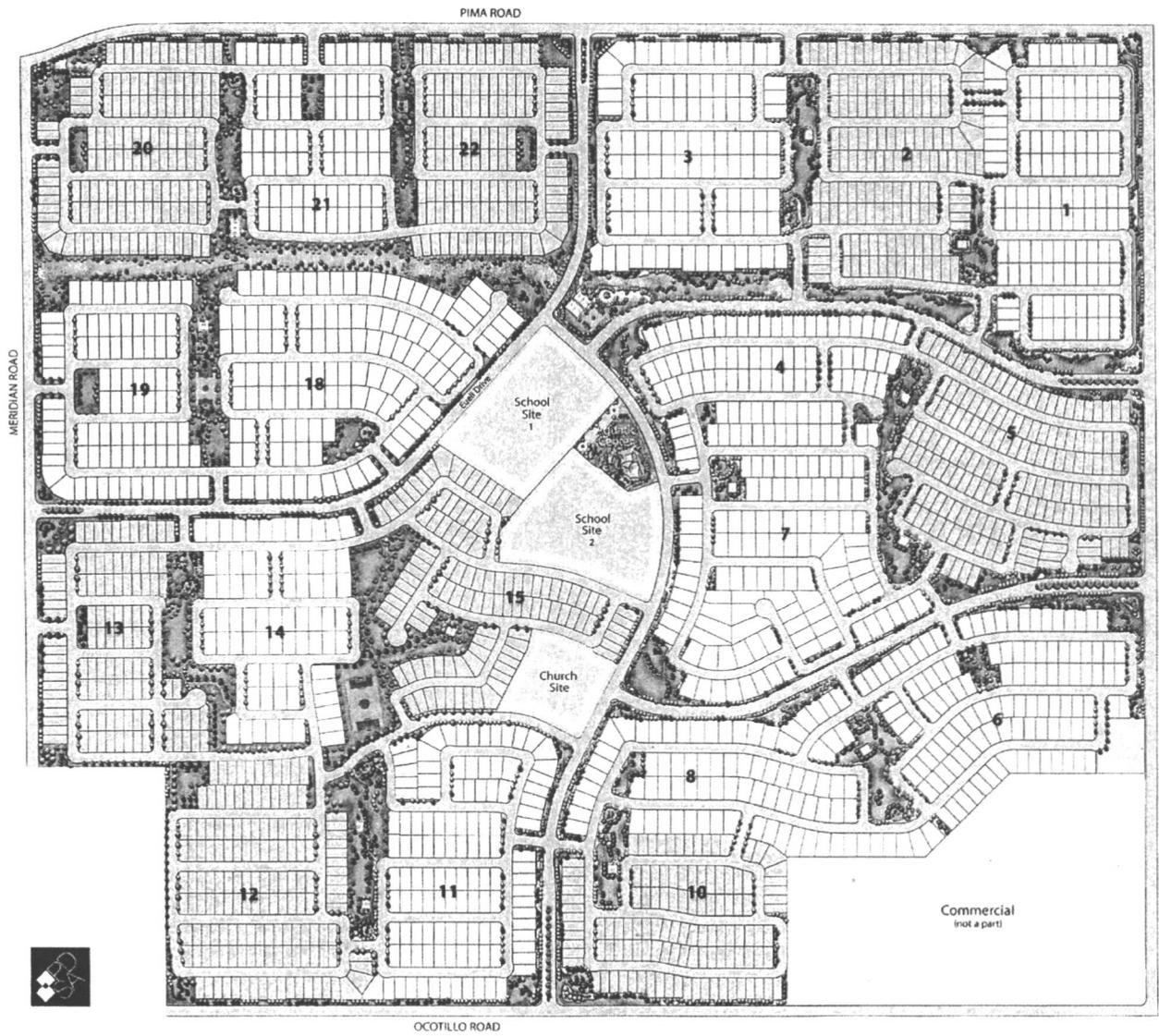


illustrative master plan



**Ironwood Crossing**  
Fulton Homes

**Exhibit B**



**SITE DATA**

Parcel	Acres	DU/ac	Lot Size	Units
1	38.65	3.08	60 x 120	118
2	36.37	3.96	48 x 115	144
3	40.25	2.53	70 x 125	101
4	31.34	3.32	60 x 120	104
5	42.27	3.62	48 x 115	157
6	36.01	3.08	60 x 120	110
7	32.95	2.76	70 x 125	91
8	32.84	2.53	70 x 125	83
10	28.47	4.08	48 x 115	116
11	36.33	3.25	60 x 120	118
12	29.86	4.59	48 x 115	137
13	30.32	3.92	48 x 115	119
14	29.17	2.54	70 x 125	74
15	28.99	3.79	48 x 115	110
18	41.05	2.75	70 x 125	113
19	28.31	3.18	60 x 120	90
20	33.74	3.73	48 x 115	126
21	27.11	2.80	60 x 120	76
22	28.32	4.06	48 x 115	115

Lot Dimension	Size	Units
48' x 115'	5520 s.f.	1024
60' x 120'	7200 s.f.	616
70' x 125'	8750 s.f.	462

<b>TOTAL PROJECT</b>	<b>2102</b>
Gross Area in acres	661.81

Parcel	Acres	Open Space
School Site 1	10.36	
School Site 2	10.25	
Aspenia Center	2.79	2012 Amendment 19%
Church	5.10	2010 Amendment 19%



Owner/Developer  
**FULTON HOMES**  
 9140 South Rymur Road / Suite 202  
 Tempe, AZ 85284  
 480.751.6789

Land Planner/Landscape Architect  
**PDSA**  
 2730 South Val Vista Drive / Suite 113  
 Gilbert, AZ 85295  
 480.621.6880

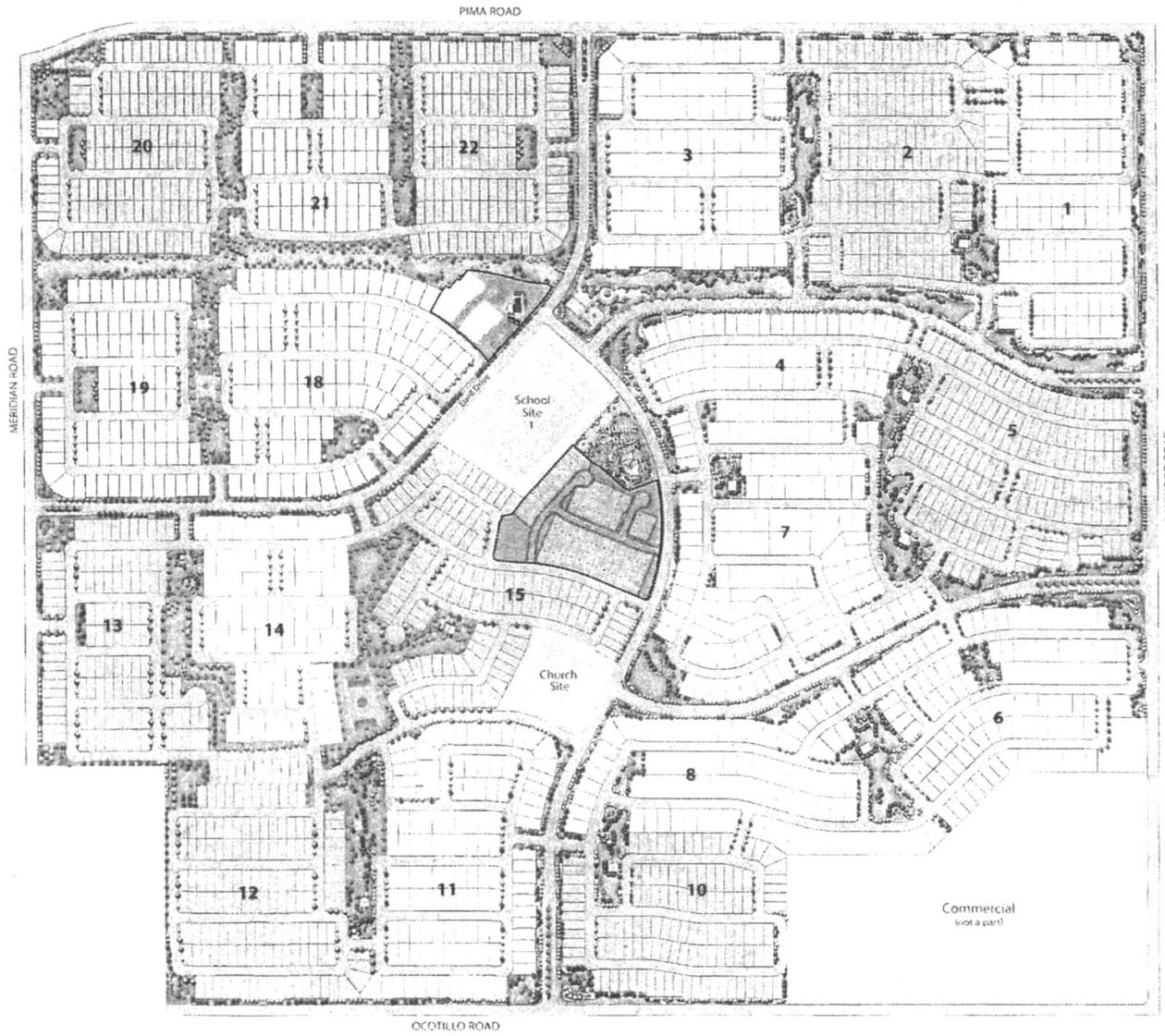
# Fulton Homes

**IRONWOOD CROSSING**

**MASTER PLAN**

Oct. 11, 2012

**Exhibit C**



# Fulton Homes

**IRONWOOD CROSSING**

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MASTER PLAN

ORIGINAL GRAPHIC BY PDSA

**From:** [Rodermund, Mark](#)  
**To:** [Brian Nicholls](#)  
**Subject:** RE: Ironwood Crossing - Parcel 23 Refuse Service  
**Date:** Tuesday, February 17, 2015 4:38:13 PM

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Brian,

Republic Service is currently servicing commercial, industrial and residential customers in the area. Republic Services will be able to service the development North of Ocotillo Road and West of Ironwood Road within the existing Ironwood Crossing Development, approximately 10 acres and 47 single family residential sites. Please contact me with additional questions.

Thank you

-Mark

Mark Rodermund  
Residential Account Manager  
Republic Services  
4811 W Lower Buckeye Rd  
Phoenix, Arizona 85043  
P 480-283-3921  
F 480-718-4190  
mrodermund@republicservices.com

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**From:** Brian Nicholls [mailto:[brian.nicholls@epsgroupinc.com](mailto:brian.nicholls@epsgroupinc.com)]  
**Sent:** Tuesday, February 17, 2015 3:20 PM  
**To:** Rodermund, Mark  
**Subject:** Ironwood Crossing - Parcel 23 Refuse Service

Mark,

Thank you for speaking with me this afternoon. We are looking for confirmation from a refuse provider stating that they will be able to provide refuse service to a new Parcel in the Ironwood Crossing Development. I know that refuse service is private in this area and that the HOA will ultimately determine the refuse provider for this development.

The proposed development is located north of Ocotillo Road and west of Ironwood Road within the existing Ironwood Crossing Development. The proposed development is approximately 10 acres and has 47 single family residential units. See attached plan.

Please confirm that Republic Services would be able to provide refuse service to this new development.

Thank you for your time.

Respectfully,

**Brian Nicholls, PE | EPS Group**

**Project Manager**

2045 S. Vineyard, Suite 101 | Mesa, AZ 85210

T: 480.503.2250 | C: 480.313.4490 | F: 480.503.2258

[brian.nicholls@epsgruoinc.com](mailto:brian.nicholls@epsgruoinc.com)

Utility Department



Review Comments

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<b>Ironwood Crossing Unit 3A Track K</b>	
<b>Date: 3/11/15</b>	<b>Project #: STV15-01</b>
<b>Review #: 1<sup>st</sup></b>	<b>Reviewer: D. Farar</b>

**WATER**

- 1) Provide a water statement identifying that sufficient pressure will exist during average day, max day, and peak hour scenarios.
- 2) Relocate the fire hydrant located in the middle of lot 41 to a nearby property line between lots.
- 3) The fire hydrant in front of lot 36 shall also be relocated to a property line between lots unless the lot is restricted to only allow a driveway on the east.
- 4) The Town would prefer that the existing driveway to tract F be removed if it is not going to be used and it along with the existing retention basin be relocated from over top of the existing and proposed water line.
- 5) The water line in tract F needs to be located with a 15' easement. Show this easement on the next submittal. The easement will need to identify that trees will not be planted within 5' either side of the waterline. A copy of the recorded easement will need to be provided prior to construction plan approval.
- 6) The existing stub that is shown to extend to the west of the waterline in tract F shall be removed if it will not be used.

For questions regarding comments please contact Darren Farar, P.E. at 602-481-3493 or via email at [Darren.farar@queencreek.org](mailto:Darren.farar@queencreek.org).

Darren Farar, P.E.



PINAL COUNTY  
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## SCHOOL DISTRICT QUESTIONNAIRE

February 23, 2015

Case Number: **S-002-15**

Project Name: **Ironwood Crossing Unit 3A Tract K**

Review Deadline: **March 13, 2015**

School District: **J.O. Combs Unified School District**

OWNER/DEVELOPER: Norm Nicholls  
Fulton Homes  
9410 S. Kyrene Rd. Ste 202  
Tempe, AZ 85284  
(480)753-6789

ENGINEER: Josh Hannon  
EPS Group, Inc.  
Mesa, AZ 85210  
(480)503-2250

LOCATION: The subject property is located adjacent to the east side of Barnes Parkway north of Ocotillo Road, in a portion of Section 18, T2S, R8E, G&SRB&M.

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In order for the Pinal County Planning and Zoning Commission to consider the needs of the school district(s) to meet the demands for educational services for the proposed development, you are asked to respond to the following questions. If you wish to contribute additional information, please feel free to do so. We ask that your response be received by Planning Division on or before **March 13, 2015** as this case is scheduled for a hearing before the Pinal County Planning and Zoning Commission on **April 16, 2015**.



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### SCHOOL DISTRICT QUESTIONNAIRE

1. Have you met with either the developer/owner or his/her representative to discuss the education issues/mitigation measures to be made to the School District to assure the availability of educational opportunities/services to residents of the project?

Yes

If Yes, when? Nov. 17, 2014, Email communication between Nov. 2014 - Feb. 2015, phone conference on 2/9/15

2. Has an agreement been reached (either tentative or final) concerning mitigation measures by the developer/owner?

No

a. Has a written agreement been submitted by the Developer/Owner or his/her authorized representative?

Yes

b. Has the District's Governing Board reviewed/approved the submitted agreement?

Reviewed - Yes, Approved - No

c. Has a written agreement containing the mitigation measures been prepared and signed by both parties?

No

If yes, please attach a copy of the agreement.

d. If a written agreement has not been reached, please describe the mitigation measures made by the Developer/Owner and the District's position concerning these mitigation measures.

See attachment

DISTRICT: J.B. Combs Unified

SUPERINTENDENT: Gayle A. Blanchard DATE: 3/5/15

If you have questions, please contact Evan Balmer at (520) 866-6452

Submission of this form is to assist Pinal County Planning and Development staff and the Planning and Zoning Commission. Submittal of this questionnaire does not preclude your making a presentation to the commission at the public hearing.

# Combs

J.O. Combs Unified School District

*"A Community of Empowered Learners for the 21<sup>st</sup> Century"*

301 E. Combs Rd., San Tan Valley, AZ 85140 • Phone 480-987-5300 • Fax 480-987-3487 • www.jocombs.org

*Gayle A. Blanchard, Ed.D., Superintendent*

*Karla Slovitsky, Director of Business Services*

Attachment

*2 d. If a written agreement has not been reached, please describe the mitigation measures made by the Developer/Owner and the District's position concerning these mitigation measures.*

The 10 acres in question is the land donation that was outlined in an earlier agreement. This is the second land section that has been "set aside" for the J.O. Combs District, as the original school site was used for a charter school.

The agreement that Fulton Homes has presented to the District not only addresses the school site (Section 18, T2S, R8E, G&SRB&M) but a newer section of Ironwood Crossings (originally named The Commons); which for some unknown reason has never had an approved agreement between the District and Fulton Homes. Fulton Homes is asking that the J.O. Combs Unified School District release the school site (10 acres) and accept an offer of \$500 per dwelling unit for approximately 400 homes to be developed in The Commons section.

The consistent practice of the J.O. Combs Unified School District Governing Board is to enter into agreements based on the following donations from developers: \$500 per dwelling unit when a school site is donated, and an \$850 donation when there is not a school site. The District has had several conversations with Fulton Homes representatives stating that by releasing the school site donation, the per dwelling donation would now be \$850, for the 400 homes in The Commons area. The District believes that it is important to be fair and consistent with all developers, and in our most recent donation agreements the developers have agreed to contribute \$850 per dwelling unit when a school site is not needed.

These dollars are necessary for the additional costs of transporting and educating approximately 150 students. We will continue to work with the representatives of Fulton Homes and are hopeful that an agreement can be reached in the very near future.

Sincerely,



Gayle A. Blanchard  
Superintendent

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## Governing Board

*Kathy Bourgeois*  
Clerk

*Bob D'Elena*  
Member

*Shelly Hargis*  
President

*Gary F. Kemp, Ed.D.*  
Member

*Patricia J. Pinckard*  
Member



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## II. GENERAL SUBDIVISION INFORMATION

### Please Print:

Norm Nicholls 9140 S Kyrene Rd Ste 202, Tempe, AZ 85284 (480)753-6789  
Name of Applicant Mailing Address Phone

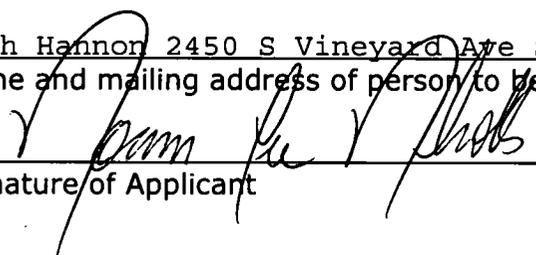
nicholls@fultonhomes.com  
Applicant E-Mail Address

Norm Nicholls 9140 Kyrene Rd Ste 202, Tempe, AZ 85284 (480)753-6789  
Name of Landowner(s) Mailing Address Phone

nicholls@fultonhomes.com  
Landowner(s) E-Mail Address

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

Josh Hannon 2450 S Vineyard Ave Ste 101, Mesa, AZ 85210 (480)503-2250  
Name and mailing address of person to be notified

  
Signature of Applicant

2-17-15  
Date

### Planning and Development Review Fees:

#### Tentative Plat:

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

#### Final Plat:

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

#### Landscape Plans:

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

#### Residential Design Requirements:

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





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2. Water service provider:

Company Name: Town of Queen Creek

Contact Person: Paul Gardner

Address: N/A

Phone number: (480) -358-3451

3. Electrical service provider:

Company Name: Salt River Project

Contact Person: N/A

Address: N/A

Phone number: N/A

4. Gas service provider:

Company Name: City of Mesa

Contact Person: Scot Sherwood

Address: N/A

Phone number: (480) 644-2509

5. Telephone service provider:

Company Name: Century Link

Contact Person: N/A

Address: N/A

Phone number: N/A

6. Cable service provider:

Company Name: Cox Communications

Contact Person: N/A

Address: N/A

Phone number: N/A



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7. Solid waste provider:

Company Name: Various Providers

Contact Person: N/A

Address: N/A

Phone number: N/A

8. Fire District:

Company Name: Rural Metro Fire

Contact Person: N/A

Address: N/A

Phone number: N/A

9. School District:

Company Name: J.O. Combs

Contact Person: Gayle Blanchard

Address: N/A

Phone number: (480) - 987-5300



February 16, 2015

**Pinal County Development Services**

C/O: Mr. Dedrick Denton  
Development Section Chief  
31 N. Pinal Street; Bldg. 'F'  
Florence, AZ 85232

**Re: Replat of Ironwood Crossing Unit 3A Track K (Parcel 23)**

Dear Mr. Denton:

We appreciate the opportunity to submit for review the Tentative Plat of the Replat of Ironwood Crossing Unit 3A Track K (Parcel 23).

As you are aware, this Parcel is bound by existing developments within Ironwood Crossing. I am formally requesting the acceptance of this tentative plat for review and processing.

As development within Ironwood Crossing is currently seeing accelerated activity, it is our intention to commence rough-grading activities on Unit 3A Track K (Parcel 23) during the spring of 2016.

We appreciate the assistance our project has been given by you and your staff and look forward to the County's review and approvals of the tentative plat and the final plat. If I can be of further assistance, please feel free to contact me or those among our consultant team you are working with in processing our project.

Best regards,

Norm Nicholls  
President  
Fulton Homes

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

On the 17<sup>th</sup> day of February, 20 15, before me personally  
appeared Norm Nicholls, the President  
of FULTON HOMES, an Arizona Corporation, and acknowledged that he executed the  
following instrument on behalf of FULTON HOMES, for the purposes therein contained.

My Commission Expires: 4-22-16



Melissa Murphy  
Notary Public



Preliminary Drainage Report

For

“A Replat of Ironwood Crossing Unit  
3A Tract K”

A Fulton Homes Community

Pinal County, Arizona

Owner/Developer  
Fulton Homes Corporation  
9140 S. Kyrene Road Ste 202  
Tempe, Arizona 85284  
(480) 753-6789  
Contact: Norm Nicholls



Project No. 14-319

February 2015

2045 S. Vineyard Avenue, Suite 101  
Mesa, AZ 85210  
o: 480.503.2250  
f: 480.503.2258

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Figure 1: Vicinity Map

Figure 2: Flood Insurance Rate Map (FIRM)

Figure 3: Preliminary Retention

Retention Required and Provided Calculations

Weighted C-values for lots

## **1.0 Introduction**

“A Replat of Ironwood Crossing Unit 3A Tract K,” (Parcel 23) is a proposed replat portion of Unit 3 of the Ironwood Crossing master planned community. Parcel 23 is comprised of 47 single family lots.

Ironwood Crossing master planned community which comprises the majority of Section 18, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona between Ironwood Road (East) and Mourer Road (West) and Pima Road (North) and Ocotillo Road (South). Parcel 23 is approximately 10.5 acres and includes 47 lots. The Ironwood Crossing master planned community is comprised of 4 Units labeled Unit 1, Unit 2, Unit 3, and Unit 4 and a total of 2,149 single family detached homes. Units 1 and 3 have been through Final Plat and many of the homes are already built. Unit 2 has been through Final Plat and is under construction.

## **2.0 FEMA Floodplain Designation**

This site is located within FEMA Flood Zone X as shown on FEMA Flood Insurance Rate Map number 04021C0200E dated December 4, 2007 and 04021C0475E dated December 4, 2007. See Figure 2: FIRM Map.

Flood Zone X is defined as:

Areas determined to be outside the 0.2% annual chance floodplain.

## **3.0 Onsite Drainage Characteristics and Hydrology**

Ironwood Crossing Parcel 23 is currently vacant land sloping from east to west. The site was designed, platted, and graded previously with Ironwood Crossing Unit 3A. The site is now being platted as 47 residential lots. The project will retain the entirety of its runoff onsite in a retention basin located at the southwest corner of the property.

Ironwood Crossing Parcel 23 has 3 street frontages, Barnes Parkway, Witt Avenue, and Blueberry Street. Barnes Parkway currently conveys drainage to the north and south to dedicated basins and this drainage pattern will remain. Blueberry Street drains south into Witt Avenue, and continues to flow west into basins provided by Unit 3. Ironwood Crossing Parcel 23 will retain the Witt Avenue half street by constructing an on-grade catch basin along the site frontage. This will reduce the required retention for Unit 3. Drainage patterns for Blueberry Street will remain the same.

A copy of the Exhibit 3: Preliminary Retention Exhibit is located in the Appendix. This plan shows the proposed basin and the drainage patterns.

#### 4.0 Retention Basin Design

The retention basin will be designed with 4:1 side slopes and a ponding depth of 3 feet. Runoff coefficients for this site have been calculated follow Pinal County guidelines, and are located in the appendix. Runoff coefficients are used in order to determine the total runoff volume produced from a storm by using the Rational Method. These coefficients are a weighted average of the roof, concrete, asphalt, and landscaping portions of the total area.

This project will retain 100% of the 100-year, 2-hour storm event (2.65 inches), in the provided basin.

Rain frequency was obtained from NOAA Atlas 14, using the upper bound of the 90% confidence interval.

The retention basin will be designed to dewater in 36 hours or less. Where retention basins are not able to percolate in 36 hours via surface percolation, drywells will be added. Drywells used to achieve the required infiltration rate will be registered with the Arizona Department of Environmental Quality.

#### 5.0 Preliminary Onsite Hydraulics

A final drainage report will be developed along with final improvement plans for this site. The final grading plan will dictate the hydraulic analysis of the street capacities, curb transitions, inlet sizing, and storm drains.

The street capacities will be calculated using Manning's equation:

$$Q = \frac{1.486 AR^{2/3} S^{0.5}}{N}$$

Where:

'S' = Street longitudinal slope (ft/ft)

'A' = Flow Area (sq. ft)

'R' = Hydraulic Radius (ft)

'n' = Manning's roughness coefficient = (0.015)

The inlets within this project will be either catch basins or scuppers, and will discharge into surface retention basins.

Finished floor elevations will be provided on the final grading plan to ensure that finished floors of all houses are able to outfall per Pinal County.

## **6.0 Offsite Drainage Characteristics and Hydrology**

Per the FIRM map in the Appendix, Ironwood Crossing Parcel 23 is not located within a floodplain. Ironwood Crossing Parcel 23 is bounded on all sides by Ironwood Crossing Units 1, 2, and 3. All drainage requirements for these developments have been met, and drainage from these parcels will not affect Parcel 23.

There are no known regional drainage watersheds affecting this site.

## **7.0 Conclusion**

- Ironwood Crossing Parcel 23 is not located within a floodplain, and there are no adverse effects from offsite drainage.
- Catch basins or scuppers will be used at all low points in the streets in order to capture and transport storm water to the retention basins.
- The site will be able to retain the 100-yr, 2-hr event per Pinal County standards.
- Drywells will be installed if the retention basin cannot percolate the 100-yr, 2-hr event within 36-hrs.

## **8.0 References**

Pinal County, AZ Pinal County Drainage Manual, Volume 2, Hydraulics.

Pinal County, AZ Pinal County Drainage Manual, Volume 1, Design Criteria.

Pinal County, AZ Pinal County Subdivision and Infrastructure Design Manual

# Appendix

Feb. 18, 2015 9:12am \\Eps-fs\shared\Projects\2014\14-319\Civil\Pre-App\Design\Drainage\14-319 - Vicinity Map.dwg



14-319

" A Replat of Ironwood Crossng Unit 3A Tract K"  
Pinal County, AZ

Figure 1: Vicinity Map



2045 S. Vineyard Ave.  
Ste. 101 Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

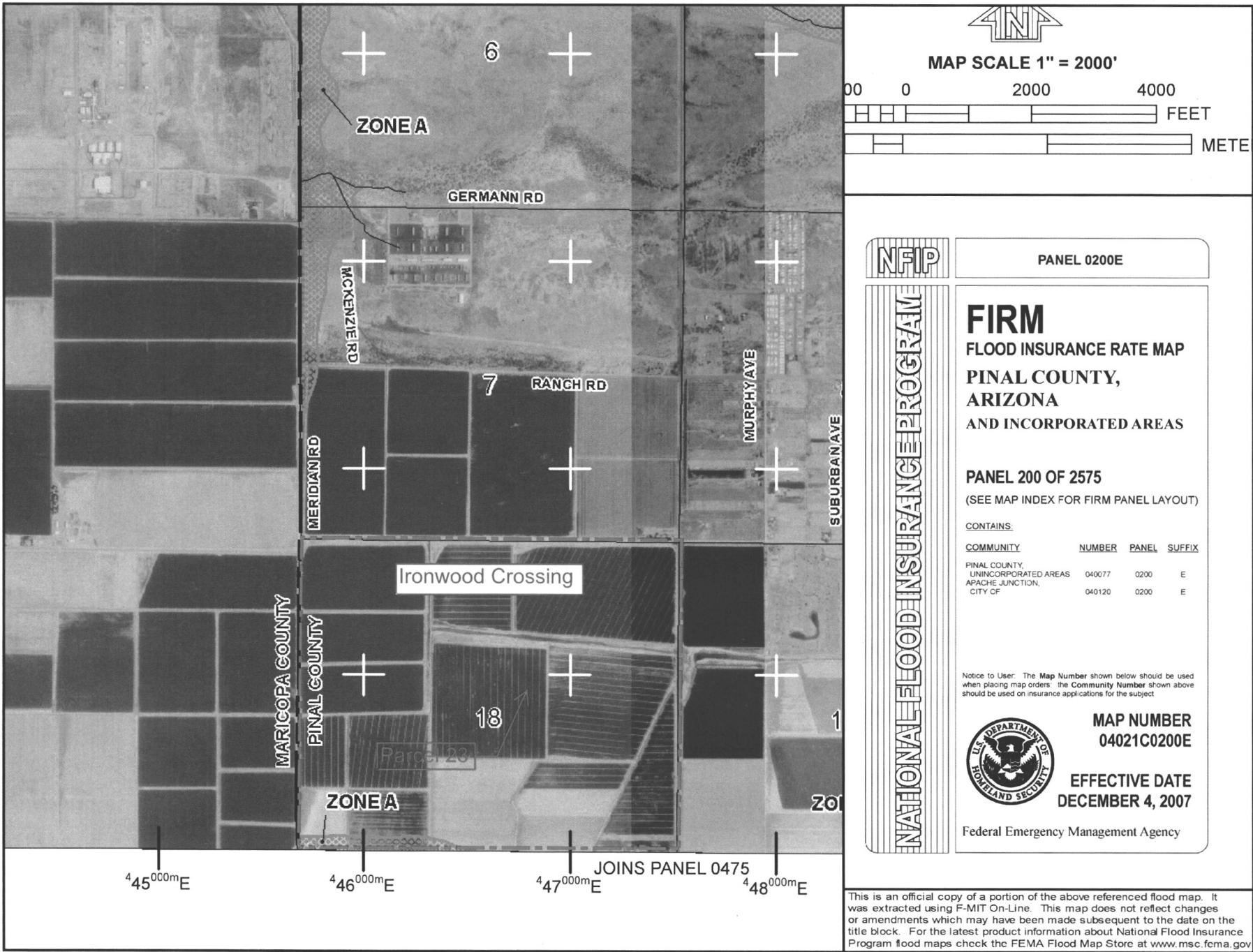
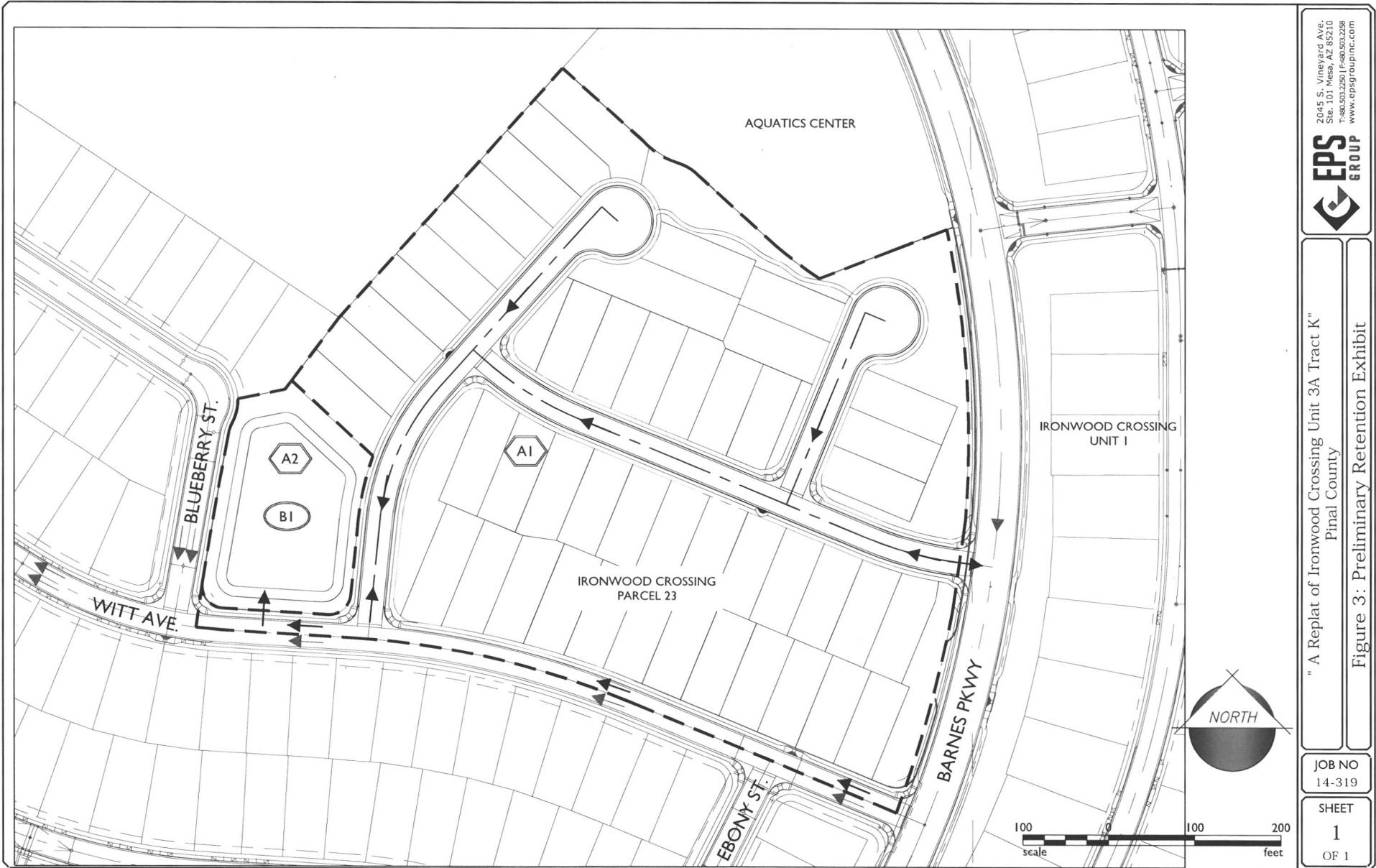


Figure 2: FIRM Map



Feb 18, 2015 9:13am \\Eps-fs\shared\Projects\2014\14-319\Civil\Pre-App\Design\Drainage\14-319 - Parcel 23 PRELIM RETENTION Areas.dwg

2045 S. Vineyard Ave.  
 Ste. 101 Mesa, AZ 85210  
 Phone: 480.221.1160  
 www.epsgroupinc.com



" A Replat of Ironwood Crossing Unit 3A Tract K"  
 Pinal County  
 Figure 3: Preliminary Retention Exhibit

JOB NO  
 14-319

SHEET  
 1  
 OF 1

## Retention Calculations

**Project:** "A Replat of Ironwood Crossing Unit 3A Tract K"

**Storm Event:** 100-yr 2-hr

**Prepared by:** James M. Rogers

**Date:** 2/18/2015

$$V = C * A * P / 12^{(1)}$$

Where:

V = Runoff Volume

C = Runoff Coefficient

A = Drainage Area

P = 2.65 in

### Surface Retention Basin Volume Calculations

Basin ID	Elevation	Area (ft <sup>2</sup> )	Incremental Volume (ft <sup>3</sup> )	Volume Provided, V <sub>p</sub> (ft <sup>3</sup> )
B2	0	20,529		
	3	27,739	72,401	72,401

### Volume Required and Summary

Basin ID	Sub-Basin ID	Sub Basin Area Description	Contributing Area (ft <sup>2</sup> )	C =	Volume Required, V <sub>R</sub> (ft <sup>3</sup> )	Volume Provided, V <sub>p</sub> (ft <sup>3</sup> )	Estimated Water Depth (ft)
B2	A1	House/Road	426,451	0.73	68,747		
	A2	Basin	39,547	0.40	3,493		
		Total	465,998	0.70	72,241		

Notes:

(1) Equation 2-4 taken from Pinal County Drainage Manual

## Typical Weighted Runoff Coefficient

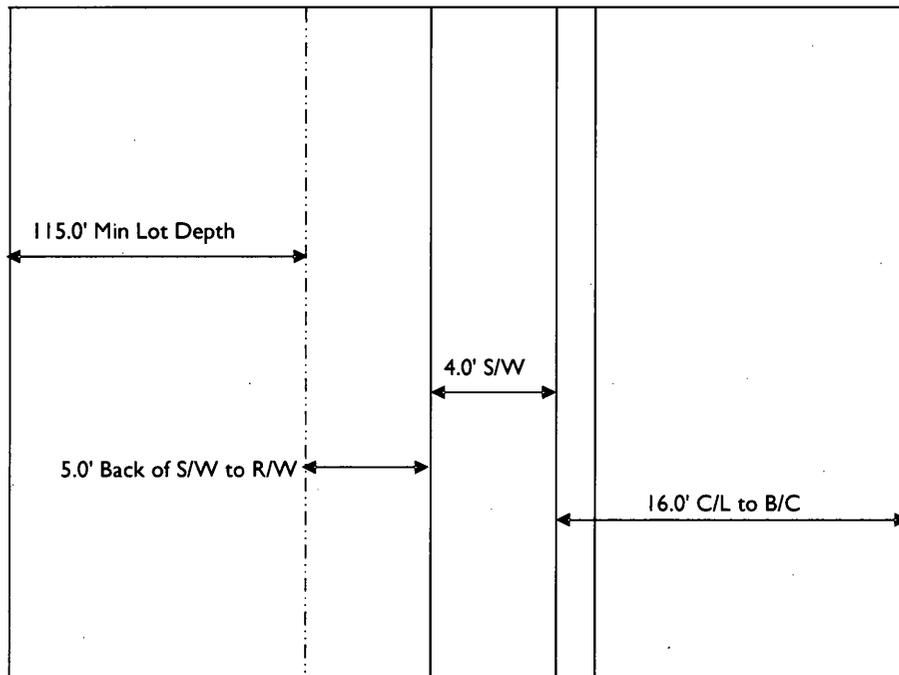
**Project:** "A Replat of Ironwood Crossing Unit 3A Tract K"  
**Description:** All Residential Area  
**Prepared by:** James M. Rogers **Date:** 2/18/2015

	Depth (LF)	Type	Runoff Coef <sup>(1)</sup>	Length x Runoff Coef
<b>Min. Lot Depth</b>	115.00	Lot <sup>(3)</sup>	0.71	81.65
<b>CL to B/C</b>	16.00	Hardscape	0.95	15.20
<b>Sidewalk Width</b>	4.00	Hardscape	0.95	3.80
<b>Back of Sidewalk to R/W</b>	5.00	Landscape <sup>(4)</sup>	0.69	3.45

Cw (100YR)	<b>0.74</b>
Cw (10YR) <sup>(2)</sup>	<b>0.59</b>

- (1) Runoff Coefficients taken from Pinal County Drainage Manual  
 (2) Cw (10YR) was found by applying a factor of 1.25 to the Cw (100YR) value as outlined in Table 2-1 of Pinal County Drainage Design Manual - Volume 2  
 (3) The runoff coefficient for the lot area was found by averaging the maximum and minimum values of medium density residential lots from the Pinal County Drainage Manual  
 (4) The runoff coefficient for the Landscape area along the roadways was assumed to be the represented by the low end of Desert Landscaping I.

## Typical Residential Street and Lot Section



# WORK SESSION



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

MEETING DATE: May 21, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: Work session to discuss potential changes to the Commission's operating regulations.

CASE COORDINATOR: Steve Abraham

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*Executive Summary:*

*This is work session to discuss potential changes to the Commission's operating regulations to include "Call to the Commission", "No Recommendation due to impasse", and an "agenda order" section. This is discussion only, please see the attached copy of the operating regulations for changes. Changes are underlined and in italics.*

**SJA DRAFT 5/15 version 1.3**

PINAL COUNTY PLANNING & ZONING COMMISSION OPERATING RULES AND  
REGULATIONS AS OF MARCH 17, 2011(5/15)

Section 1: Officers/Vacancy. The officers of the Commission shall consist of a Chairperson and a Vice-Chairperson who shall be elected at the regular monthly meeting in June or July, to hold office for one (1) year. Any officer not elected at such time may be elected at any subsequent regular meeting or special meeting called for that purpose. A vacancy occurring in such office shall be filled by an election held at any regular meeting or a special meeting called for that purpose.

Section 2: Chairperson's Duties: The Chairperson shall preside at the meeting of the Commission and his/her duties are generally as follows: To open the meeting at the time at which the Commission is to meet by taking the Chair and calling the members to order; to announce the business before the Commission; to recognize members entitled to the floor; to state and to put to vote all questions which are regularly moved or necessarily arise in the course of the proceedings; to announce the result of the vote; to assist in the expediting of business in every way compatible with the rights of the members and persons appearing before the Commission; to restrain the members when engaged in debate within the rules of order; to enforce on all occasions the observance of order and decorum among the members of the Commission and the public; to inform the Commission and the public, when necessary, or when referred to for the purpose, on point of order or practice pertinent to pending business; to authenticate, by his/her signature, when necessary, all acts/recommendations, orders, and proceedings of the Commission; and in case of fire, riot, or very serious disorder, or other great emergency, the Chair has the right and duty to declare the meeting adjourned to some other time (and place if necessary) if it is impracticable to take a vote, or in his/her opinion, dangerous to delay for a vote.

The Chairperson may appoint such standing subcommittees to perform such duties as may be deemed necessary and expedient by the Chairperson. He/She shall coordinate the work of the Commission and shall perform such other duties as required.

Section 3: Vice-Chairperson. The Vice-Chairperson in the absence of the Chairperson shall perform the aforementioned duties.

Section 4: Executive Secretary/Duties. ~~The Director of Planning and Development Services~~ Community Development, hereinafter referred to as Director, or his/her designee shall, serve as Executive Secretary to the Planning & Zoning Commission and attend to all official correspondence of the Commission; prepare (or have prepared) the minutes of all meetings of the Commission; and cause to be filed or recorded all copies of such minutes, rules and regulations, findings and decisions, the same to constitute a public record open for public inspection.

The Director shall approve all expense and purchase vouchers prior to their submittal to

the County Finance Director.

Section 5: Meeting Dates. The regular meeting date of the Commission shall be the third Thursday of each calendar month. Meetings are to be held in the Emergency Operations Center, Building F, of the Pinal County Complex, at 31 N. Pinal Street, Florence, Arizona, or such other location determined by the Chairperson and Director or his/her designee in the event of unavailability or inadequacy. Meetings shall commence at 9:00 a.m.

Special meetings may be held if called at any time by the Chairperson or by a majority of the Commission members as an action item at any regular meeting or special meeting. When a special meeting is called by the Chairperson, notice of such meeting shall be given to all members in writing and sent to them at least five (5) days prior to the special meeting date. When a special meeting is established as an action item at a regular meeting or a special meeting, absent members shall be notified of such meeting by United States mail.

All regular and special meetings may be continued to another date, hour and place by a majority vote.

Section 6: Quorum/Majority. Pursuant to A.R.S. ' 11-804, a majority of the Commission shall constitute a quorum for the transaction of business and a majority vote of the quorum shall be required for any official action.

Section 7: Order of Business: The Commission's agenda may be organized as follows, the Chair may, at his or her discretion, change the order for administrative convenience.

1. Call to order by Chairperson
2. Roll Call & Determination of a quorum
3. Discussion on Action Item Report
4. Planning Manager or Director's discussion items
5. New business including Public hearings, if any
6. Subdivision reviews, if any
7. Work-session items, if any
8. Call to the Commission: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.
9. Adjournment

Section 78: Public Hearing Procedure. All Commission meetings and hearings shall be subject to Arizona's Open Meeting Law. The Commission's *public hearing procedures* shall be as follows:

1. The Chairperson shall call the case to be heard by case number and name of the

applicant.

2. STAFF REPORT

The ~~Planning & Development Services~~ Community Development staff and other appropriate County departments shall serve in an advisory capacity to the Commission and present written or oral reports and comments to the Commission. Commissioners may ask questions of any staff member or other County department employee at the conclusion of the staff report.

3. THE APPLICANT'S PRESENTATION

The Chairperson shall call the Applicant or that individual representing the applicant forward to address the Commission (make a presentation) which shall include:

- A. Presentation of the application (i.e. detailed plans of proposed land use).
- B. Comments on the ~~Planning & Development Services~~ Community Development, and other County Departments reports.
- C. Answering any questions posed by the Commission members.

4. PUBLIC COMMENTS

At the conclusion of the Applicant's presentation the Chairperson shall open this segment of the meeting to the public for public comments on the particular issue.

The Chairperson may request that those who wish to address the Commission come forward in an orderly fashion, sign their names and addresses on the sign in sheet, state whether they favor or oppose the proposal before the Commission and state their concerns and opinions of the proposal.

The Chairperson may impose a time limit on each person who wishes to address the Commission on a particular issue.

After all the individuals who wish to address the Commission have had an opportunity to do so, the Chairperson shall close the public comment segment of the meeting.

5. DELIBERATION BY THE COMMISSION

At the conclusion of the public comment segment of the hearing, the Chairperson shall give the Applicant an opportunity to respond to any issues or questions raised.

Before the issue is open to debate it is necessary, first, that a motion be made by a Commission member who has obtained the floor (members are entitled to the

floor only if the Chairperson recognizes him/her, or assigns him/her the floor, by announcing his/her name), second, that it be seconded, and third, that it be stated by the Chair. The Chair must either rule the motion out of order, or state the question on the motion so that the Commission may know what is before it for consideration and action. The fact that a motion has been made and seconded does not put it before the Commission, the Chair must do that.

While no debate or other motion is in order after a motion is made, until it is stated or ruled out of order by the Chair, Commission members may at this time suggest modifications of the motion, and the mover, without the consent of the one who seconded the motion, has the right to make such modifications as he/she pleases, or even withdraw his/her motion entirely before the Chair states the question/motion. When the mover modifies his/her motion the one who seconded it has a right to withdraw his/her second. After it is stated by the Chair the mover can do neither without the consent of the members.

After the question/motion has been stated by the Chair, it will then be before the Commission members for consideration and action. All questions/motions may be debated before final action is taken on them. In the debate each member has a right to speak. The debate must be limited to the merits of the immediately pending question (that is the last question/motion stated by the Chair that is still pending). During the debate commission members shall address their remarks to the Chair.

When the debate appears to have closed, the Chair will state the question/motion again and proceed to put the question/motion to a vote, (that is take the vote on the question/motion) first calling for the affirmative and then for the negative vote. A roll call vote may be allowed. The vote will be announced, (it is a necessary part of putting the question/motion to a vote). The Commission members are assumed not to know the result of the vote until it is announced by the Chair, and the vote does not go into effect until announced. As soon as the result of the vote is announced the Chair should state the next item of business before the Commission.

**Section 89: Failure of Motion & Impasse.** When the question/motion is put to a vote and the affirmative fails to be carried (lacks a majority vote of the quorum) the motion fails. Another question/motion on the same issue may be put to a vote.

*Should additional motions on the same issue fail to be seconded or be put to a vote and the affirmative fails to be carried (lacks a majority vote of the quorum), the Commission may continue the item to a date certain for additional discussion. Should a vote for continuance fail to be carried, the secretary shall transmit "no recommendation due to impasse" to the Board of Supervisors. Further, if after a continuance due to impasse, if motions on the same issue fail to be seconded or be put to a vote and the affirmative fails to be carried (lacks a majority vote of*

the quorum) the secretary shall transmit "no recommendation due to impasse" to the Board of Supervisors.

Section 910: Motion to Reconsider. A motion to reconsider a vote of a specific question/motion can be made only on the date the vote to be reconsidered was taken and if the applicant is present. It must be made by one who voted with the PREVAILING side. Any member may second it. No question can be twice reconsidered unless it was materially amended after its first reconsideration. The effect of the adoption of a motion to reconsider a vote is to place before the Commission the original question/motion in the exact position it occupied before taking the vote.

Section 1011: Motion to adjourn can be made by a member who has been recognized by the Chair. Before putting the motion to adjourn to vote, the Chair should be sure that there is no business to be attended to before adjournment. Announcement may be made before taking the vote. If there is something requiring action before adjournment, the mover should be requested to withdraw his motion to adjourn. Members should not leave their seats until the Chair has declared the meeting adjourned.

Section 1112: Compliance with Arizona Open Meeting Law. Compliance with the requirements of the Open Meeting law (and for public hearings) specifically with regard to posting proper notice and legal advertisements as required by State law or County ordinance, shall be arranged by the Director of Planning & Development Services or his designee.

Section 1213: Continuances. A request for a continuance of a case received after the legal advertisement for a public hearing has been given shall require the Commission to put the request to a vote. Continuances are limited to a maximum of two; and after two continuances, the Commission shall vote to approve or deny the case, unless there is a public health, safety and general welfare concern requiring additional continuances or the case is withdrawn by the applicant.

Section 1314: Attendance. If a Commission member misses two (2) consecutive regular meetings and any special meeting that may be called in-between the two regular meetings without contacting the Chairperson or staff, the Chairperson shall contact the member and inquire as to the reason.

Section 1415: Ex parte Contact. There should be no ex parte contact outside a Commission meeting initiated by any Commission member with any applicant on any matter filed with the Planning and Zoning Department that is being presented or intended to be presented to the Commission for its consideration. There should be no ex parte contact outside a Commission meeting initiated by any applicant or member of the public with any Commission member on any matter filed with the Planning and Zoning Department that is being presented or intended to be presented to the Commission for its consideration. The applicant and members of the public should be directed to appear before the Commission either in person or in writing to present their concerns and opinions to the entire Commission. If any individual does speak to a Commission member outside a Commission meeting on any matter filed with the Planning and Zoning

Department that is being presented or intended to be presented to the Commission, the Commission member is obligated to inform the Commission of such contact and any information conveyed in such contact.

Section ~~15~~16: Amendments. These rules and regulations shall be amended only by the affirmative vote of a majority of the Commission.

Section ~~16~~17: Severability. These operating rules and regulations shall be deemed severable and the invalidity or unenforceability of any section, subsection, sentence, clause, phrase, or word shall not affect the validity of the remaining portions hereof.

*[Passed by resolution No. 062107-PZCORR and resolution No. 031711PZCORR-AMD]*

DRAFT