



PINAL COUNTY
wide open opportunity

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

9:00 a.m.

Thursday, August 20, 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**
 - July 22, 2015
 - August 5, 2015 No Cases
4. **PLANNING MANAGER’S DISCUSSION ITEMS:**
 - Presentation by Louis Andersen, Public Works Director on upcoming Public Works Projects and Economic Development Activity
 - Sun Zia power line siting project.

- Notice requirements for Public Hearing Cases (presentation to after public hearing cases)

NEW CASES:

5. **PZ-001-15 – PUBLIC HEARING/ACTION:** Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a zone change from CR-3/PAD (single residence zone) and CB-2/PAD (General Business zone) (**PZ-013-04**), to I-3 (Industrial Zoning District) on 559.88 ± acres to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (**PZ-PD-001-15**); situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file) (located north of Skyline Drive and 2 miles east of the Felix Rd alignment). (**Staff is requesting a continuance**)
6. **PZ-PD-001-15 – PUBLIC HEARING/ACTION:** Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors zone change approval under planning case **PZ-001-15**; situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file) (located north of Skyline Drive and 2 miles east of the Felix Rd alignment). (**Staff is requesting a continuance**)

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-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). (**Continued from the July 18, 2013 Planning & Zoning Commission meeting**)
8. **S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4&5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). (**Continued from the July 18, 2013 Planning & Zoning Commission meeting**)

WORK SESSION

9. **WORK SESSION:** Discussion of the Pinal County 2015 Major Comprehensive Plan Amendments:

- A. **PZ-PA-001-15:** A text amendment to Chapter 8: Healthy Happy Residents; to add a subsection titled Healthy Places.
- B. **PZ-PA-002-15:** A text amendment to Chapter 3: Sense of Community; to add Green Energy Production as a new land use designation under "Additional Land Use" designations and allow requests to this designation as non-major amendments up to 320 acres.
- C. **PZ-PA-003-15:** A text amendment to Chapter 3: Sense of Community; to add language regarding medical marijuana dispensaries and medical marijuana off-site cultivation locations considering them Commercial and Employment land use types, respectively under "Commerce Related Definitions (Commercial and Employment)".
- D. **PZ-PA-004-15:** A major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 320.73± acres of land from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac) in the San Tan Valley area; situated in a portion of Section 15, T03S, R07E located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road.

CALL TO THE COMMISSION:

- 10. **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.

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.



PINAL COUNTY
wide open opportunity

**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF July 16, 2015**

PRESENT

Mr. Riggins, Chairman	Mr. Gutierrez, Member
Mr. Hartman, Vice Chairman	Ms. Aguirre-Vogler, Member
Mr. Salas, Member	Mr. Smyers, Member Absent
Mr. Del Cotto, Member	Ms. Moritz, Member Absent
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
Ms. MacDonald, Planner II	Mr. Balmer, Planner I

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

PLANNING MANAGER DISCUSSION ITEMS

"Call to the Commission" procedure (to be discussed after public hearing items)

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

June 24, 2015

July 8, 2015 No Cases

NEW CASES:

PZ-PD-016-14 - PUBLIC HEARING/ACTION: 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-037-03**) 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). (**Remanded to the Planning Commission to consider traffic impacts, drainage, neighborhood outreach and the proposed amenity palate by the Board of Supervisors on April 8, 2015, by a unanimous vote of the Board.**)

MOTION:

Commissioner Grubb made a motion to forward PZ-PD-016-14 to the Board of Supervisor with a favorable recommendation. Commissioner Putrick seconded the motion.
Motion passed. (6-2)

PZ-C-002-15 - DISCUSSION/APPROVAL/DISAPPROVAL to initiate, in accordance with A.R.S. § 11-813(D) and PCDCS 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 **Section 2.10.010 “Definitions”**; by adding a definition for “guest” and revising the definition for “Recreational vehicle (RV)/travel trailer;” adding **Section 2.150.271 “Recreational vehicles as short term guest housing”** to establish criteria for using RVs as temporary guest housing; amending **Section 2.185.060 “Recreational Vehicle Storage;”** to allow RVs to be plugged in to keep the battery charged; and amending **Chapter 2.355 “Park Model/Recreational Vehicle Park Zoning District”** to reduce the minimum lot area for an RV Park.

MOTION

Vice-Chairman Hartman made a motion to forward PZ-C-002-15 to the Board of Supervisor with a favorable recommendation. Commissioner Salas seconded the motion.
Motion passed unanimously. (8-0)

TENTATIVE PLATS:

S-007-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Westcor Queen Creek, LLC, landowner, Greg Davis, IPlan Consulting, applicant, requesting approval of a tentative plat for **Circle Cross Ranch North**, 290 lots on an 88.19± acre parcel in the R-7/PAD zone (**PZ-PD-015-14**); situated in a portion of Section 31, T2S, R8E, G&SRB&M, Tax Parcels 104-22-013P (located adjacent to the east side of Gary Road and north of Charbray Drive in the San Tan Valley area).

MOTION:

Commissioner Grubb made a motion to forward S-007-15 to the Board of Supervisors with a favorable recommendation. Commissioner Salas seconded the motion.
Motion passed 8-0.

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.

MOTION TO ADJOURN

Vice-Chairman Hartman made a motion to adjourn Commissioner Aguirre-Vogler seconded the motion.

RESPECTFULLY submitted August 20, 2015.

Steve Abraham, Planning Manager



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: August 20, 2015

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

BOS HEARING OF July 22, 2015

SUP-008-15: Michael Gantzel, landowners, T-Mobile, applicant, Reliant Land Services, Inc., agent requesting a Special Use Permit to operate a 70 foot tall monopalm wireless communication facility on a 400± sq. ft. lease area of a 24.76± acre parcel in the SR (Suburban Ranch) Zone (PZ-341-72); situated in a portion of the SE¼ of Section 17, T2S, R8E G&SRB&M, tax parcel 104-24-001D (legal on file) (located at the northwest corner of Ocotillo Road and Kenworthy Road in San Tan Valley).

P&Z Recommendation: Motion passed (10-0)
BOS Action: Approve

BOS HEARING OF August 5, 2015

No Cases



SunZia Southwest Transmission Project



Project Update
Summer 2015

Project Sponsors

SOUTH WESTERN
Power Group
A MMR Group Company

**SouthWestern Power/
MMR Group**

Shell WindEnergy



Shell Wind Energy



Salt River Project



TRI-STATE
Generation and Transmission
Association, Inc.

A Touchstone Energy Cooperative



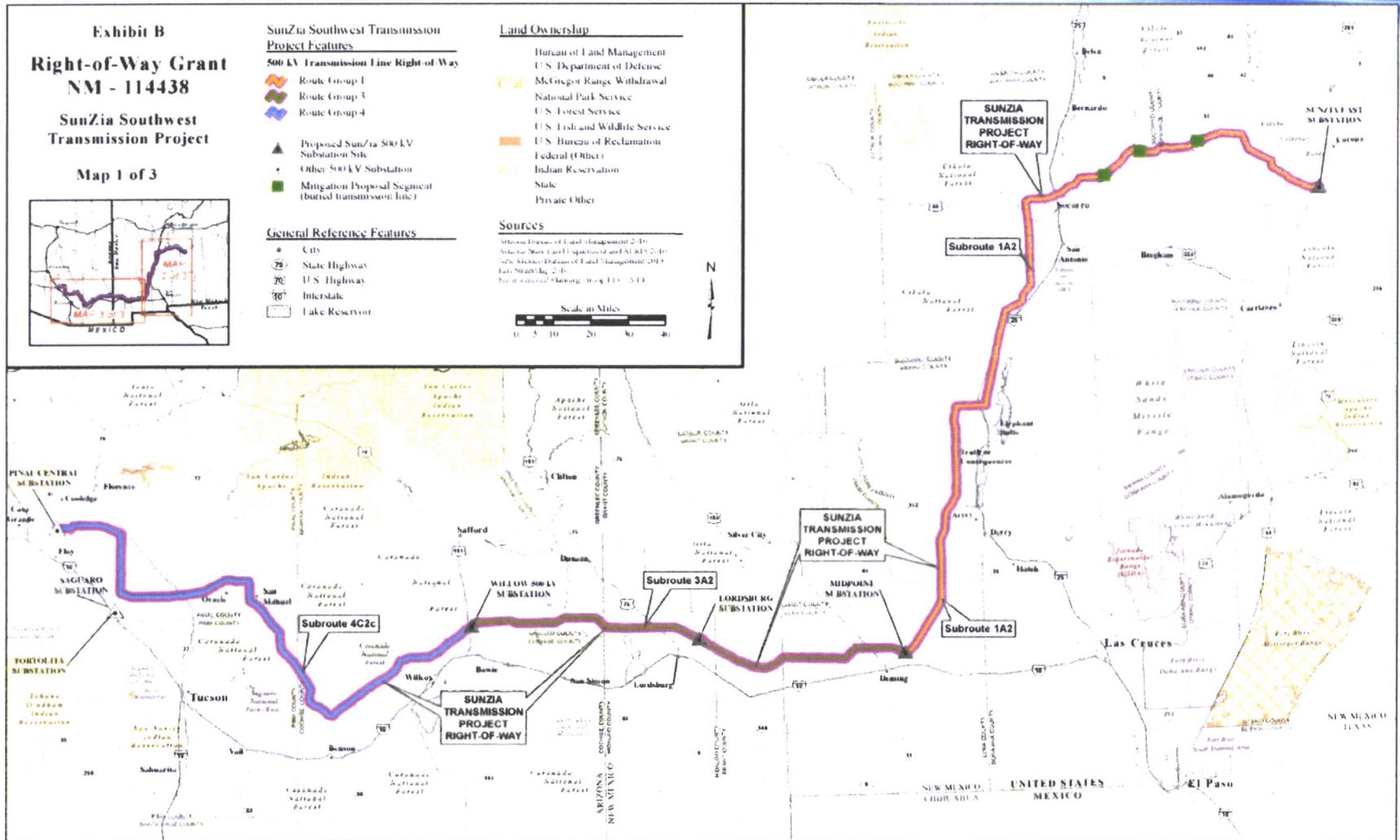
Tri-State G&T



A UniSource Energy Company

Tucson Electric Power

SunZia Project Alignment



Project Summary

- ⚡ 515 mile transmission project in New Mexico and Arizona
- ⚡ Brings high-quality renewable energy to western energy markets
- ⚡ WECC granted SunZia an Accepted Rating of 3,000 MW for two 500kV AC lines in March 2011, rating was confirmed in January 2015
- ⚡ Obtained Declaratory Order from FERC in May 2011
- ⚡ One of 7 pilot projects supported by the Federal Rapid Response Team for Transmission (RRTT), announced October 2011
- ⚡ First RRTT project in the West to receive a Record of Decision (January 23, 2015)
- ⚡ Letter of Intent with SunEdison/First Wind for up to 1,500 MW of transmission capacity
- ⚡ Total capital cost estimated at \$2 billion
- ⚡ Commercial operation expected by 2020

2,000+ Miles of Routes Studied (2009-2013)

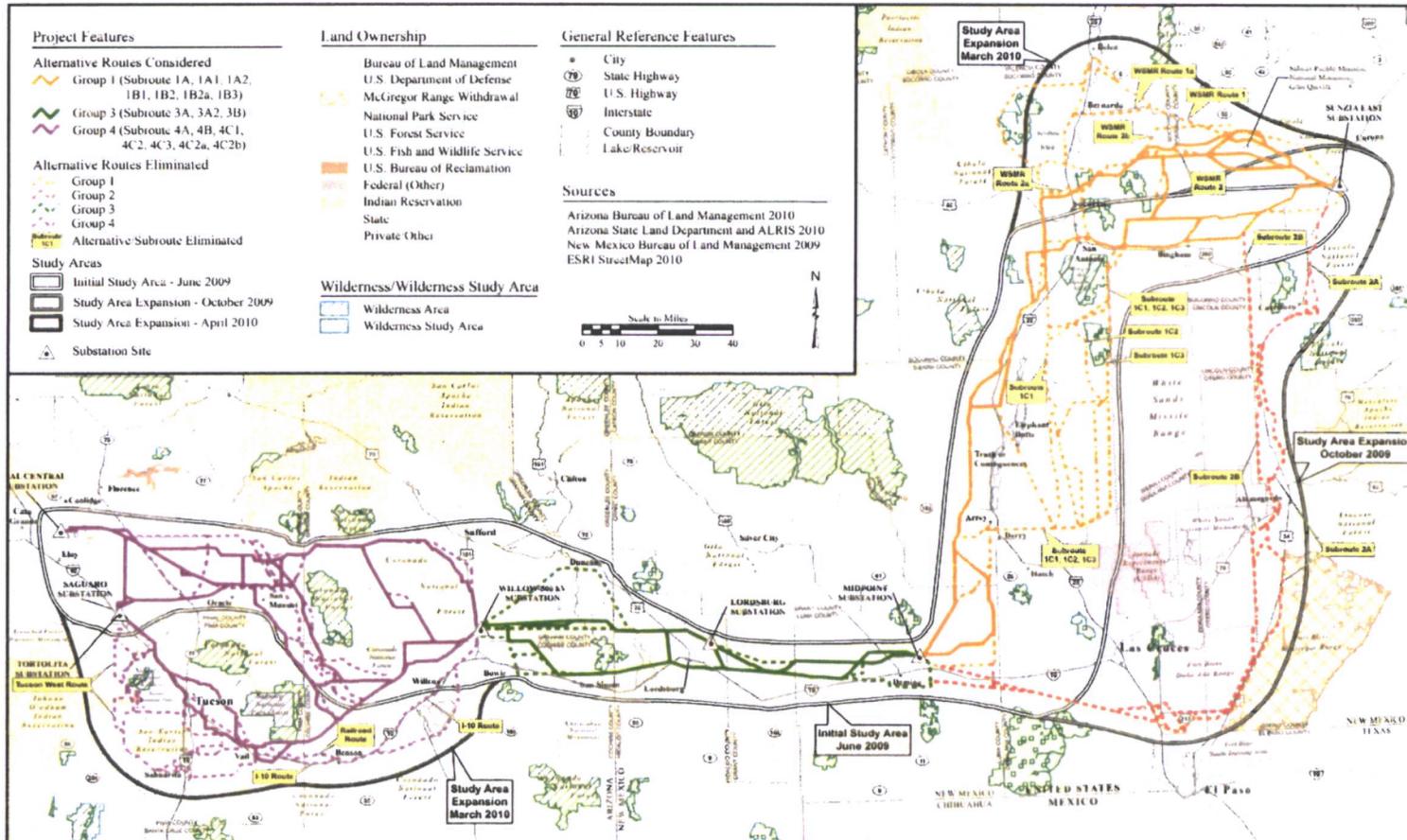
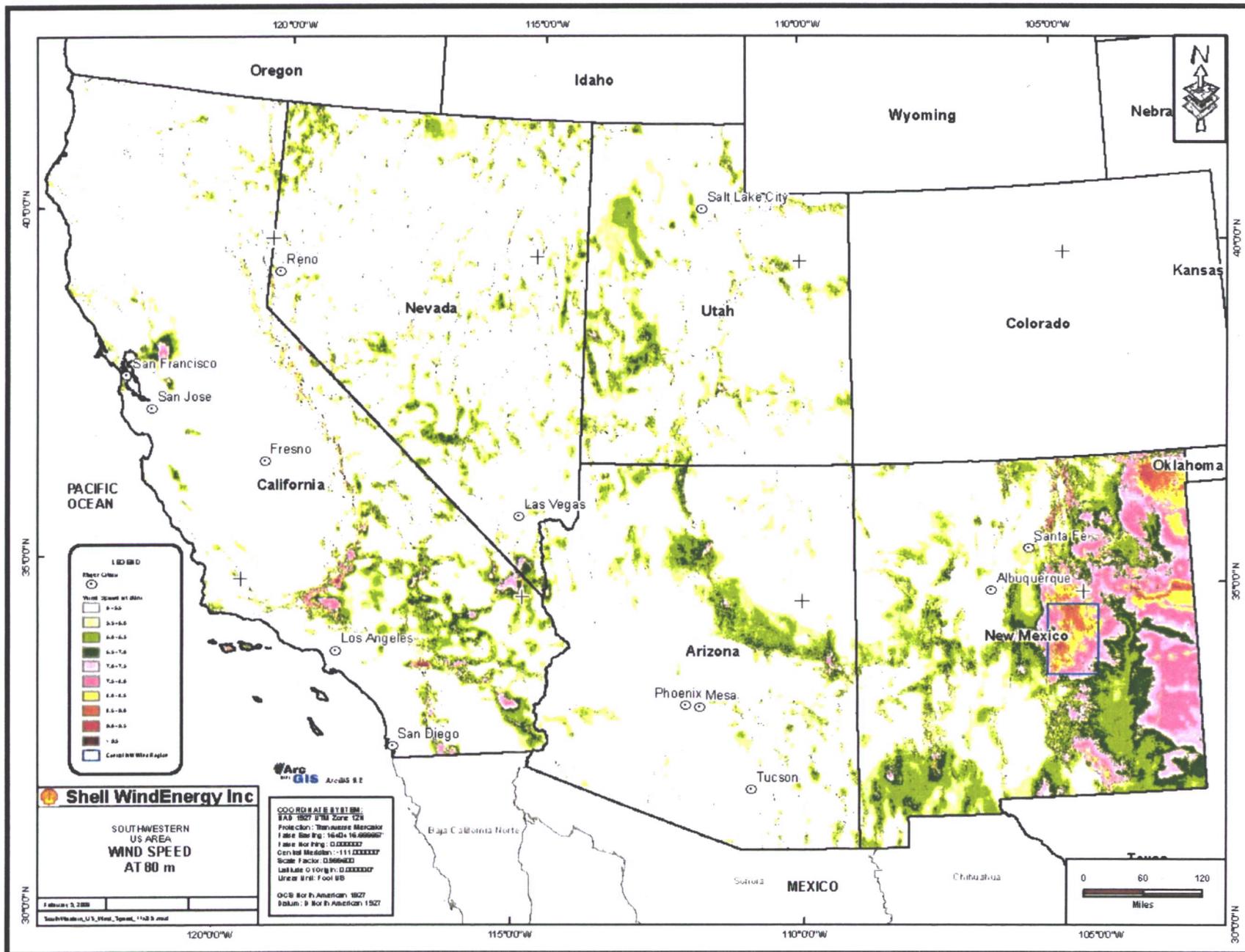
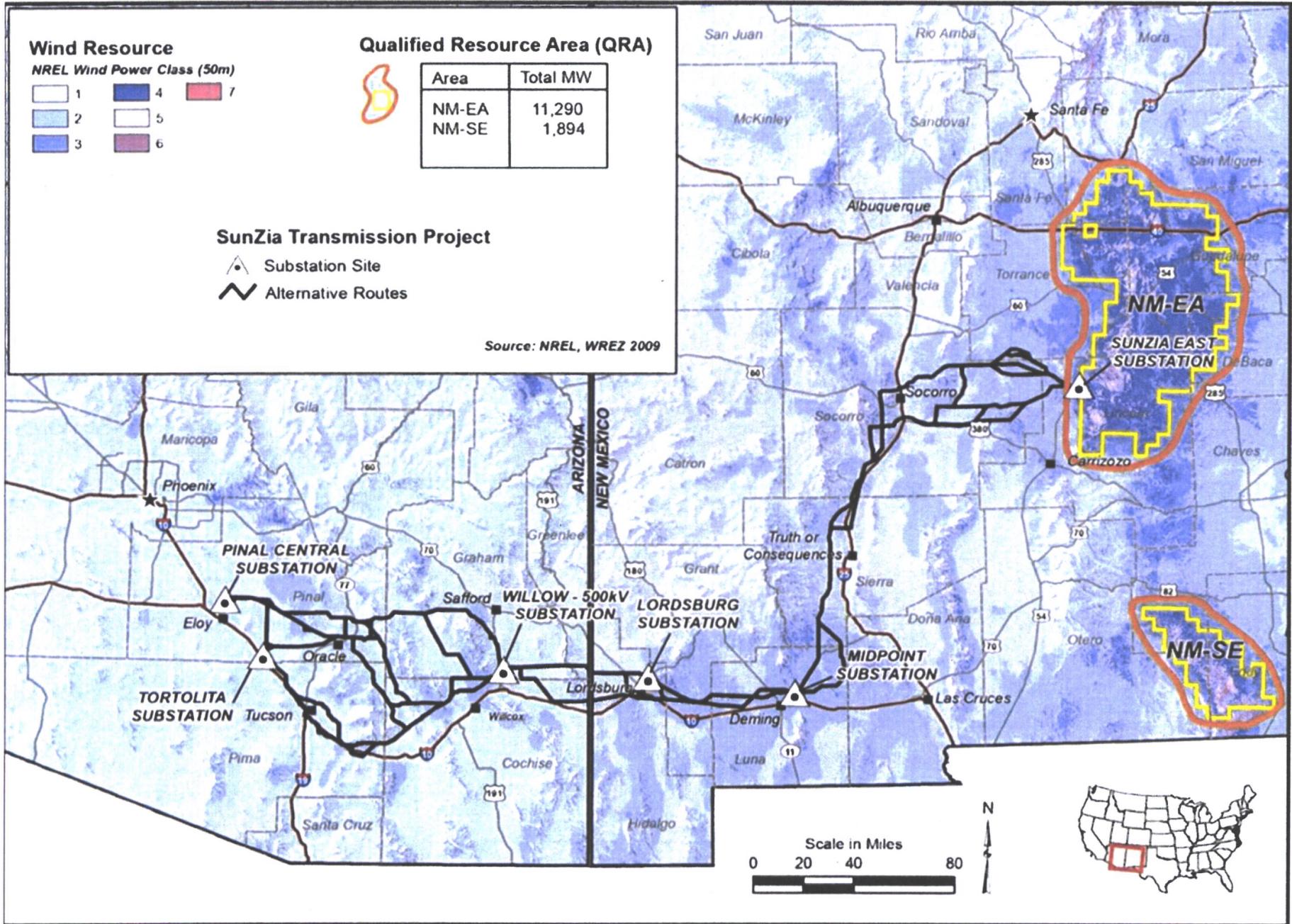


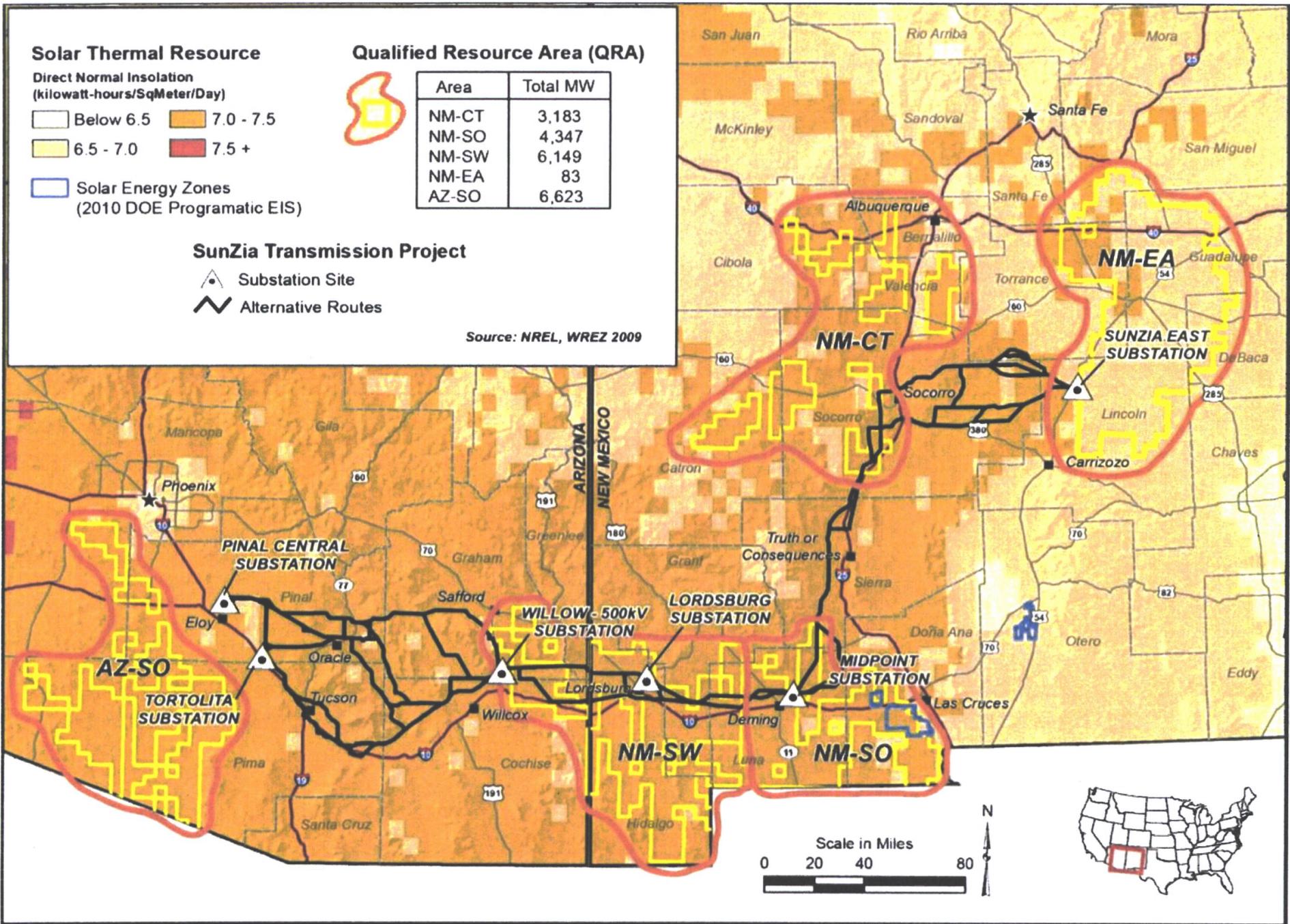
Figure 2-7. Alternatives Considered but Eliminated

BLM Cooperating Agencies

1. Arizona State Land Department
2. Arizona Game and Fish Department
3. Arizona Department of Transportation
4. Department of the Army, Fort Huachuca
5. Department of Defense, Energy Siting Clearinghouse
6. Department of the Army, Fort Bliss Army Installation Base
7. Department of the Army, White Sands Missile Range
8. U.S. Air Force, Holloman Air Force Base
9. U.S. Army Corps of Engineers
10. U.S. Fish & Wildlife Service
11. National Park Service
12. New Mexico State Land Office
13. New Mexico Spaceport Authority





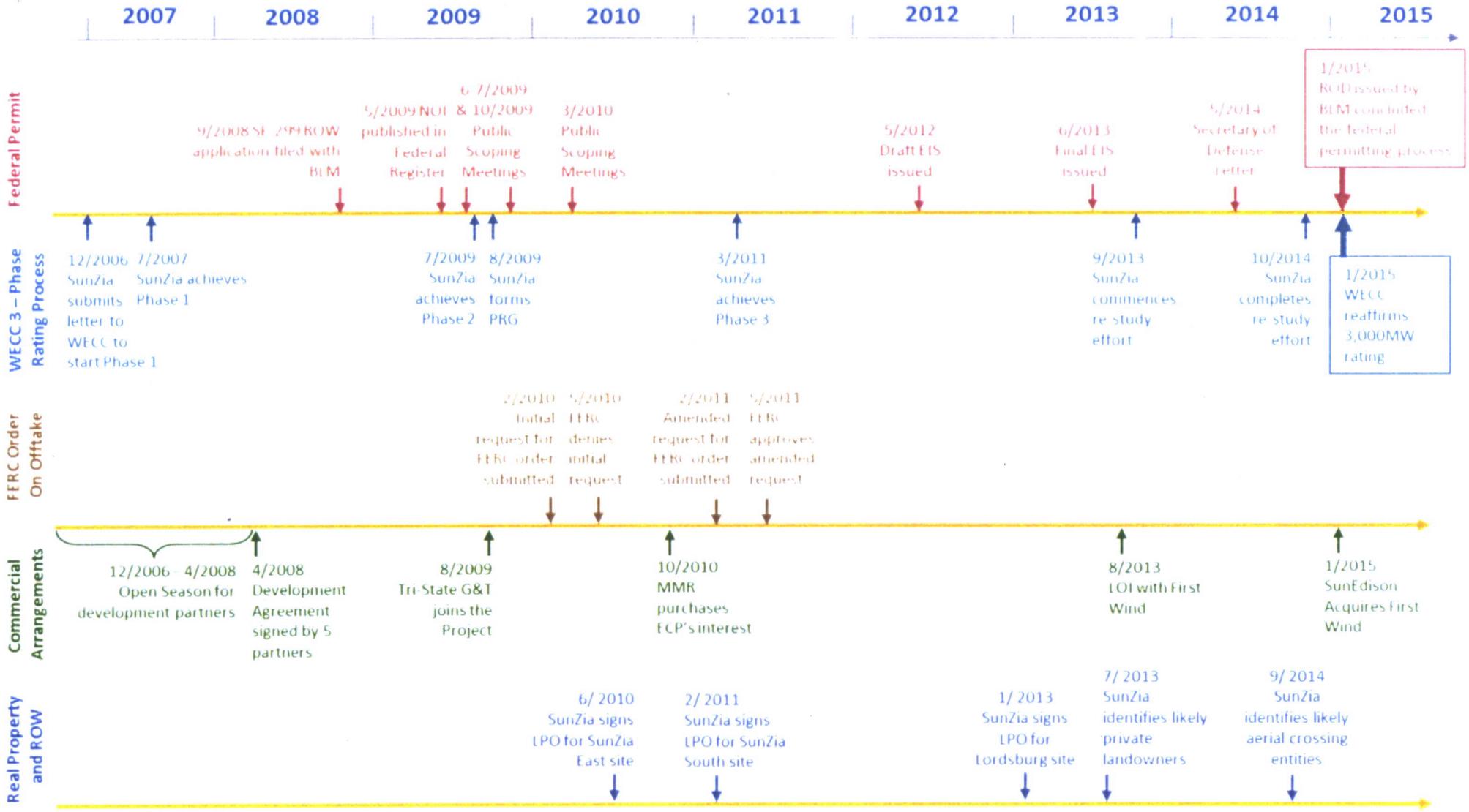


Project Concept to Operation

14 Years +

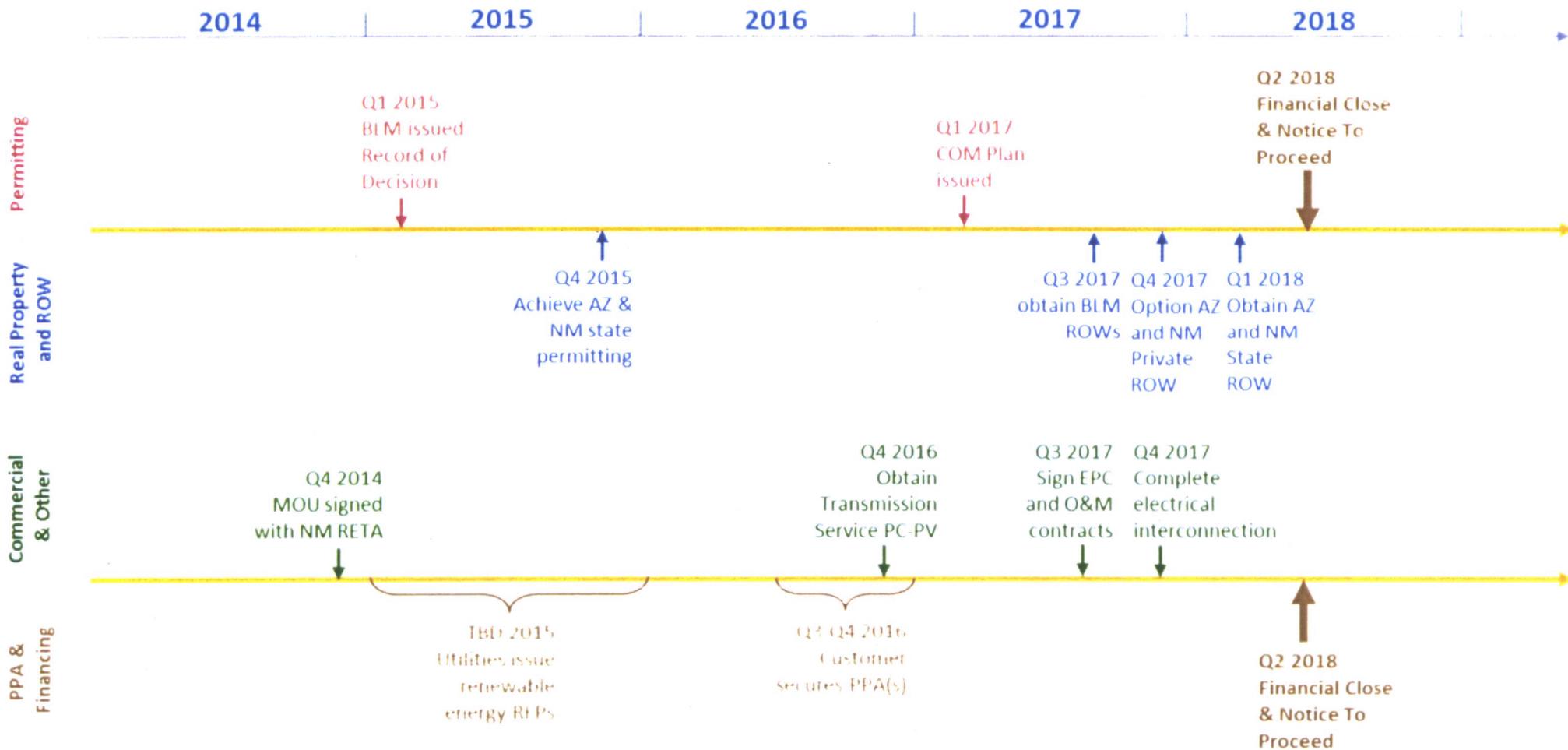
MILESTONE	DATE	DURATION
✓ Concept emerges in regional planning	Starting 2006	Pre-Permitting 2 years
✓ Sponsors sign MOA	April 2008	
✓ Submit BLM SF-299 ROW Application	Sept 2008	
✓ Initiate Scoping	May 2009	Federal Permitting 6.5 years
✓ Draft EIS	May 2012	
✓ Final EIS	June 2013	
✓ EA and FONNSI	Jan 2015	
✓ Record of Decision	Jan 2015	
✓ State permits	Q4 2015	State Permitting 1 year (estimate)
✓ Financial Close	2017-2018	
✓ Final Design, ROW Acquisition, Procurement, Construction	2016-2020	
✓ COD	2020	

Development Milestones Already Achieved



Remaining Key Development Activities

SWPG estimates that construction of the first circuit will require approximately 2.5 years.





www.sunzia.net



Supplemental Maps

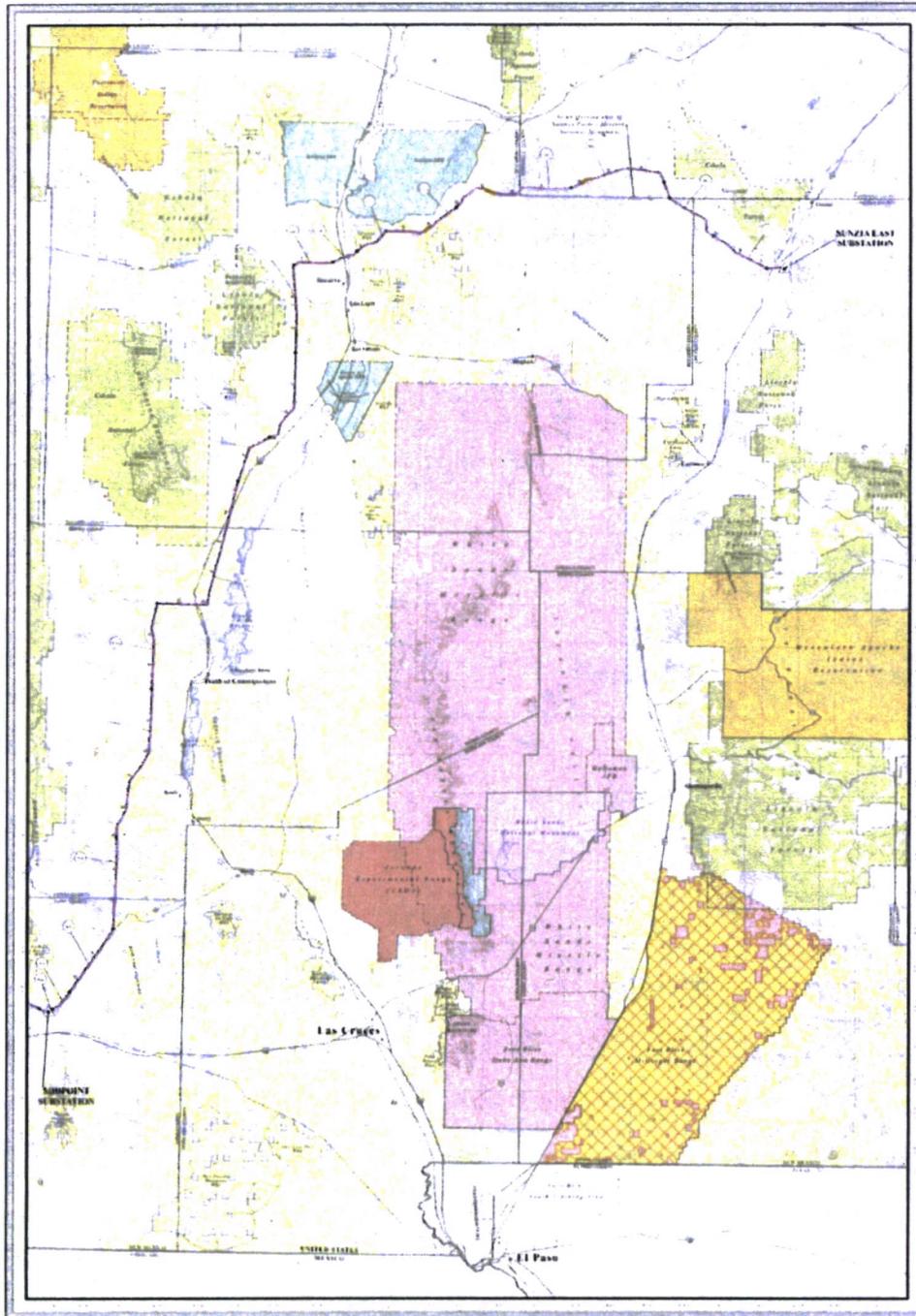


Exhibit B
 Right-of-Way Grant
 NM - 114438
 SUNZIA SOUTHWEST
 TRANSMISSION PROJECT

Map 2 of 3



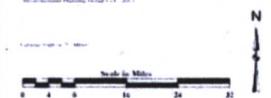
- General Reference Features**
- County Boundary
 - State Highway
 - U.S. Highway
 - Interstate
 - River/Stream
 - Railroad
 - Municipal Boundary
 - International Boundary
 - Wilderness Boundary/Study Area
 - Lake/Reservoir

- Project Features**
- Substation Site
 - 66 kV Preferred Route
 - 500 kV Preferred Right-of-Way



- Land Ownership**
- Bureau of Land Management
 - U.S. Department of Defense
 - BLM/Range Withdrawal
 - National Park Service
 - U.S. Forest Service
 - U.S. Fish and Wildlife Service
 - U.S. Bureau of Reclamation
 - Federal Other
 - Indian Reservation
 - Arizona State/Mexico State/Other Land
 - Local or State Park
 - Private Other

Notes:
 1. This map is a general representation of the project location and is not intended to be used for legal purposes.
 2. The project location is subject to change without notice.
 3. The project location is subject to change without notice.
 4. The project location is subject to change without notice.
 5. The project location is subject to change without notice.



PZ-001-15/PZ-PD-001-15



PINAL COUNTY
wide open opportunity

MEETING DATE: August 20, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ/PZ-PD-001-15 (Resolution Copper)**

CASE COORDINATOR: Ashlee MacDonald

Executive Summary:

This is rezone and PAD amendment to allow the development of a copper concentrate transfer facility.

If This Request is Approved:

This rezone and PAD will begin the process of allowing the construction and operation the Resolution Copper copper concentrate transfer facility.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends **a continuance to October 15, 2015** to further analyze the impact the proposed project has on Skyline Dr, a Regionally Significant Route (RSR).

LEGAL DESCRIPTION: 559.88± acres situated in Section 3, T03S, R09E G&SRB&M, tax parcels 210-34-022A and 022B (legal on file)

TAX PARCEL: 210-34-022A and 022B

LANDOWNER/APPLICANT: Integrity Land and Cattle, LLC

AGENT: Rose Law Group, c/o Jordan Rose

REQUESTED ACTION & PURPOSE: Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a zone change from CR-3/PAD (single residence zone) and CB-2/PAD (General Business zone) (**PZ-013-04**), to I-3 (Industrial Zoning District) on 559.88 ± acres to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval under Planning Case (**PZ-PD-001-15**)

REQUESTED ACTION & PURPOSE: Integrity Land and Cattle, LLC landowner/applicant, Rose Law Group, agent, requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop a copper concentrate transfer facility; pending and in conjunction with Board of Supervisors zone change approval under planning case **PZ-001-15**

S-026-05



PINAL COUNTY
wide open opportunity

MEETING DATE: August 20, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-026-05 (Santa Cruz 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 Cases PZ-012-05/PZ-PD-012-05, which zoned the property to CB-1 and CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-026-05 which allowed the applicant to proceed forward with final plat review. To date, this case has been continued six times to allow the applicant time to work with the City of Maricopa regarding annexation.

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 has concerns with drainage due to impacts from the Santa Cruz River. The applicant has proposed a solution to resolve those concerns but those solutions would affect the layout of the approved tentative plat. The Community Development Director does not have the flexibility to use the minor tentative plat amendment process to change the layout of the approved tentative plat because of the significant changes being proposed. Due to these changes, Staff recommends **denial** of the applicant's request for an extension. If denied, the applicant would be required to submit a new tentative plat for review and approval by the Planning & Zoning Commission.

LEGAL DESCRIPTION: A 1,237± acre parcel situated in a portion of Sections 26, 27, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

TAX PARCEL: 502-14-002A et al.

LANDOWNER: C. Max Killian, Trustee, 4445 E. Holmes Avenue, #102, Mesa, AZ 85206.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICANT/AGENT: W Holdings, 1121 W. Warner Road, #109, Tempe, AZ 85284.

REQUESTED ACTION & PURPOSE: C. Max Killian, Trustee, landowner, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone.

LOCATION: The subject property is located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande.

SIZE: 1,237± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential and Open Space.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-012-05 to allow for residential development.

SURROUNDING ZONING AND LAND USE:

North: GR; Ak-Chin Indian Community
East: GR; Ak-Chin Indian Community
South: CR-3/PAD & SR; Scattered residential dwellings
West: GR; Ak-Chin Indian Community

ANALYSIS:

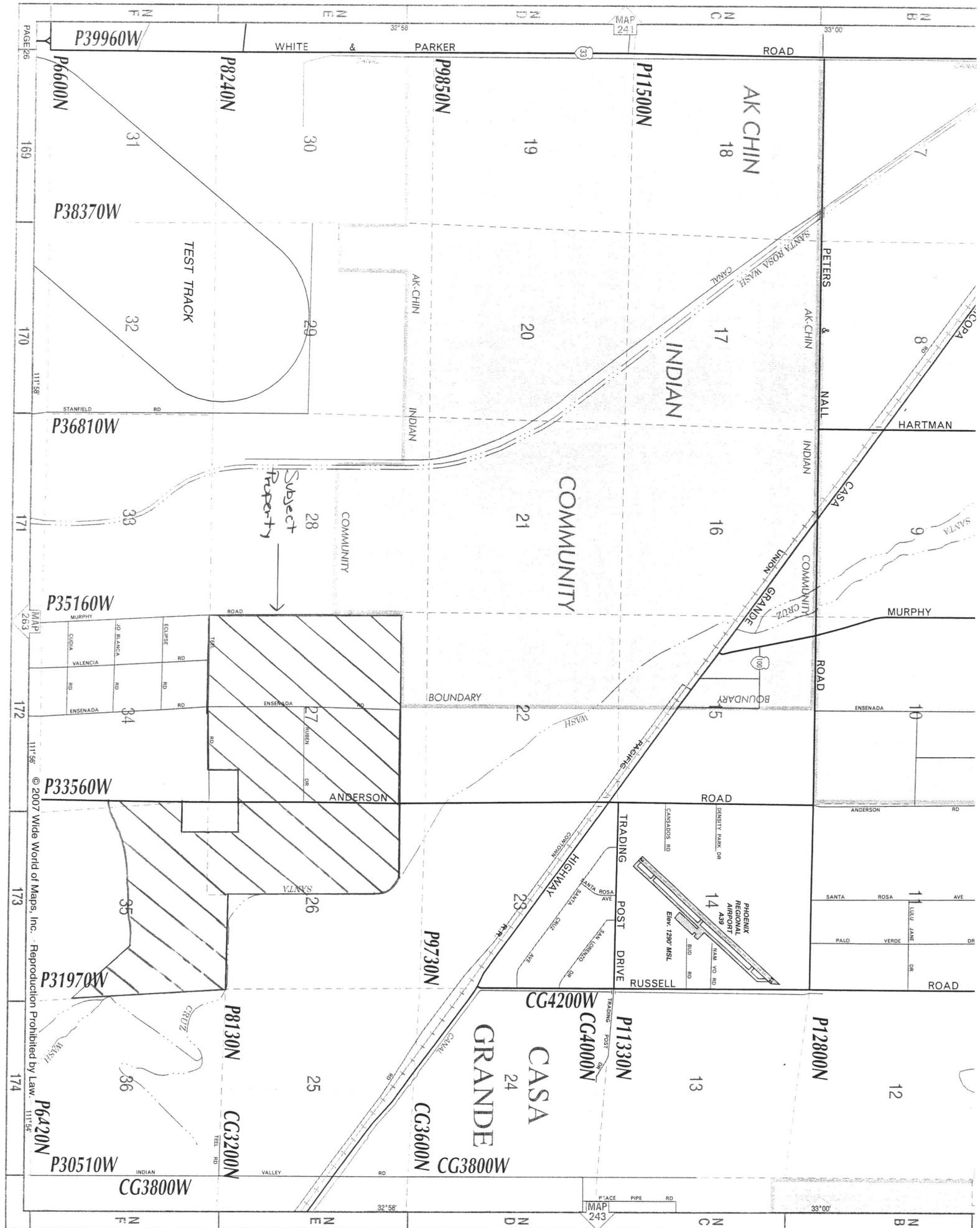
- On November 17, 2005 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch with 53 stipulations.
- On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
- On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 19, 2012 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.

- On July 18, 2013 the Planning and Zoning Commission granted a twenty-four month continuance to allow sufficient time for the applicant to work with the City of Maricopa on a signed and recorded pre-annexation agreement.
- Staff recommends denial of the applicant's request for an extension of time due to the tentative plat layout being impacted by the proposed drainage solution for this development.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

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 **deny the applicant's request for a tentative plat extension.**

Date Prepared: 02/08/11 - dld
Revised: 04/14/11 - dld
Revised: 07/13/11 - dld
Revised: 01/06/12 - dld
Revised: 07/09/12 - dld
Revised: 07/09/13 - dld
Revised: 08/12/15 - dld



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P39960W
P6600N
P8240N
P38370W
P36810W
P35160W
P33560W
P31970W
P6420N
P30510W
CG3800W

WHITE & PARKER ROAD
TEST TRACK
STANFIELD RD
MURPHY ROAD
ENSENADA RD
SANTA ROSA AVE
INDIAN VALLEY RD

P9850N
P11500N
P9730N
CG3600N
CG3200N
CG3800W

AK CHIN
INDIAN
COMMUNITY
BOUNDARY
SANTA ROSA WASH CANAL
SANTA ROSA AVE
SANTA ROSA WASH CANAL
CASA GRANDE
CASA GRANDE
CASA GRANDE

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PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
TRADING POST
POST DRIVE
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INDIAN
COMMUNITY
COMMUNITY
MURPHY
ANDERSON
SANTA ROSA AVE
PALO VERDE DR
LULU JANE DR

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PETERS & NALL
HARTMAN
MURPHY
ANDERSON
SANTA ROSA AVE
PALO VERDE DR
LULU JANE DR

MAP 243
P'ACE PIPE RD

TRACT TABLE PARCEL 1.2	
TRACT LABEL	AREA (SQ. FT.)
1	100
2	100
3	100
4	100
5	100
6	100
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100	100



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Conformity with the laws of this State and that the same is a true and correct copy of the original as the same appears in the office of the County Clerk.

PARTS OF SECTIONS 28, 27, 34, AND 35 T8S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 250
SCOTTSDALE, AZ 85253
(602) 988-1998 FAX
(602) 988-1981 FAX
COUNTY FILE # MLLER

PREPARED BY:

COE & VAN LINDO CONSULTANTS, INC.
4650 NORTH 16TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8831
(602) 264-4323 (FAX)
CONTACT: STEVE BELLOSGA

TAX PARCEL #'S 502-14-022A,B ; 502-16-001B, C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002,C,D

SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA: 158.62 AC.
NET COMMERCIAL AREA: 18.4 AC.
NET RESIDENTIAL AREA: 137.22 AC.
TOTAL LOT YIELD: 4,977 LOTS
NET OPEN SPACE/PROPOSED NET RESIDENTIAL DENSITY: 0.84%
S:41 DRIVE

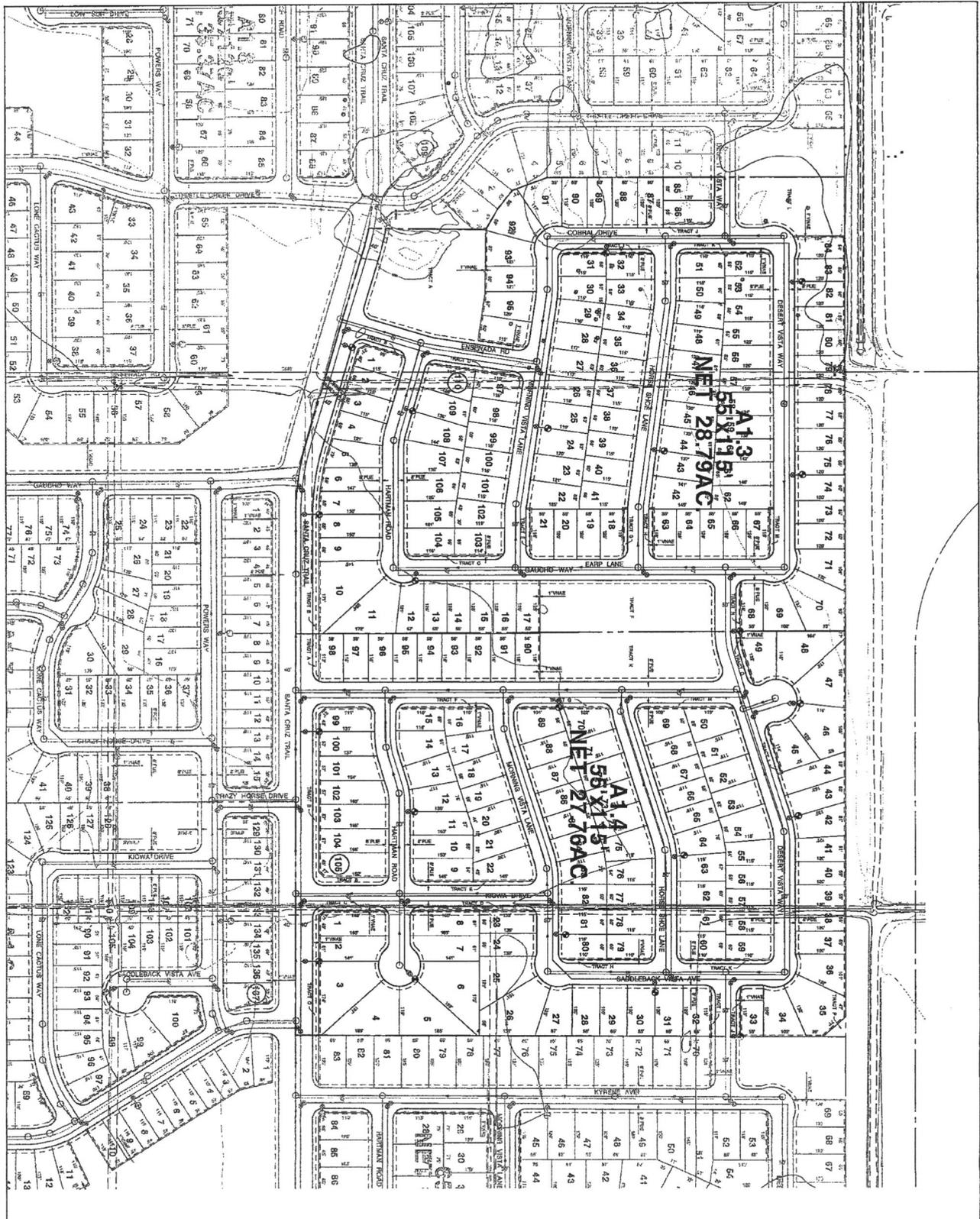
UTILITIES

WATER: GLOBAL WATER SERVICES
SEWERING: GLOBAL WATER SERVICES
ELECTRICAL DISTRIBUTION: GAB
SOUTHWEEST GAS CORPORATION: GUEST
CABLE: GUEST
RESIDENTIAL FIRE AND RESCUE DIST. PINAL COUNTY FIRE/EMS DIST.
POLICE: PINAL COUNTY SHERIFF'S DIST.

NOTES:
1. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR UTILITIES" PUBLISHED BY THE ARIZONA UTILITIES BOARD.
2. THE SUBMITTER IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. THE SUBMITTER IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. ALL EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.



CYL
COE & VAN LINDO CONSULTANTS, INC.
SANTA CRUZ TENTATIVE PLAT
C.V.L.# 750005
DATE: 03/02/2005



STATE OF ARIZONA
COUNTY OF PINAL

I, hereby certify that the within instrument is filed in the Public Records of the County of Pinal, Arizona, on this 28th day of August, 2006, at 10:00 AM, and that a true and correct copy of the same is on file in the office of the County Clerk, Pinal County, Arizona.

Notary Public
Name: [Name]
Address: [Address]
City: [City]

PARTS OF SECTIONS 28, 27, 34, AND 36 T8S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85253
(480) 885-1898 FAX
(480) 885-1894 FAX
CONTACT: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-0881
(602) 284-4638 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #S: 502-14-002A,B, 502-16-001B,C
502-23-001, 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

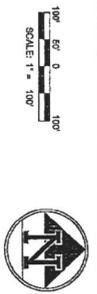
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.82 AC.
NET COMMERCIAL AREA	194.40 AC.
NET RESIDENTIAL AREA	121.27 AC.
TOTAL LOT AREA	418.77 AC.
TOTAL OPEN SPACE PROPOSED	216.00 AC.
NET RESIDENTIAL USE ONLY	5.41 AC.

UTILITIES

WATER	GOVAL WATER RESOURCES
SEWER	GOVAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #5
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	OWNERS
CABLE	REGIONAL FIBER AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

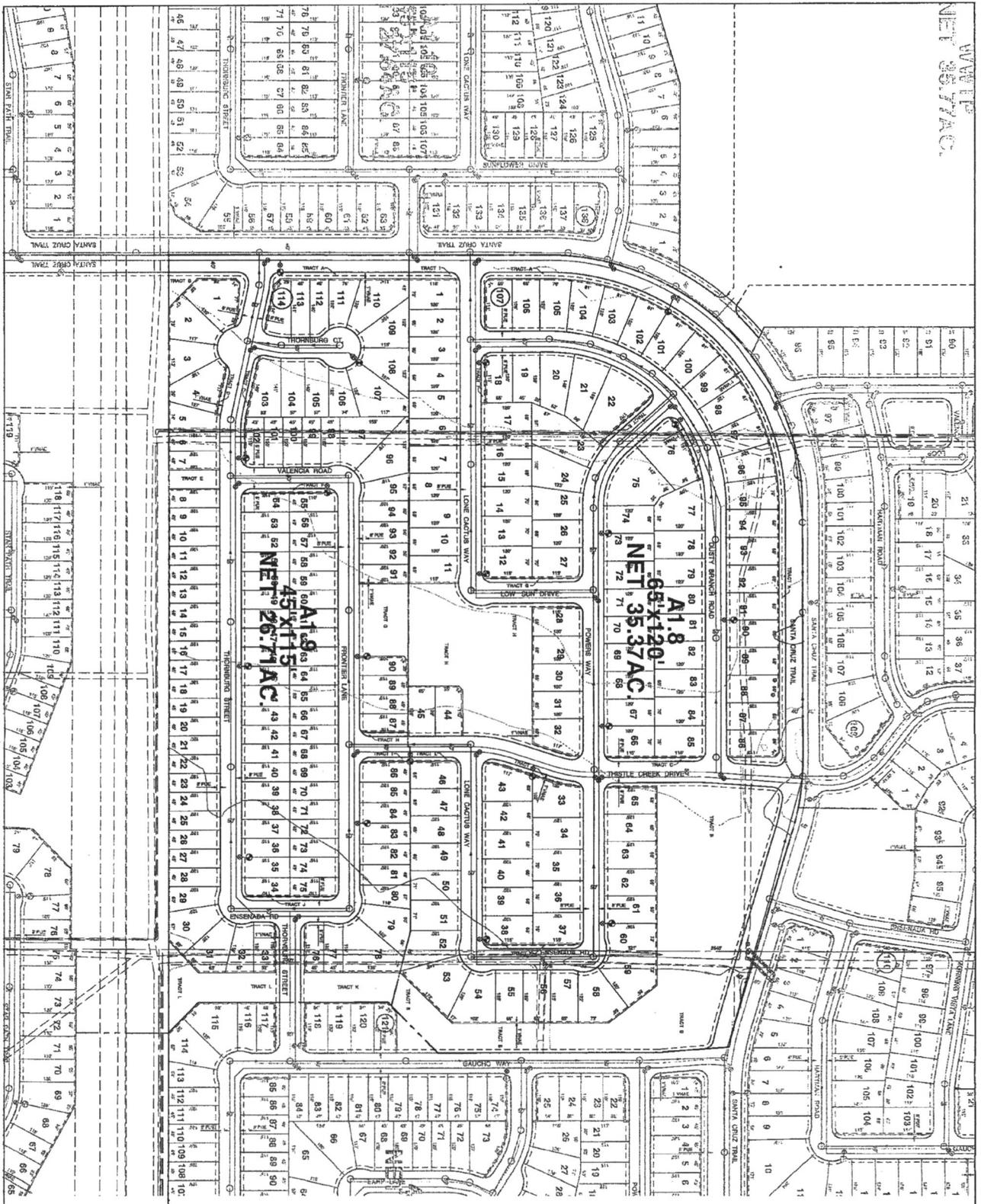
NOTES:
1. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
2. THE BOUNDARIES OF THE PLANNED AREA SHALL BE DETERMINED BY THE LOCAL GOVERNMENT.
3. THIS INSTRUMENT IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
4. ALL EXISTING INDEMNITY NOTICES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

CVL# 750006
DATE: 8/20/2006
SHEET 4 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

1. I hereby certify that the within instrument is and is a true and correct record of the County of Pinal, Arizona.
 Notary Public
 Name: _____
 Commission Expires: _____
 My Comm. No.: _____
 My Exp. Date: _____
 My Exp. Time: _____
 My Exp. Place: _____
 My Exp. County: _____

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8801 N. SCOTTSDALE ROAD SUITE 800
 SCOTTSDALE, AZ 85253
 (480) 988-1888 FAX
 (480) 988-1889 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-4881
 (602) 284-4883 (FAX)
 CONTACT: STEVE KELLOOG

TAX PARCEL #S: 502-14-002A.B; 502-16-001B.C
 502-24-001; 502-24-001A.B; 502-24-001A.B;
 502-24-002C.D

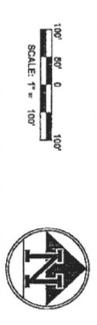
SITE DATA

PLANNED AREA DEVELOPMENT
 TOTAL WATER PLAN AREA 128.8 AC
 NET COMMERCIAL AREA 19.2 AC
 NET RESIDENTIAL AREA 109.6 AC
 TOTAL LOT AREA 128.8 AC
 TOTAL LOT AREA PROVIDED FOR RESIDENTIAL DENSITY 116.4 AC
 3.4% DENSITY

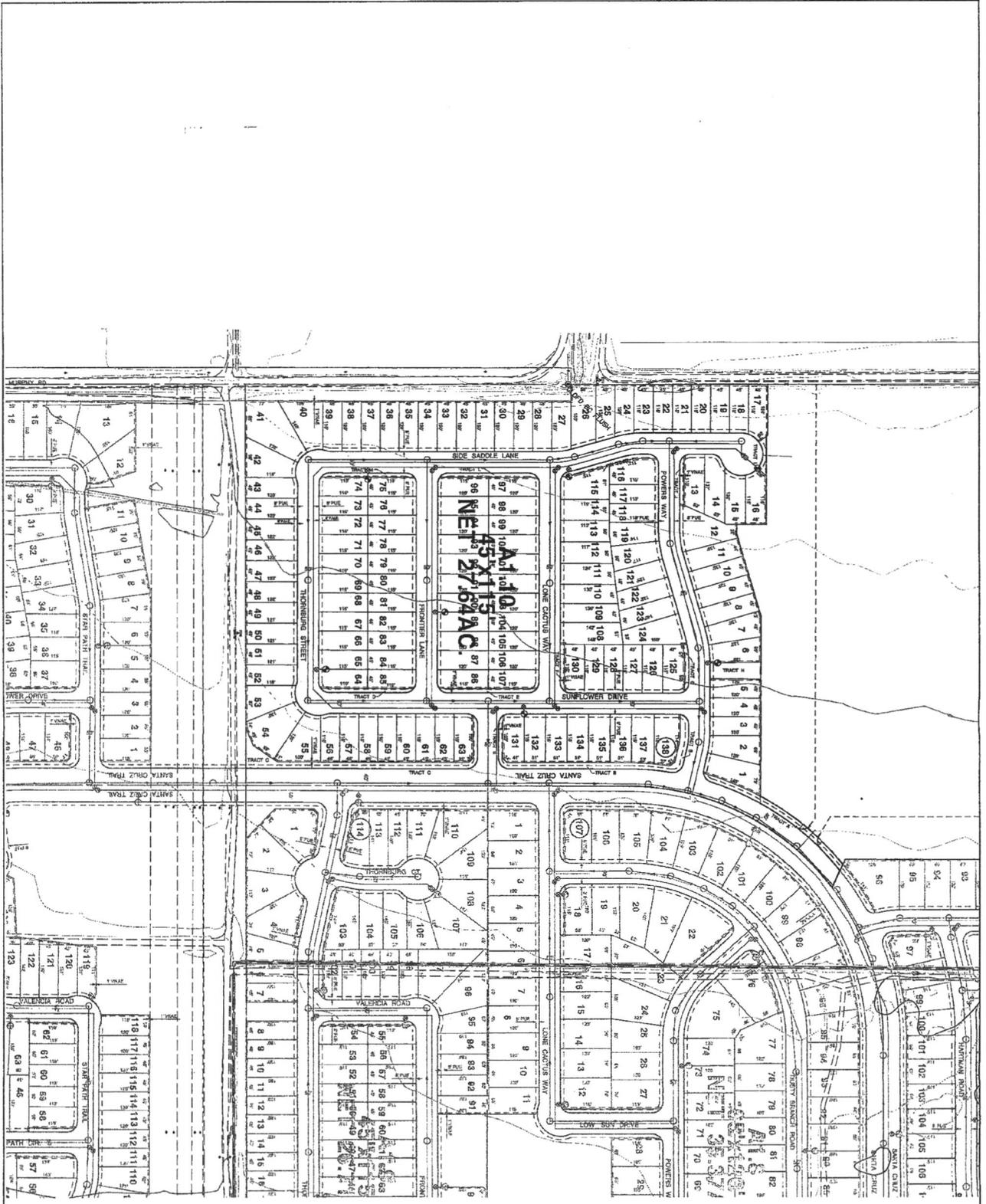
UTILITIES

WATER: REGIONAL WATER RESOURCES BOARD
 SEWER: REGIONAL WATER RESOURCES BOARD
 ELECTRIC: ELECTRONIC DISTRIBUTION SYSTEM
 GAS: SOUTHWEST GAS CORPORATION
 TELEPHONE: SOUTHWEST GAS CORPORATION
 CABLE: CHARTER
 FIRE: REGIONAL FIRE AND RESCUE DEPT.
 POLICE: PINAL COUNTY SHERIFF'S DEPT.

NOTICE REFERRED TO BY THIS INSTRUMENT:
 1. THE INSTRUMENT REFERRED TO IN THIS INSTRUMENT IS THE INSTRUMENT DATED AND RECORDED AS ABOVE.
 2. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.
 3. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.
 4. ALL EXISTING INFORMATION ON THIS INSTRUMENT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A WARRANTY.
 5. THE INSTRUMENT REFERRED TO IN THIS INSTRUMENT IS THE INSTRUMENT DATED AND RECORDED AS ABOVE.
 6. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.
 7. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.
 8. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.
 9. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.
 10. THIS INSTRUMENT IS TO BE RECORDED AS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORD ACT.



CVL
 COE & VAN LOO CONSULTANTS, INC.
SANTA CRUZ TENTATIVE PLAT
 C.V.L.: 750003
 DATE: 6/29/2005
 SHEET 7 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I, hereby certify that the within boundaries is filed in the public records of this County in District No. 1, Book No. 106, Page No. 106.

PARTS OF SECTIONS 26, 27, 34, AND 35 T11S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8001 N. SCOTTSDALE ROAD SUITE 800
SCOTTSDALE, AZ 85263
(480) 988-1888 FAX
(480) 988-1888 FAX
CONTACT: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4660 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-6881
(602) 284-4833 (FAX)
CONTACT: STEVE KELLGOS

TAX PARCELS: 502-14-002A,B, 502-16-001B,C
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL WATER PLAN AREA	128.88 AC.
NET COMMERCIAL AREA	184.4 AC.
NET RESIDENTIAL AREA	187.72 AC.
TOTAL LOT AREA	1616.10 (72%)
NET RESIDENTIAL DENSITY	3.41 D.U./AC.

UTILITIES

WATERS	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #5
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	CONESTOGA
CABLE	RESIDENTIAL AND RESCUE OPT.
FIRE	PINAL COUNTY FIRE DEPARTMENT
POLICE	PINAL COUNTY SHERIFF'S OFFICE

NOTE: THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE AREA AND DOES NOT CONFLICT WITH ANY APPLICABLE ZONING ORDINANCES OR OTHER REGULATIONS. THE DESIGNER HAS ALSO CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CHARACTER OF THE AREA AND DOES NOT CONFLICT WITH ANY APPLICABLE ZONING ORDINANCES OR OTHER REGULATIONS.

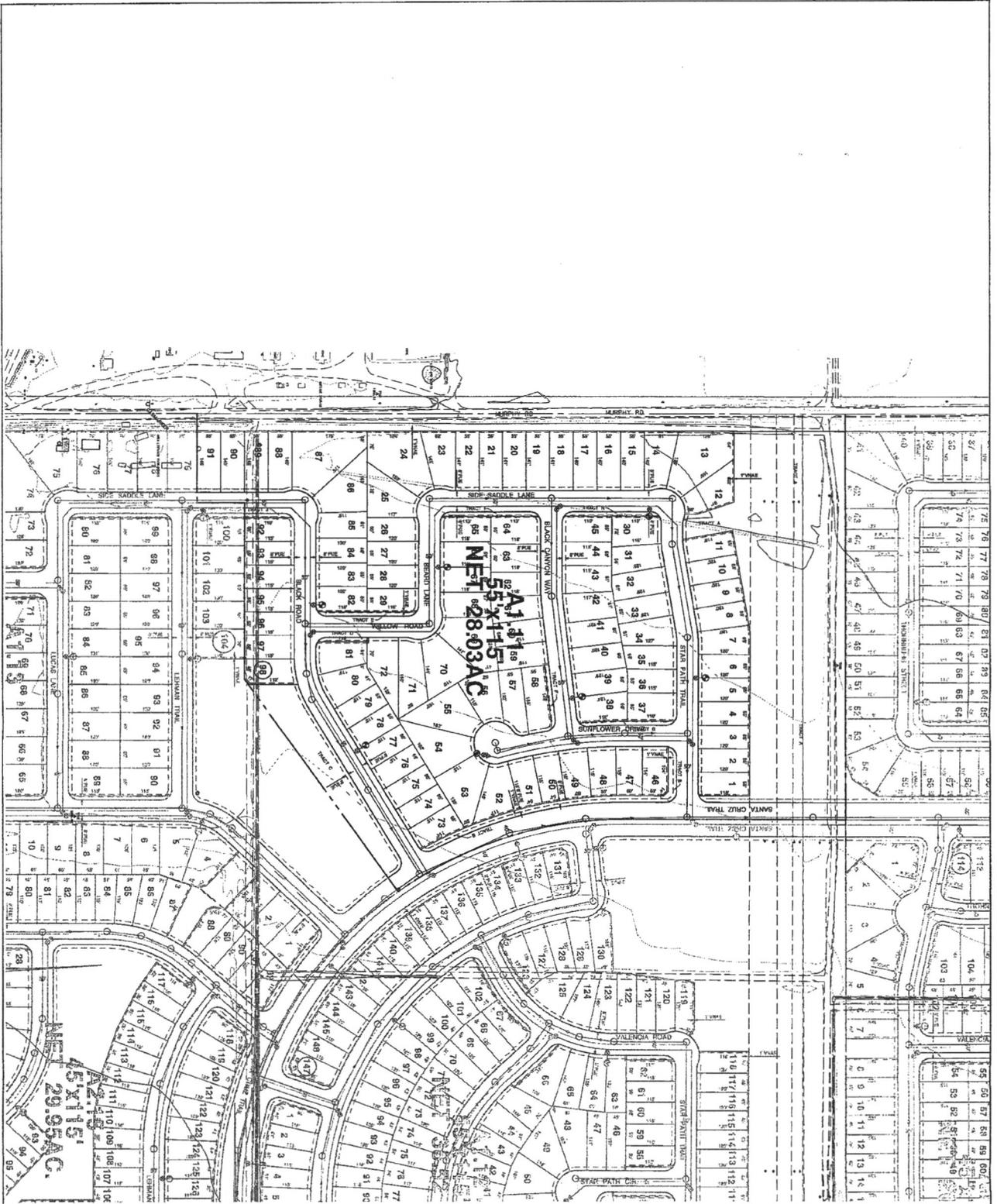


CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

CVL # 750005
DATE: 6/30/2006

SHEET 8 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the public records of this County in strict compliance with the provisions of the laws of this State and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk.

Notary Public
Pinal County
Arizona

PARTS OF SECTIONS 28, 27, 34, AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
801 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85263
(480) 968-9998
FAX
(480) 968-9999
CONTRACTOR: PHILIP HALLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE BELLOGG

TAX PARCELS: 602-14-002A, B; 502-16-001B, C
502-24-001; 502-24-001A, B; 502-24-001A, B;
502-24-002C/D

SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
TOTAL MATTER PLAN AREA: 128.66 AC.
NET COMMERCIAL AREA: 14.4 AC.
NET RESIDENTIAL AREA: 114.26 AC.
TOTAL LOT YIELD: 2,814 UNITS
NET DEVELOPED: 2,814 UNITS
NET RESIDENTIAL DENSITY: 24.4 UNITS/AC.

UTILITIES

WATER: GILDA, WATER RESOURCES
SEWER: GILDA, WATER RESOURCES
ELECTRIC: ELECTRICAL DISTRICT #8
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: SOUTHWEST GAS CORPORATION
CABLE: SOUTHWEST GAS CORPORATION
FIRE: REGIONAL FIRE AND RESCUE DEPT.
POLICE: PINAL COUNTY SHERIFF'S DEPT.

NOTE: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS TO BE REVIEWED, APPROVED AND DEVELOPED AS THREE SEPARATE DOCUMENTS TO BE SUBMITTED TO THE APPLICABLE AGENCIES FOR REVIEW AND APPROVAL. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

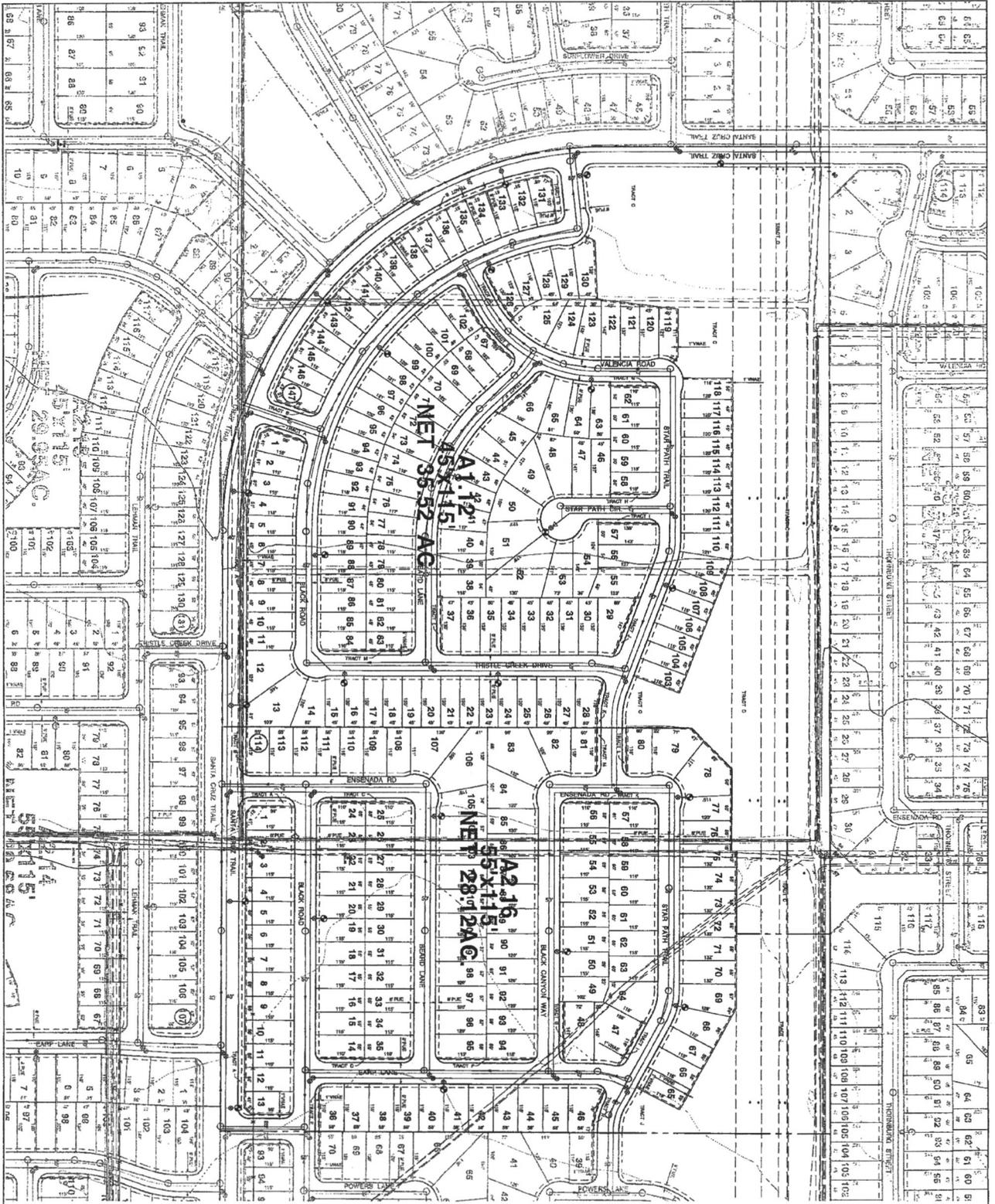


CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**

CVL #: 750003
DATE: 6/20/2005

SHEET 9 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office records of this County in Conformance with the laws of this State.

PARTS OF SECTIONS 28, 27, 34, AND 35 T8S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8801 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ 85258
(480) 888-1889 FAX
(480) 888-1899 FAX
CONTACT: PHIL B. MILLER

PREPARED BY:

COE & VAN LUD CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-6891
(602) 284-4938 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #S: 602-14-002A,B ; 502-18-001B,C ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL WATER PLAIN AREA	128.82 AC
NET COMMERCIAL AREA	104 AC
NET RESIDENTIAL AREA	187.28 AC
TOTAL LOT AREA	416.10 AC
TOTAL LOT AREA PROVIDED	21,670
NET RESIDENTIAL DENSITY	3.41 DW/AC

UTILITIES

WATERS	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #4
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	OWNERS
RAIL	REGIONAL FIRE AND RESCUE DISTRICT #1
POLE	PINAL COUNTY SHERIFF'S DEPT.

NOTE: RESERVATION OF INTERESTS TO BE ABANDONED DURING CONFORMANCE WITH THE PROVISIONS OF THE PLAT ACT.
2. THE SUBDIVISION IS TO BE ABANDONED AND DEVELOPED AS THEREAFTER PROVIDED BY THE PLAT ACT.
3. THE SUBDIVISION IS TO BE ABANDONED AND DEVELOPED AS THEREAFTER PROVIDED BY THE PLAT ACT.
4. ALL OTHER RESERVATIONS TO BE ABANDONED DURING CONFORMANCE WITH THE PROVISIONS OF THE PLAT ACT.

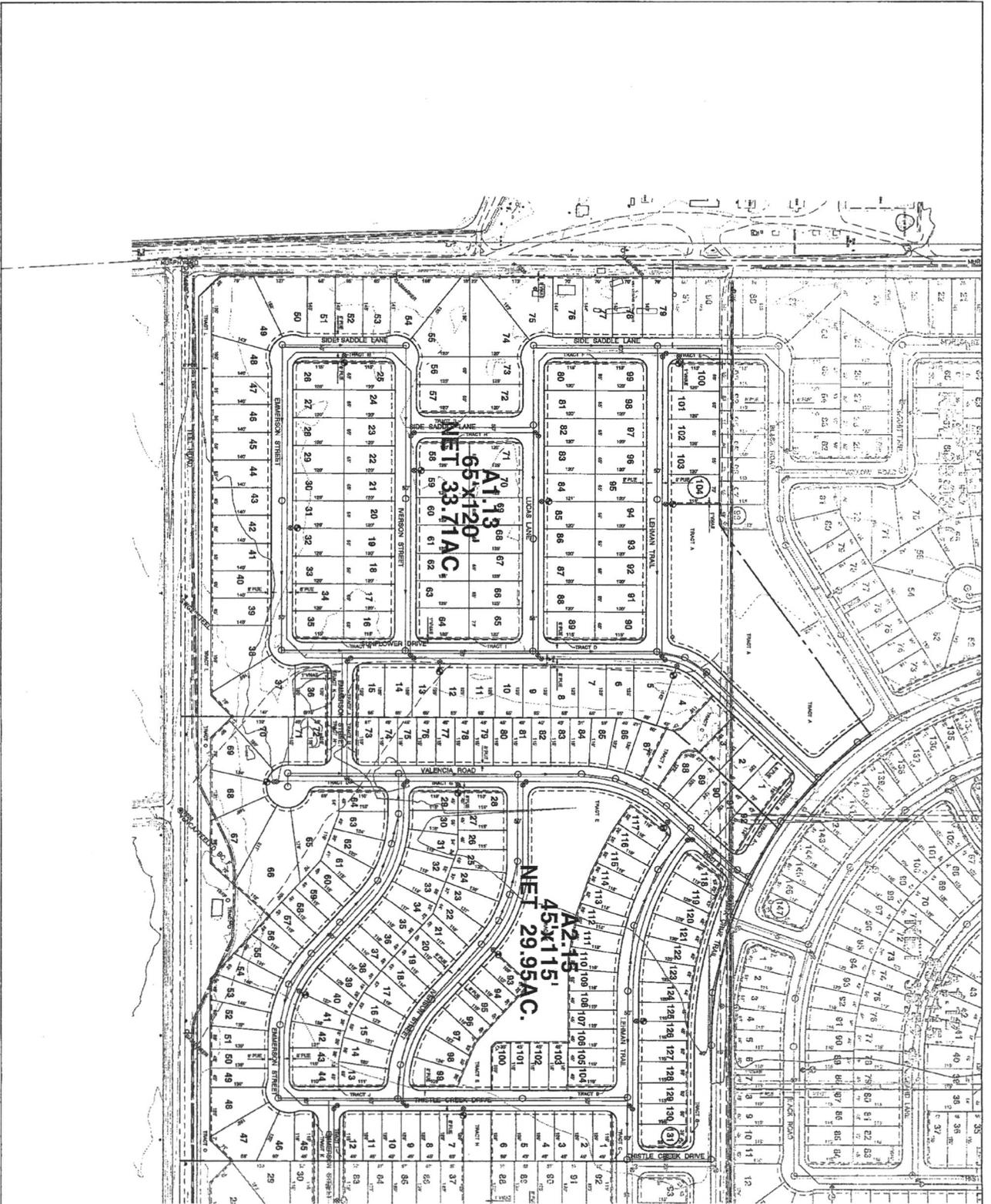


CVL
COE & VAN LUD CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

CVL# 750003
DATE 03/20/05

SHEET 10 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in District No. 10, and that the same is a true and correct copy of the original as recorded.

PARTS OF SECTIONS 28, 27, 34, AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8001 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, AZ 85253
(480) 988-1988 FAX
(480) 988-1984 FAX

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 10TH STREET
PHOENIX, ARIZONA 85014
(602) 258-4881 (FAX)
(602) 258-4888 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #S: 502-14-002A,B; 502-16-001B,C
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED NEIGH. DEVELOPMENT
TOTAL MASTER PLAN AREA	128.62 AC.
NET RESIDENTIAL AREA	134 AC.
TOTAL LOT FIELD	137.22 AC.
TOTAL OPEN SPACE PROPOSED	4187 LOTS
NET RESIDENTIAL DENSITY	2184 LOTS/77% 4.81 DENS./AC.

UTILITIES

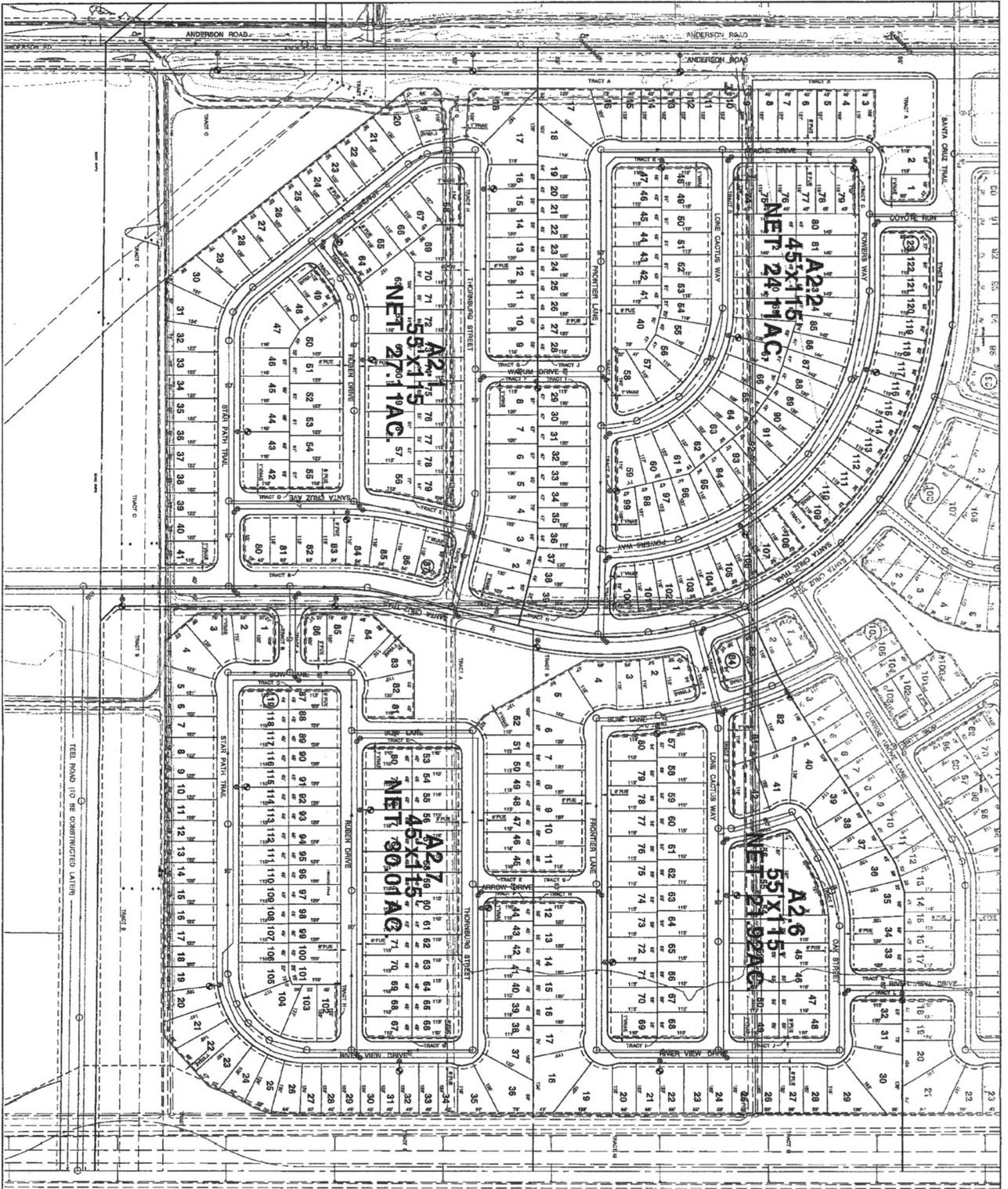
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
WASTING	GLOBAL WATER RESOURCES
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	OWNERS
CABLE	REGIONAL FIBER AND RESCUE DEPT.
FIRE	PINAL COUNTY BURNERS DEPT.
POLICE	

NOTE:
1. ALL UTILITIES TO BE LOCATED AS SHOWN ON THE FINAL COUNTY ENGINEER'S PLAN.
2. THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
3. THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
4. ALL UTILITIES INFORMATION SHOULD BE VERIFIED BY THE APPLICANT PRIOR TO THE RECORDING OF THIS INSTRUMENT.



CYL
COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ
TENTATIVE PLAT**
CUL# 750003
DATE: 09/20/05

SHEET 11 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the Public Records of this County in Conformity with the laws of this State and is a true and correct copy of the original as recorded.

Notary Public
 Name: _____
 My Commission Expires: _____

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 801 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 988-1898
 (480) 988-1898 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 18TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-4831
 (602) 284-4833 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: #S: 502-14-002A,B; 502-16-001B,C; 502-23-001; 502-24-001A,B; 502-24-001A,B; 502-24-002C,D

SITE DATA

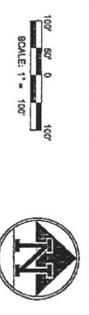
EXISTING ZONING	PLANNED AREA DEVELOPMENT
RESIDENTIAL SINGLE-FAMILY	RESIDENTIAL SINGLE-FAMILY
TOTAL WATER MAIN AREA	128.82 AC.
NET COMMERCIAL AREA	13.4 AC.
NET RESIDENTIAL AREA	117.22 AC.
TOTAL LOT AREA	419.07 AC.
NET RESIDENTIAL DEVELOPMENT	218.04 AC.
	51% DENSITY

UTILITIES

WATER	GLOBAL WATER RESOURCES
ELECTRIC <td>GLOBAL WATER RESOURCES</td>	GLOBAL WATER RESOURCES
SEWER <td>GLOBAL WATER RESOURCES</td>	GLOBAL WATER RESOURCES
TELEPHONE <td>GLOBAL WATER RESOURCES</td>	GLOBAL WATER RESOURCES
CABLE <td>GLOBAL WATER RESOURCES</td>	GLOBAL WATER RESOURCES
FIRE <td>GLOBAL WATER RESOURCES</td>	GLOBAL WATER RESOURCES
POLICE <td>GLOBAL WATER RESOURCES</td>	GLOBAL WATER RESOURCES

NOTES:

1. THIS INSTRUMENT IS SUBJECT TO THE RECORDS OF THE COUNTY OF PINAL.
2. THE SUBDIVISION IS TO BE SUBMITTED TO THE COUNTY OF PINAL FOR REVIEW AND APPROVAL.
3. THE SUBDIVISION IS TO BE SUBMITTED TO THE COUNTY OF PINAL FOR REVIEW AND APPROVAL.
4. NON-ADJACENT TO ANY OTHERS IN THIS AREA.
5. ALL DISTINGUISHING DIMENSIONS TO BE ADJUSTED UNLESS OTHERWISE NOTED.



COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

CUL# 750003
 DATE: 08/20/05

SHEET 12 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the public records of this County in Pinal County, Arizona, on this 28th day of February, 2005, at 10:00 AM.

PARTS OF SECTIONS 28, 27, 34 AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ 85253

(480) 989-1999 FAX
(480) 989-1994 FAX

CONTACT: PHILIP WALLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 10TH STREET
PHOENIX, ARIZONA 85014
(602) 264-0811
(602) 264-4808 (FAX)
CONTACT: STEVE KELLGEG

TAX PARCEL #S: 502-14-002A,B; 502-16-001B,C
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

EXISTING ZONING: PLANNED MEDIA DEVELOPMENT
TOTAL MASTER PLAN AREA: 125.57 AC.
NET COMMERCIAL AREA: 19.4 AC.
NET RESIDENTIAL AREA: 187.28 AC.
TOTAL LOT YIELD: 4157 LOTS
TOTAL OPEN SPACES PROVIDED: 2160 / 1427776
NET RESIDENTIAL DENSITY: 3.47 DPM/A.

SITE DATA

UTILITIES

WATER: GLOBAL WATER RESOURCES
SEWER: GLOBAL WATER RESOURCES
GAS: SCOTTSDALE GAS CORPORATION
CABLE: OVERSEAS
FIBER: REGIONAL FIBER AND RESCUE OPT.
ELECTRICITY: PINAL COUNTY SHERIFF'S DEPT.

NOTE:
1. ALL UTILITIES TO BE REFERRED TO THE PINAL COUNTY
ENGINEERING DEPARTMENT FOR REVIEW AND
APPROVAL. THE ENGINEER SHALL BE RESPONSIBLE FOR
THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN
ON THESE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR
THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN
ON THESE PLANS. THE ENGINEER SHALL BE RESPONSIBLE FOR
THE LOCATION AND DEPTH OF ALL UTILITIES AS SHOWN
ON THESE PLANS.

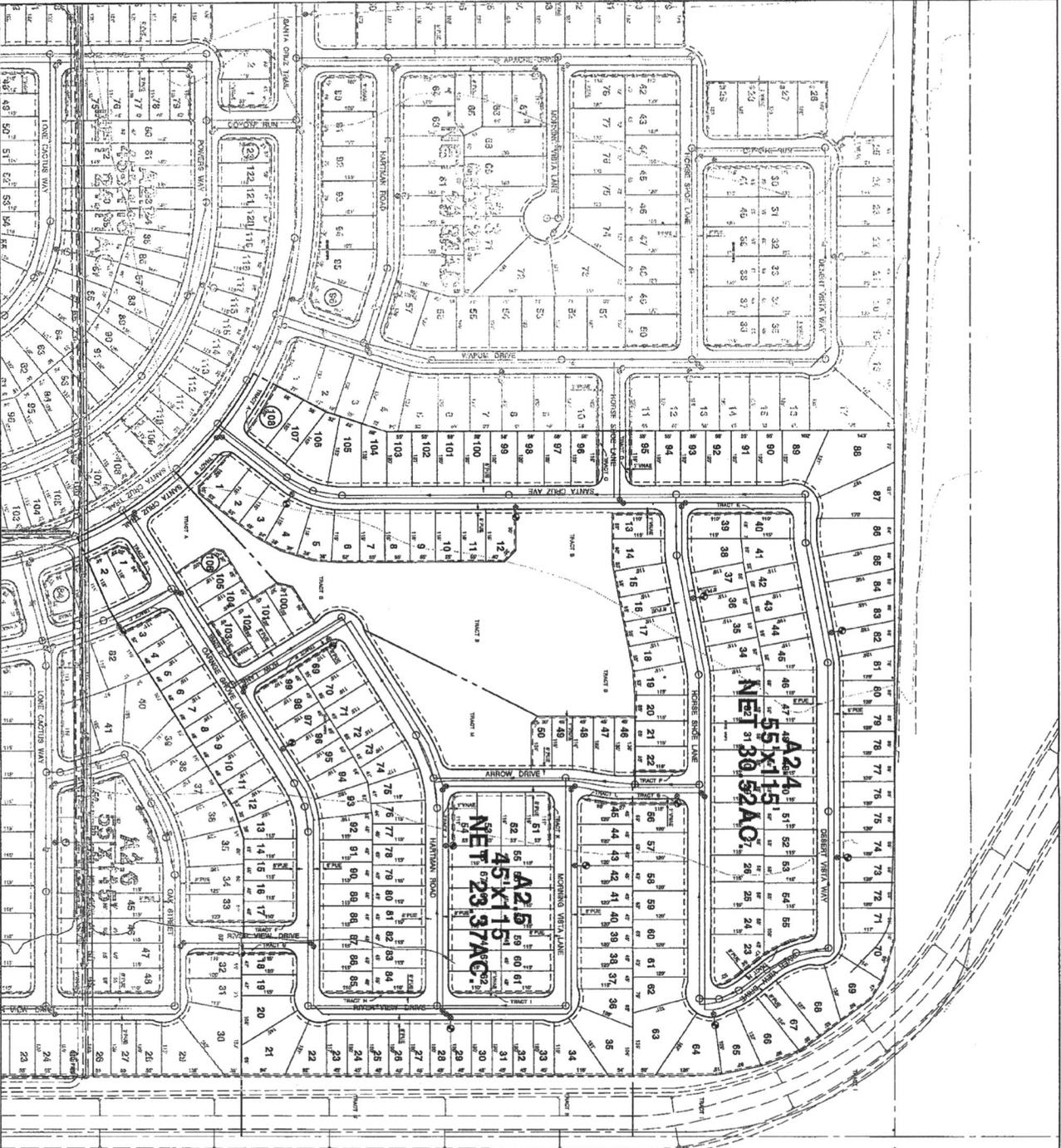


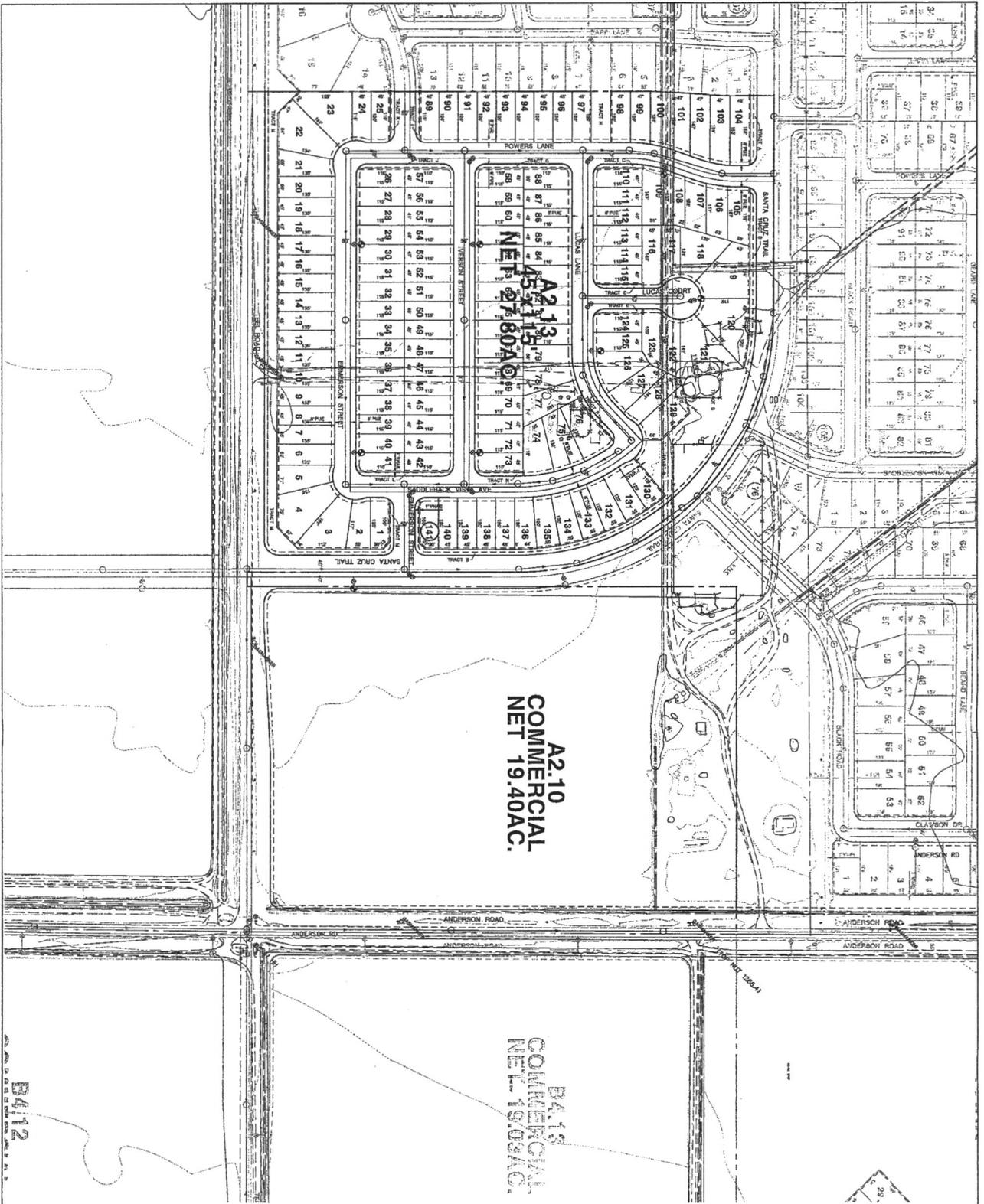
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ
TENTATIVE PLAT

CUL# 75003
DATE: 05/20/05

SHEET 130F-24





STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within Survey is filed in the public records of this County in Order of Date: 08/11/05
 Recorder of Deeds and Registrar of Titles
 Pinal County
 Phoenix, Arizona

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LTD
 8901 N. SOTTSDALE ROAD SUITE 800
 SCOTTSDALE, AZ 85253
 (480) 988-1898
 (480) 988-1894 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4900 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-4881
 (602) 284-4838 (FAX)
 CONTACT: STEVE KELOEG

TAX PARCEL #'S: S02-14-022A,B ; S02-16-001B,C
 S02-28-001 ; S02-24-001A,B ; S02-24-001A,B ;
 S02-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL LAMETER PLANNED AREA	1288.62 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	1517.22 AC.
TOTAL LOT YIELD	4319 LOTS
TOTAL CROWN SPACE REQUIRED	2763 AC/177% \$41 PER AC.
NET RESIDENTIAL DENSITY	\$41 PER AC.

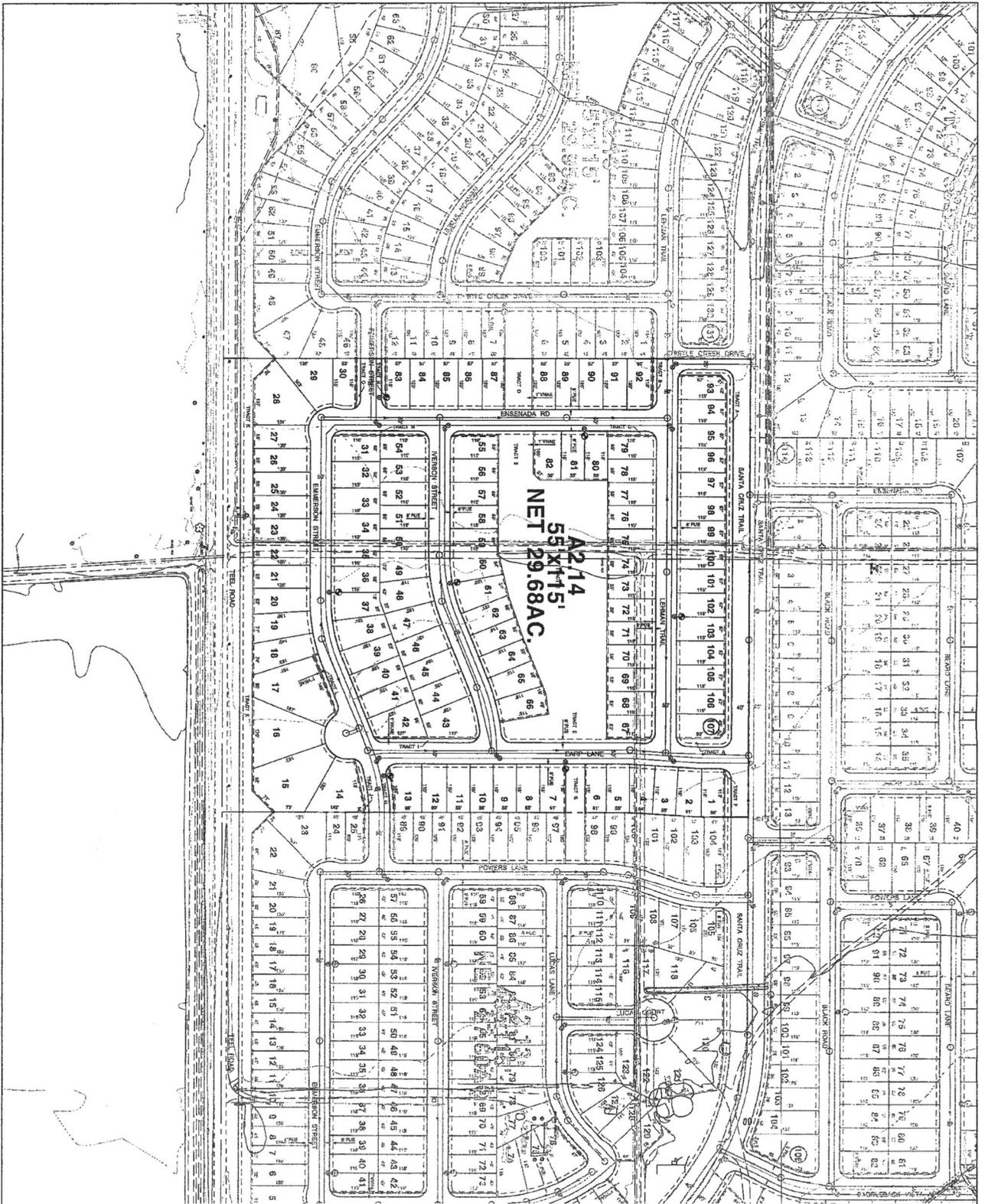
UTILITIES

WATER	LOCAL WATER RESOURCES
SEWER	SEWER
ELECTRIC	SEWER
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	OWNER
CABLE	OWNER
FIRE	FEDERAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

NOTE:
 1. ALL UTILITIES TO BE LOCATED BY THE PINAL COUNTY ENGINEER.
 2. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES. PHASE VARIATION ADJUSTMENT TO ANY OVERLAP AREAS SHALL BE 1.7899248 NOW ACCORDING TO THE PINAL COUNTY ENGINEER.
 3. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES. PHASE VARIATION ADJUSTMENT TO ANY OVERLAP AREAS SHALL BE 1.7899248 NOW ACCORDING TO THE PINAL COUNTY ENGINEER.
 4. ALL UTILITIES INFORMATION OFFICERS TO BE ADVISORY ONLY TO THE ENGINEER.



CYL
 COE & VAN LOO CONSULTANTS, INC.
 SANTA CRUZ
 TENTATIVE PLAT
 CIVIL: 750005
 DATE: 09/02/05



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within plat is true and correct in accordance with the Public Records of the County of Pinal, Arizona.

Notary Public
Name: _____
Address: _____
City: _____

**PARTS OF SECTIONS 26, 27, 34, AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
800 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85253

(602) 988-1998
(602) 988-1988 FAX

CONTACT: PHILIP WALKER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014

(602) 264-4339 (FAX)
(602) 264-4331

CONTRACT: STEVE KELLONG

TAX PARCELS: S02-14-002A,B ; S02-16-001B,C
S02-23-001 ; S02-24-001A,B ; S02-24-001A,B ;
S02-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.88 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	127.24 AC.
TOTAL LOT YIELD	4197 LOTS
TOTAL OPEN SPACE PROVIDED	21607 SQ.FT. (0.31 AC.)
NET RESIDENTIAL DENSITY	6.97 UNITS/AC.

UTILITIES

WATERS	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT 16
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	RESIDENTIAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

NOTE: THE OFFICER OF RECORD IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT. THE OFFICER OF RECORD IS NOT A NOTARY PUBLIC AND DOES NOT HAVE THE AUTHORITY TO ATTEST TO THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT. THE OFFICER OF RECORD IS NOT A NOTARY PUBLIC AND DOES NOT HAVE THE AUTHORITY TO ATTEST TO THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT.

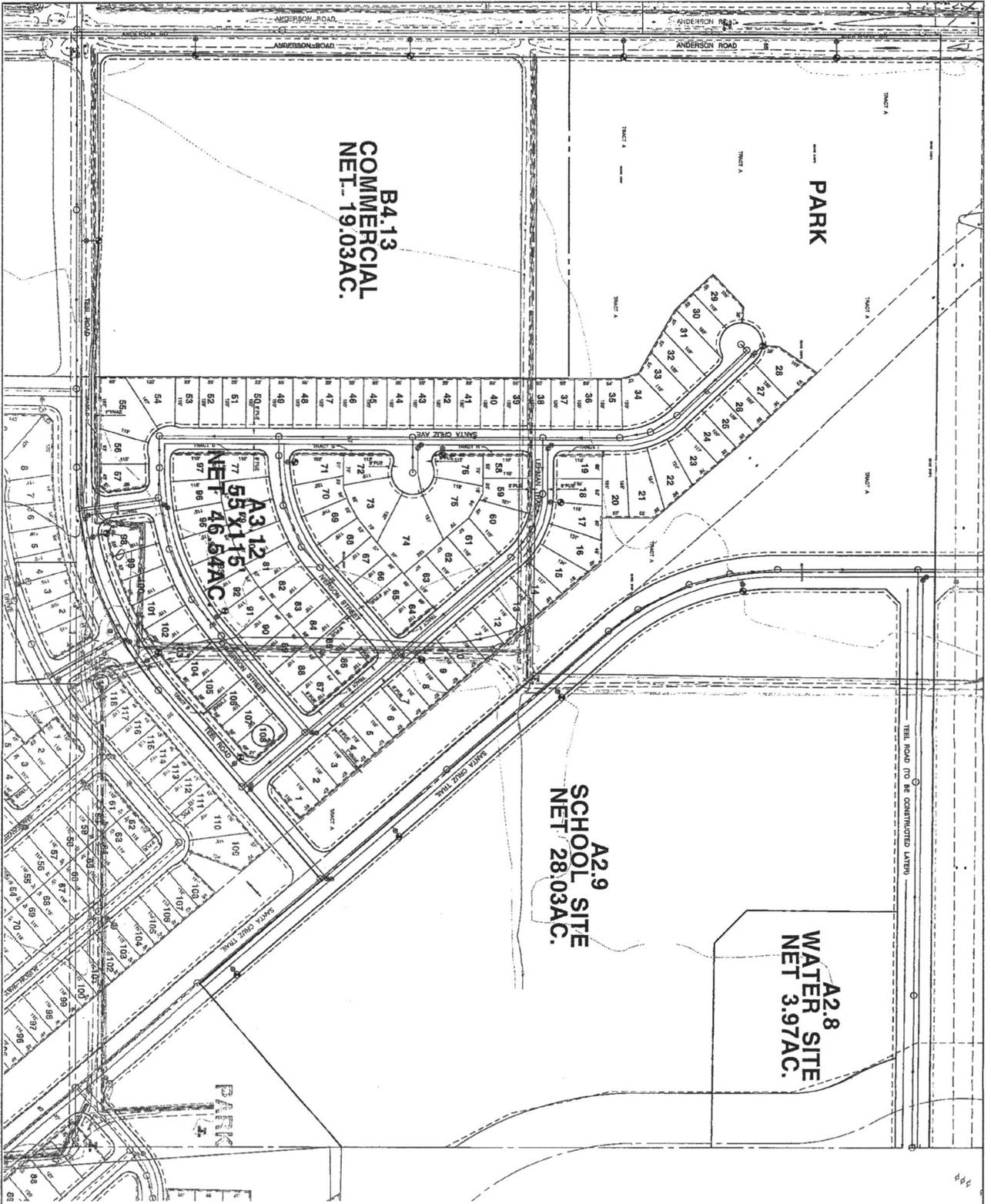


CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**

CULF: 750003
DATE: 6/20/2016

SHEET 16 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office records of the County in Chapter _____
 Date: _____
 Recorder: _____ Pinal County
 Deputy: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T8S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
 8801 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85238
 (480) 888-1999
 (480) 888-1984 FAX
 CONTACT: PHILIP WALKER

PREPARED BY:

COE & VAN LEO CONSULTANTS, INC.
 4660 NORTH 19TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-4881
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL UNBUILT IN PLAN AREA	128.82 AC
NET COMMERCIAL AREA	19.4 AC
NET RESIDENTIAL AREA	197.22 AC
TOTAL LOT YIELD	437 LOTS
TOTAL OPEN SPACE PROVIDED	21.04 AC (7.7%)
NET RESIDENTIAL DENSITY	241 DENS./AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	GLOBAL WATER RESOURCES
TELEPHONE	BENTON & BOWLES
CABLE	OWNERS
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

NOTE: ALL UTILITIES TO BE PROVIDED TO BE SHOWN ON LOTS OTHER THAN THOSE

1. THE REVISIONS TO BE SUBMITTED, RECORDED AND DEVELOPED AS THESE

2. THE REVISIONS TO BE SUBMITTED, RECORDED AND DEVELOPED AS THESE

3. THE REVISIONS TO BE SUBMITTED, RECORDED AND DEVELOPED AS THESE

4. ALL EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.

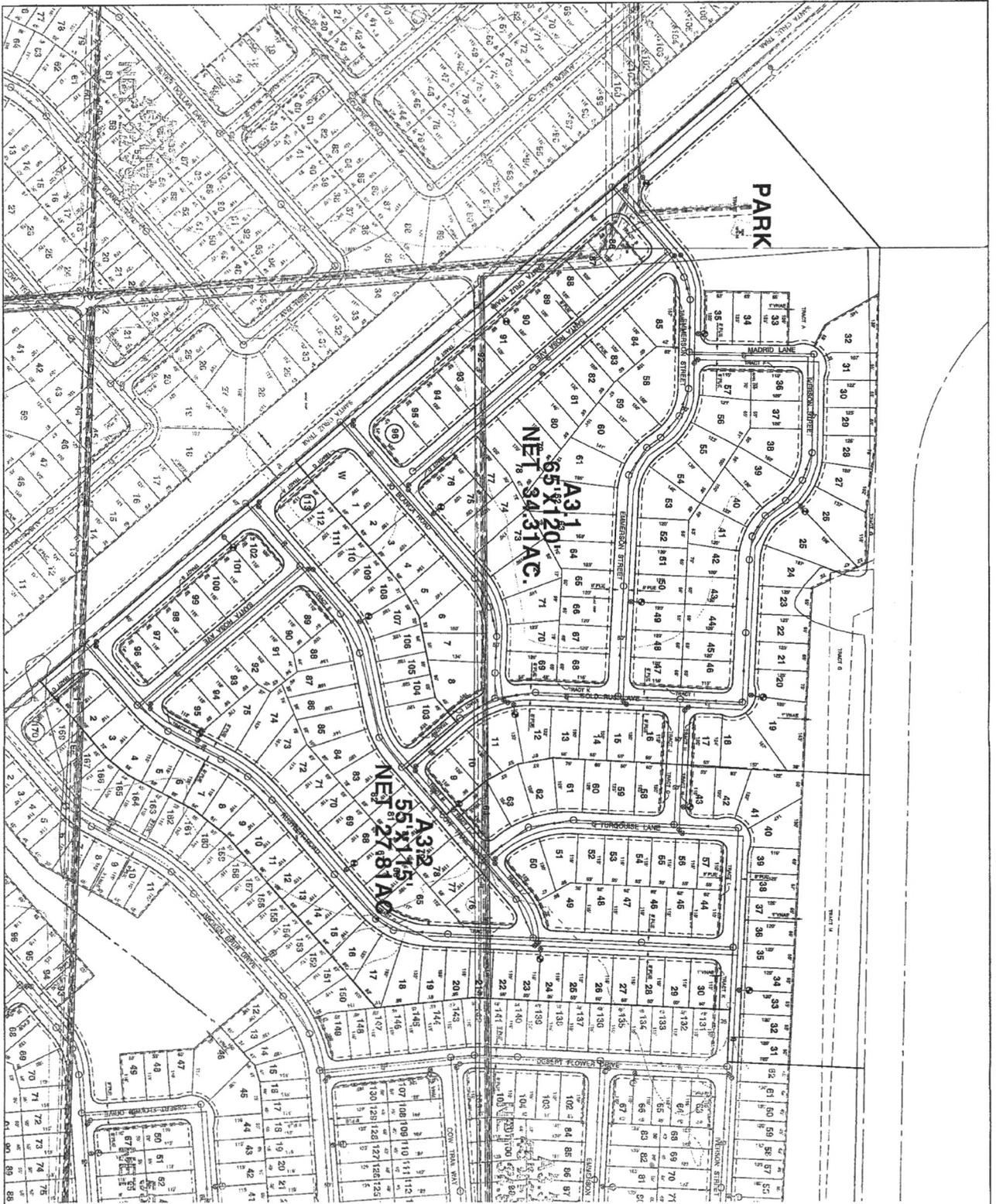


COE & VAN LEO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

DATE: 09/20/2005

SHEET 17 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I, hereby certify that the within instrument is the true and correct copy of the original as recorded in the County of Pinal, Arizona, on this 18th day of August, 2005.

Notary Public
Name: [Signature]
Address: [Address]
City: [City]

PARTS OF SECTIONS 26, 27, 34, AND 36 T8S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85253
(480) 988-1998 FAX
CONTACT: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 17TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8631
(602) 264-8631 (FAX)
CONTACT: STEVE KELLGREN

TAX PARCELS: 502-14-002A-B; 502-16-001B-C
502-23-001; 502-24-001A-B; 502-24-001A-B;
502-25-002C-D

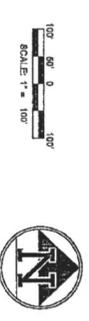
SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
TOTAL WATER PLAN AREA: 128.8 AC.
NET COMMERCIAL AREA: 139.8 AC.
NET RESIDENTIAL AREA: 127.22 AC.
TOTAL OPEN SPACE PROVIDED: 716.8 AC/77%
NET RESIDENTIAL DENSITY: 3.41 DWG/A.

UTILITIES

WATER: GLOBAL WATER RESOURCES
SEWER: GLOBAL WATER RESOURCES
ELECTRIC: ELECTRICITY DISTRICT #8
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: ONYX
CABLE: REGIONAL FIBER AND BROADCAST OPT.
FIRE: PINAL COUNTY FIRE DEPARTMENT

NOTES:
1. THIS INSTRUMENT IS THE PRODUCT OF A DEVELOPMENT BY THE STATE OF ARIZONA.
2. THE INSTRUMENT IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
3. THE INSTRUMENT IS TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
4. ALL DIMENSIONS SHOWN SHOULD BE APPROVED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

CVL #: 750003
DATE: 6/30/2005
SHEET 18 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the public records of this County in compliance with the provisions of the Arizona Uniform Recording Act.
Notary Public
Paul Coody

PARTS OF SECTIONS 28, 27, 34, AND 35 T8S
R1E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
800 N. SCOTTSDALE ROAD SUITE 880
SCOTTSDALE, AZ 85263
(602) 998-9998
(602) 998-9999 FAX
CONTACT: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-4881
(602) 264-4366 (FAX)
CONTACT: STEVE NELOGG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
502-28-001 ; 502-24-001A,B ; 502-24-001A,B ;
502-24-002,C,D

SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
TOTAL MATING PLAN AREA: 128.82 AC.
NET COMMERCIAL AREA: 18.4 AC.
NET RESIDENTIAL AREA: 127.25 AC.
TOTAL LOT YIELD: 4,877 LOTS
NET RESIDENTIAL DENSITY: 214.6 LOTS PER ACRE
NET COMMERCIAL DENSITY: 5.47 DANC

UTILITIES

WATER: GLOBAL WATER RESOURCES
SEWER: GLOBAL WATER RESOURCES
ELECTRIC: ELECTRIC UTILITY DISTRICT #6
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: SOUTHWEST GAS CORPORATION
CABLE: SOUTHWEST GAS CORPORATION
FIRE: REGIONAL FIRE AND RESCUE DEPT.
POLICE: PINAL COUNTY SHERIFFS DEPT.

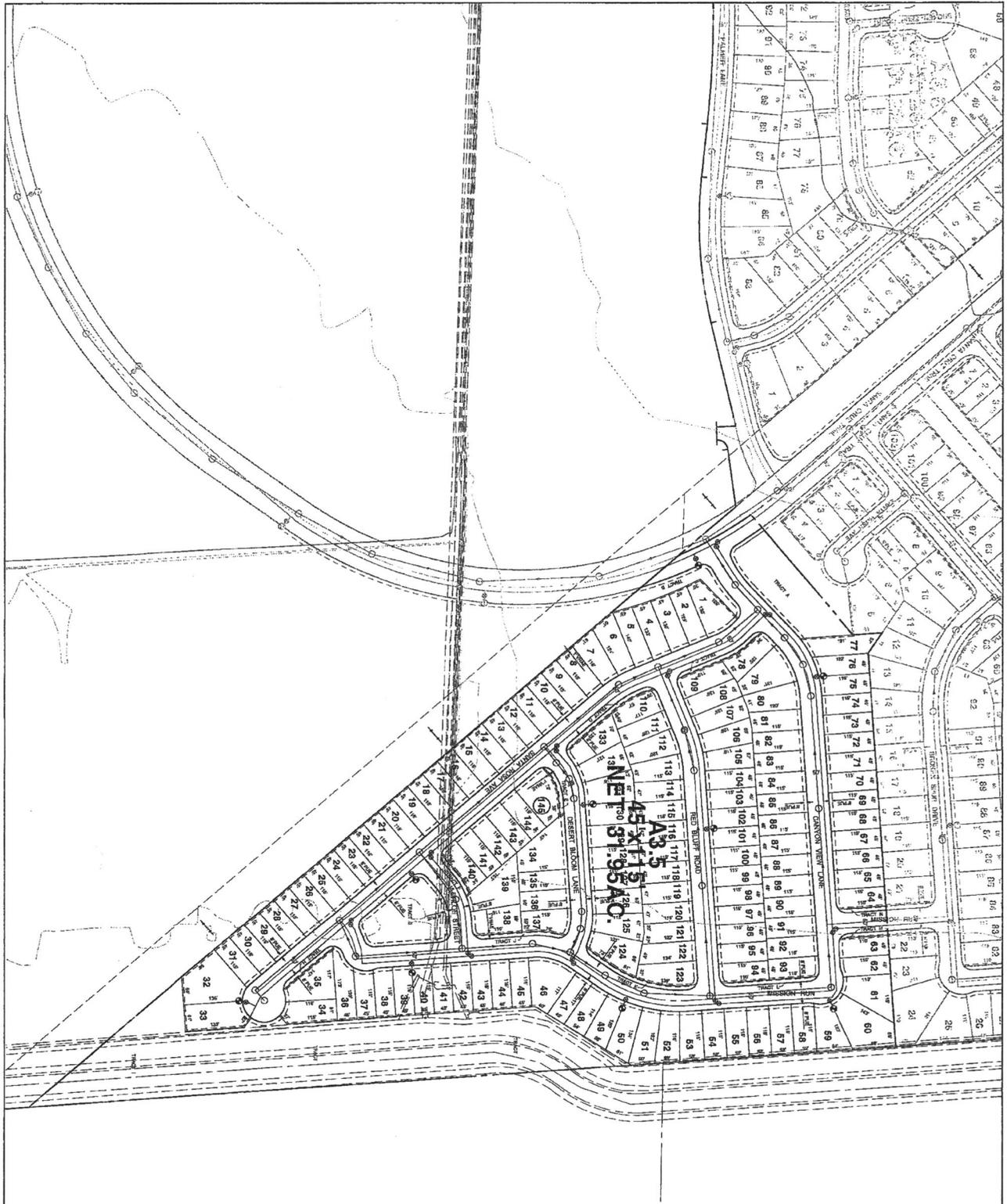
NOTE: REFER TO THE 2008 CITY OF TUCSON ZONING MAP FOR THE 2008 ZONING MAP.
1. THIS INSTRUMENT IS A TENTATIVE PLAT AND IS NOT A FINAL PLAT.
2. THE SUBMISSION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THESE ARE THE BEST AVAILABLE INFORMATION.
3. ALL EXISTING INFORMATION ON THIS TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**

CVL.F. 750003
DATE: 6/30/2005
SHEET 19 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office of the County Clerk in Pinal County, Arizona.

Notary Public
Name: _____
Address: _____
City: _____
State: _____
Date: _____

PARTS OF SECTIONS 26, 27, 34, AND 36 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
800 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85253
(480) 993-1994 FAX
CONTRACT: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 294-6883
(602) 294-6908 (FAX)
CONTACT: STEVE BELLOSGO

TAX PARCELS: S5, S02-14-002A, B; S02-16-001B, C
S02-23-001; S02-24-001A, B; S02-24-001A, B;
S02-24-002C, D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	158.82 AC.
NET COMMERCIAL AREA	1.84 AC.
NET RESIDENTIAL AREA	172.22 AC.
TOTAL OPEN SPACE PROVIDED	216.0 ADJUTIVE
NET RESIDENTIAL DENSITY	5.41 DWLS/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #6
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
OVUE	REGIONAL FIRE AND RESCUE DEPT.
POICE	PINAL COUNTY SHERIFFS DEPT.

NOTE: THE SUBJECT TO BE SET OF THIS INSTRUMENT BY THE PINAL COUNTY...

1. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT ON JANUARY 11, 2005.
2. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE
3. LOTS AND SHALL BE SUBJECT TO ANY ORDINANCE AND/OR A TYPICAL
4. ALL RIGHTS THROUGHOUT THIS INSTRUMENT TO BE AMENDED BASED ON THE MOST
5. LATEST ORDINANCE.

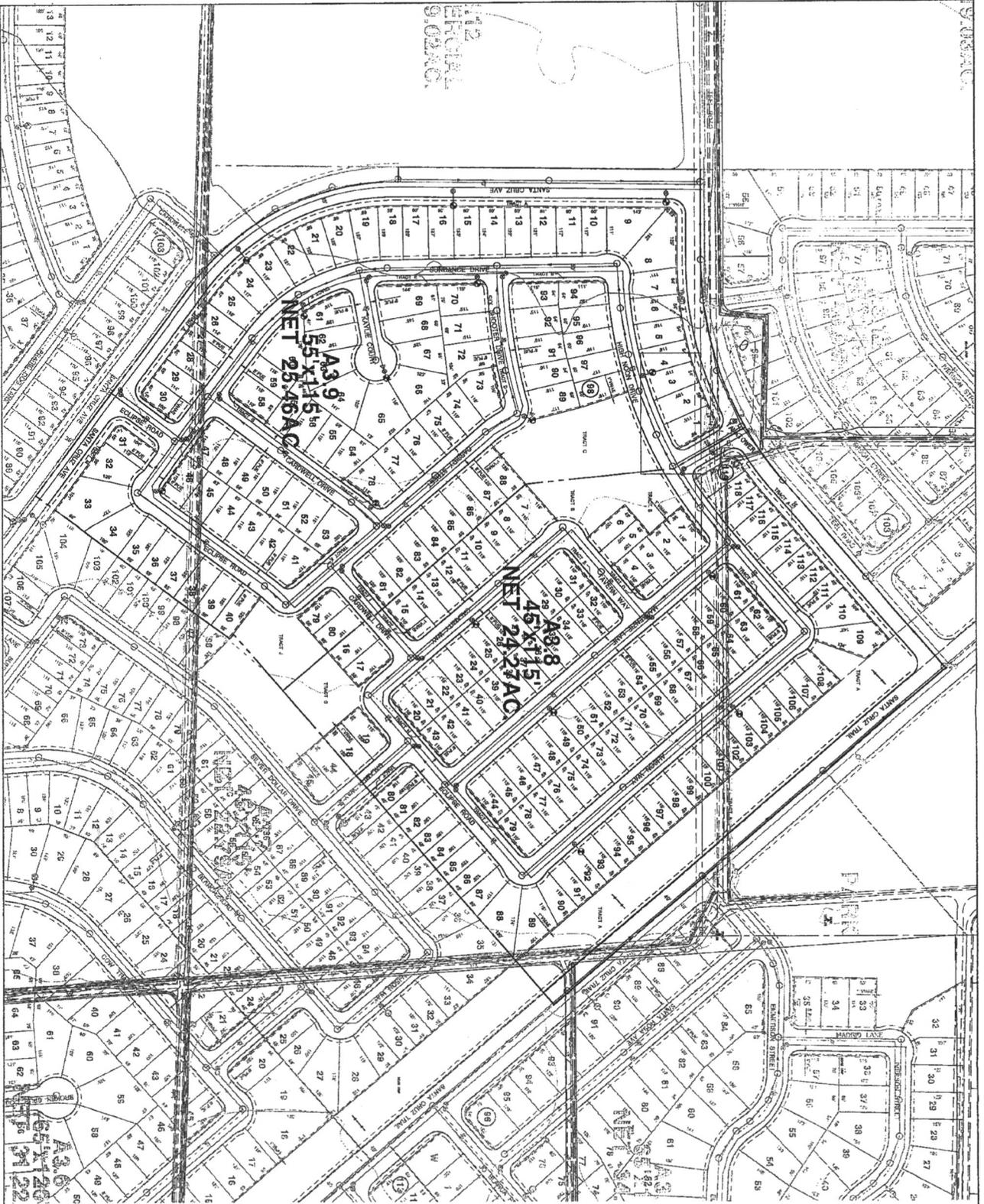


CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**

CVL # 750003
DATE: 6/30/2006

SHEET 21 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I, Philip Miller, certify that the within instrument is filed in the public records of the County in which it is recorded, and that the instrument is a true and correct copy of the original as the same appears in the files of the County Clerk.

Notary Public
Philip Miller
Pinal County, Arizona

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
800 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85263
(602) 998-9999 FAX
(602) 998-9999 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LEO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-4831
(602) 264-4500 (FAX)
CONTACT: STEVE REILLOGG

TAX PARCELS: 502-14-002A, B; 502-16-001B, C
502-28-001; 502-24-001A, B; 502-24-001A, B;
502-24-002C, D

SITE DATA

PLANNED ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.88 AC.
NET COMMERCIAL AREA	19.84 AC.
NET RESIDENTIAL AREA	107.04 AC.
TOTAL OPEN SPACE PROPOSED	218.07 AC/177K S.F. S&I DWAG.
NET RESIDENTIAL DENSITY	

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT 76
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	OWNST
RAIL	REGIONAL RAIL AND RESERVE OPT.
POLE	PINAL COUNTY SHERIFFS DEPT.

NOTES:

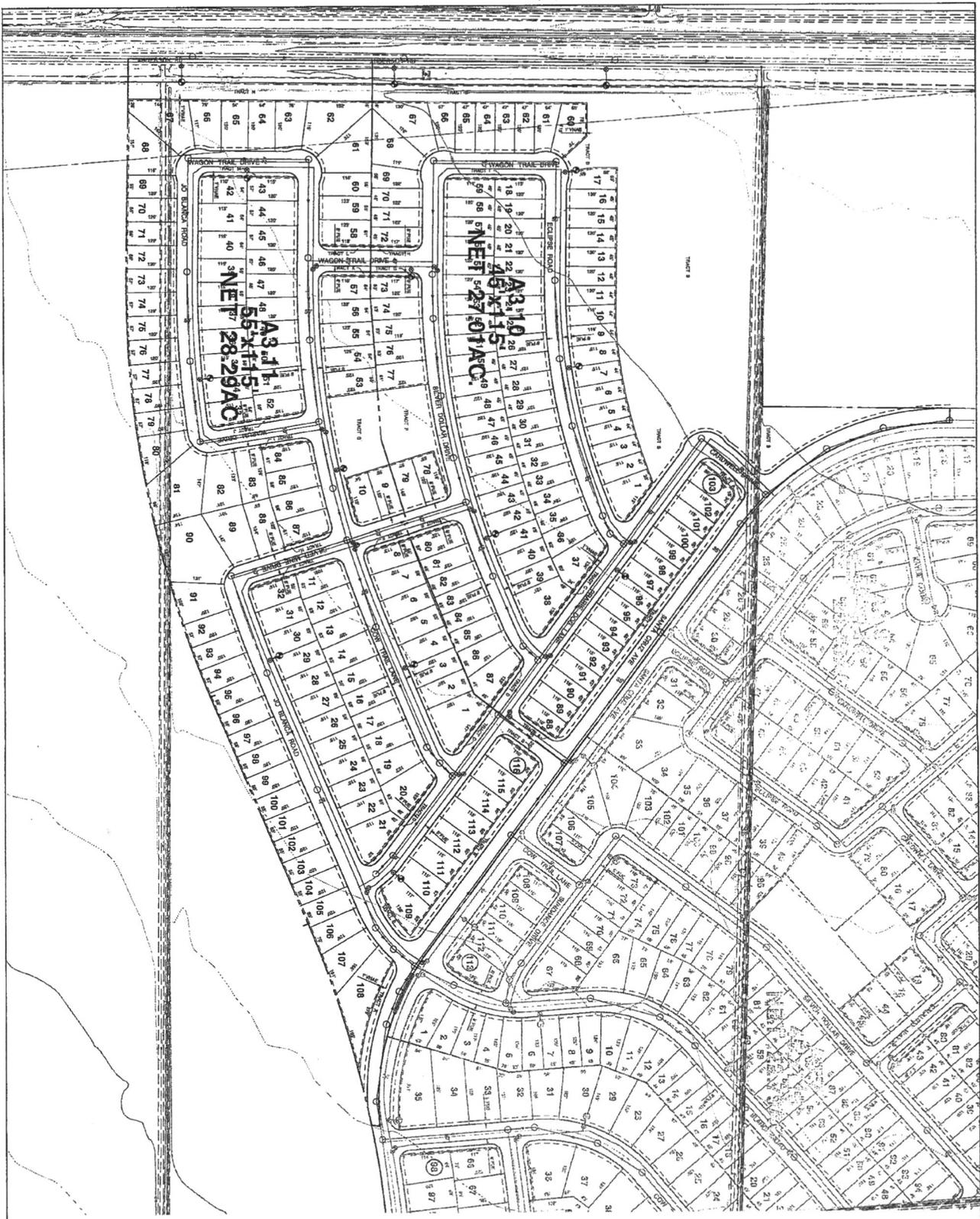
1. THE INSTRUMENTS REFERRED TO BY THIS INSTRUMENT ARE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
2. THE INSTRUMENTS REFERRED TO BY THIS INSTRUMENT ARE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
3. THE INSTRUMENTS REFERRED TO BY THIS INSTRUMENT ARE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
4. THE INSTRUMENTS REFERRED TO BY THIS INSTRUMENT ARE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.
5. THE INSTRUMENTS REFERRED TO BY THIS INSTRUMENT ARE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF PINAL, ARIZONA.

SCALE: 1" = 100'

CVL
COE & VAN LEO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL# 750003
DATE: 09/20/2005

SHEET 29 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the public records of this County in strict accordance with the provisions of the laws of this State and County.

Notary Public
Name: _____
City: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8001 N. SCOTTSDALE ROAD SUITE 500
SCOTTSDALE, AZ 85258
(480) 998-1998 FAX
(480) 998-1999

CONTRACTOR: PHILIP MILLER

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-0011
(602) 264-0010 FAX
CONTRACT: STEVE REIDLOGG

TAX PARCELS: 602-14-002A,B ; 602-16-001B,C
602-23-001 ; 602-24-001A,B ; 602-24-001A,B ;
602-24-002C,D

SITE DATA

PLANNED AREA DEVELOPMENT
TOTAL MARKET PLAN AREA 128.86 AC.
NET COMMERCIAL AREA 19.44 AC.
NET RESIDENTIAL AREA 121.72 AC.
TOTAL LOT YIELD 2161 UNITS (RESIDENTIAL)
NET RESIDENTIAL DENSITY 17.4 UNITS/AC.
S.A.I. D.U.M.C.

UTILITIES

WATER: GLOBAL WATER RESOURCES
ELECTRIC: GLOBAL WATER RESOURCES
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: SOUTHWEST GAS CORPORATION
CABLE: COMCAST
FIBER: REGIONAL FIBER AND MESSAGE OPT.
POLE: PINAL COUNTY SHERIFF'S DEPT.

NOTE:
1. THE PROJECT AREA IS SUBJECT TO THE "GENERAL DEVELOPMENT ORDINANCE" OF THE COUNTY OF PINAL, ARIZONA.
2. THE PROJECT AREA IS SUBJECT TO THE "GENERAL DEVELOPMENT ORDINANCE" OF THE COUNTY OF PINAL, ARIZONA.
3. THE PROJECT AREA IS SUBJECT TO THE "GENERAL DEVELOPMENT ORDINANCE" OF THE COUNTY OF PINAL, ARIZONA.
4. THE PROJECT AREA IS SUBJECT TO THE "GENERAL DEVELOPMENT ORDINANCE" OF THE COUNTY OF PINAL, ARIZONA.
5. THE PROJECT AREA IS SUBJECT TO THE "GENERAL DEVELOPMENT ORDINANCE" OF THE COUNTY OF PINAL, ARIZONA.
6. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE RESPECTIVE OWNERS AND SHOULD BE PROTECTED.



CVL
COE & VAN LOOC CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**

C.V.L.# 750005
DATE: 6/30/2005

SHEET 24 OF 24



March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

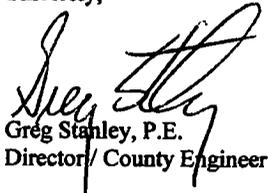
Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,



Greg Stanley, P.E.
Director/ County Engineer

Cc: David Snider, District 1 Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT



P I N A L • C O U N T Y

Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

"Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable, in which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed."

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be "contractual" and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll's communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



September 30, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-026-05 Santa Cruz Ranch

The Santa Cruz Tentative Plat was approved on November 17, 2005 and we have been involved in the Civil Engineering, Final Platting and County Review process on this project ever since that time. There have been two previous Tentative Plat extensions granted by the County on this project until November 17, 2010.

Global Water – Santa Cruz Water Company and Global Water – Palo Verde Utilities Company (collectively “Global”) filed expansion applications in December 2005 to provide water, wastewater and recycled water service to this project (“CC&N”). However, in early 2006, Global’s expansion efforts were halted by a competing application filed for water service by Arizona Water Company. Global and Arizona Water Company have recently reached a settlement and have filed an application with the Arizona Corporation Commission for approval of the settlement agreement. The settlement agreement contemplates that Global would be providing water, wastewater and recycled to this project.

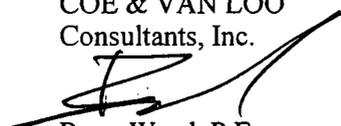
We are prepared to make the final submittal of the Civil Engineering Improvement Plans and Final Plats on Santa Cruz Ranch however without Global achieving an approved CC&N we are unable to obtain the necessary ADEQ approvals required to accompany our final plan submittal. At this time, Global is estimating it may take an additional nine to twelve months to obtain this CC&N approval.

Based on this information it is apparent that there is no way we will have the Santa Cruz final plats ready for Board approval by November 17, 2010. Therefore we are submitting this letter as our formal, written request for an extension of the above mentioned tentative plat until November 17, 2012. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Ranch Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.
Sincerely,

COE & VAN LOO
Consultants, Inc.



Ryan Weed, P.E.
Vice President

S-0333-06



PINAL COUNTY
wide open opportunity

MEETING DATE: August 20, 2015

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-033-06 (Santa Cruz Ranch Units 4 & 5)**

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 Cases PZ-012-05/PZ-PD-012-05, which zoned the property to CB-1 and CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-033-06 which allowed the applicant to proceed forward with final plat review. To date, this case has been continued six times to allow the applicant time to work with the City of Maricopa regarding annexation.

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 has concerns with drainage due to impacts from the Santa Cruz River. The applicant has proposed a solution to resolve those concerns but those solutions would affect the layout of the approved tentative plat. The Community Development Director does not have the flexibility to use the minor tentative plat amendment process to change the layout of the approved tentative plat because of the significant changes being proposed. Due to these changes, Staff recommends **denial** of the applicant's request for an extension. If denied, the applicant would be required to submit a new tentative plat for review and approval by the Planning & Zoning Commission.

LEGAL DESCRIPTION: A 674± acre parcel situated in a portion of Sections 26, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

TAX PARCEL: 502-23-001 et al.

LANDOWNER: SCR, LLC, 9319 N. 94th Way, #800, Scottsdale, AZ 85258.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICANT/AGENT: W Holdings, 1121 W. Warner Road, #109, Tempe, AZ 85284.

REQUESTED ACTION & PURPOSE: SCR, LLC, landowner, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4 & 5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD zone.

LOCATION: The subject property is located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande.

SIZE: 674± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential and Open Space.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-012-05 to allow for residential development.

SURROUNDING ZONING AND LAND USE:

North: CR-3/PAD; Agriculture

East: CR-3/PAD; Agriculture

South: CR-3/PAD & SR; Scattered residential dwellings

West: SR; Scattered residential dwellings

ANALYSIS:

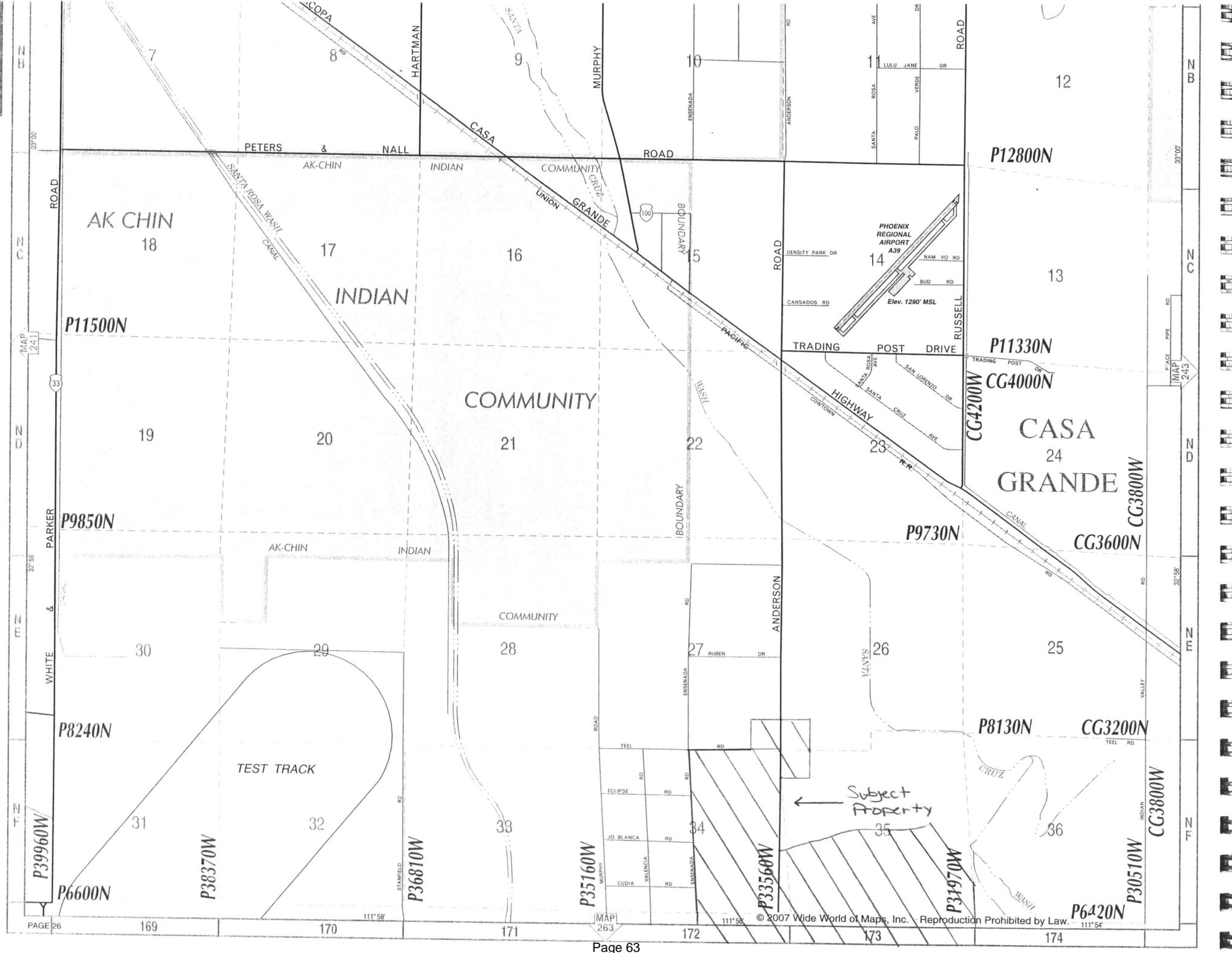
- On January 18, 2007 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch Units 4 & 5 with 50 stipulations.
- On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
- On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 19, 2012 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.

- On July 18, 2013 the Planning and Zoning Commission granted a twenty-four month continuance to allow sufficient time for the applicant to work with the City of Maricopa on a signed and recorded pre-annexation agreement.
- Staff recommends denial of the applicant's request for an extension of time due to the tentative plat layout being impacted by the proposed drainage solution for this development.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

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 **deny the applicant's request for a tentative plat extension.**

Date Prepared: 02/08/11 - dld
Revised: 04/14/11 - dld
Revised: 07/13/11 - dld
Revised: 01/06/12 - dld
Revised: 07/09/12 - dld
Revised: 07/09/13 - dld
Revised: 08/12/15 - dld



TENTATIVE PLAT OF "SANTA CRUZ RANCH UNITS 4&5"

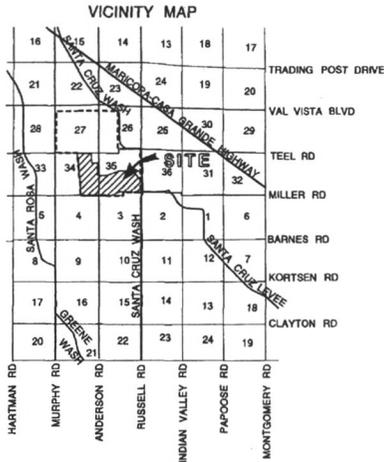
PORTIONS OF SECTIONS 26, 34, 35 T5S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SCR, LLC
2555 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016
(602) 381-2010
(602) 381-2030 FAX
CONTACT: TRENT RUSTAN

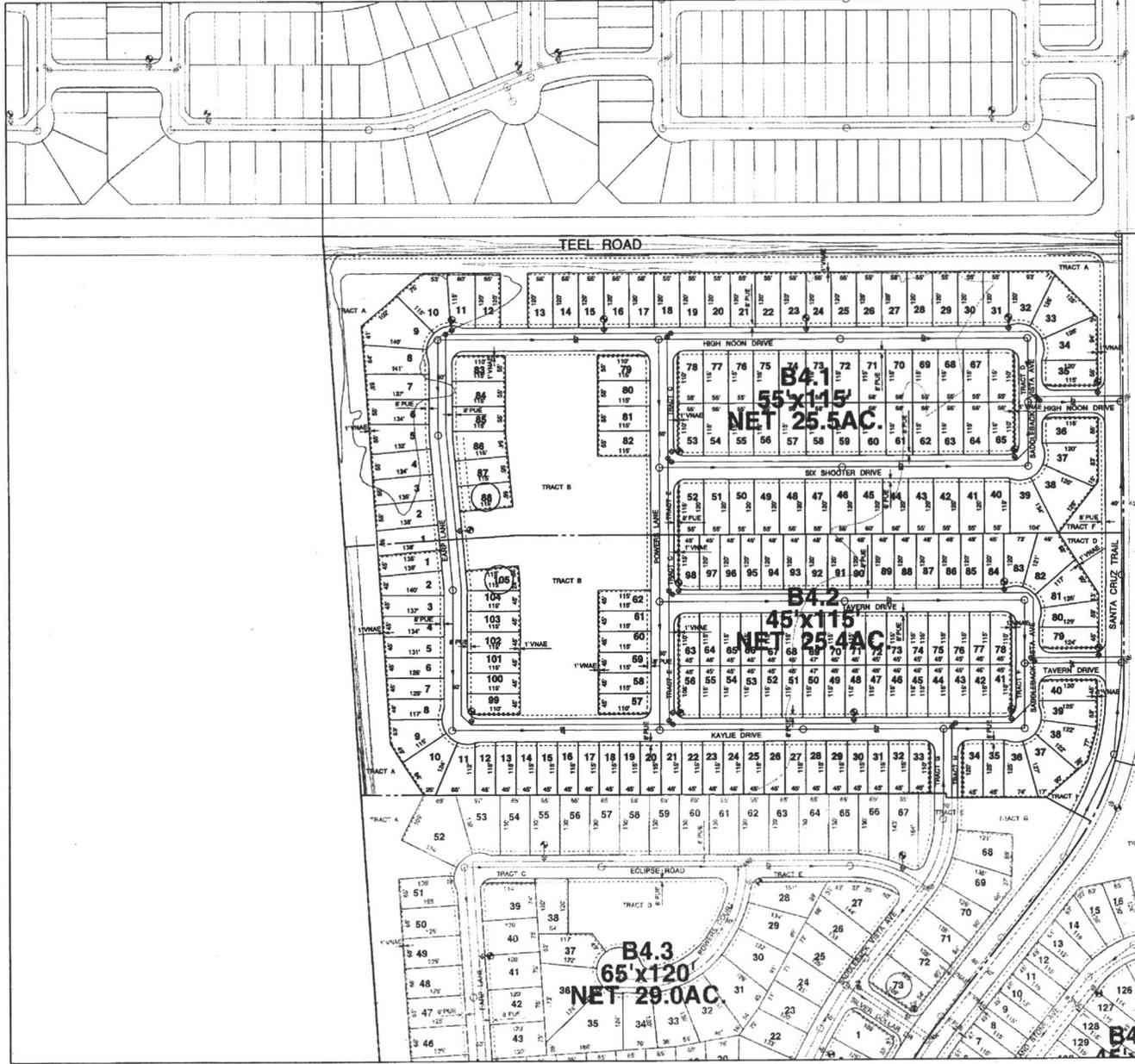
PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-5831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

DEVELOPMENT STANDARDS			
LOT DIMENSIONS	50'x125'	50'x115'	45'x115'
MINIMUM LOT AREA	7700	6225	1625
LOF WIDTH	35	35	35
MINIMUM LOT AREA PER DWELLING UNIT	7700	6225	1625
MINIMUM FRONT YARD SETBACK	10' OR TO LAVORABLE ON SIDE ENTRY DRIVE	10' OR TO LAVORABLE ON SIDE ENTRY DRIVE	10' OR TO LAVORABLE ON SIDE ENTRY DRIVE
MINIMUM SIDE YARD SETBACK	5'	5'	5'
MINIMUM REAR YARD SETBACK	10' TO THE REAR LOT LINE	10' TO THE REAR LOT LINE	10' TO THE REAR LOT LINE
BUILDABLE AREA	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS
BUILDING HEIGHT	3'	3'	3'

* FRONT SETBACK IS MEASURED AS OFFSET FROM THE BACK OF THE SIDEWALK



PARCEL DATA			
Parcel No.	Area	Use	Area
34.1	20.00	RESIDENTIAL	88
34.2	20.00	RESIDENTIAL	88
34.3	20.00	RESIDENTIAL	88
34.4	20.00	RESIDENTIAL	88
34.5	20.00	RESIDENTIAL	88
34.6	20.00	RESIDENTIAL	88
34.7	20.00	RESIDENTIAL	88
34.8	20.00	RESIDENTIAL	88
34.9	20.00	RESIDENTIAL	88
34.10	20.00	RESIDENTIAL	88
34.11	20.00	RESIDENTIAL	88
34.12	20.00	RESIDENTIAL	88
34.13	20.00	RESIDENTIAL	88
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34.271	20.00	RESIDENTIAL	88
34.272	20.00	RESIDENTIAL	88
34.273	20.00	RESIDENTIAL	88
34.274	20.00	RESIDENTIAL	88
34.275	20.00	RESIDENTIAL	88



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet No. _____

Date: _____
 Registrar: _____
 Deputy: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 361-2010
 (602) 361-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-6831
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	66.96 AC.
NET RESIDENTIAL AREA	585.85 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	116.16 AC./20.13%
NET RESIDENTIAL DENSITY	3.48 DU/AC.

**B4.11
COMMERC
NET 18.9**

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFF'S OPT.

NOTE:
 1. ALL STREETS TO BE PUBLICLY MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT & THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON-ACCESS EASEMENT.
 4. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 5. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

100' 50' 0 100'
SCALE: 1" = 100'

CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

PINAL COUNTY PROJECT #: 5-026-05

SHEET 3 OF 14



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabaret
 Date: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-5210
 (602) 281-2020 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-6831
 (602) 284-4833 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

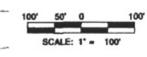
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	86.30 AC.
NET RESIDENTIAL AREA	586.83 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC./20.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

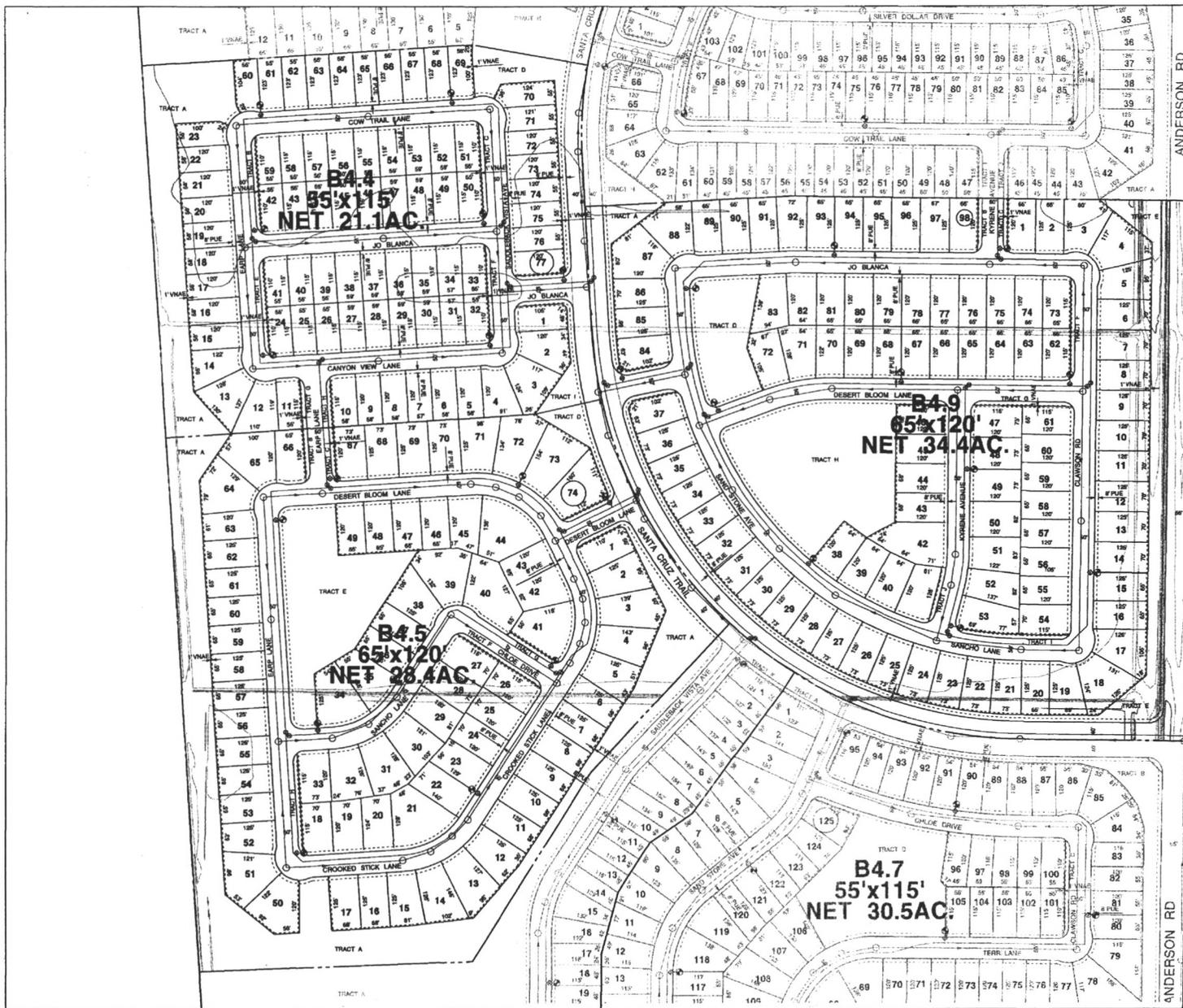
- NOTE:**
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. 80' AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VEHICULAR NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 4 OF 14
 PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____

 Recorder

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-5010
 (602) 381-6200 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

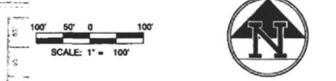
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46

UTILITIES

41	GLOBAL WATER RESOURCES
42	GLOBAL WATER RESOURCES
43	ELECTRICAL DISTRICT #8
44	SOUTHWEST GAS CORPORATION
45	QWEST
46	QWEST
47	REGIONAL FIRE AND RESCUE DPT.
48	PINAL COUNTY SHERIFF'S DPT.

- NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO TRACTS.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRREGULAR DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**

CVL#: 750003
 DATE: 6/30/2005

SHEET 5 OF 14
 PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County in Cabinet # _____
 Date: _____
 Request of: _____ Pinal County
 Witness my hand and official seal: _____
 Larrin Dean-Lyle
 Recorder
 By: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL#S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

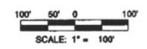
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	85.99 AC.
NET RESIDENTIAL AREA	588.03 AC.
TOTAL LOT YIELD	2000 LOTS
TOTAL OPEN SPACE PROVIDED	118.18 AC./20.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #6
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO
 PHASES.
 4. FRONT AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR
 NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

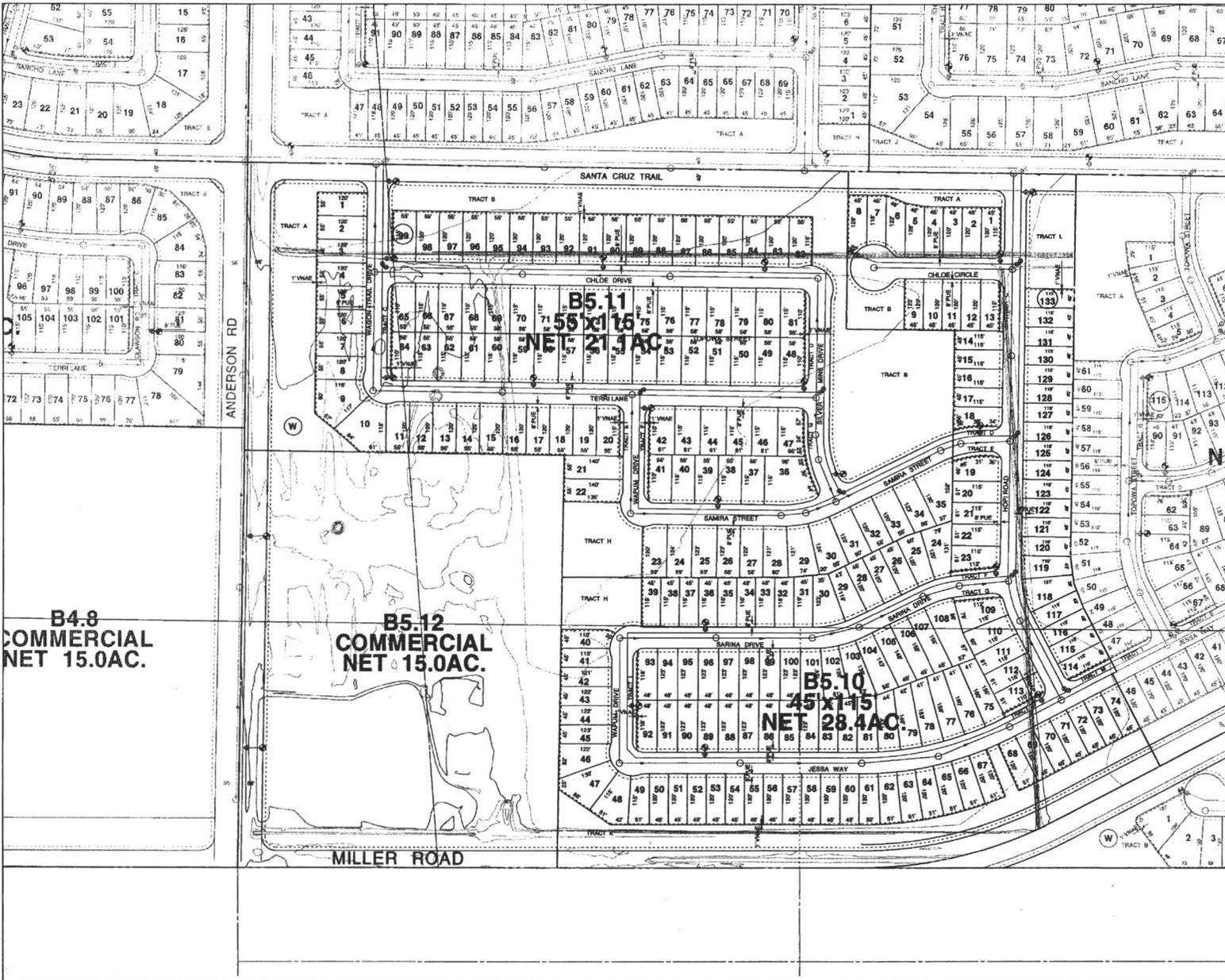


CVL
 MIL COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL #: 750003
 DATE: 6/30/2005

SHEET 6 OF 14

PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date: _____
 Requested by: _____
 Witness my hand and official seal _____ Pinal County
 Clerk: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 26, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

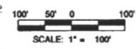
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	96.50 AC.
NET RESIDENTIAL AREA	586.83 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC.20.13%
NET RESIDENTIAL DENSITY	2.48 DU/AC.

UTILITIES

GLOBAL WATER RESOURCES	GLOBAL WATER RESOURCES
ELECTRIC DISTRICT #3	ELECTRIC DISTRICT #3
SOUTHWEST GAS CORPORATION	SOUTHWEST GAS CORPORATION
QWEST	QWEST
QWEST	QWEST
NATIONAL FIRE AND RESCUE DPT.	NATIONAL FIRE AND RESCUE DPT.
PINAL COUNTY SHERIFF'S DPT.	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. THIS PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO
 PHASES.
 4. DRIVE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A VEHICULAR
 NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 7 OF 14

PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County in Column _____ Side _____

Date: _____
 Prepared at: _____
 Witness by hand and official seal: _____ Pinal County
 Liana Chacaballe Recorder
 By: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-6831
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

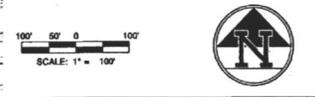
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	678.83 AC.
NET COMMERCIAL AREA	16.90 AC.
NET RESIDENTIAL AREA	586.93 AC.
TOTAL LOT YIELD	2000 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC./20.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

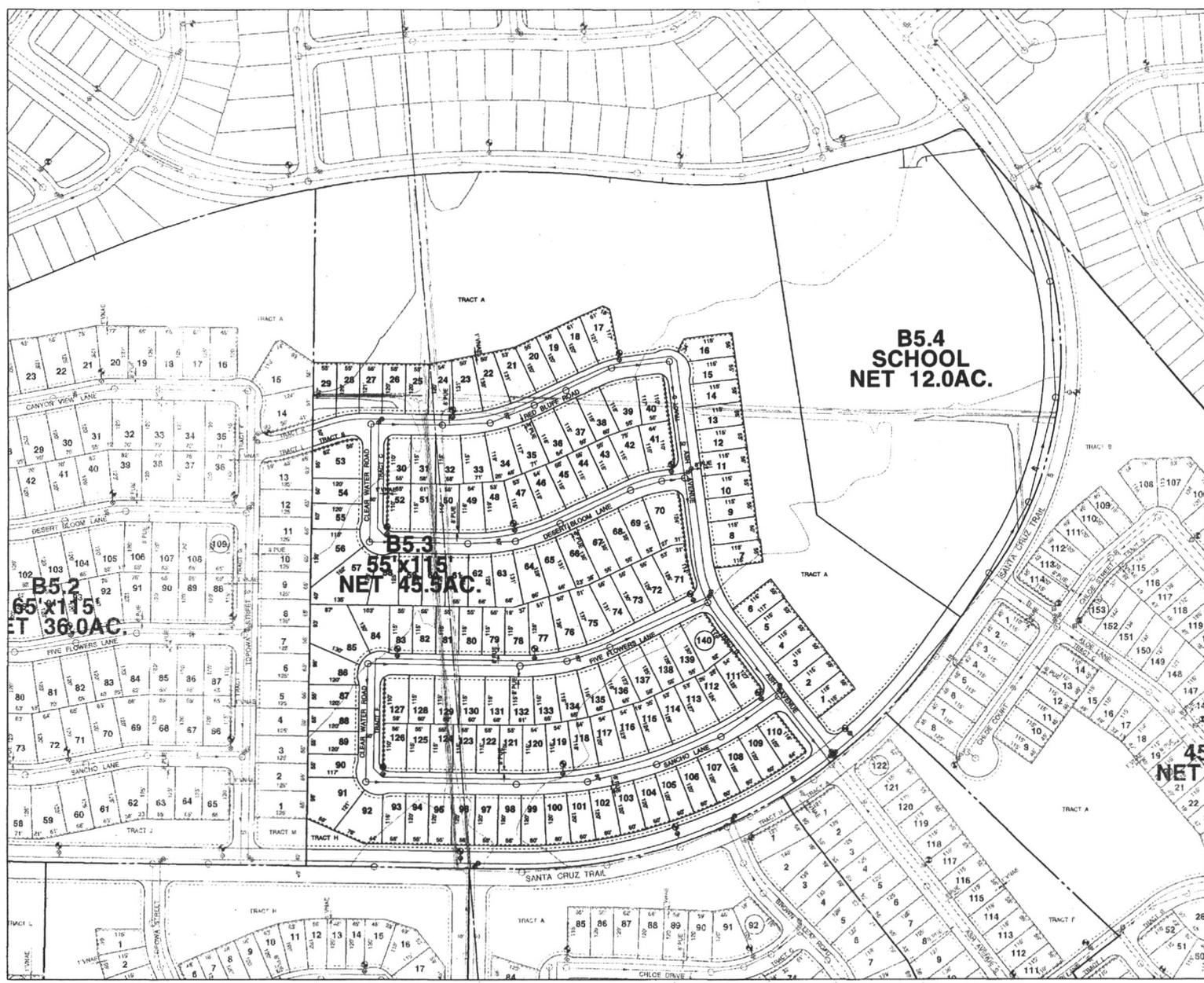
NOTE:
 1. ALL STREETS TO BE PUBLIC'S HIGHWAYS BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR
 NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005

SHEET 8 OF 14
 PINAL COUNTY PROJECT #: 5-025-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Slide _____
 Date: _____
 Witness by hand and official seal of _____ Pinal County
 Clerk: _____
 Recorder: _____
 By: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

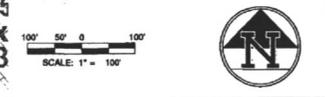
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	878.83 AC.
NET COMMERCIAL AREA	96.30 AC.
NET RESIDENTIAL AREA	596.03 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC./20.13%
NET RESIDENTIAL DENSITY	3.46 DW/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

NOTE:
 1. ALL STREETS TO BE PUBLICLY MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT & THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. LINES AND REAR YARDS ADJACENT TO ANY OPENSPACE AREA HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 4. ALL EXISTING ERECTION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 5. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 9 OF 14
 PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date _____
 Requested at _____
 Witness my hand and official seal _____ Pinal County
 Loretta Green-Lyle Recorder
 By: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 281-2010
 (602) 281-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-8831
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

	PLANNED AREA DEVELOPMENT
EXISTING ZONING	
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	586.93 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	116.16 AC./26.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC

- UTILITIES**
- WATER GLOBAL WATER RESOURCES
 - SEWER GLOBAL WATER RESOURCES
 - ELECTRIC ELECTRICAL DISTRICT #6
 - GAS SOUTHWEST GAS CORPORATION
 - TELEPHONE QWEST
 - CABLE QWEST
 - FIRE REGIONAL FIRE AND RESCUE OPT.
 - POLICE PINAL COUNTY SHERIFF'S DEPT.

- NOTE:**
- ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 - PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 - THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES
 - SEDE AND REAR YARDS ADJACENT TO ANY OPENSOURCE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
 - ALL EXISTING PRIVATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 - ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**

CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date: _____
 Recorder of: _____
 Recorder: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-8831
 (602) 254-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	586.93 AC.
TOTAL LOT YIELD	2090 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC. (20.13%)
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

- NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VEHICULAR NON ACCESS GARMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

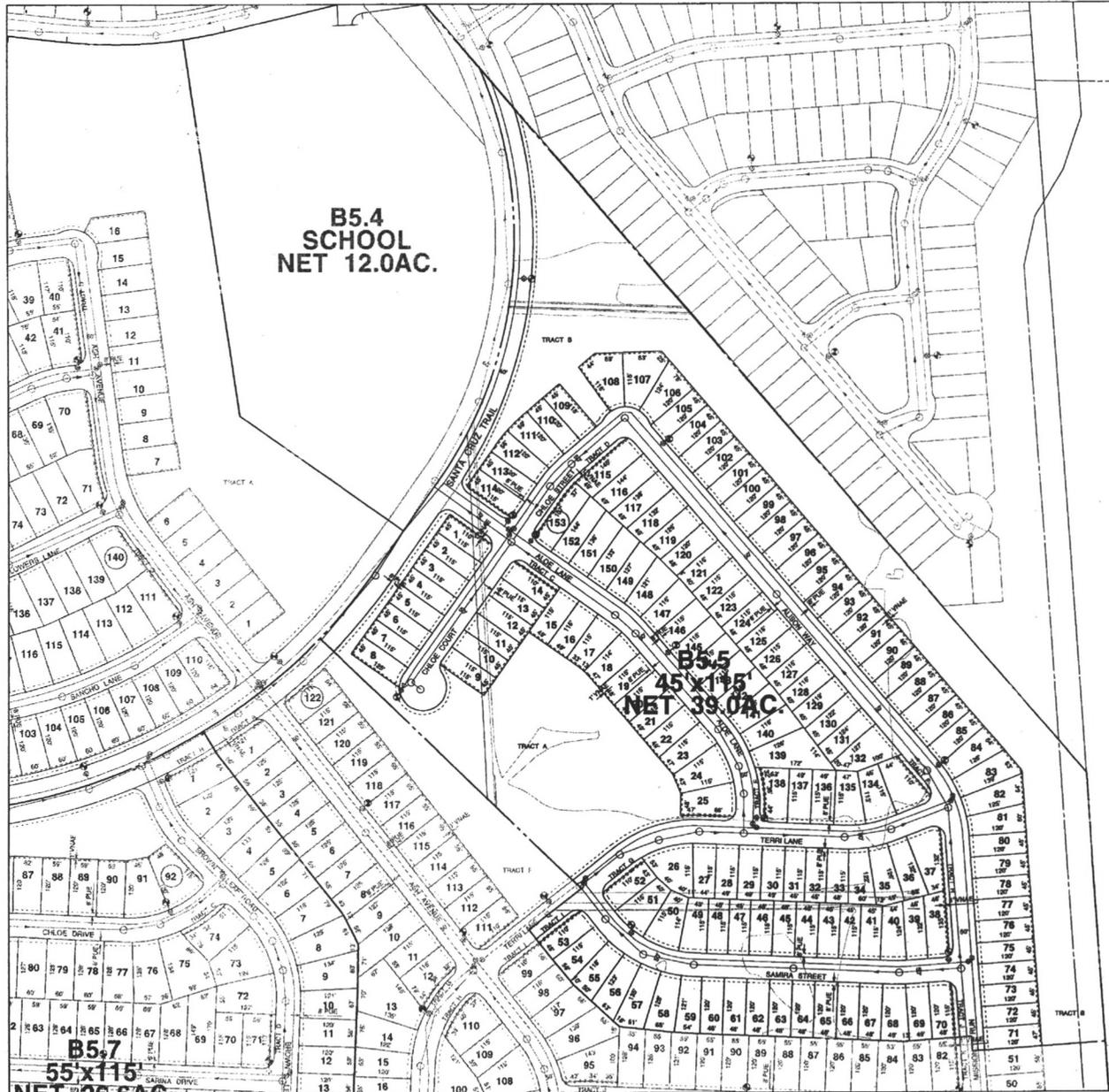


CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005

SHEET 11 OF 14

PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Subdivided Lots.

Date: _____
 Request of: _____
 Witness by hand and official seal: _____ Pinal County
 Recorder: _____
 By: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 961-2010
 (602) 961-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-0631
 (602) 264-4333 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	96.90 AC.
NET RESIDENTIAL AREA	686.83 AC.
TOTAL LOT YIELD	2000 LOTS
TOTAL OPEN SPACE PROVIDED	118.18 AC./25.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTH-WEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

- NOTE:**
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS BARRIEMENT
 5. ALL EXISTING FIREMATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

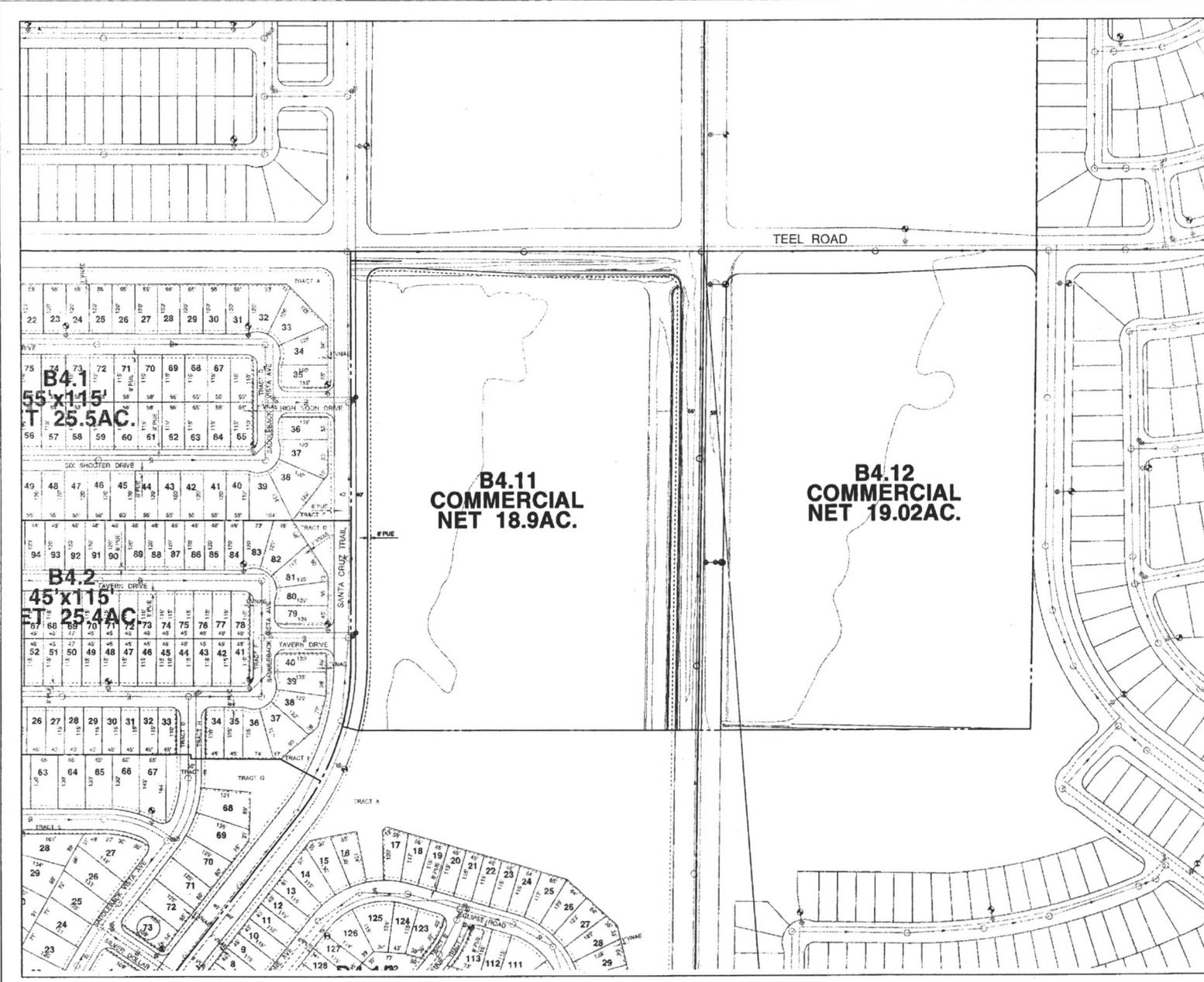


CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 12 OF 14

PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date _____
 Recorder _____
 Deputy _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL#S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.83 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	586.93 AC.
TOTAL LOT YIELD	2000 LOTS
TOTAL OPEN SPACE PROVIDED	118.18 AC./26.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES	
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #5
GAS	SOUTH-WEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

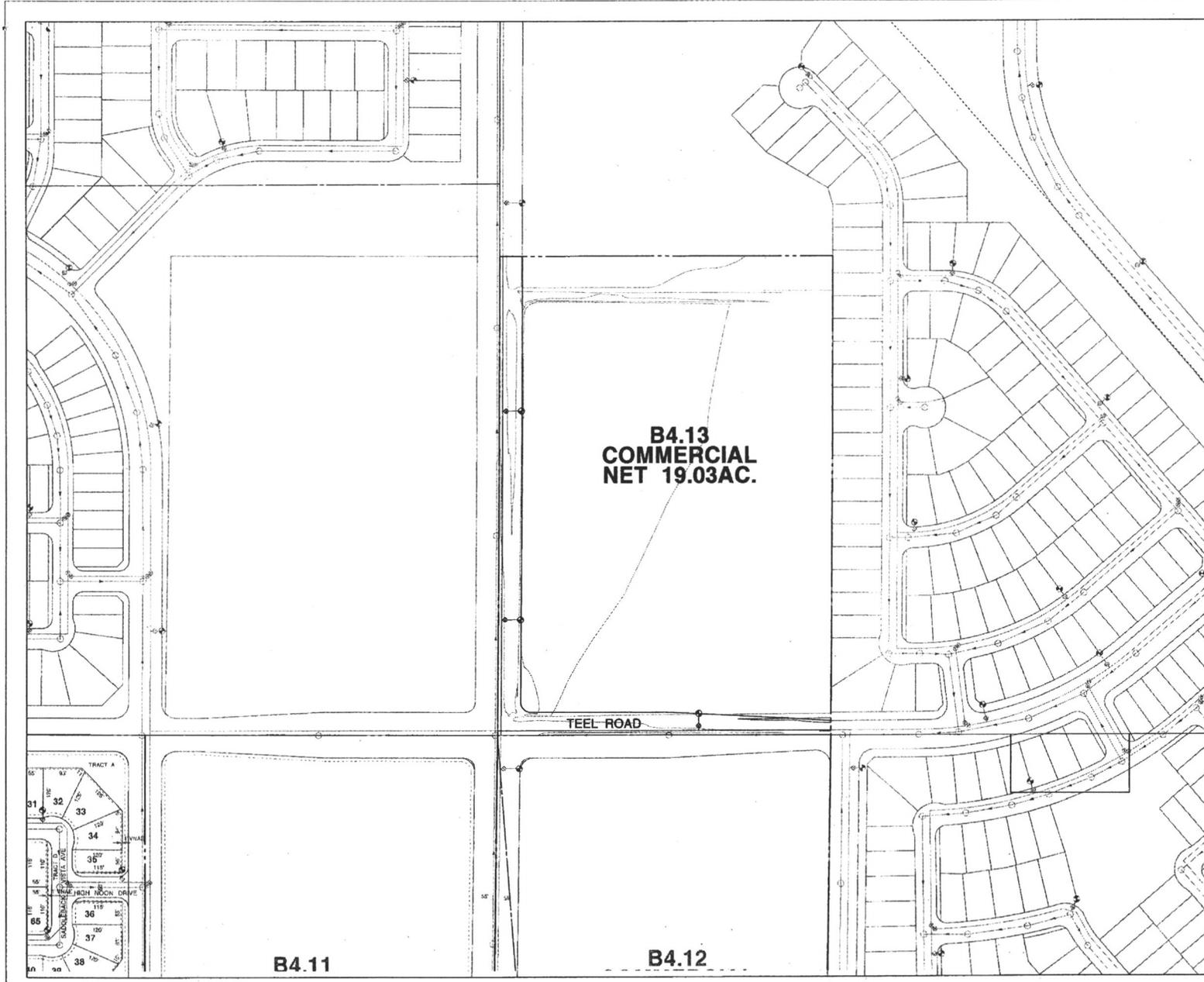
- NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSOURCE AREAS HAVE A 1' VEHICULAR HIGH ACCESS EASEMENT.
 5. ALL EXISTING IRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 13 OF 14
 PINAL COUNTY PROJECT #: 5-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____

Date: _____ Slide _____

Request of: _____

Witness my hand and official seal _____ Pinal County

Recorder: _____ Deputy _____

**PARTS OF SECTIONS 28, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
 SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-5010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6801
 (602) 264-6303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

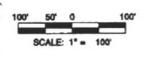
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	873.83 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	586.93 AC.
TOTAL LOT YIELD	2030 LOTS
NET OPEN SPACE PROVIDED	116.16 AC./20.13%
NET RESIDENTIAL DENSITY	3.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES
 4. LOTS AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**

CVL#: 750003
 DATE: 6/30/2005

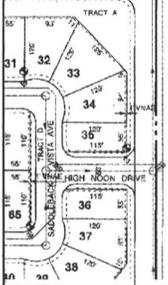
SHEET 14 OF 14
 PINAL COUNTY PROJECT #: 5-026-05

**B4.13
 COMMERCIAL
 NET 19.03AC.**

TEEL ROAD

B4.11

B4.12





March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

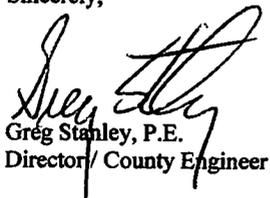
Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,



Greg Stanley, P.E.
Director/ County Engineer

Cc: David Snider, District 1 Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT



P I N A L • C O U N T Y

Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

"Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable, in which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed."

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be "contractual" and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll's communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



November 12, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-033-06 – Santa Ranch Units 4 & 5

The Santa Cruz Tentative Plat for Units 4 and 5 was approved on January 18, 2007 and we have been in the civil engineering and final plat process on both Units since that time. A previous Tentative Plat extension was granted until January 18, 2011. Global Water Resources is the sewer provider for this project. Global had unforeseen delays with Arizona Department of Environmental Quality in extending sewer service designation to the area that include this project. We are submitting this letter as our formal, written request for an extension for the above mentioned tentative plat, since we see no way that our final plats will be ready for Board approval on or before January 18, 2011. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Units 4 & 5 Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Ryan Weed, P.E.
Vice President, Director

RW:hf



Pinal County 2015 Comprehensive Plan Amendments

P&Z Work Session

August 20, 2015

PZ-PA-001-15

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

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

- 1. The legal description of the property: N/A Countywide

- 2. Parcel Number(s): County wide text amendment Total Acreage: _____

- 3. Current Land Use Designation: N/A

- 4. Requested Land Use Designation: N/A

- 5. Date of Concept Review: 5/26/15 Concept Review Number: Z-PA-025-15

- 6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): T add a subsection titled Healthy Places, discussing the co-location of farmers markets and community gardens

- 7. Discuss any recent changes in the area that would support your application. _____

- 8. Explain why the proposed amendment is needed and necessary at this time. This section will address the availability of healthy foods in the community and a growing trend to support local and healthy food sources. Pinal County residents can benefit from more widely available food sources such as farmers markets, community gardens and urban agriculture.

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

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

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

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pinal County

PO Box 2973, Florence, AZ 85132 520-866-6447

Name of Landowner (Applicant)

Address

Phone Number



ashlee.macdonald@pinalcountyaz.gov

Signature of Landowner (Applicant)

E-Mail Address

Name of Agent

Address

Phone Number

Signature of Agent

E-Mail Address

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



Healthy Places

Introduction

Our built environment can offer opportunities to improve public health and increase active living. Communities designed in a manner that supports physical activity and healthy food systems encourage residents to make healthy choices.

A healthy lifestyle includes healthy eating. Providing access to healthy foods is a critical component in the development of the built environment, it is a real estate amenity, community builder and project differentiator.

Purpose Farmers markets and community gardens can promote the agricultural history of Pinal County and capitalize on the growing popularity of farm-to-table food. By supporting and encouraging urban agriculture Pinal County can begin to address the growing trend to build healthy communities.

Relationship to Pinal County's Vision Healthy Places impacts two very important Vision components.

Sense of Community Farmers markets, community gardens, and other forms of urban agriculture tie the emerging urban development to Pinal County's historic agricultural and rural character. They create gathering places that foster a sense of place within each community.

Healthy, Happy Residents Providing accessibility to healthy food sources will directly impact the local community and encourages residents to interact with the natural environment in a way that furthers the happy healthy resident vision.

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Goals, Objectives and Policies

In order to make it easier for property owners to use the Goals, Objectives and Policies in the Plan and then incorporate them into their development proposals or amendments, the Policies have been placed into two separate categories. The two categories are:

- Public Responsibilities
- Private and Public Shared Responsibilities

Private development applicants should be aware of Public and Private Shared Responsibilities throughout the development process and should focus their Comprehensive Plan applications as specified in the implementation section of the Comprehensive Plan, or other relevant documents that set criteria for other applications.

Public Responsibilities are primarily incumbent on the County to implement through its policy development and planning.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibilities of implementing these Policies.

8.5 Goal: Pinal County and its residents have access to healthy foods.

8.5.1 Objective: Support the availability of healthy foods.

Policies:

8.5.1.1 Support sustainable local food systems including farmer's markets, community supported agriculture, and urban agriculture.

8.5.1.2 Support fresh food stands and community gardens to supplement the availability of healthy food.

8.5.1.3 Amend zoning regulations to allow the collocation of farmers markets on school sites and in recreation areas within Planned Area Developments.

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Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear *italicized*.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

PZ-PA-002-15

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

(all applications must be typed or written in ink)

1. The legal description of the property: N/A, Text Amendment; County Wide

2. Parcel Number(s): N/A Total Acreage: N/A

3. Current Land Use Designation: N/A

4. Requested Land Use Designation: Green Energy Production Designation

5. Date of Concept Review: 5-26-15 Concept Review Number: Z-PA-0026-15

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):
Photo-voltaic power plants are a unique land use. As written today the Comprehensive plan allows the location of power plants in "Employment" & "General Public Services and facilities". This new designation will allow the placement of PV power plants without the other incompatible land uses found in the "Employment or "General Public Services and Facilities designations.

7. Discuss any recent changes in the area that would support your application. _____
Enhancements to PV power generation technology, plus the desire to inadvertently locate incompatible land uses adjacent to one another

8. Explain why the proposed amendment is needed and necessary at this time. _____
Encourage the careful planning and location of utility grade PV power plants in the County

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: PZ-PA-0026-15

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

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

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pinal County Staff IN-HATED

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

<i>Steve Abraham</i> Name of Agent	Address	Phone Number
---------------------------------------	---------	--------------

 Signature of Agent	E-Mail Address
---	----------------

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



PINAL COUNTY
wide open opportunity

TO: Major Comprehensive Plan Amendment "60 day review agencies"

CASE NO.: PZ-PA-002-15 (Green Energy Production)

CASE COORDINATOR: Steve Abraham, AICP

Executive Summary:

This is a staff initiated Major Comprehensive Plan text Amendment to create a new Green Energy Production category and amendment to the Non-major amendment criteria to allow re-designation requests to the Green Energy designation to be processed as non –major amendments up to 640 acres.

Attached, please find relevant pages of the Pinal County Comprehensive plan that are being affected by this proposed change, text that is underlined is new proposed text.

Date Prepared: 06/24/2015 - sja
Revised:

COMMUNITY DEVELOPMENT
PLANNING DIVISION

- ✓ Provide appropriate amenities in relationship to the natural infrastructure (e.g., benches and trash receptacles in parks).
- ✓ Where appropriate, recreational activities should be explored throughout the County, including off-road vehicle parks and other active recreational opportunities to reduce environmental degradation of other areas.

Additional Land Use Designations

The following are additional land use designations indicated on the Pinal County Land Use Plan (3-4).

Military represents the Florence Military Reservation, Silver Bell Army Heliport (SBAH) and other ancillary facilities.

General Public Facilities/Services includes large public and quasi-public facilities that require significant space such as power plants, landfills, solid waste transfer stations, wastewater facilities, water campuses, and concentrations of public buildings.

Page-Trowbridge Landfill is owned by the University of Arizona and was used for disposal of radioactive and hazardous waste produced from University research activities. The facility closed in 1986 and is now in Post-Closure status with ADEQ.

Native American Community indicates a sovereign nation, operating under its own tribal government laws.

Green Energy Production indicates areas that are designated specifically for the location of large scale photovoltaic solar panel power generation facilities.



Comprehensive Plan amendment or for a non-major amendment as set forth in Chapter 3 of this Plan.

- ✓ Fails to meet the additional criteria within the Mixed Use Activity Center category for no Comprehensive Plan amendment as set forth in Chapter 3 of this Plan.
- ✓ Changes to the Land Use Plan of the Comprehensive Plan, for approved PADs that exist at the time of the effective date of this Comprehensive Plan, that are needed to meet the standards of the Multimodal Circulation Element or RSRSM Access Management Manual for street locations, if amendments to the Land Use Plan of the Comprehensive Plan are required.
- ✓ Any proposed realignment of an Enhanced Parkway, Parkway or Principal arterial if it meets any of these criteria:
 - The realignment is less than one half mile in total length excluding the proposed development site.
 - The realignment is greater than one half but less than two miles in total length, excluding the proposed development site, provided the realignment request is submitted in conjunction with a rezoning proposal for a development that:
 - Creates a minimum of 150 permanent full time jobs within the first twelve months of completion of construction
 - Produces more than \$2,000,000 in gross annual payroll; and creates a multiplier effect of at least 1:1; and represents an increase in property value for construction of a new or expanded facility
 - Proposes a minimum of seven million dollars in capital investment

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Multiplier Effect describes how a company that hires one person, known as the direct hire, will start a chain reaction that generates hiring, known as indirect hires, by other companies to support that one direct employee. The ratio shown is direct hires to indirect hires.

- Must average a \$48,000 employee annual wage
The Pinal County Economic Development Manager, or other person authorized by the County Manager will determine which projects meet these criteria. The authorized person will forward a memorandum to the Planning and Development Director stating his findings
- ✓ Proposed realignments of roadways with a classification lower than Principal Arterial do not require Comprehensive Plan amendments
- ✓ Any proposed realignment of a Regional Trail between half a mile and less than a mile and a half in either direction.
- ✓ Requests to the Green Energy Production designation up 640 acres

Administrative amendments are changes to the Pinal County Comprehensive Plan that meet the criteria listed below. The following constitute an administrative amendment:

- ✓ Any proposed realignment of a Regional Trail interior to a Planned Area Development that maintains its connections along the original trail alignment when entering and exiting the development.
- ✓ Any proposed realignment of a Regional Trail due to natural feature constraints such as but not limited to a wash, fissure or reserved habitat.

Major, non-major and administrative Comprehensive Plan amendments must address the following amendment approval criteria.

1. The identified site is appropriate for the proposed use.

PZ-PA-003-15

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

(all applications must be typed or written in ink)

1. The legal description of the property: N/A, Text Amendment; County Wide

2. Parcel Number(s): N/A Total Acreage: N/A

3. Current Land Use Designation: _____

4. Requested Land Use Designation: Outdoor Medical Marijuana Cultivation Polices

5. Date of Concept Review: 5/26 Concept Review Number: Z-PA-027-15

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): _____
Pinal County staff is proposing a series of policies and new land use categories aimed at addressing the land use classification of Outdoor Medical Marijuana Cultivation facilities.

7. Discuss any recent changes in the area that would support your application. _____
The Pinal County Board of Supervisors adopted a zoning regulations amendment allowing Outdoor Cultivation facilities to be located in a GR zone with an SUP. The BOS directed staff to amend the Comprehensive plan to consider them either employment uses and/or more analogous to agriculture uses

8. Explain why the proposed amendment is needed and necessary at this time. _____
The Comprehensive plan currently does not address outdoor cultivation of medical marijuana, The closest analogous use classification is employment. Clarification and the specification of this unique land use appears to be warranted.

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: PZ-PA-003-15

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

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

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

Pinal County Staff initiated

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

<i>Steve Armstrong</i> Name of Agent	Address	Phone Number
---	---------	--------------

<i>[Signature]</i> Signature of Agent	E-Mail Address
--	----------------

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

overall project. Specific areas in the project may have higher densities.

Medium Density Residential (3.5-8 du/ac) includes suburban-type development that includes attached and detached residential development.

Urban Residential

High Density Residential (8-24 du/ac) provides areas for apartments and condominium complexes ranging from 8 to 24 gross dwelling units per acre. A full range of urban services and infrastructure is required, including an adequate street network.

Mixed Use – Residential Focused (8-24 du/ac) provide areas for apartments and condominium projects as well as a mix of commercial and employment activities. This category also allows residential uses to be placed above commercial and employment activities.

Alternative Land Uses for Moderate Low Density Residential

A large portion of the planning area is designated as Moderate Low Density Residential. Therefore, to provide flexibility and promote mixed use concepts that will result in sustainable developments, alternative land uses may be allowed if certain guidelines are met. Within this land use, Medium and High Density Residential, Commercial, and Employment (office and light industrial and medical marijuana cultivation) developments are all permitted to some extent without a Comprehensive Plan amendment. The following guide outlines how alternative land uses can be achieved within the Moderate Low Density Residential land use designation. The acreages shown for the various intersection types are designated to show the maximum for the entire intersection.

Roadway Classifications Hierarchy

↑ Interstate Highway
Enhanced Parkway
Parkway
Principal Arterial
Other Roads

Land use transition is defined as a gradual change in land use intensities to ensure compatibility.

Medium Density Residential Uses

Up to 25 acres

- Allowed at the intersection of two proposed or existing principle arterials or higher roadway classification (see *Roadway Classification Hierarchy*), or
- Allowed as part of a 150 acre or larger master planned community

25 to 50 acres

- Allowed at the intersection of a proposed or existing principle arterial and a proposed or existing parkway or higher roadway classification, or
- Allowed as part of a 250 acre or larger master planned community

50 to 100 acres

- Allowed at the intersection of two proposed or existing parkways or higher roadway classification, or
- Allowed as part of a 400 acre or larger master planned community

100 acres and above

- Allowed at the intersection of two proposed or existing enhanced parkways or higher roadway classification, or
- Allowed as part of a 500 acre or larger master planned community

All other proposals for Medium Density Residential within the Moderate Low Density Residential land use category will use the criteria in *Chapter 10: Implementation* to determine which type of amendment will be required.

development and with direct access to a principle arterial or higher roadway classification

- Allowed as part of a 500 acre or larger master planned community with a land use transition to adjacent properties

50 to 100 acres

- Allowed within ½ mile of a railroad, within 2 miles of a proposed or existing high capacity roadway interchange or higher roadway classification, at least 1 mile from platted or existing single family residential development and with direct access to a principle arterial or higher roadway classification, or
- Allowed within ½ mile of a proposed or existing high capacity roadway interchange or higher roadway classification, at least 1 mile from platted or existing single family residential development and with direct access to a principle arterial or higher roadway classification
- Allowed as part of a 750 acre or larger master planned community with a land use transition to adjacent properties

All others proposals for Employment (light industrial) within the Moderate Low Density Residential land use category will use the criteria in *Chapter 10: Implementation* to determine which type of amendment will be required.

Employment Uses (medical marijuana off-site cultivation)

- Allowed in connection with land used for general agricultural purposes exempted under ARS § 11-812(A)(2) comprising 160 acres or more and with direct access to a proposed or existing principle arterial or higher roadway classification, or
- Allowed at a freeway interchange at least ¼ mile from an existing or platted single family residential development

All other proposals for Employment Uses (medical marijuana off-site cultivation) within the Moderate Low Density Residential land use category will use the criteria in Chapter 10: Implementation to determine which type of amendment will be required.

Heavy Industrial uses are not allowed within the Moderate Low Density land use category but are encouraged to locate in the employment designated areas throughout the County and municipalities.

Planning Guidelines

The following "Planning Guidelines" are intended to provide direction and guidance to potential landowners or developers, staff and elected or appointed officials in developing or reviewing a residential project. Strong, healthy residential neighborhoods are important to Pinal County's quality of life and long-term vitality. The County's character is reflected in its neighborhoods and the Comprehensive Plan encourages residential variety and diversity.

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General Planning Guidelines for Residential Categories

- ✓ Encourage new development that is compatible with existing adjacent neighborhoods.
- ✓ Design new neighborhoods to be safe, well-maintained and attractive places to live.
- ✓ Residential development should include natural open space where appropriate as well as high quality improved open space.
- ✓ Compatibility and transition of residential land use intensity is important.
- ✓ Consider residential neighborhood enhancements where neighborhoods may be impacted by freeways or parkways such as noise walls, landscaping or other types of buffering.

Rural Residential Planning Guidelines

- ✓ Rural residential may be oriented toward lifestyles such as equestrian, agriculture, or keeping animals.
- ✓ Rural residential may occur in areas where terrain or environmental characteristics do not allow smaller lot product.
- ✓ Consider providing linkages from rural residential areas to adjacent public lands if appropriate.

- Proximity to affordable housing.
- Proximity to business amenities such as services, hotel accommodations, meeting room space, and restaurants.
- Quality of life factors (education, housing availability and affordability, recreation, open space, cultural resources, healthcare, crime, etc.) are critical.

Retail commercial development is intended to be located throughout the County to support residential development and create jobs. Most of the current commercial development occurring within unincorporated Pinal County is "neighborhood commercial." However, a full range of commercial development is encouraged.

Commerce-Related Definitions (Commercial and Employment)

General Commercial provides locations for commercial development included in adopted municipal general plans. The Pinal County Comprehensive Plan does not make any changes to these locations. This category allows uses in unincorporated areas.

Neighborhood Commercial is defined as less than 20 acres and is not shown on the Land Use Plan, but may be included in all land use designations if it addresses the Comprehensive Plan planning guidelines. Neighborhood commercial includes commercial goods and services and typically serves a surrounding residential population.

Community Commercial is intended to be mid-scale (approximately 20 to 40 acres) of retail, service, and professional office.

Regional Commercial is intended to be large-scale (over 40 acre) retail centers that draw from a large regional

market area. These centers might include malls, power centers, big box retail centers, and auto dealerships.

Agriculture includes areas where agri-business activities are permitted, including traditional farming and ranching operations.

Farm Accessory involves non-traditional farming and ranching operations including agri-tourism, agri-business and medical marijuana off-site cultivation on land used for general agricultural purposes exempted under ARS § 11-812(A)(2) comprising 160 acres or more.

Employment is defined as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution. Power plants and medical marijuana off-site cultivation are also included in this category.

Aviation-Based Commerce Center is a facility served by passenger service and air freight providers; it should be buffered from incompatible uses and may have surrounding employment-related uses that take advantage of aviation services and allow for expansion of airport operations and facilities. Commercial uses that support the employment may also be allowed.

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Mining/Extraction identifies those areas where mineral resources have been identified or are likely to be identified in the future. The intent of this designation is to protect the mineral resources by minimizing conflicts with surrounding land uses. This designation recognizes the rights of exploration, mining, and processing of mineral resources. Copper mining is currently occurring around Superior and Kearny. All mining operations conducted by whatever techniques and technologies employed are required to comply with all applicable federal, state, and local laws providing for the protection of environmental resources.

Community Commercial Planning Guidelines

- ✓ Provide good transportation access to community commercial that typically serves a three to eight mile radius market area.
- ✓ Community commercial should have direct access to parkway, principal arterial or above that can handle the projected travel demand.
- ✓ Community commercial should incorporate and/or have easy access to transit corridors and transit centers.
- ✓ Community commercial development should minimize negative impacts of on-site activities to adjacent uses.
- ✓ Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial buildings and centers.
- ✓ Promote building designs and construction practices that are sustainable and adapted to Central Arizona's climate.

Regional Commercial Planning Guidelines

- ✓ Regional commercial may include supportive land uses such as (but not limited to) hotels, theaters, and restaurants.
- ✓ Regional commercial typically serves a large market area of eight to 12 mile radius.
- ✓ Regional commercial is located on parkways or above to ensure good accessibility and encourage support of multimodal transportation. Ideally, regional commercial is located at the intersection of major high capacity corridors (systems interchanges), with a full circulation system of arterial and collector streets linking it to the nearest service interchanges.
- ✓ Regional commercial centers may also include supportive professional office employment and business parks.
- ✓ Regional commercial should incorporate or have easy access to transit corridors and transit centers.

- ✓ Regional commercial development should minimize negative impacts of on-site activities to adjacent uses.
- ✓ Mitigate negative visual impacts arising from the scale, bulk, and mass of large commercial buildings and centers.
- ✓ Promote building designs and construction practices that are sustainable and adapted to central Arizona's climate.

Agriculture Planning Guidelines

- ✓ Buffers should minimize the impact on agriculture and equestrian areas from surrounding land uses.
- ✓ Encourage appropriate setbacks, and place structures that do not negatively impact the continuation of adjacent agriculture or equestrian uses.
- ✓ Approve appropriate development adjacent to Native American communities' agricultural operations to maintain the long-term continuation of farming in Pinal County.
- ✓ Develop a connected, County-wide trail system that encourages the continuation of an equestrian lifestyle.
- ✓ Agricultural-related business and alternative crop production are encouraged. Solar and wind energy generation and other renewable energy production are compatible with the farming heritage.
- ✓ Outdoor storage and heavy industrial equipment may be appropriate in certain areas and will be evaluated as part of the development review process.

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Farm Accessory Planning Guidelines

- ✓ Buffers should minimize the impact on agriculture and equestrian areas from surrounding land uses.
- ✓ Encourage appropriate setbacks, and place structures that do not negatively impact the continuation of adjacent agriculture or equestrian uses.
- ✓ Approve appropriate development adjacent to Native American communities' agricultural operations to maintain the long-term continuation of farming in Pinal County.

- ✓ Develop a connected, County-wide trail system that encourages the continuation of an equestrian lifestyle.
- ✓ Agricultural-related business and alternative crop production are encouraged including the cultivation of medical marijuana when co-located on farms of 160 acres or more. Solar and wind energy generation and other renewable energy production are compatible with the farming heritage.
- ✓ Outdoor storage and heavy industrial equipment may be appropriate in certain areas and will be evaluated as part of the development review process.

Employment Planning Guidelines

- ✓ Maintain land designated for employment to place Pinal County in a position to take advantage of future economic development opportunities.
- ✓ Encourage quality design particularly in highly visible locations, and ensure appropriate buffers when transitioning land uses (e.g. business park use to residential)
- ✓ Employment designated land uses should be located where access to major transportation corridors exist or can be provided.
- ✓ High intensity employment is encouraged in campus or urbanized areas that are adjacent to collector or arterial roadways with access to transit and an integrated pedestrian environment where possible.
- ✓ Building heights should be evaluated during the review process in relationship to the location and surrounding land uses and fire suppression. Where appropriate, building height transitions and step-down in height could be provided to enhance compatibility.
- ✓ Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use.

PZ-PA-004-15

**Project Narrative
Major Comprehensive Plan Amendment**

**CIRCLE G
AT THE
SAN TANS**

**Submitted to:
PINAL COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
31 North Pinal Street, Building F
Florence, Arizona 85132**

**Submitted on Behalf of:
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Prepared: June 2015

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**CIRCLE G AT THE SAN TANS
MAJOR COMPREHENSIVE PLAN AMENDMENT | PROJECT NARRATIVE**

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SITE AERIAL PHOTO



Map Source: Google Maps, 2015

A. PURPOSE AND INTENT

A.1 REQUEST:

Iplan Consulting, on behalf of San Tan 320, LLC, is pleased to submit for your consideration a major Comprehensive Plan Amendment application concerning an approximate 320.73-acre property generally located 0.5-miles west of the southwest corner of North Thompson Road and West Phillips Road. The property is further identified as Pinal County Assessor parcel numbers: 509-02-005A/B/C/D and 509-02-008A/B/C/D. The vacant property is currently located within the San Tan Heights PAD, is zoned CR-1A; PAD, and maintains a Comprehensive Plan land use classification of Very Low Density Residential (0-1 du/ac).

More specifically, this narrative complements a request to amend the 2009 Pinal County Comprehensive Plan, as amended on January 20, 2014, for approximately 320-acres by changing the Land Use Plan classification from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac). It is anticipated that a corresponding request to rezone the property will be submitted during the course of the major Comprehensive Plan Amendment process.

A.2 PROJECT GOALS:

The primary goals of this major Comprehensive Plan Amendment are to:

- Preserve the rural character and equestrian lifestyle of neighboring properties.
- Maintain primary wash areas, topography and significant amounts of natural vegetation to conserve and minimize disruption to the natural ecosystem of the area.
- Facilitate high quality, context specific development that is unique to the area and County as a whole.

The overall intent of the Comprehensive Plan Amendment is to ensure compatibility with surrounding properties through transformation of the land use classification that facilitates high quality, context specific development, while also fostering goals, objectives, policies and guidelines of the Pinal County Comprehensive Plan.

A.3 THEME:

Preliminary design concepts for Circle G at the San Tans centers on the principles of conservation, integration and sustainability. Conservation of the existing, unique Sonoran desert vegetation along with preservation of primary wash areas traversing the site, from the southwest to the northeast, is paramount to the neighborhood design. Specific implementation of the on-lot development standards and unique architectural design theme character as part of the forthcoming rezoning request will ensure that the special character of the area is maintained, while also preserving views of the surrounding desert and mountain tops for the area residents. Sustainability of the

proposed neighborhood will be achieved through reduced street widths to reduce runoff and heat gain, and reduced lighting standards to exceed the Dark Sky lighting provisions.

This overall design concept will provide for a unique and high quality living environment that respects the natural features of the site while also providing for compatible community form.

B. LAND USE

B.1 COMPREHENSIVE PLAN - LAND USE PLAN AMENDMENT:

The primary component of this request is a major Comprehensive Plan Amendment to the 2009 Pinal County Comprehensive Plan for approximately 320-acres, changing the land use classification of the property from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac) to support environmentally responsible development and use of the property.

Although the existing Very Low Density Residential land use classification is consistent with policies of the Pinal County Comprehensive Plan, use of this specific property for traditional development of 1-acre and larger residential lots is not necessarily conducive for implementing the Comprehensive Plan's overall vision to promote environmental stewardship and conservation of natural resources.

We propose that the successful execution of the Comprehensive Plan's vision does, however, necessitate a slight increase in residential density to successfully promote preservation of the primary natural wash areas, topography, and flora and fauna. Preservation of the area's natural ecosystem is best achieved by the clustering of development to minimize disruption to these natural features, as these efforts demand that approximately 40-percent of the property to be conserved as open space. Balancing these significant conservation efforts with the desire to create a high quality and sustainable development, reclassification of the property to Low Density Residential (0-2 du/ac) is essential to ensure the overall Comprehensive Plan vision is attained.

B.2 CONCEPTUAL LAND PLAN:

An integral part of the Comprehensive Plan Amendment requests is the Conceptual Land Plan that demonstrates how the request will be implemented and if the requested land use classification is appropriate. The Conceptual Land Plan for Circle G at the San Tans illustrates a concerted effort by the development team to integrate the unique and sensitive character of the Sonoran desert to help maintain a stable regional environment. Integration of the desert environment is to be achieved through preservation of the primary natural wash corridors to adequately accommodate drainage needs, sustain habitat for native flora and fauna, maintain wildlife corridors, and ultimately enhance passive open space systems for the project. Further integration and protection of the desert environment will be provided for through salvage and re-vegetation efforts, specifically for the specimen cacti and desert trees.

Providing for a unique mix of residential densities to accommodate a range of housing and lifestyle options, the current Conceptual Land Plan illustrates a residential neighborhood that will offer single family lots ranging from 6,500 square feet (sq. ft.) to over an acre in area. A small enclave of privately owned condominiums is also included to meet the needs of the individuals who desire to live in such a beautiful desert environment but who do not want the maintenance of a private yard. All combined, the Conceptual Land Plan proposes a gross project density of less than 1.5 dwelling units per acre (du/ac) which we believe is a small increase considering the preservation that will result. Lot locations and orientation, combined with the proposed open space areas and vehicular circulation patterns are being carefully designed to respect and preserve the natural features of the site.

Sustainable and environmentally sensitive landscape design will be implemented by designing existing mature cacti and trees to remain in place, or for salvage and re-vegetation where feasible, and complimenting the existing landscaping with additional native, desert appropriate shrubs, cacti, and trees, to create a distinctive aesthetic that is unique to the area and sensitive to the surrounding community. Unique site amenity programming may include a variety of active and passive recreational opportunities to accommodate residents of different age groups.

C. RELATIONSHIP TO SURROUNDING PROPERTIES

The subject property is bound by similarly undeveloped properties adjacent to all geographic boundaries with the exception of the San Tan Regional Park entrance and associated parking areas, operated by Maricopa County, located at the northwest corner of the property.

The Pinal County Comprehensive Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table C-101: Existing Land Use Summary – Circle G at the San Tans:

TABLE C-101: EXISTING LAND USE SUMMARY – CIRCLE G AT THE SAN TANS:

DIRECTION	COMPREHENSIVE PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
<i>On-Site</i>	Very Low Density Residential (0-1 du/ac)	CR-1A; PAD	Vacant
<i>North</i>	Very Low Density Residential (0-1 du/ac)	GR	Vacant (State Land)
<i>South</i>	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park
<i>East</i>	Existing/Planned or Proposed Regional Park Very Low Density Residential (0-1 du/ac)	GR GR	San Tan Regional Park Vacant (State Land)

TABLE C-101: EXISTING LAND USE SUMMARY – CIRCLE G AT THE SAN TANS:

DIRECTION	COMPREHENSIVE PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
<i>West</i>	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park

D. LOCATION AND ACCESSIBILITY

The site is situated within the northwestern portion of Pinal County and is served by an existing vehicular circulation system. Hunt Highway, a ‘Regionally Significant Route’, is located approximately 2.5-miles north and 3-miles east of the property. The property is directly accessed off the contiguous collector level street – Phillips Road, which roadway provides a direct connection to the existing arterial level street – Thompson Road.

Although the property remains in the preliminary planning phases, design of the anticipated development will provide for at least one primary point of vehicular ingress/egress at the north boundary of the project area off Phillips Road. This access point is anticipated to be designed as a separated parkway at the entrance to provide for the required two points of vehicular access. We anticipate the forthcoming Traffic Analysis Report will demonstrate that the existing vehicular circulation system will serve adequate to address anticipated vehicular flows, as well as required public service and safety access for the project.

E. CONFORMANCE WITH COMPREHENSIVE PLAN VISION COMPONENTS

As set forth in the Pinal County Comprehensive Plan, the primary purpose of the requested Low Density Residential (0-2 du/ac) land use classification is to include areas that allow up to two dwelling units per acre. The intent is to provide a low intensity lifestyle with options for compatible suburban development. Suitability is determined by topography, location, existing land use patterns and natural and man-made constraints.

We believe the requested Comprehensive Plan amendment to reclassify the property complies with County's Comprehensive Plan vision while also maintaining compatibility with existing development patterns in the area. The bullet point list below summarizes conformance with the overall vision established by the Comprehensive Plan. This list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the vision, goals, objectives, policies, and planning guidelines outlined in Appendix A: Comprehensive Plan Compliance Checklist – Part 1 of the Comprehensive Plan:

Maintains consistency with the *Sense of Community* vision component by:

- Protecting the rural land use characteristics of the area by promoting a balance between conservation of the natural environment and development, including significant preservation of open space.

- Facilitating cluster development to include a variety of distinctive housing types, sizes and designs to provide housing opportunities for a variety of income levels and lifestyles.
- Seeking modification of County street standards to protect existing topographic features such as washes, boulders, and rock out-croppings, and established native vegetation that should not be moved or salvaged.

Maintains consistency with the *Mobility and Connectivity* vision component by:

- Installing desert appropriate landscaping and shade producing trees along the multi-use trails for enhancement of human comfort.
- Encouraging access by alternate modes of transportation through thoughtful internalization of multi-use trails within the site.
- Maintaining and enhancing existing multi-use trails adjacent to the property, which connect the area residents to the San Tan Regional Park.
- Expanding telecommunications infrastructure to effectively enhance communication options for the community.

Maintains consistency with the *Economic Sustainability* vision component by:

- Fostering efficient development in a location where adequate infrastructure is easily accessible.
- Providing the framework to promote a unique blend of housing for a range of lifestyles thus further promoting and strengthening retail and service businesses in the area.
- Providing for a unique mix of residential densities to accommodate a range of housing and lifestyle options that should promote population retention.

Maintains consistency with the *Open Spaces and Places* vision component by:

- Improving the quality, quantity and design of open space in a residential development.
- Preserving the natural environs of the property, which is THE KEY FOCUS of this project. We recognize the beauty and importance of this area and are specifically designing our project to not only protect that unique quality, but to promote its conservation. As such, we have reserved over 40-percent of the property for open space.
- Planning a connected system of open space areas that protect and conserve natural, physical and social resources.
- Preserving, protecting, and conserving the existing natural drainage system of the area.

Maintains consistency with the *Environmental Stewardship* vision component by:

- Mitigating flooding hazards through minimization of impervious surfaces and maintenance of primary natural wash areas.
- Preventing spread of invasive species through careful selection of indigenous landscape materials.
- Protecting dark skies through incorporation of lighting timers for specified recreational amenities.
- Preserving views of the surrounding desert and mountain tops for the neighboring properties by maintaining adequate perimeter buffers, responsible building heights, and through appropriate use of materials and colors that will blend with the natural environs.
- Reducing demand for water resources through very limited use of turf and careful selection of a low water use, desert appropriate landscape palette for both the Community open spaces and private lots (via CCRs)..
- Reducing effects of heat gain through the reduction of paved surfaces to only those necessary.

Maintains consistency with the *Health, Happy Residents* vision component by:

- Promoting a mix of quality housing opportunities to support economic development efforts.
- Promoting public health through incorporation of pedestrian and multi-use trails within and adjacent to the site.
- Promoting compact residential development patterns.
- Providing quality residential development in a well-designed neighborhood that should serve as a benchmark for future environmental sensitive properties.

Maintains consistency with the *Quality Education Opportunities* vision component by:

- The property is currently part of the San Tan Heights PAD and therefore students generated by this project have already been planned for. Nevertheless, we are continuing outreach efforts with the Coolidge Unified School District to ensure their needs are appropriately addressed.

The following bullet point list summarizes conformance with the Pinal County Comprehensive Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics. This list is also not meant to be an exhaustive list, rather a summary of several notable features of conformance with Appendix A: Comprehensive Plan Compliance Checklist – Part 2:

Maintains consistency with the *Land Use Designation* shown on the graphics:

- While the project land use is to remain residential, the specific density classification is not as indicated on the Land Use and Economic Development graphic. The impetus of this request is to reclassify the property from Very Low Density Residential (0-1 du/ac) to Low Density Residential (0-2 du/ac).

Maintains consistency with the *Mixed Use Activity Center Concept*:

- Project land uses are not shown within a Mixed Use Activity Center.

Maintains consistency with the *Planning Guidelines described in the Land Use element* by:

- Promoting use of the property that is compatible with existing adjacent land use patterns.
- Increasing the level of quality of existing open space systems for the community.
- Encouraging superior neighborhood design through incorporation of pedestrian oriented connections.

Maintains consistency with the *Economic Development* element by:

- Providing the framework to promote a unique blend of housing and lifestyles for a range of income levels thus further promoting a more diverse labor pool while also strengthening demand for retail and service businesses in the community.

Maintains consistency with the *Viable Agriculture, Equestrian and Rural Lifestyle* element by:

- Promoting preservation of the primary natural wash areas, topography, and flora and fauna of the property. Preservation of the area's natural ecosystem requires clustering of development to minimize disruption to the property's natural features, as these efforts demand that approximately 40-percent of the property to be conserved as open space.
- Although the lots within the project will not accommodate equestrian uses, we recognize the importance of horse trails in the community thus are installing an equestrian trail along our Phillips Road frontage. Furthermore, we are reserving a two-acre parcel at the very northwest corner of the project for a future undefined equestrian use that could very likely tie into the San Tan Regional Park as it is adjacent to its entrance.

Maintains consistency with the *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places* Chapter by:

- Promoting public health and a higher quality of life for the area by providing additional active and passive recreational opportunities, while conserving views to the San Tan Mountain Regional Park.
- Including a variety of multi-use, multi-surfaced trails throughout the development.

Maintains consistency with the *Natural and Cultural Resource Conservation* Chapter by:

- Conserving the primary natural wash features to adequately accommodate drainage needs, sustain habitat for native flora and fauna, and ultimately enhance passive open space systems.
- Integrating and protecting the desert environment through maintaining in place and in some cases, salvaging existing cacti and trees.

Maintains necessary and existing infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services by:

- Ensuring that adequate public facilities are in place prior to development. The property was initially planned for single family residential use as part of the San Tan Heights PAD master plan and has been included in all infrastructure and utility planning thus adequate public facilities should already be in place. This slight density change will not have an impact on public services in the area.

APPENDICES

Appendix A: Pinal County Assessor Parcel Exhibit

Appendix B: Regional Context Exhibit

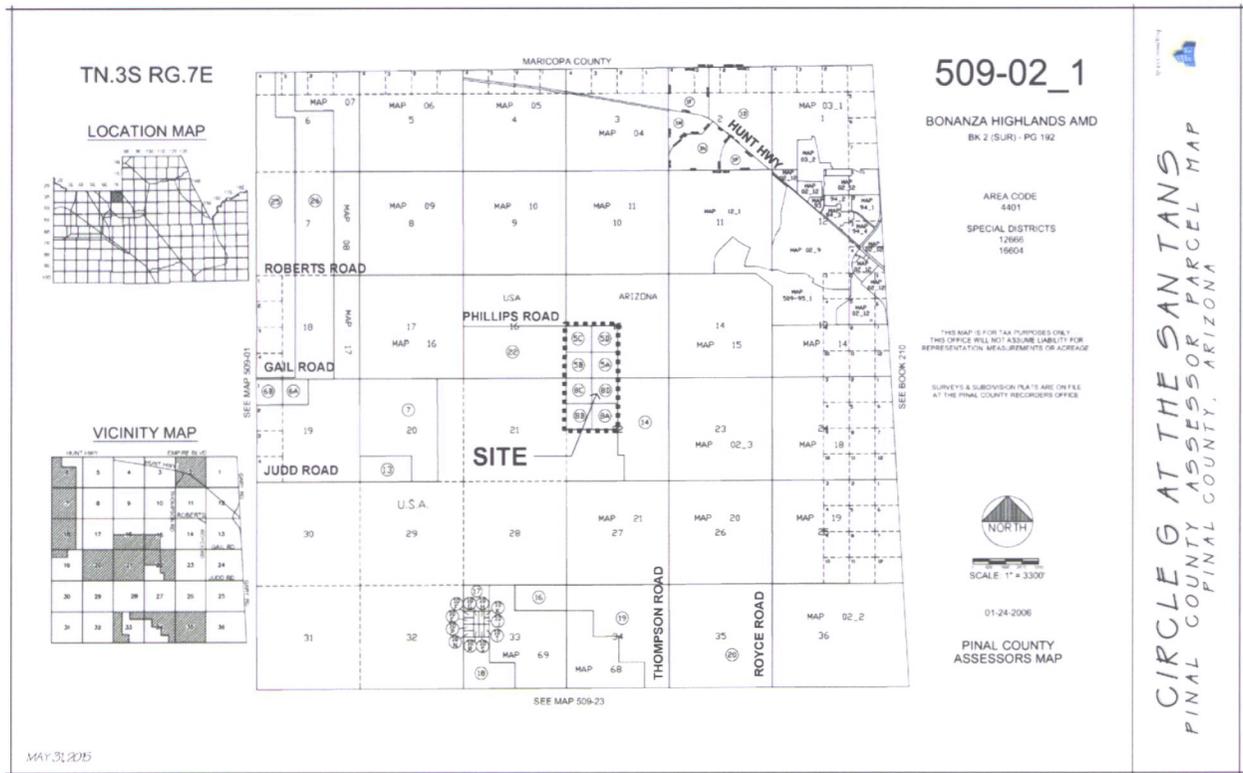
Appendix C: Comprehensive Plan Land Use Plan Exhibit – Existing Land Use

Appendix D: Comprehensive Plan Land Use Plan Exhibit – Proposed Land Use

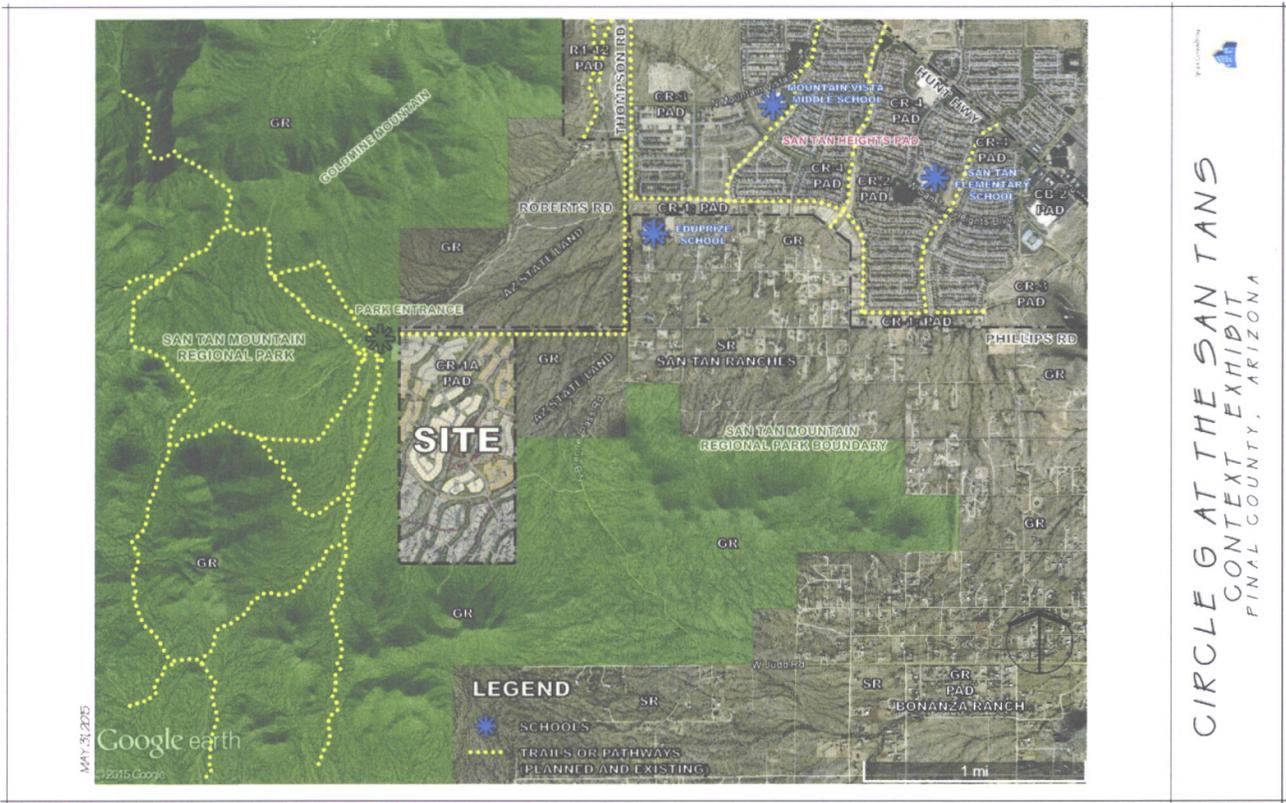
Appendix E: Topographic Survey Exhibit

Appendix F: Conceptual Land Use Plan Exhibit

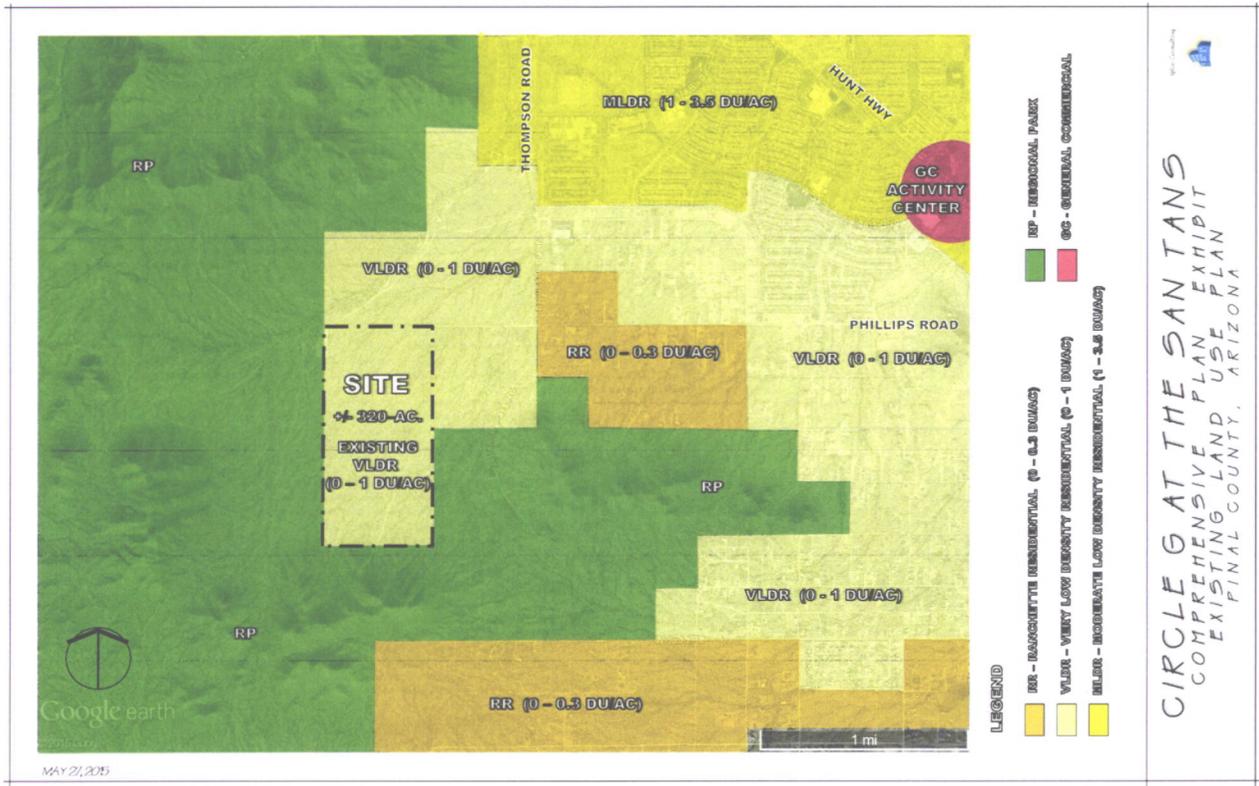
APPENDIX A: CIRCLE G AT THE SAN TANS | PINAL COUNTY ASSESSOR PARCEL EXHIBIT

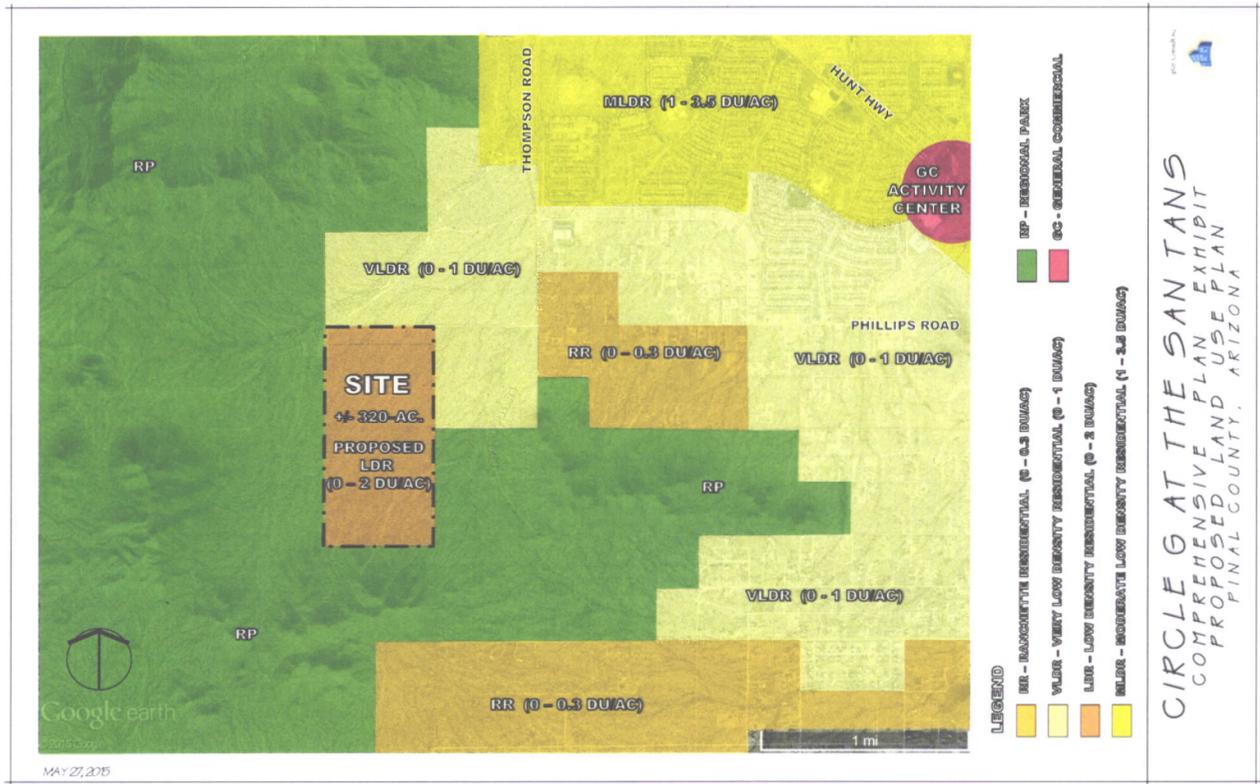


APPENDIX B: CIRCLE G AT THE SAN TANS | REGIONAL CONTEXT EXHIBIT

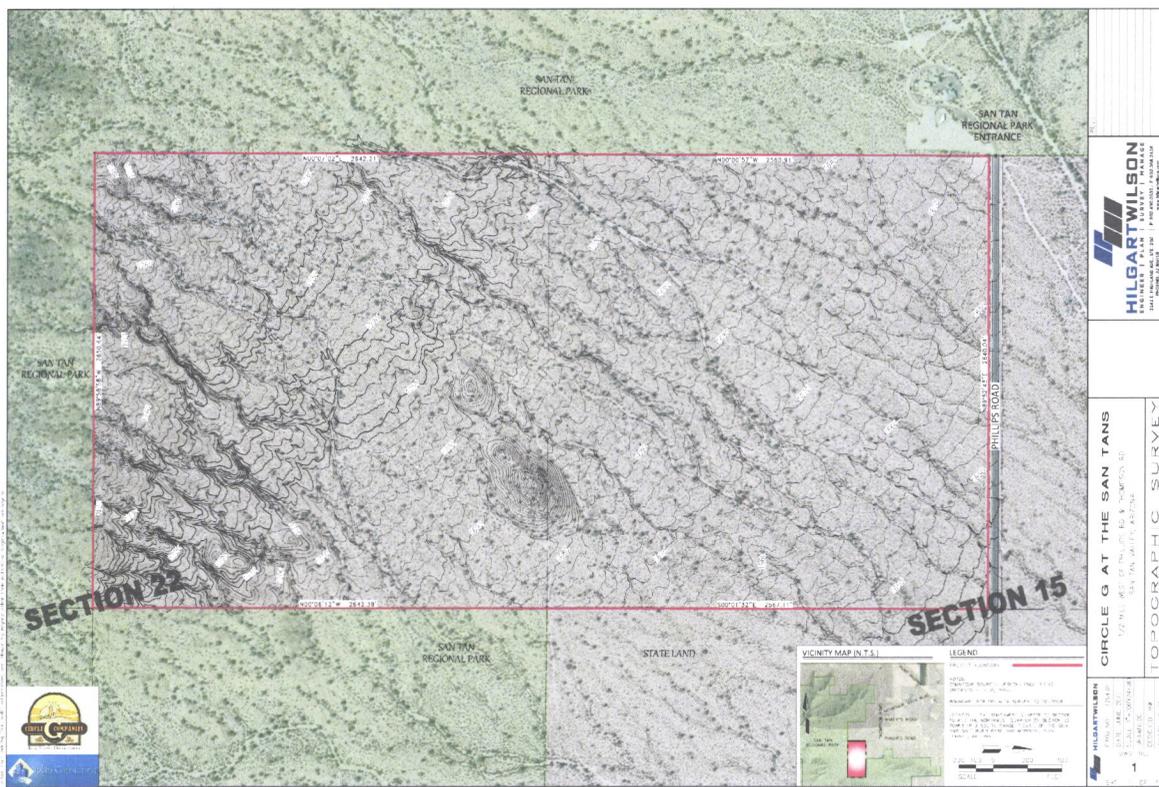


CIRCLE G AT THE SAN TANS
 CONTEXT EXHIBIT
 FINAL COUNTY, ARIZONA





APPENDIX E: CIRCLE G AT THE SAN TANS | TOPOGRAPHIC SURVEY EXHIBIT



APPENDIX F: CIRCLE G AT THE SAN TANS | CONCEPTUAL LAND USE PLAN EXHIBIT



HILGARTWILSON
PLANNING & ARCHITECTURE

CIRCLE G AT THE SAN TANS
1/2 MILE WEST OF STATE ROUTE 108, 1/4 MILE SOUTH OF STATE ROUTE 108

CONCEPTUAL LAND USE PLAN 04F

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

(all applications must be typed or written in ink)

1. The legal description of the property: Please see attached legal description.

2. Parcel Number(s): 509-02-005A/B/C/D & 509-02-008A/B/C/D Total Acreage: 320.73
3. Current Land Use Designation: Residential 0-1 DU/acre
4. Requested Land Use Designation: Residential 1-2 DU/acre
5. Date of Concept Review: 5-26-15 Concept Review Number: Z-PA-029-15

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): To facilitate a Master Plan development consisting of a mix of single family dwelling unit types resulting in a projected density of less than 1.5 DU/acre/ This amount of density is needed to offset the efforts proposed to maintain and protect the natural and fragile habitat extant on the majority of the site.

7. Discuss any recent changes in the area that would support your application. As a result of continued development within San Tan Heights, along with plans for the Borgata project to develop, it has become evident that it is time to entitle and design the development of this property in a manner that protects and preserves the natural setting.

8. Explain why the proposed amendment is needed and necessary at this time. Growth is reaching this area and the adjacent State Lands will likely come to market soon. This project will act as a template for establishing the quality and preservation expected for development in this area.

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

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

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

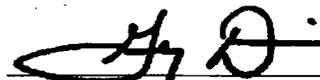
THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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

San Tan 320 LLC	2152 S. Vineyard Ln. Mesa, AZ 85210	480-632-7272
<hr/> Name of Landowner (Applicant)	<hr/> Address	<hr/> Phone Number

	info@circleg.com
<hr/> Signature of Landowner (Applicant)	<hr/> E-Mail Address

Greg Davis Iplan Consulting	3317 S. Higley Rd. #114-622 Gilbert, AZ 85297	480-227-9850
<hr/> Name of Agent	<hr/> Address	<hr/> Phone Number

	Greg@iplanconsulting.com
<hr/> Signature of Agent	<hr/> E-Mail Address

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