



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, March 17, 2016
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 |
| () SMYERS, Member | () DEL COTTO, Member |
| () PUTRICK, Member | () GRUBB, Member |
| () SHEARER, Member | () AULT, 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**
 - January 20, 2016
 - February 3, 2016
 - February 17, 2016 – No Cases
 - March 2, 2016
4. **REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - Extension Report.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

5. PLANNING MANAGER’S DISCUSSION ITEMS:

- Handouts: RTA Power Point, *Site Plan Review* and Building Permit Report

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.

- 6. S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL:** Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, tax parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area). (**Continued from January 21, 2016**)
- 7. S-017-15 - DISCUSSION/APPROVAL/DISAPPROVAL:** Highland Communities, LLC., landowner, Allen Consulting Engineers, Inc., engineer, requesting approval of a tentative plat for **Laurel Ranch**, 63 lots on an 41.51± acre parcel in the single family (CR-2/PAD) zone; situated in a portion of Section 32, T3S, R8E, G&SRB&M, tax parcel 210-30-001A (located adjacent to the south side of Magma Road and the west side of the Gantzel Road alignment in the San Tan Valley area).

WORK SESSION:

- There are no Items for work-session discussion

CALL TO THE COMMISSION:

- 8. CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

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 PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF January 21, 2016**

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member
Mr. Putrick, Member

Mr. Gutierrez, Member
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Ms. MacDonald, Planner II
Ms. Fisk, Drafting Specialist

Mr. Denton, Planner II
Mr. Balmer, Planner I

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:02 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

December 16, 2015

January 6, 2016

PLANNING MANAGER DISCUSSION ITEMS

Presentation by Rachel Zanuk, Pinal County Health Services District

NEW CASES:

SUP-010-15 – PUBLIC HEARING/ACTION: Anjum Alimohamed, landowner, Amir Kazz, agent, requesting approval of a Special Use Permit to construct and operate a un- subdivided human cemetery on a 5.0± acre parcel in the General Rural (GR) zone; situated in a portion of G.L.O. Lot 19, in Section 18, T04S, R02E G&SRB&M, tax parcel 510-07-013A (legal on file) (located on San Rafael Rd., ¼ mile north of Hwy 238 in the western Maricopa area)

MOTION: Commissioner Salas made a motion to forward SUP-010-15 to the Board of Supervisors with a favorable recommendation. Vice-Chairman Hartman seconded Motion passed unanimously 9-0

IUP-002-15 – PUBLIC HEARING/ACTION: Arizona Public Service landowner, requesting approval of an Industrial Use Permit to construct and operate a solar photovoltaic power plant on a 622.8± acre parcel in the Industrial (CI-2) zone (**PZ-210-70**); situated in Section 14, T10S, R10E G&SRB&M, tax parcel 410-08-002A (legal on file) (located on Camino Adelante, 2 miles south of the Red Rock interchange on the east side of I-10)

MOTION: Vice-Chairman Hartman made a motion to forward IUP-002-15 to the Board of Supervisors with a favorable recommendation with 14 stipulations. Commissioner Salas seconded. Motion passed unanimously 9-0.

PZ-C-002-15 – PUBLIC HEARING/ACTION: Pinal County Community Development Department, applicant, requesting approval of 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 Supervisors with a favorable recommendation. Commissioner Grubb seconded. Motion passed 7-2

S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, tax parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area). (**Continued from November 19, 2015**)

MOTION: Commissioner Salas made a motion to continue S-013-15 until March 17, 2016. Commissioner Gutierrez seconded. Motion passed unanimously 9-0.

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

Chairman Riggins made a motion to adjourn. Vice-Chairman Hartman seconded.

RESPECTFULLY submitted February 18, 2016.

Steve Abraham, Planning Manager



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MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: March 17, 2016

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

BOS HEARING OF January 20, 2016

SUP-012-15: Desert Rose Baha'i Institute landowner, Virginia Healy, agent, requesting approval of a Special Use Permit to construct and operate a 100 foot' wireless communication tower on a portion of a 10.07± acre parcel in the General Rural (GR) zone; situated in a portion of the SE¼ of Section 11, T07S, R07E G&SRB&M, tax parcels 402-12-003A (legal on file) (located at the NWC of William Sears Dr and the Ala'i Dr alignment in the Eloy area.) with 9 stipulations

P&Z Recommendation: Motion passed 9-0
BOS Action: Approved

SUP-014-15: Dirt Brothers Land Management, landowner, requesting approval of a Special Use Permit to operate a motorsports park on a 46± acre parcel in the General Rural (GR) zone; situated in a portion of Section 31, T6S, R3E G&SRB&M, tax parcels 501-39-040, 041, 042, 043, & 044 (legal on file) (located approximately 7 miles southwest of the Stanfield area). with 15 stipulations.

P&Z Recommendation: Motion passed 7-2
BOS Action: Approved 3-2

BOS HEARING OF February 3, 2016

IUP-002-15: Arizona Public Service landowner, requesting approval of an Industrial Use Permit to construct and operate a solar photovoltaic power plant on a 622.8± acre parcel in the Industrial (CI-2) zone (PZ-210-70); situated in Section 14, T10S, R10E G&SRB&M, tax parcel 410-08-002A (legal on file) (located on Camino Adelante, 2 miles south of the Red Rock

interchange on the east side of I-10)

P&Z Recommendation: Motion passed 9-0

BOS Action: Approved

BOS HEARING OF February 17, 2016 – No Cases

BOS HEARING OF MARCH 2, 2016

SUP-010-15: Anjum Alimohamed, landowner, Amir Kazz, agent, requesting approval of a Special Use Permit to construct and operate an un-subdivided human cemetery on a 5.0± acre parcel in the General Rural (GR) zone; situated in a portion of G.L.O. Lot 19 in Section 18, T04S, R02E G&SRB&M, tax parcel 510-07-013A (legal on file) (located on San Rafael Rd., ¼ mile north of Hwy 238 in the western Maricopa area) with 14 stipulations.

P&Z Recommendation: Motion passed 9-0

BOS Action: Approved



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MEETING DATE: March 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

RE: **Tentative Plat Extensions**

Executive Summary:

During the months of January through February the Community Development Director granted one tentative plat extension.

1. S-018-14: This tentative plat was granted a one year extension by the Community Development Director based on the project being actively processed and the surrounding conditions did not warrant a revision in design.

Subdivision Name: San Tan Heights Parcels D1 & D2

Landowner: Gary Road Holdings, LLC

Zoning: CR-2 & CR-3/PAD

Size: 85.70± acre parcel

Lots: 202

Location: Situated in a portion of Section 13, T3S, R7E, G&SRB&M. The subject property is located adjacent to the west side of Gary Road approximately .3 mile south of Hunt Highway, San Tan Valley area.

Extended Date: December 18, 2016

Date Prepared: 3/02/2016 - dld

COMMUNITY DEVELOPMENT
PLANNING DIVISION

S-013-15



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MEETING DATE: March 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-013-15 (Morning Sun Farms Units 5 and 7)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is a tentative plat of Morning Sun Farms Units 5 and 7. The Morning Sun Farms development was approved by the Board of Supervisors under Planning Case PZ-(PD)-055-00, which zoned the subject property to CR-3/PAD.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards as well as the Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulations are included in this staff report.

LEGAL DESCRIPTION: 60.72± acres, situated in a portion of Section 12, T3S, R7E G&SRB&M, tax parcels 509-02-002K, 002N, 002P and 002Q (legal on file).

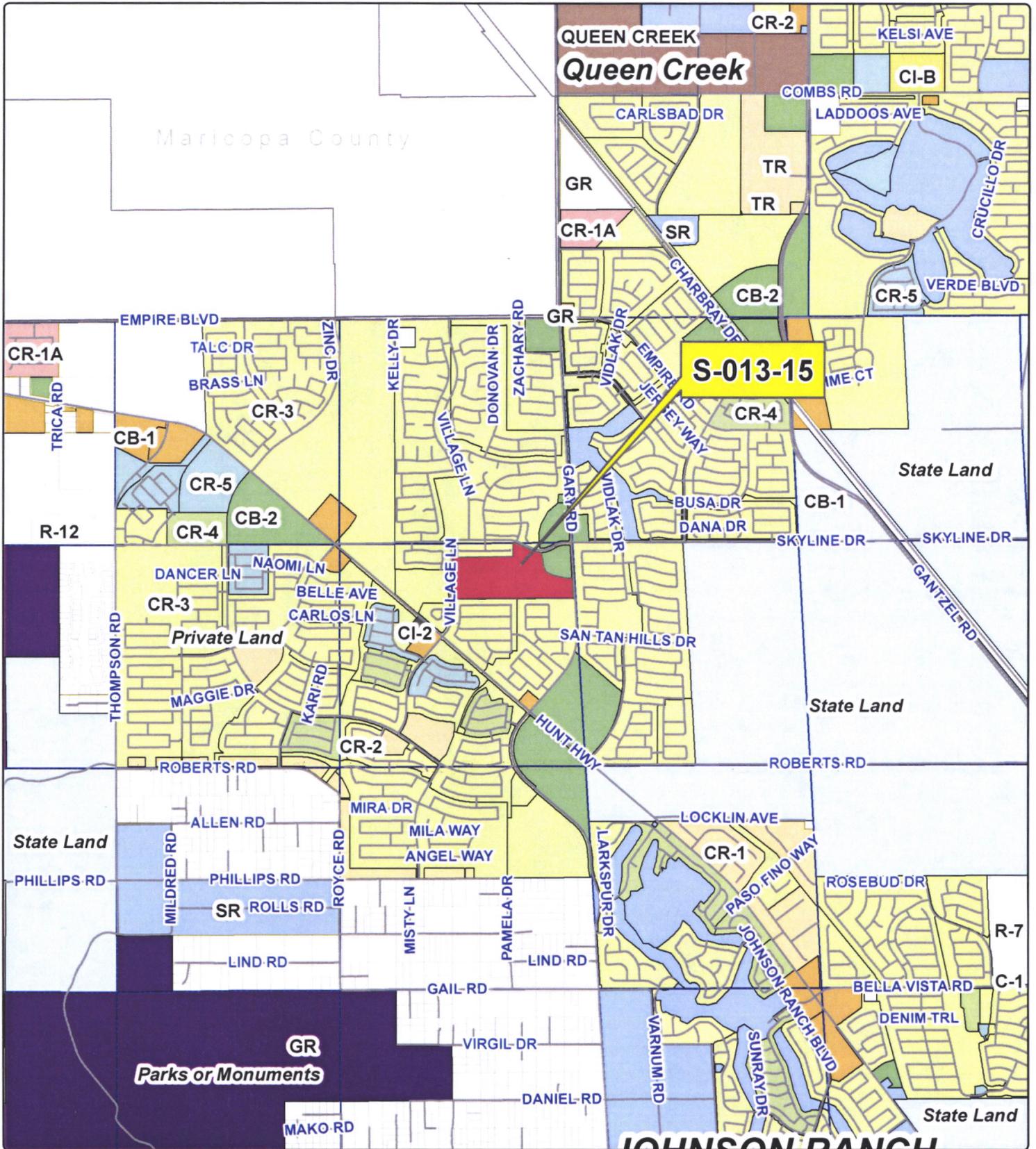
TAX PARCEL: 509-02-002K, 002N, 002P and 002Q

LANDOWNER/DEVELOPER: Michael Milovanovic, Beazer Homes, 1600 N. Desert Drive #301, Tempe, AZ 85281.

ENGINEER: Matt Olsen, Atwell, 4700 E. Southern Avenue, Mesa, AZ, 85206

REQUESTED ACTION & PURPOSE: Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for **Morning Sun Farms Units 5 & 7**, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (**PZ-PD-005-10**); situated in a portion of Section 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-002K, 002N, 002P and 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area). **Continued from the January 21, 2016 Planning and Zoning Commission hearing.**

LOCATION: On the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area.



Vicinity Map Community Development

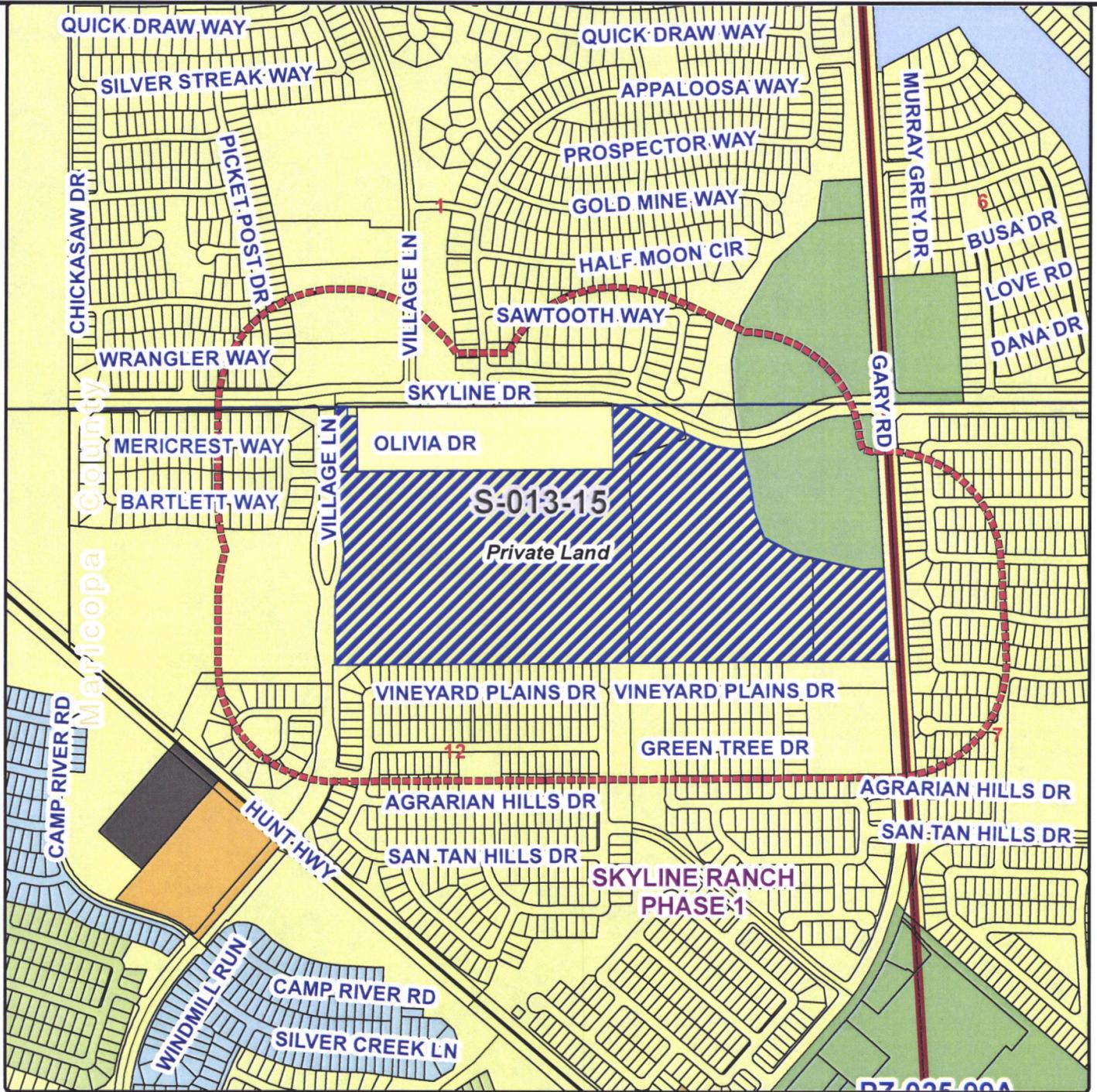
Beazer Homes Holdings Corp.



Sheet No.
1 of 1

Vicinity Map

Drawn By:	LJT	Date:	10/06/2015
Sections:	12	Township:	03S
Case Number:	S-013-15	Range:	07E



Community Development

S-013-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Beazer Homes Holdings Corp, landowner, Atwell, engineer, requesting approval of a tentative plat for Morning Sun Farms Units 5 & 7, 207 lots on an 60.72± acre parcel in the CR-3/PAD zone (PZ-PD-005-10); situated in a portion of Section 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-002K, 002N, 002P, 002Q (located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area).

Current Zoning: CR-3
Current Land Use: MLDR



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Legal Description:

Situated in a portion of Section 12, T03S, R07E, G&SRB&M, Tax parcels 509-02-002K, 002N, 002P, 002Q (legal on file) located adjacent to the south side of Skyline Drive and the west side of Gary Road in the San Tan Valley area.

T03S-R07E Sec 12



Owner/Applicant: Beazer Homes Holdings Corp.

Drawn By: GB / JT / LIT Date: 10/09/2015

Sheet No.	12	Township	03S	Range	07E
1 of 1	Case Number:	S-013-15			



Community Development



PINAL COUNTY
Wide open opportunity

S-013-15

GENERAL NOTES

- 3.4.1 PLANNING DEPARTMENT
- THE GROSS AREA OF THE SUBDIVISIONS ARE : UNIT 5 36.481 ACRES & UNIT 7 24.245 ACRES
 - ZONING IS CR-3-PAD
 - THE NUMBER OF LOTS ARE: UNIT 5 122 LOTS & UNIT 7 85 LOTS
 - THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS UNIT 5 11.19 ACRES & UNIT 7 5.04 ACRES.
- 3.4.2 PUBLIC WORKS DEPARTMENT
- SKYLINE DRIVE AND VILLAGE LANE ARE THE NEAREST PAVED ACCESSES MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION.
 - ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
 - THERE IS NO PROPOSED ABANDONMENT OF PUBLIC RIGHTS-OF-WAY.
- 3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT
- IF PUBLIC SEWERS
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM AECOL.

SPECIAL NOTES

- 3.5.1 PLANNING DEPARTMENT
- VARIANCE, WAIVER OR SPECIAL USE PERMIT APPROVAL
 - FLOOD ZONE DESIGNATION: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD. PANEL 04021C0475E DATED DECEMBER 4, 2007.
 - MINIMUM LOT SIZE 5,400 SQUARE FEET.
 - NO LOTS ARE SUBJECT TO HILLSIDE DEVELOPMENT DESIGN.
- 3.5.2 ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS
- PUBLIC SEWERS
- THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
 - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
 - ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
 - THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
 - THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.

BENCHMARK

NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATED J 68, P.L.D. DUBOIS - USGS QUAD-SACATON NE. ELEVATION = 1481.20 FEET NAVD 88 DATUM. BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED J 68 1834, LOCATED 0.2 KM (0.10 MI) NORTHERLY ALONG ELLSWORTH ROAD FROM THE POST OFFICE IN QUEEN CREEK, THENCE 1.2 KM (0.75 MI) EASTERLY ALONG OCCULTO ROAD, THENCE 8.0 KM (4.95 MI) SOUTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, 84.1 M (271.9 FT) NORTHWEST OF MILEPOST 944, 38.2 M (125.3 FT) SOUTHEAST OF A UTILITY POLE, 23.1 M (75.9 FT) NORTHWEST OF A UTILITY POLE, 15.9 M (52.2 FT) NORTHWEST OF AND LEVEL WITH THE CENTER OF A DIRT ROAD, 9.1 M (29.9 FT) SOUTHWEST OF THE NEAR RAIL, 0.4 M (1.3 FT) SOUTHEAST OF A WITNESS POST, AND THE MONUMENT PROJECTS 0.05 M (0.16 FT) ABOVE THE GROUND SURFACE. IN SECTION 6, T3S, R8E.

BASIS OF BEARING

THE NORTHWEST CORNER OF SECTION 12, A 3-INCH GENERAL LAND OFFICE BRASS CAP STAMPED 125 R7E S2 S1 512 1916, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION, A 3-INCH PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH BEARS NORTH 89°42'03" EAST (BASIS OF BEARING), 5,500.69 FEET.

LAND USE TABLE - UNIT 5

GROSS ACREAGE	36.481 ACRES
AREA OF STREETS	4.830 ACRES
NET ACREAGE	31.651 ACRES
AREA OF TRACTS	11.197 ACRES
TOTAL NUMBER OF LOTS	122
OVERALL DENSITY	3.34/ACRE
AVERAGE AREA PER LOT	7,374.49 S.F.

LAND USE TABLE - UNIT 7

GROSS ACREAGE	24.245 ACRES
AREA OF STREETS	4.247 ACRES
NET ACREAGE	19.998 ACRES
AREA OF TRACTS	5.046 ACRES
TOTAL NUMBER OF LOTS	85
OVERALL DENSITY	3.51/ACRE
AVERAGE AREA PER LOT	7,662.46 S.F.

TRACT TABLE - UNIT 5

TRACT NAME	ACRES	GENERAL TRACT USES
A	2.792 AC	OPEN SPACE, RETENTION BASIN, PUE
B	1.090 AC	OPEN SPACE, RETENTION BASIN, PUE
C	5.573 AC	OPEN SPACE, RETENTION BASIN, PUE, SEWER ESMT, WATER ESMT
D	0.660 AC	OPEN SPACE, RETENTION BASIN, PUE
E	0.524 AC	OPEN SPACE, PUE
F	0.331 AC	OPEN SPACE, PUE
G	0.113 AC	OPEN SPACE, PUE
H	0.084 AC	OPEN SPACE, PUE
TOTAL	11.197 AC	

TRACT TABLE - UNIT 7

TRACT NAME	ACRES	GENERAL TRACT USES
A	0.331 AC	OPEN SPACE, PUE
B	0.395 AC	OPEN SPACE, PUE
C	0.510 AC	OPEN SPACE, RETENTION BASIN, PUE
D	1.034 AC	OPEN SPACE, WATER EASEMENT, PUE
E	1.309 AC	OPEN SPACE, RETENTION BASIN, PUE
F	0.151 AC	OPEN SPACE, PUE
G	0.120 AC	OPEN SPACE, PUE
H	1.196 AC	OPEN SPACE, RETENTION BASIN, PUE, SEWER ESMT
TOTAL	5.046 AC	



BASE ZONING

A PLANNED AREA DEVELOPMENT WITHIN CR-3/PAD ZONE SINGLE FAMILY/MEDIUM DENSITY LOTS
 ZONING & CASE # CR-3 PAD (PZ-055-00, PZ-PD-055-00) AND PZ-PD-005-10)
 MAX BUILDING HEIGHT: 30 FEET
 MIN FRONT YARD SETBACK: 10 FEET
 MIN SIDE YARD SETBACK: 5 FEET
 MIN REAR YARD SETBACK: 15 FEET
 MIN LOT AREA: 5,400 S.F.
 MIN LOT WIDTH: 45 FEET
 OPEN SPACE: 21.7%

A PLANNED AREA DEVELOPMENT WITHIN CR-3/PAD ZONE SINGLE FAMILY/LOW DENSITY LOTS
 ZONING & CASE # CR-3 PAD (PZ-055-00, PZ-PD-055-00) AND PZ-PD-005-10)
 MAX BUILDING HEIGHT: 30 FEET
 MIN FRONT YARD SETBACK: 20 FEET
 MIN SIDE YARD SETBACK: 5 FEET
 MIN REAR YARD SETBACK: 20 FEET
 MIN LOT AREA: 7,200 S.F.
 MIN LOT WIDTH: 60 FEET
 OPEN SPACE: 21.7%

***SEE TYPICAL BUILDING SETBACKS DIAGRAM**



TYPICAL LOT DIMENSIONS

N.T.S.
 *20' MINIMUM SET BACK TO FACE OF GARAGE FROM EDGE OF CURB OR BACK OF SIDEWALK.

SERVICE PROVIDERS

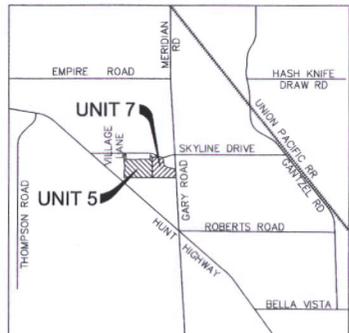
SEWER	JOHNSON UTILITIES	POLICE	PINAL COUNTY SHERIFF'S OFFICE
WATER	JOHNSON UTILITIES	FIRE	RURAL METRO
ELECTRICITY	SALT RIVER PROJECT	SCHOOLS	FLORENCE UNITED SCHOOL DISTRICT
TELEPHONE	CENTURY LINK	SOLID WASTE	PRIVATE HAULER
CABLE	COX COMMUNICATIONS		

TENTATIVE PLAT OF MORNING SUN FARMS UNIT 5 - LOTS 1 THRU 122 UNIT 7 - LOTS 1 THRU 85

A PORTION OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER / DEVELOPER
 BEAZER HOMES HOLDINGS CORP.
 A DELAWARE CORPORATION
 1600 N. DESERT DRIVE, STE 301
 TEMPE, AZ 85281
 PHONE: (480) 967-8655
 CONTACT: MICHAEL MILOVANOVIC

ENGINEER
 ATWELL
 4700 E. SOUTHERN AVE.
 MESA, ARIZONA 85206
 PHONE: (480) 218-8831
 FAX: (480) 830-4888
 CONTACT: MATT OLSEN, P.E.



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____ AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREOIN ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____
 ED BALLETT
 4700 E. SOUTHERN AVE, MESA, ARIZONA 85206
 PHONE: (480) 218-8831

ARIZONA REGISTERED LAND SURVEYOR, # _____



LEGEND

- ELECTRIC BOX
- TRANSFORMER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- IRRIGATION BOX
- CATCH BASIN
- IRRIGATION VALVE
- DIRECTION OF FLOW
- SVTE SIGHT VISIBILITY TRIANGLE EASEMENT
- VMAE VEHICULAR NON-ACCESS EASEMENT

STATE OF ARIZONA
 COUNTY OF PINAL
 COUNTY SEAL

THE LOCATION OF EXISTING UNLAWFUL UTILITIES ARE SHOWN BY AN APPROPRIATE AND INDICATED BY OTHERS BY THE OWNER OF SAID UTILITIES. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BY AN APPROPRIATE AND INDICATED BY OTHERS BY THE OWNER OF SAID UTILITIES. THE LOCATION OF EXISTING UTILITIES ARE SHOWN BY AN APPROPRIATE AND INDICATED BY OTHERS BY THE OWNER OF SAID UTILITIES.

NOTICE: THE CONSTRUCTION OF THIS PLAT IS THE RESPONSIBILITY OF THE SUBDIVIDER. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



COVER SHEET
 MORNING SUN FARMS
 UNITS 5 & 7
 PINAL COUNTY, ARIZONA



REVISIONS:

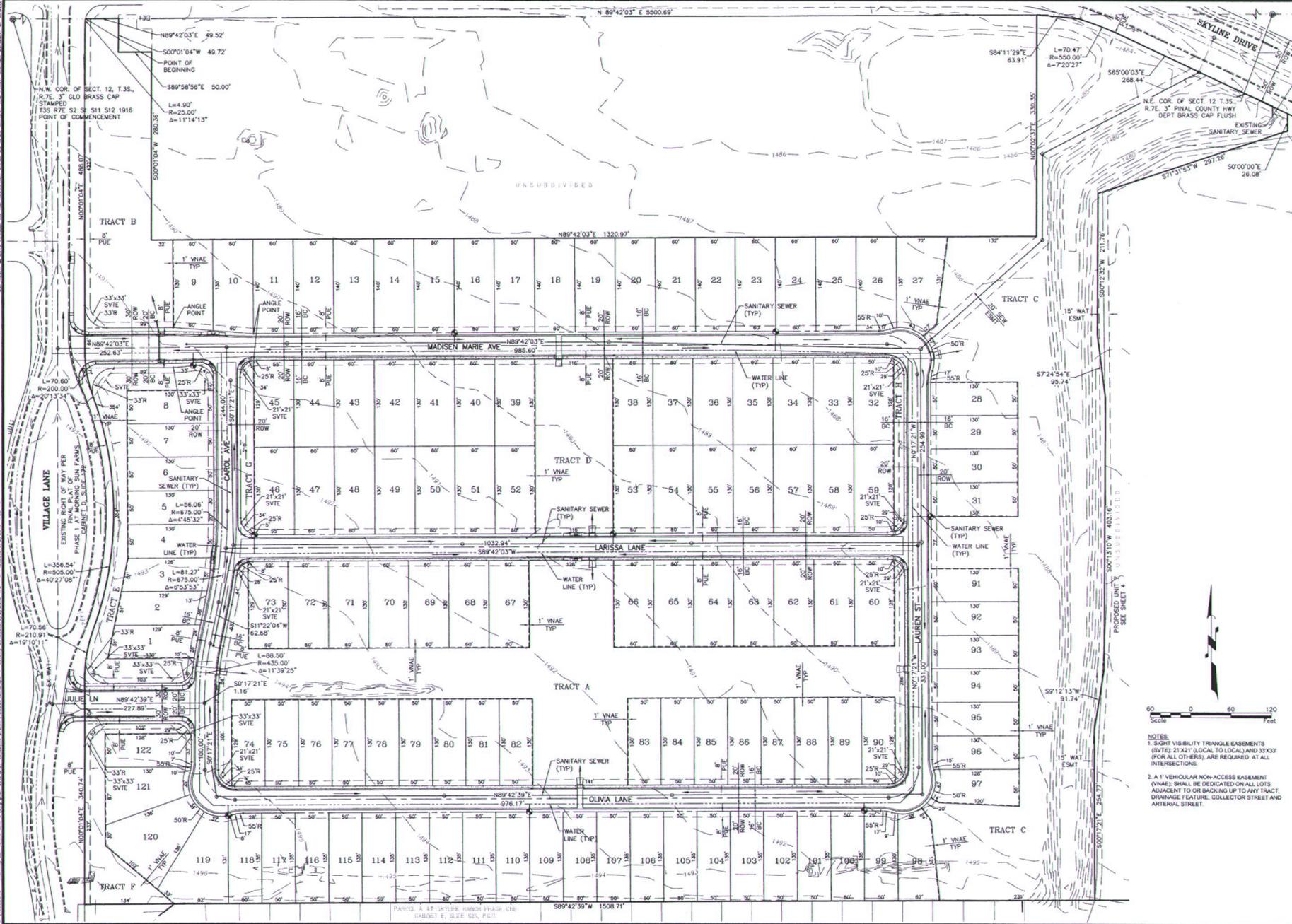
NO.	DATE	DESCRIPTION



PM. M. OLSEN
 DR. GAM
 JOB NO. 15000640
 FILE NO. _____
 TENTATIVE PLAT
 TENTATIVE PLAT

SHEET NO.
 1 OF 4

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. ONLY ONE SIDE OF THE UNDERGROUND UTILITIES ARE SHOWN. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. ONLY ONE SIDE OF THE UNDERGROUND UTILITIES ARE SHOWN. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. ONLY ONE SIDE OF THE UNDERGROUND UTILITIES ARE SHOWN.



UNIT 5 LOTS 1 - 122
MORNING SUN FARMS
UNITS 5 & 7
 FINAL COUNTY, ARIZONA

REVISIONS:

NO.	DATE	DESCRIPTION



PM: M. OLSEN
 DR: GAM
 JOB NO: 15000640
 FILE NO:
 TENTATIVE PLAT
 TENTATIVE PLAT
 SHEET NO.
3 OF 4

CASE # S-013-15

SIZE: 60.72± acres.

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

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-(PD)-005-10 and is currently vacant.

SURROUNDING ZONING AND LAND USE:

- North: CR-3/PAD; Morning Sun Farms (PZ-PD-055-00), residential
- East: CR-3/PAD; Skyline Ranch (PZ-PD-025-99), residential
- South: CR-3/PAD; Skyline Ranch (PZ-PD-025-99), residential
- West: CR-3/PAD; Morning Sun Farms (PZ-PD-055-00), residential

HISTORY: The subject property was originally rezoned in 2000 under case PZ-PD-033-99 and later amended under cases PZ-008-00, PZ-PD-055-00 and PZ-PD-005-10. A minor PAD amendment was approved in July, 2015 that made several small adjustments to the lot configuration for parcels 5 and 7. To date, 1,350 lots have been final platted out of a total of 1,578. The PAD has 228 lots remaining which does not include the 207 lots in Units 5 and 7.

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

- Telephone: Century Link/Cox Communication
- Electrical: Salt River Project
- Water: Johnson Utilities
- Sewer: Johnson Utilities
- Fire District: Rural Metro Fire
- Refuse: Republic Services
- Cable: Century Link/Cox Communication
- Gas: City of Mesa
- School: Florence Unified
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On September 23, 2015 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision.

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

Lot Area (SQ FT)	Front Yard	Side Yard	Rear Yard	Lot Width	Height
5,400	10'	5'	15'	45'	30'
7,200	20'	5'	20'	60'	30'

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

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

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

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

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

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

Analysis: This project is located within the CR-3/PAD zoning classification. The Board approved eighteen (18) stipulations of understanding for case PZ-PD-005-10 and nine (9) for case PZ-055-00.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the development standards in the approved PAD and is consistent with all PAD amendments.

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

Analysis: The design of Morning Sun Farms Units 5 and 7 is suitable to the environment and does not cause any substantial environmental damage or presents any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

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

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

Analysis: The proposed subdivision is in an area where the topography slopes northwesterly within the subject property.

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

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

Analysis: Access for this tentative plat is from Gary Road, Skyline Drive and Village Lane, adjacent to the subject property.

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

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

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

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

Sewage is to be provided by Johnson Utilities.

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

Solid waste service is to be provided by Republic Services.

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

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

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

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-055-00 & PZ-PD-005-10) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-013-15 with the 10 stipulations as presented in the staff report.

1. The applicant/owner shall develop the 207 lot subdivision in accordance with the subdivision submittal documents for Morning Sun Farms Units 5 & 7 and in accordance with all applicable criteria of Titles 2 & 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-055-00 and PZ-PD-005-10), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
2. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

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

3. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the wastewater /sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
4. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal

County Subdivision Standards or as approved by the County Engineer.

6. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
7. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
8. All right-of-way dedication shall be free and unencumbered.
9. The developer agrees to contribute 50% of the total cost for a traffic signal at the intersection of Village Lane and Empire Rd. (per Ordinance 2011-PZ-PD-005-10, Fee No. 2011-058863). Prior to the recordation of the final plat for this subdivision, developer shall post funds in escrow or other assurance, as determined by the County Engineer, with Pinal County for the installation of the required traffic signal.
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.



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Greg Stanley
County Manager

Date: November 19, 2015

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E
Pinal County Engineer

**Subject: Tentative Plat for MORNING SUN FARMS UNIT 5 & UNIT 7,
Case No. S-013-15**

The Engineering Division has reviewed the Tentative Plat for MORNING SUN FARMS UNIT 5 & UNIT 7, Case No. S-013-15 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
- 2) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 4) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- 5) All right-of-way dedication shall be free and unencumbered;
- 6) The developer agrees to contribute 50% of the total cost for a traffic signal at the intersection of Village Lane and Empire Rd. (per Ordinance 2011-PZ-PD-005-10, Fee No. 2011-058863). Prior to the recordation of the final plat for this subdivision, developer shall post funds in escrow or other assurance, as determined by the County Engineer, with Pinal County for

COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



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- 7) the installation of the required traffic signal;
if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;
- c: E. Balmer



PINAL COUNTY
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II. GENERAL SUBDIVISION INFORMATION

Please Print:

MICHAEL MILOVANOVIC 480-921-4745
Name of Applicant Mailing Address Phone

MICHAEL.MILOVANOVIC@BEAZER.COM
Applicant E-Mail Address

BEAZER HOMES 1600 N. DESERT DRIVE #301 TEMPE, AZ. 85281
Name of Landowner(s) Mailing Address Phone

SEE ABOVE
Landowner(s) E-Mail Address

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

MICHAEL MILOVANOVIC 1600 N. DESERT DRIVE #301 TEMPE, AZ. 85281
Name and mailing address of person to be notified

M. Milovanovic 7/29/15
Signature of Applicant Date

Planning and Development Review Fees:

Tentative Plat:

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

Final Plat:

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

Landscape Plans:

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

Residential Design Requirements:

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



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1. Pre-application meeting case number: S-PA-
2. The name of the proposed subdivision: MORNING SUN Farms Units 5 and 7
3. Number of lots this subdivision contains: Unit 5 - 122 lots, Unit 7 - 85 lots
4. Number of access roads proposed by this subdivision: 3
5. Are the streets within proposed subdivision intended to be: public: X private:
6. Septic system or public/private sewer? PUBLIC
7. Parcel number(s):
8. Township 3S Range 7E Section(s) 12
9. Parcel size: UNIT 5 - 36.481 ac. UNIT 7 - 24.245 ac.
10. Zoning Classification: CR3-PAD Planning Case(s) #:
11. Flood Zone Designation: ZONE X
12. Topography: SLOPES FROM SOUTHWEST TO NORTHEAST
13. Does it front a public road? Yes Name of road(s) VILLAGE LANE
14. Does it front a private road? NO Name of road(s)

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:
 - Company Name: JOHNSON UTILITIES
 - Contact Person: Tanja Weese
 - Address: 5230 E. SHEA BLVD. #200 SCOTTSDALE AZ 85254
 - Phone Number: 623-975-5712



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2. Water service provider:

Company Name: JOHNSON UTILITIES
Contact Person: TANJA WEESE
Address: 5230 E. SHEA BLVD. #200 SCOTTSDALE, AZ. 85254
Phone number: 623-975-5712

3. Electrical service provider:

Company Name: SRP
Contact Person: JOEL TURNER
Address: 2227 E. WASHINGTON
Phone number: 602-236-6186

4. Gas service provider:

Company Name: CITY OF MESA GAS
Contact Person: SCOT SHERWOOD
Address: 55 N. CENTER ST. MESA, AZ. 85201
Phone number: 480-644-4444

5. Telephone service provider:

Company Name: CENTURY LINK
Contact Person: CONFLICT REVIEW
Address: 135 W. ORION ST.
Phone number: 480-768-4294

6. Cable service provider:

Company Name: COX
Contact Person: ENGINEERING DEPARTMENT
Address: 1550 W. DEER VALLEY RD.
Phone number: 623-328-4073



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7. Solid waste provider:

Company Name: REPUBLIC SERVICES

Contact Person: MARK RODERMUND

Address: 6711 S. MOUNTAIN RD.

Phone number: 480-627-2700

8. Fire District:

Company Name: RURAL METRO

Contact Person: COLIN WILLIAMS

Address: 708 W. BASELINE RD.

Phone number: 480-655-7257

9. School District:

Company Name: FLORENCE UNIFIED

Contact Person: TONY VINENEZ

Address: 1000 S. MAIN ST.

Phone number: 520-866-3500



July 29, 2015

Pinal County
Planning & Development Department
31 North Pinal Avenue
Building F
Florence, Arizona 85232

Re: Morning Sun Farms, Units 5 and 7
Tentative Plat Submittal
Pinal County, AZ

To Whom It May Concern:

Beazer intends to subdivide Morning Sun Farms Units 5 and 7 in accordance with Pinal County requirements. The proposed Morning Sun Farms Units 5 and 7 single family residential development is located within Section 12, Township 3S, Range 7E, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The development of Units 5 and 7 will provide the community with 122 residential lots on approximately 36 acres, and 85 residential lots on approximately 24 acres respectively. Access will be by way of Skyline Drive, Gary Road, and Village Lane.

If you have any questions please contact Michael Milovanovic at (480) 921-4745 or Michael.Milovanovic@beazer.com.

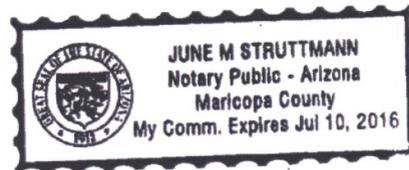
Sincerely,

Michael Milovanovic
Authorized Representative

State of Arizona
County of Maricopa

Subscribed before me this 29th day of July, 2015, by Michael Milovanovic as authorized representative of Beazer.

My commission Expires 7/10/2016



S-017-15



PINAL COUNTY
wide open opportunity

MEETING DATE: March 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-017-15 (Laurel Ranch)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is a tentative plat named Laurel Ranch. It is located within the Johnson Ranch Planned Area Development which was approved by the Board of Supervisors under planning cases PZ-(PD)-031-97 & PZ-(PD)-031-97B. The subject property was re-zoned in 2007 to CR-2/PAD under planning case PZ-(PD)-031-97B.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration by the Board of Supervisors. If approved it would allow for the construction of sixty-three dwelling units.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations. The tentative plat conditionally conforms to the approved development plan and standards as well as the Subdivision Regulations and Subdivision Infrastructure and Design Manual. A motion and recommended stipulations are included in this staff report.

LEGAL DESCRIPTION: 41.51± acres, situated in a portion of Section 32, T3S, R8E G&SRB&M.

TAX PARCEL: 210-30-001A

LANDOWNER: Highland Communities, LLC, 1425 South Higley Road, #101, Gilbert, AZ 85296.

ENGINEER: Allen Consulting Engineers, Inc., 3921 East Baseline Road, #112, Gilbert, AZ, 85234.

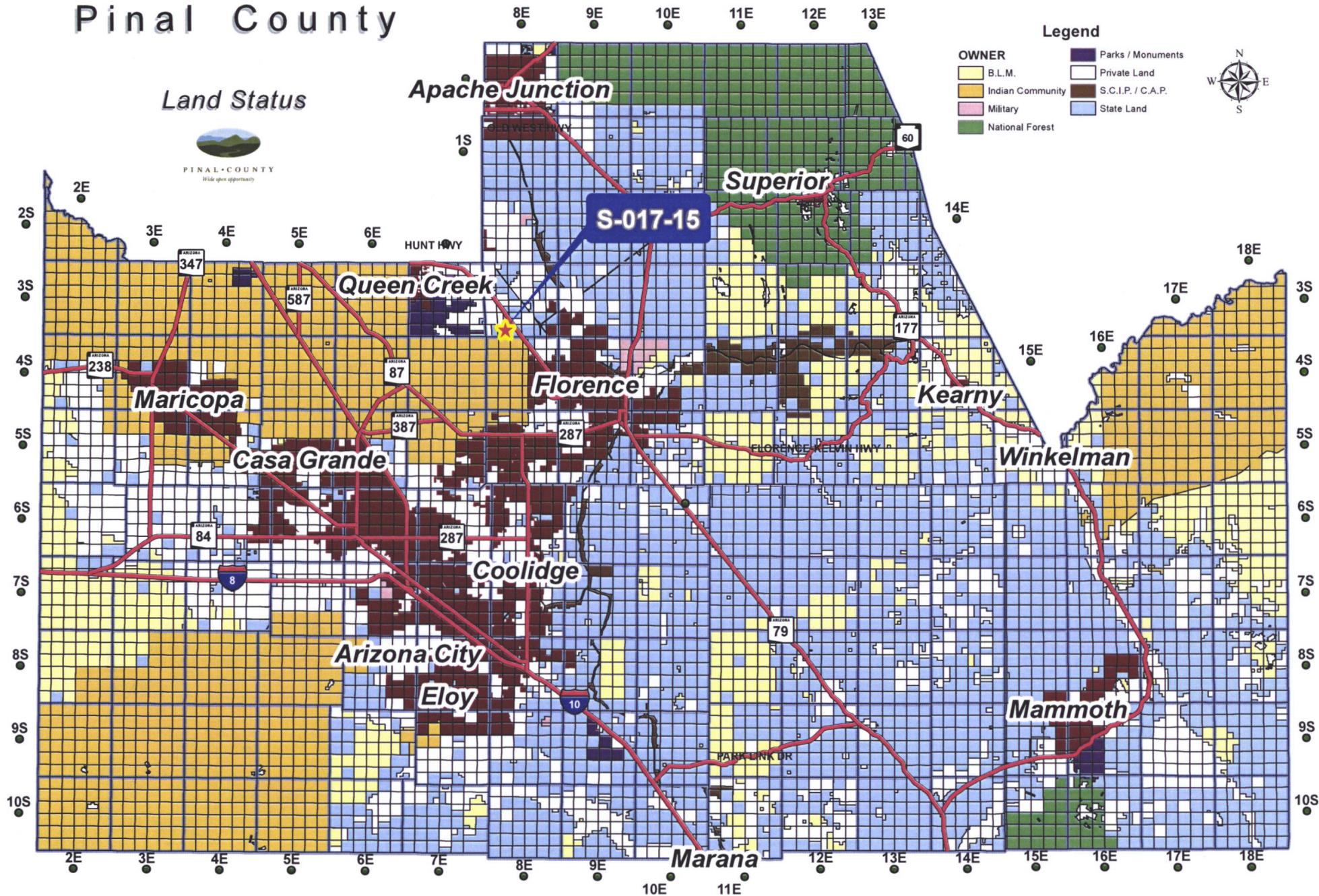
REQUESTED ACTION & PURPOSE: Highland Communities, LLC, landowner, Allen Consulting Engineers, Inc., engineer, requesting approval of a tentative plat for **Laurel Ranch**, 63 lots on a 41.51± acre parcel in the CR-2/PAD zone (**PZ-(PD)-031-97B**).

LOCATION: Adjacent to the south side of Magma Road and the west side of Gantzel Road in the San Tan Valley area.

SIZE: 41.51± acres.

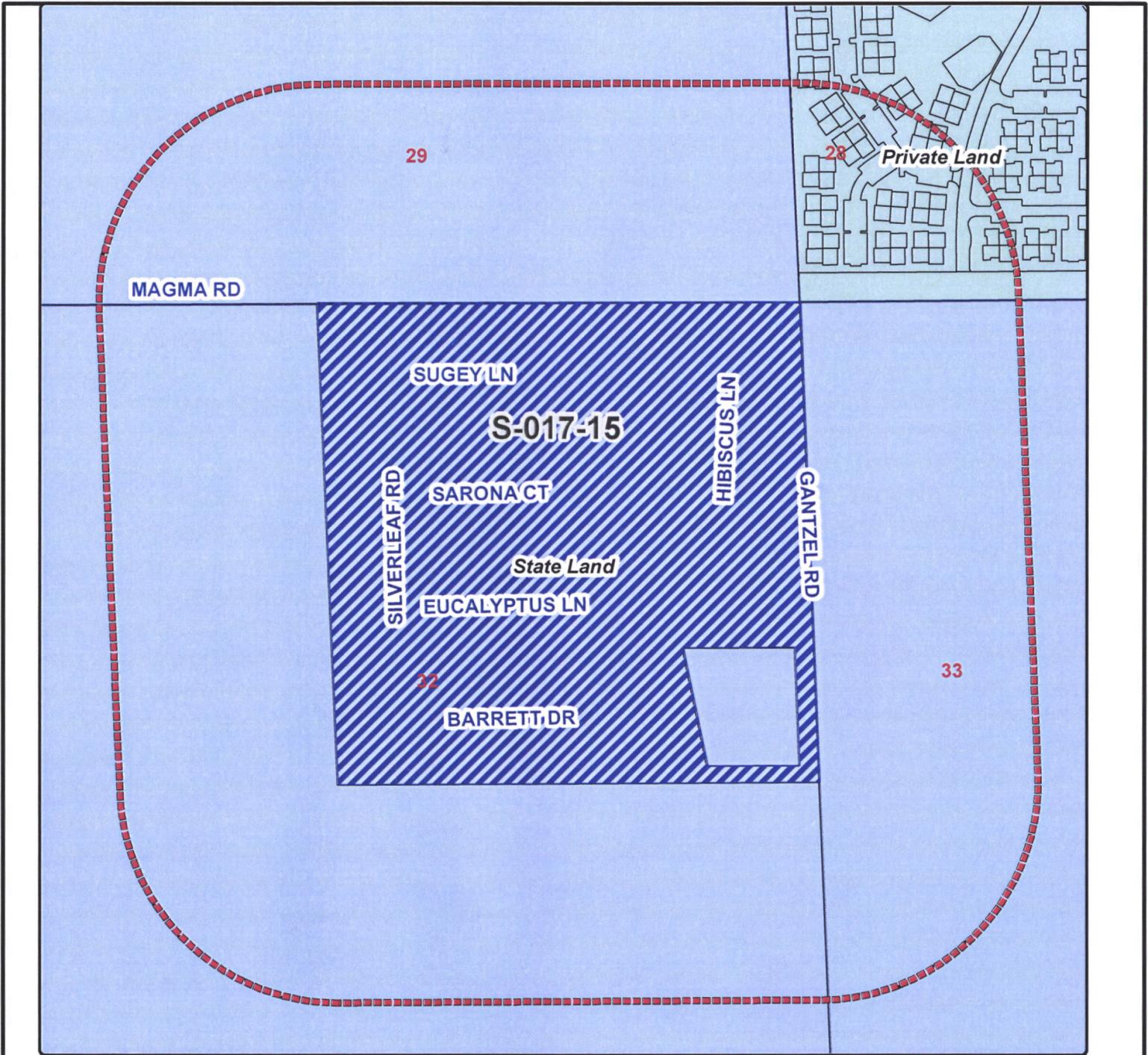
COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential.

Pinal County





Vicinity Map Community Development



Community Development

S-017-15 - DISCUSSION/APPROVAL/DISAPPROVAL: Highland Communities, LLC., landowner, Allen Consulting Engineers, Inc., engineer, requesting approval of a tentative plat for Laurel Ranch, 63 lots on an 41.51± acre parcel in the single family (CR-2/PAD) zone; situated in a portion of Section 32, T03S, R08E, G&SRB&M, tax parcel 210-30-001A (located adjacent to the south side of Magma Road and the west side of the Gantzel Road alignment in the San Tan Valley area).

Current Zoning: CR-2
Current Land Use: MLDR



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Legal Description:

Situated in a portion of Section 32, T03S, R08E, G&SRB&M, Tax parcel 210-30-001A (legal on file) (located adjacent to the south side of Magma Road and the west side of the Gantzel Road alignment in the San Tan Valley area).

T03S-R08E Sec 32



Owner/Applicant: Highland Communities, LLC.

Drawn By: GBS / IT / LUT Date: 3/9/2016

Sheet No.

Section 32

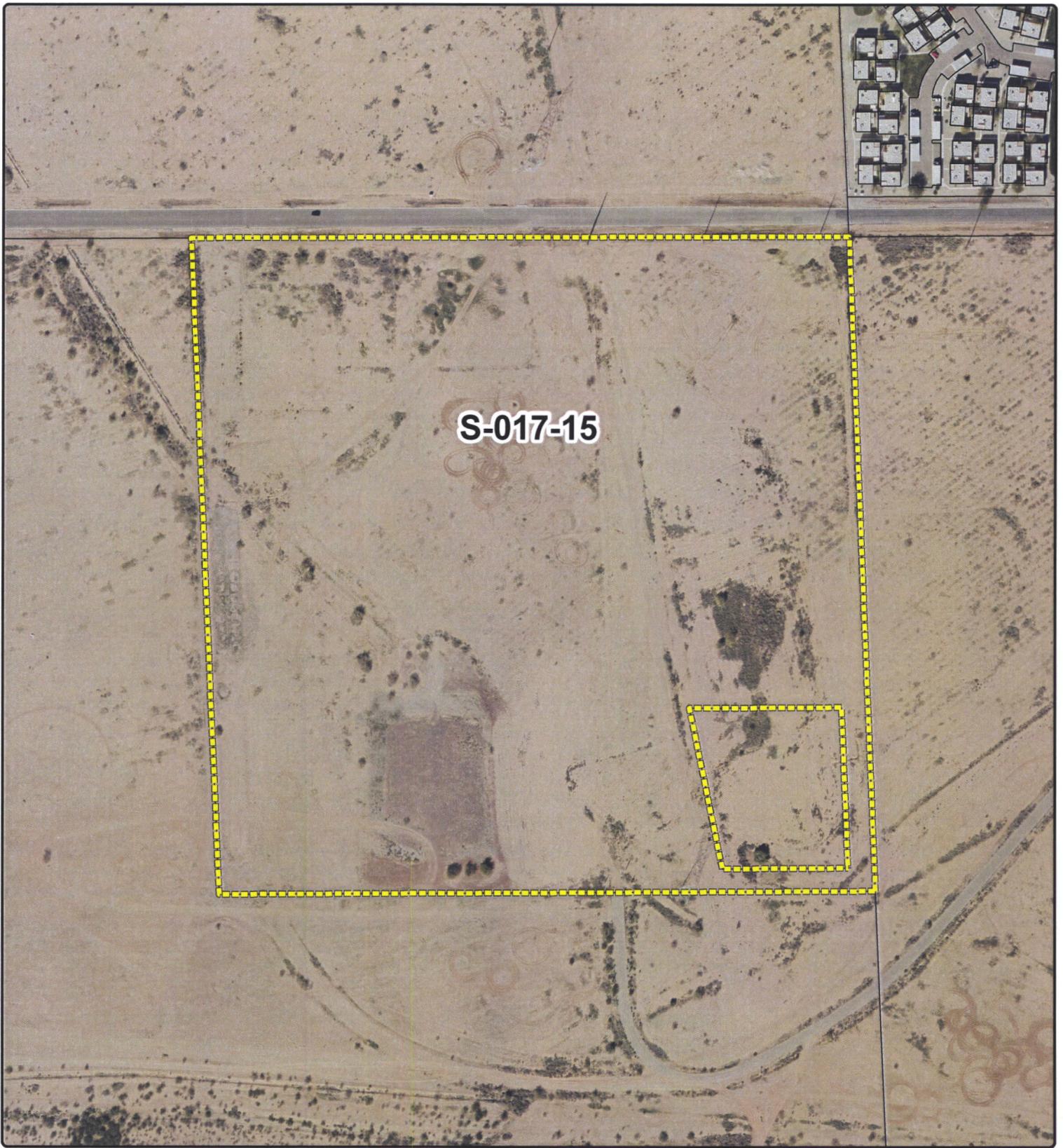
Township 03S

Range 08E

1 of 1

Case Number:

S-017-15



S-017-15

Community Development



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S-017-15

GENERAL NOTES

- PLANNING DEPARTMENT**
 - THE GROSS AREA OF THE SUBDIVISION IS: 41.51 ACRES
 - ZONING IS: CR-2/PAD
 - THE NUMBER OF LOTS IS: 83
 - THE APPROXIMATE AREA OF PARKS & OPEN SPACE IS: 8.98 ACRES
- PUBLIC WORKS DEPARTMENT**
 - STREET NAME MAGMA RD IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.
 - ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
 - NOTE ANY PROPOSED ABANDONMENT OF PUBLIC RIGHTS-OF-WAY.
- BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT**
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

SPECIAL NOTES

- PLANNING DEPARTMENT**
 - NO VARIANCE, WAIVER OR SPECIAL USE PERMIT APPROVAL HAS BEEN GRANTED FOR THIS SUBDIVISION
 - THIS SUBDIVISION LIES IN FLOOD ZONE "X" PER FEMA FIRM MAP.
 - MINIMUM LOT SIZE IS
 - NO LOTS ARE SUBJECT TO HILLSIDE DEVELOPMENT DESIGN.
- ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS**
 - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
 - THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
 - ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
 - THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
 - THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.
 - ALL DRYWELLS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE OWNER AND ARE TO BE REPLACED BY THE HOA/OWNER WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRYWELL SETTING CHAMBER IS REQUIRED.

BENCHMARK

US COAST AND GEODETIC SURVEY MONUMENT STAMPED M 364 1987, LOCATED 0.10 MILES NORTHERLY ALONG ELLSWORTH ROAD FROM THE POST OFFICE IN QUEEN CREEK; THENCE 0.79 MILES EASTERLY ALONG COOZILLO ROAD; THENCE 6.95 MILES SOUTHEASTERLY ALONG THE SOUTHERN PACIFIC RAILROAD. ELEVATION=1494.49 (NAVD 88)

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 8 EAST, G&SR&B&M, THE BEARING IS N89°53'58"E.

LAND USE TABLE

GROSS ACREAGE	41.51 ACRES
AREA OF STREETS	6.57 ACRES
SRP EXCEPTION	2.09 ACRES
NET ACREAGE	32.85 ACRES
AREA OF TRACTS	8.98 ACRES
TOTAL NUMBER OF LOTS	83 LOTS
OVERALL DENSITY	1.51 DU/GROSS ACRE
AVERAGE AREA PER LOT	16,642 S.F.

TRACT TABLE

TRACT	USE	AREA (S.F.)	AREA (AC.)
A	LANDSCAPE, DRAINAGE	172,337	3.9563
B	LANDSCAPE, DRAINAGE	20,920	0.4803
C	LANDSCAPE, DRAINAGE, RECREATION	37,442	0.8596
D	LANDSCAPE, DRAINAGE, RECREATION	101,866	2.3390
E	LANDSCAPE, DRAINAGE, RECREATION	22,287	0.5116
F	LANDSCAPE, RECREATION	12,802	0.2938
G	LANDSCAPE	6,859	0.1529
H	LANDSCAPE	3,818	0.0830
I	TO BE DEEDED TO SRP	1,284	0.0295
J	LANDSCAPE	1,101	0.0253
K	LANDSCAPE	956	0.0219
L	LANDSCAPE	1,101	0.0253
M	LANDSCAPE	2,203	0.0506
N	LANDSCAPE	2,205	0.0508
O	LANDSCAPE	2,200	0.0505
P	LANDSCAPE	1,012	0.0232
Q	LANDSCAPE	1,012	0.0232
TOTAL		391,003	8.9807

OPEN SPACE CALCULATIONS = 21.6%

TENTATIVE PLAT OF LAUREL RANCH

A PORTION IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



STATE OF ARIZONA } SS
 COUNTY OF PINAL }
 I hereby certify that the within instrument is filed in the official records of this County in
 Cabinet _____ Slide _____
 Date: _____
 Witness my hand and official seal.
 VIRGINIA ROGGS, Pinal County Recorder
 By: _____ Deputy

OWNER/DEVELOPER

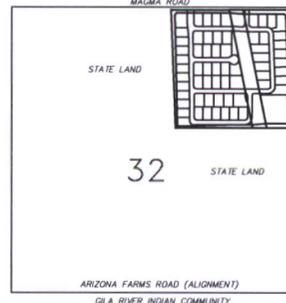
HIGHLAND COMMUNITIES, LLC
 1452 S. HIGLEY ROAD, SUITE 101
 GILBERT, ARIZONA 85286
 PHONE: 480-279-4000

ENGINEER

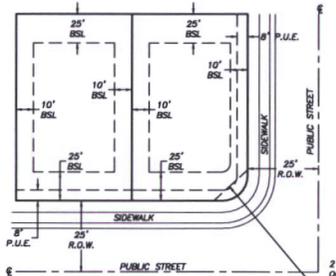
ALLEN CONSULTING ENGINEERS, INC.
 3921 E. BASELINE RD. SUITE 112
 GILBERT, AZ 85234
 P: 480-844-1666
 F: 480-830-8453
 ace@allenconsulting.com



VICINITY MAP
 Not To Scale.



LOCATION MAP AND SHEET INDEX
 Not To Scale.



TYPICAL LOTS
 (N1S)
 14,972 S.F. MINIMUM

BASE ZONING: CR-2/PAD

ZONING CASE:	S-017-15
SETBACKS	SETBACK/REQUIREMENTS
FRONT	25 FEET
REAR	25 FEET
SIDE	10 FEET
SIDE STREET SIDE	
MINIMUM LOT WIDTH	80 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MINIMUM LOT AREA	12,000 SF

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____ AND THIS PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANTHONY N. ZAUGG
 ALLEN CONSULTING ENGINEERS, INC.
 3921 E. BASELINE RD. STE 112
 GILBERT, AZ 85234
 P: 480-844-1666

ARIZONA REGISTERED LAND SURVEYOR, # _____

DATE _____

SERVICE PROVIDERS

- ELECTRIC - SALT RIVER PROJECT
- TELEPHONE - CENTURYLINK
- SEWER - JOHNSON UTILITY
- WATER - JOHNSON UTILITY
- POLICE/SECURITY - PINAL COUNTY SHERIFF
- FIRE - RURAL METRO
- SCHOOLS - FLORENCE UNIFIED SCHOOL DISTRICT
- SOLID WASTE - PRIVATE LANDSCAPING - H&A
- STREETS - PUBLIC
- F.I.R.M. FLOOD ZONE - X

APPROVALS

TO BE COMPLETED AT FINAL PLAT

LIEN HOLDER'S RATIFICATION

TO BE COMPLETED AT FINAL PLAT

ACKNOWLEDGEMENT

TO BE COMPLETED AT FINAL PLAT

DEDICATION

TO BE COMPLETED AT FINAL PLAT

ACKNOWLEDGEMENT

TO BE COMPLETED AT FINAL PLAT



DATE _____
 EXPRES 03-31-17

ALLEN CONSULTING ENGINEERS, INC.
 3921 E. BASELINE ROAD #112
 GILBERT, ARIZONA 85234
 PHONE (480) 844-1666
 E-MAIL: ace@allenconsulting.com

LAUREL RANCH
 PINAL COUNTY, ARIZONA
 TENTATIVE PLAT

JOB NUMBER	85406	SHEET	1 OF 2
DRAWING	PRELIM PLAT SH1	CHECKED BY	DATE 02-04-18
DRAFTSMAN			

FND 1/2" REBAR NO.1D.
NE 1/4 CORNER
SECTION 32, T.3 S.,
R. 8 E.

DK. 40' ROW
DKT. 2008-000704

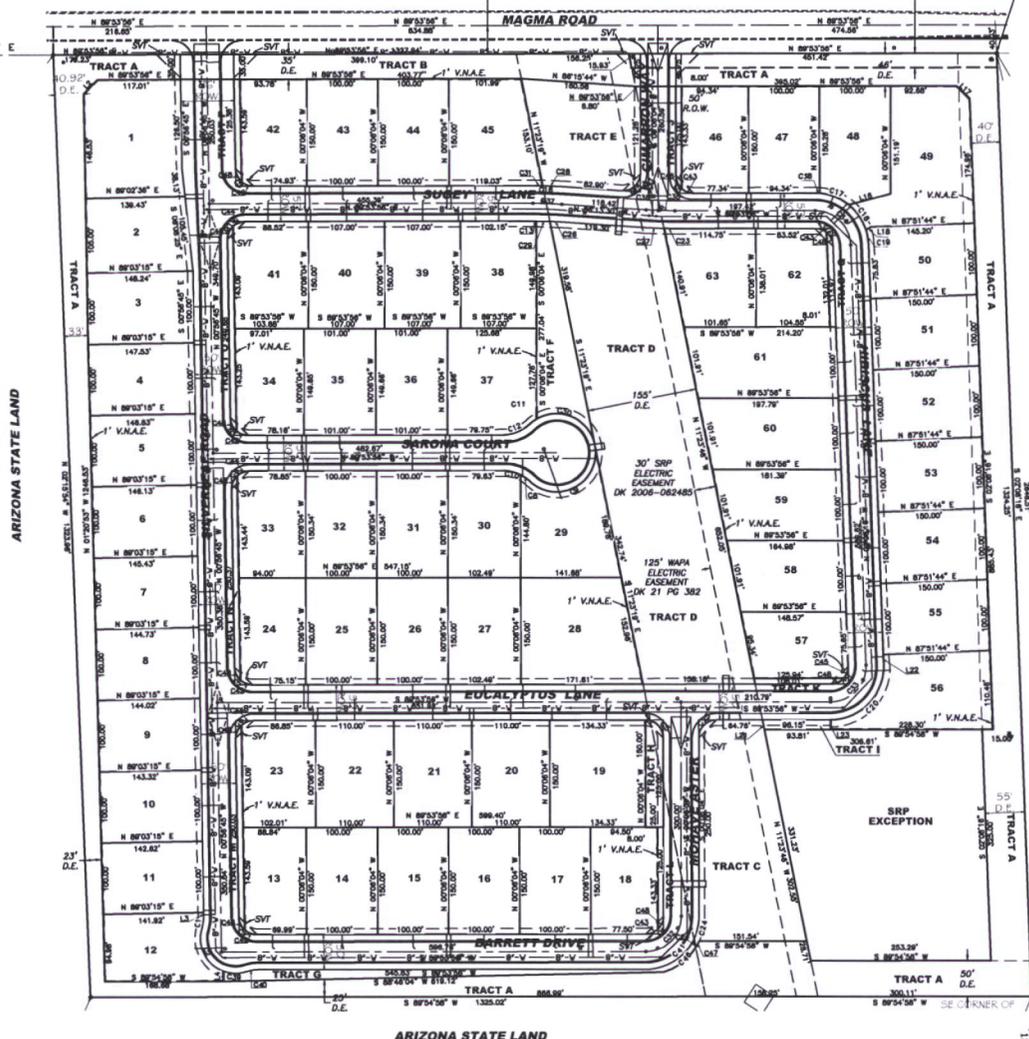
ARIZONA STATE LAND

20' ELEC. EASE.
DK 2008-000704

FND 1/2" REBAR L#34544
NE CORNER OF
NE 1/4 OF NE 1/4
SECTION 32, T.3 S.,
R. 8 E.



SCALE 1" = 80'



LINE DATA

Line Number

Bearing

Distance

1	N 89°53'56" E	1327.68'
2	N 89°53'56" E	1327.68'
3	N 89°53'56" E	1327.68'
4	N 89°53'56" E	1327.68'
5	N 89°53'56" E	1327.68'
6	N 89°53'56" E	1327.68'
7	N 89°53'56" E	1327.68'
8	N 89°53'56" E	1327.68'
9	N 89°53'56" E	1327.68'
10	N 89°53'56" E	1327.68'
11	N 89°53'56" E	1327.68'
12	N 89°53'56" E	1327.68'

CURVE DATA

Curve Name

Delta

Radius

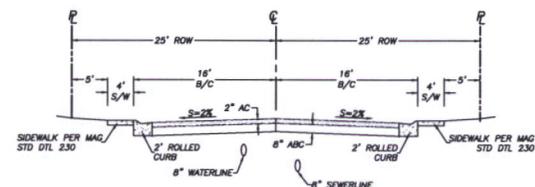
Arc Length

Tangent Length

1	150.00'	150.00'	150.00'	150.00'
2	150.00'	150.00'	150.00'	150.00'
3	150.00'	150.00'	150.00'	150.00'
4	150.00'	150.00'	150.00'	150.00'
5	150.00'	150.00'	150.00'	150.00'
6	150.00'	150.00'	150.00'	150.00'
7	150.00'	150.00'	150.00'	150.00'
8	150.00'	150.00'	150.00'	150.00'
9	150.00'	150.00'	150.00'	150.00'
10	150.00'	150.00'	150.00'	150.00'
11	150.00'	150.00'	150.00'	150.00'
12	150.00'	150.00'	150.00'	150.00'

LEGEND

- SET 1/2" REBAR L#41078
- BRASS CAP
- ▲ FOUND 1/2" REBAR
- R.O.W RIGHT OF WAY
- P.U.E. PUBLIC UTILITIES EASEMENT
- SBL BUILDING SETBACK LINE
- BCHH BRASS CAP IN HANDHOLE
- ▲ SUBDIVISION CORNER
- 23.50' TOP OF CURB ELEV.
- BRASS CAP
- ▲ THRUST BLOCK
- ▲ WATER VALVE
- ▲ FIRE HYDRANT
- ▽ REDUCER
- WATER SERVICE
- BACKFLOW PREVENTER
- SEWER CLEANOUT
- SEWER SERVICE
- SEWER MANHOLE
- ▬ SIDEWALK / HANDICAP RAMP
- 8" WATERLINE
- 8" SEWERLINE



TYPICAL CROSS SECTION RESIDENTIAL STREET

(N/S)



EXPIRES 03-31-17

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #112
GILBERT, ARIZONA 85234
PHONE (480) 844-1888
E-MAIL: aec@allenconsulting.com

LAUREL RANCH
PINAL COUNTY, ARIZONA
TENTATIVE PLAT SITE PLAN

JOB NUMBER	85408	SHEET	2	OF	2
DRAWING	SITE PLAN PRELIMINARY				
DRAFTSMAN		CHECKED BY		DATE	02-04-18

S-017-15

EXISTING ZONING AND LAND USE: The subject property is zoned CR-2/PAD under approved Planning Case PZ-(PD)-031-97B and is currently vacant.

SURROUNDING ZONING AND LAND USE:

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

HISTORY: The subject property was originally rezoned from GR (General Rural Zone) to CR-3/PAD by planning cases PZ-013-96 & PZ-(PD)-013-96. Then it was rezoned from CR-3/PAD to SR/PAD (Suburban Ranch) in 1997 by planning case PZ-031-97 & PZ-(PD)-031-97. In 2007, planning cases PZ-031-97B & PZ-(PD)-031-97B rezoned the property to CR-2/PAD that allows for the development of eighty-nine single family dwelling units. This tentative plat is proposing sixty-three dwelling units which is a reduction of twenty-six dwelling units.

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

- Telephone: Century Link
- Electrical: Salt River Project
- Water: Johnson Utilities
- Sewer: Johnson Utilities
- Fire District: Rural Metro Fire
- Refuse: Right Away Disposal
- Cable: Century Link/Cox Communication
- School: Florence Unified
- Police: Pinal County Sheriff Department

Chapter 3.15.050(C) of the Development Services Code requires the subdivider or their representative to attend a Subdivision Coordinating Committee meeting. On January 21, 2016 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision.

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

Lot Area (SQ FT)	Front Yard	Side Yard	Rear Yard	Lot Width	Height
8,000	25'	10' corner side yards at 15'	25'	60'	30'

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

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

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

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

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

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

Analysis: This project is located within the CR-2/PAD zoning classification. The Board approved twenty-six (26) stipulations of understanding for case PZ-(PD)-031-97B and three (3) for case PZ-031-97B.

Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the development standards in the approved PAD and is consistent with all PAD amendments.

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

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

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

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

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

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

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

Analysis: Access for this tentative plat is from Magma Road which is adjacent to the subject property.

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

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

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

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

Sewage is to be provided by Johnson Utilities.

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

Solid waste service is to be provided by Right of Way Disposal.

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

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

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

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

STAFF SUMMARY AND RECOMMENDATION: All submittals, evidence presented, written documentation, public testimony, planning case staff reports (PZ-031-97B & PZ-(PD)-031-97B) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-017-15 with the 13 stipulations as presented in the staff report.

1. The applicant/owner shall develop the 63 lot subdivision in accordance with the subdivision submittal documents for Laurel Ranch and in accordance with all applicable criteria of Titles 2 & 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-(PD)-031-97, PZ-031-97B, and PZ-(PD)-031-97B), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
2. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
 - a. Type of map or plat.
 - b. Name of subdivision and description with township, range and section.
 - c. Name of the owner of record.
 - d. Recorder's information and seal block.

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

3. The applicant/landowner/developer will coordinate with Pinal County Public Works Department in addressing traffic circulation between this development and adjacent developments both current and proposed.
4. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the wastewater /sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
5. Label tot lot and concrete path/trail in the tract table for Tract D as additional uses on final plat.
6. Label 15' for street side setback in the base zoning section on final plat cover sheet.
7. Obtain a written letter from the Pinal County Public Works Department stating that Gantzel Road is not needed for this plat. If Gantzel Road is needed than the owner/applicant/developer shall submit a new subdivision application. The new plat shall

show Gantzel Road as shown on the tentative plat for planning case S-004-08.

8. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.
9. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
10. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
11. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
12. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer.
13. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.



PINAL COUNTY
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Greg Stanley
County Manager

Date: March 17, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

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

Subject: Tentative Plat for LAUREL RANCH, Case No. S-017-15

The Public Works Department has reviewed the Tentative Plat for LAUREL RANCH, Case No. S-017-15 and recommends that it be approved subject to the following conditions:

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
- 2) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
- 4) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
- 5) All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;
- 6) if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;

c: D. Denton

COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

Dedrick Denton

From: Steve Abraham
Sent: Monday, January 25, 2016 8:52 AM
To: Dedrick Denton; Evan Balmer
Subject: FW: Tentative Plat Comments for Laurel Ranch

fyi, for the file

Steve Abraham, AICP, MPA
Planning Manager
Pinal County: "Wide Open Opportunity"
31 N. Pinal St. Florence AZ 85132
v: 520-866-6045
f: 520-866-6490

From: Gilbert Olgin [mailto:Gilbert.Olgin@florenceaz.gov]
Sent: Friday, January 22, 2016 3:39 PM
To: Steve Abraham
Subject: Tentative Plat Comments for Laurel Ranch

Tentative Plat Comments for Laurel Ranch
Case No. S-PA-012-05
APN # 210-30-001A

Laurel Ranch proposed community is located just northwest of the incorporated limits of Florence, however, this property falls within our Town's Planning Area. Staff contends that the plat's proposed density, per acre, is slight higher than the Town of Florence General Plan designation which is Rural Ranchette Residential (RRR 0.10-1.0DU/AC). Due to the current housing projects within proximity of this area, the tentative plat would make an appropriate fit to this portion Pinal County.

Some consideration to roadway connectivity should be to given to future housing development to the south of this project within Pinal County. This subject plat has no road connections to the south.

Aside from those two items, staff has no other comments with this plat.

Gilbert Olgin
Senior Planner
Town of Florence
224 West 20th Street
Florence, Arizona 85132
(O) 520-868-7542
(E-Mail) Gilbert.Olgin@Florenceaz.gov
Office hours – Monday – Friday from 8 am to 5 pm

Please note our new address effective January 20, 2015: 224 W. 20th Street in downtown Florence. The office is located at the northeast corner of 20th Street and Central Avenue.



PINAL COUNTY
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II. GENERAL SUBDIVISION INFORMATION

Please Print:

MARK PUGMIRE 1425 S. HIGLEY RD. Ste. 101 602-989-0375
Name of Applicant Mailing Address Phone

pugmark@highlandcommunitiesaz.com
Applicant E-Mail Address

MARK PUGMIRE " "
Name of Landowner(s) Mailing Address Phone

"
Landowner(s) E-Mail Address

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

MARK PUGMIRE 1425 S. HIGLEY RD. Ste. 101
Name and mailing address of person to be notified

Mark Pugmire 16 Nov 15
Signature of Applicant Date

Planning and Development Review Fees:

Tentative Plat:

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

Final Plat:

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

Landscape Plans:

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

Residential Design Requirements:

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



PINAL COUNTY
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1. Pre-application meeting case number: S-PA-012-05
2. The name of the proposed subdivision: LAUREL RANCH
3. Number of lots this subdivision contains: 63
4. Number of access roads proposed by this subdivision: 2
5. Are the streets within proposed subdivision intended to be: public: X private:
6. Septic system or public/private sewer? SEWER
7. Parcel number(s): 210-30-001A
8. Township 3 Range 8 Section(s) 32
9. Parcel size: 41.51 AC GROSS
10. Zoning Classification: CR-A Planning Case(s) #:
11. Flood Zone Designation: ZONE 'X'
12. Topography: FLAT DESERT RANGELAND
13. Does it front a public road? YES Name of road(s) MAGMA RD.
14. Does it front a private road? NO Name of road(s)

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:

Company Name: JOHNSON UTILITIES, LLC

Contact Person: KATHERINE NIERVA

Address: 5320 E. SHEA BLVD. SUITE 200

Phone Number: 480-998-3300



PINAL COUNTY
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2. Water service provider:

Company Name: JOHNSON UTILITIES

Contact Person: KATHERINE NIERYA

Address: 5320 E. SHEA BLVD. SUITE 200

Phone number: 480-998-3300

3. Electrical service provider:

Company Name: SRP

Contact Person: JOHN NESTVOLD

Address: 2727 E. WASHINGTON ST. PHOENIX, AZ

Phone number: 602-236-6074

4. Gas service provider:

Company Name: CITY OF MESA GAS

Contact Person: SCOT SHERWOOD

Address: 20 E. MAIN ST, MESA, AZ 85201

Phone number: 480-644-2509

5. Telephone service provider:

Company Name: CENTURYLINK

Contact Person: GILBERT BRACAMONTE

Address: 135 W. ORION ST, ROOM 100, TEMPE, AZ

Phone number: 480-768-4322

6. Cable service provider:

Company Name: COX COMMUNICATIONS

Contact Person: GEOFF PIERCE

Address: 4120 E. VALLEY AUTODR., MESA, AZ

Phone number: 623-328-4212



PINAL COUNTY
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7. Solid waste provider:

Company Name: RIGHT AWAY DISPOSAL

Contact Person: JEREMY TAKAS

Address: 3755 S. ROYAL PALM RD., APACHE JUNCTION

Phone number: 480-980-7353

8. Fire District:

Company Name: RURAL/METRO FIRE

Contact Person: BRIAN MURRAY

Address: 8465 N. PIMARD, SCOTTSDALE, AZ

Phone number: 480-655-7408

9. School District:

Company Name: FLORENCE UNIFIED SCHOOL DISTRICT

Contact Person: Dr. AMY FULLER

Address: 1000 S. MAIN ST.

Phone number: (520) 866-3500



ENGINEERING REVIEW
GARBAGE AGREEMENT – COLLECTION SERVICE
[APPENDIX A1]

APPENDIX A1 – GARBAGE AGREEMENT – COLLECTION SERVICE

This agreement must be filled out and signed by a representative of the collection agency and the original submitted with application (A.A.C. R18-5-409).

The Right Away Disposal agrees to provide
Name of Collection Agency

refuse collection service to LAUREL RANCH PINAL
Name of Subdivision County

in accordance with applicable rules and regulations governing refuse collection and disposal.

Jeremy Takas
Type or Print Name of Representative of Collection Agency

Title President

Address 3755 S Royal Palm

City Apache Junction, AZ Zip Code 85119

J. Takas 8-14-15
Signature of Representative of Collection Agency Date



ENGINEERING REVIEW
GARBAGE AGREEMENT – DISPOSAL SERVICE
[APPENDIX A2]

APPENDIX A2 – GARBAGE DISPOSAL AGREEMENT

This agreement must be filled out and signed by a representative of the operational authority of the landfill and the original submitted with application (A.A.C. R18-5-409).

The Durham Regional Landfill is operated by Right Away Disposal
Name of Disposal Site Name of Operational Authority

in accordance with applicable rules and regulations governing refuse disposal and will accept refuse from persons living in:

LAUREL RANCH
Name of Subdivision

Jeremy Takas
Type or Print Name of Representative of Operational Authority

Title President

Address 3755 S Royal Palm Rd

City Apache Junction, AZ Zip Code 85119

[Signature] Date 8-14-15
Signature of Representative of Operational Authority