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NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting
9:00 a.m.
Thursday, June 16, 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	( )	AULT, Member
( )	SHEARER, Member	( )	GRUBB, Member (Absent)

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

- April 13, 2016, April 20, 2016, May 4, 2016, May 18, 2016: No Cases
- June 1, 2016

4. REPORT ON TENTATIVE PLAT EXTENSIONS:

- Extension report is attached

5. PLANNING MANAGER'S DISCUSSION ITEMS:

- San Tan Valley Area Plan project
- Presentation by Evan Balmer on the Site Plan Review Process (after public hearing items)

NEW CASES:

6. **SUP-001-16 – PUBLIC HEARING/ACTION:** Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).

ITEMS 7, 8 & 9 WILL BE HEARD AS ONE PUBLIC HEARING

7. **PZ-PD-007-15 – PUBLIC HEARING/ACTION:** Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights Planned Area Development (PAD) Overlay District **(PZ-PD-037-99)** to remove 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

8. **PZ-008-15 – PUBLIC HEARING/ACTION:** Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting a rezone from CR-1A/PAD (Single Residence Zone) **(PZ-PD-037-99)**, to R-7/PAD, R-9/PAD, R-12/PAD (Single Residence Zoning Districts) and MD/PAD (Mixed Dwelling Zoning District) on approximately 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development; described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

9. **PZ-PD-008-15 – PUBLIC HEARING/ACTION:** Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting a Planned Area Development (PAD) Overlay District to plan and develop the 461 lot Circle G at the San Tans residential development on approximately 320.7± acres, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

ITEMS 10 & 11 WILL BE HEARD AS ONE PUBLIC HEARING

10. **PZ-PA-001-16 – PUBLIC HEARING/ACTION:** Mike Passarelli, landowner, requesting approval of a Non-Major Comprehensive Plan Amendment from Very Low Density Residential (0-1 du/ac) to Secondary Airport on 118.7± acres pending and in conjunction with Rezone request SUP-002-16 in the GR zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

11. **SUP-002-16 – PUBLIC HEARING/ACTION:** Mike Passarelli, landowner, requesting approval of a Special Use Permit to operate a private airstrip on a 118.7± acre parcel in the General Rural Zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

TENTATIVE PLATS:

12. **S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolfkin Farms, LLC, landowner, Rose Law Group, PC, agent, requesting approval of a tentative plat extension for Bella Vista Section 13, 2,007 lots on a 659.09± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 13, T3S, R8E, G&SRB&M, Tax Parcel 210-13-001A (located adjacent to the northern boundary of the Town of Florence).

13. **S-009-16 - DISCUSSION/APPROVAL/DISAPPROVAL:** El Dorado Bella Vista, LLC, landowner, HilgartWilson, engineer, requesting approval of a tentative plat for **Bella Vista Farms Development Unit 2,** 1219 lots on a 416.48± acre parcel in the CR-2/PAD & CR-3/PAD **(PZ-PD-012-11)** zone; situated in a portions of Section 10,11 & 15, T3S, R8E G&SRB&M, Tax Parcels 210-10-001, 210-10-002A, 210-15-001B and 210-11-003 (located south of Skyline Drive and east of Schnepf Road, approximately 4½ mile southeast of the Town of Queen Creek).

WORK SESSION:

- There are no items for work-session discussion.

CALL TO THE COMMISSION:

14. **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.

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PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF April 21, 2016

PRESENT

Mr. Riggins, Chairman
Mr. Hartman, Vice Chairman
Mr. Salas, Member
Mr. Del Cotto, Member
Mr. Putrick, Member
Mr. Shearer, Member
Ms. Aguirre-Vogler, Member
Mr. Smyers, Member
Mr. Grubb, Member Absent
Mr. Ault, Member

LEGAL STAFF PRESENT Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager
Mr. Balmer, Planner I
Mr. Denton, Planner II
Ms. Fisk, Drafting Specialist

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.

DISCUSSION OF MEETING MINUTES/ Action Item Report
Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
March 30, 2016
April 13, 2016 No Cases
April 20, 2016 No Cases
May 4, 2016 No Cases
May 18, 2016 No Cases
June 1, 2016

PLANNING MANAGER DISCUSSION ITEMS
Handouts : Tentative Plats

NEW CASES:

PZ-001-16 – PUBLIC HEARING/ACTION: Highland Communities, LLC., landowner/applicant, requesting approval of a zone change from GR (General Rural) to R-43 (Single Residence Zoning District) on 20.03± acres to plan and develop a 17 lot subdivision; situated in a portion of Section 13, T3S, R7E, G&SRB&M, tax parcels 509-14-020A, 020B and 029 (located adjacent to the south side of Phillips Road and the west of Pamela Drive in the San Tan Valley area).

MOTION: Commissioner Aguirre-Vogler made a motion to forward PZ-001-16 to the Board of Supervisors with a favorable recommendation. Commissioner DelCotto seconded Motion passed unanimously 9-0

SUP-001-16 – PUBLIC HEARING/ACTION: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area). **(DUE TO A NOTICE DEFICIENCY THIS CASE WILL NOT BE HEARD TODAY AND WILL BE RE-SCHEDULED FOR A LATER DATE.)**

MOTION:

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 Putrick seconded.

RESPECTFULLY submitted June 16, 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: June 16, 2016

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

BOS HEARING OF JUNE 1, 2016
PZ-001-16: Highland Communities, LLC., landowner/applicant, requesting approval of a zone change from GR (General Rural) to R-43 (Single Residence Zoning District) on 20.03± acres to plan and develop a 16 lot subdivision; situated in a portion of Section 13, T3S, R7E, G&SRB&M, tax parcels 509-14-020A, 020B and 029 (located adjacent to the south side of Phillips Road and west of Pamela Drive in the San Tan Valley area). Planning Commission voted 9-0 to recommend approval of PZ-001-16 with 14 stipulations.

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

BOS HEARING OF MAY 18, 2016 No Cases

BOS HEARING OF MAY 4, 2016 No Cases

BOS HEARING OF April 20, 2016 No Cases

BOS HEARING OF April 13, 2016 No Cases

Greg Stanley
County Manager

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MEETING DATE: June 16, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

RE: **Tentative Plat Extensions**

Executive Summary:

During the months of April through June the Community Development Director granted one tentative plat extension.

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1. S-017-06: 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: Maricopa Opus
   Landowner: RJ2 Investments, LLC
   Zoning: CR-3/PAD
   Size: 226.13± acre parcel
   Lots: 725
   Location: Situated in a portion of the SW¼ and the S½ of the NW¼ of Section 26, T5S, R2E, G&SRB&M. The subject property is located at the northwest corner of Ralston Road and Teel Road, City of Maricopa area.
   Extended Date: June 29, 2017

Date Prepared: 6/9/2016 - dld

SUP-001-16

Greg Stanley
County Manager

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MEETING DATE: June 16, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-001-16 (Terra Solutions Backwash Storage and Evaporation Ponds)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is a Special Use Permit (SUP) to allow operation of a backwash storage and evaporation pond facility on a GR (General Rural) zoned property.

If This Request is Approved:

If approved, the applicant would complete the Site Plan Review process prior to the construction of the facility. The facility would essentially be a 85,000 sf storage pond.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: An 8.97± acre parcel situated in a portion of Section 6, T7S, R3E G&SRB&M.

TAX PARCEL: 500-09-038

LANDOWNER: Terra Solutions, LLC, 3230 E Broadway Rd. Suite C-235, Phoenix, AZ 85040.

REQUESTED ACTION & PURPOSE: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone

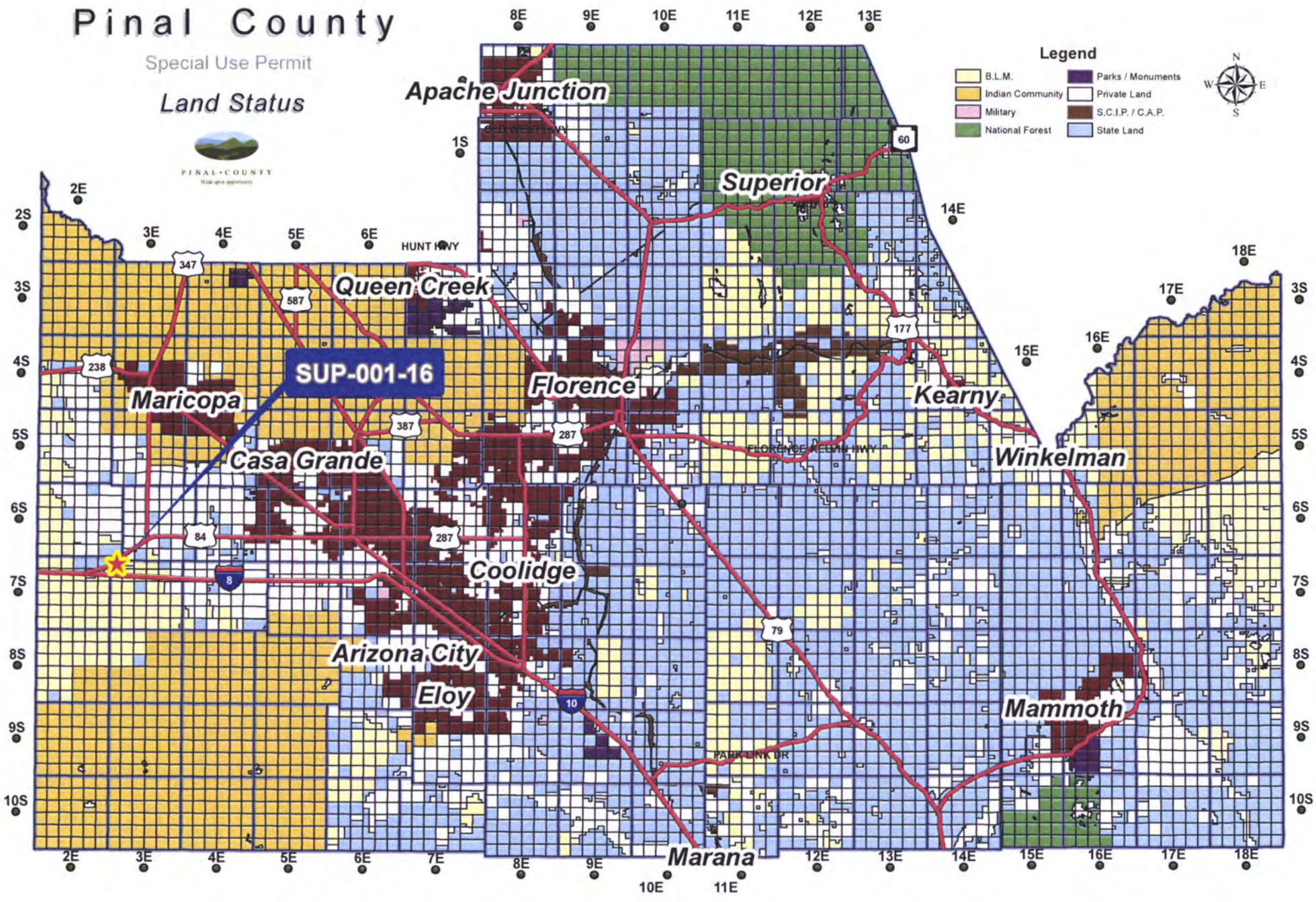
LOCATION: Located approximately .6 miles south of Highway 84 in the Maricopa area.

SIZE: 8.97± acres.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The properties to the north, south and west of the subject property are also designated Moderate Low Density Residential. The properties to the east of the subject property are designated Very Low Density Residential with a Recreation/Conservation overlay. The applicant request conforms to the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural (GR). The applicant is currently undeveloped.

SURROUNDING ZONING AND LAND USE:


Pinal County
Special Use Permit
Land Status
PINAL • COUNTY
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
N
W
E
S
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
SUP-001-16
HUNT HWY
FLORENCE-KEARNY HWY
PARK LINK DR
347
587
238
387
287
84
8
10
79
60
177
1S
2S
3S
4S
5S
6S
7S
8S
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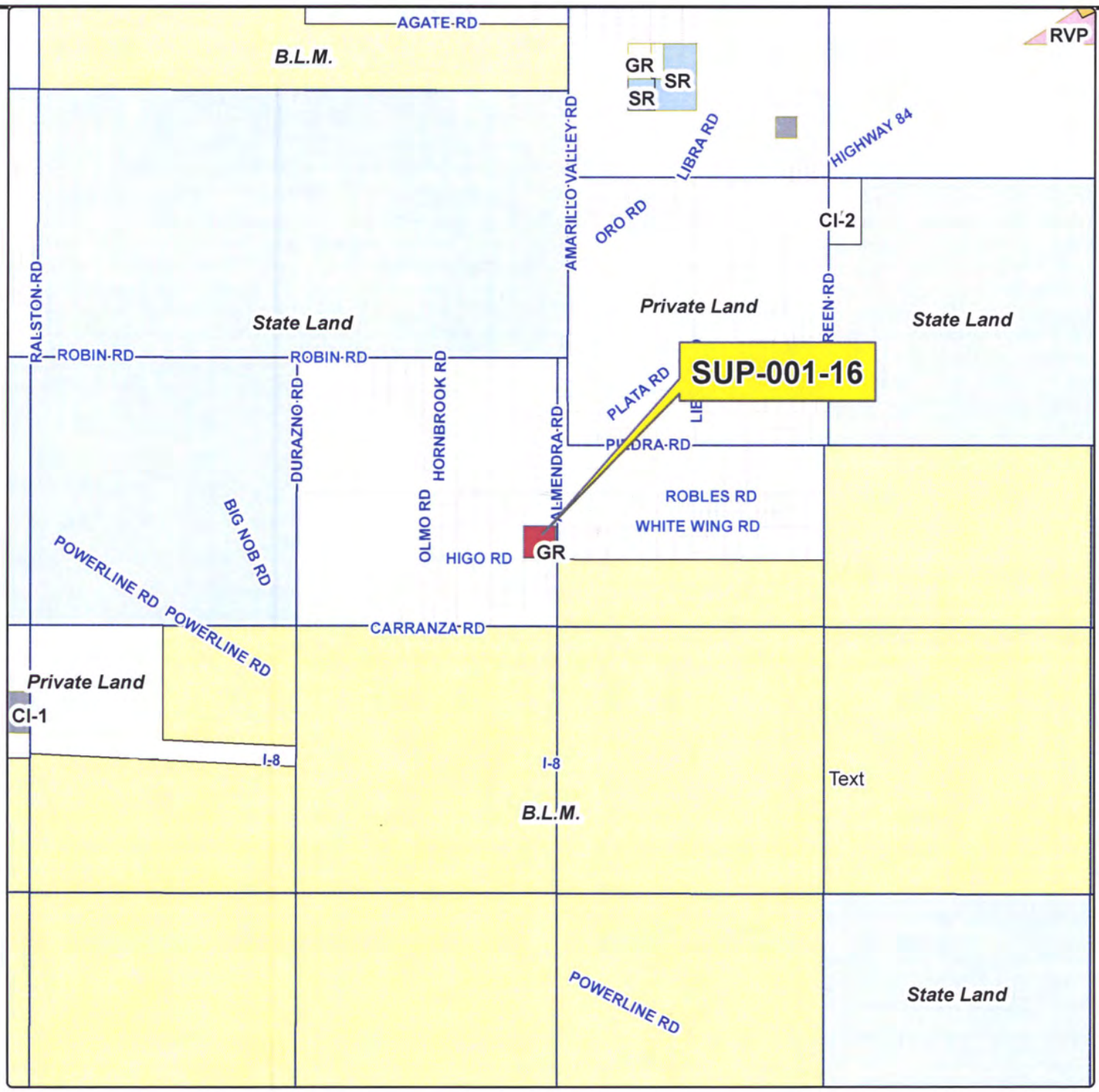

Special Use Permit

Community Development

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Terra Solutions, LLC.

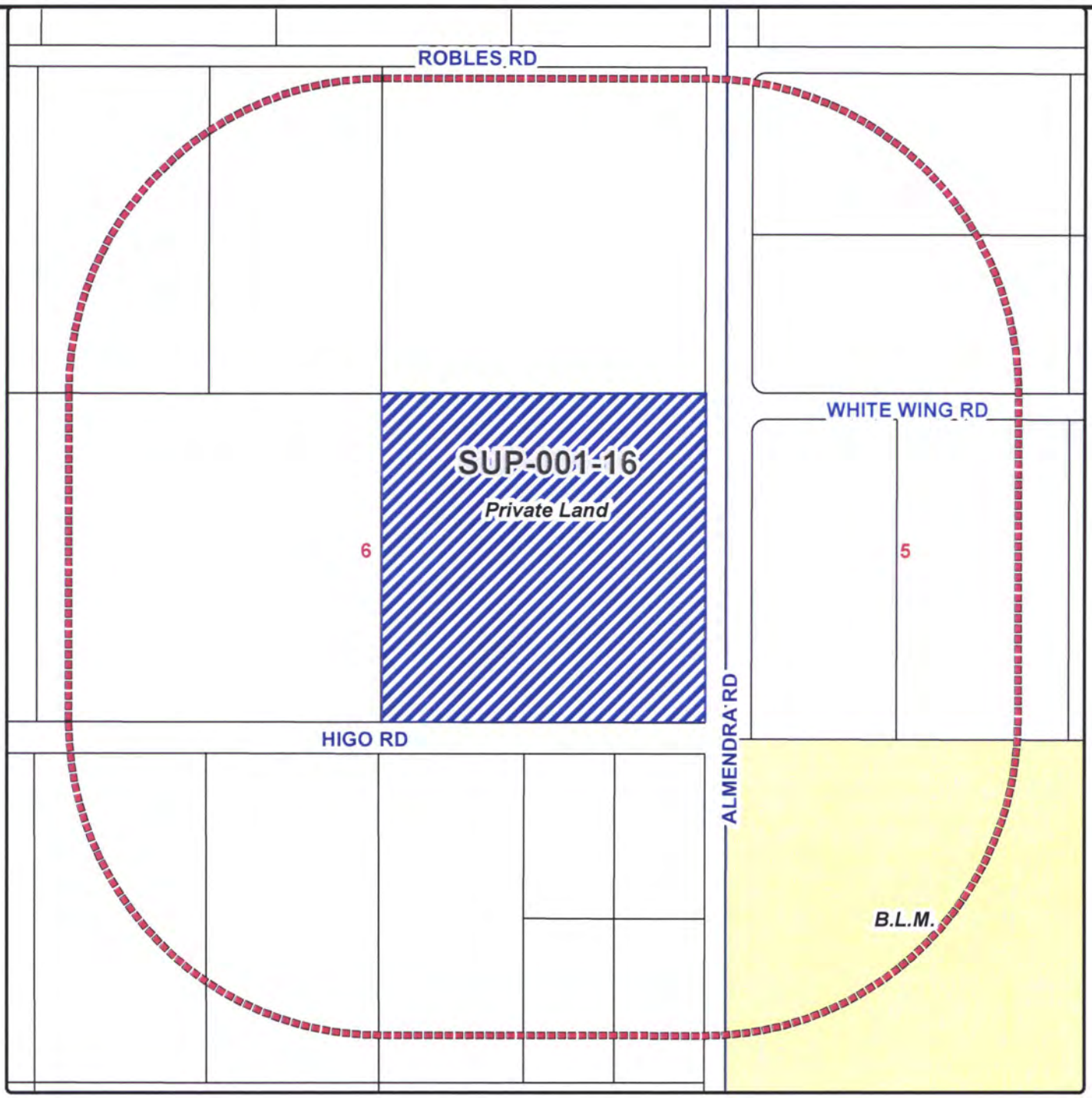
Legal Description:
Situated in a portion of the Section 06, T07S,R03E, G&SRB&M, Parcel 500-09-038. (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).

T07S-R03E Sec 06

Sheet No. 1 of 1

Terra Solutions, LLC.

Drawn By: GIS / IT / LJT		Date: 3/15/2016
Section 06	Township 07S	Range 03E
Case Number: SUP-001-16		



Special Use Permit

SUP-001-16 – PUBLIC HEARING/ACTION: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).

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

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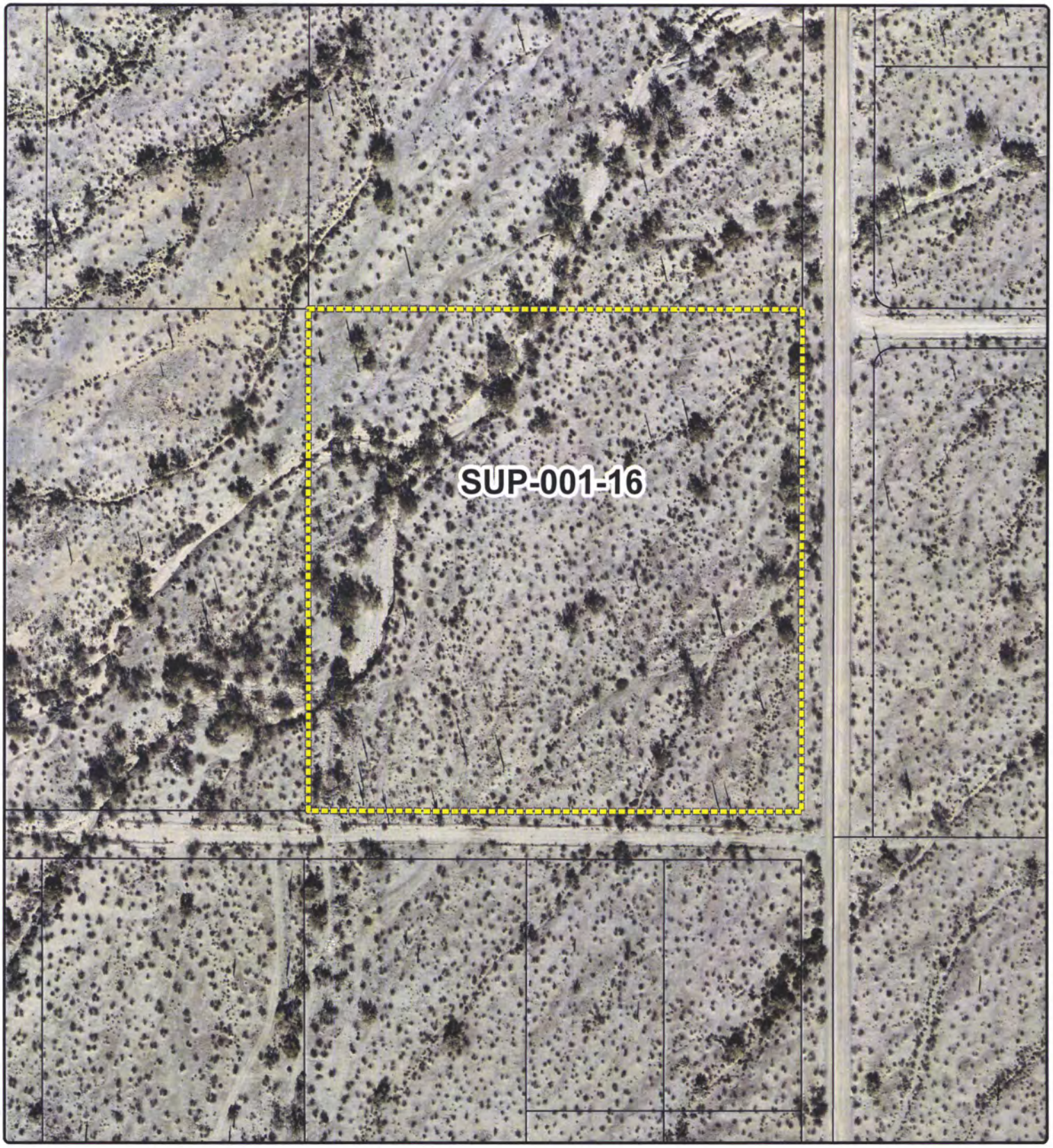
Legal Description: Situated in a portion of Section 06, T07S, R03E, G&SRB&M. Parcel 500-09-038. (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).		Owner/Applicant: Terra Solutions, LLC.	
		Drawn By: GIS / IT / LJT	Date: 3/5/2016
T07S-R03E Sec 06	Sheet No. 1 of 1	Sections 06 / Township 07S	Range 03E
		Case Number: SUP-001-16	



Special Use Permit

NORTH

PINAL • COUNTY
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SUP-001-16

OWNER:

TERRA SOLUTIONS
CONTACT: GARY PEDERSEN
3230 E. BROADWAY ROAD, SUITE C-235
PHOENIX, AZ 85040
PH: (480) 240-9277

ENGINEER:

CIVIL
GHD
CONTACT: FREDERICK TACK
7600 N. 16TH STREET, SUITE 205
PHOENIX, AZ. 85020
PH: (602) 216-7200
FAX: (602) 216-7201

SURVEYOR:

SURVEYOR:
A TEAM
CONTACT: STONE WAHL
10201 N. 21ST STREET, SUITE 10
PHOENIX, AZ. 85021
PH: (602) 906-0020
FAX: (602) 906-0019

LEGEND

- POND LINER
- DG - DRIVEWAY
- RIPRAP
- EXST. SAGUARO
- EXST. CRUCIFIXION THORN TREE
- EXST. PALO VERDE TREE
- 1580 — EXISTING MAJOR CONTOURS
- 1579 — EXISTING MINOR CONTOURS
- 1580 — PROPOSED MAJOR CONTOURS
- 1579 — PROPOSED MINOR CONTOURS
- PROPERTY LINE
- CENTER LINE
- PROPOSED FENCE
- SLOPE ARROW

0 50 100 150 200'

SCALE 1"=100' AT ORIGINAL SIZE

Registered Professional Engineer (Civil) CERTIFICATE NO. 53976 FREDERICK H. TACK Date Signed 3.11.16 ARIZONA, U.S.A.

Expires: 12/31/18

SURVEY NOTE

THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT PREPARED BY SECURITY TITLE AGENCY, FILE NO. 58130199-058-VO, EFFECTIVE DATE OF MAY 17, 2013. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS

LEGAL DESCRIPTION:

NOTE: LEGAL DESCRIPTION WAS UNAVAILABLE AT THE PINAL COUNTY RECORDERS. THE LEGAL DESCRIPTION BELOW WAS PROVIDED IN THE PRELIMINARY TITLE REPORT.
LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2, ACCORDING TO THE PLAT IN THE OFFICE OF THE PINAL COUNTY, ARIZONA, IN BOOK 9 OF MAPS, PAGE 22.
EXCEPT ALL COAL, OIL, GAS, AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 54 OF DEEDS, PAGE 117.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON WGS84 OBSERVATIONS USING POSITIONING SYSTEMS.

BENCHMARK:

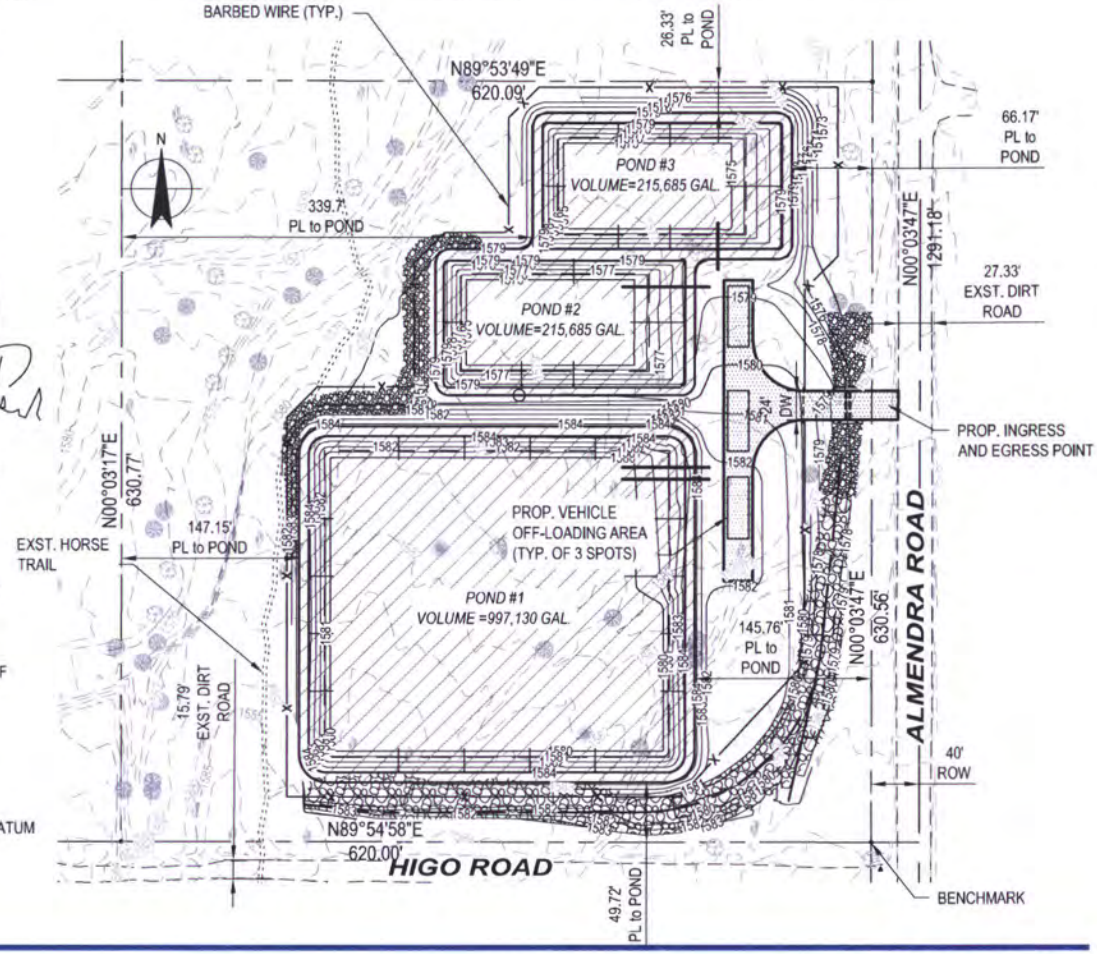
TBM IS A 5/8" HEXBAR STAMPED "A TEAM LS21765" AT THE SOUTH EAST CORNER OF LOT 32. ELEV. = 1583.00 NAVD88 DATUM

FEMA FIRM INFORMATION:

04021C1500E
ZONE X
PANEL NOT PRINTED

SITE INFO:

LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2
ASSESSOR'S PARCEL NO. 500-09-038
AREA: 391,041.13 SQ. FT. (8.98 ACRES)
EXST. ZONING: GENERAL RURAL



terra solutions

GHD

TERRA SOLUTIONS
BACKWASH STORAGE
AND EVAPORATION PONDS
SITE PLAN

Job Number 84-11944
Revision -
Date 11/10/2015

Figure A

4747 North 22nd Street Suite 200 Phoenix Arizona 85016 USA T 1 602 216 7200 F 1 602 216 7201 W www.ghd.com

North: GR - Undeveloped
East: GR - Undeveloped
South: GR - Undeveloped
West: GR - Undeveloped

FINDINGS:

Site data:

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

PUBLIC PARTICIPATION:

Neighborhood Meeting:	February 18, 2016
Neighborhood and agency mail out:	May 20, 2016
Newspaper Advertising:	Week of April 25, 2016
Site posting: Applicant:	April 22, 2016
Site posting: County:	May 25, 2016

HISTORY: The subject property is zoned General Rural and no additional land entitlements have been granted to the property.

ANALYSIS: The applicant is requesting a SUP to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the GR zone.

The project site is located in the western part of the County, approximately 8 miles west of Stanfield and approximately 13 miles south of the City of Maricopa. The property is approximately .6 miles south of Highway 84 at the intersection of Almendra Road and Higo Road.

The topography of the site is relatively flat with a wash present on the west side of the property. The proposal includes an access point from Almendra Road on the east side of the property and three storage ponds. It is anticipated that the proposed use will generate ten trips per week and will consist mainly of water trucks.

The applicant is proposing to utilize the site as a backwash storage and evaporation pond facility. The applicant has obtained the necessary permits from the Arizona Department of Environmental Quality (ADEQ) to operate this facility in this proposed location; a copy of the ADEQ permit was submitted as part of the application materials.

The site plan submitted by the applicant indicates that there will be no buildings constructed at the site. In addition, there is no outdoor lighting proposed at the site. Staff has included a stipulation to ensure that no lighting will be added to the site in the future, and another stipulation requiring the applicant to submit a landscape salvage plan at the time of Site Plan Review. The landscape salvage plan will require the applicant to relocate any existing trees and saguaro cacti from the areas of the property proposed to be developed to the perimeter of the property to enhance the screening of the use from adjoining properties. The combination of no vertical structures, no outdoor lighting and enhanced landscape screening will result in less of a visual impact to surrounding properties than other uses allowed in the General Rural zone.

The surrounding area does have some sparse rural residential development to the north and east of the subject property. There is also an aggregate quarry located approximately 1300' south of the subject property, which generates heavy truck traffic.

The area is located within the Moderate Low Density Residential land use designation of the Pinal County Comprehensive Plan. The proposed use is consistent with this land use designation.

To date, no letters in support and eleven letters in opposition, four from within the 300' notification area, have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for a backwash storage and evaporation pond facility. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

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

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

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

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

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments other than it is in a Flood Zone "X" and there are washes present on the site.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-001-16**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of an SUP.
2. To date, no letters in support and eleven letters in opposition, four from within the 300' notification area, have been received regarding the requested Special Use Permit.
3. The site is accessed from Almendra Road.
4. The subject property is located within the Moderate Low Density Residential designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-001-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1) The layout, design and set up and operation of the backwash storage and evaporation pond facility shall be as shown and set forth on the applicant's submittal documents and site plan;

2) there shall be no outdoor lighting at the site;

3) there shall be no detectable odor produced from the site; sound from operations of the facility shall be undetectable from 50 feet away from property boundaries

4) applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

5) at the time of Site Plan Review, the applicant shall provide a landscape salvage plan for review and approval showing the relocation of existing trees and saguaros from the disturbed areas of the property to the perimeter of the property to serve as additional screening for the site; eight (8) additional trees shall be planted along the north and south property lines subject to the review and approval of planning staff;

6) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

7) the applicant shall keep the property free of trash, litter and debris;

8) 55' half street right-of-way dedication may be required for Almendra Road (eastern boundary). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;

9) a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;

10) 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 an on-lot retention area;

11) all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, handling and disposal of waste water, air quality permit, landscaping, etc., and;

12) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

Date Prepared: 4/14/2016 - ewb
Revised: 6/8/2016 - ewb

Terra Solutions

Backwash Storage and Evaporation Ponds
Special Use Permit Application Narrative

March 2016

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1. Special Use Application Narrative

1.1 Purpose of the Request

This narrative is prepared in support of the special-use permit of a parcel located within Pinal County for the specific development of a backwash storage and evaporation pond facility for the storage and of waste and backwash water from regional water production facilities. The purpose of the development of the evaporation ponds is to meet the OWNERS goal to reduce hauling and storage costs.

The proposed land is currently vacant and is defined by Pinal County as General Rural (GR) zone along with the surrounding properties. Our request is for a special use permit to develop the property with only the proposed planned use under direction from the Pinal County Community Development department.

1.2 Description of Proposal

1.2.1 Nature of the Project

The "Backwash Storage Pond" project consists of the design of a brine management facility for Terra Solutions. The nature of this project is to construct lined impoundments (ponds) to store the backwash water, which will be allowed to evaporate over time. As more water evaporates, more water will be placed in storage. The ponds are designed to hold a finite amount of water annually, and are designed in accordance with all rules and regulations as defined by the US Environmental Protection Agency, and the Arizona Department of Environmental Quality (ADEQ), which means that the ponds are design so that they will not over flow, and that the water will not permeate into the ground or ground water, and the facility will also be permitted by the ADEQ for the Approval to Construct (ATC) and the Approval of Construction (AOC).

The quality of water approved by ADEQ to be stored in the ponds is slightly higher in salinity than ambient surface or groundwater. This quality of water is not desirable by insects, or animals, therefore no increase in bugs is anticipated. Also The water approved by ADEQ to be stored in the ponds will have no organics. It is organics which would causes odor or insect issues. Additionally since the pond will be designed and constructed to prevent interaction with the soil, and will be free from stormwater runoff which would be the only way to introduce organics into the pond. Therefore no odor concerns are anticipated.

Additionally ongoing monitoring and reporting will be required per the ADEQ permit. Over time minimal residuals will collect at the bottom of the ponds which will be removed manually and disposed of in accordance with the ADEQ permit rules and regulations.

1.2.2 Proposed Land Use

This request is for a special use permit, under direction from the Pinal County Community Development department, to support the development of the proposed project on this parcel.

The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage and evaporation of waste and backwash water from water treatment facilities. This

facility will be accessed by only the Owner and Owner representatives or employees when delivering water to the ponds or managing the environmental compliance.

1.2.3 Conformance to adopted Comprehensive Plan

The Comprehensive Plan land use designation for this site is Moderate Low Density Residential. This project conforms to the adopted Pinal County Comprehensive Plan in several ways. Key connections to the fundamentals of the Pinal County Comprehensive Plan is through economic sustainability, and environmental stewardship, where this project supports a Pinal County land owner to sustain his business and contribute to the County economy, and through the nature of the project which aims to improve air and water quality through the storage of backwash water that would be otherwise managed in a less than environmentally friendly manner. Additionally this proposed land use will not impact the night sky or clean air that is valued by County residents as identified in the Pinal County Comprehensive Plan.

Additionally this proposed land use does not qualify as a major amendment as identified in Chapter 10 – Implementation of the Pinal County Comprehensive Plan where a proposed amendment will be a Major Amendment if it meets any of the following as summarized in the table below.

Additionally this project was evaluated with the plans, goals, and policies of the Pinal County Comprehensive Plan and as summarized in the table below.

Table 1 - Comprehensive Plan Goals and Policies and Proposal Evaluation

NO.	Goal and Policies	Does our Parcel / Project conflict with or alter the Plan's goals and policies?	Why?
3.1	**Goal:** Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment	NO	Careful planning has been completed to account for the natural environment
3.1.1.1	Encourage local organizations, both public and private, to promote community and economic development throughout the County.	NO	This project promotes economic development
3.1.1.2	Encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities.	NO	This project helps maximize services, and is an industrial land use in an appropriate area
3.1.1.3	Encourage retention of existing and creation of new (and diverse) employment opportunities, including mining, agriculture and farming, tourism, high-technology industries, services and retail in appropriate areas.	NO	This project creates new employment opportunities
3.1.1.4	Encourage the provision of buffers in the form of walls, berms, or landscaping, to protect residential, agricultural, and commercial/industrial areas and open	NO	This project will develop berms and landscaping to residential land uses from commercial/industrial uses.

	space from conflicting land uses.		
3.1.1.5	Locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated.	NO	This parcel is located near the end of a road, bound by Interstate 8 to the south, with limited impact to homes, both now and in the future.
3.1.1.6	Encourage a suitable balance between employment opportunities and available housing, taking into consideration the labor force and other demographic and economic characteristics of the County.	NO	The employment demand, or land size of this land use does not unbalance the available housing or skew the demographics or characteristics of the County.
3.1.2	**Objective:** Provide for the coexistence of urban and rural land uses	NO	Our project or proposed land use promotes the coexistence of both land uses.
3.1.2.1	Encourage the protection, preservation, and maintenance of existing rural land uses and rural character.	NO	Our project and proposed land use promotes the preservation of the existing rural land character by protecting the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.1.2.2	Encourage the preservation and protection of rural areas by safeguarding horse privileges and buffering from higher-density areas.	NO	Our project promotes the preservation of rural areas by maintaining habitat corridors and the existing horse trail.
3.1.2.3	Support the continuation of farming and farming-related uses through adequate buffering and other planning or regulatory techniques.	NO	Our project does not conflict with or prevent the continuation of farming related land uses in the area.
3.1.2.4	Encourage adequate buffering between intensive urban and rural land uses.	NO	Our proposed land use offers an additional buffer between the residential and conservation land uses.
3.1.2.5	Encourage new developments to locate where amenities and infrastructure already exist, are planned or will be provided.	NO	Our project was encouraged to locate at this location due to the existing infrastructure of the intersection of State Route 84 and Interstate 8.
3.1.3	**Objective:** Promote mixed use activity centers, planned area developments, and cluster development that provides a mix of housing types and land uses.	NO	Our project does not conflict with the language of the mixed use activity centers in the Comprehensive Plan
3.1.4	Promote a balance between conservation of the natural environment and development.	NO	Our project provides an additional buffer between the residential land use and the conservation land use.
3.1.4.1	Encourage the protection of ridgelines, foothills, significant mountainous areas, wildlife habitat and riparian areas.	NO	Our proposed project protects the existing drainage feature and promotes a corridor for habitat between the conservation area

			and the residential areas.
3.1.4.2	Encourage less development intensity, site coverage and vegetation removal as slopes steepness increase, to mitigate problems of drainage, erosion, siltation, landslides and visual impacts. Encourage the protection of hillsides and slopes greater than 15%.	NO	Our proposed project protects the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.1.4.3	Encourage protection of wildlife movements and mitigate habitat fragmentation.	NO	Our proposed project protects the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.1.4.4	Encourage and support techniques for acquisition and maintenance of open space.	NO	Our proposed land use does not discourage or conflict with the open space goals more than the existing land use.
3.1.4.5	Encourage development that sensitively integrates natural environment and maintains healthy ecosystems, including the consideration of adjacent parcels, connectivity and wildlife linkages.	NO	Our proposed project promotes a corridor for habitat between the conservation area and the residential areas.
3.1.4.6	Encourage new development projects to preserve significant desert habitats, natural resources, landscapes and cultural resources where feasible.	NO	Our proposed project promotes a corridor for habitat between the conservation area and the residential areas.
3.1.5	**Objective:** Coordinate and cooperate with the ASLD planning of state trust lands within Pinal County	NO	Our proposal is not on State Land.
3.1.6	**Objective:** Protect Pinal County residents from military and aviation related hazards and nuances.	NO	Our project proposed no military or aviation related hazards.
3.1.7	**Objective**: Communicate and collaborate with Native American communities on planning and development issues of joint concern	NO	Our proposal has no joint Native American community development.
3.2	**Goal:** Maintain the Oracle area's unique character and improve sustainability.	NO	Our parcel not located in the Oracle area.
3.3	**Goal:** Maintain the San Tan Foothills Area as a rural enclave.	NO	Our parcel not located in the San Tan Foothills area.
3.4	**Goal:** Create a self-sufficient, attractive community.	NO	Our parcel not located in the Arizona City area.
3.5	**Objective:** Encourage development within Growth Areas to occur in a coordinated and balanced fashion. Growth Goals – West Pinal County	NO	The Comprehensive Plan identifies that the development pattern within the West Pinal County Growth Area will change considerably based on changes in residential development and activity center development.
3.5.1	Encourage development within Growth Areas to occur in a coordinated and	NO	Our proposed land use and project adds economic

	balanced fashion.		development to an area without any, and helps promote direction towards a balance.
3.5.1.1	Develop and approve specific plans for each of the Growth Areas that identifies the vision and provides a more detailed study and analysis of the area including specific recommendations on land use, circulation, open space, design guidelines and infrastructure. If Growth Areas are located in municipal planning areas, develop these plans with the municipalities whenever possible.	NO	Our proposed land use
3.5.1.2	Encourage the municipalities to adopt the County's jobs per capita goal of 500 jobs per 1000 residents to promote the County's economic viability.	NO	Our proposed land use and project adds jobs and does not conflict or oppose the goal of developing jobs per resident.
3.5.1.3	Maintain and monitor public facilities and service levels and capabilities within Growth Areas.	NO	Our proposed project requires no public facilities, and no additional level of service or capability from what is presently provided to the residential area.
3.5.1.4	Evaluate within Growth Areas the cost and benefits of all major projects to assist in decision-making.	NO	This proposal provides the benefit of diversity of growth to the area.
3.5.1.5	Encourage Growth Areas to be a major component of any overarching economic development plan of current and future organizations such as Central Arizona Regional Economic Development Foundation or Economic Development Group of Eloy.	NO	Our proposal provides no conflict with the overarching economic development plan.
3.5.1.6	Identify and protect potential employment land within the Growth Areas.	NO	Our proposal does not threaten potential employment land.
3.5.1.7	Within each Growth Area, specific plans should encourage an economic development framework compatible with the Growth Area and aligned with the County's overall vision.	NO	Our proposal is compatible with the Growth area vision.
3.5.1.8	Continue the growth of regional economic opportunities to encourage distribution of quality jobs and investment within Growth Areas.	NO	Our proposal includes a regional economic opportunity.
3.5.1.9	Support economic vitality throughout Growth Areas, by monitoring economic vitality indicators, such as the balance of jobs, job compensation, and housing mix.	NO	Our proposed land use and project adds economic development to an area without any, and helps promote direction towards a balance.
3.5.1.10	Encourage the consideration of the natural environment including wildlife habitat, washes, surface and groundwater quality and quantity, and air quality as an integral component of planning within Growth Areas.	NO	Our project and proposed land use promotes the preservation of the existing rural land character by protecting the existing drainage feature and promotes a corridor for habitat between the conservation area and the

			residential areas.
3.5.1.11	Encourage the integration of the built and natural environment.	NO	Our project and proposed land use promotes the preservation of the existing rural land character by protecting the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.5.1.12	Preserve existing stable and distinct neighborhoods by buffering and transitioning land uses.	NO	Our proposed land use offers an additional buffer between the residential and conservation land uses
3.5.1.13	Encourage the creation of a balanced multimodal transportation system, less dependent on the private automobile, supported by both the use of emerging technology and smart growth planning principles that encourage the location of jobs, housing, commercial activity, parks, and open space in close proximity.	NO	Our proposal does not conflict or impact the goal of a balanced transportation system.
3.5.1.14	Facilitate collaborative planning and economic development within each Growth Area.	NO	Our proposal includes a regional economic opportunity
3.5.1.15	Update the Capital Improvements Plan (CIP) every two years to address Growth Area infrastructure to facilitate timely and efficient development.	NO	Our proposal does not impact the ability of the County to update the Capital Improvements Plan and does not provide additional burden on that plan.
3.5.1.16	Coordinate the delivery of critical infrastructure with municipalities and the private sector in order to provide for the timely development of the Growth Area.	NO	Our proposal does not conflict or impact the goal of delivering critical infrastructure
3.5.1.17	Support higher density residential development and land use intensity within Growth Areas where the physical infrastructure (water, sewer, etc.) and public facilities/services can be provided.	NO	No physical infrastructure is present in the proposal area.
3.5.1.18	Encourage Growth Area infill development to minimize sprawl and maximize the investment that has been made in infrastructure and public facilities.	NO	Our proposal area is not in an infill location.
3.5.1.19	Encourage preservation of open space and land acquisition through land exchanges, purchase or transfer of development rights to protect habitat areas to avoid fragmentation.	NO	Our proposed land use offers an additional buffer between the residential and conservation land uses.
3.6	**Goal:** The Gateway/Superstition Vistas Growth Area will be a demonstration model for sustainable master planning in Arizona that maximizes the area's strategic location and integrates the natural environment.	NO	Our parcel not located in the Gateway/Superstition Vistas area.

3.7	**Goal:** The West Pinal Growth Area should become a sustainable, well planned Growth Area in the heart of Pinal County.	NO	Our proposal does not impact the sustainability of the area and is well planned.
3.7.1	**Objective:** Create a cohesive regional development pattern that results in economic sustainability and compatibility of land uses based upon a regional multimodal transportation system.	NO	Our proposal does not disrupt the development pattern based upon the regional multimodal transportation system.
3.7.1.1	Collaborate with municipalities and private landowners on a West Pinal Growth Area plan that knits together all of the public and private efforts and infrastructure development.	NO	Our proposal is an example of private landowners in the West Pinal Growth Area plan that knits together infrastructure development.
3.7.1.2	Explore a regional funding approach to address a comprehensive multimodal transportation system to maximize the Growth Area's strategic location.	NO	Our project does not employ public or regional funding.
3.7.1.3	Encourage development within or adjacent to existing approved service areas to maximize existing investment in infrastructure and public services.	NO	Our project was encouraged to locate at this location due to the existing infrastructure of the intersection of State Route 84 and Interstate 8.
3.7.1.4	Implement a multimodal circulation system that connects the activity centers and employment areas within the Growth Area.	NO	Our proposal is not an activity center and there are no activity centers near our project.
3.7.1.5	Locate compatible land uses along major transportation corridors and protect the viability of these as economic development opportunities.	NO	Our project was encouraged to locate at this location due to the existing infrastructure of the intersection of State Route 84 and Interstate 8.
3.7.1.6	Locate compatible land uses in and around existing and future municipal airports to protect the long-term economic viability.	NO	Our proposal is not near the municipal airport.
3.7.1.7	Communicate, coordinate and collaborate with neighboring Native American communities to explore Growth Area economic opportunities and regional transportation linkages while encouraging compatible land uses along borderlands.	NO	Our proposal is not adjacent to Native American communities.
3.8	**Goal:** The Red Rock Growth Area will develop as the Southern Pinal County economic center.	NO	Our parcel not located in the Red Rock area.
3.9	**Goal:** Promote compatible development within the Tri-Communities Growth Area that compliments the area's historic pattern and environmental character.	NO	Our parcel not located in the Tri-Communities area.

3.1.1.2 We find this parcel in an appropriate area for the type of special use due to its immediate proximity to the area colored as "Recreational/Conservation", green on Figure 3-8: Land Use Plan – Tile C in the Comprehensive plan, which backs up to the Sonoran Desert National Monument on the south side of Interstate 8. This land use will promote vision components of the comprehensive plan including 1) economic development and 2) environmental stewardship, based on the nature of the proposed land use, and supports the values of night sky and clean air, diversity and clean air, water, and the environment, as identified by Pinal County residents in the comprehensive plan.

3.7 Growth Goals – West Pinal County

The development of these activity centers and employment areas will significantly add to the job base of Pinal County. The residential development planned within the activity centers, will also change the development pattern considerably within this Growth Area.

1.2.4 Special Circumstances

After conceptual discussion and review with the Pinal County Planning and Zoning department, a consensus was reached that based on the nature of this project, in which it is not predicted that many, or any other such facilities may be proposed in the future, and based on the low profile, and non-industrial nature of the proposed land use, it would be most appropriate for the implementation of a special use permit over a zoning change, which would allow a larger variety of industrial land uses in the future which may not conform to the general plan.

Additionally due to its isolated location along a road with limited access to the south and with its limited use of area due to the large wash crossing the site, this proposed use is a great fit for the area and for the specific land. Additionally due to its proximity with the intersection of SR-84 and I-8, this proposed development provides a central point for the Owner to serve the community at a time when the Owner has the capacity to provide service to the current regional needs. Additionally this project has been permitted by ADEQ (Inv.#511919, LTF ID #63152).

1.2.5 Impacts

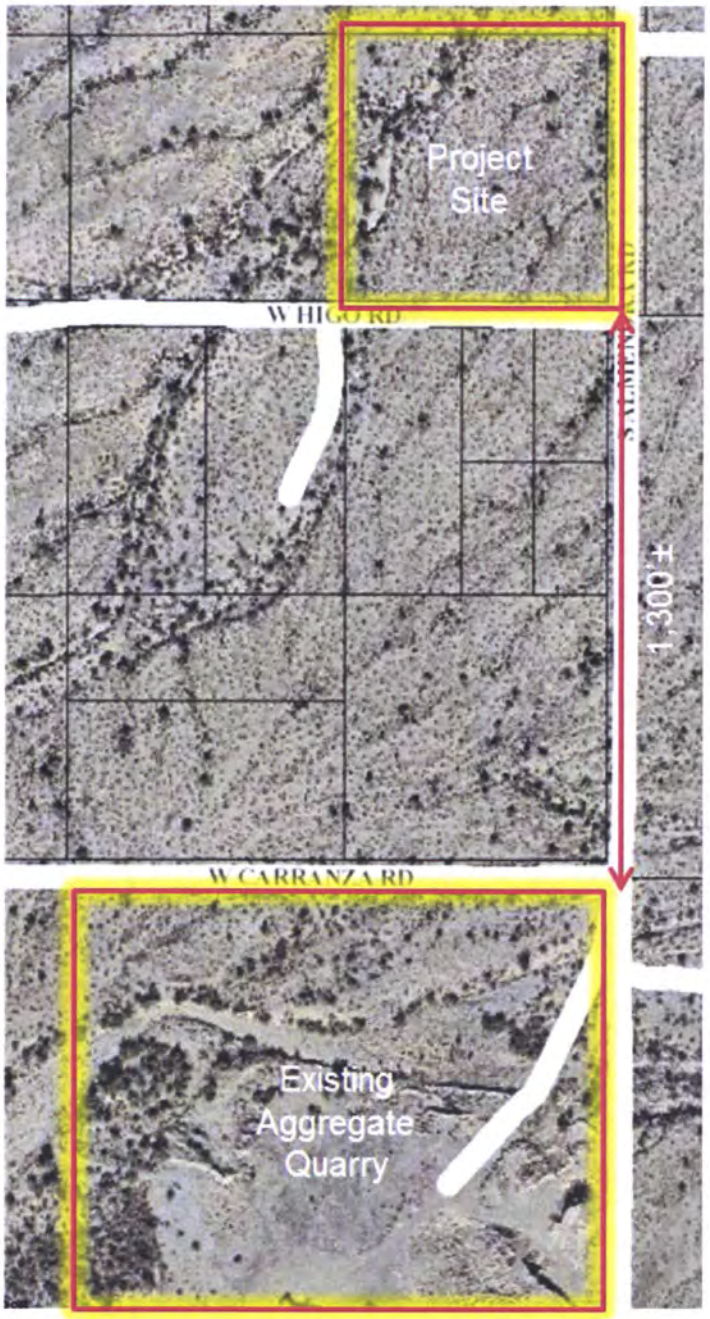
Traffic Impacts

The amount of trip generated to the site is estimated at an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5). This is less trips than a traditional single family residence would generate.

There is an existing aggregate pit at the south end of Almendra Rd., approximately 1,300 linear feet south of the project site, in which large commercial trucks, dump trucks and tractor trailer use Almendra Rd. to transport aggregate. The proximity of the aggregate quarry is depicted in the Figure below.

Based on the proposed land use under the special permit application, and the current use of Almendra Rd. for the adjacent aggregate quarry, no adverse impacts on local or regional trips are predicted based on this proposed land use.

Figure 1 - Aggregate Quarry Proximity



Nearby Properties

The proposed facility will adhere will all building and zoning setback and clearance requirements. Based on the low profile of the project there will be little visual and no physical impact on nearby properties. The Engineer has already reviewed this project with the Pinal County Flood Control District and has discussed the permitting required. Renderings of the proposed development is included below to depict the low profile nature and limited visual impact from the surrounding properties.

Figure 2 - View from Inside the Facility

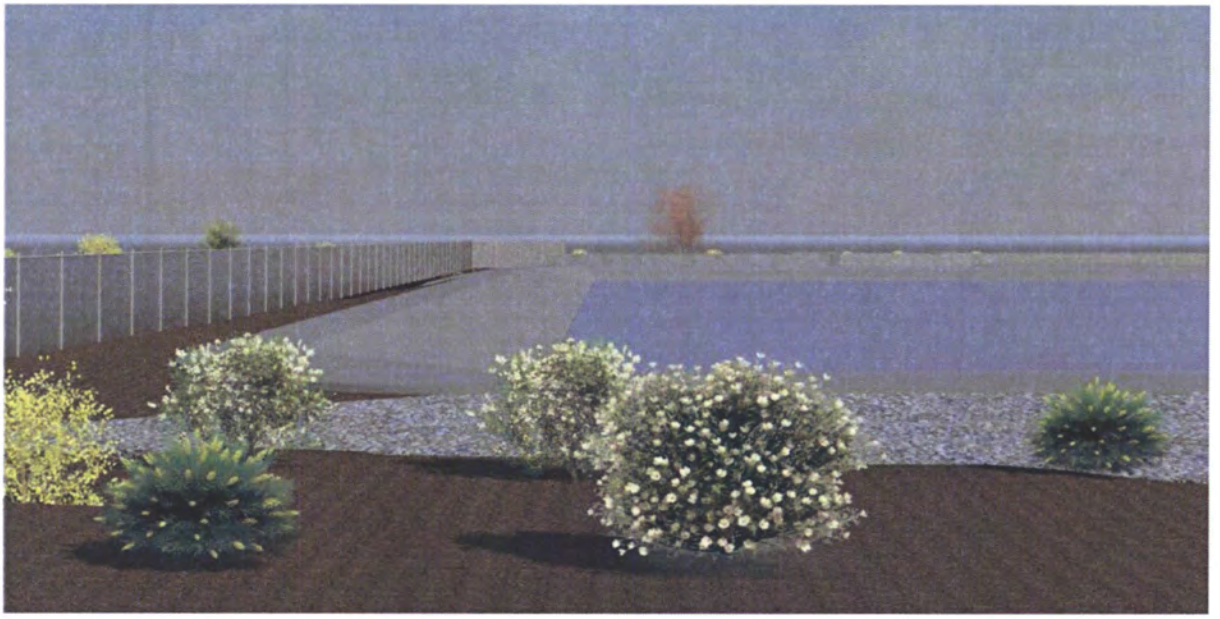


Figure 3 - View from Almendra Road

Figure 4 - View from the North and West Neighbouring Properties

Health and Safety of Persons Residing or Working in the Area

Health and safety is paramount to the Owner, Engineer and operator of this facility. This project has been planned and will be executed in compliance with requirements as set forth by the Arizona Department of Environmental Quality, which has already approved this project (ADEQ Inventory #511919, LTF ID #63152). The site will be protected by appropriate fencing and safeguards and will be safely operated by qualified operators certified by ADEQ.

1.2.6 Answers to the questions from the Supporting Information sheet

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010:

This proposed land use is in accordance with part "h" of section 2.151.010, Privately and commercially operated recreational lake, swimming pool or tennis court.

2. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public.

There currently are no utility services provided at the site including gas, water, sewer, electric or telecommunications. The proposed use of the property and the proposed improvements require no utility and currently has no improvements that would be paid for by the public.

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:

Ingress/Egress is depicted on the site plan. The amount of trip generated to the site is an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5).

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

3 parking areas are provided within the proposed develop specifically for the type of activities. No visitor parking is provided outside the fenced area.

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

There is no excessive noise associated with this type of development. There will be no operating machinery, or place for children to play. Once in operation there is no function that would create smoke, dust, fumes or glare.

6. What type of landscaping are you proposing to screen this use from your neighbors?

The native landscape is proposed to be maintained outside of the fenced area which includes saguaros, palo verde and creosote bushes.

7. What type of signage are you proposing for the activity? Where will the signs be located?

There will be a facility sign to be attached to the main gate that will identify the ADEQ permit number and the contact info for the owner and operator.

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:

There is no manufacturing or production involved, however there is reduction. In short, water is placed in a lined pond, and that water is then allowed to evaporate. Minimal amounts of residuals will remain in the ponds, which will be removed periodically with no dust, or fumes.

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

A chain-link fence will surround the development, and the native landscaping, including saguaros, palo verde, and creosote bushes will remain between the existing dirt roadway and the fence of the development. The few developments in the area include 5-rail wrought iron fence and wove wire fence and retain the native landscaping around the perimeter of their property.

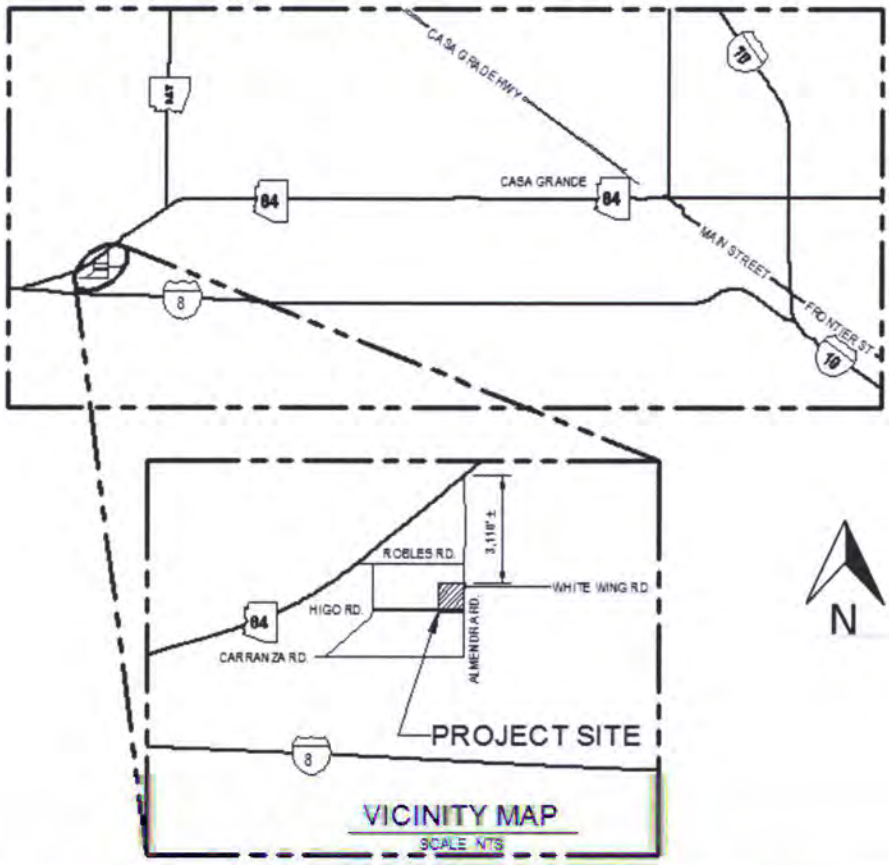
10. Have you discussed possible conditions that may be placed on the approval with the Planning Department? **NO**

11. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? **YES**

1.3 Location & Accessibility

The development is proposed on Parcel No. 500-09-038 located in Pinal County, southwest of Casa Grande, AZ. The project location is in the vicinity of the intersection of State Route 84 and Interstate 8 as depicted in the figure below.

Figure 5 - Project Vicinity Map



The site will be accessed from Almendra Rd. from the north at the intersection with Arizona State Route 84. Almendra Rd. is an existing dirt road maintained by the County that will be used for ingress and egress. Access to the site will be provided with a 24-foot wide gravel driveway allowing two-way flow of ingress or egress.

1.4 Utilities & Services

There currently are no utility services provided at the site including gas, water, sewer, electric or telecommunications. The proposed use of the property and the proposed improvements require no utility connection and currently has no improvements that would be paid for by the public.

1.5 Contact Information

1.5.1 Owner

Terra Solutions

Contact: Gary Pedersen

3230 East Broadway Road, Suite C-235, Phoenix, AZ 85040

gary@sretransport.com

(480) 240-9277

1.5.2 Engineer

GHD

Contact: Frederick Tack, PE

4242 North 22nd Street, Suite 200, Phoenix, AZ 85016

Frederick.Tack@ghd.com

(602) 216-7206

1.5.3 Information Addressing the factors listed for consideration in section 2.151.010(h) of the PCDSC.

This proposed land use is in accordance with part "h" of section 2.151.010, where "Privately and commercially operated recreational lake, swimming pool or tennis court". This project was reviewed with the Pinal County Planning and Zoning department to consider if it was applicable for an industrial zoning. Based on the Pinal County Planning and Zoning department direction, if the proposed land use and development Clean Water Act and its permitting requirements, then the zoning code would define the use as a wastewater treatment facility as "systems or structures designed to hold, cleanse, purify or to prevent the discharge of untreated or inadequately treated sewage or other polluted waters for purposes of complying with the Clean Water Act".

After review with the Arizona Department of Environmental Quality, who is the jurisdictional agency for the implementing the Clean Water Act, this proposed land use and facility is not subject to the Clean Water Act and its permitting requirements, and is permitted through the Aquifer Protection Permit (APP) program which is regulated by State groundwater law A.R.S. §§ 49-241 through 49-252, and A.A.C. R18-9-101 through R18-9-403 for statutes and rules related to APP.

The Clean Water Act (CWA) (33 U.S.C. §1251 et seq. (1972)) regulates discharges of any pollutant from a point source into navigable waters. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges under jurisdiction of the CWA and in Arizona the NPDES is regulated by the Arizona Pollutant Discharge Elimination System (AZPDES).

1.5.4 Utilities & Services

No utility service is currently available at the site, and no utilities are required for this proposed land use, including electric, water, gas, sewer, or telecommunications.

2. Neighborhood/Community Meeting

2.1 Neighborhood/Community Meeting

A neighborhood/community meeting was held on Thursday, February 18th from 6 pm to 9 pm at the project location. Twenty-eight (28) owners of property within 1,200-feet of the project location were notified via registered mail regarding the time and location of the meeting along with a description of the reason for the meeting and a copy of the proposed development plan for the project. A copy of both the letter and site plan provided in advance is included with this report. Those notifications via registered mail were sent on January 29, 2016, prior to the submittal of the special use permit application.

On the day of the meeting the applicant and engineering consultants setup and were on-site for the meeting at 4:30 pm on Thursday, February 18, 2016. Thirteen (13) individuals attended, including

the two (2) applicants plus two (2) consultants from GHD, plus three (3) children of a resident. The first property owner arrived at 5:30 p.m. and the rest arrived between 5:45 p.m. and 6:00 p.m.. The meeting started promptly at 6:00 p.m. and ended at 8:00 p.m.. The applicants and engineering consultants remained on-site until 9:00 p.m. No other attendees arrived between that time.

A copy of the meeting sign-in sheet is included with this report. Note that only two (2) of the nine (9) property owners in attendance reside at a property within 1,200 feet of the project site. The remaining attendees reside in Maricopa County, AZ.

2.2 Public Inquiries and Comments Prior to the Community Meeting

Prior to the meeting several property owners who were notified via registered mail, and other neighbors outside of the 1,200-foot notification area, made inquiries regarding the nature of the project and permit. A list of those who contact the application or applicant representative (GHD) is provided below:

- Frank Winzeler, resident of Mesa, AZ
- Carolyn Marie Bergeron, resident of Arlington, WA
- Behrooz Massrour, resident of Dallas, TX
- Don Miller, resident of Phoenix, AZ
- Debora Gardner, resident of Scottsdale, AZ
- Sam Rose (on behalf of Walter Rose), resident of Stanfield, AZ
- Paula Dickenson, resident of Monument, CO
- Bill McClure, resident of Stanfield, AZ

A summary list of the questions inquired and responses is included below:

1. What is this project?

The "Backwash Storage Pond" project consists of the design of a brine management facility for Terra Solutions. The nature of this project is to construct lined impoundments (ponds) to store the backwash water, which will be allowed to evaporate over time. As more water evaporates, more water will be placed in storage. The ponds are designed to hold a finite amount of water annually, and are designed in accordance with all rules and regulations as defined by the US Environmental Protection Agency, and the Arizona Department of Environmental Quality (ADEQ), which means that the ponds are design so that they will not over flow, and that the water will not permeate into the ground or ground water, and the facility will also be permitted by the ADEQ for the Approval to Construct (ATC) and the Approval of Construction (AOC). Additionally ongoing monitoring and reporting will be required per the ADEQ permit. Over time minimal residuals will collect at the bottom of the ponds which will be removed manually and disposed of in accordance with the ADEQ permit rules and regulations.

2. Why was I contacted?

A property you own, according to the Pinal County Assessor is located within 1,200-feet of the project location.

3. Will this affect my property value?

The applicant and engineering consultant, GHD, are not licensed or professional real estate brokers or consultants and are not able to accurately answer that question. We would encourage you to

consult with a local real estate brokers or consultant regarding that question. We can tell you that the applicant paid above market value for the property the project is proposed on.

Why is this water not being stored by the Utility?

During various times of the year, the utilities production volumes increase and they lack the capacity to store the water. The applicant, Terra Solutions, provide a service through their business to haul and store this water, which would otherwise be hauled off and stored or disposed of by others.

Has an environmental study been completed on the project?

Yes. The applicant has submitted the proposed project, including the proposed design, water quality information, and planned operations for the project with the Arizona Department of Environmental Quality (ADEQ), and has obtained the approval to operate the facility as currently planned and designed. (A copy of the ADEQ approval is included in this report).

Who is Terra Solutions?

Terra Solutions is a partner company with SRE Transportation. SRE Transportation hauls various waters and waste for public utilities and municipalities and private companies and individuals. Terra Solutions provides environmental solutions to support and reduce the operational costs and environmental impacts associated with hauling. The applicants are owners of the both companies.

What will the impacts to traffic and the existing dirt that are anticipated with the project?

A traffic analysis was completed with the application which identified that the amount of trips generated by the project is an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5). Currently the anticipated number of trips generated by a residential use of the same property is two (2) to three (3) per day, for an weekly average of fourteen (14) to twenty-one (21) per week. The types of trucks that will ingress and egress from the site include water and vault trucks. The road is currently maintained by Pinal County and there is an existing gravel pit located at the south end of Almendra Rd., which is accessed by similar trucks including dump trucks and tractor trailers.

Will there be any odors from the ponds?

The water approved by ADEQ to be stored in the ponds will have no organics which is what causes odors. Additionally since the pond will be designed and constructed to prevent interaction with the soil, and will be free from stormwater runoff which would be the only way to introduce organics into the pond. Therefore no odors are anticipated.

Will there be an increase in insects from the pond?

The quality of water approved by ADEQ to be stored in the ponds is slightly higher in salinity than ambient surface or groundwater. This quality of water is not desirable by insects, or animals, therefore no increase in bugs is anticipated.

What happens if the project or company no longer wants to operate?

Based on the requirements set forth by ADEQ, when the facility no longer is to be operated, a "Clean Closure" must be completed. This is a legally binding requirement that at the planned or unplanned end of use of the facility, the removal of the pond liner must be performed, including testing for any infiltration to the soil. The owner is then responsible for any remediation and to restore the site to the previous conditions (not including vegetation) and approval must be obtained from ADEQ that the site is clear, clean and ready for the continued monitoring to conclude. The applicant, who are the property owners then intend to use the property for residential purposes.

What assurances are in place other than the clean closure for the site?

Currently no bonding is required by ADEQ or Pinal County for this project.

Is there a potential for excessive noise or glare from the project?

There is no excessive noise associated with this type of development. There will be no operating machinery, or place for children to play. Once in operation, there is no function that would create smoke, dust, fumes or glare.

Will there be any improvements to the dirt roadway associated with the project?

There are currently no requirements for the roadway to be improved based on the project.

Additionally, local resident, Bill McClure, who resides near the project site along Almendra Dr., contacted the project owners to provide the following input:

- He stated he does not have any problems with what we are doing and he supports local business and developments – Bill McClure, Stanfield, AZ
- He stated that commercial trucks currently use the road to haul aggregate from the rock pit from the south end of Almendra – Bill McClure, Stanfield, AZ
- He stated that the project owners purchase of the land is a benefit to his property values – Bill McClure, Stanfield, AZ

A list of the paraphrased comments in addition to the questions posed prior to the community meeting are listed below.

- *We understand the nature of the project and we do not like the idea of such a facility near our property however we reside in Colorado and will not attend the meeting or the hearing. – Paula Dickinson, Monument, CO*
- *I understand why I was notified and have no comment on the project. - Behrooz Massrour, Dallas, TX*
- *I am looking forward to the community meeting to learn more about the project – Sam Rose, Stanfield, AZ*
- *I believe the applicant just wants to make money with their property. – Debora Gardner, Scottsdale, AZ*

2.3 Meeting Agenda

The following agenda was followed at the meeting:

1. Welcome and Sign-In Sheet
2. Introductions
   a. GHD Inc.
   b. Terra Solutions
3. Special Use Permit Application Review and Summary
4. Project Summary
5. Conformance with the Pinal County Comprehensive Plan
6. Public Comment and Questions

The community meeting goal was to transparently and publically discuss and describe the reasons for the special use permit application for the proposed use of developing a backwash storage and evaporation pond facility for the storage and of backwash water from regional water production facilities.

2.3.1 GHD Inc.

GHD is a licensed engineering and environmental consulting company who has planned and designed the proposed project and has obtained approved from ADEQ, and is assisting the applicant with the approval and permitting process through Pinal County. GHD will also provide ADEQ certified operators to maintain and operate the proposed facility under contract by the project and property owners.

2.3.2 Terra Solutions Summary

SRE Transportation is a service provide to regional water providers and offers the services of hauling of water and other media to collection and disposal facilities. Terra Solutions is an arm of SRE Transportation and aims to provide the service of storing the water as hauled by SRE Transportation. Terra Solutions is a company aimed and founded on environmental compliance and solutions, and is acting as a steward as the environment, based on the companies foundations of safety, professionalism, and a commitment to environmental protection.

2.3.3 Special Use Permit (SUP) Overview

The proposed land is currently vacant and is defined by Pinal County as a General Rural (GR) zone along with the surrounding properties. A special use permit has been requested, under direction from the Pinal County Community Development department, to support the development of a brine management facility on this property. The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage of backwash water from regional water production facilities. A site plan has been provided.

- An application was submitted to Pinal County Planning and Zoning office. Minutes from the community meeting will also be provided to accompany the application.
- This application is slated for the April Planning and Zoning meeting for review and consideration.
- Notice will be made in the local paper prior to the Zoning Commission Meeting indicating the time and location of the hearing which the public is welcome to attend.
- A temporary signed will be posted at the site prior to the Zoning Commission Meeting which indicates the time and location of the hearing.
- Based on the SUP application conformance with the General Zoning Plan and input from the community and those property owners notified, the Commission will make a determination to either Approve the application as is, Approve with stipulations, Deny, or table till the next Zoning Commission hearing.
- If the application is approved, Terra Solutions will begin the construction permitting process.
- This project has already been reviewed and approved by the Arizona Department of Environmental Quality (ADEQ)

2.3.4 Summary of the Project

The "Backwash Storage Pond" project consists of the design of a brine management facility for Terra Solutions. The nature of this project is to construct lined impoundments (ponds) to store waste and backwash water, which will be allowed to evaporate over time. As more water evaporates, more water will be placed in storage. The ponds are designed to hold a finite amount of water annually, and are designed in accordance with all rules and regulations as defined by the US Environmental Protection Agency, and the Arizona Department of Environmental Quality (ADEQ), which means that the ponds are design so that they will not over flow, and that the water will not permeate into the ground or ground water, and the facility will also be permitted and regulated by ADEQ. Additionally ongoing monitoring and reporting will be required per the ADEQ permit. Over time minimal residuals will collect at the bottom of the ponds which will be removed manually and disposed of in accordance with the ADEQ permit rules and regulations.

2.3.5 Proposed Land Use

This request is for a special use permit, under direction from the Pinal County Community Development department, to support the development of the proposed project on this parcel.

The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage and evaporation of waste and backwash water from water treatment facilities. This facility will be accessed by only the Owner and Owner representatives or employees when delivering water to the ponds or managing the environmental compliance.

2.3.6 Conformance to adopted Comprehensive Plan

The Comprehensive Plan land use designation for this site is Moderate Low Density Residential. This project conforms to the adopted Pinal County Comprehensive Plan in several ways. Key connections to the fundamentals of the Pinal County Comprehensive Plan is through economic sustainability, and environmental stewardship, where this project supports a Pinal County land owner to sustain his business and contribute to the County economy, and through the nature of the project which aims to improve air and water quality through the storage of backwash water that would be otherwise managed in a less than environmentally friendly manner. Additionally this proposed land use will not impact the night sky or clean air that is valued by County residents as identified in the Pinal County Comprehensive Plan.

2.4 Community Meeting Comments

Below is a summary and response to the public comments. Additionally the inquiries made prior to the meeting were also expressed at the meeting and were provided similar responses as included above. Therefore they are not repeated in the section below.

<u>Comments by Frank Winezler, Scottsdale, AZ</u>

I will fight this till the end.

Noted

Would you want to live next to brine ponds?

This type of project will be a quiet and dark neighbor, with a low profile that would not restrict your views of the surrounding terrain on the horizon.

I do not want the pristine desert destroyed. It should be left as it is. That is why I own that property.

Noted. Based on the current zoning and land use the property owners have the right to apply for building and drainage permit for the construction of a residential structure, and/or barn which could level more of the site than what is proposed, including a taller profile project that would encumber your views. This proposed project would be a better fit to ensure you horizon views.

Note that there is also a ranch at the north end of Almendra Rd. which corrals cattle and horsed. The property owners could also aim to develop the property in that manner which would also change the pristine nature of the site.

If the pond would attract fowl, then it might be tolerable.

If the property owner was willing to construct a wetland pond to attract water fowl to offset you opposition to the project, this would attract an increase in insects, and introduce odors. The engineering consultant would not recommend that as an option.

Comments by Sam Rose, Stanfield, AZ

How was this site selected for this project?

The project owners conducted a search of the available properties that met their location goals and made inquiries and request for property owner's interest in selling their property. This location was one of only a few who responded. Additionally Pinal County Zoning staff was contact to confirm the feasibility of permitting the project at this location. A positive response was provide which triggered the project moving forward.

What benefit would everyone else get with this project?

The biggest benefit to neighbors would be that of a quiet neighbor with a low profile that would not restrict your views of the surrounding terrain on the horizon.

Could utilities (electric) be brought to the area for the other residents to use?

Currently the project requires no utilities therefore the project owner is not planning that expense for the community.

Why was not the BLM or agriculture property picked for this project?

The BLM land, and agricultural property has both higher value, which would not make the project economically feasible, and there was no positive response to the project owners inquiries during the siting and due diligence of the property search.

Could it be mandated that the dirt road be paved?

The property owner cannot comment if that is possible, however the cost may be restrictive for the project. Additionally similar size trucks access the gravel pit at the end of Almendra Rd., and no requirement for such improvement has been warranted yet.

Could it be mandated that the proposed chain link fence be a screen fence with either slats or block?

The project owner is open to developing the site in a manner that will be acceptable to the community and neighbors and is open to direction by Pinal County.

I am not directly opposed to this project and I reside next door, however I would like to get some benefit from this project.

Noted

Comments by Lorraine Cooper, Glendale, AZ

Our biggest concern is the impact to property value. What will the impact be?

The applicant and engineering consultant, GHD, are not licensed or professional real estate brokers or consultants and are not able to accurately answer that question. We would encourage you to consult with a local real estate brokers or consultant regarding that question. We can tell you that the applicant paid above market value for the property the project is proposed on.

What will the views be like from our property?

Renderings provided at the site were reviewed with the attendees to depict what the views would be like. Based on the approximate location of Lorraine, and the immediate neighbors, the only visible improvement would be the fence, as the ponds are designed to be screened by an earthen berm, and the fence.

Will there be more businesses that will try to develop in this area if this project is allowed?

This is a unique business that is solely based on location in this area. It is not anticipated that other commercial business would aim to develop in this area. However if the desired to do so, they would have to conduct the similar application and community notification.

Comments by Gordon Tam, Phoenix, AZ

Can you provide the location of similar installations in residential areas so that I can conduct independent research on the effect on market value?

Yes. A separate email was provided to Gordon that included the following information:

- *Located at the northeast corner of W. Bethany Home Rd and N. 419th Ave, Tonopah, AZ.*
- *Intel Brine Ponds, Located behind 2564 E Coconino Dr, Chandler, AZ*
- *Anthem Brine and Reclaimed Water ponds, Located southwest of the intersection of W. King Dr. and N. Gavilan Peak Parkway*
- *City of Scottsdale Water Campus Raw Water Pond (similar) Located south of the intersection of N. Grayhawk Dr. and E. Hualapai Dr., Scottsdale, AZ*

The other listings that are public are not in residential areas.

Can GHD provide any example if similar "Clean Closures" in Pinal County?

No. The closest recent clean closure completed by GHD in Pima County and Maricopa County. However there may be clean closures completed by others in Pinal County. That information should be available from ADEQ with a public records request.

Comments by Don Miller, Phoenix, AZ

Since the project requires a "Clean Closure" by ADEQ, how do you restore the property to the original condition?

The clean closure requirement only applies to the grade of the site and quality of the soil. No revegetation is required. Even of this property was developed as a residence you would not be able to restore it to the original condition.

Comments by Terry George, Maricopa, AZ

There is no value for the neighbors. What is in it for me?

Comments by Carol and Ted Skowronek, Scottsdale, AZ

We are concerned about the view of this type of project. What will this due to property values?

Renderings provided at the site were reviewed with the attendees to depict what the views would be like.The only visible improvement would be the fence, as the ponds are designed to be screened by an earthen berm, and the fence. The applicant and engineering consultant, GHD, are not licensed or professional real estate brokers or consultants and are not able to accurately answer that question. We would encourage you to consult with a local real estate brokers or consultant regarding that question. We can tell you that the applicant paid above market value for the property the project is proposed on.

What type and thickness of liner is required for the pond?

The liner presently designed for the ponds is a 60-mil thick High Density Polyethylene (HDPE) material. According to A.A.C. R18-9-D301, and ADEQ requirements for Type 3.01 General Permit: Lined Impoundments, the minimum liner thickness is 30-mil if a synthetic liner is used like a geomembrane, or the minimum liner thickness is 60-mil if HDPE.

Comments by Gary Pederson, Phoenix, AZ

I am one of the landowners of the property requesting the Special Use Permit. I believe that this project will be a positive for the county and area. On the surface, this project seems to be quite intrusive, but I believe it to be just the opposite. We have gone to great lengths to ensure that this project gets completed in the most responsible and least intrusive way possible. We have hired one of the most reputable environmental engineering firms in the country, who have vast experience in these types of projects and in this area of the state to make sure that things get done in the right way.

This project is nestled in between a fully operational ranch and a county operated gravel pit, with only 2 houses within eyeshot. Our project will not be visible from the road (with the exception of the fence), it will not interrupt any skyline views, nor will it introduce light or sound pollution as there will not be any operating machinery or lighting. With the exception of a few trucks a day, we will be quiet, clean, responsible and non-intrusive upon our other neighbors. We are constructing this project so as to impact the property vegetation in as little of a way as possible. As the land owners, we have the right to do many things to the property, including build buildings, store equipment, level the ground and vegetation, etc., things which could be eye-sores. We are going to build and operate this facility in an environmentally responsible manner – to such a degree that at the end of the usefulness of the project my wife and I plan on building a home on the property to spend our retirement years. We have already increased the area property value as we paid well over market price to purchase the land. We are as invested in preserving this area as much as anyone else and we plan on being responsible stewards to the land while we try to come up with solutions to help the local water industry.

That concludes the public comments received on the project based on the public notification. The above information is accurate and representative of the interactions between the community neighbors, and the property owners, and engineering consultant, to the best of my understanding and as based on minutes and notes from phone conversations and the meeting.

January 29, 2016

Owner
Address
City, State Zip

Re: Notification of Special Use Permit for Parcel 500-09-038 in Pinal County, Arizona

Dear Sir or Madam:

The purpose of this letter is to notify you of a neighborhood/community meeting in regards to the request of a special use permit for Parcel 500-09-038 which is located on the northwest corner of Almendra Road and Higo Road in Pinal County, Arizona. According to the Pinal County's Assessor website, your property in Pinal County as registered under your name is located within 1,200 feet of Parcel 500-09-038. Per Section 2.166.050E of the Pinal County Development Services Code, we are required to notify you of the request for a special use permit that has been issued for the parcel mentioned above.

The proposed land is currently vacant and is defined by Pinal County as a General Rural (GR) zone along with the surrounding properties. A special use permit has been requested, under direction from the Pinal County Community Development department, to support the development of a brine management facility on this property. The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage of backwash water from regional water production facilities. A site plan has been included with this letter to graphically display the proposed improvements.

A meeting will be held on **Thursday, February 18, 2016 at 6 p.m.** to inform property owners in the community about the proposed improvements to and special use permit for Parcel 500-09-038. The meeting will be held on site at the proposed site. A vicinity map has also been included with this letter for your reference. Please feel free to contact me if you have any questions.

Sincerely,

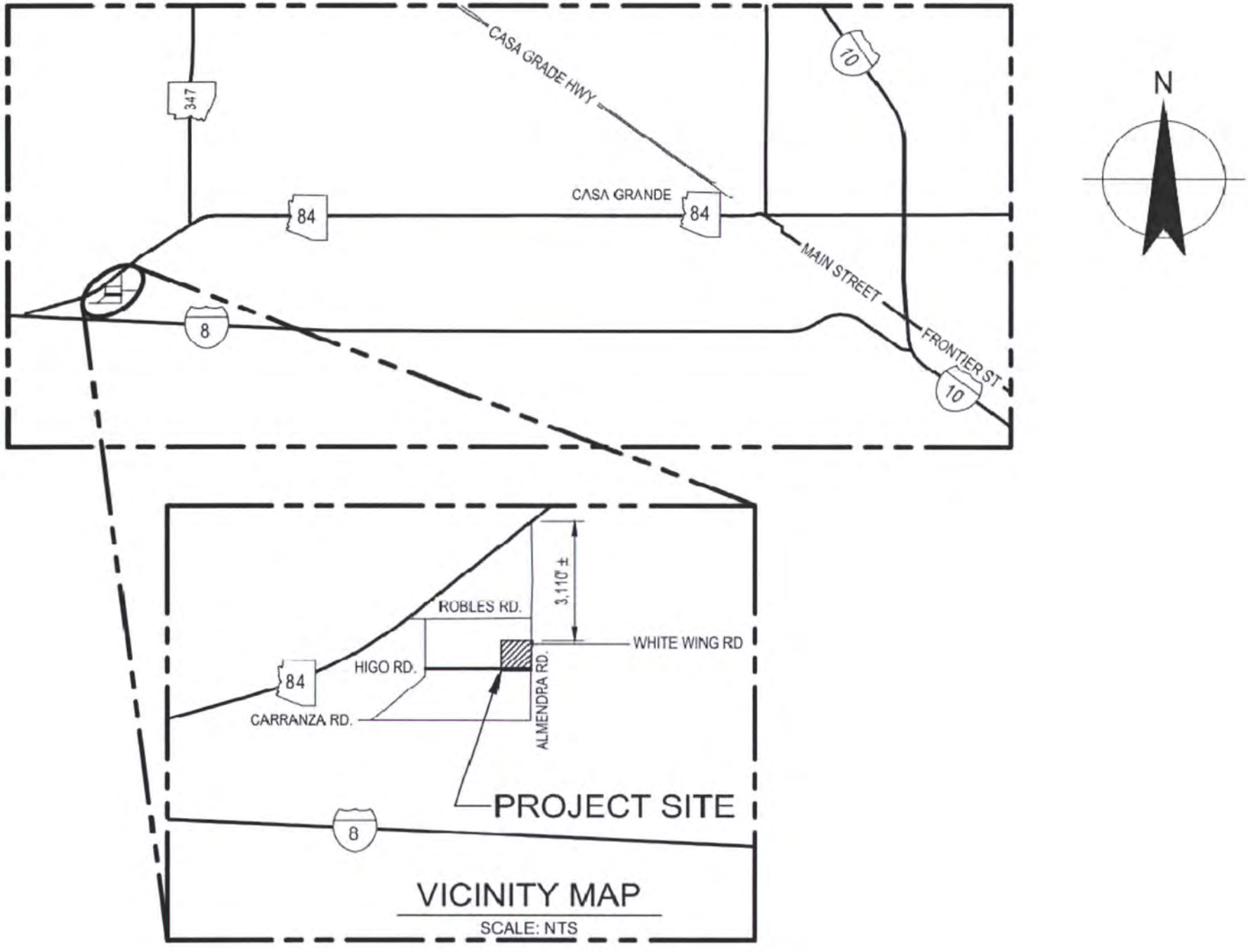
Frederick Tack
Project Manager

GHD
4747 N 22nd Street, Suite 200
Phoenix, AZ 85048
602-216-7206
Frederick.Tack@ghd.com

Project Name: Backwash Evaporation Pond
GHD Project Number: 8411944

Parcels Within 1,200 feet of Property Proposed for Rezoning

#	Assessor Parcel Number	Parcel Address/ *Lot, Subdivision*	Owner	Mailing Address	Notes
1	500-06-003H	N/A	Zetta Company LLC	PO Box 7911, Chandler, AZ 85246	
2	500-06-003J	N/A	Zetta Company LLC	PO Box 7911, Chandler, AZ 85246	
3	500-07-0010	*Lot 1, Saguaro Valley Ranchettes*	Parinaz Par & Hooshang Hodjati	6509 E Helm Dr, Scottsdale, AZ 85254	*600 feet away from 500-09-038
4	500-07-0020	47791 W Robles Rd, Maricopa, AZ 85139/ *Lot 2, Saguaro Valley Ranchettes*	Maria Bonchis & Jennifer Bonchis	5224 E Anderson Dr, Scottsdale, AZ 85254	
5	500-07-0150	*Lot 15, Saguaro Valley Ranchettes*	Behrooz Massrour	PO Box 801344, Dallas, TX 75380	
6	500-07-0160	*Lot 16, Saguaro Valley Ranchettes*	Carolyn Marie Bergeron	17608 Redhawk Dr, Arlington, WA 98223	*600 feet away from 500-09-038
7	500-07-0170	*Lot 17, Saguaro Valley Ranchettes*	Frank E Winzeler	4202 E Broadway Rd Unit 210, Mesa, AZ 85206	*600 feet away from 500-09-038
8	500-07-0180	*Lot 18, Saguaro Valley Ranchettes*	Marie Newman	3105 W Polk St, Phoenix, AZ 85009	*600 feet away from 500-09-038
9	500-07-0190	*Lot 19, Saguaro Valley Ranchettes*	Iraj Mottahedian	PO Box 10066, Casa Grande, AZ 85130	
10	500-07-0200	47689 W White Wing Rd, Maricopa, AZ 85139/ *Lot 20, Saguaro Valley Ranchettes*	Walter W Rose	PO Box 752, Stanfield, AZ 85172	
11	500-08-004A	N/A	R John & Paula J Dickinson	535 Harness Rd, Monument, CO 80132	
12	500-08-0050	N/A	Two Stanfield LLC Etal	23300 Telegraph Rd, Southfield, MI 48034	
13	500-08-0060	N/A	Two Stanfield LLC Etal	23300 Telegraph Rd, Southfield, MI 48034	
14	500-08-010B	N/A	Mei-Man Kuo	14077 E Coyote Rd, Scottsdale, AZ 85259	
15	500-08-011B	N/A	Peaceful Land Happy Group LLC	4F NO100-1 Sichuan Rd Sec, Banqiao City 220, Taiwan	
16	500-09-0270	*Lot 22, Hidden Valley Estates Unit No 2*	Theodore G & Carol J Skowronek	6720 E Wilshire Dr, Scottsdale, AZ 85257	
17	500-09-028A	*Lot 23, Hidden Valley Estates Unit No 2*	Donald Parker	530 E Hunt Hwy #103-105, San Tan Valley, AZ 85143	
18	500-09-028B	*Lot 23, Hidden Valley Estates Unit No 2*	Donald Parker	530 E Hunt Hwy #103-105, San Tan Valley, AZ 85143	
19	500-09-0290	*Lot 24, Hidden Valley Estates Unit No 2*	Scott Martin	4487 Highway 82, Elgin, AZ 85611	
20	500-09-030A	*Lot 25, Hidden Valley Estates Unit No 2*	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
21	500-09-030B	*Lot 25, Hidden Valley Estates Unit No 2*	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
22	500-09-030C	*Lot 25, Hidden Valley Estates Unit No 2*	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
23	500-09-030D	*Lot 25, Hidden Valley Estates Unit No 2*	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
24	500-09-030E	*Lot 25, Hidden Valley Estates Unit No 2*	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
25	500-09-0310	*Lot 26, Hidden Valley Estates Unit No 2*	Lorraine L Cooper	6621 N 62nd Ave, Glendale, AZ 85301	*600 feet away from 500-09-038
26	500-09-0320	*Lot 26, Hidden Valley Estates Unit No 2*	Reo Properties LLC	520 W Warner Rd, Tempe, AZ 85284	*600 feet away from 500-09-038
27	500-09-033A	*Lot 27, Hidden Valley Estates Unit No 2*	Jean Marie Skowronek	3519 Chambers Ct, Scottsdale, AZ 85251	
28	500-09-033B	*Lot 27, Hidden Valley Estates Unit No 2*	Debora A & David A Gardner, Gregory A Skowronek	5926 W Lewis Ave, Scottsdale, AZ 85257	
29	500-09-0360	*Lot 30, Hidden Valley Estates Unit No 2*	Gordon Tam	3150 E Beardsley Rd Unit 1053, Phoenix, AZ 85050	
30	500-09-0370	*Lot 31, Hidden Valley Estates Unit No 2*	Edward G Dana & Noveda E Trs	8015 S 35th St, Phoenix, AZ 85042	*600 feet away from 500-09-038
31	500-09-0390	*Lot 33, Hidden Valley Estates Unit No 2*	Ozella Whitlow	3216 E Larkspur Dr, Phoenix, AZ 85032	*600 feet away from 500-09-038
32	500-09-0400	*Lot 34, Hidden Valley Estates Unit No 2*	Jeong Bang	2314 W El Alba Way, Chandler, AZ 85224	*600 feet away from 500-09-038
33	500-09-041A	*Lot 34, Hidden Valley Estates Unit No 2*	Rita M Boyle	PO Box 1014, South Orleans, MA 02662	*600 feet away from 500-09-038
34	500-09-041B	*Lot 35, Hidden Valley Estates Unit No 2*	James E Gardner & Ellen H Rev Liv Trust, C/O First International Bank & TR Dept	2231 E Camelback Rd # 107, Phoenix, AZ 85016	
35	500-09-0420	48585 W Robles Rd, Maricopa, AZ 85139/ *Lot 35, Hidden Valley Estates Unit No 2*	Dorothy Ann Reilly	5443 E Hanbury St, Long Beach, CA 90808	
36	USA500020	N/A	N/A	N/A	



VICINITY MAP

SCALE: NTS

OWNER:

TERRA SOLUTIONS
CONTACT: GARY PEDERSEN
3230 E. BROADWAY ROAD, SUITE C-235
PHOENIX, AZ 85040
PH: (480) 240-9277

ENGINEER:

CIVIL
GHD
CONTACT: FREDERICK TACK
7600 N. 16TH STREET, SUITE 205
PHOENIX, AZ. 85020
PH: (602) 216-7200
FAX: (602) 216-7201

SURVEYOR:

SURVEYOR:
A TEAM
CONTACT: STONE WAHL
10201 N. 21ST STREET, SUITE 10
PHOENIX, AZ. 85021
PH: (602) 906-0020
FAX: (602) 906-0019

LEGEND

- POND LINER
- DG - DRIVEWAY
- RIPRAP
- EXST. SAGUARO
- EXST. CRUCIFIXION THORN TREE
- EXST. PALO VERDE TREE
- 1580 — EXISTING MAJOR CONTOURS
- 1579 — EXISTING MINOR CONTOURS
- 1580 — PROPOSED MAJOR CONTOURS
- 1579 — PROPOSED MINOR CONTOURS
- PROPERTY LINE
- CENTER LINE
- PROPOSED FENCE
- SLOPE ARROW

0 50 100 150 200'
SCALE 1"=100' AT ORIGINAL SIZE

Registered Professional Engineer (Civil) CERTIFICATE NO. 53976 FREDERICK H. TACK Date Signed 3.11.16 ARIZONA U.S.A.

Expires: 12/31/18

SURVEY NOTE

THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT PREPARED BY SECURITY TITLE AGENCY, FILE NO. 58130199-058-VO, EFFECTIVE DATE OF MAY 17, 2013. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS

LEGAL DESCRIPTION:

NOTE: LEGAL DESCRIPTION WAS UNAVAILABLE AT THE PINAL COUNTY RECORDERS. THE LEGAL DESCRIPTION BELOW WAS PROVIDED IN THE PRELIMINARY TITLE REPORT.
LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2, ACCORDING TO THE PLAT IN THE OFFICE OF THE PINAL COUNTY, ARIZONA, IN BOOK 9 OF MAPS, PAGE 22.
EXCEPT ALL COAL, OIL, GAS, AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 54 OF DEEDS, PAGE 117.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON WGS84 OBSERVATIONS USING POSITIONING SYSTEMS.

BENCHMARK:

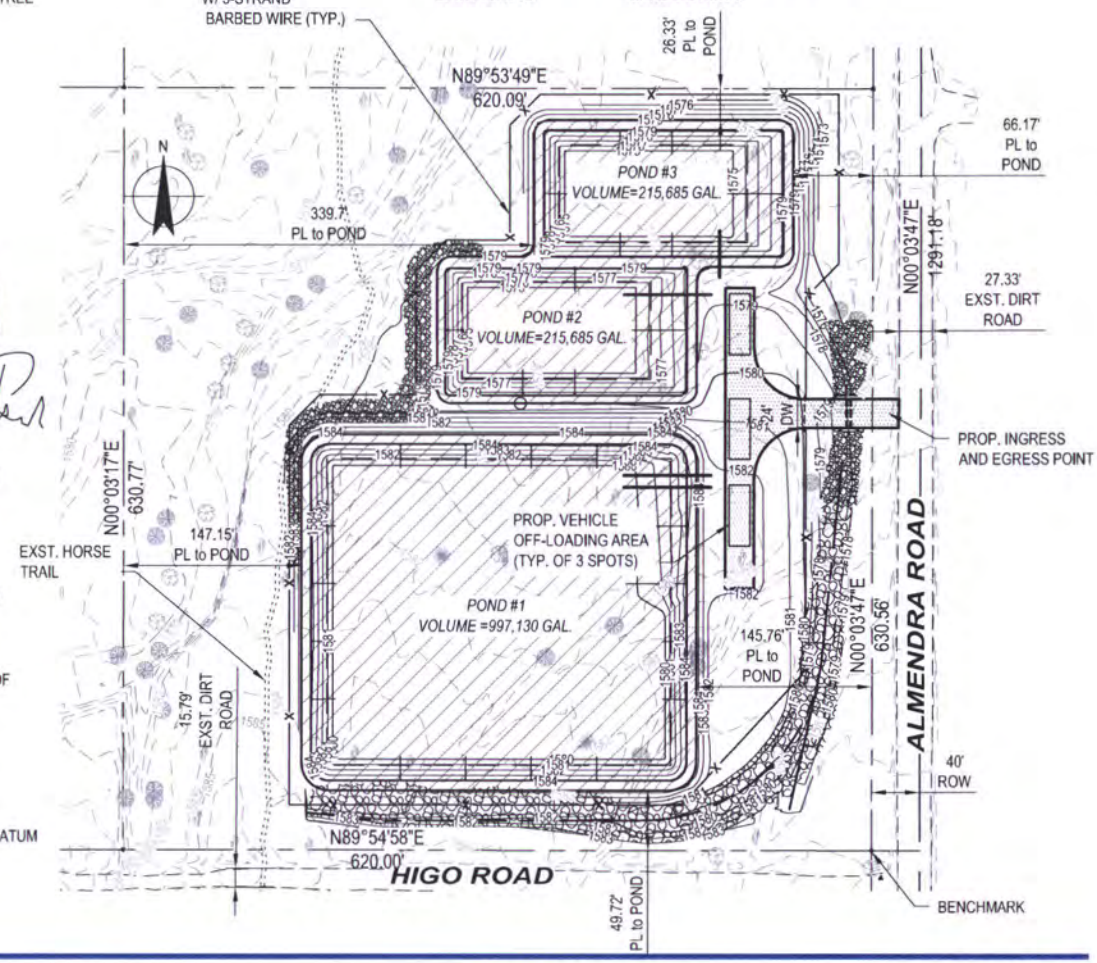
TBM IS A 5/8" HEXBAR STAMPED "A TEAM LS21765" AT THE SOUTH EAST CORNER OF LOT 32. ELEV. = 1583.00 NAVD88 DATUM

FEMA FIRM INFORMATION:

04021C1500E
ZONE X
PANEL NOT PRINTED

SITE INFO:

LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2
ASSESSOR'S PARCEL NO. 500-09-038
AREA: 391,041.13 SQ. FT. (8.98 ACRES)
EXST. ZONING: GENERAL RURAL



terra solutions

GHD

TERRA SOLUTIONS
BACKWASH STORAGE
AND EVAPORATION PONDS
SITE PLAN

Job Number 84-11944
Revision -
Date 11/10/2015

Figure A

4747 North 22nd Street Suite 200 Phoenix Arizona 85016 USA T 1 602 216 7200 F 1 602 216 7201 W www.ghd.com

www.ghd.com

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

Memorandum

Date: April 21, 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: Rezoning Application for TERRA SOLUTIONS, Case SUP-001-16

The Engineering Division has reviewed the Rezoning Application for TERRA SOLUTIONS, Case No. SUP-001-16 and recommends that it be approved subject to the following conditions:

1) 55' half street right-of-way dedication may be required for Almendra Road (eastern boundary). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3) 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 an on-lot retention area;

rev: L. Chow

Development Services

Michael Sundblom
Air Quality Director

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wide open opportunity

Greg Stanley
County Manager

MEMORANDUM FROM AIR QUALITY

Date: April 13, 2016

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
4/21/16	PZ-001-16	Highland Communities, LLC	Rezone to allow 17 lot subdivision on 20 acres	See Comments 1, 2 & 3
4/21/16	SUP-001-16	Terra Solutions	Storage of backwash water	See Comments 1, 2 & 3

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

PROJECT APPROVAL BY ADEQ

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Douglas A. Ducey
Governor

Misael Cabrera
Director

December 3, 2015

Mr. Gary Pedersen
SRE Transporation
3230 E Broadway Rd., Suite C-235
Phoenix, AZ 85040

RE: Aquifer Protection (APP) Type 3.01 General Permit for SRE Transportation - Ponds 1, 2, & 3

Inventory Number:	511919	LTF ID:	63152
USAS Number:	512560	Place ID:	148840

Dear Mr. Pedersen:

Enclosed is a signed copy of the Type 3.01 General Permit for the above referenced facility. This permit was developed pursuant to A.A.C. Title 18, Chapter 11, Article 4, Aquifer Water Quality Standards, and A.A.C. Title 18, Chapter 9, Article 1, Aquifer Protection Permit (APP) rules. If you have any questions regarding this permit or the facility, please feel free to contact me at (602) 771-4465.

Sincerely,

Shivani Shah, EES
APP Unit
Water Permits Section
Water Quality Division

Enclosures (2)
By Certified Mail

cc: Luke Peterson, Manager, APP Unit, WPS, WQD, ADEQ
Frederic Tack, P.E., Project Manager, GHD

APP15:0515

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

DISCHARGE AUTHORIZATION
FOR A TYPE 3.01 GENERAL AQUIFER PROTECTION PERMIT

Inventory No. 511919
LTF No. 63152
USAS No. 512560

Permittee Information:

Name: SRE Transportation
Address: 3230 E Broadway Rd, Suite C-235
Phoenix, AZ 85040

Permitted Facility Information(if different from above):

Name: Ponds 1, 2, & 3
Address: 0.6 miles south of the intersection of Almendra Road and Arizona Highway 84, Maricopa, AZ 85139

Latitude: 32° 50' 43" North Longitude: 112° 05' 05" West

Determination is based on the Notice of Intent (NOI) dated October 22, 2015.

Discharge Authorization. Your submittal satisfies the requirements in Arizona Administrative Code (A.A.C.) R18-9-A301(A)(3) and R18-9-A301(B). This Discharge Authorization is No. **P-511919**. Effective on the date of signature, the permittee is authorized to discharge from the facility at the location specified in the NOI under the terms of A.A.C. R18-9-D301. The permittee must comply with all design, installation, operation, monitoring, recordkeeping, reporting and closure requirements specified in this general permit. The permittee must also comply with all other applicable requirements of 49 A.R.S. 2, and 18 A.A.C. 9, including the General Provisions of Article 3. This Authorization is effective on the date of signature and expires **FIVE (5) YEARS** from that date. If you wish to renew this Discharge Authorization and no changes have been made to the discharging facility, an NOI must be submitted no later than 30 days before DEC 1 2020 otherwise, the authorization to discharge will expire (see R18-9-A303(B) and (C)).

This authorization can be revoked and an individual permit required in the event the permittee fails to comply with the terms of the general permit described in the rules or if the discharge activity causes or contributes to the violation of an Aquifer Water Quality Standard at the applicable point of compliance.

Jerry Smit, Manager
Water Permits Section
Water Quality Division

12/1/15
Date

300'

From:	Pamela J Zielinski
To:	Evan Balmer
Subject:	RE: Application for Special Use Permit (SUP-001-16) to construct Brine Management Facility on South Almendra Road
Date:	Monday, April 04, 2016 9:21:42 AM

Dear Mr. Balmer:

My mother, Ozella Whitlow, is the owner of the property next to where Terra Solutions, LLC is requesting to construct a brine management facility. She has asked me to contact you to let you know she opposes the zoning change that is being requested.

It is alarming that a company can buy land in a General Rural area, knowing that it is zoned as such, and request for it to be rezoned for industrial use. When families purchased in this area, they purchased for investment opportunities and to possibly build homes. What Terra Solutions is asking, rezoning the land for industrial use, would ruin opportunities for everyone who owns land in the area. Who would want to buy the land or live next to a "backwash storage and evaporation pond facility"? What a slap in the face to all who already own property on Almendra and the surrounding area.

We ask that you deny Terra Solutions, LLC request to use the land for industrial business. One company should not have the right to destroy the integrity and purity of the area around it. As landowners, we will not be able to either live on or sell our properties. It is a beautiful desert area, allow our community to stay that way.

Please let this letter communicate our opposition as my mother, Ozella Whitlow, will not be able to attend the public hearing on 4/21/2016.

Thank you,

Pam Zielinski (602-971-3694)
Daughter of Ozella M.Whitlow

Ozella Whitlow (602-482-4943)
3216 E. Larkspur Drive
Phoenix, AZ 85032

Parcel Number: 500-09-0390
Hidden Valley Estates #2, Lot 33

300'

1. SUP-001-16

2. Frank Winzeler
4202 E. Broadway Rd.
Unit 210
Mesa, Az 85206
480-946-9841
Parcel number: 500-07-01705

3. Oppose (Read attached letter.)

4. Will definitely appear and want to be heard.

4202 E. Broadway Rd.
Unit 210
Mesa, Arizona 85206
March 25, 2016

Pinal County
Planning and Development
PO Box 2973
Florence, Arizona 85132

Mr. Evan Balmer:

Located near two national monuments, Ironwood Forest and Sonoran Desert, this land is some of the most pristine in America.

Teeming with desert flora including saguaro, ocotillo, mesquite, palo verde, and ironwood, it is awesome to behold. Accented by picturesque mountains in the background, the land is hilly and rugged.

A variety of fauna can be found here including quail, coyote, fox, rabbits, mountain lions, and deer plus small desert animals like snakes, lizards, desert tortoises, and all sorts of birds.

None of these will be enhanced by the presence of brine ponds. Even with an ugly six feet cyclone fence surrounding the perimeter, animals will still enter and drink this hazardous water. Also, migratory birds such as Canadian geese will make a possible fatal mistake landing here. Plants will die from inevitable leaks in the liners and runoff from flooding rains.

The road which already is dirt will become eroded and worn from heavy truck traffic. Peace and serenity will be gone.

In addition, the excavation for these ponds will kill many existing plants, displace wildlife, and disturb the natural flow of washes and desert terrain.

looking for land that reminded me of the North Scottsdale area in the sixties before development, I purchased my land twenty-five years ago and have enjoyed it ever since. Thank goodness the Scottsdale planners had foresight not allowing brine ponds in those early years and choosing preservation instead, creating the Mc Dowell Mountain Preserve and being very judicious about impending development.

In summary, other than being a home for mosquitoes and gnats, brine ponds have no place in this pristine Sonoran Desert area.

Sincerely,

Frank E. Winzeler

Frank E. Winzeler
Lot 17
Almendra and Whitewing

300'

From: Don Miller
To: Evan Balmer
Subject: SUP-001-16
Date: Monday, March 28, 2016 9:40:00 PM

Case #SUP-001-16
My name is Don Miller and my wife Kathy and I own tax parcels 500-09-030A,B,C,D & E.
Our address is 110 E. Coronado Road, Unit #5 Phoenix, AZ 85004 My phone # is 602-359-7629. Our home phone # is 602-268-1871.
We oppose this application for the following reasons:
A) This will destroy a pristine desert environment.
B) The proposed Industrial commercial use of this property is totally inconsistent with current zoning.
C) This will brink heavy truck traffic to the dirt road which is the main access artery to this area.
D) The stagnant water ponds may breed insects with serious health hazards.
E) This application is for the benefit of one owner and the detriment of all others.

I plan to attend and wish to speak at the April 21 hearing.

Don Miller

--
-Don

From: Don Miller
To: Evan Balmer
Subject: SUP-001-16
Date: Thursday, May 12, 2016 1:04:11 PM

Dear Mr. Balmer - I have replied previously with my opposition to application for Special Use Permit #001-16 to construct a Brine Management Facility on South Almendra Road. I also requested to speak at the meeting. Unfortunately with the postponement and reschedule of this hearing I will not be able to attend. Since I cannot be present, I would like to offer some additional objections to my brief statement. First of all, the application process is a well-designed "good-faith" democratic one. It is based on CONFORMANCE TO ADOPTED COMPREHENSIVE PLAN. Unfortunately, the "'good-faith" does not appear to extend to the PROPOSAL EVALUATION as presented in the project file. This appears to be a rubber stamp by those who filled it in as it reports NO to all questions of conflict or alteration of the Plan's goals and policies.
The first and most obvious dishonesties as numbered in the CONFORMANCE are

3.1 "Carefully manage and guide growth ..... "and is sensitive to the environment."
There is no way to construe demolition of 6 acres of natural (and beautiful) desert environment and construction of dirt berms, gravel or asphalt roads, evaporation ponds all surrounded by a 6-foot chain link fence as "sensitive to the environment.

3.1.1.2 "Encourage, co-ordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities."
I have spoken to many of the owners along Almendra Road and we are all in opposition. This is NOT an "appropriate" area. This land was purchased recently particularly for this application. The applicants had every opportunity to purchase in an "appropriate" area. Also in conflict with the above GOAL AND POLICY is that the applicants are providing none of the services listed.

3.1.2.1 "Encourage the protection, preservation and maintenance of existing rural land uses and rural character."
OK, the item above is quoted from "Goals and Policies" from Table 1 and the question is "Does our Parcel/Project conflict with or alter the Plan's goals and policies?" The proposed site is a commercial and industrial use with brine delivered by semi trailers. The answer is a very big YES.

I voiced my general concerns previously but would just like to emphasize two over-riding concerns. This application will set a precedent for years to come and could alter the future development of the entire area. The applicant is asking you to support their financial interest to the detriment of all owners who bought with expectation to use the land within the current zoning. This industrial use can only depreciate the values of surrounding properties. There is also the health concern of standing water as breeding ground for mosquitoes. The diseases carried by these mosquitoes are well documented and frightening. What justification can there be for imposing this risk on present and future residents? The nearest family lives about a thousand feet from the

project and has small children.
I am asking that these observations and objections be entered into the file for this application.

--
-Don

300'

PLANNING CASE # SUP-001-016

PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PO BOX 2973
FLORENCE, AZ 95132
ATTN: EVAN BALMER, PLANNER I

I Carolyn Bergeron oppose the Brine Mgmt Facility on South Almendra Rd.

My mother Dorothy Ballard bought this land in the 1960's because she loved the desert. She didn't buy an industrial site with a chain link fence and stinky ponds.

It's a big desert, they can put this site out where people aren't settling.

I regretfully am not able to attend the hearing on April 21st due to travel restrictions, but wanted to voice my concern and opinions to opposing this development.

Carolyn Bergeron
PARCIL TAX# 500-07-0160 SAGUARO VALLEY RANCHETTES
17608 Redhawk Dr
Arlington, WA 98223
360-403-8919

nwpansey@gmail.com
c/o Denise Bergeron - daughter

From: terry Ambus
To: Evan Balmer
Subject: Special Use Permit (SUP-001-16)
Date: Monday, April 04, 2016 1:57:24 AM

Mr. Balmer:

I own land in close proximity to the proposed brine management facility on South Almendra Road (APN 500-06-003K and APN 500-06-002A). Based on the initial meeting on the property last month i believe i speak for the majority of the adjacent land owners. I'd like to officially voice my emphatic opposition to the issuance of a Special Use Permit to construct such a facility. A project of this nature will be very detrimental to the surrounding properties for several reasons:

1. It will deface the natural beauty of the surrounding desert.
2. It will bring heavy truck traffic
3. It will create health and safety concerns resulting from standing/stagnant water
4. It will stigmatize and devalue our properties.

A project of this nature is completely inconsistent with the current use, zoning and character of the area. While the project might benefit this one owner, it will unfairly and permanently stigmatize the surrounding properties.

We are willing to take our fight to the next level if necessary in order to ensure that such a project does not come to fruition.

Respectfully,

George Ambadiotakis
Chania LLC

From: marina ambus
To: Evan Balmer
Subject: Proposed Brine Management Facility- South Almendra Road
Date: Monday, April 04, 2016 1:48:05 AM

Mr. Balmer:

We own land in close proximity to the proposed brine management facility on South Almendra Road (APN 3 The intent of this letter is to voice our emphatic opposition to the issuance of a Special Use Permit to construct such a facility. A project of this nature will be very detrimental to the surrounding properties for several reasons:

1. It will deface the natural beauty of the surrounding desert.
2. It will bring heavy truck traffic
3. It will create health and safety concerns resulting from standing/stagnant water
4. It will stigmatize and devalue our properties.

We are not opposed to development of land when it makes sense. A project of this nature, however, is completely out of line with the current use, zoning and character of the area. While the project might benefit this one owner, it will unfairly and permanently stigmatize the surrounding properties.

We are willing to take our fight to the next level if necessary in order to ensure that such a project does not come to fruition.

Respectfully,

Terry and Marina Ambus

520 WEST WARNER RD.
TEMPE, ARIZONA
480-893-3948
480-893-0441 fax

REO Properties LLC

memo

To: Pinal County Planning Department/ Attn: Evan Balmer

From: Robert Owens/ Principal REO Properties LLC

Date: 3-21-16

Re: Opposition to backwash storage pond (#500-09-038) – SUP-001-16

To Whom it may concern,

My name is Robert E. Owens. My address is 520 W. Warner Road Tempe, Arizona 85284. My phone number is 480-797-4206.

I am the owner of a parcel of land (parcel #500-09-032) which is very close (within 1200ft) of the proposed backwash storage and evaporation pond facility.

I am opposed to this backwash storage facility due to the following reasons:

1. The purpose of my purchase of the 5 acre parcel of land was to build my retirement home/ranch.
2. This backwash facility would dramatically reduce the value of my property for a custom home site and would impact the beauty of my area.
3. This facility would be an very "industrial looking" and does not fit with a ranch rural setting.
4. This facility may produce a bad odor and mesquitos.
5. This facility would have an unsightly 6ft tall chain link fence with barb wire around the entire perimeter . This would look like a prison yard.
6. My future custom home/ranch is within 1200ft of this proposed backwash storage.
7. This facility needs to be placed in an area zoned for "industrial". This facility should not be placed in a premier natural desert area that future homes will be built.

8. The roads leading into and out of this facility are all dirt. This would create horrible dust from large trucks accessing the facility.

I will not be able to attend the meeting to voice my opposition. Please feel free to call or contact me at any time to discuss.

Thank you,

Robert E. Owens

From:	James Corley
To:	Evan Balmer
Cc:	donmillerphoenix@gmail.com
Subject:	Application for Special Use Permit (SUP-001-16) to construct Brine Management Facility on South Almendra Road
Date:	Monday, March 28, 2016 5:14:08 PM

LANDOWNER
APN# 500-07-018
Pinal County, Arizona

Dear Sir:

My mother, Marie Newman, is the owner of this property referenced above. She has no access to a computer and has no idea how to respond to you, so she has requested that I do it for her. My mother is elderly, 77 yrs old.

Marie Newman is opposed to the project for the following reasons:

1. Destruction of the beautiful desert that will result in devaluation of the surrounding properties.
2. The heavy truck traffic that will stir up dust and contribute to poor air quality in the area.
3. Health and safety concerns from stagnant water such as: mosquitoes and gnats, etc.
4. This project is not consistent with current use zoning and the natural beauty of this area.

Please do not pass this new project.
Marie Newman
3105 W. Polk St.
Phoenix, AZ 85009

Shirley Corley (Daughter w/ Power of Attorney)
7524 W. Crittenden Lane
Phoenix, AZ 85033
jeepboogie@cox.net

From:	Cowboy
To:	Evan Balmer
Cc:	donmillerphoenix@gmail.com
Subject:	...notice of contention against Special Use Permit (SUP-001-16).
Date:	Monday, March 28, 2016 9:09:42 AM

Mr. Evan Balmer
Pinal County Planner 1
520-866-6452

1) Planning Case Number:
(SUP-001-16)

2) Name, Address, Telephone # & property Tax parcel:
Donald Parker, 214-448-5383, 500-09-028A & 500-09-028B

3) Statement and opposing reason:
I oppose the proposed local construction of backwash storage and evaporation pond facility for reasons of inconsistency with use, zoning and natural beauty of the area but mostly due to the health concerns from stagnant water and mosquitoes.

4) Do I wish to appear/be heard at hearing: Unfortunately, due to other requirements, I am unable to attend.

Please accept this communication as my notice of contention against Special Use Permit (SUP-001-16).

Sincerely,
Donald Parker

April 7, 2016

To The Attention Of: Mr. Evan Balmer and/or The Pinal County Permitting Committee.

Concerning Case # SUP-001-16

Tax Parcel # 500-09-038

Applicant: Terra Solutions, LLC.

Proposal: To operate a backwash storage and evaporation pond facility.

Dear Sir or Permitting Committee Members,

My family and I are writing to inform you and the permitting committee that we are opposed to Terra Solutions, LLC., of their request for a special use permit for the land/tax parcel #500-09-038.The applicants intention to build and operate a backwash storage and evaporation pond facility on a 8.97 +-acres of pristine Desert Southwest land should not be granted. There are three reasons why the applicants should not be granted this special use permit: 1) the severe destruction and depreciation of the Arizona Southwest ecosystem. 2) The future economic and community impact that directly impacts current landowners and homeowners who reside near this backwash storage and evaporation pond facility, commonly called brine water holding ponds. 3) The conflicts and future implications that will occur within the already existing current zoning regulations.

The first reason for rejecting the applicants proposed brine water holding ponds facility is the mass destruction and removal of valuable desert vegetation which will ultimately alter the desert ecosystem. The plants and trees which reside on this 8.97+- acres consists of the state protected Saguaro Cactuses, the native Palo Verde and Mesquite trees, and many more random desert southwest plant life

which adds real value and serves a purpose for the community of people who are here or have ownership of property/land in this area. This land, which currently is not occupied by a family or people, is rich in natural desert landscape and has great intrinsic worth unto itself. The worth is in the future possibilities that "It" holds. A future in which the natural desert ecosystem would not be decimated but rather protected and appreciated by allowing a more complimentary facility to occupy this 8.97+- acres of prized real estate by preserving it for the current and future community. A community in which the citizens care about the land and are active caretakers of it and most importantly will add a positive monetary long term investment to the county and states revenue treasury. The brine water holding ponds facility is a short term vision which would greatly deface our beautiful desert landscape, devalue this areas future possibilities and most importantly will not generate maximum dollars for our county and state in the futures to come.

The second reason why the applicants should be denied of a special use permit for this site is the overwhelming negative community and economic impact it will have on the current landowners/homeowners .This is a community. We are in a community. Despite the fact that the nearest neighbors are either a mile away or own land that has yet to be developed we are a community and we are neighbors. It is important to understand why families /individuals like us are drawn to this area and the land. This land and the land that Terra Solutions would like to put brine ponds on is precious to us because it provides possibilities; Possibility for a better way of living .Possibilities of land ownership and the possibility of an asset that someday would appreciate monetarily and or personally. We individuals are greatly impacted in all this sense because it matters to us and it affects us personally, monetarily, and as a community in whole. Allowing them this special use permit degrades and devalues this community and opens a corridor for companies such as these and others like them the ability to build in a zoning area which is not approved for their type of usage. Please do not let this happen. Do not grant them their permit. Make them build their brine ponds in a zoned appropriate place.

The third reason why this permit should not be granted is the zoning that exists in this area conflicts with this companies proposed business endeavors. The zoning which exists currently does not allow this and is zoned for a subdivision community and or other enterprises which would complement. Enterprises like family housing, a church, and playgrounds for kids. Parks, schools, diners, and the things of this nature would be an asset to our community and thus conform to the zoning rules and regulatory standards, but this brine holding pond is not. There are many, many, sites already available for Terra Solutions usage. They do not need this land. They can build and develop in designated sites zoned for their purpose. Terra Solutions have the financial capabilities to do so and the Pinal County Permitting Committee should uphold them to it. This is this company's way of fixing a problem fast and cheap by putting it in someone else's backyard. It appears they would like to put in "ours". My family along with my fellow homeowners and land owners and future residents ask you and the approving permit committee to help us save and preserve our community for now and in the future. Deny Terra Solutions this special use permit.

In closing,

Thank You for the opportunity in allowing my family to express our opposition to this special use permit application. Included with this letter are some pictures showing a general idea of what this property and others look like.

Kind Regards,

The Somkuan and Walter Rose Family

Residents at 47689 West White Wing Road

Maricopa, Az. 85139

PH # 520 -450-8593

PINAL COUNTY
Public Hearings
Case Number: SUP-001-16
Public Hearing In
Existing Zoning: General Rural
Proposed SUP/IUP Use: ~~h. Private operated recreational lake~~
BACK WASH STORAGE AND EVAPORATION POND FACILITY
Acreage: 8.98 acres
Applicant Name: Gary Pedersen, Terra Solutions, LLC
Applicant Phone Number: 602-828-0321
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
4/1/2016

PINAL • COUNTY
wide open opportunity

PROCEDURE OUTLINE

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

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [*2.176.050 (D)*] of the PCDSC.

3. Submit a **Special Use Permit Application** with the required supporting documentation.

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

   a. 0-499 mail-outs = $500.00
   b. 500 or more mail-outs = $750.00
   c. With a accompanying zone change= $500.00

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department)*.

6. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

COMMUNITY DEVELOPMENT
Planning Development

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 **T** 520-866-6447 **FREE** 888-431-1311 **F** 520-866-6435 www.pinalcountyaz.gov

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

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

1. Pinal County Staff Coordinator: Ashlee MacDonald, AICP, Planner II

2. Date of Concept Review: 11 / 18 / 2015 Concept Review No.: CR - _____ - _____

3. The Legal Description of the Property: Hidden Valley Estates #2: Lot 32, 8.97 Acres

4. Tax Assessor Parcel No(s).: 500-09-038

5. Current Zoning: General Rural

6. Parcel size: 8.98 acres

7. The existing use of the property is as follows: undeveloped, vacant.

8. The exact use proposed under this request: This development proposes the construction of multiple lined impoundments for the storage of backwash waters from regional water production facilities prior to ultimate disposal. The proposed facility consists of only a driveway and turn around, the lined impoundments, drainage improvements, and a fence around the facility.

9. Is the property located within three (3) miles of an incorporated community?
   ☐ YES ■ NO
10. Is an annexation into a municipality currently in progress?
   ☐ YES ■ NO
11. Is there a zoning violation on the property for which the owner has been cited?
   ☐ YES ■ NO

   If yes, zoning violation # _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. _____
   There are no recent area changes that the applicant is aware of at this time.

13. Explain why the proposed development is needed and necessary at this time. _____
   This proposed development provides the capacity for a local business to serve customers in Pinal County and regionally. Due to its isolated location along a road with limited access to the south and with its limited use of area due to the large wash crossing the site, this proposed use is a great fit for the area and for the specific land. Additionally due to its proximity with the intersection of SR-84 and I-8, this proposed development provides a central point for the Owner to serve the community at a time when the Owner has the capacity to provide service to the current regional needs. Additionally this project has been permitted by ADEQ (Inv.#511919, LTF ID #63152).

RECEIPT #: AMT: DATE: CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This proposed land use is in accordance with part "o" of section 2.151.010, where other uses as the planning commission may deem appropriate in the public interest.

2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: There currently are no utility services provided at the site. The proposed use of the property and the proposed improvements require no utility and currently has no improvements that would be paid for by the public.

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Ingress/Egress is depicted on the site plan. The amount of trip generated to the site is an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5).

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 3 parking areas are provided within the proposed develop specifically for the type of activities planned at the site. No visitor parking is provided outside the fenced area.

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? There is no excessive noise associated with this type of development. There will be no operating machinery, or place for children to play. Once in operation, there is no function that would create smoke, dust, fumes or glare.

6. What type of landscaping are you proposing to screen this use from your neighbors? ___ The native landscape is proposed to be maintained outside of the fenced area which includes saguaros, palo verde and creosote bushes.

7. What type of signage are you proposing for the activity? Where will the signs be located? There will be a facility sign to be attached to the main gate that will identify the ADEQ permit number and the contact info for the owner and operator.

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: There is no manufacturing or production proposed with this facility.

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: _____ A chain-link fence will surround the development, and the native landscaping, including saguaros, palo verde, and creosote bushes will remain between the existing dirt roadway and the fence of the development. The few developments in the area include 5-rail wrought iron fence and wove wire fence and retain the native landscaping around the perimeter of their property.

10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☐ YES ■ NO

11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ■ YES ☐NO

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

Parcel No.: 50-07-0010
Name: Parinaz Par & Hooshang Hodjati
Address: 6509 E Helm Dr
City/ST/Zip: Scottsdale, AZ 85254

Parcel No.: 500-07-0160
Name: Carolyn Marie Bergeron
Address: 17608 Redhawk Dr
City/ST/Zip: Arlington, WA 98223

Parcel No.: 500-07-0170
Name: Frank E Winzeler
Address: 4202 E Broadway Rd Unit 210
City/ST/Zip: Mesa, AZ 85206

Parcel No.: 500-07-0180
Name: Marie Newman
Address: 3105 W Polk St
City/ST/Zip: Phoenix, AZ 85009

Parcel No.: 500-09-030
Name: Don & Kathleen Miller
Address: 110 E Coronado Rd Unit 5
City/ST/Zip: Phoenix, AZ 85004

Parcel No.: 500-09-0310
Name: Lorraine L Cooper
Address: 6621 N 62nd Ave
City/ST/Zip: Glendale, AZ 85301

Parcel No.: 500-09-0320
Name: Reo Properties LLC
Address: 520 W Warner Rd
City/ST/Zip: Tempe, AZ 85284

Parcel No.: 500-09-0370
Name: Edward G Dana & Noveda E Trs
Address: 8015 S 35th St
City/ST/Zip: Phoenix, AZ 85042

Parcel No.: 500-09-390
Name: Ozella Whitlow
Address: 3216 E Larkspur Dr
City/ST/Zip: Phoenix, AZ 85032

Parcel No.: 500-09-0400
Name: Jeong Bang
Address: 2314 W El Alba Way
City/ST/Zip: Chandler, AZ 85224

I hereby verify that the name list above was obtained on the 29th day of January, 20 16, at the office of SUMMIT CONSULTING, and is accurate and complete to the best of my knowledge.

Signature

1/29/16
Date

Acknowledged before me by Mary C Warner, on this 29th day off January, 2016.

(SEAL)
NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
MARY C. WARNER
My Commission Expires June 2, 2017
Commission Number 220744

Mary C Warner
Signature of Notary Public

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

PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

Parcel No.: 500-09-041A
Name: Rita M Boyle
Address: PO Box 1014
City/ST/Zip: South Orleans, MA 02662

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 29th day of January, 2016, at the office of SUMMIT CONSULTING, and is accurate and complete to the best of my knowledge.

Signature

1/29/16
Date

Acknowledged before me by Mary C Warner, on this 29 day off January, 2016.

(SEAL)
NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
MARY C. WARNER
My Commission Expires June 2, 2017
Commission Number 220744

Mary C Warner
Signature of Notary Public

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

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

~~Gary Pederson~~ BV
BRAD VANDERSEE

3230 E. Broadway Rd. C-235 Phoenix, AZ 85040 (602) 828-0321

Name of Applicant | Address | Phone Number

brad@sretransport.com

Signature of Applicant | E-Mail Address

Name of Agent/Representative | Address | Phone Number

Signature of Agent/Representative | E-Mail Address

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

~~Gary Pederson~~ BV
BRAD VANDERSEE

3230 E. Broadway Rd. C-235 Phoenix, AZ 85040 (602) 828-0321

Name of Landowner | Address | Phone Number

brad@sretransport.com

Signature of Landowner | E-Mail Address

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

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

AGENCY AUTHORIZATION

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

_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at ,
[Insert Address of Property]

and further identified as assessor parcel number _____ and legally
[Insert Parcel Number]

described as follows:

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints

_____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

_____ _____
[Signature] ***[Signature]***
Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
By_____.
[Insert Name of Signor(s)]

My commission expires_____ _____
Notary Public

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

_____
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of_____, _____ by _____, _____ of
[Insert Signor's Name] *[Insert Title]*
_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

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

STATE OF_____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____*[Title*
of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e., member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

CONSENT TO PERMIT

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

Terra Solutions LLC
[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of 8.97 acres located

at Hidden Valley Estates #2, Lot 32, and further
[Insert Address of Property]

identified as tax parcel number 500-09-0380 and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Terra Solutions LLC's application
[Insert Name of Applicant]

for a special use permit for the construction of lined impoundments on the property for the storage of backwash waters from regional water production facilities prior to ultimate disposal.
[Insert Type of Permit] ***[Describe Use]***

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

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

[Signature] ***[Signature]***

Dated: 1/29/16 Dated:

STATE OF AZ)
) ss.
COUNTY OF PINAL)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 29 day of January, 2016, by Mary C Warner
[Insert Name of Signor(s)]

.

Mary C Warner
Notary Public

My Commission Expires: 6-2-17

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
MARY C. WARNER
My Commission Expires June 2, 2017
Commission Number 220744

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

TERRA SOLUTIONS
[Insert Company Name]

By: _____
[Signature of Authorized Officer]

Title: MGR

Dated: 1/29/16

STATE OF AZ)
) ss.
COUNTY OF PINAL)

On this 29TH day of JANUARY, 2016, before me, the undersigned Notary Public, personally appeared BRAD VANDERSEE *[Insert Signor's Name]* who acknowledged himself/herself to be MANAGER *[Insert Title]* of TERRA SOLUTIONS *[Insert Name of Company]* of a(n) LLC *[State of Incorporation or Formation]*, and being authorized to do so on behalf of said entity, executed the foregoing instrument for the purposes therein contained.

Mary C Warner
Notary Public

My Commission Expires: 6-2-17

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
MARY C. WARNER
My Commission Expires June 2, 2017
Commission Number 220744

APPLICATION CHECKLIST

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

☑ **A.** Hold a Neighborhood/Community Meeting:

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

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

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

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

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

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

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

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

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

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

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

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

☑ **I.** **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 15 & 16 of this application for illustrative details*).

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

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

1/29/16

Signature Date

PZ-PD-007-15/PZ-008-15/PZ-PD-008-15

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

MEETING DATE: June 16, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PD-007-15, PZ-008-15, PZ-PD-008-15 (Circle G at the San Tans)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

There are three separate cases included in this request. ***PZ-PD-007-15*** *is a PAD amendment to remove 320.7± acres from the San Tan Heights Planned Area Development and cases* ***PZ-008-15*** *and* ***PZ-PD-008-15*** *allow for the development of the Circle G at the San Tans Planned Area Development.*

If This Request is Approved:

This applicant can begin the platting process for the Circle G at the San Tans Planned Area Development.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: 320.7± acres situated in Sections 15 and 22, T03S, R07E G&SRB&M, tax parcels 509-02-005A/B/C/D and 509-02-008A/B/C/D (legal on file)

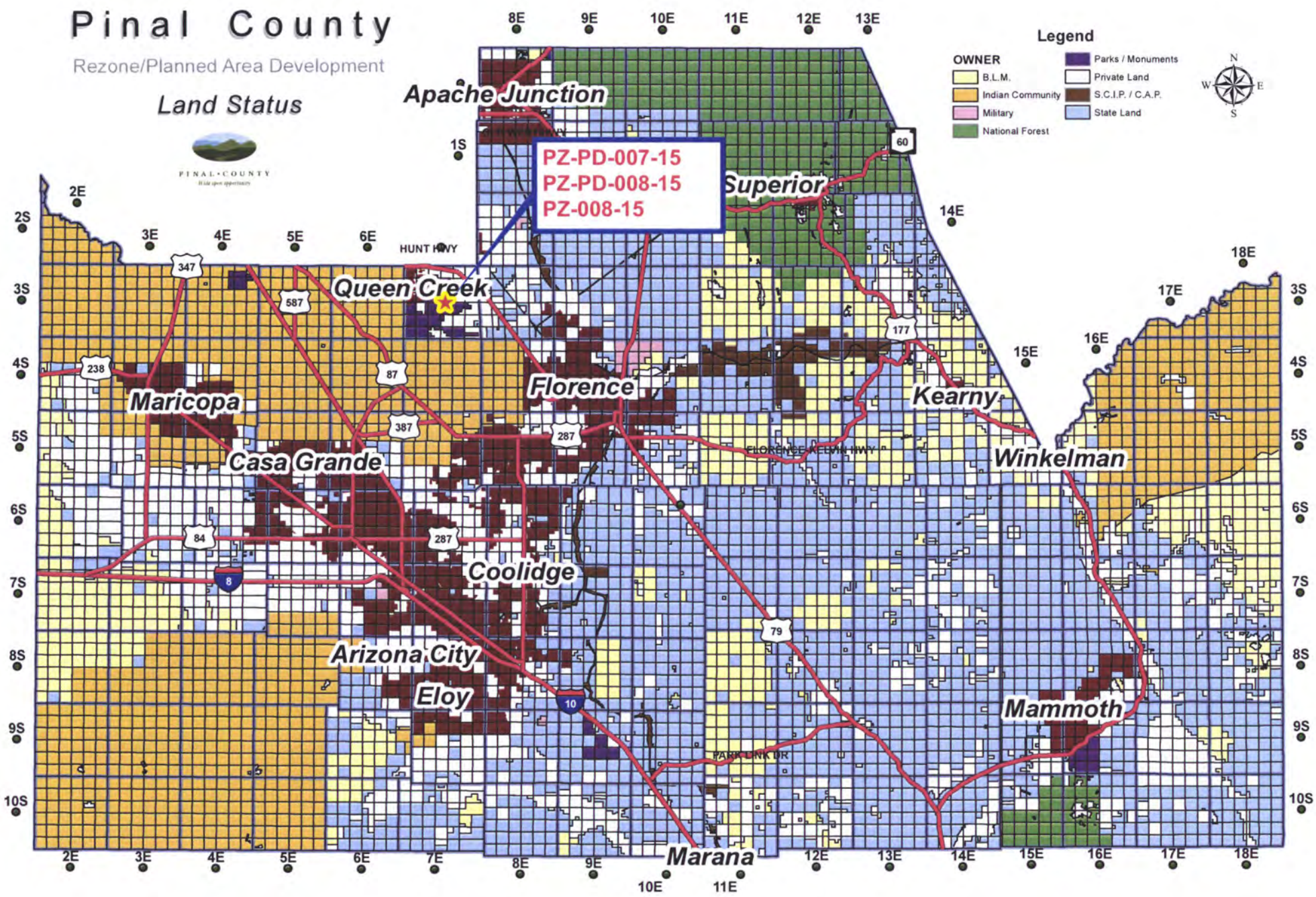
TAX PARCEL: 509-02-005A/B/C/D and 509-02-008A/B/C/D

LANDOWNER/APPLICANT: Landmark Land Investments, LLC

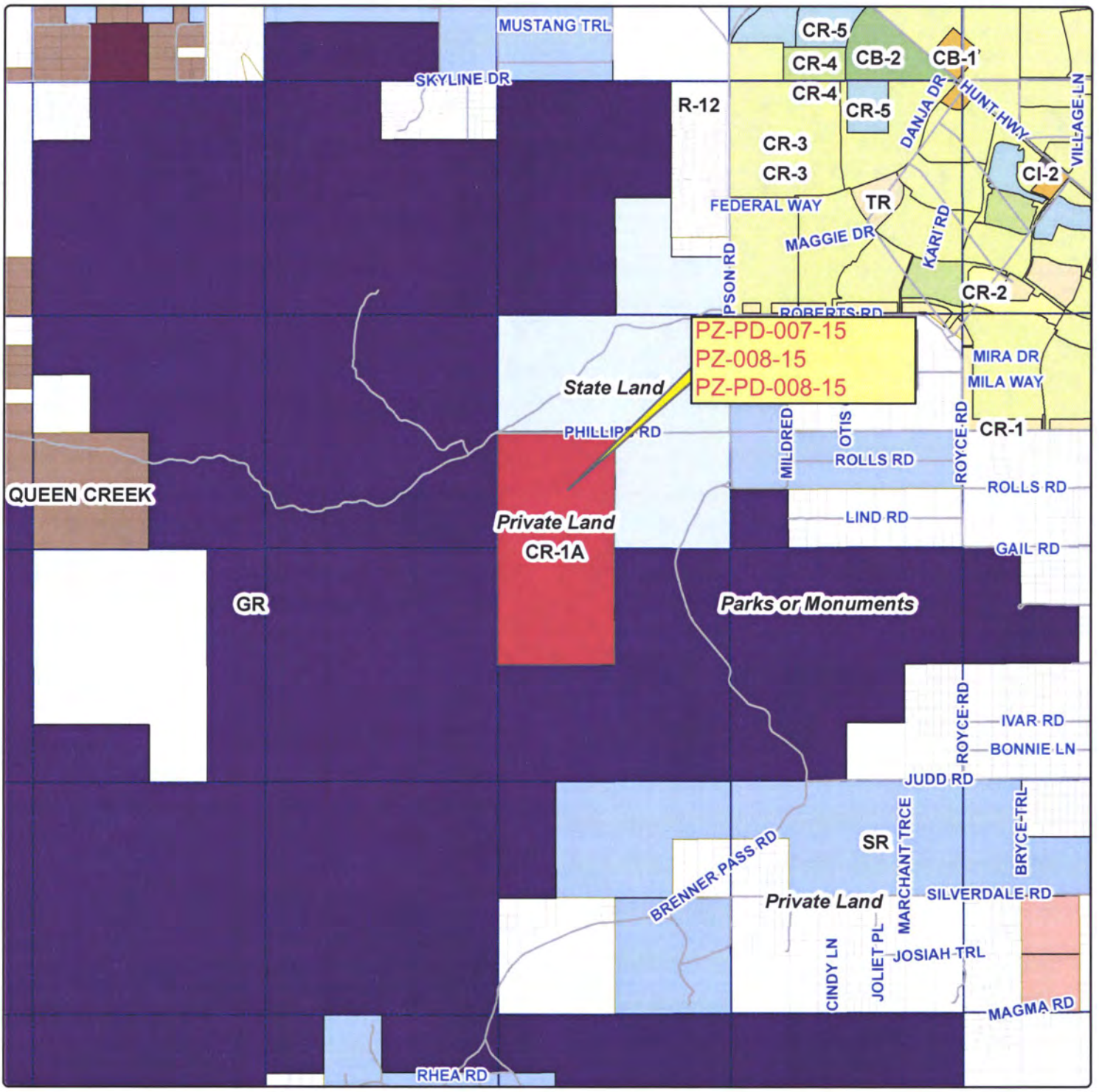
AGENT: Iplan Consulting

REQUESTED ACTION & PURPOSE **PZ-PD-007-15:** Landmark Land Investments, LLC, applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights Planned Area Development (PAD) Overlay District **(PZ-PD-037-99)** to remove 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

REQUESTED ACTION & PURPOSE **PZ-008-15:** Landmark Land Investments, LLC, applicant, Iplan Consulting, agent, requesting a rezone from CR-1A/PAD (Single Residence Zone) **(PZ-PD-037-99)**, to R-7/PAD, R-9/PAD, R-12/PAD (Single Residence Zoning Districts) and MD/PAD (Mixed Dwelling Zoning District) on approximately 320.7± acres to plan



Pinal County
Rezone/Planned Area Development
Land Status
PINAL • COUNTY
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
N
S
E
W
PZ-PD-007-15
PZ-PD-008-15
PZ-008-15
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR



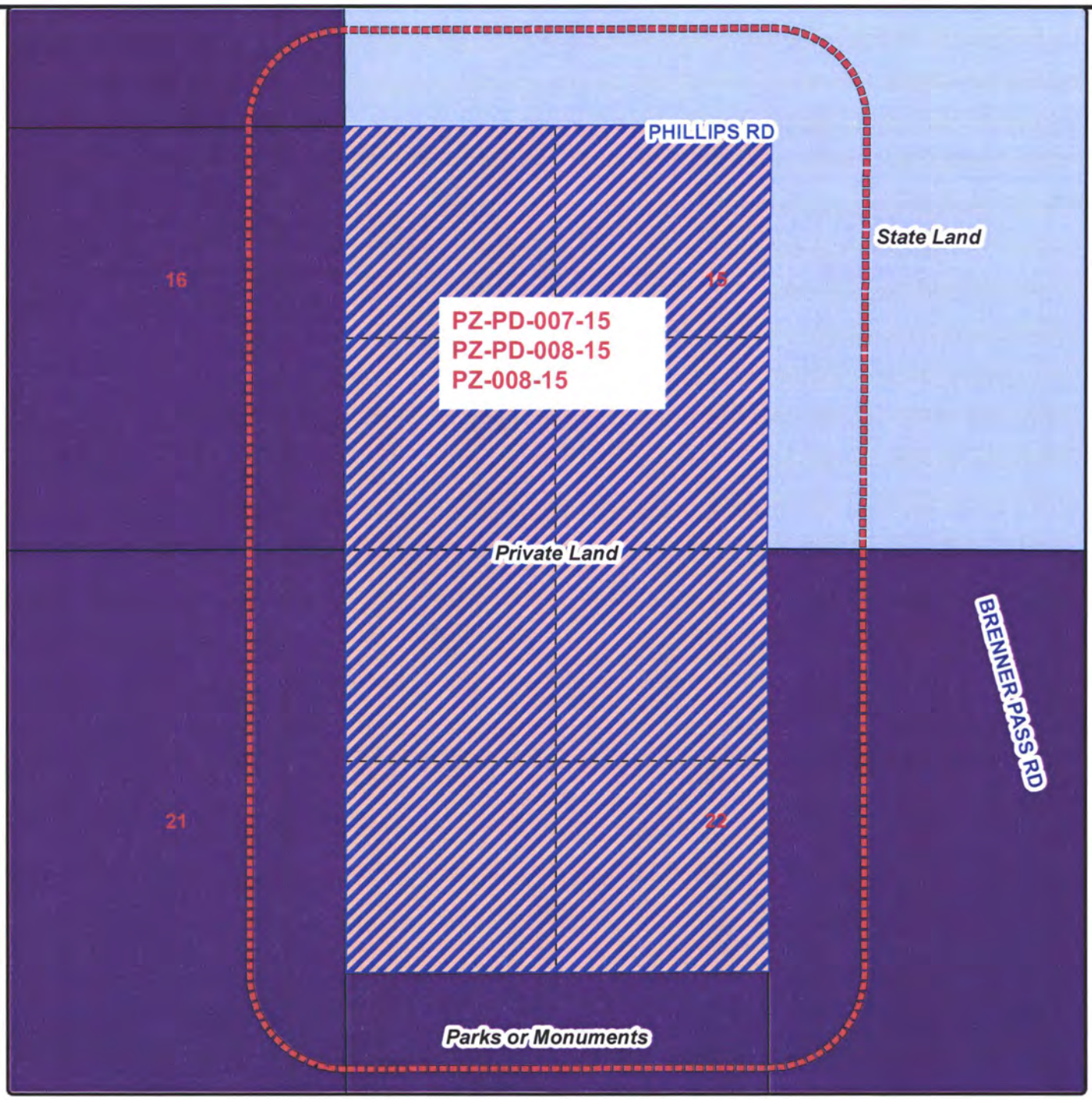
Rezone/Planned Area Development

Community Development

PINAL • COUNTY

Wide open opportunity

Landmark Land Investments LLC ETAL	**Legal Description:** Situated in a portion of the Sections 15, 22 T03S,R07E, G&SRB&M. Parcels 509-02-005A/B/C/D and 509-02-008A/B/C/D. (legal on file) (located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area). T03S-R07E Secs 15, 22	Sheet No. 1 of 1	Landmark Land Investments LLC ETAL Drawn By: GIS / IT / LJT — Date: 1/27/2016 Sections: 15, 22 — Township: 03S — Range: 07E Case Number: PZ-008-15, PZ-PD-008-15



Rezone/Planned Area Development

PZ-PD-008-15 requesting a Planned Area Development (PAD) Overlay District to plan and develop the 461 lot Circle G at the San Tans residential development on approximately 320.7± acres, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

Current Zoning: CR-1A
Request Zoning: Rezone
Current Land Use: LDR

PINAL • COUNTY
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Legal Description:
Situated in a portion of Sections 15, 22, T03S, R07E, G&SRB&M. Parcels 509-02-005A/B/C/D and 509-02-008A/B/C/D (legal on file) located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

T03S-R07E Secs 15, 22

Sheet No. 1 of 1

Owner/Applicant: Landmark Land Investments LLC ETAL

Drawn By: GIS / IT / LJT		Date: 1/27/2016
Sections 15, 22	Township 03S	Range 07E

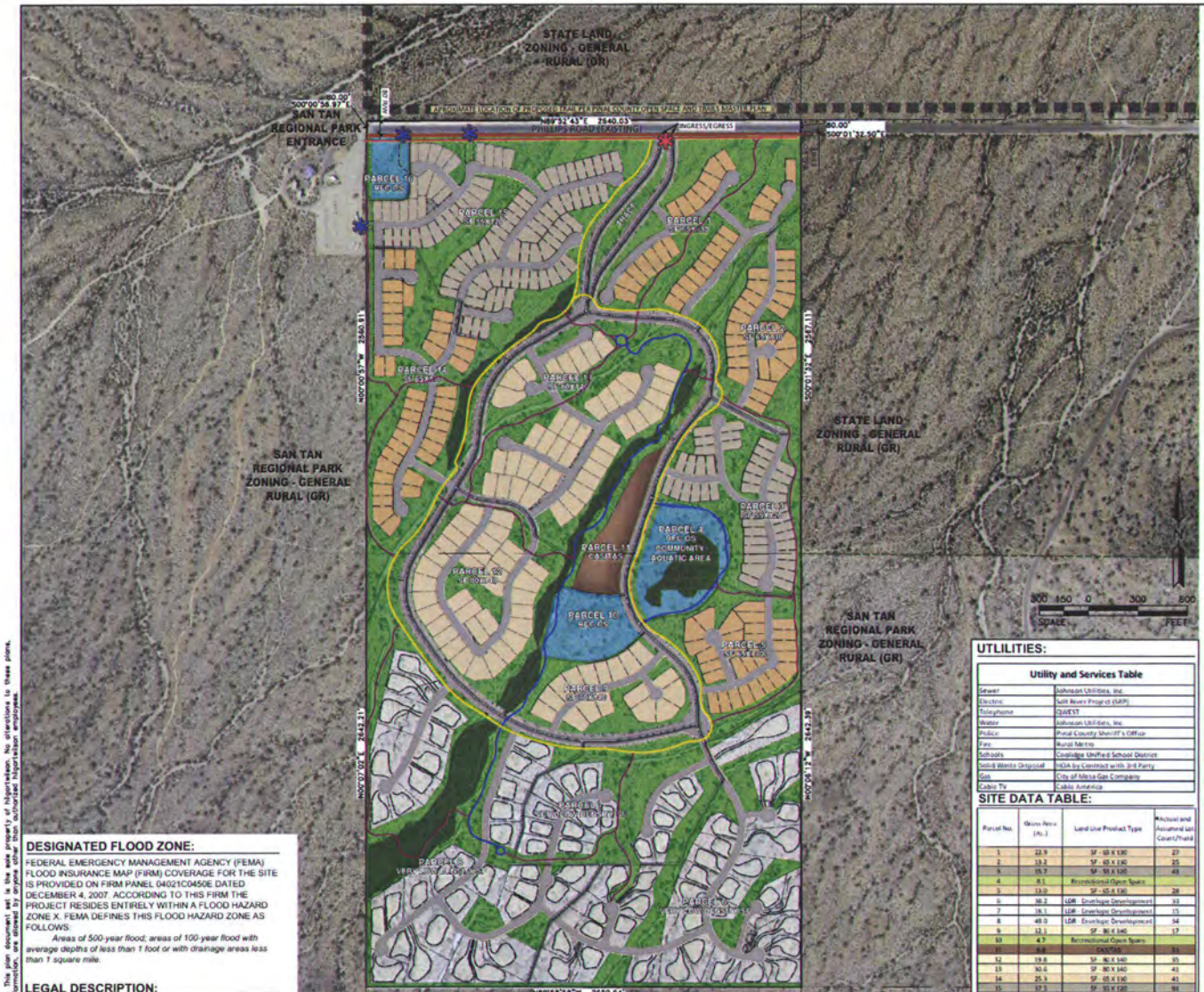
Case Number: PZ-PD-008-15

Rezone/Planned Area Development

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-PD-008-15


STATE LAND
ZONING - GENERAL
RURAL (GR)
APPROXIMATE LOCATION OF PROPOSED TRAIL PER PINAL COUNTY OPEN SPACE AND TRAILS MASTER PLAN
SAN TAN
REGIONAL PARK
ENTRANCE
N89°32'43"E 2640.03'
PHILLIPS ROAD (EXISTING)
INGRESS/EGRESS
S00°01'37.59"E
PARCEL 16
PARCEL 15
PARCEL 14
PARCEL 13
PARCEL 12
PARCEL 11
PARCEL 10
PARCEL 9
PARCEL 8
PARCEL 7
PARCEL 6
PARCEL 5
PARCEL 4
PARCEL 3
PARCEL 2
PARCEL 1
PARCEL A
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PARCEL C
PARCEL D
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I
PARCEL J
PARCEL K
PARCEL L
PARCEL M
PARCEL N
PARCEL O
PARCEL P
PARCEL Q
PARCEL R
PARCEL S
PARCEL T
PARCEL U
PARCEL V
PARCEL W
PARCEL X
PARCEL Y
PARCEL Z
PARCEL AA
PARCEL AB
PARCEL AC
PARCEL AD
PARCEL AE
PARCEL AF
PARCEL AG
PARCEL AH
PARCEL AI
PARCEL AJ
PARCEL AK
PARCEL AL
PARCEL AM
PARCEL AN
PARCEL AO
PARCEL AP
PARCEL AQ
PARCEL AR
PARCEL AS
PARCEL AT
PARCEL AU
PARCEL AV
PARCEL AW
PARCEL AX
PARCEL AY
PARCEL AZ
PARCEL BA
PARCEL BB
PARCEL BC
PARCEL BD
PARCEL BE
PARCEL BF
PARCEL BG
PARCEL BH
PARCEL BI
PARCEL BJ
PARCEL BK
PARCEL BL
PARCEL BM
PARCEL BN
PARCEL BO
PARCEL BP
PARCEL BQ
PARCEL BR
PARCEL BS
PARCEL BT
PARCEL BU
PARCEL BV
PARCEL BW
PARCEL BX
PARCEL BY
PARCEL BZ
PARCEL CA
PARCEL CB
PARCEL CC
PARCEL CD
PARCEL CE
PARCEL CF
PARCEL CG
PARCEL CH
PARCEL CI
PARCEL CJ
PARCEL CK
PARCEL CL
PARCEL CM
PARCEL CN
PARCEL CO
PARCEL CP
PARCEL CQ
PARCEL CR
PARCEL CS
PARCEL CT
PARCEL CU
PARCEL CV
PARCEL CW
PARCEL CX
PARCEL CY
PARCEL CZ
PARCEL DA
PARCEL DB
PARCEL DC
PARCEL DD
PARCEL DE
PARCEL DF
PARCEL DG
PARCEL DH
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and develop the 461 lot Circle G at the San Tans residential development; described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

REQUESTED ACTION & PURPOSE **PZ-PD-008-15:** Landmark Land Investments, LLC, applicant, Iplan Consulting, agent, requesting a Planned Area Development (PAD) Overlay District to plan and develop the 461 lot Circle G at the San Tans residential development on approximately 320.7± acres, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

LOCATION: located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area.

SIZE: 320.7± acres.

COMPREHENSIVE PLAN: The site is designated as Low Density Residential (**PZ-PA-004-15**). The surrounding properties are a mixture of Very Low Density Residential and Planned/Existing Regional Park. The proposed rezoning and PAD is in conformance with the Low Density Residential land use classification.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-1A/PAD (**PZ-PD-037-99**) and is currently undeveloped.

SURROUNDING ZONING AND LAND USE:

North: GR; vacant State Land
South: GR; San Tan Mountain Regional Park
East: GR; vacant State Land/ San Tan Mountain Regional Park
West: GR; San Tan Mountain Regional Park

PUBLIC PARTICIPATION:

Neighborhood Meeting: August 18, 2015
Neighborhood and agency mail out: May 13, 2016
News paper Advertising: Week of May 23, 2016
Site posting: County: May 31, 2015
Applicant: May 31, 2015

FINDINGS:

Site data:
Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water: Johnson Utilities
Sewer: Johnson Utilities
Access: The property is accessed via Phillips Road.

HISTORY: The subject property was rezoned from GR to CR-1A/PAD in 1999 under planning case **PZ-PD-037-99** as part of the San Tan Heights planned area development. The property is currently vacant and no additional land entitlements have been granted.

ANALYSIS: There are three separate cases involved with the applicant's request. The first case is **PZ-PD-007-15**, which is requesting approval of a PAD amendment to case **PZ-PD-037-99** to remove 320.7± acres from the San Tan Heights Planned Area Development. Case **PZ-008-15** is requesting approval of a zone change from CR-1A/PAD (single residence zone) **(PZ-037-99)**, to R-7/PAD, R-9/PAD, R-12/PAD (single residence zoning districts) and MD/PAD (mixed dwelling zoning district) on 320.7± acres to plan and develop the Circle G at the San Tans master planned community; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-008-15**.

A major Comprehensive Plan Amendment was approved in 2015 changing the land use designation from Very Low Density Residential to Low Density Residential on the subject property for the proposed Circle G at the San Tans development. As such, the proposed use is in conformance with the Comprehensive Plan.

The Circle G at the San Tans project is situated in a unique location adjacent to the San Tan Mountain Regional Park. As such, special consideration should be given to the fit of the proposed development within the area and potential impacts the development may have on surrounding properties, including the park. The applicant's proposal includes an overall project density of 1.4 du/ac, which is much lower than what is found in many Planned Area Developments in the area. In addition to a lower overall density, the applicant is proposing 38.8% open space for the development, which far exceeds the 18% required by the Pinal County Development Services Code (PCDSC). Additionally, Staff has included a stipulation requiring the development adhere to the Lighting Zone 1 standards outlined in the PCDSC to ensure the area remains dark sky compliant.

Another aspect of the development that benefits the area is the range of housing types included in the proposal. The development consists of six different lot sizes, including a section attached and detached casitas. This variety of housing types will provide options for wide a wide range of Pinal County Residents.

There are also recreation areas incorporated throughout the development. In order to provide a range of options and activities in the recreation areas, Staff has included a stipulation requiring playground equipment be certified by the International Play Equipment Manufacturers Association (IPEMA) or the International Playground Contractors Association (NPCAI). This will provide flexibility to incorporate some non-traditional amenities in the park areas that blend well with the natural environment and still provide recreational opportunities to children of all ages.

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

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

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this

rezoning and PAD overlay zone request under Planning Cases **PZ-PD-007-15, PZ-008-15** and **PZ-PD-008-15**. Furthermore, the Commission must determine that this rezone and Planned Area Development (PAD) Overlay District will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for approval of a rezone from CR-1A/PAD to R-7/PAD, R-9/PAD, R-12/PAD and MD/PAD.
2. To date, no letters in support or in opposition have been received from property owners inside the notification area.
3. The property has legal access.
4. The subject property is located within the "Low Density Residential" designation.
5. Granting of the Rezone and Planned Area Development (PAD) Overlay District request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION **(PZ-PD-007-15):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD overlay amendment request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-007-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The stipulations associated with cases **PZ-(PD)-037-99** and **PZ-(PD)-037-03** are still in full force and effect;

STAFF RECOMMENDATION **(PZ-008-15):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-008-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. These stipulations shall supersede planning and zoning case **PZ-(PD)-037-99**.

2. Approval of this zone change request will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION **(PZ-PD-008-15):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD overlay request, **pending and in conjunction with Board of Supervisors Zone change approval under planning case PZ-008-15**, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-008-15** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. These stipulations shall supersede planning and zoning cases **PZ-(PD)-037-99**.

2. The final plat(s) shall be for no more than 461 residential lots;

3. all proposed outdoor lighting must conform to the Lighting Zone 1 requirements of the Pinal County Development Services Code;

4. at the time of final plat submittal, playground amenities will be provided as determined by, or as submitted and approved by, the International Play Equipment Manufacturers Association (IPEMA) or the International Playground Contractors Association (NPCAI);

5. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code;

6. all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping,

signage, etc.;

7. approval of this Planned Area Development Overlay District amendment will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

8. the applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

9. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;

10. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

11. the property is to be developed in accordance with the approved Circle G at the San Tans Planned Area Development (PAD) with a revision date of May, 2016, along with the applicant's other supplementary documentation, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

12. a Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Site Plan approval;

13. a drainage report will be required to be submitted to the County Engineer for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;

14. half street right-of-way dedication may be required along Phillips Rd (northern boundary) or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

15. lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;

16. all roadway sections (public and private) for this development shall be per Exhibit F, "Development Standards" as shown in the applicant's PAD (dated May, 2016).

Date Prepared: 06/9/2016
Revised:

Greg Stanley
County Manager

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Memorandum

Date: June 16, 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: Planned Area Development for CIRCLE G @ THE SAN TANS, Case No. PZ-PD-008-15

The Engineering Division has reviewed the Planned Area Development for CIRCLE G @ THE SAN TANS, Case No. PZ-PD-008-15 and recommends that it be approved subject to the following conditions:

1) A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Final Plat approval;
2) A drainage report will be required to be submitted to the County Engineer for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
3) Half street right-of-way dedication may be required along Phillips Rd (northern boundary) or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
4) Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
5) All roadway sections (public and private) for this development shall be per Exhibit F, "Development Standards" as shown in the applicant's PAD (dated May 2016);

C: E. Balmer

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

Memorandum

Date: June 16, 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: Rezoning Application for TERRA SOLUTIONS, Case SUP-001-16

The Engineering Division has reviewed the Rezoning Application for TERRA SOLUTIONS, Case No. SUP-001-16 and recommends that it be approved subject to the following conditions:

1) 55' half street right-of-way dedication may be required for Almendra Road (eastern boundary). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
2) A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3) 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 an on-lot retention area;

rev: L. Chow

Development Services

Michael Sundblom
Air Quality Director

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Greg Stanley
County Manager

MEMORANDUM FROM AIR QUALITY

Date: June 9, 2016

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/16/16	SUP-002-16, PZ-PA-001-16	Mike Passarelli	Private (non-commercial) airstrip on a 17 acre parcel	See Comments 1, 2, & 3
6/16/16	PZ-PD-007-15 & PZ(PD)-008-15	Landmark Land Investments LLC	Circle G at the San Tans	See Comments 1, 2, & 3

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

CIRCLE G DEVELOPMENT

REAL ESTATE DEVELOPMENT

Notice of Meeting

Dear Neighbor,

You are invited to attend an informal meeting to discuss a new proposed neighborhood called Circle G at the San Tans located on 320 acres on the south side of Phillips Road where it dead ends at the San Tan Regional Park entrance west of Thompson Parkway. Circle G is proposing to develop up to 461 new homes on the property which will require a Minor Comprehensive Plan Amendment (MCPA), a Rezoning, and a Planned Area Development (PAD). Additionally, although not a part of the San Tan Heights community, a PAD Amendment will also be filed to remove the 320 acres from the San Tan Heights PAD zoning case boundary. This removal is legally necessary for this new proposal and has no affect on the San Tan Heights community.

This proposed project is very unique as it is being designed with a "soft footprint" to have minimal impact to the natural Sonoran Desert environment. This is accomplished by carefully preserving key terrain, vegetation, and original features, especially the many washes, in a natural condition. Instead of conventional mass grading, there will be a carefully designed preservation plan that minimizes impact on natural features. Where disturbance does occur, a careful re-vegetation plan using native plants will restore a pristine natural condition. By pulling development much farther away than usual from sensitive areas like washes, park boundaries, prominent terrain, and Phillips Road, we contain housing within smaller development "pockets" surrounded an extensive network of wide, natural open spaces tracts. While a typical neighborhood (like San Tan Heights) has 20% or less conventionally landscaped open space, this project will have approximately 40% (125 acres) as naturally preserved and re-vegetated open space. By keeping existing primary wash corridors in place, not only does drainage use natural channels, but the wildlife habitat and view corridors are preserved as well. As this is a very important project in a pristine, beautiful, and well loved area, we are holding a community informational meeting which we hope you can attend to learn more about the proposal. The meeting will be held:

Tuesday, August 18th at 6:00 PM
EDUPRIZE School Library
4567 West Roberts Road
San Tan Valley

This notice is being sent to all property owners within 1,200 feet of the subject property and all property owners within the San Tan Heights community. Unfortunately, the only source for this notification list is Pinal County's Assessor's data which is often inaccurate. Therefore, please share this notice with anyone you think would be interested in attending the meeting.

If you have any questions at any time throughout the process, feel free to contact me at 480.227-9850. You may also contact the Pinal County at 520.866-6442 for further information.

On behalf of Circle G,

Greg Davis

Circle G at the San Tans Neighborhood Meeting Minutes:

Edu-prize School Library – August 18, 2015

Attendees:

Applicant: **Greg Davis – Iplan Consulting**
Owner: **Jason Barney – Circle G**
Engineer: **Darrell Wilson - Hilgart Wilson**

Meeting start at 6:05PM.

Mr. Davis, on behalf of the Circle G, gave a brief overview of the proposed project and then discussed the entitlement process, finally opening up the meeting for questions and/or comments:

Q: Please make sure the "Friends of STRP" group name is not used to support/oppose the project as was mentioned in an email (not from applicant team).
A: We will not represent your group as such and apologize if someone from our team was involved although we don't believe that to be the case.

Q: When push comes to shove, will you do what we want or what the County wants?
A: It depends on the specific item in question. The County was the ultimate approval authority so we have to do what they ultimately say, but we will push back on any items that contradict our commitments to the neighbors.

Q: What about tot lots? Will there be some in the project?
A: Yes, as there will be families with small children, but we can place them in locations that do not detract from the natural setting.

Q: Are there condominiums proposed?
A: We do show a 6.8 acre parcel in the middle of the site that could be a lock & leave type of casita/villa/condominium. Its location really minimizes any impact to the overall project.

Q: Do you realize how much traffic you are adding?
A: We will prepare a Traffic Study to determine the amount of traffic and its impacts to the existing infrastructure.

Q: Why do anything...can't you just leave it desert?
A: That is not realistic. This is private land that will be developed by us or someone else. It is already approved for 239 lots with no conservation planning. We believe that by working with you folks we can achieve a more environmentally sensitive plan even with the added density. We truly believe this proposal is the best development option for the property. It also sets a precedent for the adjacent 300+ acres of State Land that will ultimately develop. (after this neighbor walked out) We are sorry you do not agree.

Q: What about schools? Where are these kids going to go?
A: This site is in the Coolidge District boundary and we have already contacted them about this proposal.

Q: Where are you mass grading?
A: We will only mass grade the pockets of clustered homes. We are preserving as much natural desert as reasonably possible and where we do grade, we will re-vegetate in the open space tracts.

Q: What are these building envelopes?
A: For the larger "custom" lot portion of the project we are pre-defining a disturbance envelope that buyers will have to build their home/patio/pool within.

Q: What about drainage? 60% non-open space will increase flooding off-site.
A: We are going above and beyond to maintain the existing wash channels and will have to include some new detention/retention elements. The existing water from offsite will be passed through, as it does today. Runoff from the developed areas will be retained or detained so that there is no net increase in stormwater flowrates downstream of the site. There are specific guidelines for drainage management enforced by the County which will be met.

Q: Will there be 2-story homes?
A: We will limit the homes along the perimeter to single story but there may be 2-story homes elsewhere in the project.

Q: What assurances do we have that you won't turn this into all apartments?
A: We are filing a PAD overlay as part of our request which locks in the Site Plan meaning if we don't build this (Site Plan), we need to start over from scratch.

Q: What is the timing of the project?
A: We wouldn't be able to start any significant construction for at least 18 months. But, we won't start anything until the market is ready for this, which it is not today.

Comment: We would prefer you do nothing with the land but since that is not realistic, do think this is a good alternative.

Comment: If possible, please do not start any grading until April, when the burrowing animals are awake and can relocate themselves.

Comment: Representative from the STRP asked that we not propose direct access into the park from this project...that is not supported. .

Comment: Although there are no guarantees this will be built, we do trust the Barney and Circle G name and are glad they are the developers.

Mr. Davis asked those attendees from San Tan Heights if they clearly understood the PAD separation process. All nodded that they did. Mr. Davis, then thanked them all for coming and concluded the meeting.

Meeting adjourned at 7:25PM.

Project: Circle G at the San Tans **Meeting Date: 08/18/15** **Location: Eduprize**
Time Started: 6:00pm **Time Ended:**

ATTENDANCE SIGN-IN

NAME – (please print) BAGGROCK COMPANIES	ADDRESS	ZIP	EMAIL
JARON HEMER	3337 W. ROBERTS ROAD		JKHEMER@COX.NET
JEFF & ARLIE STUDLEY	41323 N RABBIT BRUSH TRL		—
Kimberlee Coleman	1455 Wolvar Rd., Queen Creek	85142	coleman_realestate@yahoo.com
MARYANNE AZANGER	4383 W. GOLDMINE MTN. DR	85142	MAZANGER@GMAIL.COM
Vincent Wilcox	32375 N. Hidden Canyon Dr	85142	—
Barbara Slegel	3992 W Lind Rd. Q.C.	85142	tbem@q.com
GORDON BROWN	1894 W. JUDD RD Q.C.	85142	SANTANSAM1@Q.COM
JoAnne Vandiver	3519 W. Goldmine Mtn. Cove	85142	
Sarah Steele	6533 W. Phillips Rd QC AZ	85314	sarahsteele@mail.maricopa.gov
Ray / Sara Torres	213 E Harrison	85295	
HARRY MARTINEZ	3653 W. SOUTH BRITE RD QC AZ	85142	HMARTINEZ38@COX.NET
Dan Perry	3727 W. Lind Rd QC 85142		meltingburros@q.com

Due to the size of the list, the notification addresses for the neighborhood meeting were not included in this packet. However, they are part of the PZ-PD-007-15/PZ-008-15/PZ-PD-008-15 case file and are available for viewing in the Development Services office.

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. Pinal County Staff Coordinator: Evan Balmer

2. Date of Concept Review: 07 / 14 / 2015 Concept Review No.: CR - Z-PA-034-15 - _____

3. The Legal Description of the Property: Please see attached legal description.

4. Tax Assessor Parcel No(s).: 509-02-005A/B/C/D & 509-02-008A/B/C/D

5. Current Zoning *(Please provide Acreage Breakdown)*: CR-1A; PAD (San Tan Heights)
   Requested PAD Overlay District *(Please provide Acreage Breakdown)*: 320.7

6. Parcel Size(s): 320.7

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

8. The exact use proposed under this request: Single family residential development.

9. Is the property located within three (3) miles of an incorporated community?
   ■ YES ☐ NO

10. Is an annexation into a municipality currently in progress?
    ☐ YES ■ NO

11. Is there a zoning violation on the property for which the owner has been cited?
    ☐ YES ■ NO

    If yes, zoning violation # _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.
    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.

13. Explain why the proposed development 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:

NAME OF PROJECT: Circle G at the San Tans **PLANNED AREA DEVELOPMENT**

AMENDED DEVELOPMENT STANDARDS

See corresponding Project Narrative

Proposed Zoning	Minimum Lot Area *(Square Feet)*		Minimum Lot Width		Minimum Yard Sizes *(Building Setbacks in Feet)*		Maximum Building Height *(Feet)*		Detached Accessory Buildings *(Minimum Distance Between in Feet)*		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

NAME OF PROJECT: Circle G at the San Tans **PLANNED AREA DEVELOPMENT**

See corresponding Project Narrative

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that will **NOT** be permitted in this Planned Area Development

NAME OF PROJECT: Circle G at the San Tans PLANNED AREA DEVELOPMENT

AMENDED PERMITTED USE LIST

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
	See corresponding Project Narrative

APPLICATION CHECKLIST

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

[X] **A.** Check the appropriate item:

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

[X] **B.** Hold a Neighborhood/Community Meeting:

- [ ] **1.** Notify all property owners within 1200' (feet)
- [ ] **2.** Hold the meeting within five (5) miles of the subject property
- [ ] **3.** Hold the meeting between 5:00 pm – 9:00 pm
- [ ] **4.** Include with the application the following:
  - [ ] **a.** Copy of Notice of Neighborhood/Community Meeting
  - [ ] **b.** List of property owners notified - ***(Use page 6 of this application)***
  - [ ] **c.** Minutes of the meeting
  - [ ] **d.** Attendance sign-in sheet with names & addresses

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

[X] **D.** **Submit** a **"PAD Book"** (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC* for further clarification ***(NOTE: Please No Spiral Binding)***:

- [ ] 1. Title Page
- [ ] 2. Purpose of Request
- [ ] 3. Description of Proposal
  - [ ] Nature of the Project
  - [ ] Proposed Land Uses
  - [ ] Building Types & Densities
  - [ ] Conformance to adopted Land Use Plans
  - [ ] Circulation and Recreation Systems

- ■ 4. Relationship to surrounding properties within one mile
- ■ 5. Schools
- ■ 6. Public Services
- ■ 7. Community Services and how will the need for these services be addressed
- ■ 8. Location & Accessibility
- ■ 9. Compliance with RSRSM, Access Management Manual, October 2008
- ■ 10. Utilities & Services
- ■ 11. Ownership & Control – [*See Section 2.176.240 (B)11*]
- ■ 12. Timing of Development (Phasing Schedule)
- ■ 13. Conformance with the Comprehensive Plan
- ■ 14. Recreational Amenities
- ■ 15. Fences, Walls & Screening
- ■ 16. Total number of dwelling units
- ■ 17. Maximum Residential Density of each planning unit
- ■ 18. Total number of parking spaces for recreational facilities
- ■ 19. Type of landscaping
- ■ 20. Preliminary hydrologic data and a statement on drainage
- ☐ 21. Additional Information for Commercial & Industrial Uses *(if applicable)*:
  - ☐ Total Area in acres proposed *(Commercial & Industrial Separated)*
  - ☐ Approximate retail sales floor area *(Commercial)*
  - ☐ The uses proposed uses based on permitted uses in the base zone.
  - ☐ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- ■ 23. Tables:
  - ■ **a.** Land Use Table(s) to include the following:
    1) Total Acreage of the site
    2) Total Area of arterial & collector streets
    3) Total Area & Percent of Open Space
    4) Total Number of each type of dwelling unit

5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
6) The Overall proposed Density

- **b.** Amended Development Standards Table comparing proposed and current zoning code standards for:
  1) Minimum Lot Area
  2) Minimum Lot Width
  3) Minimum Building Setbacks
  4) Maximum Building Height
  5) Minimum Distance between main & detached accessory buildings
  6) Buildable Area

- **c.** Amended Use Tables:
  1) Permitted Uses
  2) Non-Permitted Uses

- **d.** Utilities & Services Table of type and source:
  1) Sewer
  2) Water
  3) Electric
  4) Telephone
  5) Police
  6) Fire
  7) Schools
  8) Solid Waste Disposal

☐ 24. Appendix, as applicable

☒ E. **Submit** a **map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- 1. Zoning Boundaries
- 2. Street Alignment
- 3. Open Space
- 4. Trails

☒ F. **Submit** a current preliminary **Title Report** *(dated within 60 days prior to application)*

☒ G. **Submit** a **Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than **24" X 36"** with **11" X 17"** reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

- **1. Site Plan:**
  - **a.** Title of project as shown in the narrative report, such as ***"Planned Area Development for (insert name of Development)"*** in bold letters.
  - **b.** Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
  - **c.** North Arrow, Scales *(written & graphic)*, Preparation Date & Subsequent Revision Dates.
  - **d.** Vicinity Map showing project, surrounding development and applicable zoning districts *(scale no less than 1" = 2,000')*
  - **e.** Existing Zone designation & requested zone change *(as applicable)*
  - **f.** Legal Description of total site
  - **g.** Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
  - **h.** All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
  - **i.** Location & Identification of all existing and proposed utilities, location and width of associated easements.
  - **j.** Location of all existing structures and significant natural features.
  - **k.** Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
  - **l.** All points of ingress and egress.
  - **m.** Parking Areas.
  - **n.** Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
  - **o.** Indicate and/or label *(as applicable)*:
    1) Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
    2) Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
    3) Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
    4) Phase Lines *(as applicable)*.
  - **p.** Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
    1) Each type of dwelling unit
    2) Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.

- **q.** Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- **r.** Indicate location, type, height, and materials for proposed walls, fences, and signs.
- **s.** Location and types of existing and proposed landscaping.
- **t.** Designated Flood Zone

2. Quantitative Development Data Tables

- **a.** Land Use table to include:
  1) Total Gross Acreage of site
  2) Total Area of Streets (Public & Private)
  3) Total Area of Public Open Space
  4) Total Net Area of all intended uses
  5) Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  6) Total Dwelling Units permitted under base zoning district
  7) Total number of each dwelling type including range and mixture of lot sizes within each base zone
  8) Grand Total of Dwelling Units
  9) Overall Density proposed
- **b.** Zoning Comparison Table of Existing & Proposed to include:
  1) Lot area per dwelling unit
  2) Setbacks
  3) Minimum Lot Widths
  4) Maximum Building Heights
  5) Parking
- **c.** Utility & Services Table indicating type and source:
  1) Sewer
  2) Electric
  3) Telephone
  4) Water
  5) Police/Security
  6) Fire
  7) Schools
  8) Solid Waste Disposal
- **d.** Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

X

H. **Submit** an **Open Space & Recreation Plan** ("OSRP") that includes – *Refer to Chapter 2.176.250 (B) (25) of the PCDSC* for further clarification:

1. Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).

2. Site Analysis

- **a.** Aerial Photo
  1) Preferred scale of 1"=50' *(maximum scale of 1"=100')*
  2) Site Analysis should be produced in an **8½" X 11" format for text**
  3) Site Analysis should be produced in an **24" X 36" format for plans**
- **b.** Total acreage of proposed development
- **c.** Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- **d.** A concept drawing of the proposed development including:
  1) Gross Site Area
  2) Number of proposed lots
  3) Proposed Arterial & Collector street circulation system
  4) Proposed lot size(s),
  5) Proposed Retention/detention areas
  6) Proposed Development Phasing
- **e.** The Target Market of the proposed development – (*See OSRAM Guideline Manual*)
- **f.** Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:
  1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
  2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.
- **g.** Narrative Describing:
  1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
  2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.
- **h.** A pedestrian circulation system
- **i.** A Slope Analysis identifying the following slope categories:
  1) 0% - 5%
  2) 5% - 10%
  3) 10% and greater
- **j.** Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- **k.** Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- **l.** Identification of potential view corridors.

- [x] **m.** Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- [x] **n.** A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.
- [x] **o.** The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions.
- [x] **p.** The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

[X] I. **Submit** a **Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC* for further clarification:

- [x] **1.** A Vegetation Salvage Plan
- [x] **2.** Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- [x] **3.** Extent and location of all plant materials and other landscape features.
- [ ] **4.** Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- [ ] **5.** Location of Water Outlets.

[X] J. **Reviewed, Met,** and/or **Addressed** the following in Chapter 2.176 of the PCDSC:

- [x] **1.** Minimum requirements for Open Space – *(Section 130)*
- [x] **2.** Uses permitted within open space areas – *(Section 140)*
- [x] **3.** Uses prohibited within open space areas – *(Section 150)*
- [x] **4.** Minimum requirements for recreation areas – *(Section 160)*
- [x] **5.** Minimum requirements for multi-use paths and trails – *(Section 170)*
- [x] **6.** Minimum requirements for storm water retention & detention basins – *(Section 180)*
- [x] **7.** Minimum requirements for streetscapes & entryways – *(Section 190)*
- [x] **8.** Minimum requirements for conservation open space – *(Section 200)*

[ ] K. **Submit** a **Master Sign Plan** detailing the location and type of all proposed signage for the project.

[X] L. **Submit** a **Preliminary Drainage Report**

☒ **M.** **Submit** a **Preliminary Traffic Impact Assessment** (TIA)

☒ **N.** **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary.

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

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

☒ **Q.** **Submit** separate preliminary reports or master plans for:

- ■ **1.** Storm water drainage
- ■ **2.** Wastewater
- ■ **3.** Domestic water service.

☐ **R.** **Submit** additional materials required for specific types of commercial and industrial uses as follows *(as applicable)*:

- ☐ **1. Commercial Uses:**
  - ☐ **a.** Retail sales floor area and total area proposed for commercial development
  - ☐ **b.** Type of uses proposed
- ☐ **2. Industrial Uses**
  - ☐ **a.** Total Area proposed for industrial uses
  - ☐ **b.** Types of uses proposed
  - ☐ **c.** Anticipated employment for development per major phases
- ☐ **3. Standards of:**
  - ☐ **a.** Height
  - ☐ **b.** Open Space
  - ☐ **c.** Buffering
  - ☐ **d.** Landscaping
  - ☐ **e.** Pedestrian & Vehicular circulation
  - ☐ **f.** Off-street parking & Loading

☐ **g.** Signs

☐ **h.** Nuisance Controls

☒ **S.** **Complete** and **Submit** the **"Comprehensive Plan Compliance Checklist"**

☐ **T.** Non-Refundable $1,000.00 filing fee for a Planned Area Development

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

☒ **V.** **Submit** one (1) CD which contains:

■ **1.** An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

■ **2.** An AutoCAD (.dwg file), which includes the following layers:

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

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

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

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

Mario Mangiamele Digitally signed by Mario Mangiamele
DN: cn=Mario Mangiamele, o, ou, email=lplanMM@cox.net, c=US
Date: 2015.10.02 12:48:00 -07'00'

Signature Date

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

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

1. Pinal County Staff Coordinator: Evan Balmer

2. Date of Concept Review: 07 / 14 / 2015 Concept Review No.: CR - Z-PA-034-15 -

3. The Legal Description of the Property: Please see attached legal description.

4. Tax Assessor Parcel No(s).: 509-02-005A/B/C/D & 509-02-008A/B/C/D

5. Current Zoning *(Please provide Acreage Breakdown)*: CR-1A; PAD (San Tan Heights) = 100%
   Requested Zoning *(Please provide Acreage Breakdown)*: _____

   R-12 = 105.3-ac.
   R-9 = 67.2-ac.
   R-7 = 141.4-ac.
   MD = 6.8-ac.

6. Parcel Size(s): 320.7

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

8. The exact use proposed under this request: Single family residential development.

9. Is the property located within three (3) miles of an incorporated community?
   ■ YES ☐ NO

10. Is an annexation into a municipality currently in progress?
    ☐ YES ■ NO

11. Is there a zoning violation on the property for which the owner has been cited?
    ☐ YES ■ NO

    If yes, zoning violation # _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.
    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.

13. Explain why the proposed development 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:

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:
   Utilities and services will be provided as part of development. Improvements of services will not be paid for with public funds.

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:
   Please reference corresponding Traffic Impact Analysis submitted concurrently with this application.

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:
   Minimum of 2 spaces per dwelling unit.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?
   Production of adverse noise, smoke, fumes, dust nor glare are anticipated as a result of property rezoning.

5. What type of landscaping are you proposing to screen this use from your neighbors?
   New plant materials will promote conservation of water and be classified as drought tolerant species.

6. What type of signage are you proposing for the activity? Where will the signs be located?
   Community identification signage is anticipate along at project entries.

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:
   N/A.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department? ☐ YES ■ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ■ YES ☐ NO

APPLICATION CHECKLIST

FOR A PROPOSED ZONE CHANGE
IN UNINCORPORATED PINAL COUNTY

☒ **A.** Check the appropriate item:

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

☒ **B.** Hold a Neighborhood/Community Meeting:

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

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

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

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

☐ **5.** Utilities & Services

☐ **6.** Neighborhood Meeting Information

☐ **7.** Appendix, as applicable

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

☐ **1.** Legal Description of total site.

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

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

☐ **4.** Location of all Existing & Proposed Structures & Buildings

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

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

☐ **7.** All Points of Ingress & Egress.

☐ **8.** Location & Types of Existing & Proposed Landscaping.

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

☐ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

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

☒ **1.** Identify the water service provider

☒ **2.** Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate

☒ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies

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

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

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

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

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

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

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

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

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

- ■ **1.** An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

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

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

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

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

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

Mario Mangiamele Digitally signed by Mario Mangiamele
DN: cn=Mario Mangiamele, o, ou, email=lplanMM@cox.net, c=US
Date: 2015.10.02 12:51:24 -07'00'

Signature Date

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

AGENCY AUTHORIZATION

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

Landmark Land Investments LLC, Etal, 1223 S. Clearview Ave., STE 103, Mesa, AZ 85209
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 320.73 acres located at 0.5-miles west of the SWC of Thompson & Phillips Roads, and further identified n/a
[Insert Address of Property]

as assessor parcel number _____ and legally described as follows:
[Insert Parcel Number]
509-02-005A/B/C/D
509-02-008A/B/C/D

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints Iplan Consulting - Greg Davis
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

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

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

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

_____ ***[Signature]***
Dated: _____

_____ ***[Signature]***
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

_____

My commission expires_____

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

LANDMARK LAND INVESTMENTS, LL
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 9/8/18

SHERYL M. HENNEIGH
Notary Public - Arizona
Pinal County
My Comm. Expires Dec 11, 2018

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 8 day of Sept, by

Jason Barney — Manager
[Insert Signor's Name] — *[Insert Title]*

Landmark Land Investments LLC, an _____
[Insert Name of Company or Trust] — *[Insert State of Incorporation, if applicable]*

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

_____
Notary Public

My commission expires: 12/11/18

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

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

_____ of _____
[Title of Office Held] — *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] — *[Owner's Name]*

authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

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.

Landmark Land Investments LLC, Etal	1223 S. Clearview Ave., STE 103, Mesa, AZ 85209	480-632-7272
Name of Landowner (Applicant)	Address	Phone Number

	info@circleg.com
Signature of Landowner (Applicant)	E-Mail Address

Greg Davis Iplan Consulting	3317 S. Higley Road, Suite 114-622 Gilbert, AZ 85297	480-227-9850
Name of Agent	Address	Phone Number

	greg@iplanconsulting.com
Signature of Agent	E-Mail Address

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

Due to size limitations, the engineering reports associated with this case including preliminary drainage study, preliminary water report, preliminary waste water report, and traffic impact analysis were not included in this packet. However, these reports are available for viewing in the Development Services office.

Open Space and Recreation Plan
For
CIRCLE G
AT THE
SAN TANS

CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT

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

Submitted on Behalf of:
CIRCLE G COMPANIES
2152 S Vineyard Lane, Suite 105
Mesa, Arizona 85210

Applicant:
IPLAN CONSULTING | GREG DAVIS
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

Prepared: September 2015
Revised: May 2016

PRINCIPALS AND DEVELOPMENT TEAM

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CIRCLE G AT THE SAN TANS
OPEN SPACE AND RECREATION PLAN

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2. OPEN SPACE AND RECREATION PLAN OVERVIEW

Iplan Consulting, on behalf of Circle G Companies, is pleased to submit for your consideration the Circle G at the San Tans Open Space and Recreation Plan (OSRP) for an approximate 320.7-acre (gross) 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 Planned Area Development (PAD), is zoned CR-1A; PAD, and maintains a Comprehensive Plan land use classification of Low Density Residential (0-2 du/ac); however, this OSRP accompanies a corresponding request to remove the property from the existing PAD and thereby establishing new PAD zoning for the property.

Responding to policies outlined in the Pinal County Open Space and Recreation Area Guideline Manual (OSRAM), dated January 18 2012, the purpose of the Circle G at the San Tans OSRP is to establish unique and context sensitive open space; and, landscape and hardscape design concepts that will allow seamless integration of the proposed neighborhood into the County's overall open space and trail system.

Distinctive features of the property concerning the wash areas and sloping topography present many opportunities to enhance the project open space amenities while serving both active and passive recreational opportunities. Conceptual design for Circle G at the San Tans includes approximately 122.6-acres (+/- 39%) total open space which consist of conservation open space, recreation open space and other developed passive open space areas. The conservation open space areas comprise of approximately 14.9-acres, or 4.7% of the total site area and includes all hillside areas with a slope in excess of 15% and primary wash corridors. Recreational or active open space areas include 23.6-acres, or 7.5% of the total site area and accommodates four different trail corridor types, a community center, interpretative areas and active open play areas. Other developed passive open space areas supplement the overall recreational experience by including an additional 84.1-acres, or 26.6% of the total project area that is exclusive of the conservation and recreation open space areas. These passive open space areas are interwoven throughout the site and accommodate all common open space areas greater than 100-feet in both width and depth.

Open space design and recreation programming will be finalized and submitted for County approval as part of the Tentative Plat process. All community open space areas will be owned and maintained by a Homeowner's Association, or similar.

3. CONTEXT AND CONNECTIVITY

Circle G at the San Tans is an approximate 320.7-acre property generally located 0.5-miles west of the southwest corner of North Thompson Road and West Phillips Road. The property is bound by similarly undeveloped properties (Arizona State Trust Land) adjacent to all geographic boundaries with the exception of the San Tan Regional Park entrance and associated parking areas located at the northwest corner of the project area.

The property is situated at an entrance of the approximate 11,000-acre San Tan Mountain Regional Park; however, it is not located within one-mile from any existing or proposed conservation open space areas, as identified in the Pinal County Open Space and Trails Master Plan (2007). This regional park, operated by Maricopa County, provides for abundant passive-oriented recreational opportunities consisting of a significant trail system that ultimately provides connection opportunities to the Maricopa County Regional Trail System through the Maricopa Trail. Figure 13: Final Master Plan Map of the Pinal County Open Space and Trails Master Plan identifies an Existing/Planned Multi-Use Trail Corridor in the vicinity of the north project boundary, extending from the park entrance to a significant distance east of the property.

Fostering objectives of this desired connection to the San Tan Mountain Regional Park trails system, this project is maintaining alignment and location, as well as enhancing the Existing/Planned Multi-Use Trail adjacent to the property. Improvements to this trail along the northern project boundary are to include at a minimum, a 5-foot wide soft trail to support continued connectivity for equestrian uses. In addition, a 2-acre parcel at the northwest corner of the project is reserved for a future undefined equestrian use that could very likely tie into the San Tan Mountain Regional Park as it is adjacent to its entrance.

Further enhancing connectivity throughout the project area, an extensive semi-public trails system is proposed to connect neighborhoods, open space areas and provide connectivity to the Existing/Planned Multi-Use Trail Corridor along Phillips Road.

4. Open Space and Recreation Guideline Conformance

As set forth in the Pinal County OSRAM, the primary purpose of the guidelines are to assist the development community in determining the combination of developed and conservation open space areas required for a project. These guidelines also establish criteria for high quality open space and recreation amenities that promote quality of life and sense of place. We believe this OSRP for Circle G at the San Tans substantially promotes the overall vision established by the OSRAM policies and guidelines 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.

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

- 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 39-percent of the property to be conserved as open space.

- Installing desert appropriate landscaping and shade producing trees along the multi-use trails for enhancement of human comfort.

- Maintaining and enhancing existing multi-use trails adjacent to the property, which connect area residents to the San Tan Mountain Regional Park.

- 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 planned almost 39-percent of the property for open space.

- Planning a connected system of open space areas that protect and conserve natural, physical and social resources.

- Protecting and conserving the existing natural drainage system of the area through preservation of the natural wash corridors, which accommodate drainage needs, sustain habitat for native flora and fauna, and ultimately enhance recreational opportunities for the project.

- Protecting hillsides within in the project through preservation of slopes greater than 15-percent.

- 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).

- Including appropriate open space buffering from the contiguous major collector level street – Phillips Road, through inclusion of landscape tract widths that meet or exceed the suggested 10 – 15-feet width.

- Allowing unique landforms and environmentally sensitive character of this area to shape the open space framework and corresponding neighborhood design.

- Systematically locating active play areas to ensure high visibility.

- Reducing the amount of impact on valuable resources by utilizing existing mature cacti and trees to remain in place, or for salvage and re-vegetation where feasible.

- Including design elements to create neighborhoods in context with the native Sonoran setting. Examples include special roadway sections to minimize hardscape and reduce heat island affect. Another example is establishment of limited neighborhood lighting that furthers the Dark Sky lighting philosophy by meeting or exceeding all provisions for Lighting Zone 1, as set forth in Chapter 2.195: Outdoor Lighting of the PCDSC.

The above list is not meant to be an exhaustive list, rather a summary of several notable features of conformance with the overall OSRAM vision and guidelines.

The following table is a comparison of the minimum recreational facilities suggested within the OSRAM for Residential Development to those proposed as part of the Circle G at the San Tans project.

TABLE 4.101: MINIMUM FACILITIES FOR NATURAL & FAMILY ORIENTED DEVELOPMENT (LESS THAN (1,000 UNITS) – CIRCLE G AT THE SAN TANS

OSRAM GUIDELINES	CIRCLE G AT THE SAN TANS
Paths in Addition to Sidewalks	Significant equestrian, pedestrian and multi-use trails throughout
One-Acre Turf Field	One-acre turf – active & event areas
1 Play Structure	Structured, interpretative and free play amenities
1 Picnic Ramada	4 Picnic Ramadas

5. SLOPE | DRAINAGE | PRELIMINARY HYDROLOGY

5.1 EXISTING CONDITIONS | SLOPE | OPEN SPACE REQUIREMENTS:

The area surrounding the Project generally slopes to the northeast at approximately 2%. A series of small mountains, all of which are located within the San Tan Mountain Regional Park, encircle the south and west sides of the project. Portions of the project located nearest to these mountains exhibit greater lateral and longitudinal topographic relief, while the more distant areas (north and east side of the Project) have more subtle slopes. A series of natural washes, with watersheds originating in the aforementioned mountains, drain toward the site's upstream edges. These washes typically enter the site as distinct channels. As the corridors continue northeasterly, the channels become less well defined. By the time the corridors have reached the downstream limits of the Project site, they have become a distributary system of shallow, relatively indistinct channels. Runoff from the Project site and the upstream drainage areas is all eventually tributary to the Sonoqui Wash. Sonoqui Wash is one of the primary watercourses that drains the surrounding portions of southeastern Maricopa County and northwestern Pinal County.

The following table compares the minimum open space areas as set forth in Section 2.176.130 of the Pinal County Development Services Code (PCDSC) to those proposed as part of the Circle G at the San Tans project. Open space requirements are determined by the average slope of the net acreage.

TABLE 5.101: OPEN SPACE REQUIREMENTS FOR 0 – 5% SLOPES, DISTRIBUTED PROPERTY – CIRCLE G AT THE SAN TANS

OPEN SPACE TYPE	REQUIRED		PROVIDED	
	%	Area (Ac.)	%	Area (Ac.)
Recreation Open Space	7	22.1	7.5	23.6
Conservation Open Space	3	9.5	4.7	14.9
Other Developed Open Space	--	--	26.6	84.1
Total Open Space	18	56.9	38.8	122.6

5.2 FLOOD ZONE:

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the site is provided on FIRM panel 04021C0450E dated December 4, 2007. According to this FIRM the Project resides entirely within a flood hazard Zone X. FEMA defines this flood hazard zone as follows:

> *Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.*

5.3 SECTION 404:

Although no special flood hazard zones have been recognized within the Project, a number of the onsite washes corridors were delineated as Jurisdictional Waters of the United States during a Section 404 study of the property conducted by SWCA, Inc. Environmental Consultants in 2002. Recent experience with the local branch of the United States Army Corps of Engineers (USACE), the regulatory body responsible for administering Section 404 policy, indicates that there have not been any revisions to the USACE's policy significant enough to warrant a re-delineation of the site's Jurisdictional Waters. Based on this, HILGARTWILSON has proceeded with land planning efforts with the assumption that the 2002 Jurisdictional Wash limits will remain effective. The land plan concepts prepared for the Project to date seek to limit impacts to the Jurisdictional Waters. An Individual Permit that was previously filed for the Project (File No. 2001-00192-SDM) and recently renewed in August 2012, accounted for slightly over 2 acres of total disturbance. The current intention for the Project is to work within the

amount of approved disturbance area outlined in the Permit. However, the location of the disturbances will be different from what is shown in the originally approved Individual 404 Permit. We have made initial contact with USACE to discuss a revision to the approved Permit to relocate the disturbances. We have received positive feedback from USACE indicating they would support our future application to modify the location of the disturbances.

5.4 PROPOSED STORMWATER MANAGEMENT:

HILGARTWILSON has completed an existing conditions hydrologic evaluation of the watershed affecting the Project. 100-year design flow rates have been determined at the upstream and downstream limits of the site. Based on these discharges and the topographic mapping that is available for the property, HILGARTWILSON also completed a preliminary hydraulic analysis of the site to determine approximate floodplain and erosion hazard setback limits. These limits in turn have been used to identify key drainage corridors and approximate development boundaries in support of preliminary site planning efforts. These key open space corridors, which generally coincide with the alignment of the Jurisdictional Waters, are necessary to continue to convey offsite flows through the Project. The precise alignment and width of the corridors is considered to be flexible at this point in the design process. This geometry will be refined and adapted as the site plan solidifies.

In general, most new developments within Pinal County are required to retain the respective runoff generated during a 100-year, 2-hour storm event for the entire project area. To limit impacts to the natural terrain at the site and the significant amount of open space which will likely be preserved as Jurisdictional Waters and through flow drainage corridors, an alternate stormwater retention design criteria was approved by the County Engineering Department through the technical waiver process. The waiver describes how the Project will provide retention only for the developed areas and will leave the natural open space areas to continue draining toward their natural paths. Later in the development process, an additional waiver may be pursued to allow the use of a reduced volumetric requirement for stormwater retention in lieu of the standard 100-year, 2-hour storm design methodology. Regardless of the volumetric standard that is ultimately selected, the stormwater management facilities will cumulatively be designed to limit post-development drainage flows leaving the property to be at or below the pre-development flows as determined by the onsite and offsite hydrologic evaluation. Applicable stormwater quality requirements will also continue to be observed.

6. ARCHAEOLOGY

Archeological investigation was conducted on the project site in 2003 by Northland Research, Inc., and as a result, various artifacts and project materials were recovered. All of these items were subsequently deeded to the Arizona State Museum (see Appendix B: Arizona State Museum Letter, dated April 24 2007). Should any additional artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and further investigation is performed.

7. OPEN SPACE CONCEPTS

Unique landforms and environmentally sensitive character of this area shapes the open space framework and identity for this new community. Circle G at the San Tans pays homage to existing organic forms inherent with this property to serve as the project's focal points while providing sufficient opportunities for semi-public gathering places, active and passive recreational opportunities, neighborhood and regional connectivity, and storm water retention. Integration of the native desert environment is primarily achieved through preservation of slopes greater than 15-percent and preservation of the primary natural wash corridors, which accommodate drainage needs, sustain habitat for native flora and fauna, maintain wildlife corridors, and ultimately enhance recreational opportunities for the project.

Fostering these principles, Circle G at the San Tans is carefully designed around an extensive system of parks, trails, and open space providing a wide variety of recreational opportunities among the residents. Improvement of these spaces are to include limited turf areas for recreational purposes; active and passive recreational amenities to cultivate development of healthy communities and to encourage genuine interaction between the residents; multiple trail corridors to link the neighborhood thus creating a greater sense of connectedness; maintenance of existing and establishment of new view corridors; creation of buffers between neighborhoods; and, to address hydrological needs. Additionally, incorporation of place-making design principles into the open space framework inspires and fosters residents to be part of their community and to connect with others while enjoying the unique lifestyle the project offers.

A variety of recreational amenities will cater to multiple generations and are intended to promote organized activities as well as encourage free play, which can be defined as the following: "Spontaneous, creative activity; experiences that are created based on what is provided in one's immediate environment. It is critical to the developmental and sensory needs of children and promotes imaginative thinking as a creative way of learning about the world."

The community includes 6 separate neighborhood park areas with an extensive trails system providing easy accessibility and supporting connectivity throughout the community. Amenities provided in the parks allow for both structured and interpretive activity and is intended to enhance the overall character. The more traditional, manufactured amenities have an assumed use thus inherent with limitations and as a result, traditional play equipment will be avoided. Not only will this promote more innovative play, it will also blend more seamlessly into the natural environment furthering the goal of preserving a natural and organic feel. Because these parks are primarily programmed to promote free play, they include amenities that are more abstract. Each park provides a backdrop for different experiences, and caters to those desiring sociability as well as those searching for a secluded, quite space in which to immerse themselves in their own reverie.

Highly visible active play areas within the parks are large enough for children to toss a baseball around and for a parent to practice kick ball with their toddler. Boulders, tunnels, bridges and useable turf areas essentially provide endless sources of activities, limited only to the users' imaginative process. The reality is that the proposed amenities actually have the potential to provide a greater recreational experience than a traditional tot lot type of structure.

Park areas also provide ramadas for group gatherings while the centrally located community center has been programmed for all age groups and various activities including an event area that

can host an outdoor movie night experience, large and small birthday parties, Homeowners' Association events, or possibly a farmer's market. During the hot summer days, residents will also be able to cool off in the aquatics area. An outdoor fireplace and lookout area provides additional opportunities for community gathering and intimate exchange.

Overall, the open spaces are designed to deepen the more classic, rural feel of the community. Natural materials weave their way throughout expressing a more simplified character while making a more profound statement. Native trees are used to provide shaded walkways, adding depths of color while maintaining organic patterns. Trail corridors are easily accessible for pedestrian access, while the trail system provides clear, discernible routes throughout the neighborhood. Circulation focuses on promoting walkability while maintaining natural landforms.

Open space design and recreation programming will be finalized and submitted for County approval as part of the Tentative Plat process. As detailed in this narrative, proposed open space is in conformance with the Pinal County Open Space and Recreation Area Guideline Manual, dated January 18, 2012.

8. LANDSCAPE MATERIALS AND DESIGN

Responsible design focuses on understanding the regional climatic and resource conditions. As part of the site development, an important goal is to create a sustainable and environmentally sensitive landscape design while also preserving the unique and natural features of the property. With implementation of this goal, the project will reduce the amount of impact on valuable resources by utilizing existing mature cacti and trees to remain in place, or for salvage and re-vegetation where feasible. New plant materials selected shall promote conservation of water and be classified as drought tolerant species.

Although it is intended that portions of the site will be de-vegetated and graded, a native plant inventory has been conducted, which identifies the vegetation that is to remain in place, or salvaged and relocated within the project. Re-vegetation may also be desired throughout the property, including individual lots, at the project entrance, along Phillips Road, along the primary wash areas, and within open space pockets throughout. It is envisioned that these areas will support micro-habitats for the existing variety of wildlife.

Streetscape landscaping assists in establishing the property's character from public view and from adjacent properties, as well as buffering residential dwelling units from the adjacent major collector level street. An appropriate mix of indigenous trees, shrubs, accent plants and groundcover materials are provided between street curb and the private property lines to create an attractive and naturalistic environment while also providing shade for pedestrians and wildlife. Existing and undulating landforms in conjunction with appropriate use of vegetation enhances visual character.

Common open space areas serve as the project's focal points while providing sufficient opportunities for semi-public gathering places, active and passive recreational opportunities, neighborhood connectivity, and storm water retention. Integration of these spaces are to include limited turf areas for recreational purposes; active and passive recreational amenities to foster development of healthy communities and to encourage genuine interaction between the residents

and creates a greater sense of connectedness; trail corridors to link the neighborhood and establish view corridors; and, to address hydrological needs. Landscape in these areas is systematically designed so that the plant material has opportunities to use the storm water runoff to supplement the irrigation system and provide groundwater recharge while also enhancing the desired organic appearance of the community. Use of turf is limited to portions of common open space areas internal to the project, while the remainder of the common open space areas will consist of inorganic materials such as decomposed granite, and fractured granite rip rap or river rock.

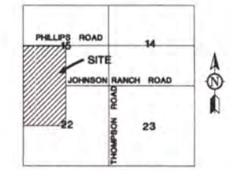
The wash corridors, traversing the site from southwest to northeast, serves as the property's primary natural drainage areas. Preservation of drainage flows, natural landforms, flora and fauna of the wash areas are paramount to maintaining this significant amenity and primary focal point for the project area. Ensuring this amenity is preserved for future homeowners and the community, the corridors should be maintained as a permanent, undisturbed conservation open space and incorporated into the site design, as illustrated on the Circle G at the San Tans Open Space plan contained herein. Wash crossings should be restored as closely as possible to a natural appearing state, both upstream and down. If stabilizing materials are necessary, or walls used to retain significant flows, the materials should be integrally colored to blend with the natural environment. Rip rap or other rock type erosion control should be naturally contoured and re-vegetated.

The overriding intent is to provide a naturalistic appearance native to the Sonoran Desert with a distinctive aesthetic that is unique to the Circle G at the San Tans PAD and sensitive to the surrounding community. Additionally, sustaining existing and installing additional native flora should contribute to the propagation of wildlife populations. Landscape material quantities and sizes are set forth in the exhibits contained herein, and will meet or exceed all size and quantity provisions set forth in the PCDSC.

AUGUST 18, 2015

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

ALTA/ACSM LAND TITLE SURVEY
"SANTAN 320"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



VICINITY MAP
NTS

NOTES

1. THIS SURVEY IS BASED ON LAWYERS TITLE INSURANCE CORPORATION ORDER NO. 01498567 DATED SEPTEMBER 11, 2006 AT 7:30 A.M.

2. SCHEDULE B ITEMS 1-6, 13 AND 15 ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY.

3. THIS SURVEY CONTAINS OPTIONAL TABLE "A" ITEMS 1, 2, 3, 4, 6, 8, 10, 11(a) AND 13.

4. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

5. VISIBLE SURFACE UTILITIES WITHIN SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.

SCHEDULE "B" ITEMS

(7) PARCEL SUBJECT TO LIEN AGREEMENT AND CONSTRUCTION PARTICIPATION AGREEMENT PER FEE NO. 1998-046444 (ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)

(8) PARCEL SUBJECT TO QUIT CLAIM DEED FEE NO. 1999-056147 (ITEM PLOTTED HEREON.)

(9) PARCEL SUBJECT TO A CABLE SERVICES LICENSE AGREEMENT PER FEE NO. 1999-053675 (ITEM BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)

(10) PARCEL SUBJECT TO ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY RELATING TO RESIDENTIAL FIREPLACE RESTRICTIONS FEE NO. 2001-000756 (ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)

(11) PARCEL SUBJECT TO A CABLE SERVICES LICENSE AGREEMENT PER FEE NO. 1999-013298 (ITEM BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)

(12) PARCEL SUBJECT TO A CABLE SERVICES LICENSE AGREEMENT PER FEE NO. 2003-29073 (ITEM BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)

(14) PARCEL SUBJECT TO A POWER DISTRIBUTION EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT NO. 2005-88856. (ITEM PLOTTED HEREON)

LEGAL DESCRIPTION

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

***EXCEPT** THE NORTH 80.00 FEET CONVEYED TO PINAL COUNTY IN FEE NO. 1999-056147; AND

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

PARCEL NO. 2:

THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

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

*NOTE 80' EXCEPTION FOR PARCEL 1 NOT SHOWN IN CURRENT TITLE REPORT REFFERED HEREON BUT HAS BEEN INCLUDED IN PREVIOUS TITLE REPORTS AND SURVEYS

BASIS OF BEARING

THE EAST-WEST MID-SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, THE BEARING OF WHICH IS NORTH 89°52'43" EAST

ZONING

EXISTING ZONING — CR-1 & CR-1A/PAD
FRONT SETBACK - 25 FEET
SIDE SETBACK - 10 EACH
REAR SETBACK - 25 FEET

FLOOD ZONE

ACCORDING TO CURRENT FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS 040077, 0500 & 0300, SUFFIX C, DATED AUGUST 15, 1983, SUBJECT PARCEL LIES IN FLOOD ZONE "C". THE FEDERAL EMERGENCY MANAGEMENT AGENCY DEFINES ZONE "C" AS "AREAS OF MINIMAL FLOODING. (NO SHADING)"

AREA

SUBJECT PARCELS CONTAIN 13,971,189 SQ. FT. OR 320.73 ACRES GROSS
SUBJECT PARCELS CONTAIN 13,759,987 SQ.FT. OR 315.89 ACRES NET OF EXCEPTION (8)

SURVEYORS CERTIFICATE

TO: BOA SORTE LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
BEN FATTO LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
VIEL GLUCK LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
DRAGONFLY CAPITAL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
LANDMARK LAND INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
CIRCLE R INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10, 11(a) AND 13 OF TABLE A THERE OF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

JASON R. KACK RLS# 33315 — DATE 10/30/06

DEI Professional Services, LLC
8222 S. 24th St., Ste. 200
Phoenix, AZ 85040
Phone: (602)454-6026
Fax: (602)454-6607

1982 - 2006
24 YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 33315
JASON R. KACK
ARIZONA, U.S.A.

ALTA/ACSM LAND TITLE SURVEY
"SANTAN 320"
PINAL COUNTY, ARIZONA

REVISIONS

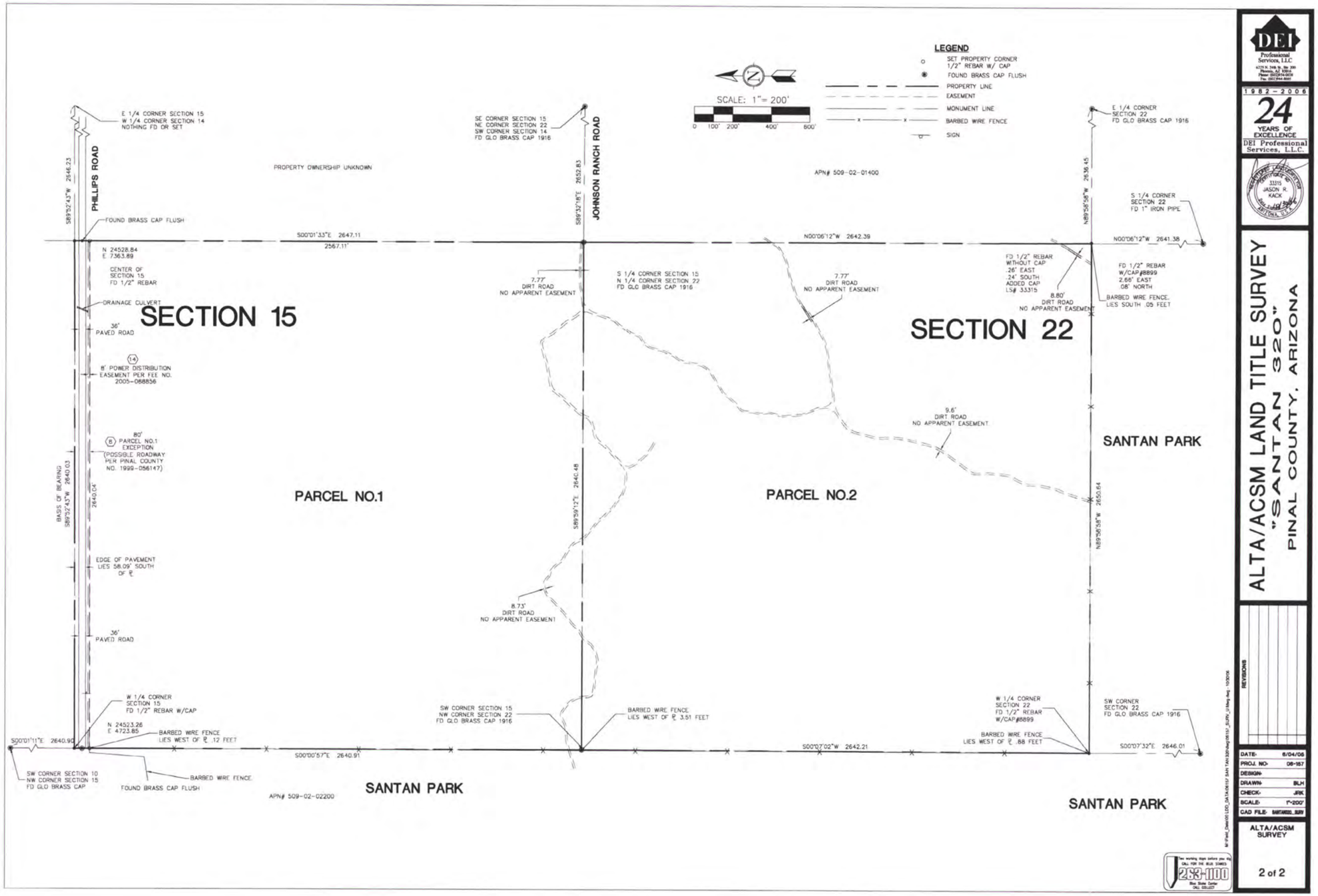
DATE:	8/04/06
PROJ. NO:	06-157
DESIGN:	
DRAWN:	BLH
CHECK:	JRK
SCALE:	N.T.S.
CAD FILE:	SANTAN320_SURV

ALTA/ACSM SURVEY

1 of 2

M:\Proj_Data\01LDD_DATA\06157 SAN TAN 320\dwg\06157_SURV_L1.dwg dwg - 10/30/06

Two working days before you dig CALL FOR THE BLUE STAKES 263-1100 Blue Stake Center CAL. COLLECT


LEGEND
SET PROPERTY CORNER
1/2" REBAR W/ CAP
FOUND BRASS CAP FLUSH
PROPERTY LINE
EASEMENT
MONUMENT LINE
BARBED WIRE FENCE
SIGN
SCALE: 1"= 200'
0 100' 200' 400' 600'
E 1/4 CORNER SECTION 15
W 1/4 CORNER SECTION 14
NOTHING FD OR SET
SE CORNER SECTION 15
NE CORNER SECTION 22
SW CORNER SECTION 14
FD GLO BRASS CAP 1916
E 1/4 CORNER
SECTION 22
FD GLO BRASS CAP 1916
PHILLIPS ROAD
JOHNSON RANCH ROAD
PROPERTY OWNERSHIP UNKNOWN
APN# 509-02-01400
S 1/4 CORNER
SECTION 22
FD 1" IRON PIPE
FOUND BRASS CAP FLUSH
S00°01'33"E 2647.11
2567.11'
N00°06'12"W 2642.39
N00°06'12"W 2641.38
N 24528.84
E 7363.89
CENTER OF
SECTION 15
FD 1/2" REBAR
DRAINAGE CULVERT
36'
PAVED ROAD
7.77'
DIRT ROAD
NO APPARENT EASEMENT
S 1/4 CORNER SECTION 15
N 1/4 CORNER SECTION 22
FD GLO BRASS CAP 1916
7.77'
DIRT ROAD
NO APPARENT EASEMENT
FD 1/2" REBAR
WITHOUT CAP
.26' EAST
.24' SOUTH
ADDED CAP
LS# 33315
8.80'
DIRT ROAD
NO APPARENT EASEMENT
FD 1/2" REBAR
W/CAP#8899
2.66' EAST
.08' NORTH
BARBED WIRE FENCE
LIES SOUTH .05 FEET
SECTION 15
SECTION 22
8' POWER DISTRIBUTION
EASEMENT PER FEE NO.
2005-088856
9.6'
DIRT ROAD
NO APPARENT EASEMENT
SANTAN PARK
80'
PARCEL NO.1
EXCEPTION
(POSSIBLE ROADWAY
PER PINAL COUNTY
NO. 1999-056147)
BASIS OF BEARING
S89°52'43"W 2640.03
2640.04'
PARCEL NO.1
PARCEL NO.2
S89°59'12"E 2640.48
N89°56'58"W 2650.64
EDGE OF PAVEMENT
LIES 58.09' SOUTH
OF ℄
8.73'
DIRT ROAD
NO APPARENT EASEMENT
36'
PAVED ROAD
W 1/4 CORNER
SECTION 15
FD 1/2" REBAR W/CAP
N 24523.26
E 4723.85
BARBED WIRE FENCE
LIES WEST OF ℄ .12 FEET
S00°01'11"E 2640.90
S00°00'57"E 2640.91
SW CORNER SECTION 15
NW CORNER SECTION 22
FD GLO BRASS CAP 1916
BARBED WIRE FENCE
LIES WEST OF ℄ 3.51 FEET
S00°07'02"W 2642.21
W 1/4 CORNER
SECTION 22
FD 1/2" REBAR
W/CAP#8899
BARBED WIRE FENCE
LIES WEST OF ℄ .88 FEET
SW CORNER
SECTION 22
FD GLO BRASS CAP 1916
S00°07'32"E 2646.01
SW CORNER SECTION 10
NW CORNER SECTION 15
FD GLO BRASS CAP
FOUND BRASS CAP FLUSH
BARBED WIRE FENCE
APN# 509-02-02200
SANTAN PARK
SANTAN PARK
DEI Professional Services, LLC
1982-2006
24 YEARS OF EXCELLENCE
DEI Professional Services, L.L.C.
33315 JASON R. KACK
ARIZONA
ALTA/ACSM LAND TITLE SURVEY
"SANTAN 320"
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DATE: 6/04/06
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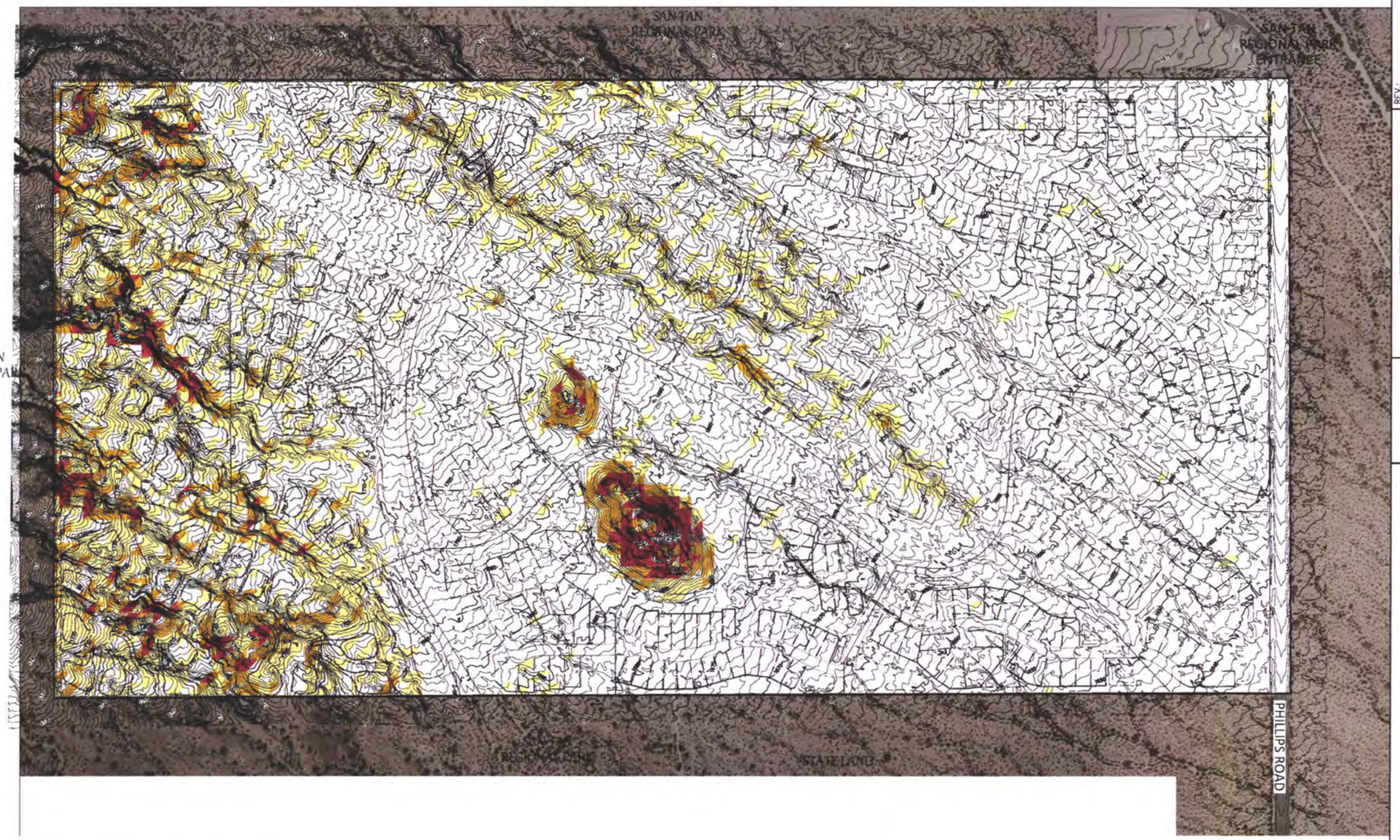
CHECK: JRK
SCALE: 1"=200'
CAD FILE: SANTAN320_SURV
ALTA/ACSM SURVEY
2 of 2
Two working days before you dig CALL FOR THE BLUE STAKES 263-1100 Blue Stake Center Ariz. 85427



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (ac.)	Color
1	0.00%	4.99%	249.06	
2	5.00%	9.99%	53.74	
3	10.00%	14.99%	12.62	
4	15.00%	>15.00%	5.32	

NOTE: SLOPE ANALYSIS IS BASED ON A 50' GRIDDED SURFACE.

200 100 0 200 400
SCALE FEET

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS
SLOPE ANALYSIS (50' GRIDDED SURFACE)

HILGARTWILSON
PROJ. NO.: 1264.0101
DATE: JAN 2016
SCALE: 1"=200'
DRAWN: DD
DESIGNED: HW
APPROVED: DP/TB
DWG. NO.
SHT. OF 0

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U:\1200\1264\0101 – Circle G Property Development\PLANNING\ENTITLEMENT\PAD\2nd SUBMITTAL\EXHIBITS\1264.01 PAD-2ND SLOPE ANALYSIS-50FT GRID.dwg 1/20/2016 1:05 PM

EXHIBIT D: CIRCLE G AT THE SAN TANS | CONCEPTUAL OPEN SPACE PLAN

Open Space				
	Required		Provided	
	%	Area** (AC)	%**	Area (AC)
Recreation Open Space*	7.0%	22.1	7.5%	23.6
Conservation Open Space	3.0%	9.5	4.7%	14.9
Other Developed Open Space			26.6%	84.1
Total Open Space	18.0%	56.9	38.8%	122.6
*Includes Trails and Parcels 4, 10 & 16				
*Rural Trail Cross -Section has been applied.				
**Calculations based on 315.89 net acres.				

OTHER DEVELOPED OPEN SPACE **RECREATION OPEN SPACE** **CONSERVATION OPEN SPACE**

** Open Space areas and trail types and locations are approximate and subject to change.

STANDARD TRAIL TYPES:

MULTI USE TRAIL.
COMBINATION 6' WIDE HARD SURFACE AND 4' WIDE NATURAL SOFT SURFACE

PEDESTRIAN TRAIL.
6' WIDE MIX OF HARD AND SOFT SURFACES, RESPONDING TO GRADE DIFFERENTIALS AND RELATIONSHIPS TO ADJACENT PROGRAM SURFACING.

PEDESTRIAN DESERT TRAIL
3' - 5' WIDE NATURAL SOFT SURFACE

REGIONAL EQUESTRIAN TRAIL.
5' MIN. SOFT SURFACE

*** The ideas and images portrayed in this exhibit are conceptual in nature and are thereby subject to change. They are provided to illustrate design intent only.

0 200 400 600
SCALE: 1" = 200'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

09-11-15

CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

revisions:

project #: CGD001
scale: 1"=200'-0"
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
2040 S. ALMA SCHOOL RD SUITE #1-408 CHANDLER, AZ 85286
STUDIO

drawing: CONCEPTUAL OPEN SPACE PLAN
PAD1.0
01 of 07

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EXHIBIT E: CIRCLE G AT THE SAN TANS | CONCEPTUAL LANDSCAPE PLAN

NATIVE PLANT MATERIALS LEGEND:

*Native plants to be a combination of new and relocated salvaged material where available

Sym.	Plant Name	Size	Qty
Trees			
	Parkinsonia florida Blue Palo Verde	See Plan	
	Parkinsonia macrophylla Foothills Palo Verde	See Plan	
	Chilopsis linearis Desert Willow	See Plan	
	Olneya tesota Ironwood	See Plan	
	Prosopis velutina Native Mesquite	See Plan	
	Vitex agnus-castus Chaste Tree	See Plan	
Accents Cactus			
	Agave deserti Desert Agave	5 gal	
	Carnegiea gigantea Saguaro	8' min	
	Cereus hildmannianus Hildmann's Cereus	5' min.	
	Dasylirion wheeleri Desert Spoon	5 gal	
	Echinocereus engelmannii Hedgehog Cactus	5 gal	
	Ferocactus acanthodes Compass Barrel	bare root	
	Ferocactus wislizenii Fishhook Barrel Cactus	bare root	
	Fouquieria splendens Ocotillo	bare root	
	Mammillaria microcarpa Pincushion Cactus	5 gal	
	Opuntia engelmannii Engelmann's Prickly Pear	5 gal	
	Yucca baccata Banana Yucca	5 gal	
Shrubs			
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal	
	Calliandra eriophylla Pink Fairy Duster	5 gal	
	Ephedra trifurca Mormon Tea	5 gal	
	Justicia californica Chuparosa	5 gal	
	Larrea tridentata Creosote	5 gal	
	Simmondsia chinensis Jojoba	5 gal	
	Sphaeralcea ambigua Globe Mallow	1 gal	
Groundcovers			
	Baileya multiradiata Desert Marigold	1 gal	

ENHANCED PLANT MATERIALS LEGEND:

Sym.	Plant Name	Size	Qty
Trees			
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	See Plan	
	Prosopis hybrid 'Phoenix' Thornless Mesquite	See Plan	
	Sophora secundiflora Texas Mountain Laurel	See Plan	
	Sophora secundiflora 'Silver Peso' Texas Mountain Laurel	See Plan	
	Vitex agnus-castus Chaste Tree	See Plan	
Accents Cactus			
	Hesperaloe parviflora-red Red Yucca	3 gal	
	Hesperaloe parviflora-yellow Yellow Hesperaloe	3 gal	
	Penstemon parryi Parry's Penstemon	1 gal	
	Stenocereus marginatus Mexican Fence Post	5' min.	
	Trichocereus species Trichocereus	3 gal	
	Yucca elata Soaptree Yucca	3 gal	
Shrubs			
	Atriplex lentiformis Quail Bush	1 gal	
	Calliandra californica Red Fairy Duster	3 gal	
	Dalea frutescens Black Dalea	5 gal	
	Dicliptera sabzevicia Velvet Honeysuckle	5 gal	
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal	
	Salvia greggii Autumn Sage	5 gal	
	Salvia X 'Trident' Trident Sage	5 gal	
Groundcovers			
	Dyssodia pentachaeta Golden Dyssodia	5 gal	
	Verbena pulchella Moss Verbena	1 gal	
	Viguiera deltoidea Goldeneye	1 gal	
Vines			
	Callisum lilacina (Mascagnia l.) Lavender Orchid Vine	5 gal	
	Callisum macropteta Yellow Orchid Vine	5 gal	

*** The ideas and images portrayed in this exhibit are conceptual in nature and are thereby subject to change. They are provided to illustrate design intent only.

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PRELIMINARY
NOT FOR
CONSTRUCTION

09-11-15

CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

revisions:

project #: CGD001
scale: 1"=200'-0"
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE
PLANNING
SITE DESIGN
STUDIO
2040 S. ALMA SCHOOL RD
SUITE #1-408
CHANDLER, AZ 85286

drawing:
CONCEPTUAL LANDSCAPE PLAN

PAD2.0
02 of 07

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EXHIBIT F: CIRCLE G AT THE SAN TANS | CONCEPTUAL PLANT PALETTE

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NATIVE PLANT MATERIALS LEGEND:

Sym.	Plant Name	Size	Qty
Trees			
	Parkinsonia florida Blue Palo Verde	See Plan	
	Parkinsonia microphylla Foothills Palo Verde	See Plan	
	Chilopsis linearis Desert Willow	See Plan	
	Olneya tesota Ironwood	See Plan	
	Prosopis velutina Native Mesquite	See Plan	
	Vitex agnus-castus Chaste Tree	See Plan	
Accents Cactus			
	Agave deserti Desert Agave	5 gal	
	Carnegiea gigantea Saguaro	8' min	
	Cereus hildmannianus Hildmann's Cereus	5' min	
	Dasylirion wheeleri Desert Spoon	5 gal	
	Echinocereus engelmannii Hedgehog Cactus	5 gal	
	Ferocactus acanthodes Compass Barrel	bare root	
	Ferocactus wislizenii Fishhook Barrel Cactus	bare root	
	Fouquieria splendens Ocotillo	bare root	
	Mammillaria microcarpa Pincushion Cactus	5 gal	
	Opuntia engelmannii Engelmann's Prickley Pear	5 gal	
	Yucca baccata Banana Yucca	5 gal	
Shrubs			
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal	
	Calliandra eriophylla Pink Fairy Duster	5 gal	
	Ephedra trifurca Mormon Tea	5 gal	
	Justicia californica Chuparosa	5 gal	
	Larrea tridentata Creosote	5 gal	
	Simmondsia chinensis Jojoba	5 gal	
	Sphaeralcea ambigua Globe Mallow	1 gal	
Groundcovers			
	Baileya multiradiata Desert Marigold	1 gal	

** Some of the plant material identified within this list will be sourced from on-site salvage operations.

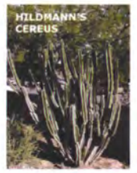
ENHANCED PLANT MATERIALS LEGEND:

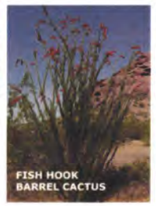
Sym.	Plant Name	Size	Qty
Trees			
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	See Plan	
	Prosopis hybrid 'Phoenix' Thornless Mesquite	See Plan	
	Sophora secundiflora Texas Mountain Laurel	See Plan	
	Sophora secundiflora 'Silver Peso' Texas Mountain Laurel	See Plan	
	Vitex agnus-castus Chaste Tree	See Plan	
Accents Cactus			
	Hesperaloe parviflora-red Red Yucca	5 gal	
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal	
	Penstemon parryi Perry's Penstemon	1 gal	
	Stenocereus marginatus Mexican Fence Post	5' min	
	Trichocereus species Trichocereus	5 gal	
	Yucca elata Soaptree Yucca	5 gal	
Shrubs			
	Atriplex lentiformis Quail Bush	1 gal	
	Calliandra californica Red Fairy Duster	5 gal	
	Dalea frutescens Black Dalea	5 gal	
	Dicliptera suberecta Velvet Honeysuckle	5 gal	
	Tecomaria maculata 'Valentine' Valentine Shrub	5 gal	
	Salvia greggii Autumn Sage	5 gal	
	Salvia X 'Trident' Trident Sage	5 gal	
Groundcovers			
	Dyssodia pentachaeta Golden Dyssodia	5 gal	
	Verbena pulchella Moss Verbena	1 gal	
	Viguiera deltoidea Goldeneye	1 gal	
Vines			
	Callaeum lilacina (Mascagnia l.) Lavender Orchid Vine	5 gal	
	Callaeum macropterа Yellow Orchid Vine	5 gal	

** The plant material identified within the native palette will be included on this list by default.

TREES

ACCENTS





CACTUS

SHRUBS

VINES

GROUND COVERS

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09-11-15

CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT

revisions:

project #: CGD001
scale: x"=xx'-x"
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
STUDIO
2940 S. ALMA SCHOOL RD
SUITE #1-408
CHANDLER, AZ 85286

drawing:
PLANT PALETTE IMAGES
PAD2.1
03 of 07

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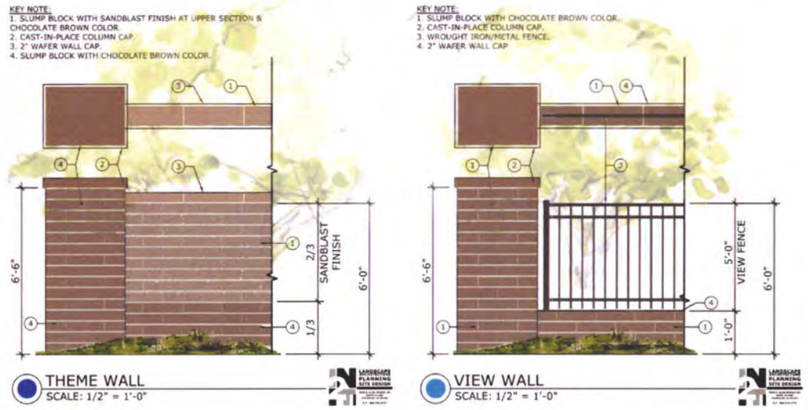
EXHIBIT G: CIRCLE G AT THE SAN TANS | CONCEPTUAL MASTER WALL/FENCE PLAN



STANDARD WALL/ FENCE TYPES:

- THEME WALL.
- VIEW WALL.
- EXISTING PERIMETER FENCE.

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CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

revisions:

project #: CGD001
scale: VARIES
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
STUDIO
20445 S. ALMA SCHOOL RD
SUITE #1-408
CHANDLER, AZ 85286

drawing:
MASTER WALL/FENCE PLAN
PAD3.0
04 of 07

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EXHIBIT H: CIRCLE G AT THE SAN TANS | CONCEPTUAL TRAILS AND WASH CORRIDOR PLAN

pedestrian trail

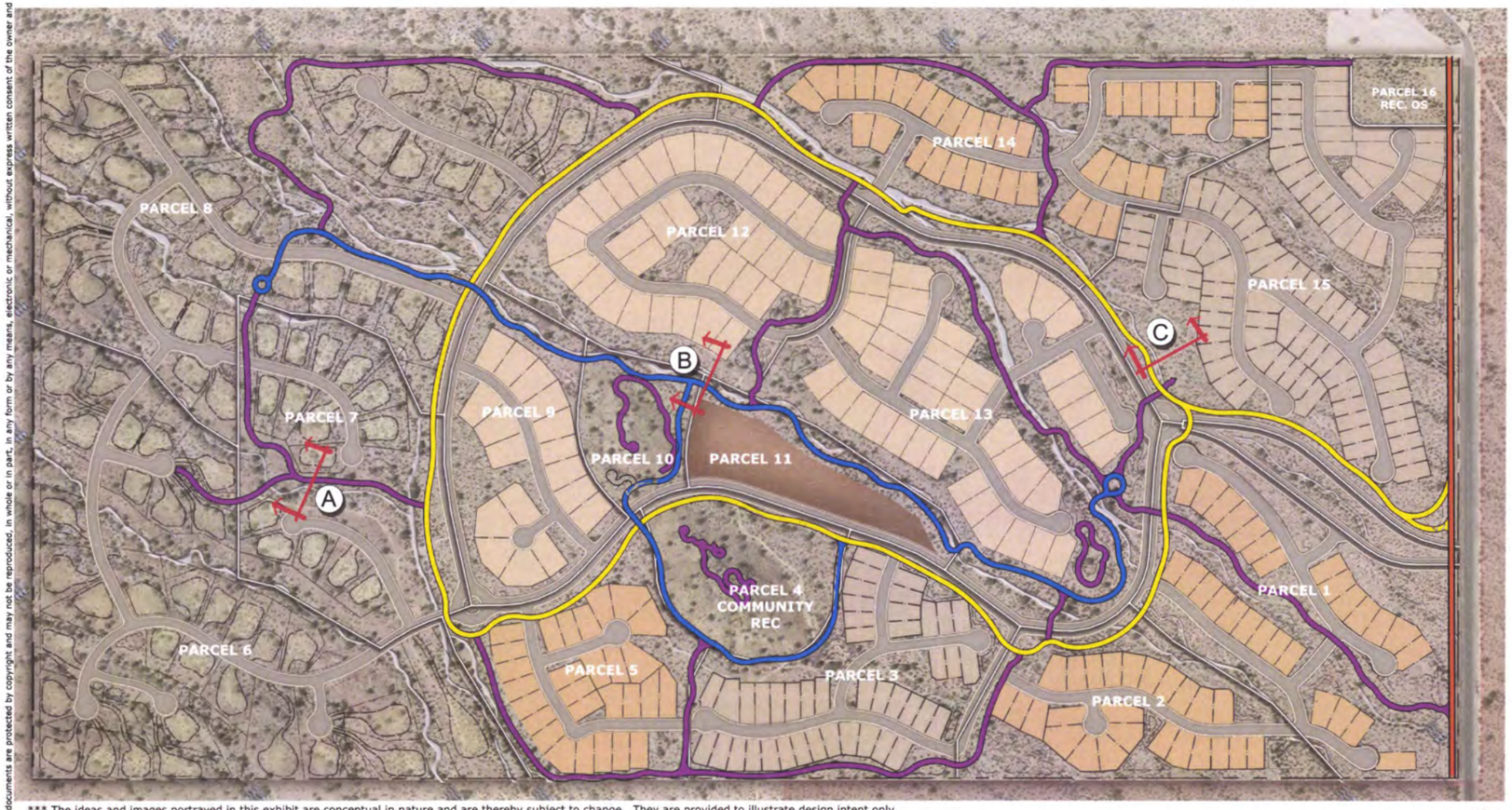
multi-use trail

STANDARD TRAIL TYPES:

- MULTI USE TRAIL. COMBINATION 6' WIDE HARD SURFACE AND 4' WIDE NATURAL SOFT SURFACE
- PEDESTRIAN DESERT TRAIL 3' - 5' WIDE NATURAL SOFT SURFACE
- PEDESTRIAN TRAIL. 6' WIDE MIX OF HARD AND SOFT SURFACES, RESPONDING TO GRADE DIFFERENTIALS AND RELATIONSHIPS TO ADJACENT PROGRAM SURFACING.
- REGIONAL EQUESTRIAN TRAIL. 5' MIN. SOFT SURFACE

** Trail types and locations are approximate and subject to change.

pedestrain desert trail



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CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

revisions:

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scale: 1"=200'-0"
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
2040 S. ALMA SCHOOL RD SUITE #1-408 CHANDLER, AZ 85286

drawing: TRAIL & WASH CORRIDORS EXHIBIT

PAD4.0
05 of 07

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EXHIBIT I: CIRCLE G AT THE SAN TANS | CONCEPTUAL PARKS ENLARGEMENT PLAN

PASSIVE PARK 1

DESERT PARK 1

DESERT PARK 2

PASSIVE PARK 2

ACTIVE PARK AND AMENITY

"The Mountain House" Community Center

- Open Air Structures / Non-Conditioned
- Flexible Gathering & Event Spaces - Uncovered & Covered
- Outdoor Living Rooms & Casual Entertainment Spaces
- Neighborhood Outdoor Event Facility
- Roof / Sun Deck
- Open Fireplace and/or Fire Pit
- Restroom
- Storage (Furniture & Equipment)
- BBQ & Picnic Areas - Uncovered & Covered
- Intimate Assembly, Entertainment & Educational Opportunities
- POI (points-of-interest), Interpretive & Demonstration Exhibits for Sales Experience
- Lap and Recreational Pool Facility
- Active Play Areas

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CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

CIRCLE G COMMUNITIES
Real Estate Development

revisions:

project #: CGD001
scale: 1"=40'-0"
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
STUDIO
2040 S. ALMA SCHOOL RD
SUITE #1-408
CHANDLER, AZ 85286

drawing:
PARK ENLARGEMENTS
PAD5.0
06 of 07

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EXHIBIT J: CIRCLE G AT THE SAN TANS | CONCEPTUAL WALL ELEVATIONS AND SIGNAGE PLAN

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09-11-15

CIRCLE G @ THE SAN TANS
PLANNED AREA DEVELOPMENT EXHIBITS

CIRCLE G COMPANIES
Real Estate Development

revisions:

project #: CGD001
scale: VARIES
issued for: REVIEW
drawn by: pb

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
STUDIO
2040 S. ALMA SCHOOL RD
SUITE #1-408
CHANDLER, AZ 85286

drawing:
WALL ELEVATIONS AND SIGNAGE
PAD6.0
07 of 07

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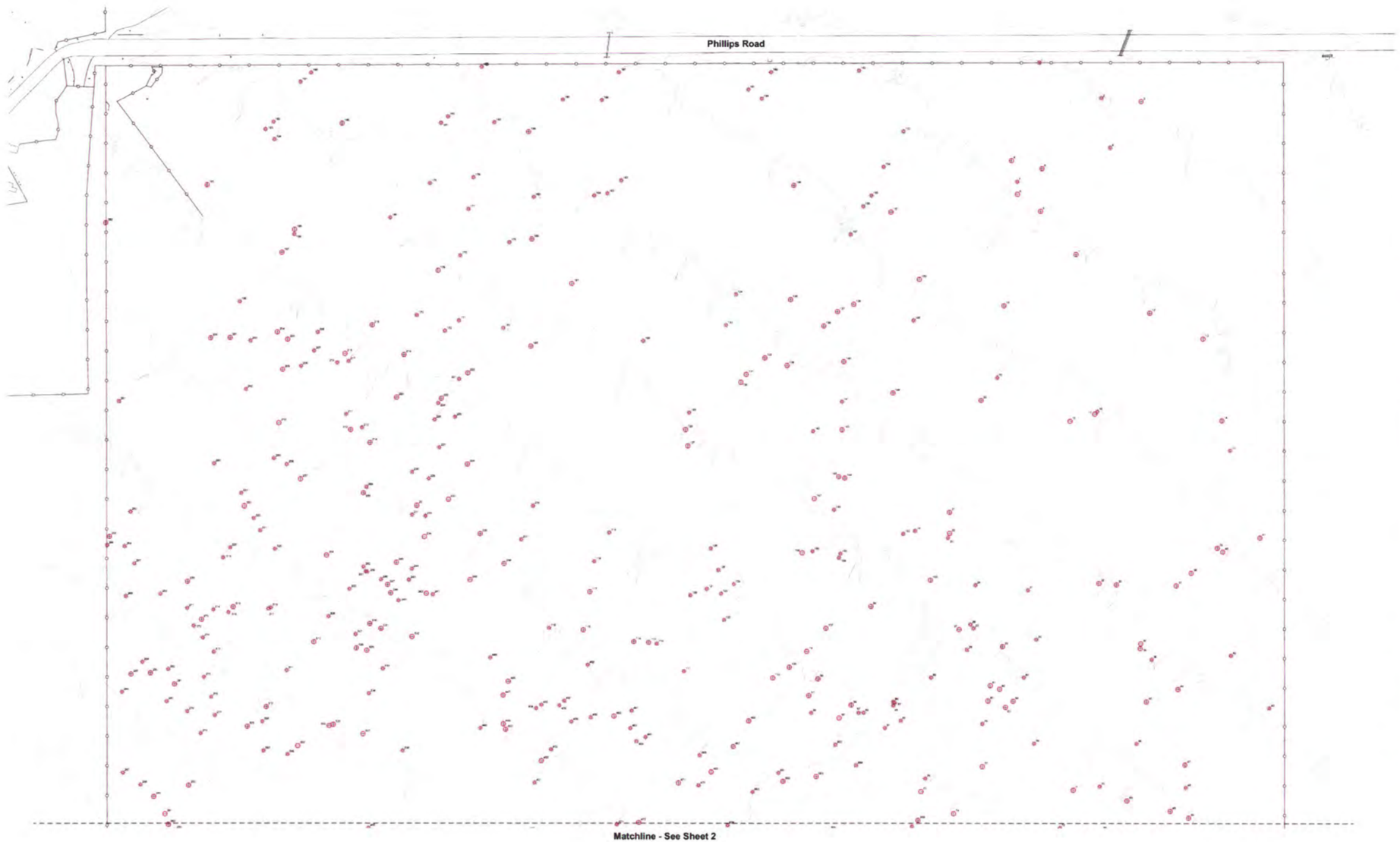


Plant Legend

- Tree - Salvageable
- Tree - Non-Salvageable
- Cacti - Salvageable
- Cacti - Non-Salvageable

Project Consultants

Salvage Contractor

Native Resources International
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda - kevin@nativeresources.com

N

Scale - 1" = 80'

0 40 80 160

Native Resources International

Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85027
Phone (623) 869-6757
Fax (623) 869-6769

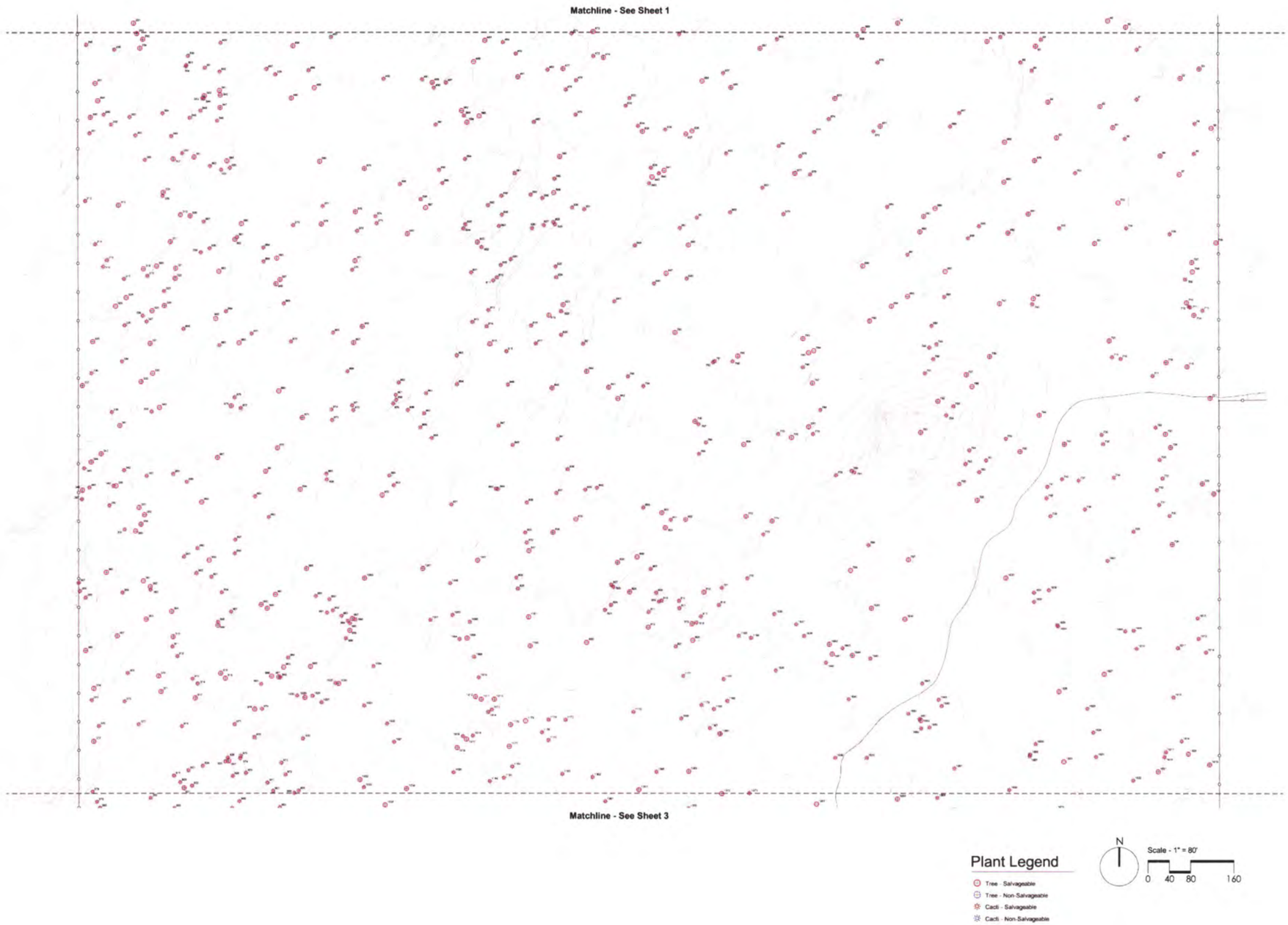
Circle G @ San Tan

SW of Phillips Road & Thompson Road
Pinal County, Arizona

Native Plant Inventory Plan

Site Plan

DATE: 8/20/2015
REVISION:
SCALE:
CHECKED:
DRAWN: KB
SHEET 1 OF 3



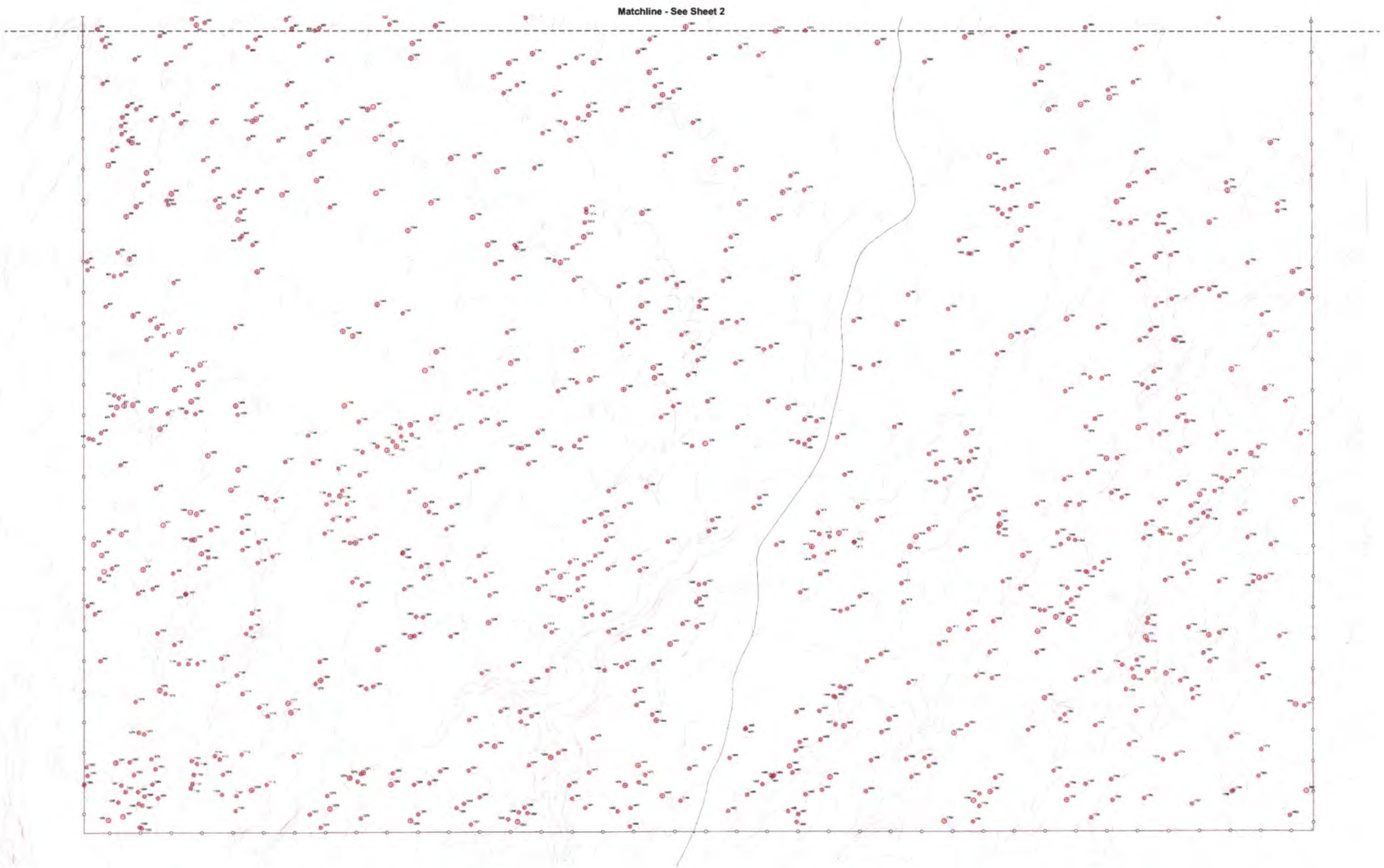
Native Resources INTERNATIONAL

Native Resources Intl.
1540 W Happy Valley Rd.
Phoenix, AZ. 85027
Phone (623) 869-6757
Fax (623) 869-6769

Circle G @ San Tan
SW of Phillips Road & Thompson Road
Pinal County, Arizona
Native Plant Inventory Plan

Site Plan

DATE: 8/20/2015
REVISION:
SCALE:
CHECKED:
DRAWN: KB
SHEET 2 OF 3



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Scale - 1" = 80'

0 40 80 160

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Circle G @ San Tan

SW of Phillips Road & Thompson Road
Pinal County, Arizona

Native Plant Inventory Plan

Site Plan

DATE: 8/20/2015

REVISION:

SCALE:

CHECKED:

DRAWN: KB

SHEET 3 OF 3

Appendix A: Native Plant Inventory List
Appendix B: Arizona State Museum Letter, dated April 24 2007

Native Resources INTERNATIONAL

Native Plant Inventory

Circle G @ San Tan

Pinal County, AZ

8/20/2015

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1	Saguaro	70	5	S		C
2	Barrel	4		S		C
3	Ironwood	5		S		B
4	Saguaro	48	5	S		C
5	Ironwood	7		S		C
6	Foothills Palo Verde	10		S		C
7	Saguaro	63	6	S		C
8	Foothills Palo Verde	8		S		C
9	Ironwood	8		S		C
10	Ironwood	14		S	Small canopy	C
11	Ironwood	14		S		C
12	Ironwood	26		S	Small canopy	C
13	Foothills Palo Verde	13		S		B
14	Ironwood	30		S		C
15	Saguaro	47	5	S		A
16	Saguaro	48	3	S		B
17	Foothills Palo Verde	18		S	Small canopy	C
18	Ironwood	15		S		B
18	Ironwood	22		S	Small canopy	C
19	Saguaro	12		S		C
20	Ironwood	12		S		B
21	Foothills Palo Verde	12		S		B
22	Ironwood	12		S		B
23	Barrel	5		S		B
24	Saguaro	21	1	S		A
25	Barrel	5		S		B
26	Ocotillo	16		S		C
27	Foothills Palo Verde	12		S		B
28	Barrel	5		S		C
29	Ironwood	16		S		B
30	Saguaro	39	4	S		A
31	Saguaro	57	5	S		B
32	Ironwood	9		S		B
33	Foothills Palo Verde	4		S		A
34	Ironwood	8		S		B
35	Ironwood	10		S		B
36	Saguaro	40	6	S		B

Native Resources Intl 1 of 38 623-869-6757

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
37	Ironwood	15		S		C
38	Ironwood	18		S		B
39	Foothills Palo Verde	6		S		A
40	Ironwood	13		S		A
41	Ironwood	7		S		A
42	Saguaro	47	1	S	2 Heads	B
43	Saguaro	72	9	S		A
44	Foothills Palo Verde	10		S		C
45	Foothills Palo Verde	15		S		B
46	Barrel	4		S		C
47	Foothills Palo Verde	12		S		B
48	Barrel	5		S		B
49	Foothills Palo Verde	15		S		C
50	Foothills Palo Verde	12		S		C
51	Saguaro	5		S		B
52	Foothills Palo Verde	7		S		B
53	Foothills Palo Verde	8		S		B
54	Barrel	6		S		B
55	Foothills Palo Verde	5		S		A
56	Saguaro	20	1	S		B
57	Foothills Palo Verde	4		S		B
58	Foothills Palo Verde	7		S		B
59	Saguaro	16		S		A
60	Foothills Palo Verde	5		S		A
61	Saguaro	18	1	S		A
62	Ironwood	30		S		B
63	Ironwood	13		S		A
64	Foothills Palo Verde	15		S	Small canopy	B
65	Barrel	6		S		A
65	Foothills Palo Verde	15		S		B
66	Saguaro	40	9	S		C
68	Saguaro	13	1	S		C
69	Foothills Palo Verde	17		S	Large Canopy	B
70	Saguaro	31	2	S		B
71	Foothills Palo Verde	7		S		A
72	Saguaro	34	4	S		B
73	Foothills Palo Verde	10		S		B
74	Foothills Palo Verde	24		S		B
75	Foothills Palo Verde	15		S		B
76	Saguaro	25	4	S		A
77	Ironwood	36		S		C
78	Saguaro	36	6	S		B
79	Saguaro	39	5	S		A
80	Foothills Palo Verde	11		S		B
81	Ironwood	16		S		B
82	Foothills Palo Verde	16		S		C
83	Ironwood	18		S		C
84	Ironwood	16		S	Small canopy	C
85	Ocotillo	20		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
86	Saguaro	74	20	S		A
87	Ocotillo	9		S		B
88	Ocotillo	9		S		B
89	Saguaro	30	2	S		B
90	Saguaro	55	7	S		C
91	Barrel	4		S		B
92	Barrel	5		S		B
93	Saguaro	54	11	S		B
94	Foothills Palo Verde	10		S		C
95	Foothills Palo Verde	9		S		B
96	Saguaro	15		S		B
97	Ironwood	17		S		C
98	Ironwood	16		S		C
99	Foothills Palo Verde	24		S		B
100	Foothills Palo Verde	17		S		C
101	Saguaro	15		S		A
102	Barrel	6		S		C
103	Saguaro	12		S		B
104	Saguaro	13		S		B
105	Saguaro	13		S		A
106	Foothills Palo Verde	9		S		B
107	Foothills Palo Verde	14		S		B
109	Foothills Palo Verde	24		S		C
110	Foothills Palo Verde	20		S		B
111	Saguaro	14		S	2 Heads	A
112	Barrel	3		S		B
113	Foothills Palo Verde	10		S		B
114	Foothills Palo Verde	7		S		B
115	Ironwood	8		S		B
116	Saguaro	77	9	S		C
117	Foothills Palo Verde	7		S		B
118	Saguaro	17		S		A
119	Barrel	5		S		B
120	Saguaro	30	3	S		B
121	Saguaro	5		S		A
122	Saguaro	10		S		A
123	Saguaro	27	1	S		A
124	Saguaro	49	6	S		B
125	Barrel	6		S		B
126	Saguaro	23	1	S		B
127	Foothills Palo Verde	13		S		B
128	Ironwood	12		S		B
129	Saguaro	84	7	S		B
130	Ironwood	17		S		C
131	Ironwood	9		S		C
132	Ironwood	14		S		C
133	Saguaro	21		S		B
134	Saguaro	33	3	S		C
135	Foothills Palo Verde	14		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
136	Ironwood	24		S		B
137	Ironwood	9		S		B
138	Ironwood	10		S		B
139	Foothills Palo Verde	9		S		B
140	Foothills Palo Verde	12		S		C
141	Ocotillo	9		S		A
142	Saguaro	30	4	S		C
143	Foothills Palo Verde	14		S		C
144	Foothills Palo Verde	11		S		B
145	Ironwood	8		S		B
146	Saguaro	5		S		B
147	Foothills Palo Verde	10		S		B
148	Foothills Palo Verde	10		S		C
149	Saguaro	5		S		A
150	Ironwood	9		S		B
151	Ironwood	15		S		A
152	Saguaro	17		S		B
153	Saguaro	23		S	2 Heads	B
154	Barrel	3		S		A
155	Barrel	4		S		B
156	Barrel	4		S		B
157	Saguaro	5		S		B
158	Ironwood	17		S	Small canopy	B
159	Saguaro	10		S		A
160	Barrel	5		S		A
161	Saguaro	46		S		C
162	Saguaro	21	1	S		B
163	Saguaro	13		S		A
164	Saguaro	45	3	S		B
165	Saguaro	65	7	S		B
166	Foothills Palo Verde	12		S		B
167	Foothills Palo Verde	14		S		B
168	Saguaro	26	3	S		B
169	Foothills Palo Verde	10		S		C
170	Saguaro	29	4	S		B
171	Barrel	4		S		B
172	Barrel	4		S		B
173	Barrel	6		S		A
174	Ironwood	20		S		A
175	Saguaro	23	2	S		A
176	Saguaro	3		S		A
177	Saguaro	16		S		A
178	Saguaro	49	4	S		B
179	Saguaro	39	7	S		A
180	Saguaro	5		S		A
181	Saguaro	16		S		A
182	Saguaro	34	2	S		B
183	Barrel	5		S		A
184	Foothills Palo Verde	8		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
185	Saguaro	36	8	S		A
186	Saguaro	37	7	S		A
187	Saguaro	14		S		A
188	Saguaro	30	5	S		B
189	Foothills Palo Verde	5		S		B
190	Saguaro	17		S		A
191	Barrel	3		S		A
192	Saguaro	8		S		A
193	Saguaro	33	6	S		C
194	Saguaro	91	9	S		C
195	Foothills Palo Verde	9		S		B
196	Barrel	6		S		B
197	Foothills Palo Verde	11		S		B
198	Saguaro	20	1	S		A
199	Foothills Palo Verde	12		S		B
200	Foothills Palo Verde	12		S		C
201	Ironwood	6		S		B
202	Saguaro	5		S		A
203	Saguaro	49	5	S		B
204	Ironwood	22		S		C
205	Foothills Palo Verde	11		S		C
206	Barrel	4		S		B
207	Saguaro	8		S		B
208	Saguaro	8		S		B
209	Foothills Palo Verde	11		S		B
210	Foothills Palo Verde	9		S		A
211	Saguaro	24	1	S		C
212	Foothills Palo Verde	11		S		C
213	Saguaro	47	5	S		C
214	Ironwood	14		S		B
215	Barrel	5		S		B
216	Ironwood	16		S		B
217	Saguaro	76	7	S		B
218	Foothills Palo Verde	12		S		C
219	Ironwood	26		S		C
220	Ironwood	13		S		C
221	Barrel	4		S		B
222	Foothills Palo Verde	10		S		B
223	Foothills Palo Verde	10		S		B
224	Barrel	4		S		A
225	Saguaro	37	6	S		B
226	Barrel	4		S		B
227	Saguaro	6		S		B
228	Ironwood	16		S	Small canopy	B
229	Barrel	5		S		A
230	Saguaro	53	6	S		C
231	Saguaro	20	1	S		A
232	Foothills Palo Verde	9		S		B
233	Barrel	7		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
234	Foothills Palo Verde	11		S		A
235	Foothills Palo Verde	15		S		C
236	Barrel	4		S		A
237	Barrel	4		S		A
238	Ironwood	14		S		C
239	Foothills Palo Verde	13		S		B
240	Foothills Palo Verde	8		S		B
241	Saguaro	85	6	S		C
242	Ironwood	10		S		B
243	Barrel	3		S		B
244	Saguaro	25		S		A
245	Foothills Palo Verde	11		S		C
246	Barrel	3		S		A
247	Ironwood	12		S	Small canopy	C
248	Foothills Palo Verde	15		S	Small canopy	C
249	Saguaro	48	3	S		B
250	Saguaro	20		S		A
251	Saguaro	16		S		A
252	Saguaro	14		S		A
253	Barrel	6		S		C
254	Foothills Palo Verde	14		S		C
255	Ironwood	11		S		C
256	Saguaro	57	5	S		C
257	Foothills Palo Verde	7		S		B
258	Barrel	4		S		B
259	Saguaro	5		S		B
260	Saguaro	10		S		B
261	Saguaro	8		S		A
262	Foothills Palo Verde	6		S		B
263	Barrel	3		S		B
264	Saguaro	65	5	S		C
265	Foothills Palo Verde	9		S		C
266	Barrel	4		S		B
267	Saguaro	67	11	S		C
268	Ocotillo	18		S		B
269	Barrel	3		S		B
270	Foothills Palo Verde	7		S		B
271	Barrel	3		S		B
272	Barrel	3		S		B
273	Foothills Palo Verde	10		S		C
274	Barrel	4		S		B
275	Ocotillo	12		S		B
276	Saguaro	12		S	2 Heads	A
277	Barrel	4		S		A
278	Saguaro	32	4	S		C
279	Saguaro	6		S		A
280	Saguaro	21		S		B
281	Foothills Palo Verde	9		S		C
282	Barrel	5		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
283	Foothills Palo Verde	10		S		C
284	Saguaro	20		S		B
285	Ironwood	8		S		B
286	Saguaro	34	4	S		A
287	Ocotillo	15		S		B
288	Saguaro	28	8	S		B
289	Foothills Palo Verde	5		S		B
290	Ironwood	15		S	Small canopy	B
291	Foothills Palo Verde	9		S		C
292	Foothills Palo Verde	10		S		C
293	Ironwood	9		S		B
294	Foothills Palo Verde	5		S		B
295	Barrel	3		S		B
296	Barrel	5		S		B
297	Foothills Palo Verde	10		S		C
298	Ironwood	10		S		C
299	Saguaro	38	4	S		B
300	Ironwood	4		S		C
301	Saguaro	36	5	S		B
302	Saguaro	5		S		A
303	Barrel	10		S		B
304	Saguaro	18	1	S		B
305	Ocotillo	13		S		B
306	Saguaro	6		S		A
307	Ironwood	14		S	Small canopy	C
308	Ironwood	12		S		C
309	Saguaro	74	11	S		C
310	Ironwood	9		S		B
311	Ironwood	15		S		B
312	Ironwood	9		S	Small canopy	B
313	Ocotillo	11		S		B
314	Saguaro	21	1	S		B
315	Saguaro	26	3	S		B
316	Saguaro	23	2	S		B
317	Saguaro	28	3	S		C
318	Ironwood	16		S	Small canopy	B
319	Ocotillo	13		S		C
320	Ironwood	9		S		C
321	Foothills Palo Verde	4		S		B
322	Foothills Palo Verde	4		S		C
323	Saguaro	67	6	S		A
324	Foothills Palo Verde	5		S		C
325	Ironwood	9		S		B
326	Saguaro	19	2	S		A
327	Barrel	3		S		A
328	Foothills Palo Verde	4		S		B
329	Ironwood	13		S	Small canopy	B
330	Barrel	5		S		C
331	Ironwood	21		S	Small canopy	B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
332	Ironwood	16		S		B
333	Ironwood	13		S		B
334	Saguaro	4		S		B
335	Ironwood	6		S		B
336	Saguaro	16		S		A
337	Foothills Palo Verde	16		S	Small canopy	C
338	Saguaro	8		S		A
339	Saguaro	5		S		A
340	Ironwood	18		S	Small canopy	B
341	Hackberry	8		S		B
342	Saguaro	56	6	S		C
343	Foothills Palo Verde	7		S		C
344	Ironwood	14		S		C
345	Saguaro	7		S		A
346	Foothills Palo Verde	11		S		B
347	Saguaro	11		S		B
348	Saguaro	19		S		C
349	Saguaro	24	2	S		C
350	Foothills Palo Verde	6		S		A
350	Saguaro	21		S		C
351	Foothills Palo Verde	9		S		C
352	Foothills Palo Verde	9		S		C
353	Barrel	4		S		B
354	Foothills Palo Verde	6		S		B
355	Ironwood	12		S		C
356	Saguaro	7		S		B
357	Saguaro	8		S		A
358	Saguaro	8		S		A
359	Saguaro	7		S		A
360	Ironwood	10		S		C
361	Ironwood	16		S		C
362	Ironwood	12		S	Small canopy	C
363	Barrel	3		S		A
364	Ironwood	14		S		C
365	Foothills Palo Verde	14		S		B
366	Saguaro	20		S		A
367	Ironwood	12		S		C
368	Ironwood	10		S		C
369	Saguaro	20	8	S		A
370	Foothills Palo Verde	10		S		C
371	Foothills Palo Verde	7		S		C
372	Saguaro	81	5	S		B
373	Saguaro	9		S		B
374	Foothills Palo Verde	16		S		B
375	Saguaro	88	7	S		B
376	Saguaro	48	2	S		C
377	Ironwood	16		S		B
378	Saguaro	12		S		B
379	Saguaro	11		S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
380	Saguaro	26	1	S		C
381	Saguaro	9		S		A
382	Saguaro	7		S		B
383	Saguaro	39	2	S		C
384	Saguaro	41	6	S		C
385	Saguaro	32		S	2 Heads	B
386	Saguaro	36	6	S		C
387	Saguaro	18		S		C
388	Saguaro	25	2	S		A
389	Saguaro	6		S		A
390	Saguaro	18		S		C
391	Ocotillo	11		S		C
392	Foothills Palo Verde	9		S		C
393	Saguaro	16		S		B
394	Ironwood	7		S		A
395	Saguaro	18		S		B
396	Foothills Palo Verde	9		S		B
397	Foothills Palo Verde	7		S		B
398	Ironwood	6		S		C
399	Ocotillo	13		S		B
400	Foothills Palo Verde	6		S		C
401	Saguaro	51	4	S		C
402	Saguaro	31	6	S		C
403	Ocotillo	18		S		C
404	Saguaro	5		S		A
405	Saguaro	7		S		B
406	Foothills Palo Verde	8		S		C
407	Saguaro	22	1	S		B
408	Saguaro	5		S		B
409	Foothills Palo Verde	7		S		C
410	Saguaro	46	6	S		B
411	Foothills Palo Verde	7		S		C
412	Barrel	4		S		B
413	Barrel	5		S		B
414	Foothills Palo Verde	8		S		B
415	Saguaro	10		S		A
416	Ironwood	6		S		B
417	Saguaro	8		S		A
418	Ironwood	6		S		B
419	Ironwood	6		S		B
420	Ironwood	6		S		B
421	Ironwood	7		S		A
422	Saguaro	53	3	S		C
423	Saguaro	15		S		B
424	Ironwood	7		S		A
425	Saguaro	40	8	S		B
426	Saguaro	34	3	S		B
427	Saguaro	36	2	S		B
428	Saguaro	37	2	S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
429	Saguaro	6		S		A
430	Barrel	3		S		B
431	Ironwood	17		S		B
432	Ironwood	16		S		C
433	Saguaro	52	7	S		B
434	Ironwood	8		S		A
435	Ironwood	8		S		C
436	Foothills Palo Verde	11		S		C
437	Saguaro	6		S		A
438	Foothills Palo Verde	9		S		C
439	Saguaro	9		S		A
440	Saguaro	76	7	S		C
441	Saguaro	59	6	S		B
442	Saguaro	7		S		A
443	Saguaro	24	1	S		B
444	Saguaro	11		S		A
445	Ocotillo	21		S		A
446	Foothills Palo Verde	11		S		C
447	Foothills Palo Verde	7		S		C
448	Saguaro	6		S		A
449	Foothills Palo Verde	15		S	Small canopy	C
450	Ironwood	13		S		C
451	Saguaro	15		S		A
452	Foothills Palo Verde	12		S		C
453	Saguaro	44	5	S		C
454	Barrel	3		S		C
455	Saguaro	12		S		A
456	Ocotillo	13		S		B
457	Ocotillo	12		S		B
458	Saguaro	14		S		B
459	Ocotillo	13		S		B
460	Saguaro	5		S		A
461	Saguaro	17		S		A
462	Ironwood	11		S		C
463	Saguaro	13		S		B
464	Saguaro	5		S		A
465	Barrel	3		S		B
466	Foothills Palo Verde	18		S		B
467	Foothills Palo Verde	8		S		C
468	Saguaro	7		S		A
468	Ironwood	9		S		C
469	Foothills Palo Verde	17		S		C
470	Saguaro	8		S		A
471	Foothills Palo Verde	9		S		C
472	Foothills Palo Verde	10		S		C
473	Saguaro	25	3	S		C
474	Foothills Palo Verde	6		S		C
475	Saguaro	31	2	S		C
476	Saguaro	16		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
477	Foothills Palo Verde	8		S		C
478	Saguaro	17		S		A
479	Saguaro	10		S		A
480	Saguaro	21		S		C
481	Foothills Palo Verde	7		S		A
482	Saguaro	17	1	S		A
483	Saguaro	43	5	S		B
484	Saguaro	9		S		A
485	Ironwood	11		S		C
486	Ironwood	7		S		B
487	Saguaro	7		S		B
489	Ironwood	11		S		B
490	Barrel	7	3	S		C
491	Saguaro	5		S		C
492	Ocotillo	17		S		C
493	Saguaro	15		S		B
494	Ocotillo	15		S		B
495	Ironwood	17		S		C
496	Foothills Palo Verde	10		S		B
497	Saguaro	8		S		A
498	Foothills Palo Verde	9		S		B
499	Saguaro	40	8	S		C
500	Saguaro	6		S		B
501	Saguaro	7		S		B
502	Barrel	5		S		B
503	Ocotillo	6		S		B
504	Ocotillo	11		S		B
505	Saguaro	86	7	S		C
506	Saguaro	5		S		A
507	Ironwood	14		S		C
508	Saguaro	51	5	S		C
509	Foothills Palo Verde	14		S		C
510	Foothills Palo Verde	13		S		B
511	Saguaro	92	11	S	2 Heads	C
512	Ironwood	16		S		C
513	Saguaro	23	5	S		C
514	Saguaro	23	4	S		A
515	Ironwood	9		S		C
516	Saguaro	9		S		B
517	Ocotillo	12		S		A
518	Ocotillo	11		S		B
519	Saguaro	6		S		A
520	Saguaro	67	6	S		C
521	Saguaro	21		S		C
522	Saguaro	31	5	S		C
523	Foothills Palo Verde	9		S		C
524	Barrel	3		S		B
525	Barrel	5		S		A
526	Barrel	4		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
527	Barrel	4		S		B
528	Ironwood	9		S		B
529	Ironwood	6		S		C
530	Foothills Palo Verde	9		S		C
531	Foothills Palo Verde	10		S		B
532	Ironwood	13		S		A
533	Saguaro	16		S		B
534	Barrel	3		S		A
535	Foothills Palo Verde	11		S		C
536	Foothills Palo Verde	10		S		C
537	Foothills Palo Verde	16		S		B
538	Saguaro	35	5	S		C
539	Saguaro	6		S		C
540	Foothills Palo Verde	11		S		B
541	Ironwood	9		S		C
542	Ironwood	8		S		C
543	Saguaro	5		S		A
544	Saguaro	5		S		A
545	Saguaro	5		S		A
546	Saguaro	5		S		A
547	Foothills Palo Verde	10		S		B
548	Saguaro	28	2	S		C
549	Saguaro	35	1	S		C
550	Saguaro	47	7	S		C
551	Ironwood	17		S		B
552	Saguaro	59	3	S		C
553	Barrel	5		S		C
554	Foothills Palo Verde	6		S		B
555	Saguaro	7		S		A
556	Foothills Palo Verde	8		S		A
557	Barrel	4		S		B
558	Saguaro	5		S		A
559	Saguaro	6		S		A
560	Ironwood	5		S		A
561	Saguaro	81	5	S		B
562	Ironwood	8		S		A
563	Ironwood	10		S		A
564	Saguaro	63	5	S		A
565	Ironwood	6		S		C
566	Saguaro	33	4	S		B
567	Foothills Palo Verde	6		S		C
569	Saguaro	57	5	S		B
570	Ocotillo	13		S		B
571	Foothills Palo Verde	6		S		A
572	Saguaro	26	3	S		C
573	Saguaro	3		S		A
574	Saguaro	12		S		A
575	Ironwood	11		S		B
576	Ironwood	11		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
577	Barrel	3		S		B
578	Foothills Palo Verde	8		S		B
579	Barrel	4		S		B
580	Ironwood	7		S	Large Canopy	B
581	Barrel	3		S		B
582	Foothills Palo Verde	8		S		B
583	Barrel	3		S		B
584	Foothills Palo Verde	12		S		B
585	Ironwood	12		S		B
586	Saguaro	25	1	S		B
586	Ironwood	16		S		C
588	Foothills Palo Verde	9		S		B
589	Barrel	3		S		B
590	Saguaro	8		S		A
591	Saguaro	14		S		C
592	Ocotillo	20		S		C
593	Saguaro	19		S		B
594	Saguaro	3		S		A
595	Saguaro	20		S		B
596	Saguaro	65	5	S		C
597	Foothills Palo Verde	11		S		C
598	Barrel	4		S		B
599	Barrel	6		S		B
600	Ironwood	8		S		C
601	Saguaro	32	2	S		B
602	Saguaro	12		S		A
603	Ironwood	10		S		C
604	Saguaro	7		S		B
605	Ocotillo	15		S		B
606	Barrel	3		S		B
607	Ocotillo	15		S		B
608	Barrel	5		S		B
609	Saguaro	23		S		B
610	Saguaro	18		S		B
611	Saguaro	31	4	S		B
612	Saguaro	4		S		B
613	Ocotillo	13		S		B
614	Saguaro	50	6	S		B
615	Foothills Palo Verde	9		S		C
616	Saguaro	41	7	S		B
617	Saguaro	87	7	S		C
618	Saguaro	10		S		A
619	Foothills Palo Verde	8		S		C
620	Saguaro	25	3	S		B
621	Saguaro	16		S		A
622	Saguaro	94	7	S		B
623	Foothills Palo Verde	14		S	Small canopy	C
624	Saguaro	5		S		A
625	Saguaro	7		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
626	Saguaro	11		S		A
627	Saguaro	5		S		A
628	Saguaro	25	4	S		B
629	Saguaro	4		S		A
630	Saguaro	25	3	S		C
631	Saguaro	33	6	S		C
632	Barrel	4		S		B
633	Barrel	3		S		B
634	Saguaro	5		S	2 Heads	B
635	Foothills Palo Verde	9		S		C
636	Saguaro	10		S		A
637	Ironwood	11		S		B
638	Foothills Palo Verde	11		S		B
639	Saguaro	60	8	S		C
640	Saguaro	49	7	S		B
641	Ironwood	6		S		C
642	Ironwood	9		S		B
643	Saguaro	6		S		A
644	Saguaro	7		S		A
645	Barrel	4		S		A
646	Saguaro	8		S		A
647	Foothills Palo Verde	9		S		C
648	Saguaro	59	7	S		C
649	Ironwood	9		S		C
650	Barrel	5		S		B
651	Saguaro	53	6	S		A
652	Saguaro	14		S		A
653	Saguaro	22	2	S		C
654	Saguaro	46	3	S		C
655	Saguaro	6	3	S		B
656	Foothills Palo Verde	11		S		B
657	Barrel	6		S		B
658	Foothills Palo Verde	13		S		B
659	Saguaro	25	2	S		B
660	Ocotillo	10		S		B
661	Saguaro	70	9	S		B
662	Foothills Palo Verde	9		S		C
663	Ocotillo	16		S		B
664	Saguaro	25	1	S		B
665	Foothills Palo Verde	9		S		C
666	Saguaro	42	4	S		A
667	Ironwood	13		S		B
668	Saguaro	13		S		C
669	Foothills Palo Verde	12		S		B
670	Ocotillo	17		S		A
671	Ironwood	18		S		B
672	Ocotillo	16		S		A
673	Foothills Palo Verde	14		S		B
674	Saguaro	5		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
675	Barrel	4		S		B
676	Saguaro	43	3	S		C
677	Ironwood	18		S		B
678	Saguaro	25	3	S		C
679	Ocotillo	17		S		A
680	Foothills Palo Verde	8		S		B
681	Saguaro	23	1	S		A
682	Foothills Palo Verde	8		S		C
683	Foothills Palo Verde	9		S		C
684	Saguaro	44	3	S		C
685	Foothills Palo Verde	7		S		C
686	Saguaro	18		S		C
687	Saguaro	27	2	S		C
688	Foothills Palo Verde	11		S		B
689	Foothills Palo Verde	14		S		B
690	Foothills Palo Verde	12		S		B
691	Foothills Palo Verde	10		S		B
692	Foothills Palo Verde	10		S		B
693	Saguaro	41	5	S		C
694	Ironwood	12		S		B
695	Foothills Palo Verde	12		S		B
696	Saguaro	56	6	S		B
697	Foothills Palo Verde	15		S		B
698	Ocotillo	18		S		B
699	Saguaro	20	2	S		B
700	Saguaro	41	4	S		B
701	Foothills Palo Verde	12		S		B
702	Saguaro	30	1	S		B
703	Foothills Palo Verde	11		S		C
704	Barrel	3		S		B
705	Barrel	4		S		B
706	Foothills Palo Verde	12		S		B
707	Foothills Palo Verde	11		S		B
708	Foothills Palo Verde	10		S		B
709	Ocotillo	20		S		B
710	Foothills Palo Verde	9		S		B
711	Saguaro	5		S		A
712	Barrel	3		S		A
713	Saguaro	27	2	S		A
714	Foothills Palo Verde	13		S		B
715	Foothills Palo Verde	10		S		B
716	Foothills Palo Verde	11		S		B
717	Barrel	5		S		A
718	Barrel	5		S		A
719	Saguaro	21	1	S		C
720	Foothills Palo Verde	13		S		C
721	Foothills Palo Verde	13		S		C
722	Saguaro	63	2	S		C
723	Foothills Palo Verde	12		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
724	Foothills Palo Verde	12		S		B
725	Saguaro	137	9	S		C
726	Foothills Palo Verde	14		S		C
727	Foothills Palo Verde	12		S		C
728	Foothills Palo Verde	12		S		C
729	Saguaro	16		S		C
730	Saguaro	5		S		B
731	Saguaro	45	4	S		C
732	Saguaro	43	6	S		C
733	Barrel	3		S		B
734	Saguaro	8		S		A
735	Saguaro	24	5	S		C
736	Barrel	7		S	2 Heads	C
737	Saguaro	19		S		A
738	Saguaro	68	7	S		C
739	Saguaro	16		S		A
740	Saguaro	64	7	S		C
741	Saguaro	3		S		A
742	Saguaro	7		S		A
743	Foothills Palo Verde	10		S		C
744	Ironwood	13		S		C
745	Saguaro	6		S		A
746	Foothills Palo Verde	15		S		B
747	Ironwood	22		S	Small canopy	B
748	Saguaro	4		S		A
749	Barrel	5		S		B
750	Barrel	3		S		B
751	Barrel	4		S		B
752	Ironwood	6		S		C
753	Foothills Palo Verde	10		S		C
754	Saguaro	52	4	S		B
755	Saguaro	30	2	S		C
756	Ironwood	7		S		C
757	Foothills Palo Verde	11		S		C
758	Foothills Palo Verde	10		S		C
759	Saguaro	16	2	S		A
760	Foothills Palo Verde	11		S		C
761	Ocotillo	12		S		C
762	Saguaro	67	5	S		C
763	Barrel	4		S		B
764	Barrel	3		S		B
765	Saguaro	65	7	S		B
766	Ironwood	22		S		C
767	Foothills Palo Verde	9		S		C
768	Saguaro	45	9	S		A
769	Ironwood	15		S		B
770	Saguaro	32	2	S		A
771	Saguaro	14		S		A
772	Ironwood	18		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
773	Saguaro	59	4	S		B
774	Ironwood	6		S		C
775	Saguaro	4		S		A
776	Foothills Palo Verde	10		S		C
777	Ironwood	5		S		C
778	Barrel	3		S		B
779	Barrel	3		S		B
780	Saguaro	19		S		C
781	Saguaro	24	1	S		C
782	Ironwood	12		S		C
783	Ironwood	9		S		C
784	Foothills Palo Verde	13		S		C
785	Foothills Palo Verde	10		S		C
786	Ocotillo	25		S		B
787	Foothills Palo Verde	11		S		C
788	Saguaro	24	3	S		C
789	Foothills Palo Verde	13		S		C
790	Saguaro	60	5	S		C
791	Ocotillo	13		S		B
792	Barrel	4		S		B
793	Foothills Palo Verde	12		S		C
794	Barrel	5		S		B
795	Saguaro	28	2	S		B
796	Ironwood	12		S		C
797	Saguaro	64	5	S		C
798	Saguaro	7		S		B
799	Saguaro	21		S		B
800	Foothills Palo Verde	10		S		B
801	Saguaro	27	4	S		C
802	Foothills Palo Verde	9		S		C
803	Foothills Palo Verde	11		S		B
804	Foothills Palo Verde	8		S		C
805	Saguaro	67	5	S		C
806	Foothills Palo Verde	4		S		A
807	Saguaro	24	4	S		C
808	Saguaro	19		S		C
809	Saguaro	19		S		C
810	Saguaro	19		S		C
811	Saguaro	41	4	S		C
812	Foothills Palo Verde	9		S		C
813	Barrel	3		S		B
814	Saguaro	18	1	S		B
815	Foothills Palo Verde	10		S		B
816	Barrel	5		S		B
817	Barrel	3		S		B
818	Saguaro	36	12	S		A
819	Foothills Palo Verde	14		S		B
820	Ironwood	7		S		A
821	Saguaro	34	3	S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
822	Foothills Palo Verde	10		S		B
823	Saguaro	16		S		C
824	Ocotillo	12		S		C
825	Foothills Palo Verde	7		S		C
826	Barrel	3		S		B
827	Saguaro	15		S		A
828	Ironwood	16		S	Small canopy	C
829	Saguaro	18		S		A
830	Saguaro	55	10	S		A
831	Ironwood	6		S		B
832	Saguaro	42	4	S		B
833	Saguaro	65	12	S		B
834	Foothills Palo Verde	12		S		B
835	Ironwood	9		S		B
836	Saguaro	64	5	S		B
837	Saguaro	56	10	S		A
838	Saguaro	44	4	S		B
839	Saguaro	45	6	S		B
840	Saguaro	22		S		A
841	Saguaro	66	9	S		A
842	Foothills Palo Verde	8		S		A
843	Foothills Palo Verde	10		S		A
844	Foothills Palo Verde	10		S		C
845	Ironwood	4		S		C
846	Saguaro	36	7	S		A
847	Saguaro	39	4	S		A
848	Saguaro	5		S		A
849	Saguaro	5		S		A
850	Barrel	3		S		B
851	Saguaro	38		S		B
852	Foothills Palo Verde	8		S		A
853	Saguaro	64	5	S		C
854	Saguaro	22		S		C
855	Saguaro	13		S		B
856	Ocotillo	7		S		B
857	Saguaro	17		S		B
858	Saguaro	8		S		A
859	Ocotillo	21		S		A
860	Saguaro	29	3	S		C
861	Barrel	4		S		B
862	Saguaro	16		S		A
862	Barrel	6		S	2 Heads	B
863	Saguaro	6		S		A
864	Saguaro	20		S		C
865	Saguaro	18		S		B
866	Foothills Palo Verde	10		S		C
867	Foothills Palo Verde	11		S		C
868	Saguaro	35	9	S		B
869	Saguaro	5		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
870	Barrel	4		S		B
871	Saguaro	42	6	S		C
872	Saguaro	31	4	S		C
873	Saguaro	5		S		A
874	Barrel	3		S		B
875	Ironwood	18		S		C
876	Foothills Palo Verde	6		S		A
877	Barrel	4		S		B
878	Foothills Palo Verde	10		S		B
879	Saguaro	14		S		B
880	Foothills Palo Verde	11		S		A
881	Saguaro	61	6	S		C
882	Ironwood	9		S		A
883	Saguaro	44	2	S		C
884	Saguaro	23	2	S		A
885	Foothills Palo Verde	17		S		A
886	Saguaro	25	1	S		C
887	Ironwood	10		S		C
888	Ocotillo	17		S		B
889	Barrel	5		S		B
890	Saguaro	6		S		A
890	Foothills Palo Verde	8		S		B
891	Ironwood	9		S		B
893	Saguaro	38	6	S		B
894	Foothills Palo Verde	10		S		B
895	Barrel	3		S		B
896	Saguaro	5		S		B
897	Saguaro	4		S		A
898	Barrel	5		S		B
900	Foothills Palo Verde	12		S		B
901	Ocotillo	14		S		B
902	Saguaro	16		S		C
903	Saguaro	7		S		A
904	Saguaro	15		S		C
905	Foothills Palo Verde	12		S		B
906	Foothills Palo Verde	10		S		B
907	Saguaro	88	5	S		B
908	Saguaro	48	3	S		B
909	Foothills Palo Verde	10		S		B
910	Ironwood	11		S		B
911	Saguaro	38	5	S		C
912	Saguaro	38	3	S		C
913	Ocotillo	9		S		A
914	Barrel	4		S		A
915	Foothills Palo Verde	8		S		B
916	Foothills Palo Verde	10		S		B
917	Foothills Palo Verde	11		S		B
918	Saguaro	7		S		A
919	Saguaro	41	4	S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
920	Saguaro	4		S		A
921	Foothills Palo Verde	11		S		A
922	Saguaro	27	2	S		B
923	Saguaro	48	8	S		B
924	Saguaro	22	1	S		B
925	Saguaro	28		S		A
926	Ocotillo	12		S		B
927	Foothills Palo Verde	7		S		B
928	Saguaro	12		S		A
929	Saguaro	28	3	S		A
930	Saguaro	31	7	S		A
931	Saguaro	14		S		A
932	Foothills Palo Verde	6		S		B
933	Ironwood	11		S		B
934	Saguaro	5		S		A
935	Saguaro	9		S		A
936	Ocotillo	18		S		A
937	Ocotillo	13		S		A
938	Saguaro	19		S		C
939	Saguaro	22	2	S		C
940	Saguaro	37	6	S		C
941	Ocotillo	14		S		A
942	Saguaro	30	2	S		B
943	Foothills Palo Verde	10		S		B
944	Ironwood	12		S		B
945	Ocotillo	21		S		A
946	Saguaro	12		S		B
947	Ocotillo	14		S		A
948	Foothills Palo Verde	12		S		B
949	Saguaro	43	4	S		C
950	Saguaro	30	1	S		B
951	Saguaro	36	4	S		B
952	Foothills Palo Verde	9		S		B
953	Saguaro	26	1	S		A
954	Ironwood	11		S		A
955	Barrel	6		S		A
956	Ironwood	25		S		B
957	Foothills Palo Verde	11		S		A
958	Saguaro	55	4	S		C
959	Saguaro	88	8	S		C
960	Ironwood	15		S	Small canopy	B
961	Saguaro	5		S		A
962	Barrel	4		S		A
963	Saguaro	4		S		A
964	Saguaro	17		S		B
965	Barrel	4		S		B
966	Barrel	4		S		B
967	Saguaro	6		S		A
968	Ocotillo	13		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
969	Saguaro	6		S		A
970	Ocotillo	18		S		A
971	Saguaro	40	3	S		C
972	Saguaro	17		S		A
973	Saguaro	4		S		A
974	Ocotillo	17		S		A
975	Ocotillo	13		S		A
976	Ocotillo	17		S		A
977	Saguaro	5		S		A
978	Foothills Palo Verde	9		S		A
979	Saguaro	34	3	S		C
980	Saguaro	29	4	S		C
981	Foothills Palo Verde	9		S		B
982	Saguaro	37	4	S		B
983	Foothills Palo Verde	10		S		B
984	Saguaro	6		S		A
985	Foothills Palo Verde	9		S		A
986	Foothills Palo Verde	9		S		B
987	Foothills Palo Verde	9		S		B
988	Foothills Palo Verde	8		S		B
989	Saguaro	6		S		A
990	Saguaro	12		S		A
991	Saguaro	13		S		A
992	Saguaro	4		S		A
993	Saguaro	4		S		A
994	Saguaro	5		S		A
995	Saguaro	4		S		A
996	Foothills Palo Verde	17		S		B
997	Foothills Palo Verde	16		S		A
998	Saguaro	6		S		A
999	Saguaro	38	4	S		C
1000	Foothills Palo Verde	9		S		B
1001	Saguaro	19		S		A
1001	Foothills Palo Verde	15		S		B
1003	Saguaro	91	8	S		C
1004	Saguaro	17		S		A
1005	Barrel	3		S		A
1006	Saguaro	7		S		A
1007	Ironwood	8		S		A
1008	Barrel	4		S		A
1008	Saguaro	5		S		A
1009	Ironwood	18		S		A
1009	Foothills Palo Verde	13		S		B
1010	Saguaro	17		S		A
1011	Foothills Palo Verde	10		S		A
1012	Ironwood	18		S		B
1013	Saguaro	34	2	S		C
1014	Ocotillo	7		S		A
1015	Foothills Palo Verde	4		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1016	Saguaro	22	2	S		B
1017	Foothills Palo Verde	6		S		B
1018	Saguaro	34	2	S		C
1019	Foothills Palo Verde	16		S		B
1020	Saguaro	24		S		C
1021	Saguaro	60	8	S		B
1022	Saguaro	18	8	S		B
1023	Saguaro	17		S		B
1024	Saguaro	56	6	S		C
1025	Saguaro	27	1	S		C
1026	Foothills Palo Verde	6		S		B
1027	Saguaro	17		S		A
1028	Saguaro	26	2	S		B
1029	Foothills Palo Verde	11		S		B
1030	Saguaro	41	5	S		B
1031	Saguaro	14		S		A
1032	Foothills Palo Verde	11		S		B
1033	Saguaro	41	3	S		C
1034	Foothills Palo Verde	13		S		B
1035	Ironwood	18		S		B
1036	Foothills Palo Verde	18		S		C
1037	Saguaro	9		S		A
1038	Foothills Palo Verde	19		S		C
1039	Ironwood	9		S		B
1040	Foothills Palo Verde	9		S		A
1041	Ironwood	21		S	Small canopy	B
1042	Saguaro	39	2	S		B
1043	Foothills Palo Verde	12		S		B
1044	Ironwood	12		S		B
1045	Ironwood	26		S		B
1046	Foothills Palo Verde	12		S		B
1047	Ironwood	11		S		B
1048	Saguaro	40	2	S		C
1049	Ironwood	16		S		A
1050	Saguaro	49	10	S		A
1051	Ironwood	13		S		A
1052	Foothills Palo Verde	10		S		B
1053	Saguaro	9		S		A
1054	Saguaro	9		S		A
1055	Ironwood	13		S		B
1056	Ironwood	14		S		A
1057	Ironwood	20		S		A
1058	Saguaro	47	3	S		C
1059	Saguaro	4		S		A
1060	Saguaro	29	2	S		B
1061	Saguaro	12		S		A
1062	Saguaro	13		S		A
1063	Saguaro	4		S		A
1064	Ironwood	20		S	Small canopy	C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1065	Foothills Palo Verde	8		S		A
1066	Saguaro	109	9	S		B
1067	Foothills Palo Verde	8		S		B
1068	Foothills Palo Verde	12		S		B
1069	Saguaro	25		S		B
1070	Saguaro	44	5	S		A
1071	Saguaro	16		S		A
1072	Saguaro	26	1	S		A
1073	Saguaro	82	8	S		C
1074	Barrel	3		S		B
1075	Saguaro	13		S		A
1076	Foothills Palo Verde	14		S		B
1077	Ocotillo	11		S		A
1078	Ocotillo	15		S		B
1079	Saguaro	8		S		A
1080	Saguaro	9		S		A
1081	Ironwood	16		S		B
1082	Ocotillo	9		S		A
1083	Saguaro	9		S		A
1084	Barrel	4		S		B
1085	Barrel	4		S		B
1086	Saguaro	12		S		A
1087	Saguaro	34	3	S		C
1088	Saguaro	10		S		A
1089	Saguaro	10		S		A
1090	Saguaro	22		S		B
1091	Saguaro	23	1	S		B
1092	Barrel	6		S		B
1093	Saguaro	14		S		A
1094	Ocotillo	13		S		A
1095	Saguaro	39	4	S		B
1096	Foothills Palo Verde	9		S		B
1097	Ironwood	7		S		A
1098	Ocotillo	11		S		A
1099	Saguaro	4		S		A
1100	Saguaro	15		S		A
1101	Barrel	4		S		A
1102	Saguaro	4		S		A
1103	Saguaro	7		S		A
1104	Saguaro	7		S		A
1105	Saguaro	7		S		A
1106	Saguaro	64	7	S		A
1107	Saguaro	4		S		A
1110	Saguaro	4		S		A
1111	Saguaro	17		S		A
1112	Saguaro	21		S		A
1113	Saguaro	5		S		C
1114	Saguaro	6		S		A
1115	Saguaro	6		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1116	Ironwood	6		S		A
1117	Foothills Palo Verde	11		S		A
1118	Saguaro	35	5	S		A
1119	Saguaro	12		S		A
1120	Saguaro	10		S		A
1121	Saguaro	35	2	S		A
1122	Saguaro	16		S		B
1123	Saguaro	86	6	S		C
1124	Ocotillo	12		S		A
1125	Saguaro	18		S		A
1126	Saguaro	30	3	S		A
1127	Saguaro	8		S		A
1128	Saguaro	30	3	S		B
1129	Saguaro	5		S		B
1130	Ocotillo	17		S		A
1131	Saguaro	56	6	S		C
1132	Ocotillo	7		S		A
1133	Saguaro	5		S		A
1134	Saguaro	11		S		A
1135	Ocotillo	11		S		A
1136	Saguaro	35	6	S		A
1137	Saguaro	48	6	S		B
1138	Saguaro	28	1	S		B
1139	Ironwood	13		S		B
1140	Ocotillo	12		S		B
1141	Saguaro	18	1	S		B
1141	Saguaro	57	4	S		B
1143	Saguaro	17		S		A
1144	Saguaro	18		S		A
1145	Ocotillo	18		S		A
1146	Ocotillo	7		S		A
1147	Ocotillo	13		S		A
1148	Ocotillo	14		S		A
1149	Saguaro	5		S		A
1150	Foothills Palo Verde	8		S		B
1151	Foothills Palo Verde	10		S		A
1152	Foothills Palo Verde	6		S		A
1153	Barrel	5		S		A
1154	Barrel	6		S		A
1155	Saguaro	18		S		A
1156	Saguaro	22	3	S		B
1157	Saguaro	24		S		B
1158	Ironwood	16		S		B
1159	Ironwood	9		S		A
1160	Foothills Palo Verde	9		S		B
1161	Barrel	3		S		B
1162	Foothills Palo Verde	12		S		A
1163	Ironwood	8		S		A
1164	Foothills Palo Verde	17		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1165	Ocotillo	17		S		A
1166	Barrel	3		S		B
1167	Saguaro	6		S		C
1168	Barrel	3		S		A
1169	Barrel	4		S		B
1170	Saguaro	11		S		C
1171	Saguaro	16		S		C
1172	Barrel	5		S		B
1173	Barrel	4		S		B
1174	Saguaro	6		S		A
1175	Saguaro	43	3	S		C
1176	Saguaro	18		S		C
1177	Ironwood	13		S		B
1178	Foothills Palo Verde	15		S		C
1179	Ironwood	12		S		C
1180	Ironwood	9		S		B
1181	Ironwood	10		S		A
1182	Saguaro	113	10	S		C
1183	Saguaro	98	10	S		C
1184	Saguaro	20		S		B
1185	Barrel	4		S		A
1186	Saguaro	7		S		A
1186	Saguaro	13		S		A
1187	Saguaro	5		S		A
1188	Ironwood	9		S		B
1189	Ocotillo	16		S		B
1190	Foothills Palo Verde	9		S		B
1191	Barrel	4		S		B
1192	Saguaro	9		S		B
1193	Saguaro	48	4	S		B
1194	Ironwood	7		S		A
1195	Ocotillo	16		S		A
1196	Barrel	6		S		A
1197	Saguaro	6		S		A
1198	Foothills Palo Verde	12		S		B
1199	Foothills Palo Verde	11		S		B
1200	Foothills Palo Verde	17		S		B
1201	Saguaro	13		S		B
1202	Ironwood	18		S	Small canopy	C
1203	Saguaro	5		S		B
1204	Foothills Palo Verde	10		S		B
1205	Ocotillo	13		S		B
1206	Saguaro	59	12	S		C
1207	Saguaro	18		S		B
1208	Saguaro	77	8	S		B
1209	Saguaro	6		S		A
1210	Foothills Palo Verde	6		S		B
1211	Saguaro	44	4	S		B
1212	Foothills Palo Verde	15		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1213	Barrel	4		S		B
1214	Barrel	4		S		B
1215	Saguaro	7		S		A
1216	Ocotillo	17		S		A
1217	Ironwood	11		S		A
1218	Saguaro	33	3	S		C
1219	Ironwood	12		S		B
1220	Saguaro	4		S		A
1221	Saguaro	9		S		B
1222	Saguaro	35	4	S		B
1223	Saguaro	37	3	S		B
1224	Saguaro	60	6	S		B
1225	Saguaro	10		S		A
1226	Saguaro	7		S		A
1227	Saguaro	14		S		A
1228	Saguaro	21	2	S		A
1229	Foothills Palo Verde	10		S		B
1230	Ocotillo	21		S		A
1231	Saguaro	43	3	S		A
1232	Saguaro	19		S		B
1233	Ocotillo	14		S		C
1234	Saguaro	58	6	S		C
1235	Saguaro	4		S		A
1236	Ocotillo	9		S		A
1237	Saguaro	5		S		A
1238	Foothills Palo Verde	7		S		B
1239	Saguaro	41	4	S		C
1240	Ocotillo	20		S		C
1241	Ocotillo	4		S		B
1242	Saguaro	24		S		B
1243	Saguaro	14		S		A
1244	Saguaro	43	5	S		C
1245	Saguaro	11		S		A
1246	Saguaro	4		S		A
1247	Saguaro	22	5	S		B
1248	Saguaro	16		S		B
1249	Barrel	6		S		B
1250	Barrel	5		S		B
1251	Foothills Palo Verde	9		S		B
1252	Saguaro	11		S		A
1253	Saguaro	7		S		A
1254	Barrel	8		S		B
1255	Ocotillo	21		S		A
1256	Saguaro	13		S		A
1257	Barrel	4		S		B
1258	Saguaro	11		S		A
1259	Ironwood	11		S		B
1260	Saguaro	26		S		B
1261	Saguaro	7		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1262	Ironwood	15		S		B
1263	Saguaro	4		S		A
1264	Ocotillo	7		S		A
1265	Ironwood	13		S		C
1266	Ocotillo	8		S		A
1267	Ocotillo	12		S		A
1268	Saguaro	4		S		A
1269	Foothills Palo Verde	10		S		C
1270	Saguaro	5		S		A
1271	Ironwood	12		S		C
1272	Saguaro	22	3	S		A
1273	Saguaro	11		S		A
1274	Foothills Palo Verde	7		S		B
1275	Saguaro	8		S		A
1276	Ironwood	13		S		B
1277	Saguaro	10		S		A
1278	Barrel	4		S		C
1279	Saguaro	13		S		C
1280	Foothills Palo Verde	4		S		A
1281	Saguaro	13		S		A
1282	Ironwood	8		S		A
1283	Saguaro	28	2	S		A
1284	Barrel	8	2	S		B
1285	Saguaro	43	2	S		B
1286	Saguaro	53	4	S		B
1287	Saguaro	26	3	S		B
1288	Saguaro	38	4	S		A
1289	Saguaro	8		S		A
1290	Saguaro	56	6	S		A
1291	Saguaro	11		S		A
1292	Saguaro	26	3	S		A
1293	Ironwood	10		S		A
1294	Saguaro	23	4	S		C
1295	Saguaro	13		S		B
1296	Saguaro	52	4	S		C
1297	Saguaro	36	5	S		C
1298	Foothills Palo Verde	5		S		B
1299	Ocotillo	13		S		B
1300	Saguaro	13		S		B
1301	Saguaro	4		S		A
1302	Barrel	5		S		B
1303	Saguaro	30	2	S		C
1304	Foothills Palo Verde	8		S		B
1305	Saguaro	8		S		A
1306	Saguaro	13		S		B
1307	Barrel	6		S		B
1308	Saguaro	17	1	S		B
1309	Saguaro	28	3	S		B
1310	Saguaro	21		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1311	Saguaro	12		S		A
1312	Ocotillo	20		S		A
1313	Saguaro	18		S		B
1314	Foothills Palo Verde	9		S		B
1315	Ironwood	6		S		B
1316	Saguaro	21	2	S		B
1317	Ironwood	11		S		B
1318	Barrel	3		S		B
1319	Ocotillo	15		S		C
1320	Saguaro	8		S		A
1321	Saguaro	32	4	S		C
1322	Saguaro	4		S		B
1323	Barrel	4		S		B
1324	Saguaro	51	8	S		B
1325	Saguaro	31	6	S		B
1326	Saguaro	20		S		A
1327	Saguaro	30	2	S		B
1328	Saguaro	48	8	S		A
1329	Saguaro	4		S		A
1330	Saguaro	5		S		A
1331	Saguaro	36	1	S	2 Heads	A
1332	Saguaro	10		S		A
1333	Saguaro	11		S		B
1334	Saguaro	43	2	S		B
1335	Saguaro	36	3	S		B
1336	Saguaro	24	1	S		B
1337	Saguaro	13		S		A
1338	Saguaro	7		S		A
1339	Ironwood	7		S		B
1340	Saguaro	8		S		A
1341	Saguaro	7		S		A
1342	Saguaro	16		S		A
1343	Ocotillo	12		S		A
1344	Ironwood	6		S		B
1345	Foothills Palo Verde	10		S		B
1346	Foothills Palo Verde	12		S		B
1347	Saguaro	62	1	S	2 Heads	C
1348	Saguaro	4		S		B
1349	Saguaro	64	2	S	2 Heads	B
1350	Ironwood	11		S		C
1351	Saguaro	7		S		C
1352	Barrel	4		S		A
1353	Barrel	3		S		A
1354	Barrel	4		S		A
1355	Saguaro	110	9	S		B
1356	Saguaro	9		S		A
1357	Foothills Palo Verde	9		S		B
1358	Barrel	3		S		A
1359	Foothills Palo Verde	10		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1360	Saguaro	89	9	S		C
1361	Saguaro	5		S		A
1362	Saguaro	3		S		B
1363	Foothills Palo Verde	11		S		B
1364	Barrel	4		S		A
1365	Saguaro	40	2	S		B
1366	Saguaro	3		S		B
1367	Barrel	5		S		A
1368	Foothills Palo Verde	9		S		B
1369	Foothills Palo Verde	9		S		A
1370	Ocotillo	18		S		A
1371	Barrel	4		S		B
1372	Foothills Palo Verde	8		S		A
1373	Ocotillo	13		S		A
1374	Barrel	5		S		A
1375	Saguaro	8		S		A
1376	Foothills Palo Verde	13		S		C
1377	Foothills Palo Verde	15		S		B
1378	Foothills Palo Verde	14		S		C
1379	Foothills Palo Verde	16		S		C
1380	Foothills Palo Verde	6		S		C
1381	Saguaro	46	5	S		C
1382	Saguaro	8		S		A
1383	Ironwood	12		S		B
1384	Saguaro	20		S		A
1385	Saguaro	16		S		A
1386	Saguaro	40	3	S		C
1387	Saguaro	18		S		A
1388	Saguaro	18		S		A
1389	Barrel	3		S		A
1390	Saguaro	12		S		A
1391	Saguaro	4		S		A
1392	Saguaro	42	2	S		C
1393	Saguaro	5		S		A
1394	Ocotillo	22		S		A
1395	Saguaro	47	3	S		C
1396	Saguaro	37	6	S		C
1397	Saguaro	8		S		A
1398	Ocotillo	12		S		A
1399	Ocotillo	21		S		A
1400	Saguaro	85	4	S		C
1401	Saguaro	20	1	S		C
1402	Foothills Palo Verde	9		S		B
1403	Saguaro	37	4	S		C
1404	Ocotillo	22		S		A
1405	Saguaro	5		S		A
1405	Saguaro	32	2	S		C
1406	Ocotillo	23		S		C
1406	Saguaro	22		S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1407	Saguaro	9		S		A
1407	Saguaro	12		S		C
1408	Saguaro	30	4	S		A
1408	Saguaro	45	3	S		C
1409	Saguaro	15		S		B
1409	Saguaro	19		S		C
1410	Ocotillo	8		S		A
1410	Saguaro	56	6	S		B
1411	Ironwood	12		S		B
1411	Saguaro	5		S		B
1412	Saguaro	4		S		A
1412	Saguaro	11		S		A
1413	Saguaro	11		S		A
1413	Saguaro	14		S		A
1414	Saguaro	27	6	S		A
1414	Ironwood	12		S		B
1415	Saguaro	5		S		A
1415	Saguaro	66	5	S		C
1416	Saguaro	13		S		A
1416	Saguaro	54	7	S		C
1417	Foothills Palo Verde	5		S		A
1418	Saguaro	15		S		A
1418	Foothills Palo Verde	9		S		B
1419	Saguaro	15		S		A
1419	Saguaro	8		S		C
1420	Saguaro	10		S		A
1421	Barrel	7		S		C
1422	Saguaro	5		S		A
1423	Saguaro	11		S		B
1424	Barrel	5		S		B
1425	Saguaro	7		S		A
1426	Saguaro	3		S		C
1427	Ocotillo	21		S		A
1428	Saguaro	116	9	S		C
1429	Saguaro	21		S		C
1430	Saguaro	8		S		B
1431	Barrel	5		S		B
1432	Barrel	4		S		B
1433	Foothills Palo Verde	13		S		C
1434	Barrel	6		S		B
1435	Saguaro	30	1	S		C
1436	Saguaro	4		S		A
1437	Saguaro	20	2	S		C
1438	Ocotillo	8		S		A
1439	Barrel	7		S		B
1440	Saguaro	20		S		A
1441	Saguaro	14		S	2 Heads	A
1442	Saguaro	5		S		A
1443	Saguaro	30	3	S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1444	Ironwood	6		S		B
1445	Saguaro	14		S		A
1446	Saguaro	22		S		C
1447	Saguaro	15		S		B
1448	Saguaro	15	1	S		B
1449	Saguaro	28	2	S		A
1450	Saguaro	21		S		C
1451	Saguaro	8		S		A
1452	Saguaro	18		S		A
1453	Saguaro	9		S		A
1454	Saguaro	7		S		A
1455	Saguaro	16		S		A
1456	Saguaro	6		S		A
1457	Saguaro	9		S		A
1458	Ironwood	11		S		B
1459	Ocotillo	16		S		A
1460	Saguaro	17		S		B
1461	Saguaro	5		S		B
1462	Ironwood	8		S		B
1463	Ocotillo	14		S		A
1464	Ocotillo	12		S		B
1465	Saguaro	20	1	S		B
1466	Barrel	6		S		B
1467	Barrel	19		S		A
1468	Saguaro	9		S		A
1469	Barrel	3		S		B
1470	Saguaro	60	6	S		B
1471	Ocotillo	7		S		A
1471	Saguaro	6		S		A
1472	Ironwood	12		S		A
1472	Foothills Palo Verde	13		S		B
1472	Ocotillo	8		S		C
1473	Saguaro	4		S		A
1473	Saguaro	20	1	S		C
1474	Saguaro	5		S		A
1474	Ironwood	9		S		B
1475	Saguaro	5		S		A
1475	Saguaro	12		S		A
1476	Ironwood	8		S		B
1477	Saguaro	19		S		A
1478	Saguaro	6		S		B
1479	Barrel	4		S		B
1480	Saguaro	40	4	S		C
1481	Saguaro	26	6	S		C
1482	Ocotillo	18		S		A
1483	Ocotillo	17		S		A
1484	Barrel	4		S		B
1485	Ironwood	6		S		A
1487	Saguaro	34	4	S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1488	Saguaro	8		S		A
1489	Saguaro	38	4	S		C
1490	Saguaro	4		S		B
1491	Saguaro	14		S		A
1492	Saguaro	75	9	S		B
1493	Saguaro	8		S		A
1494	Foothills Palo Verde	7		S		B
1495	Saguaro	27	3	S		C
1496	Saguaro	51	6	S		C
1497	Saguaro	6		S		A
1498	Ironwood	4		S		C
1499	Saguaro	14		S		A
1500	Saguaro	8		S		A
1501	Saguaro	33	2	S		C
1502	Saguaro	36	4	S		C
1503	Saguaro	5		S		A
1504	Ironwood	8		S		C
1520	Saguaro	58	4	S		C
1521	Saguaro	58	6	S		C
1522	Saguaro	32	3	S		C
1523	Saguaro	15		S		A
1524	Barrel	4		S		A
1525	Saguaro	7		S		A
1526	Saguaro	16		S		B
1527	Ironwood	24		S		B
1528	Saguaro	7		S		A
1529	Saguaro	57	8	S		B
1530	Saguaro	26	2	S		C
1531	Ironwood	8		S		A
1532	Saguaro	21	2	S		A
1533	Saguaro	12		S		A
1534	Saguaro	4		S		A
1535	Saguaro	27	4	S		B
1536	Saguaro	26	1	S		C
1537	Ironwood	15		S		C
1538	Saguaro	44	6	S		C
1539	Saguaro	38	9	S		A
1540	Saguaro	9		S		A
1541	Ocotillo	9		S		B
1542	Ocotillo	14		S		B
1543	Saguaro	6		S		A
1544	Saguaro	15		S		A
1545	Saguaro	6		S		B
1546	Barrel	3		S		A
1547	Ocotillo	7		S		A
1548	Saguaro	26	3	S		C
1549	Saguaro	28	1	S		C
1550	Ocotillo	12		S		A
1551	Ocotillo	13		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1552	Saguaro	17		S		C
1553	Ocotillo	13		S		A
1554	Ironwood	7		S		B
1555	Saguaro	5		S		A
1556	Ironwood	9		S		B
1557	Ocotillo	15		S		A
1558	Saguaro	13		S		A
1559	Ironwood	17		S		B
1560	Saguaro	81	8	S		C
1561	Saguaro	9		S		C
1562	Foothills Palo Verde	9		S		B
1563	Saguaro	6		S		B
1564	Saguaro	39	4	S		C
1565	Saguaro	10		S		A
1566	Saguaro	91	6	S		C
1567	Saguaro	19		S		C
1568	Ocotillo	7		S		A
1569	Ocotillo	14		S		A
1570	Ironwood	7		S		A
1576	Saguaro	43	5	S		A
1577	Saguaro	5		S		B
1578	Saguaro	19	1	S		A
1579	Saguaro	30	2	S		C
1580	Saguaro	8		S		A
1581	Foothills Palo Verde	8		S		A
1582	Ocotillo	20		S		A
1583	Foothills Palo Verde	9		S		B
1584	Saguaro	8		S		A
1585	Saguaro	15		S		A
1586	Saguaro	9		S		A
1587	Saguaro	48	4	S		C
1588	Saguaro	4		S		A
1589	Saguaro	26	3	S		C
1590	Foothills Palo Verde	8		S		A
1591	Saguaro	11		S		B
1592	Saguaro	108	9	S		C
1593	Saguaro	98	10	S		C
1594	Saguaro	24	1	S		C
1595	Saguaro	16		S		C
1596	Barrel	3		S		B
1597	Ocotillo	18		S		A
1598	Foothills Palo Verde	9		S		A
1599	Ironwood	9		S		B
1600	Ocotillo	16		S		A
1601	Saguaro	4		S		A
1602	Ocotillo	13		S		A
1603	Saguaro	18		S		B
1604	Saguaro	42	7	S		C
1605	Saguaro	16		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1606	Foothills Palo Verde	14		S		C
1607	Saguaro	13		S		A
1608	Ocotillo	16		S		A
1609	Ocotillo	13		S		A
1610	Ocotillo	12		S		A
1611	Barrel	4		S		B
1612	Saguaro	35	5	S		C
1613	Barrel	3		S		A
1614	Saguaro	22	1	S		C
1615	Saguaro	70	7	S		C
1616	Barrel	5		S	2 Heads	A
1617	Barrel	5		S		A
1618	Saguaro	10		S		C
1619	Ironwood	21		S	Small canopy	C
1620	Ironwood	11		S		B
1621	Foothills Palo Verde	8		S		B
1622	Saguaro	4		S		C
1623	Saguaro	18		S		B
1624	Barrel	5		S		B
1625	Saguaro	41	2	S		C
1626	Ironwood	9		S		B
1627	Ironwood	6		S		B
1628	Saguaro	36	3	S		C
1629	Saguaro	56	5	S		C
1630	Saguaro	41	3	S		C
1631	Saguaro	13		S		B
1632	Barrel	3		S		B
1633	Ironwood	9		S		B
1634	Foothills Palo Verde	16		S		C
1635	Foothills Palo Verde	6		S		B
1636	Ocotillo	11		S		A
1637	Ocotillo	13		S		A
1638	Ocotillo	14		S		A
1639	Barrel	4		S		A
1640	Barrel	5		S		A
1641	Foothills Palo Verde	10		S		B
1642	Ironwood	8		S		A
1643	Saguaro	34	3	S		C
1644	Foothills Palo Verde	11		S		C
1645	Saguaro	8		S		A
1646	Saguaro	40	7	S		C
1647	Saguaro	33	4	S		C
1648	Barrel	3		S		A
1649	Barrel	3		S		A
1650	Saguaro	41	4	S		B
1651	Barrel	6		S		B
1652	Foothills Palo Verde	15		S		B
1653	Ocotillo	16		S		B
1654	Barrel	3		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1655	Barrel	4		S		B
1656	Ocotillo	20		S		A
1657	Foothills Palo Verde	8		S		C
1658	Saguaro	69	7	S		C
1659	Foothills Palo Verde	8		S		C
1660	Barrel	5		S		B
1661	Barrel	3		S		C
1662	Ocotillo	13		S		B
1663	Foothills Palo Verde	9		S		A
1664	Saguaro	3		S		A
1665	Ocotillo	17		S		A
1666	Ocotillo	19		S		A
1667	Barrel	4		S		A
1668	Saguaro	9		S		B
1669	Foothills Palo Verde	9		S		B
1670	Saguaro	4		S		B
1671	Saguaro	109	14	S		C
1672	Ocotillo	16		S		A
1673	Foothills Palo Verde	15		S		B
1674	Foothills Palo Verde	17		S		B
1675	Foothills Palo Verde	15		S		B
1676	Foothills Palo Verde	17		S		B
1677	Saguaro	47	3	S		C
1678	Saguaro	7		S		A
1679	Ironwood	13		S		B
1680	Foothills Palo Verde	10		S		A
1681	Saguaro	8	1	S		C
1682	Barrel	5		S		B
1683	Saguaro	16		S		A
1684	Saguaro	36	9	S		B
1685	Saguaro	17	1	S		B
1686	Saguaro	14		S		A
1687	Foothills Palo Verde	14		S	Small canopy	B
1688	Ocotillo	13		S		A
1689	Saguaro	10		S		A
1690	Saguaro	13		S		B
1691	Saguaro	12		S		B
1692	Barrel	7		S		B
1693	Saguaro	13		S		A
1694	Saguaro	26	2	S		B
1695	Saguaro	17		S		A
1696	Saguaro	14		S		A
1697	Saguaro	23	1	S		A
1698	Saguaro	9		S		B
1699	Saguaro	8		S		A
1700	Saguaro	29	3	S		B
1701	Foothills Palo Verde	9		S		B
1702	Saguaro	11		S		A
1703	Foothills Palo Verde	5		S		B

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1704	Ironwood	16		S		B
1705	Ocotillo	17		S		A
1706	Ocotillo	12		S		A
1707	Foothills Palo Verde	12		S		B
1708	Ironwood	5		S		B
1709	Barrel	4		S		A
1710	Ironwood	7		S		A
1711	Ironwood	10		S		C
1712	Foothills Palo Verde	4		S		A
1713	Saguaro	16		S		A
1714	Saguaro	36	4	S		C
1715	Saguaro	10		S		A
1716	Foothills Palo Verde	8		S		B
1717	Saguaro	9		S		A
1718	Saguaro	94	7	S		C
1719	Saguaro	12		S		B
1720	Saguaro	25	3	S		B
1721	Saguaro	30		S	2 Heads	A
1722	Saguaro	15		S		A
1723	Saguaro	24	2	S		C
1724	Foothills Palo Verde	7		S		B
1725	Saguaro	13		S		A
1726	Foothills Palo Verde	11		S		B
1727	Saguaro	3		S		A
1728	Saguaro	21	1	S		B
1729	Saguaro	42	2	S		C
1730	Saguaro	61	5	S		C
1731	Ironwood	11		S		C
1732	Barrel	3		S		B
1733	Ocotillo	13		S		A
1734	Saguaro	6		S		A
1735	Foothills Palo Verde	5		S		A
1736	Saguaro	41	5	S		C
1737	Saguaro	13		S		A
1738	Saguaro	16		S		A
1739	Saguaro	18		S	2 Heads	A
1740	Foothills Palo Verde	17		S		B
1741	Saguaro	69	7	S		A
1742	Saguaro	9		S		A
1743	Saguaro	11		S		A
1744	Foothills Palo Verde	11		S		B
1745	Barrel	4		S		A
1746	Saguaro	7		S		A
1747	Saguaro	24		S		A
1748	Saguaro	34	4	S		A
1749	Barrel	4		S		A
1750	Barrel	4		S		A
1751	Foothills Palo Verde	7		S		C
1752	Saguaro	6		S		A

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1753	Saguaro	5		S		A
1754	Saguaro	42	5	S		B
1755	Saguaro	8		S		B
1756	Foothills Palo Verde	12		S		C
1757	Foothills Palo Verde	11		S		C
1758	Ironwood	12		S		C
1759	Saguaro	32	1	S		C
1760	Saguaro	37	2	S		B
1761	Saguaro	15		S		A
1762	Saguaro	34	2	S		C
1763	Saguaro	22		S		C
1764	Saguaro	100	10	S		C
1765	Foothills Palo Verde	12		S		C
1766	Saguaro	13		S		A
1767	Saguaro	26	3	S		C
1768	Saguaro	6		S		A
1769	Saguaro	70	5	S		C
1770	Ironwood	6		S		C
1771	Saguaro	32	6	S		C
1772	Barrel	5		S		B
1773	Saguaro	8	1	S		C
1774	Saguaro	15		S		A
1775	Saguaro	9		S		C
1776	Saguaro	10		S		A
1777	Saguaro	19		S		B
1778	Saguaro	58	4	S		B
1779	Saguaro	14		S		B
1780	Saguaro	13		S		A
1781	Barrel	7		S		A
1782	Saguaro	50	2	S		C
1783	Ocotillo	10		S		A
1784	Saguaro	20	2	S		B
1785	Saguaro	8		S		A
1786	Foothills Palo Verde	13		S		C
1787	Saguaro	5		S		A
1788	Saguaro	8		S		A
1789	Foothills Palo Verde	9		S		B
1790	Ironwood	7		S		B
1791	Ocotillo	10		S		B
1792	Ironwood	7		S		B
1793	Saguaro	24	4	S		C
1794	Saguaro	62	6	S		B
1795	Saguaro	38	1	S		C
1796	Saguaro	22	1	S		B
1797	Saguaro	14		S		A
1798	Saguaro	60	8	S		A
1799	Saguaro	32	1	S		A
1800	Saguaro	70	6	S		B
1801	Ironwood	11		S		C

Plant #	Common Name	Caliper (in) / Height (ft)	Cacti Arms	Status	Comments	Grade
1802	Saguaro	54	8	S		A

Legend
S = Salvageable
NS = Non-Salvageable

Count of Common Name		
Common Name	Grade	Total
Barrel	A	57
	B	123
	C	13
Barrel Total		193
Foothills Palo Verde	A	42
	B	185
	C	115
Foothills Palo Verde Total		342
Hackberry	B	1
Hackberry Total		1
Ironwood	A	37
	B	113
	C	83
Ironwood Total		233
Ocotillo	A	82
	B	42
	C	13
Ocotillo Total		137
Saguaro	A	394
	B	254
	C	248
Saguaro Total		896
Grand Total		1802

Arizona State Museum

THE UNIVERSITY OF
ARIZONA®
TUCSON ARIZONA

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
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April 24, 2007

Mr. William R. Olsen
Circle G
2152 South Vineyard, Suite 105
Mesa, AZ 85210

Dear Mr. Olsen:

Thank you for your gift, on behalf of Circle G, of the materials recovered by Northland Research, Inc., during archaeological field research at the site AZ U:10:2(ASM). These items were collected as part of the SRP/Santan Pipeline Data Recovery Project. The Arizona State Museum is pleased to be able to add these materials to our research collections.

I am enclosing a signed Deed of Gift for this donation for your records.

Again, thank you for your interest in the Arizona State Museum. The donations we receive from you and others like you provide important support to our programs in research and in the interpretation of the culture history of Arizona and the region.

Sincerely,

Hartman H. Lomawaima
Director, Arizona State Museum

Ref.: Accession number 2003-1269

Arizona State Museum
THE UNIVERSITY OF ARIZONA.

Tucson, Arizona 85721
(520) 621-6281
FAX (520)621-2976

DEED OF GIFT

By these presents, we the undersigned,

Circle G
2152 S. Vineyard, Suite 105
Meas, AZ 85210

hereby irrevocably and unconditionally give, transfer, assign, and deliver to the Arizona State Museum, University of Arizona, Tucson, Arizona by way of gift, all right, title, and interest in and to the following material and, all rights and interests associated with said material, which we own.

All artifacts and project materials resulting from Northland's project 03-09, Archaeological Investigations within the SRP Santan Pipeline Corridor, that were recovered from the Trench 73 to 83 area of the SW Germann site, AZ U:10:2(ASM), that was conducted between February 24 and November 24, 2003; see attached list.

William R Obst — 8/25/2006
Donor — Date

Donor — Date

Accepted for the Arizona State Museum, University of Arizona, Tucson, Arizona by:

Patrick D. Lyons — 19 April 07
~~Suzanne Griset, PhD.~~ Patrick D. Lyons, Ph.D. — Date
Collections Division Head

ATTENTION: According the Tax Reform Act of 1984, Section 155, if you claim a deduction for a charitable contribution of property or similar items of property to one or more charitable organizations, the total claimed value of which exceeds $5,000, you must obtain a qualified written appraisal of the donated property from a qualified appraiser and attach IRS Form 8283, signed by the Museum, to your tax return. Should you have any questions concerning these requirements, please contact the Internal Revenue Service.

Artifacts recovered by Northland Research, Inc. from the Trench 73 to 83 area of the SW Germann site, AZ U:10:2(ASM), during the SRP Santan Pipeline Archaeological Project.			
Bag Number	Locus	Level	Material Class
135	CU 73	Surface	Ceramics (2 sherds)
136	CU 75	Surface	Ceramics (2 sherds)
137	CU 75	Surface	Shell (1 piece)
138	CU 75	Surface	Ceramics (1 sherd)
139	CU 76	Surface	Ceramics (3 sherds)
140	CU 76	Surface	Chipped Stone (1 pc. debitage)
141	CU 76	Surface	Ceramics (2 sherds)
142	CU 77	Surface	Ceramics (1 sherd)
143	CU 77	Surface	Historic Ceramics (3 sherds)
144	CU 78	Surface	Ceramics (1 sherd)
145	CU 79	Surface	Ceramics (1 sherd)
146	CU 80	Surface	Ceramics (4 sherds)
147	CU 81	Surface	Ceramics (1 sherd)
148	CU 81	Surface	Ceramics (1 sherd)
149	CU 82	Surface	Ceramics (2 sherds)
150	CU 83	Surface	Ceramics (2 sherds)

Project Narrative

Planned Area Development Amendment
Planned Area Development | Rezone

CIRCLE G
AT THE
SAN TANS

CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT

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

Submitted on Behalf of:
CIRCLE G COMPANIES
2152 S Vineyard Lane, Suite 105
Mesa, Arizona 85210

Applicant:
IPLAN CONSULTING | GREG DAVIS
3317 S. Higley Road, Suite 114-622
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Prepared: September 2015
Revised: May 2016

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#

CIRCLE G AT THE SAN TANS
PAD AMENDMENT | PAD | REZONE
PROJECT NARRATIVE

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EXHIBIT A: SITE AERIAL PHOTO

Map Source: Google Maps, 2015

2. PURPOSE OF REQUEST

Iplan Consulting, on behalf of Circle G Companies, is pleased to submit for your consideration requests for a Planned Area Development (PAD) Amendment, a new PAD and Rezone Applications concerning an approximate 320.7-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 Low Density Residential (0-2 du/ac).

More specifically, this Project Narrative complements simultaneous requests to amend the existing San Tan Heights PAD by removing the 320.7-acre property from the PAD; and, for a new PAD Overlay Zoning District and corresponding Rezone to the MD (Mixed Dwelling Zoning District), R-7, R-9 and R-12 (Single Residence Zoning Districts) base zoning districts, which will enable phased development of a single family residential neighborhood as more particularly described in this narrative. These formal requests for zoning entitlements correspond directly to the major Comprehensive Plan Amendment (PZ-PA-004-15) request to change the land use classification of the property to Low Density Residential (0-2 du/ac), which was approved by the County Board of Supervisors on October 28, 2015.

This site was initially approved for development as part of the San Tan Heights PAD on March 15, 2000 by the Pinal County Board of Supervisors. The site encompasses what is currently identified as Parcel 1 (Phase V) of the original San Tan Heights PAD and was approved for 239-lots (0.8 du/ac). The request to remove this specific property from the San Tan Heights PAD will have the negligible affects of decreasing the overall number of approved residential lots, slightly decreasing the overall open space, and slightly increasing the density of the remaining PAD, which modifications do not present any negative implications to the existing PAD provisions (*reference Table 23.101: Land Use Data Comparison – Circle G at the San Tans*).

The site presents a unique opportunity to utilize its physical characteristics such as wash areas traversing the site from southwest to northeast, areas of sloping topography and significant amounts of natural vegetation. These natural features establish the framework to implement a neighborhood design that will not only protect these distinctive native qualities but will promote conservation and stewardship of the natural environment that exists today. In order to effectively design a community that accomplishes this, a new PAD is proposed. The new PAD will help substantiate the development intention to create a project that is environmentally sustainable but also economically viable which is something the current entitlement does not accomplish.

3. DESCRIPTION OF PROPOSAL

The Pinal County Comprehensive Plan serves as a policy guide for orderly growth, land use, transportation, infrastructure, and open space in the County, while also serving as a basis for the expenditure of County funds. Implementation of the Comprehensive Plan is based on fostering of the overall vision, specific goals, objectives and policies adopted by the community. Zoning of real property is the legal tool frequently used to implement the Comprehensive Plan vision. While conventional zoning of property is generally reasonable, this type of land use regulation

desert friendly using both materials and colors that help them blend into their context. Exterior building and landscape maintenance are planned to be provided by the Homeowners Association (HOA) to ensure a consistent appearance with the balance of the community.

Another unique element of the PAD Development Plan is the reservation of almost 1/3 of the project's land area for larger lot development. This southern area of the project is considered to be the most pristine and scenic area of the project which is why we are including development restrictions for those lots. In an effort to be environmentally sensitive, the development team is individually assessing each lot within these Very Low Density Residential (VLDR) parcels for establishment of a unique "disturbance envelope" that not only limits placement of the building(s) to preserve natural site features, but also limits the amount of total disturbance each lot can have. The resulting disturbance envelopes will vary in size and shape for each lot, but will provide a large enough area for a primary structure and potentially, accessory structures such as a ramada, guest casita, pools, RV garage, etc. An illustration of this is provided in Exhibit B: Disturbance Envelope Diagram contained herein. This supplemental non-disturbance effort, and subsequently the proposed maximum disturbance envelope for each VLDR lot, will be established during the platting process and then specified in, and regulated through the project's Covenants, Conditions and Restrictions (CCRs). Provisions for potentially amending the disturbance envelope for a lot will also be included in the CCRs, and will be administered by the Circle G at the San Tans architectural committee, or designee. Disturbance envelope provisions within the CCRs will also set forth criteria for staking individual lots prior to any on-lot development; for maintenance responsibilities of the on-lot undisturbed areas; and, for restoration and re-vegetation of areas disturbed by construction and other temporary uses. We believe this level of attention is the best way to preserve the natural beauty for this portion of the project.

Street design continues the overall project theme by integrating and respecting the topography and natural characteristics distinctive to the area. The character sensitivities include design of alternative street cross-sections internal to the project by providing a softer footprint with less impact to the environment while still providing safe vehicular and pedestrian circulation. Environmental stewardship is strengthened with reduced pavement; thus, reducing stormwater runoff, heat gain, and the overall development footprint. A public divided entry collector level road will provide vehicular access for the project from Phillips Road, while a secondary emergency access point will be provided near the northwest corner of the project area.

Similar street sections have been, and are being, successfully implemented in other communities throughout Maricopa and Pinal Counties and their respective municipalities. Sheet 3 of the Planned Area Development Plan, included herein, illustrates these modified street cross-sections which have been approved through the County's technical waiver process.

The public, divided entry collector level roadway section provides street widths on each side measuring 24-feet from back-of-curb to back-of-curb. The landscaped median is a private tract of varying width. A meandering 6-foot unpaved/paved trail along one side of the roadway connects the internal trail system with the equestrian trail along Phillips Road. This trail will be located within a 19-foot wide pedestrian trail corridor adjacent to one side of the right-of-way. A 10-foot landscape setback is adjacent to the public right-of-way and incorporates the necessary public utility easement.

can conversely provide limitations on the ability of a project to creatively promote the goals, objectives and policies of the community.

To successfully and sustainably facilitate the vision for this property, PAD zoning is proposed. This new PAD fosters many of the tenants set forth in the Pinal County Development Services Code (PCDSC) for the 'cluster option' provisions while still allowing flexibility and creativity in the type of uses allowed, as well as establishing carefully crafted site development regulations to protect the natural environs of the site and the surrounding properties.

Preliminary design concepts for Circle G at the San Tans centers on the principles of conservation, integration and sustainability. Conservation of the existing, unique native 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 will ensure a "soft footprint" and special character for the area, while also preserving views of the surrounding desert and mountain tops for the area residents. Sustainability of the proposed neighborhood will be achieved through design elements to create neighborhoods in context with the native Sonoran setting. Examples include special roadway sections to minimize hardscape, reduce heat island affects and to provide traffic calming. Another example is the establishment of limited neighborhood lighting that furthers the Dark Sky lighting philosophy by meeting or exceeding all provisions for Lighting Zone 1, as set forth in Chapter 2.195: Outdoor Lighting of the PCDSC.

An integral part of the PAD Amendment, PAD and Rezone requests is the PAD Development Plan that demonstrates how the requests will be implemented and if the requested zoning designations are appropriate. The PAD Development Plan for Circle G at the San Tans illustrates a concerted effort by the development team to integrate 461 housing units into the unique and sensitive environmental character of the Sonoran desert. Integration of the desert environment is primarily achieved through preservation of the natural wash corridors, which 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. These environmentally responsible efforts encompass almost 39-percent of the project area, which area will function as community open space.

We strongly believe that a diverse mix of residential densities accommodating a range of housing and lifestyle options is necessary to create a sustainable neighborhood. To this end, the PAD Development Plan illustrates several residential neighborhoods that will offer single family lots ranging from 6,600 square feet (sq. ft.) to over an acre in area. All combined, the PAD Development Plan proposes a gross project density of 1.44 dwelling units per acre (du/ac) which is consistent with the County's Comprehensive Plan allowance of up to 2.0 du/ac.

One of the important components of the housing diversity is the inclusion of a small enclave of approximately 30 privately owned casita homes to meet 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. As we have seen in some high desert areas in Tucson, Mesa, and Scottsdale, there is a demand for a smaller square footage lifestyle driven housing option in projects of this nature. The floor plans are simpler but typically provide more outdoor living spaces since that is a primary attraction of these casita homes. Exterior design of this housing product type is very

The internal and public collector level road is a public two-lane minor roadway section measuring 28-feet from back-of-curb to back-of-curb and contained within a 50-foot wide public right-of-way. In keeping with the character of the Project, a meandering 6-foot unpaved/paved trail is located within a minimum 19-foot wide pedestrian trail corridor adjacent to one side of the right-of-way. A 10-foot wide landscape setback is adjacent to the 50-foot public right-of-way and incorporates a public utility easement. Dedicated left turn lanes may or may not be needed at entrances to some of the parcels, based on estimated turning movements. As part of the Tentative Plat process, turning movements will be defined for the entrances into each parcel, and where necessary, the collector road section will be widened to provide the appropriate turn lanes, if required.

Two local level street cross-sections are planned for the residential neighborhoods, which streets may be public or private. While selection of the local level roadway type will be established at time of Tentative Plat for the respective parcel, both public and private roadway cross-sections ensure sufficient pavement widths for on-street vehicular parking while also maintaining sufficient access for emergency apparatus. An additional private road cross-section has been designed exclusively for the VLDR parcels to further reduce the development footprint while also ensuring adequate vehicular access. Individual parcels may or may not be gated.

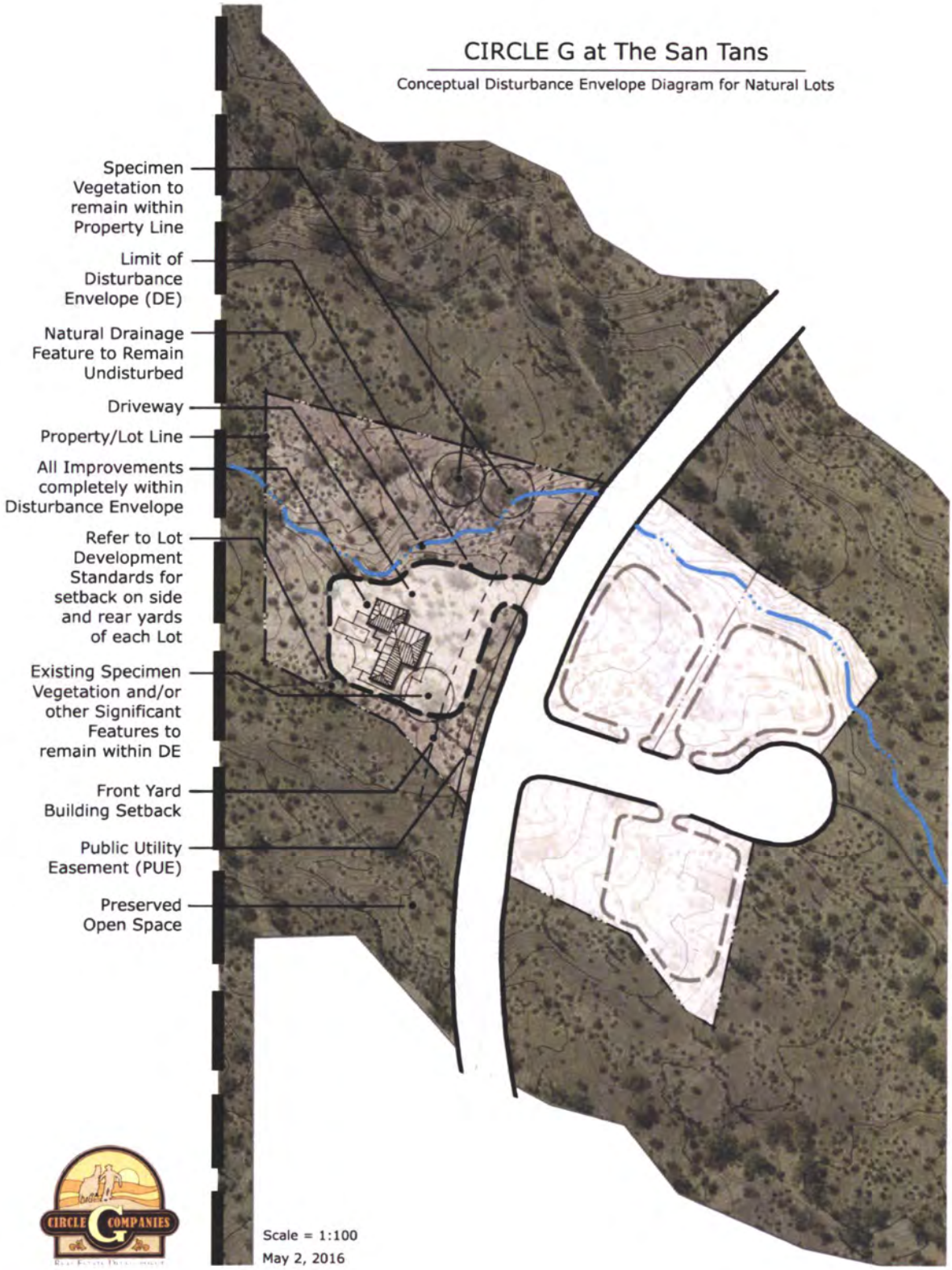
Public local level roadways within the development parcels consist of two travel lanes measuring 28-feet from back-of-curb to back-of-curb and contained within a 50-foot public right-of-way. A 4-foot wide sidewalk on one side only with the builder option of installing sidewalks on both sides of the street is provided for pedestrian circulation. Due to the proposed pavement width, parking is restricted to one side of the street. An 8-foot wide public utility easement is generally located adjacent to each side of the right-of-way.

Private local level roads within the development parcels are an alternative to the public local road. The cross-section consists of a private two-lane roadway measuring 28-feet from back-of-curb to back-of-curb and contained within a 28-foot private street tract. Due to the proposed pavement width, parking is restricted to one side of the street. An 8-foot wide public utility easement is generally located adjacent to the sidewalk-side of the private street tract. A 13-foot wide public utility easement/pedestrian access easement is located adjacent to the other side of the street tract to accommodate the second sidewalk (builder option). Sidewalk dimensions remain the same as the public local level road.

Local level roads within the VLDR parcels are a private two-lane roadway measuring 24-feet from edge-of-pavement to edge-of-pavement and contained within a 34-foot wide private roadway tract. Further promoting the rural character for these parcels, the roadway has a thickened asphalt edge with no sidewalks. The roadway tract is generally bordered on each side by a 13-foot wide public utility and drainage easement containing a roadside drainage swale.

Minor amendments to roadway sections may be considered and approved either administratively or by inclusion and approval of the tentative plats.

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


CIRCLE G at The San Tans
Conceptual Disturbance Envelope Diagram for Natural Lots
Specimen Vegetation to remain within Property Line
Limit of Disturbance Envelope (DE)
Natural Drainage Feature to Remain Undisturbed
Driveway
Property/Lot Line
All Improvements completely within Disturbance Envelope
Refer to Lot Development Standards for setback on side and rear yards of each Lot
Existing Specimen Vegetation and/or other Significant Features to remain within DE
Front Yard Building Setback
Public Utility Easement (PUE)
Preserved Open Space
CIRCLE G COMPANIES
Scale = 1:100
May 2, 2016

4. RELATIONSHIP TO SURROUNDING PROPERTIES

The project area 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.

As summarized below, context of this property features a mix of undeveloped properties, rural and suburban residential development patterns, along with regional open space areas (*See Exhibit C: Regional Context Map*):

NORTH: West Phillips Road provides for the northern project boundary with vacant, undeveloped Arizona State trust land and the San Tan Mountain Regional Park providing for the predominant use across Phillips Road.

EAST: Both San Tan Mountain Regional Park and vacant Arizona State trust land are situated adjacent to the eastern project boundary, while developed and undeveloped rural residential properties are located further east. North Thompson Road is located approximately 0.5-miles east of the project boundaries.

SOUTH: San Tan Mountain Regional Park is located contiguous to the entire southern project boundary with developed and undeveloped rural residential properties located further south of the park boundaries.

WEST: San Tan Mountain Regional Park is located contiguous to the entire western project boundary.

In addition, Circle G at the San Tans falls within a significant larger community context. The Town of Queen Creek's San Tan Foothills Area Plan describes the general area surrounding the San Tan Regional Park on both the north and south, which goes well beyond a one-mile radius of this property. Neighbors from these areas are actively engaged and heavily vested with the park and the area. Any representation of the context of this project must include those areas. In addition, San Tan Heights remains a part of the area context as well.

The Pinal County Comprehensive Plan Land Use classifications, along with the existing zoning and uses for the adjacent parcels, are listed below in Table 4-101: Existing Land Use Summary – Circle G at the San Tans:

TABLE 4.101: EXISTING LAND USE SUMMARY – CIRCLE G AT THE SAN TANS:

DIRECTION	COMPREHENSIVE PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
On-Site	Low Density Residential (0-2 du/ac)	CR-1A; PAD	Vacant
North	Very Low Density Residential (0-1 du/ac)	GR	Vacant (State Land)

TABLE 4.101: EXISTING LAND USE SUMMARY – CIRCLE G AT THE SAN TANS:

DIRECTION	COMPREHENSIVE PLAN LAND USE CATEGORY	EXISTING ZONING	EXISTING USE
South	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park
East	Existing/Planned or Proposed Regional Park Very Low Density Residential (0-1 du/ac)	GR GR	San Tan Regional Park Vacant (State Land)
West	Existing/Planned or Proposed Regional Park	GR	San Tan Regional Park

5. SCHOOLS

Coolidge Unified School District (CUSD) continues to serve elementary, middle and high school functions for future children who will reside in Circle G at the San Tans until July 2016 as the San Tan Valley area recently voted in favor of the CUSD portion of San Tan Valley to integrate as part of the Florence Unified School District. The nearest elementary school, San Tan Heights Elementary, is located approximately 2-miles northeast and within San Tan Heights. While Mountain Vista Middle School is located approximately 1.5-miles northeast of the project, the District is considering consolidation and relocation of 7th and 8th grade students to the SanTan Foothills High School, which is located approximately 3-miles southeast of the project area. Additionally, Eduprize charter school, which accommodates grades K-8, is located approximately 0.75-miles northeast of the project area.

The proposed PAD amendment, new PAD and corresponding Rezone should not impose any adverse impacts on schools as the property is currently part of the San Tan Heights PAD and therefore students generated by this project have already been planned for. Nevertheless, outreach efforts are continuing with the Coolidge and Florence Unified School Districts to ensure their needs are appropriately addressed.

6. PUBLIC SERVICES

Fire safety protection will be provided by Rural/Metro Fire Station #841, located off Hunt Highway approximately 4.25-miles from Circle G at the San Tans. Additionally, Queen Creek's Fire Station is located approximately 5-miles north of the project area, off Ellsworth Road. Onsite fire suppression will be provided by hydrants located along the project's roadways and as required by Pinal County's standards. Exact hydrant locations will be identified as part of the Tentative Plat process.

Police protection will be provided through the Pinal County Sherriff's Office, which maintains two substations within Region A. One substation is located at the intersection of Hunt Highway and Arizona Farms Road, approximately 7-miles southeast of the project. The second substation

is located at the intersection of Combs and Gantzel Roads, inside the Fry's plaza, approximately 5-miles to the northeast.

Further, proposed zoning change of the property should not warrant any additional fire stations or sheriff's facilities for the area.

7. COMMUNITY SERVICES

Numerous public parks and other community facilities are located within approximately 5-miles of Circle G at the San Tans such as Founder's Park and Horseshoe Park and Equestrian Center in Queen Creek, with the most significant being San Tan Mountain Regional Park located contiguous to the western project boundary.

Community libraries, such as the Johnson Community Library and Queen Creek Library are also located within an approximate 5-mile radius of the property, while Banner Ironwood Medical Center is located 5-miles to the northeast.

Additionally, other service type uses are located within the area including religious institutions and educational facilities, while additional community services such as a performing arts theatre are located approximately 6-miles north of the project area and within the downtown Queen Creek area.

This request will not impose additional burdens on existing community facilities within the area.

8. LOCATION AND ACCESSIBILITY

Circle G at the San Tans 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 major collector level street – Phillips Road, which roadway provides a direct connection to the existing arterial level street – Thompson Road.

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 designed as a separated collector level roadway at the community entrance, while secondary emergency vehicular access is planned to connect to Phillips Road at the northwest area of the project.

A Traffic Impact Analysis has been submitted concurrently with this request, which Analysis demonstrates that the existing and adjacent vehicular circulation system serves adequate to address anticipated vehicular flows, as well as required public service and safety access for the project.

9. REGIONALLY SIGNIFICANT ROUTES

The site is situated west of the southwest corner of North Thompson and West Phillips Roads, which location is approximately 2.5-miles south of the closest Regionally Significant Route - Hunt Highway.

10. UTILITIES AND SERVICES

Water – Johnson Utilities: Existing water lines are located approximately 1-mile northeast of the site at the Thompson Road and Roberts Road intersection. Results of preliminary water design analyses indicate that extension of properly-sized distribution lines to the project from this location, along with potential development of an inline booster station, an above ground reservoir and a distribution pump station, will be necessary to adequately serve onsite water needs for the project.

Existing, offsite water infrastructure and capacity should prove adequate to service the proposed neighborhood. Detailed analysis of the water system will be performed as part of the rezoning and Tentative Plat processes to ensure adequate water service for the project per this request.

Sewer - Johnson Utilities: Existing, offsite sanitary sewer lines are located approximately 1.25-miles northeast of the site in Mountain Vista Boulevard at the Thompson Road intersection. Preliminary results of the offsite sewer design indicate installation of approximately 1.7-miles of sewer line will be necessary to provide gravity sewer solution for the project.

Existing, off-site sanitary sewer infrastructure and capacity, as well as wastewater treatment plant capacity, should prove adequate to service the proposed use. Detailed analysis of the wastewater system will be performed as part of the rezoning and Tentative Plat process to ensure adequate gravity sewer service to the project per this request.

Electricity - Salt River Project: The project lies within the SRP electrical service area. Coordination for electrical service will be conducted as part of the Tentative Plat process.

Gas - City of Mesa: City of Mesa is the natural gas provider for the overall community. Existing natural gas distribution lines are located in Thompson Road at the Roberts Road location. Further coordination will be conducted with Mesa gas to determine viability of providing natural gas service to the project.

Telecommunications – Cox Communication; Century Link; Mediacom: At least three telecommunications utilities currently provide service to the San Tan Heights community. Nearby communication lines will be extended to service the needs of this project.

Fire - Rural Metro: Rural Metro currently provides emergency services for this area.

Police - Pinal County Sheriff's Office (PCSO): PCSO provides all patrol and public safety response services to this property.

Solid Waste - HOA: The Homeowners Association, by contract with a 3rd party, will provide solid waste disposal for the project area.

11. Ownership and Control

Offsite and adjacent public roadways and utilities will continue to be maintained by Pinal County and the corresponding utility provider, respectively. Common areas and private onsite improvements will be dedicated to a Homeowners Association (HOA), or similar, concerning ownership and maintenance.

12. Timing of Development

Physical development of Circle G at the San Tans is dependent upon market conditions; however, it is anticipated that Phase 1 may be developed within 5-years following corresponding land use entitlements and Tentative Plat approval by the County. Similar to Phase 1, development of future phases is entirely dependent upon future market conditions. Development of the future phases may occur in part or concurrently.

Project phasing has been systematically designed to ensure each phase provides for adequate vehicular circulation, appropriate drainage and retention, a mix of lot and housing sizes, as well as ample open space. Phasing design additionally takes in account efficient progression of infrastructure extension between community phases.

Phase 1 will encompass approximately 52-acres of the northeast portion of the 320-acre property and will include development of Parcels 1-3, the project entry parkway off Phillips Road, along with corresponding circulation, drainage and open space. Phase 2 is anticipated to include development of Parcels 4-10 including the recreational center and open space identified for Parcel 4. Development of Phase 3 is anticipated to include Parcels 11-16 and the remaining infrastructure and utilities to complete development of the overall neighborhood.

A development phasing table is included as Table 23.501: Development Phasing Schedule – Circle G at the San Tans, and a Conceptual Phasing Plan is included in Exhibit L.

13. Conformance with Comprehensive Plan

As set forth in the Pinal County Comprehensive Plan, the primary purpose of the Low Density Residential (0-2 du/ac) land use classification (PZ-PA-004-15) 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 PAD amendment, a new PAD and Rezone requests complies with the 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.

- Including a variety of distinctive housing types, sizes and designs to provide housing opportunities for a variety of income levels and lifestyles.

- Preserving the unique character of the San Tan Foothills Area through:

    - Encouraging preservation of dark skies through limited neighborhood lighting that furthers the Dark Sky lighting philosophy by meeting or exceeding all provisions for Lighting Zone 1, as set forth in Chapter 2.195: Outdoor Lighting of the PCDSC.

    - Modifying County street standards to protect existing topographic features such as washes, boulders, rock out-croppings and established native vegetation that should remain in place.

    - Incorporating development-clustering methods to protect natural characteristics of the property that results in a corresponding and significant increase in project open space of up to approximately 39-percent. While policies established in the San Tan Foothills Area section of the *Sense of Community* vision component suggest lot development standards in effort to maintain the area's character, a shift from strict policy application is necessary to ensure significant community open space and the natural characteristics of the area is preserved. Given that use of development cluster techniques allows for the transfer of land from the individual lot area to that of community open space, flexibility in lot development standards such as building setbacks and lot coverage is critical to ensure preservation of this substantial open space and the natural characteristics of the property. Strict compliance with the suggested lot development standards could have the undesirable effect of increasing lot sizes and conversely reducing the open space areas to the County's minimum standard. This request fosters the key goals and overall vision and therefore maintains substantial conformance with the policies set forth in the San Tan Foothills Area section of the Comprehensive Plan.

    - Establishing standards for any perimeter fence upgrades to maintain the key goals of the project by: maintaining a low profile appearance; excluding solid view obstructing materials; visually blending into the environment; and, by accommodating significant wildlife corridors.

- Integrating the native desert environment through preservation of slopes greater than 15-percent and preservation of the primary natural wash corridors.

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, and neighbors to each other.

- 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 planned almost 39-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:

- Managing flood 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 and limiting neighborhood lighting.

- 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.

- Fostering organic forms through incorporation of irregular and inconsistent street alignments and corresponding housing rooflines.

- 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 for dust proof access and vehicular parking.

Maintains consistency with the ***Healthy, 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 environmentally 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 and Florence Unified School Districts 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 current Land Use and Economic Development graphic. These formal requests for zoning entitlements correspond directly to the major Comprehensive Plan Amendment (PZ-PA-004-15) request to change the land use classification of the property to Low Density Residential (0-2 du/ac), which was approved by the County Board of Supervisors on October 28, 2015.

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 39-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 the project's Phillips Road frontage. Furthermore, a 2-acre parcel at the northwest corner of the project is reserved 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 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.

- Ensuring continued protection of cultural resources that may be discovered during the development phase of the project. Should any additional artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and further investigation is performed.

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.

14. Recreational Amenities

Unique landforms and environmentally sensitive character of this area shapes the open space framework and identity for this new community. Circle G at the San Tans pays homage to existing organic forms inherent with this property to serve as the project's focal points while providing sufficient opportunities for semi-public gathering places, active and passive recreational opportunities, neighborhood and regional connectivity, and storm water retention. Integration of the native desert environment is primarily achieved through preservation of slopes greater than 15-percent and preservation of the natural wash corridors, which accommodate drainage needs, sustain habitat for native flora and fauna, maintain wildlife corridors, and ultimately enhance recreational opportunities for the project.

Fostering these principles, Circle G at the San Tans is carefully designed around an extensive system of parks, trails, and open space providing a wide variety of recreational opportunities among the residents. Improvement of these spaces are to include limited turf areas for recreational purposes; active and passive recreational amenities to cultivate development of healthy communities and to encourage genuine interaction between the residents; multiple trail corridors to link the neighborhood thus creating a greater sense of connectedness; maintenance of existing and establishment of new view corridors; creation of buffers between neighborhoods; and, to address hydrological needs. Additionally, incorporation of place-making design principles into the open space framework inspires and fosters residents to be part of their community and to connect with others while enjoying the unique lifestyle the project offers.

Distinctive features of the property concerning the wash areas and sloping topography present many opportunities to enhance the project open space amenities while serving both active and passive recreational opportunities. Conceptual design for Circle G at the San Tans includes approximately 122.6-acres (+/- 39%) total open space which consist of conservation open space, recreation open space and other developed passive open space areas. The conservation open space areas comprise of approximately 14.9-acres, or 4.7% of the total site area and includes all hillside areas with a slope in excess of 15% and primary wash corridors. Recreational or active open space areas include 23.6-acres, or 7.5% of the total site area and accommodates four different trail corridor types, a community center, interpretative areas and active open play areas. Other developed passive open space areas supplement the overall recreational experience by including an additional 84.1-acres, or 26.6% of the total project area that is exclusive of the conservation and recreation open space areas. These passive open space areas are interwoven throughout the site and accommodate all common open space areas greater than 100-feet in width and depth.

A variety of recreational amenities will cater to adults and children alike and are intended to promote organized activities as well as encourage free play, which can be defined as the following: "Spontaneous, creative activity; experiences that are created based on what is provided in one's immediate environment. It is critical to the developmental and sensory needs of children and promotes imaginative thinking as a creative way of learning about the world."

The entire community includes 6 separate neighborhood park areas with an extensive trails system providing easy accessibility and supporting connectivity throughout the community. Amenities provided in the parks allow for both structured and interpretive activity and is intended to enhance the overall character. The more traditional, manufactured amenities have an assumed use thus inherent with limitations therefore traditional play equipment will be avoided. Not only will this promote more innovative play, it will also blend more seamlessly in to the natural environment furthering the goal of preserving a natural and organic feel. Because these parks are primarily programmed to promote free play, they include amenities that are more abstract. Each park provides a backdrop for different experiences, and caters to those desiring sociability as well as those searching for a secluded, quite space in which to immerse themselves in their own reverie.

Highly visible active play areas within the parks are large enough for children to toss a baseball around and for a parent to practice kick ball with their toddler. Boulders, tunnels, bridges and useable turf areas essentially provide endless sources of activities, limited only to the users' imaginative process. The reality is that the proposed amenities actually have the potential to provide a greater recreational experience than a traditional tot lot type of structure.

Park areas also provide ramadas for group gatherings while the centrally located community center has been programmed for all age groups and various activities including an event area that can host an outdoor movie night experience, large and small birthday parties, Homeowners' Association events, or possibly a farmer's market. During the hot summer days, residents will also be able to cool off in the aquatics area. An outdoor fireplace and lookout area provides additional opportunities for community gathering and intimate exchange.

Overall, the open spaces are designed to deepen the more classic, rural feel of the community. Natural materials weave their way throughout expressing a more simplified character while making a more profound statement. Native trees are used to provide shaded walkways, adding depths of color while maintaining organic patterns. Trail corridors are easily accessible for pedestrian access, while the trail system provides clear, discernible routes throughout the neighborhood. Circulation was focused to promote walkability while maintaining natural landforms.

Open space design and recreation programming will be finalized and submitted for County approval as part of the Tentative Plat process. As detailed in the corresponding Open Space and Recreation Plan (OSRP) for the project, proposed open space is in conformance with the Pinal County Open Space and Recreation Area Guideline Manual, dated January 18, 2012.

15. Fences, Walls and Screening

Community walls and fences are designed to blend into the desert environment by addressing color, materials and alignment of the structures. Design of primary theme walls include a combination of durable slump block and cast-in-place column cap materials, along with a sand blasted finish for sections of the upper wall face. Partial view wall design and materials include a combination of solid slump block topped with +/- 4-foot of tubular steel picket post. All community walls will be integrated with a chocolate brown color, or similar.

Primary theme, partial view and any on-lot privacy walls are to be approximately 6-feet in height. In the case of adjacent lots with varying grades, a common wall located on the side or rear property line may be up to a height of 8-feet from the lowest finished grade adjacent to the fence to accommodate any necessary retaining walls while also maintaining an approximate height of 6-feet on the inside of the high lot.

Any on lot privacy walls should be erected prior to the owner of any lot taking possession of a residence and lot.

Existing perimeter fencing is anticipated to remain on the project site; however, design and material upgrades to this fencing may occur at a future date as a result of continuing stakeholder involvement with the project design. Any perimeter fence upgrades will continue to maintain the key goals of the project by: maintaining a low profile appearance; excluding solid view obstructing materials; visually blending into the environment; and, by accommodating significant wildlife corridors.

Locations of all walls and fences take into consideration protection of the native flora and fauna, including existing wash corridor locations. A wall plan is included as part of the corresponding OSRP, detailing locations and design of each wall type throughout the project.

16. Maintenance of Streets and Common Areas

Onsite and adjacent public roadways will be maintained by Pinal County whereas the common areas and onsite private improvements will be dedicated to a Homeowners Association, or similar, concerning ownership and maintenance in perpetuity.

17. Number of Dwelling Units

There are a total of 461 dwelling units proposed for this project, providing for an approximate density of 1.44 du/ac.

According to information contained within the County's project files for the San Tan Heights PAD, there is an estimated 5,336 single family homes/lots planned within the PAD that provides for an overall density of approximately 2.70 du/ac.

On March 15, 2000, the Pinal County Board of Supervisors approved the approximate 2,184-acre San Tan Heights PAD (PZ-PD-037-99) for an estimated 5,266 single-family homes at an overall density of approximately 2.5 dwelling units per acre (du/ac). Master plan approval also included approximately 35-acres of commercial land uses, two - 20-acre school sites, and over 300-acres of open space. In 2003, a major PAD amendment was approved by the County (PZ-PD-037-03), which increased the maximum overall density to 3.5 du/ac while also requiring a minimum of 15-percent open space. A second PAD amendment and corresponding zone change was approved by the County in December 2013 (PZ-PD-010-13), which amendment further increased the number of lots permitted within the San Tan Heights PAD to 5,336. A third PAD amendment allows for phased development of an HOA community center and ancillary uses on Parcel C-13. That amendment for Parcel C-13 reduced the maximum number of lots within San Tan Heights to a total of 5,328.

This requested PAD amendment to remove the approximate 320-acres from the San Tan Heights PAD will have the effect of further reducing the total lot count within San Tan Heights to 5,089 as the subject Parcel 1 (Phase V) was initially approved as part of the PAD for a total of 239-lots.

18. Maximum Residential Density of each Planning Unit

Circle G at the San Tans is anticipated to be developed in 3 phases, with each phase providing for a number of development parcels and variety of lot sizes.

The following table identifies the proposed maximum density for each planning unit of the total project area:

TABLE 18.101: MAXIMUM RESIDENTIAL DENSITY OF EACH PLANNING UNIT – CIRCLE G AT THE SAN TANS

PLANNING UNIT	MAXIMUM DENSITY (DU/AC)
Phase 1 (Parcels 1 – 3):	1.83
Phase 2 (Parcels 4 – 10):	0.89
Phase 3 (Parcels 11 – 16):	1.90

19. TOTAL NUMBER OF PARKING SPACES FOR RECREATIONAL FACILITIES

Open space amenities are currently being programmed to be located for easy pedestrian access for all phases of the project. On street parking is currently being considered for the smaller active recreational areas. Parcel 4 is currently planned for recreational open space, which may include an aquatics center. Sufficient off-street parking spaces will be designed for Parcel 4 to meet or exceed parking provisions contained within the PCDSC.

20. TYPE OF LANDSCAPING

Responsible design focuses on understanding the regional climatic and resource conditions. As part of the site development, an important goal is to create a sustainable and environmentally sensitive landscape design while also preserving the unique and natural features of the property. With implementation of this goal, this new PAD will reduce the amount of impact on valuable resources by utilizing existing mature cacti and trees to remain in place, or for salvage and re-vegetation where feasible. New plant materials selected shall promote conservation of water and be classified as drought tolerant species.

Although it is intended that portions of the site will be de-vegetated and graded, a native plant inventory has been conducted, which identifies the vegetation that is to remain in place, or salvaged and relocated within the project. Re-vegetation may also be desired throughout the property, including individual lots, at the project entrance, along Phillips Road, along the primary wash areas, and within open space pockets throughout. It is envisioned that these areas will support micro-habitats for the existing variety of wildlife.

The overriding intent is to provide a naturalistic appearance native to the Sonoran Desert with a distinctive aesthetic that is unique to the Circle G at the San Tans PAD and sensitive to the surrounding community. Landscape material quantities and sizes are set forth in the corresponding OSRP, and will meet or exceed all provisions set forth in the PCDSC.

21. PRELIMINARY HYDROLOGIC DATA

21.1 EXISTING CONDITIONS:

The area surrounding the Project generally slopes to the northeast at approximately 2%. A series of small mountains, all of which are located within the San Tan Mountain Regional Park, encircle the south and west sides of the project. Portions of the project located nearest to these mountains exhibit greater lateral and longitudinal topographic relief, while the more distant areas (north and east side of the Project) have more subtle slopes. A series of natural washes, with watersheds originating in the aforementioned mountains, drain toward the site's upstream edges. These washes typically enter the site as distinct channels. As the corridors continue northeasterly, the channels become less well defined. By the time the corridors have reached the downstream limits of the Project site, they have become a distributary system of shallow, relatively indistinct channels. Runoff from the Project site and the upstream drainage areas is all eventually tributary to the Sonoqui Wash. Sonoqui Wash is one of the primary watercourses that drains the surrounding portions of southeastern Maricopa County and northwestern Pinal County.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the site is provided on FIRM panel 04021C0450E dated December 4, 2007. According to this FIRM the Project resides entirely within a flood hazard Zone X. FEMA defines this flood hazard zone as follows:

> *Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.*

21.2 SECTION 404:

Although no special flood hazard zones have been recognized within the Project, a number of the onsite washes corridors were delineated as Jurisdictional Waters of the United States during a Section 404 study of the property conducted by SWCA, Inc. Environmental Consultants in 2002. Recent experience with the local branch of the United States Army Corps of Engineers (USACE), the regulatory body responsible for administering Section 404 policy, indicates that there have not been any revisions to the USACE's policy significant enough to warrant a re-delineation of the site's Jurisdictional Waters. Based on this, HILGARTWILSON has proceeded with land planning efforts with the assumption that the 2002 Jurisdictional Wash limits will remain effective. The land plan concepts prepared for the Project to date seek to limit impacts to the Jurisdictional Waters. An Individual Permit that was previously filed for the Project (File No. 2001-00192-SDM) and recently renewed in August 2012, accounted for slightly over 2 acres of total disturbance. The current intention for the Project is to work within the amount of approved disturbance area outlined in the Permit. However, the location of the disturbances will be different from what is shown in the originally approved Individual 404 Permit. We have made initial contact with USACE to discuss a revision to the approved Permit to relocate the disturbances. We have received positive feedback from USACE indicating they would support our future application to modify the location of the disturbances.

21.3 PROPOSED STORMWATER MANAGEMENT:

HILGARTWILSON has completed an existing conditions hydrologic evaluation of the watershed affecting the Project. 100-year design flow rates have been determined at the upstream and downstream limits of the site. Based on these discharges and the topographic mapping that is available for the property, HILGARTWILSON also completed a preliminary hydraulic analysis of the site to determine approximate floodplain and erosion hazard setback limits. These limits in turn have been used to identify key drainage corridors and approximate development boundaries in support of preliminary site planning efforts. These key open space corridors, which generally coincide with the alignment of the Jurisdictional Waters, are necessary to continue to convey offsite flows through the Project. The precise alignment and width of the corridors is considered to be flexible at this point in the design process. This geometry will be refined and adapted as the site plan solidifies.

In general, most new developments within Pinal County are required to retain the respective runoff generated during a 100-year, 2-hour storm event for the entire project area. To limit impacts to the natural terrain at the site and the significant amount of open space, which will likely be preserved as Jurisdictional Waters and through flow drainage corridors, an alternate stormwater retention design criteria was approved by the County Engineering Department through the technical waiver process. The waiver describes how the Project will provide retention only for the developed areas and will leave the natural open space areas to continue draining toward their natural paths. Later in the development process, an additional waiver may be pursued to allow the use of a reduced volumetric requirement for stormwater retention in lieu of the standard 100-year, 2-hour storm design methodology. Regardless of the volumetric standard that is ultimately selected, the stormwater management facilities will cumulatively be designed to limit post-development drainage flows leaving the property to be at or below the pre-development flows as determined by the onsite and offsite hydrologic evaluation. Applicable stormwater quality requirements will also continue to be observed.

22. PUBLIC PARTICIPATION

Due to the sensitive nature of this site, the Development Team has performed extensive neighborhood outreach that has included greater than a dozen meetings over the last two plus years. This environmentally sensitive area has a long list of patrons that are very interested in any development activity proposed. The list of people extends beyond a traditional 1,200-foot radius and include residents from miles away. Furthermore, the development team has proactively engaged formal and informal park support groups due to the site's adjacency to the San Tan Regional Park. The result has been a widely collective public participation effort that we believe has improved and enriched the overall project.

Irrespective of the above, one official neighborhood meeting was conducted concerning the proposed PAD amendment, new PAD and corresponding Rezone. Per the County's Citizen Review provisions, all property owners of record within the San Tan Heights PAD, and those within 1,200-feet of the project area, were notified of the meeting.

A Citizen Participation Plan, including meeting summaries, property owner list, notification exhibits, sign-in sheets and meeting notification will be provided to the County prior to scheduling of the requests for public hearing.

23. TABLES

23.1 LAND USE:

The following table is a comparison of the existing land use data identified in the initial San Tan Heights PAD, as amended, to the land use data resulting from the proposed PAD amendment to remove Circle G at the San Tans from the PAD.

TABLE 23.101: LAND USE DATA COMPARISON – CIRCLE G AT THE SAN TANS

CATEGORY	*EXISTING PAD (OVERALL)*	*PROPOSED PAD AMENDMENT (RESULTING LAND USES)*	*NET CHANGE*
Area - Total (acres):	2,184.3	1,863.6	Decrease land area by 320.7-acres.
Land Use (acres):			
Commercial	204.26	204.26	--
Schools	44.3	44.3	--
Roads – Adjacent	39.7	39.7	--
Open Space - Parks	51.6	51.6	--
Open Space – Linear	224.2	224.2	--
Open Space – Hillside	36.7	29.1	Decrease land area by 7.6-acres.
Wastewater Treatment Plant	4.1	4.1	--
HOA Facility & Recreational Amenities	8.3	8.3	--
Residential (single family)[2]	1,571.1	1,258	Decrease land area by 313.1-acres.
Open Space (percentage)[3]	16.9	16.1	Decrease by 0.8%
Lots (Residential):	5,328	5,089	Decrease number of lots – 239.
Density (du/gross acre)[4]:	2.70	3.07	Increase density by 0.37 du/ac.

(1) All land areas are approximate. Land area information obtained from previous PAD approvals on file with Pinal County, including amendments.
(2) Includes 17.6 acre Parcel C-13.
(3) 15-percent required per previously approved PAD amendment (PZ-PD-010-13). Open space calculations do not include land area for commercial, schools or arterial roadways.
(4) 3.5 du/ac allowed per previously approved density (PZ-PD-010-13).

The following table identifies general quantitative data for the project area:

TABLE 23.102: QUANTITATIVE DEVELOPMENT TABLE – CIRCLE G AT THE SAN TANS

DESCRIPTION		ACREAGE (AC.)	PERCENTAGE OF GROSS AREA
Total Area (gross):		320.7	100%
Total Area of all Intended Uses (net of 80-foot Phillips Road right-of-way):		315.9	98.5%
Total Areas of Open Space:		122.6	38.8%
Total Areas of Recreation Open Space:		23.6	7.5%
Total Areas of Conservation Open Space:		14.9	4.7%
Total Other Developed Open Space:		84.1	26.6%
DESCRIPTION	**YIELD (LOTS)**	**ACREAGE (AC.)**	**PERCENTAGE OF GROSS AREA**
MD (Parcel: 11)	31	6.8	2%
R-7 (Parcels: 1, 2, 3, 5, 14, 15)	255	141.4	44%
R-9 (Parcels: 9, 12, 13)	93	67.2	21%
R-12 (Parcels: 6, 7, 8)	82	105.3	33%
Total	461	320.7	100%
Overall Density (gross):	1.44 DU/AC (461 lots / 320.7 ac.)		

(1) Up to 10-percent of the total dwelling units within a given parcel or base zoning district may be transferred throughout the PAD (into or out of a parcel) so long as the maximum lot count for the entire PAD is not exceeded.

(2) Individual parcels may contain less than the PCDSC required 18% open space area insofar as open space location and area is in general conformance with the PAD and OSRP for the property.

23.2 AMENDED DEVELOPMENT STANDARDS TABLE:

Inclusion of Development Standards within the Circle G at the San Tans PAD protects not only the adjacent property owners, but also the future property owners within the boundaries of the PAD. These standards permit greater flexibility in the development of a higher quality living environment, while preserving the flora and fauna of the site, as well as the public health, safety and welfare of the Pinal County citizens. The standards contained herein pertain to lot areas, setbacks, height, lot coverage and parking. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

The following table is a comparison of the lot development standards proposed to those identified as minimum requirements in PCDSC. Deviations from the PCDSC standards are indicated in **bold** typeface.

TABLE 23.201: LOT DEVELOPMENT STANDARDS | SETBACKS, BUILDING HEIGHT, LOT COVERAGE – CIRCLE G AT THE SAN TANS

STANDARD	*CASITAS SF-D (MD) (PROPOSED)*	*CASITAS SF-D (MD) (PCDSC)*	*CASITAS SF-A (MD) (PROPOSED)*	*CASITAS SF-A (MD) (PCDSC)*	*55'x120' (R-7) (PROPOSED)*	*55'x120' (R-7) (PCDSC)*	*65'x130' (R-7) (PROPOSED)*	*65'x130' (R-7) (PCDSC)*	*80'x140' (R-9) (PROPOSED)*	*80'x140' (R-9) (PCDSC)*	*VLDR[1,2] (R-12) (PROPOSED)*	*VLDR (R-12) (PCDSC)*
Minimum Lot Area (sq. ft.):	7,000	7,000	**3,000**	3,500	**6,600**	7,000	**6,600**	7,000	9,000	9,000	12,000	12,000
Minimum Lot Width (ft.):	50	50	25	25	50	50	50	50	50	50	50	50
Maximum Height (ft.)	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Building Setbacks (ft.)												
Front (Front Facing Garage):	20	20	20	20	20	20	20	20	20	20	**20**	25
Front (Side Entry Garage/Porch/Livable Area):	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified
Side:	**5 / 10**	10	**0**	0/10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10
Minimum Distance between Main Buildings:	**--**	--	20	20	**--**	--	**--**	--	**--**	--	**--**	--
Rear (Dwelling Unit):	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25
Rear (Covered Patio):	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified
Buildable Area (Maximum Lot Coverage (%)):	None	None	None	None	None	None	None	None	None	None	None	None
Parking:	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU

1. Building setbacks restrict the location of structures within the lot, while the disturbance envelope restricts all lot disturbances. Disturbance envelope provisions are set forth in the property's CCRs and are administered by the Circle G at the San Tans architectural committee, or designee.
2. Disturbance envelopes, specified within the property's CCRs, may override individual lot building setbacks if the disturbance envelope is more restrictive.

23.3A AMENDED USE TABLE – PERMITTED USES:

The following table identifies uses permitted within Circle G at the San Tans:

TABLE 23.301A: AMENDED USE TABLE | PERMITTED USES | CIRCLE G AT THE SAN TANS

PROPOSED ZONING	PERMITTED USES
MD, R-7, R-9, R-12; PAD	One dwelling, conventional construction.
	Single-family attached (townhouse) (MD only).
	Duplex or triplex dwelling (MD only)
	Multiple dwelling for not more than four families (MD only).
	Child care (no more than five children for whom compensation is received)
	Church, subject to the requirements set forth in PCDSC 2.150.220.
	Government structures, fire district stations, sheriff's facilities and their accessory uses.
	Group home, subject to the requirements set forth in PCDSC 2.150.200.
	Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240.
	Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
	Parks.
	Recreational facilities, including Aquatics facilities.
	Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.

23.3B AMENDED USE TABLE – SPECIAL USES:

The following table identifies uses and their accessory buildings that may be permitted within Circle G at the San Tans, subject to obtaining approval of a Special Use Permit as forth in the PCDSC:

TABLE 23.301B: AMENDED USE TABLE | PERMITTED SPECIAL USES | CIRCLE G AT THE SAN TANS

PROPOSED ZONING	PERMITTED SPECIAL USES
MD, R-7, R-9, R-12; PAD	Private and commercial stables; arenas and corrals (Parcel 16 only).

23.3C AMENDED USE TABLE – PROHIBITED USES:

The following table identifies uses prohibited within Circle G at the San Tans:

TABLE 23.301C: AMENDED USE TABLE | PROHIBITED USES | CIRCLE G AT THE SAN TANS

PROPOSED ZONING	PROHIBITED USES
MD, R-7, R-9, R-12; PAD	Private schools. Public schools. Golf course. Wireless communication facilities. [Ord. 011812-ZO-PZ-C-007-10 § 35].

23.4 UTILITIES | SERVICES:

Anticipated utility and services providers are listed below in Table 23.401: Utilities and Services – Circle G at the San Tans:

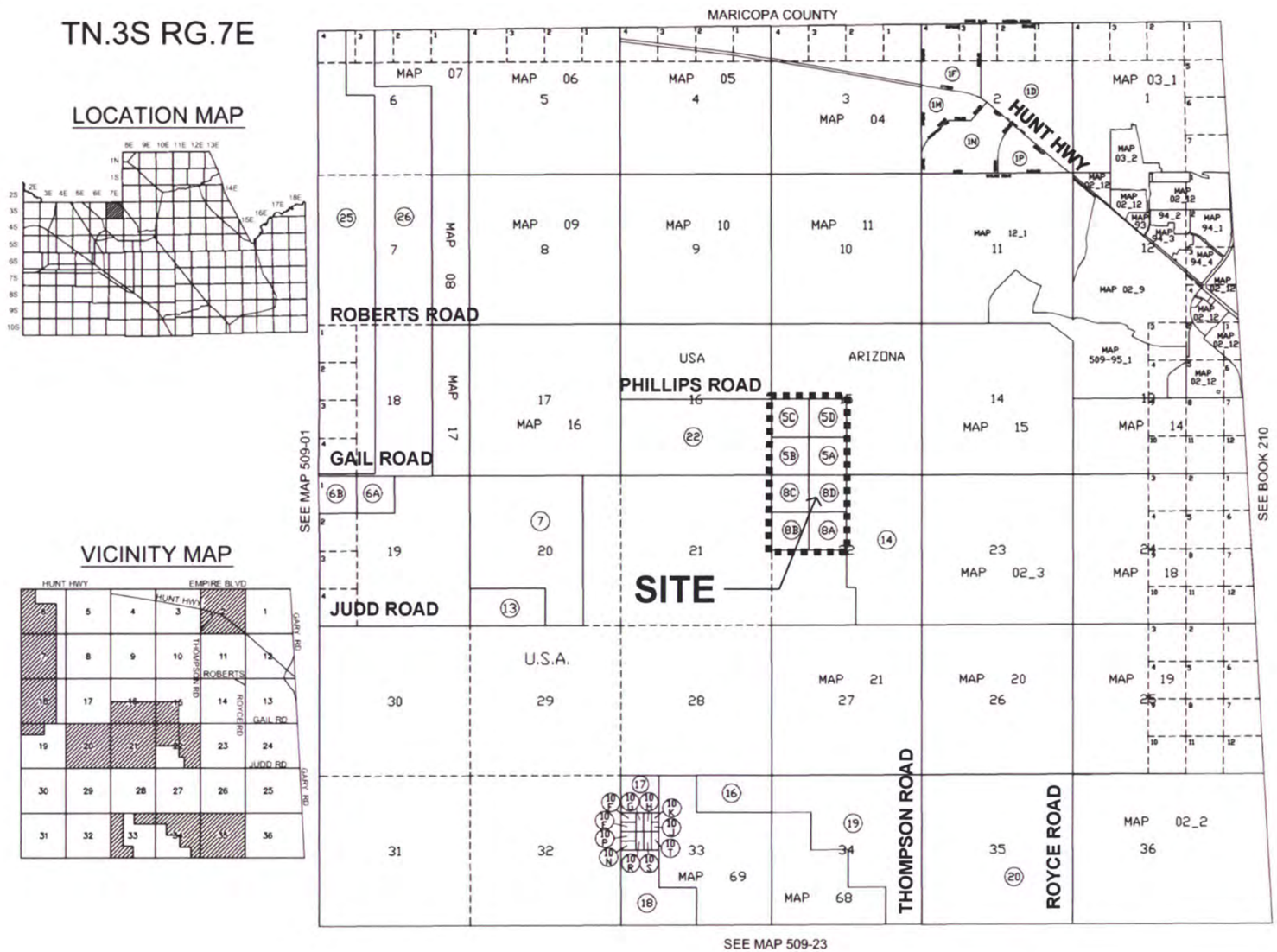
TABLE 23.401: UTILITIES AND SERVICES – CIRCLE G AT THE SAN TANS

UTILITY / SERVICE	PROVIDER
Water:	Johnson Utilities
Sewer:	Johnson Utilities
Electricity:	Salt River Project
Gas:	City of Mesa
Telecommunications:	Cox Communications, Century Link, Mediacom, Cable America
Fire:	Rural Metro
Police:	Pinal County Sheriff's Office
Solid Waste:	HOA by Contract with 3rd Party

23.5 DEVELOPMENT PHASING SCHEDULE:

TABLE 23.501: DEVELOPMENT PHASING SCHEDULE – CIRCLE G AT THE SAN TANS

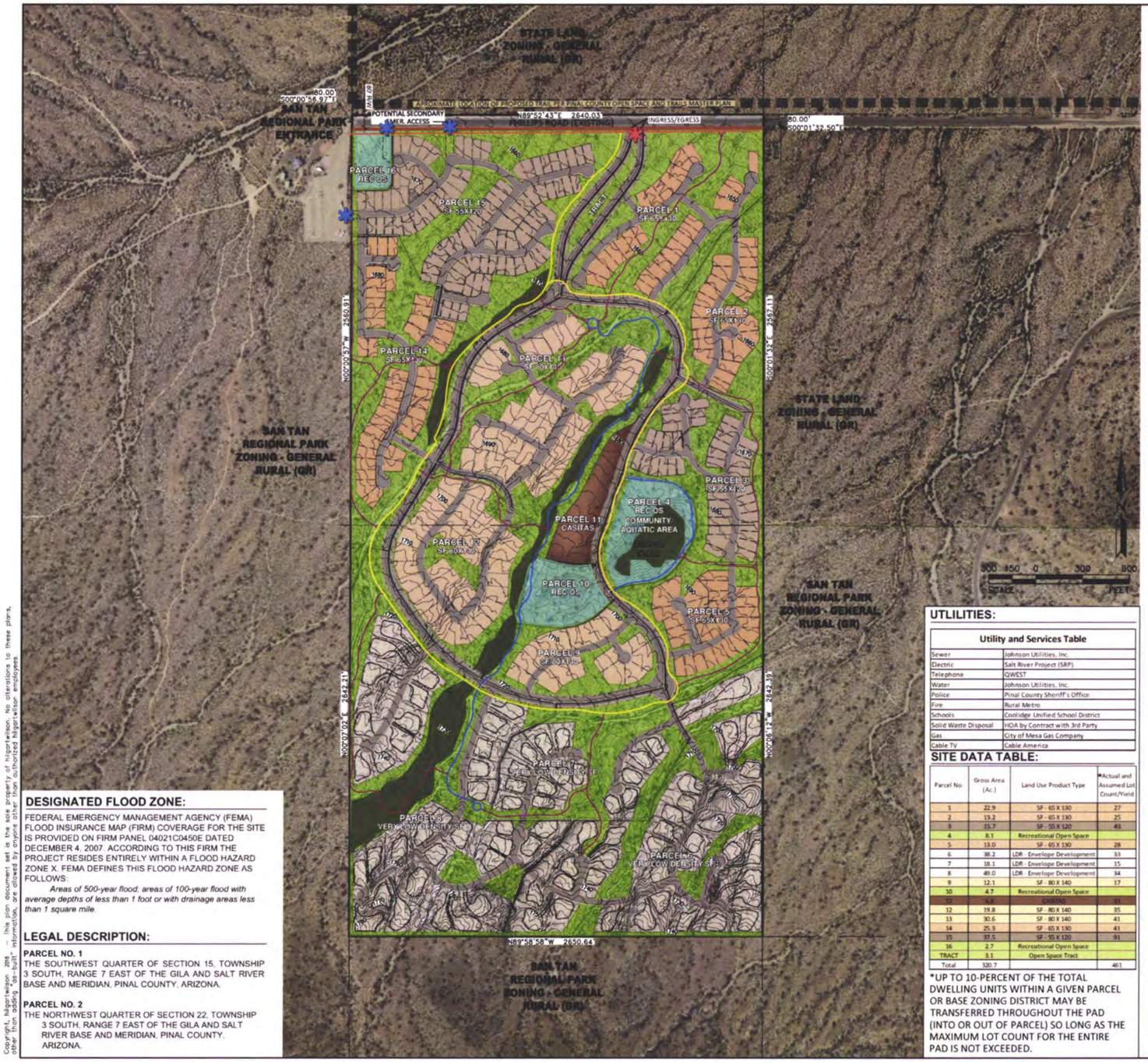
PHASE	ACRES	ANTICIPATED CONSTRUCTION DATES*
1	+/- 52.0	2018 – 2023
Future Phases	+/- 268.7	2023 +
* Anticipated construction dates are estimates only and are subject to market conditions, infrastructure needs and open/recreation space development.		


TN.3S RG.7E
LOCATION MAP
VICINITY MAP
MARICOPA COUNTY
HUNT HWY
ROBERTS ROAD
GAIL ROAD
PHILLIPS ROAD
JUDD ROAD
THOMPSON ROAD
ROYCE ROAD
SITE
USA
ARIZONA
U.S.A.
SEE MAP 509-01
SEE BOOK 210
SEE MAP 509-23
509-02_1
BONANZA HIGHLANDS AMD
BK 2 (SUR) - PG 192
AREA CODE
4401
SPECIAL DISTRICTS
12666
16604
THIS MAP IS FOR TAX PURPOSES ONLY
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE
SURVEYS & SUBDIVISION PLATS ARE ON FILE
AT THE PINAL COUNTY RECORDERS OFFICE
NORTH
SCALE: 1" = 3300'
01-24-2006
PINAL COUNTY
ASSESSORS MAP
CIRCLE G AT THE SAN TANS
PINAL COUNTY ASSESSOR PARCEL MAP
PINAL COUNTY, ARIZONA
MAY 31, 2015

AUGUST 18, 2015

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

EXHIBIT E-1: CIRCLE G AT THE SAN TANS | PAD DEVELOPMENT PLAN



DESIGNATED FLOOD ZONE:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE MAP (FIRM) COVERAGE FOR THE SITE IS PROVIDED ON FIRM PANEL 04021C0450E DATED DECEMBER 4, 2007. ACCORDING TO THIS FIRM THE PROJECT RESIDES ENTIRELY WITHIN A FLOOD HAZARD ZONE X. FEMA DEFINES THIS FLOOD HAZARD ZONE AS FOLLOWS:

Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

LEGAL DESCRIPTION:

PARCEL NO. 1
THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 2
THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

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UTLILITIES:

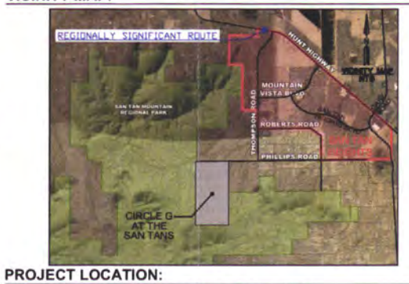
Utility and Services Table	
Sewer	Johnson Utilities, Inc.
Electric	Salt River Project (SRP)
Telephone	QWEST
Water	Johnson Utilities, Inc.
Police	Pinal County Sheriff's Office
Fire	Rural Metro
Schools	Coolidge Unified School District
Solid Waste Disposal	HOA by Contract with 3rd Party
Gas	City of Mesa Gas Company
Cable TV	Cable America

SITE DATA TABLE:

Parcel No.	Gross Area (Ac.)	Land Use Product Type	*Actual and Assumed Lot Count/Yield
1	22.9	SF - 65 X 130	27
2	13.2	SF - 65 X 130	25
3	15.7	SF - 55 X 120	43
4	8.1	Recreational Open Space	
5	13.0	SF - 65 X 130	28
6	38.2	LDR - Envelope Development	33
7	18.1	LDR - Envelope Development	15
8	49.0	LDR - Envelope Development	34
9	12.1	SF - 80 X 140	17
10	4.7	Recreational Open Space	
11	9.4	Casitas	31
12	19.8	SF - 80 X 140	35
13	30.6	SF - 80 X 140	41
14	25.3	SF - 65 X 130	41
15	37.5	SF - 55 X 120	91
16	2.7	Recreational Open Space	
TRACT	3.1	Open Space Tract	
Total	320.7		461

*UP TO 10-PERCENT OF THE TOTAL DWELLING UNITS WITHIN A GIVEN PARCEL OR BASE ZONING DISTRICT MAY BE TRANSFERRED THROUGHOUT THE PAD (INTO OR OUT OF PARCEL) SO LONG AS THE MAXIMUM LOT COUNT FOR THE ENTIRE PAD IS NOT EXCEEDED.

VICINITY MAP:



PROJECT LOCATION:

½ MILE WEST OF PHILLIPS RD AND THOMPSON RD
SAN TAN VALLEY, AZ

REQUEST:

ZONE CHANGE FROM CR-1A PAD TO MD, R-7, R-9, R-12 PAD

ENGINEER:
HILGARTWILSON
2141 E HIGHLAND AVE., SUITE 250
PHOENIX, AZ 85016
PH: (602) 730-3818
FAX: (602) 368-2436
CONTACT: TONI BONAR, AICP

LANDOWNER / DEVELOPER:
CIRCLE G
2152 S. VINEYARD, SUITE 105
MESA, AZ 85210
PH: (480) 632-7272
FAX: (480) 632-7550
CONTACT: JASON BARNEY

PLANNER / APPLICANT:
IPLAN CONSULTING
PH: (480) 227-9850
FAX: (480) 807-8335
CONTACT: GREG DAVIS

LEGEND:

- PAD BOUNDARY
- PARCEL BOUNDARY
- SF-LOW DENSITY
- SF-80X140
- SF-65X130
- SF-55X120
- VILLAS
- CONSERVATION OPEN SPACE
- RECREATION OPEN SPACE (INCLUDES TRAIL CORRIDORS)
- OTHER DEVELOPED OPEN SPACE
- JD WASHES
- MULTI-USE TRAIL
- PEDESTRIAN TRAIL
- PEDESTRIAN DESERT TRAIL
- REGIONAL EQUESTRIAN TRAIL
- PRIMARY INGRESS/EGRESS
- POTENTIAL SECONDARY EMERGENCY ACCESS ALTERNATIVE

SITE SUMMARY TABLE:

GROSS ACREAGE: 320.73± ACRES
NET ACREAGE: 315.89± ACRES
EXISTING ZONING: CR-1A PAD
EXISTING LAND USE: VERY LOW DENSITY RESIDENTIAL
PROPOSED ZONING: MD, R-7, R-9, R-12 PAD
PROPOSED LAND USE: SINGLE FAMILY ATTACHED RESIDENTIAL, SINGLE FAMILY DETACHED RESIDENTIAL AND RECREATIONAL OPEN SPACE

LAND USE TABLE:

TOTAL GROSS ACREAGE: 320.7 ACRES
TOTAL RECREATION OPEN SPACE: 23.6 ACRES
TOTAL CONSERVATION OPEN SPACE: 14.9 ACRES
TOTAL OTHER DEVELOPED OPEN SPACE: 84.1 ACRES
TOTAL OPEN SPACE: 122.6 ACRES
TOTAL DWELLING UNITS PERMITTED UNDER BASE ZONING DISTRICT: 461
OVERALL DENSITY: 1.4 DU/AC

NOTE:

-RECREATIONAL FACILITIES, OPEN AREAS, REFUSE DISPOSAL WILL BE OWNED, CONTROLLED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR A 3RD PARTY BY CONTRACT. PRIVATE STREETS, IF ANY, WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND PUBLIC STREETS BY PINAL COUNTY. PRIVATE UTILITY SYSTEMS ARE NOT ANTICIPATED.

-DEVELOPMENT PARCELS, CIRCULATION PATTERNS AND TRAILS DEPICTED BY THIS PLAN ARE A BEST ESTIMATE OF THE CONFIGURATION OF THIS COMMUNITY, BUT AMENDMENTS TO AND DEVIATIONS FROM THIS PLAN MAY OCCUR THROUGH THE DESIGN, ENTITLEMENT AND DEVELOPMENT PROCESS.

REV.:

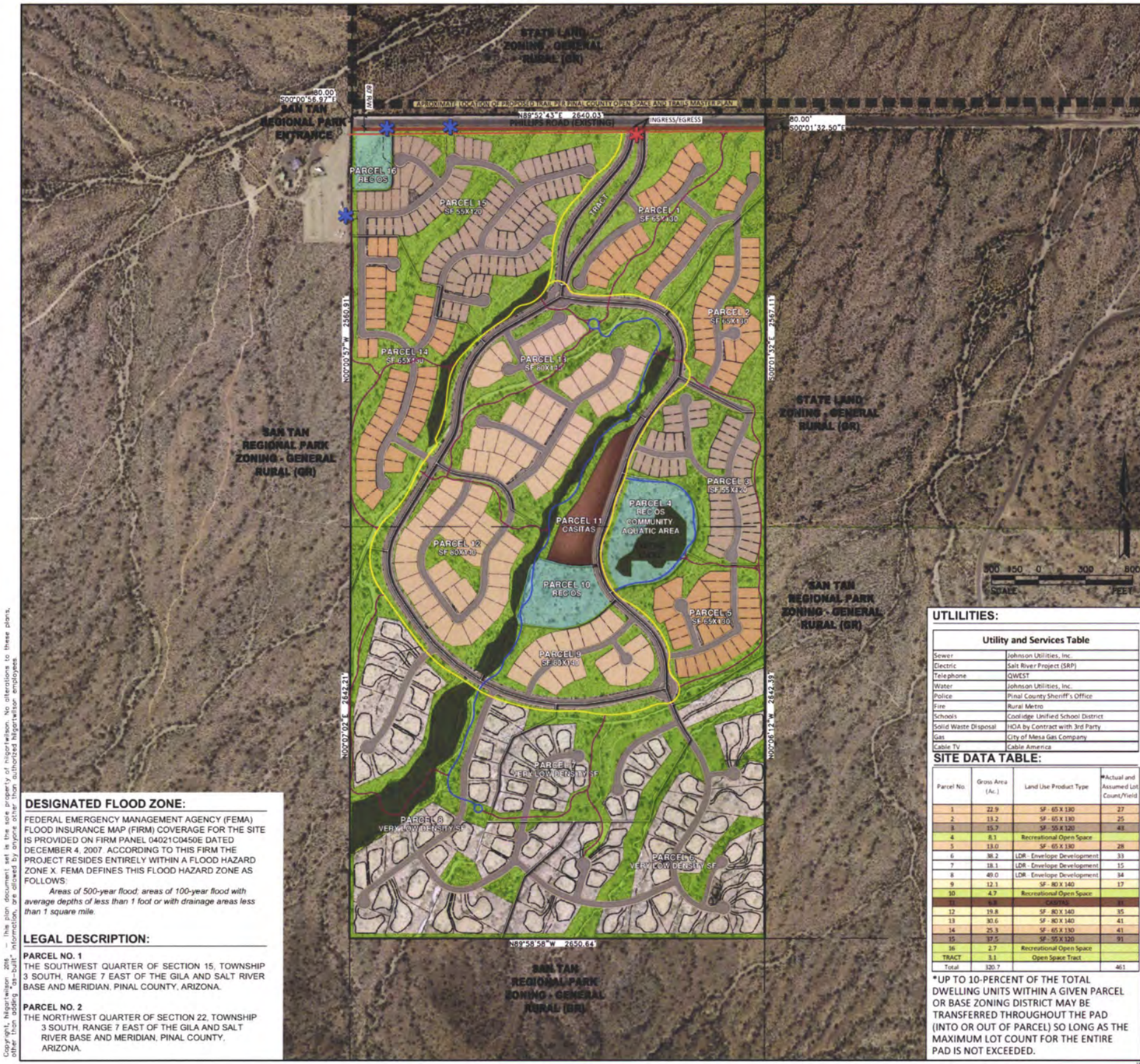
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS
SITE PLAN

HILGARTWILSON
PROJ NO.: 1264.0101
DATE: JAN 2016
SCALE: 1"=300' (24X36)
DRAWN: DD
DESIGNED: HW
APPROVED: DP/TB
DWG. NO. 1
SHT. 1 OF 10

U:\1200\1264\.0101 – Circle G Property Development\PLANNING\ENTITLEMENT\PAD\2nd SUBMITTAL\EXHIBITS\1264.01 2ND PAD SHT 1 SITE PLAN.dwg 2/4/2016 9:58 AM

EXHIBIT E-2: CIRCLE G AT THE SAN TANS | PAD DEVELOPMENT PLAN (WITHOUT TOPOGRAPHICAL DATA)



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VICINITY MAP:

PROJECT LOCATION:

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SAN TAN VALLEY, AZ

REQUEST:

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ENGINEER:

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- PRIMARY INGRESS/EGRESS
- POTENTIAL SECONDARY EMERGENCY ACCESS ALTERNATIVE

SITE SUMMARY TABLE:

GROSS ACREAGE: 320.73± ACRES
NET ACREAGE: 315.89± ACRES
EXISTING ZONING: CR-1A PAD
EXISTING LAND USE: VERY LOW DENSITY RESIDENTIAL
PROPOSED ZONING: MD, R-7, R-9, R-12 PAD
PROPOSED LAND USE: SINGLE FAMILY ATTACHED RESIDENTIAL, SINGLE FAMILY DETACHED RESIDENTIAL AND RECREATIONAL OPEN SPACE

LAND USE TABLE:

TOTAL GROSS ACREAGE: 320.7 ACRES
TOTAL RECREATION OPEN SPACE: 23.6 ACRES
TOTAL CONSERVATION OPEN SPACE: 14.9 ACRES
TOTAL OTHER DEVELOPED OPEN SPACE: 84.1 ACRES
TOTAL OPEN SPACE: 122.6 ACRES
TOTAL DWELLING UNITS PERMITTED UNDER BASE ZONING DISTRICT: 461
OVERALL DENSITY: 1.4 DU/AC

NOTE:

-RECREATIONAL FACILITIES, OPEN AREAS, REFUSE DISPOSAL WILL BE OWNED, CONTROLLED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR A 3RD PARTY BY CONTRACT. PRIVATE STREETS, IF ANY, WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND PUBLIC STREETS BY PINAL COUNTY. PRIVATE UTILITY SYSTEMS ARE NOT ANTICIPATED.

-DEVELOPMENT PARCELS, CIRCULATION PATTERNS AND TRAILS DEPICTED BY THIS PLAN ARE A BEST ESTIMATE OF THE CONFIGURATION OF THIS COMMUNITY, BUT AMENDMENTS TO AND DEVIATIONS FROM THIS PLAN MAY OCCUR THROUGH THE DESIGN, ENTITLEMENT AND DEVELOPMENT PROCESS.

REV.:

HILGARTWILSON
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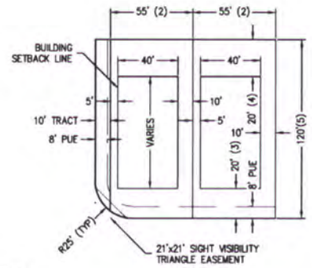
PHOENIX, AZ 85016 www.hilgartwilson.com

PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS
SITE PLAN—WITHOUT TOPO

HILGARTWILSON
PROJ NO.: 1264.0101
DATE: JAN 2016
SCALE: 1"=300' (24X36)
DRAWN: DD
DESIGNED: HW
APPROVED: DP /TB
DWG. NO. 2
SHT. 2 OF 10

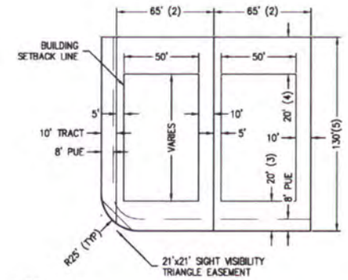
U:\1200\1264\0101 - Circle G Property Development\PLANNING\ENTITLEMENT\PAD\2nd SUBMITTAL\EXHIBITS\1264.01 2ND PAD SHT 2 SITE PLAN NO TOPO.dwg 2/4/2016 9:58 AM



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-7 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 55', MINIMUM LOT AREA IS 6,600 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

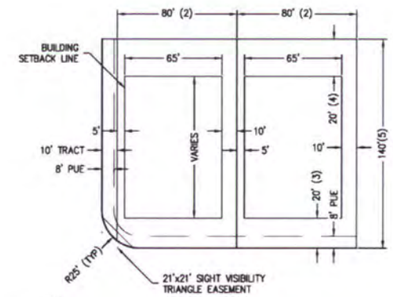
TYPICAL 55'x120' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-7 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 65', MINIMUM LOT AREA IS 6,600 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

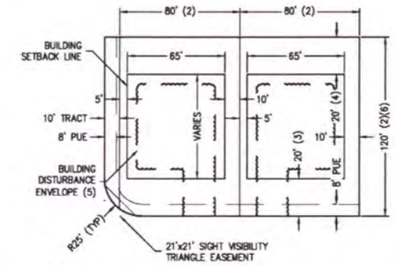
TYPICAL 65'x130' LOTS & BUILDING SETBACKS
N.T.S.



NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-9 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 80', MINIMUM LOT AREA IS 9,000 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

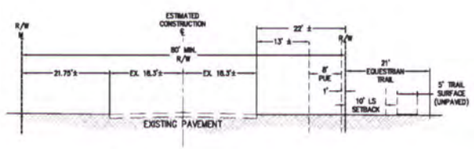
TYPICAL 80'x140' LOTS & BUILDING SETBACKS
N.T.S.



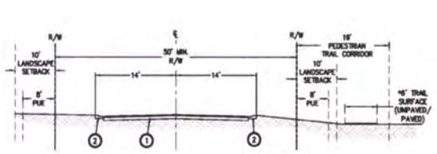
NOTES:

1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)
2. MINIMUM LOT WIDTH PER R-12 ZONING IS 50', MINIMUM LOT WIDTH PER PRODUCT TYPE IS 80'. MINIMUM LOT DEPTH PER PRODUCT TYPE IS 120'. LOT WIDTHS OR DEPTHS MUST BE ADJUSTED TO PROVIDE THE MINIMUM LOT SQUARE FOOTAGE. MINIMUM LOT AREA IS 12,000 SQ. FT.
3. FRONT BSL IS 20' TO FRONT FACING GARAGE. FRONT BSL IS 15' FOR SIDE ENTRY GARAGE/PORCH/LIVABLE AREA.
4. REAR BSL TO LIVABLE AREA IS 20'. REAR BSL TO COVERED PATIO IS 15'.
5. INDIVIDUAL BUILDING DISTURBANCE ENVELOPES WILL BE ESTABLISHED AT THE TIME OF DWELLING UNIT DESIGN FOR EACH LOT. REMAINDER OF LOT AREA TO BE PRESERVED AS PRIVATE ONLOT OPEN SPACE.
6. DIMENSION SHOWN IS TYPICAL ONLY. LOT DEPTHS MAY VARY.

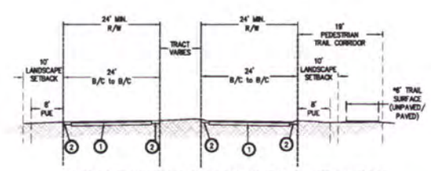
TYPICAL VERY LOW DENSITY RESIDENTIAL LOTS & BUILDING SETBACKS
N.T.S.



EXISTING PHILLIPS ROAD
LOOKING EAST (N.T.S.)



PROPOSED MINOR COLLECTOR
(N.T.S.)
*PEDESTRIAN TRAIL MAY MEANDER INTO R/W AT POINTS OF INTEREST, PEDESTRIAN FOCAL POINTS OR OTHER LOCATIONS TO OPTIMIZE TRAIL USAGE.

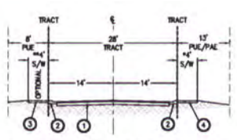


PROPOSED ENTRY COLLECTOR ROAD WITH MEDIAN
LOOKING SOUTH (N.T.S.)
*PEDESTRIAN TRAIL MAY MEANDER INTO R/W AT POINTS OF INTEREST, PEDESTRIAN FOCAL POINTS OR OTHER LOCATIONS TO OPTIMIZE TRAIL USAGE.

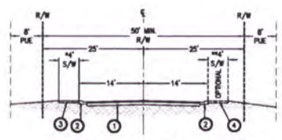
NOTES

1. A.C. PER MAG SPEC. AND COUNTY SUPPLEMENTS, OR APPROVED ALTERNATE MATERIAL.
2. A COMBINATION OF VERTICAL, ROLL OR RIBBON CURB MAY BE UTILIZED AS REQUIRED FOR DRAINAGE AND SAFETY CONDITIONS, AND AS DESIRED FOR AESTHETICS. CURB PER MAG STD. DTL. 220, EITHER TYPE "A", "B", "C" OR "D" PER PLAN. FOR ENTRY COLLECTOR ROAD WITH MEDIAN, ONLY RIBBON OR ROLL CURB WILL BE ALLOWED.
3. REQUIRED SIDEWALK.
4. OPTIONAL 2ND SIDEWALK COULD BE CONSTRUCTED AT HOMEBUILDER'S DISCRETION.
5. THICKENED PAVEMENT EDGE

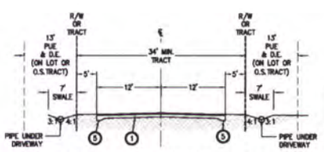
SIDEWALK WILL BE ELIMINATED ADJACENT TO OPEN SPACE AT THE DEVELOPER'S DISCRETION.



PROPOSED LOCAL ROAD - PRIVATE
(N.T.S.)
*REQUIRED SIDEWALK ON ONE SIDE.
**OPTIONAL 2ND SIDEWALK AT HOMEBUILDER'S DISCRETION.
***PRIVATE STREETS MAY OR MAY NOT BE GATED AT DEVELOPER'S/HOMEBUILDER'S DISCRETION.



PROPOSED LOCAL ROAD - PUBLIC
(N.T.S.)
*REQUIRED SIDEWALK ON ONE SIDE.
**OPTIONAL 2ND SIDEWALK AT HOMEBUILDER'S DISCRETION.



PROPOSED LOW DENSITY LOCAL ROAD - PRIVATE FOR VLDR PARCELS 6, 7, & 8 - 34' TRACT
(N.T.S.)
PRIVATE STREETS MAY OR MAY NOT BE GATED AT DEVELOPER'S/HOMEBUILDER'S DISCRETION.

TABLE 23.201: LOT DEVELOPMENT STANDARDS | SETBACKS, BUILDING HEIGHT, LOT COVERAGE – CIRCLE G AT THE SAN TANS

STANDARD	CASITAS SF-D (MD) (PROPOSED)	CASITAS SF-D (MD) (PCDSC)	CASITAS SF-A (MD) (PROPOSED)	CASITAS SF-A (MD) (PCDSC)	55'x120' (R-7) (PROPOSED)	55'x120' (R-7) (PCDSC)	65'x130' (R-7) (PROPOSED)	65'x130' (R-7) (PCDSC)	80'x140' (R-9) (PROPOSED)	80'x140' (R-9) (PCDSC)	VLDR (R-12) (PROPOSED)	VLDR (R-12) (PCDSC)
Minimum Lot Area (sq. ft.)	7,000	7,000	**3,000**	3,500	**6,600**	7,000	**6,600**	7,000	9,000	9,000	12,000	12,000
Minimum Lot Width (ft.)	50	50	25	25	50	50	50	50	50	50	50	50
Maximum Height (ft.)	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Building Setbacks (ft.)												
Front (Front Facing Garage)	20	20	20	20	20	20	20	20	20	20	**20**	25
Front (Side Entry Garage/Porch/Livable Area)	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified
Side	**5 / 10**	10	**0**	0/10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10	**5 / 10**	10
Minimum Distance between Main Buildings	–	–	20	20	–	–	–	–	–	–	–	–
Rear (Dwelling Unit)	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25	**20**	25
Rear (Covered Patio)	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified	**15**	Not Specified
Buildable Area (Maximum Lot Coverage (%))	None	None	None	None	None	None	None	None	None	None	None	None
Parking	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU	2 / DU

* Proposed Deviations from Pinal County Development Services Code (PCDSC) standards are indicated in **bold** typeface

CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT

Iplan Consulting

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PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS

DEVELOPMENT STANDARDS

HILGARTWILSON
PROJ NO.: 1264.0101
DATE: MAY 2016
SCALE:
DRAWN: DD
DESIGNED: HW
APPROVED: DP/TB
DWG. NO.
3
SHT. 3 OF 10

U:\1200\1264\.0101 – Circle G Property Development\PLANNING\ENTITLEMENT\PAD\4TH SUBMITTAL\EXHIBITS\1264.01 4TH PAD SHT 3 DEV STNDRD.dwg 5/25/2016 3:28 PM

EXHIBIT G: CIRCLE G AT THE SAN TANS | CONCEPTUAL ONSITE WATER PLAN

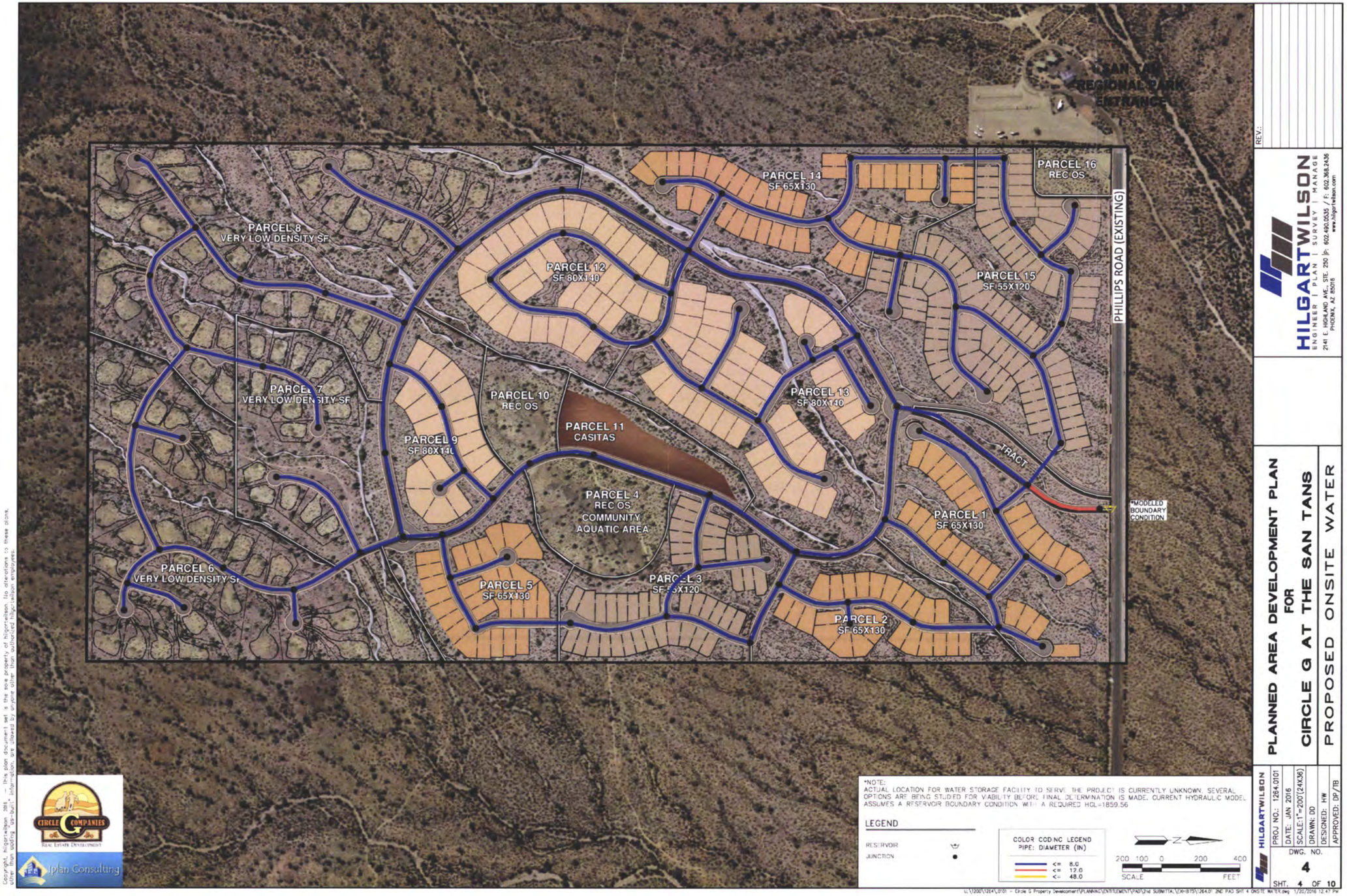

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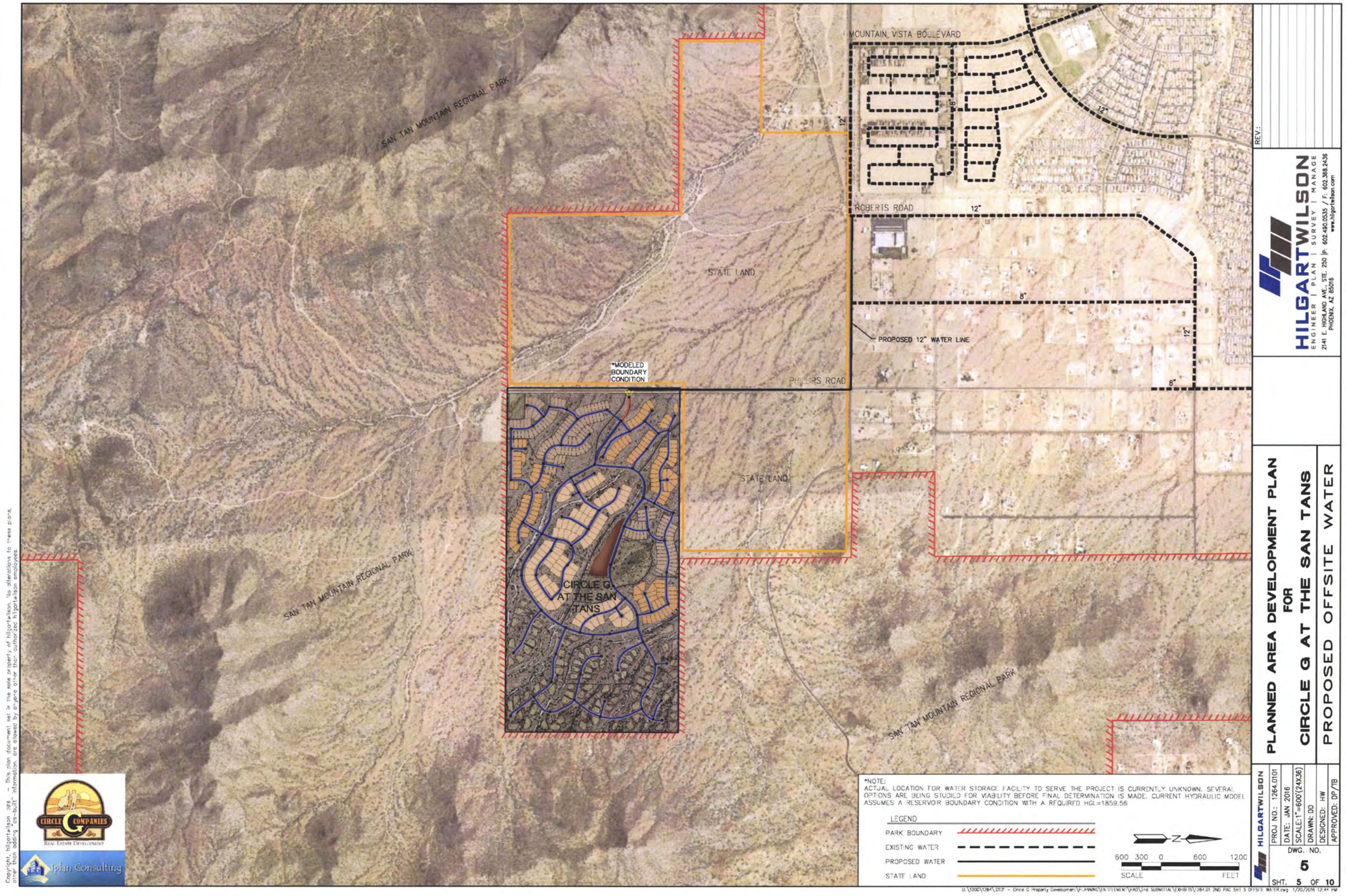
EXHIBIT H: CIRCLE G AT THE SAN TANS | CONCEPTUAL OFFSITE WATER PLAN



SAN TAN REGIONAL PARK ENTRANCE
PARCEL 14
SF 65X130
PARCEL 16
REC OS
PARCEL 8
VERY LOW DENSITY SF
PARCEL 12
SF 80X140
PARCEL 15
SF 55X120
PHILLIPS ROAD (EXISTING)
PARCEL 7
VERY LOW DENSITY SF
PARCEL 10
REC OS
PARCEL 11
CASITAS
PARCEL 13
SF 80X140
PARCEL 9
SF 80X140
TRACT
2.9 GROSS AC
PARCEL 4
REC OS
COMMUNITY
AQUATIC AREA
PARCEL 1
SF 65X130
PARCEL 6
VERY LOW DENSITY SF
PARCEL 5
SF 65X130
PARCEL 3
SF 55X120
PARCEL 2
SF 65X130
LEGEND
PROPOSED GRAVITY MAIN
<= 8.0 (IN)
PROPOSED SEWER MANHOLE
200 100 0 200 400
SCALE
FEET
CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT
Iplan Consulting
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REV.:
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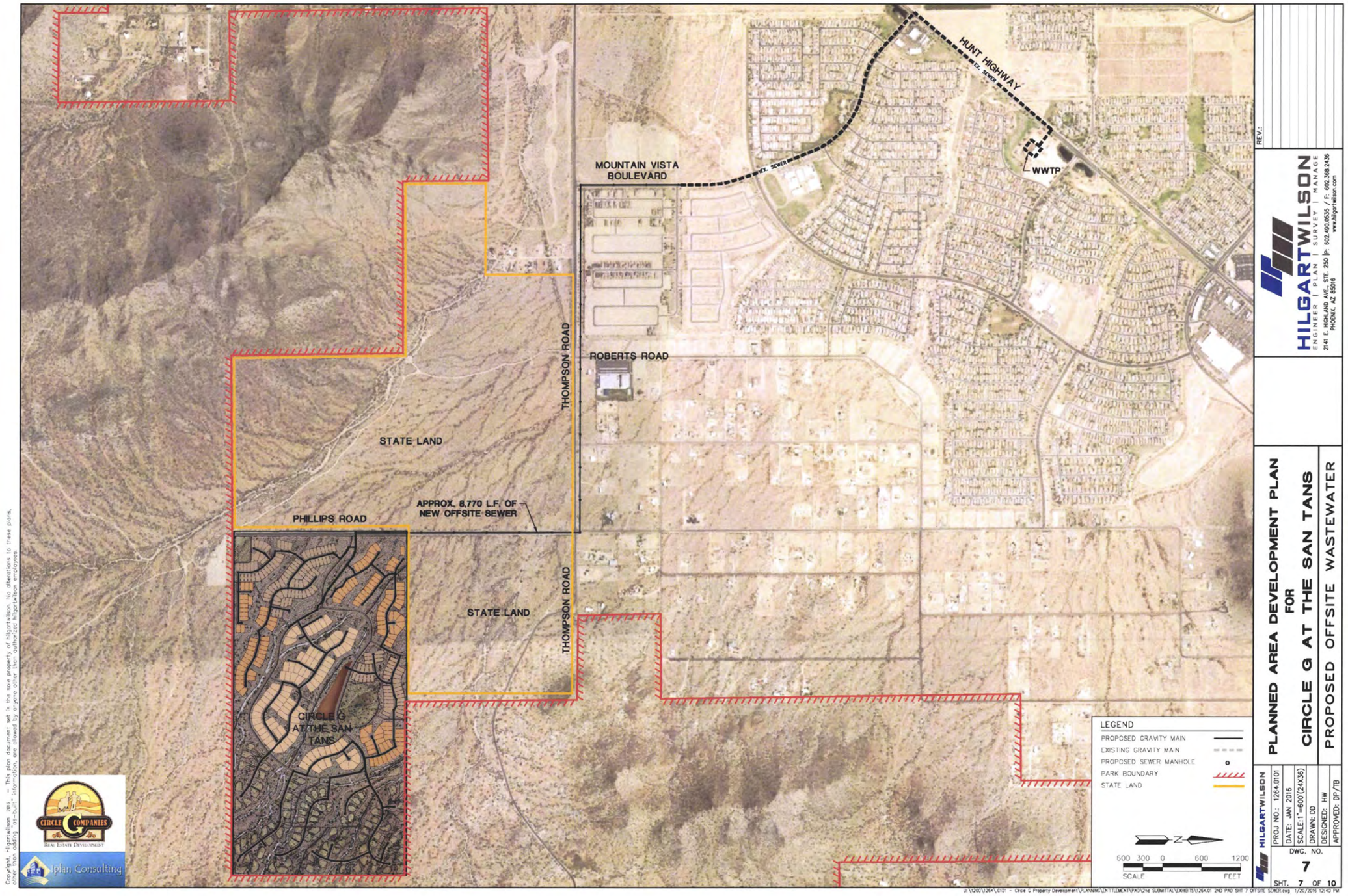
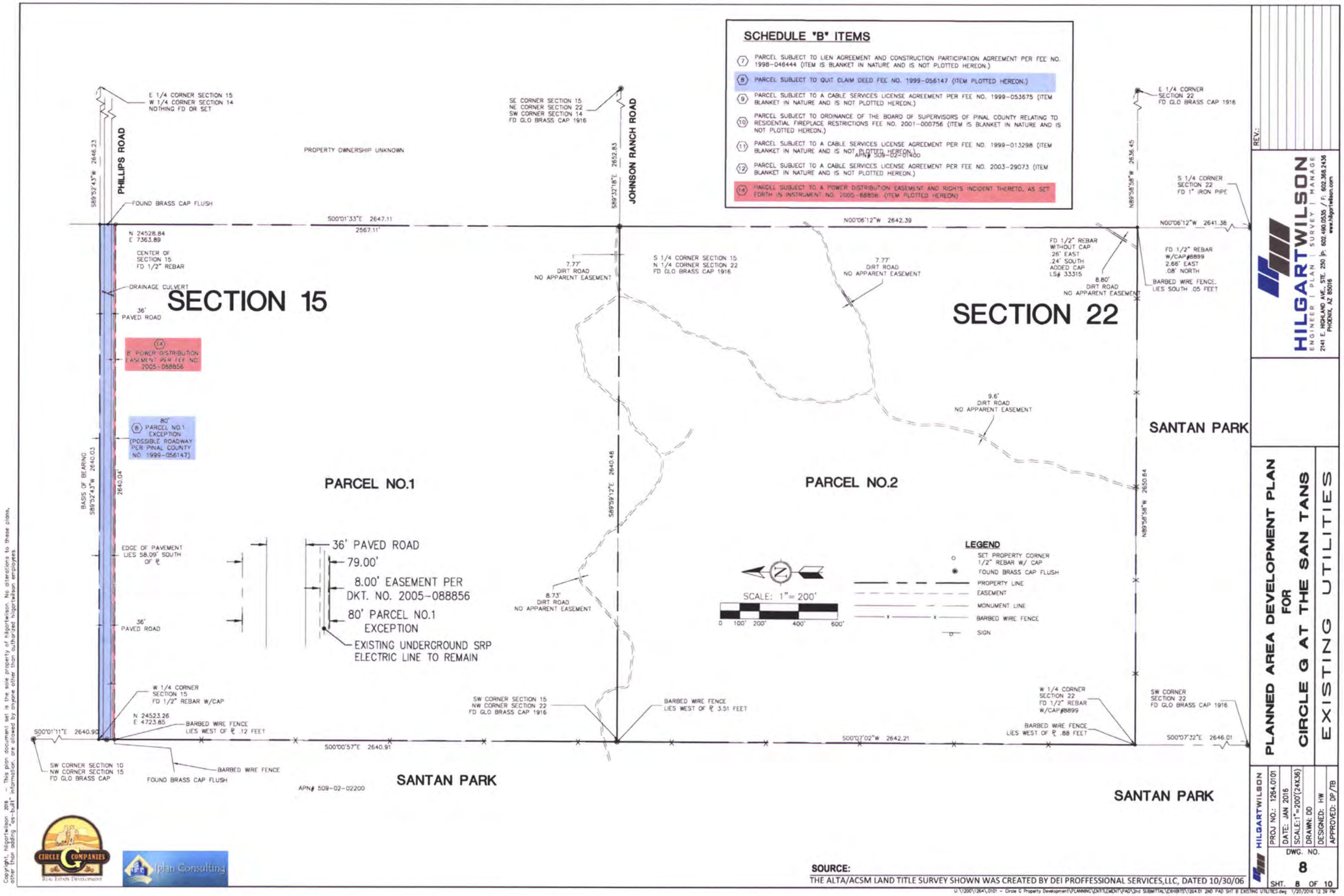
PHOENIX, AZ 85016
www.hilgartwilson.com
PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS
PROPOSED ONSITE WASTEWATER
HILGARTWILSON
PROJ NO.: 1264.0101
DATE: JAN 2016
SCALE: 1"=200'(24X36)
DRAWN: DD
DESIGNED: HW
APPROVED: DP/TB
DWG. NO.
6
SHT. 6 OF 10

EXHIBIT J: CIRCLE G AT THE SAN TANS | CONCEPTUAL OFFSITE WASTEWATER PLAN




SCHEDULE "B" ITEMS
(7) PARCEL SUBJECT TO LIEN AGREEMENT AND CONSTRUCTION PARTICIPATION AGREEMENT PER FEE NO. 1998-046444 (ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)
(8) PARCEL SUBJECT TO QUIT CLAIM DEED FEE NO. 1999-056147 (ITEM PLOTTED HEREON.)
(9) PARCEL SUBJECT TO A CABLE SERVICES LICENSE AGREEMENT PER FEE NO. 1999-053675 (ITEM BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)
(10) PARCEL SUBJECT TO ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY RELATING TO RESIDENTIAL FIREPLACE RESTRICTIONS FEE NO. 2001-000756 (ITEM IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)
(11) PARCEL SUBJECT TO A CABLE SERVICES LICENSE AGREEMENT PER FEE NO. 1999-013298 (ITEM BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)
(12) PARCEL SUBJECT TO A CABLE SERVICES LICENSE AGREEMENT PER FEE NO. 2003-29073 (ITEM BLANKET IN NATURE AND IS NOT PLOTTED HEREON.)
(14) PARCEL SUBJECT TO A POWER DISTRIBUTION EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT NO. 2005-088856 (ITEM PLOTTED HEREON)
E 1/4 CORNER SECTION 15
W 1/4 CORNER SECTION 14
NOTHING FD OR SET
SE CORNER SECTION 15
NE CORNER SECTION 22
SW CORNER SECTION 14
FD GLO BRASS CAP 1916
E 1/4 CORNER
SECTION 22
FD GLO BRASS CAP 1916
PHILLIPS ROAD
JOHNSON RANCH ROAD
PROPERTY OWNERSHIP UNKNOWN
S89°52'43"W 2646.23
S89°52'18"E 2652.83
N89°58'58"W 2636.45
FOUND BRASS CAP FLUSH
S00°01'33"E 2647.11
2567.11'
N00°06'12"W 2642.39
N00°06'12"W 2641.38
S 1/4 CORNER
SECTION 22
FD 1" IRON PIPE
N 24528.84
E 7363.89
CENTER OF
SECTION 15
FD 1/2" REBAR
DRAINAGE CULVERT
36'
PAVED ROAD
SECTION 15
7.77'
DIRT ROAD
NO APPARENT EASEMENT
S 1/4 CORNER SECTION 15
N 1/4 CORNER SECTION 22
FD GLO BRASS CAP 1916
7.77'
DIRT ROAD
NO APPARENT EASEMENT
FD 1/2" REBAR
WITHOUT CAP
.26' EAST
.24' SOUTH
ADDED CAP
LS# 33315
8.80'
DIRT ROAD
NO APPARENT EASEMENT
FD 1/2" REBAR
W/CAP #8899
2.66' EAST
.08' NORTH
BARBED WIRE FENCE
LIES SOUTH .05 FEET
SECTION 22
8' POWER DISTRIBUTION
EASEMENT PER FEE NO.
2005-088856
9.6'
DIRT ROAD
NO APPARENT EASEMENT
SANTAN PARK
80'
(8) PARCEL NO.1
EXCEPTION
(POSSIBLE ROADWAY
PER PINAL COUNTY
NO. 1999-056147)
BASS OF BEARING
S89°52'43"W 2640.03
2640.04'
S89°59'12"E 2640.48
N89°58'58"W 2650.84
PARCEL NO.1
PARCEL NO.2
EDGE OF PAVEMENT
LIES 58.09' SOUTH
OF ℄
36' PAVED ROAD
79.00'
8.00' EASEMENT PER
DKT. NO. 2005-088856
80' PARCEL NO.1
EXCEPTION
EXISTING UNDERGROUND SRP
ELECTRIC LINE TO REMAIN
36'
PAVED ROAD
8.73'
DIRT ROAD
NO APPARENT EASEMENT
SCALE: 1"= 200'
0 100' 200' 400' 600'
LEGEND
SET PROPERTY CORNER
1/2" REBAR W/ CAP
FOUND BRASS CAP FLUSH
PROPERTY LINE
EASEMENT
MONUMENT LINE
BARBED WIRE FENCE
SIGN
W 1/4 CORNER
SECTION 15
FD 1/2" REBAR W/CAP
N 24523.26
E 4723.85
BARBED WIRE FENCE
LIES WEST OF ℄ .12 FEET
S00°01'11"E 2640.90
S00°00'57"E 2640.91
SW CORNER SECTION 15
NW CORNER SECTION 22
FD GLO BRASS CAP 1916
BARBED WIRE FENCE
LIES WEST OF ℄ 3.51 FEET
S00°07'02"W 2642.21
W 1/4 CORNER
SECTION 22
FD 1/2" REBAR
W/CAP #8899
BARBED WIRE FENCE
LIES WEST OF ℄ .88 FEET
SW CORNER
SECTION 22
FD GLO BRASS CAP 1916
S00°07'22"E 2646.01
SW CORNER SECTION 10
NW CORNER SECTION 15
FD GLO BRASS CAP
BARBED WIRE FENCE
FOUND BRASS CAP FLUSH
APN# 509-02-02200
SANTAN PARK
SANTAN PARK
SANTAN PARK
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CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT
Iplan Consulting
SOURCE:
THE ALTA/ACSM LAND TITLE SURVEY SHOWN WAS CREATED BY DEI PROFFESSIONAL SERVICES,LLC, DATED 10/30/06
REV.:
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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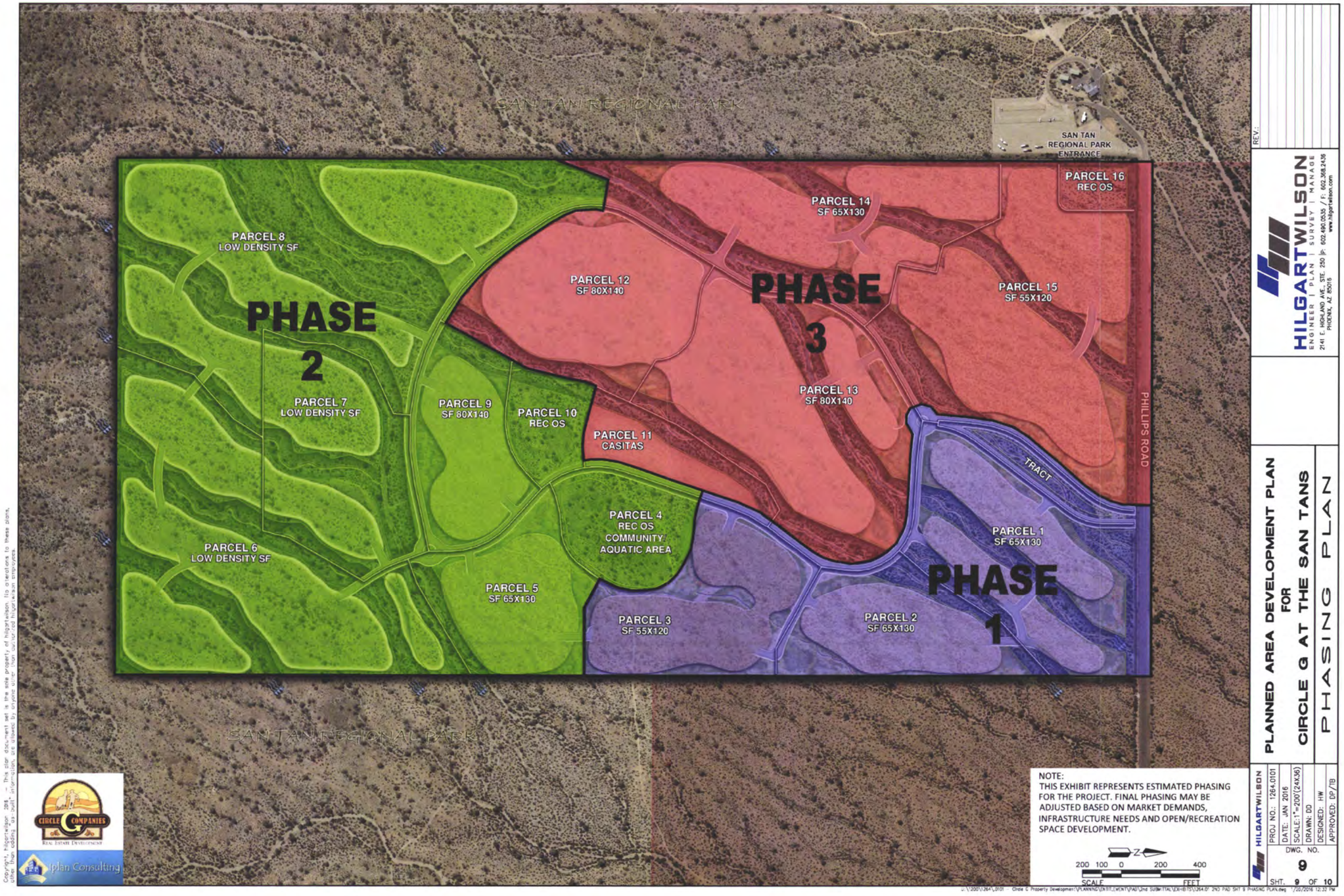
PHOENIX, AZ 85016
www.hilgartwilson.com
PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS
EXISTING UTILITIES
HILGARTWILSON
PROJ NO.: 1264.01/01
DATE: JAN 2016
SCALE: 1"=200'(24X36)
DRAWN: DD
DESIGNED: HW
APPROVED: DP/TB
DWG. NO.
8
SHT. 8 OF 10

EXHIBIT L: CIRCLE G AT THE SAN TANS | CONCEPTUAL PHASING PLAN



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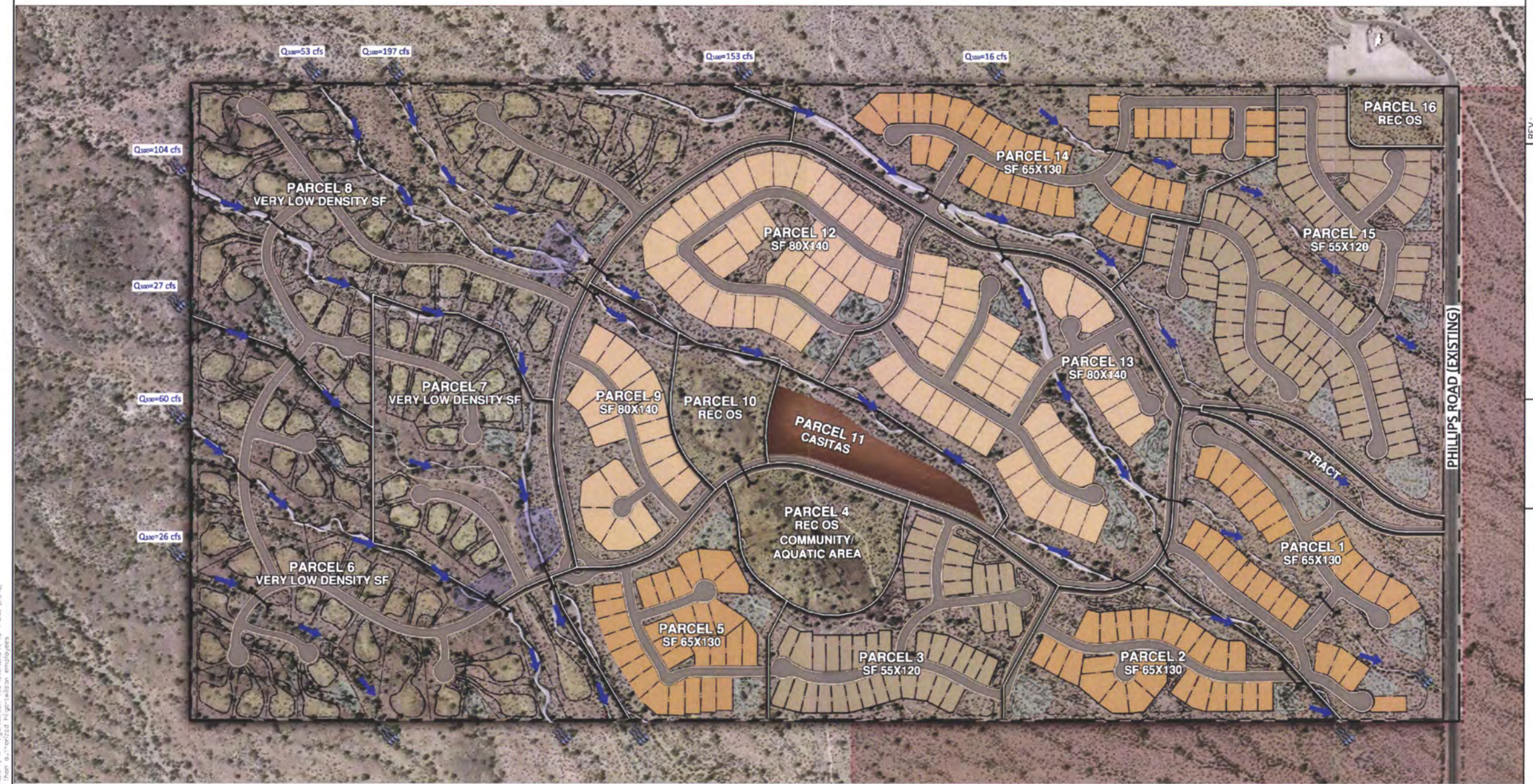


EXISTING AND PROPOSED DRAINAGE

THE SURROUNDING AREA GENERALLY SLOPES TO THE NORTHEAST AT APPROXIMATELY 2%. A SERIES OF SMALL MOUNTAINS WITHIN THE SAN TAN MOUNTAIN REGIONAL PARK ENCIRCLE THE SOUTH AND WEST SIDES OF THE PROJECT. PORTIONS OF THE PROJECT NEAREST TO THESE MOUNTAINS EXHIBIT GREATER LATERAL AND LONGITUDINAL TOPOGRAPHIC RELIEF. THE MORE DISTANT AREAS (NORTH AND EAST SIDE OF THE PROJECT) HAVE MORE SUBTLE SLOPES. A SERIES OF NATURAL WASHES ENTER THE SITE AS DISTINCT CHANNELS AND DRAIN TOWARD THE SITE'S UPSTREAM EDGES. THE CHANNELS BECOME LESS DEFINED AS THE CORRIDORS CONTINUE NORTHEASTERLY, BECOMING A DISTRIBUTARY SYSTEM OF SHALLOW, RELATIVELY INDISTINCT CHANNELS.

TO PRESERVE THE NATURE OF THE NATURAL TERRAIN AT THE SITE AND THE SIGNIFICANT AMOUNT OF OPEN SPACE, WHICH WILL LIKELY BE PRESERVED AS JURISDICTIONAL WATERS AND THROUGH FLOW DRAINAGE CORRIDORS, THE DESIGN TEAM WILL USE A NON-TYPICAL ONSITE STORMWATER MANAGEMENT METHOD FOR THE PROJECT. THIS NON-TYPICAL STORMWATER MANAGEMENT METHOD WILL PROVIDE 100-YEAR, 2-HOUR RETENTION ONLY FOR THE DEVELOPED AREAS AND WILL LEAVE THE NATURAL OPEN SPACE AREAS TO CONTINUE DRAINING TOWARD THEIR NATURAL PATHS. FOR DEVELOPED AREAS, AN ADDITIONAL WAIVER MAY BE PURSUED TO ALLOW THE USE OF A REDUCED VOLUMETRIC REQUIREMENT FOR STORMWATER RETENTION IN LIEU OF STANDARD 100-YEAR, 2-HOUR STORM DESIGN. REGARDLESS OF THE VOLUMETRIC STANDARD THAT IS ULTIMATELY SELECTED, THE STORMWATER MANAGEMENT FACILITIES WILL BE DESIGNED TO LIMIT POST-DEVELOPMENT DRAINAGE FLOWS LEAVING THE PROPERTY TO BE AT OR BELOW THE PRE-DEVELOPMENT FLOWS AS DETERMINED BY THE ONSITE AND OFFSITE HYDROLOGIC EVALUATION.

LEGEND

- APPROX. PROJECT LOCATION
- CONCEPTUAL STORMWATER STORAGE BASIN
- CONCEPTUAL INLINE DETENTION BASIN
- FLOW ARROW
- FLOW RATE — Q100=44 cfs
- PROPOSED CULVERT

NOTES

DRAINAGE CORRIDORS AND STORMWATER STORAGE BASINS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

DEVELOPMENT PARCELS, CIRCULATION PATTERNS AND TRAILS DEPICTED BY THIS PLAN ARE A BEST ESTIMATE OF THE CONFIGURATION OF THIS COMMUNITY, BUT AMENDMENTS TO AND DEVIATIONS FROM THIS PLAN MAY OCCUR THROUGH THE DESIGN, ENTITLEMENT AND DEVELOPMENT PROCESS.

N

200 100 0 200 400
SCALE FEET

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

PLANNED AREA DEVELOPMENT PLAN
FOR
CIRCLE G AT THE SAN TANS

DRAINAGE PLAN

HILGARTWILSON
PROJ. NO.: 1264.0101
DATE: MAY 2016
SCALE: 1"=200' (24X36)
DRAWN: DD
DESIGNED: HW
APPROVED: BP/TB

DWG. NO.
10

SHT. 10 OF 10

J:\1200\1264\0101 - Circle G Property Development\PLANNING\ENTITLEMENT\PAD\4TH SUBMITTAL\EXHIBITS\1264.01 4TH PAD SHT 10 DRAINAGE PLAN.dwg 5/25/2016 3:32 PM

Copyright: hilgartwilson 2016 – This plan document set is the sole property of hilgartwilson. No alterations to these plans, other than address, as-built information, are allowed by anyone other than authorized hilgartwilson employees.

CIRCLE G COMPANIES
REAL ESTATE DEVELOPMENT

Plan Consulting

PZ-PA-001-16/SUP-002-16

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

MEETING DATE: June 16, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-001-16 & SUP-002-16 (Passarelli Farms Airstrip)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is Non-Major Comprehensive Plan Amendment from Very Low Density Residential to Secondary Airport and a Special Use Permit for the operation of a private airstrip on 118.7±.

If This Request is Approved:

This Non-Major Comprehensive Plan Amendment and Special Use Permit would allow the property owner to operate a private airstrip for business use in the Eloy area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends denial of the request based on the current information provided and comments received from the public outreach. However, if the Commission grants a two months continuances to allow the applicant sufficient time to resolve concerns brought up by the Arizona Army National Guard and an adjacent property owner, then staff may support a recommendation of approval.

LEGAL DESCRIPTION: A 118.7± acre parcel situated in a portion of the N½ of Section 21, T9S, R8E, G&SRB&M (legal on file).

TAX PARCELS: 411-32-025, 026, and 028

LANDOWNER/APPLICANT: Mike Passarelli

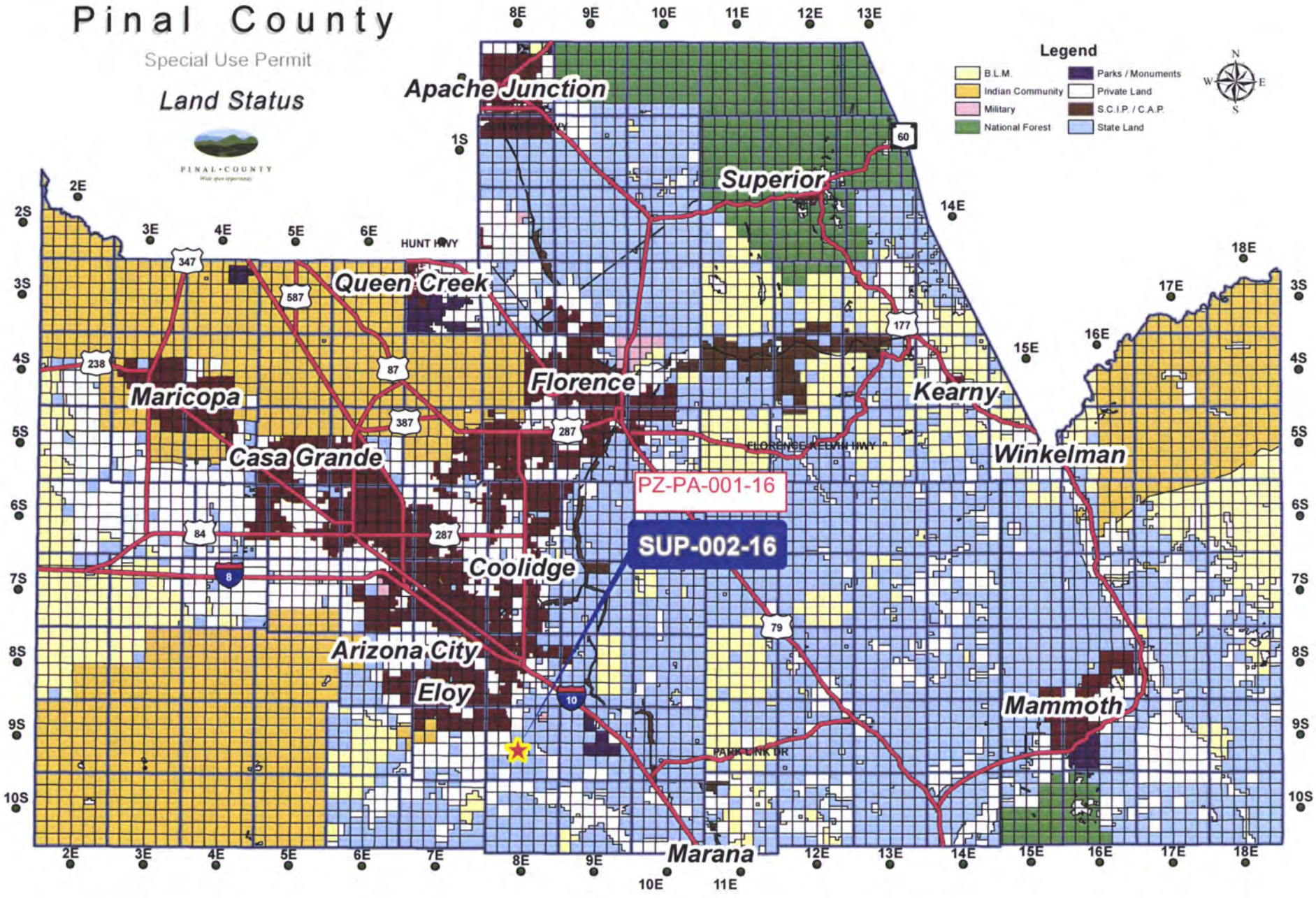
REQUESTED ACTION & PURPOSE: Mike Passarelli, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.

LOCATION: Located adjacent to the south side of Ellis Road, 2 miles west of Picacho Highway in the Eloy area.

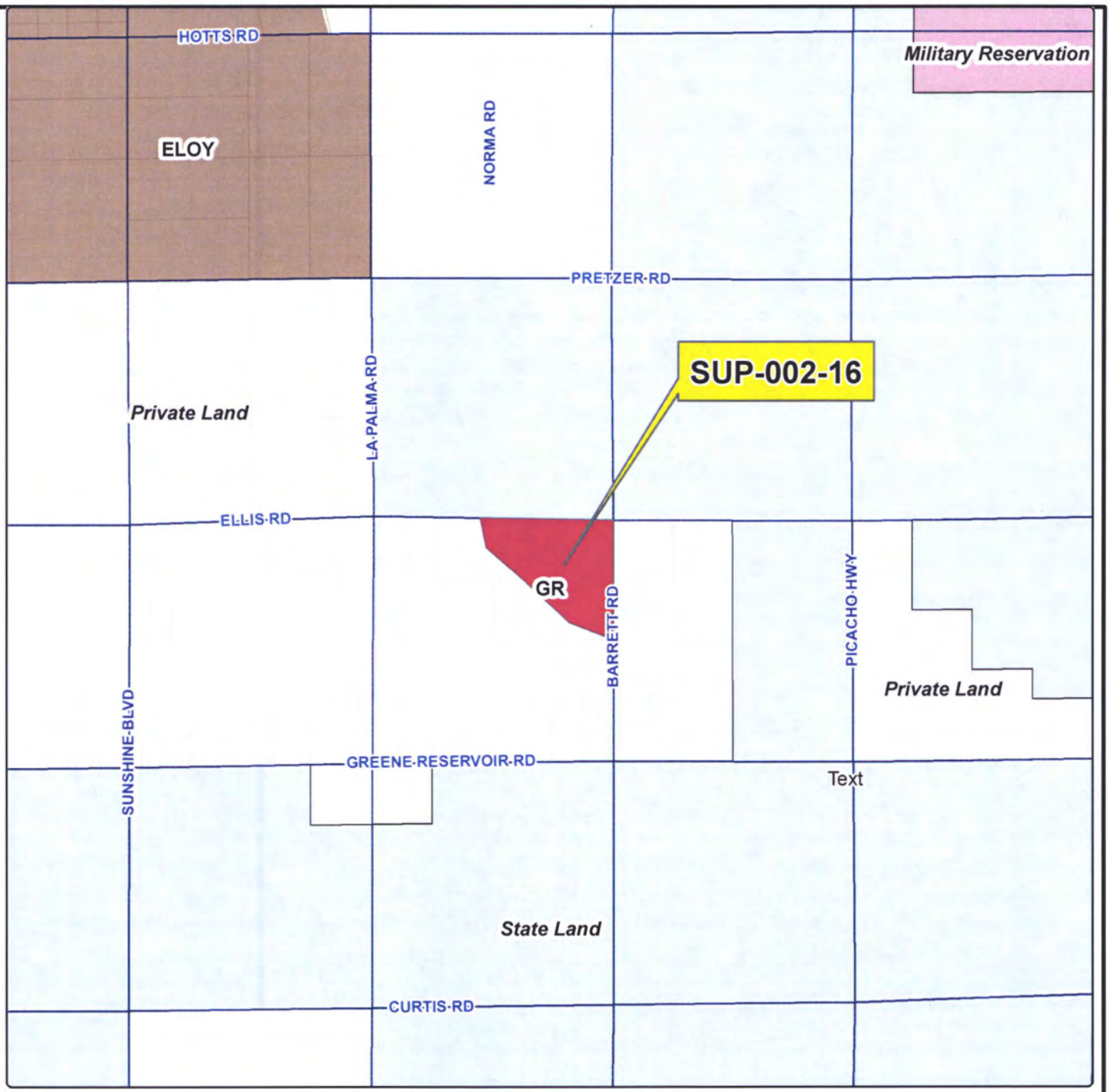
SIZE: 118.7± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are designated Very Low Density Residential. The proposed use is not in conformance with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently vacant.



Pinal County
Special Use Permit
Land Status
PINAL • COUNTY
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
PZ-PA-001-16
SUP-002-16
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR



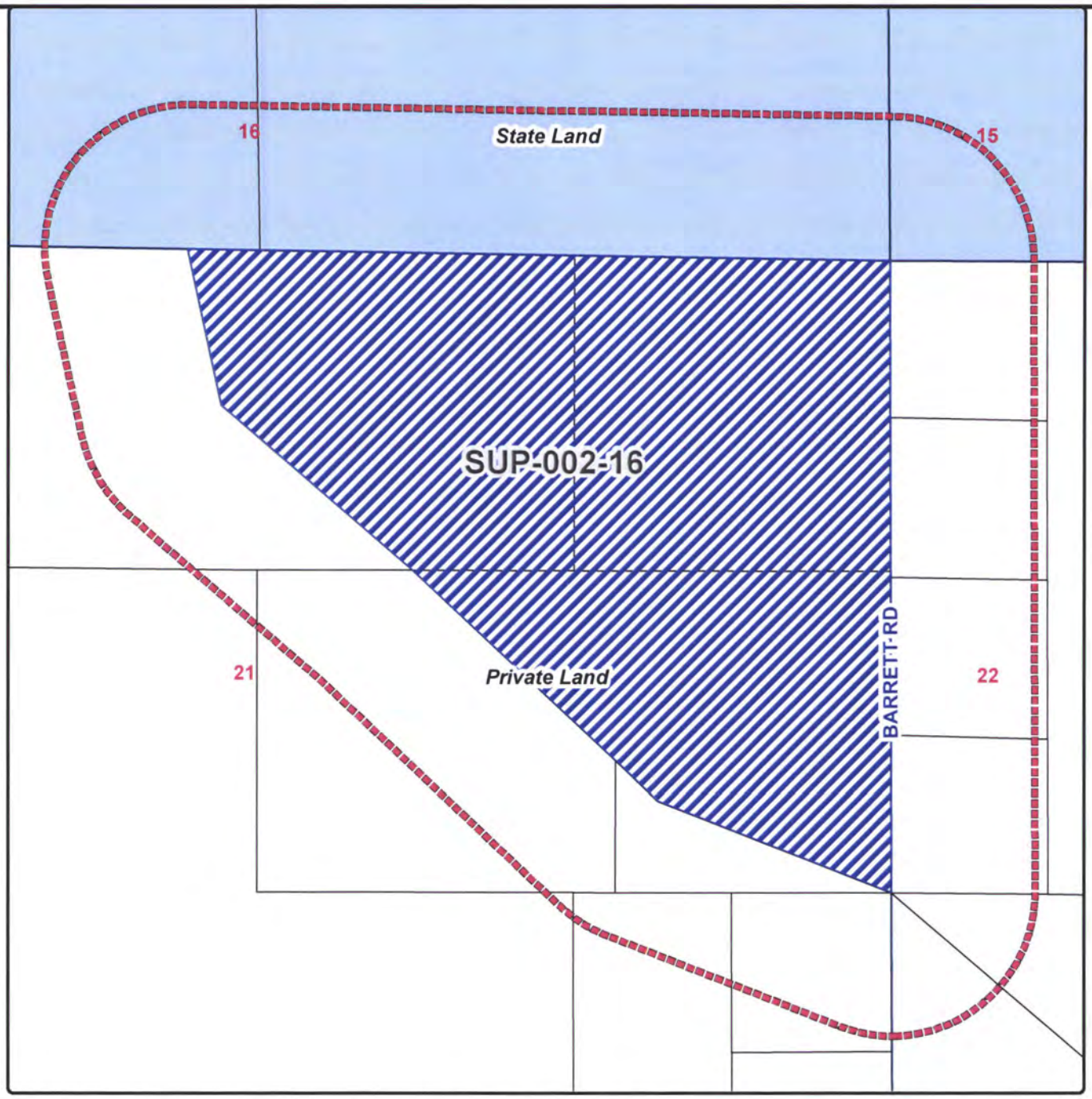
Special Use Permit

Community Development

PINAL • COUNTY

Wide open opportunity

Mike Passarelli	**Legal Description:** Situated in a portion of the Section 21, T09S,R08E, G&SRB&M, Parcels 411-32-025, 026, 028. (legal on file) (located approximately one mile southeast of the City of Eloy). T09S-R08E Sec 21	Sheet No. 1 of 1	Mike Passarelli; Drawn By: GIS / IT / LJT; Date: 4/27/2016; Sections 21; Township 09S; Range 08E; Case Number: SUP-002-16



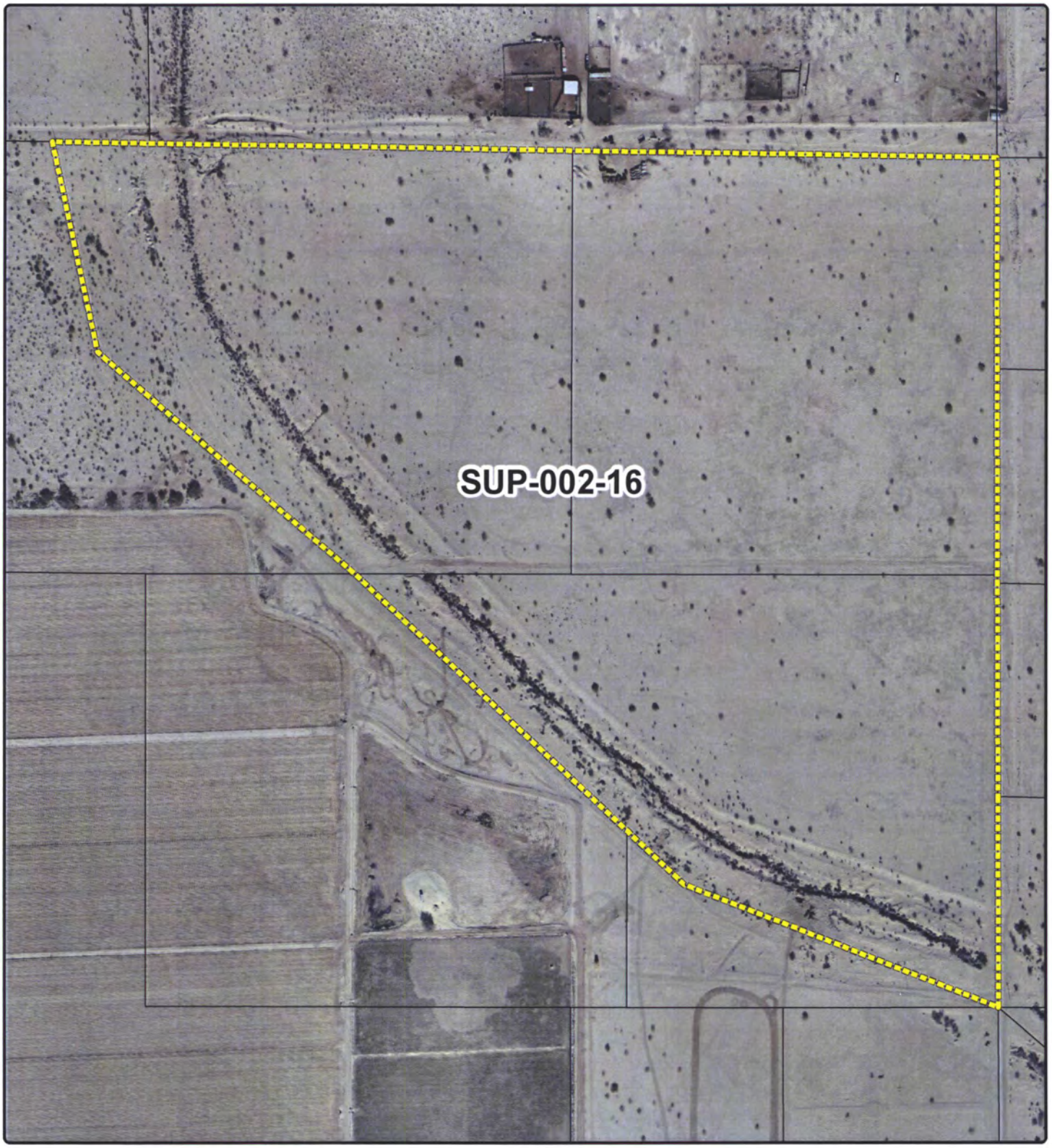
Special Use Permit

SUP-002-16 – PUBLIC HEARING/ACTION: Mike Passarelli, landowner, requesting approval of a Special Use Permit to operate a private airstrip on a 37± acre parcel in the General Rural Zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

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

PINAL • COUNTY
Wide open opportunity

Legal Description: Situated in a portion of Section 21, T09S, R08E, G&SRB&M. Parcels 411-32-025, 026, 028 (legal on file) (located approximately one mile southeast of the City of Eloy).		Owner/Applicant: Mike Passarelli	
		Drawn By: GIS / IT / LJT	Date: 4/27/2016
T09S-R08E Sec 21	Sheet No. 1 of 1	Sections 21 / Township 09S	Range 08E
		Case Number: SUP-002-16	

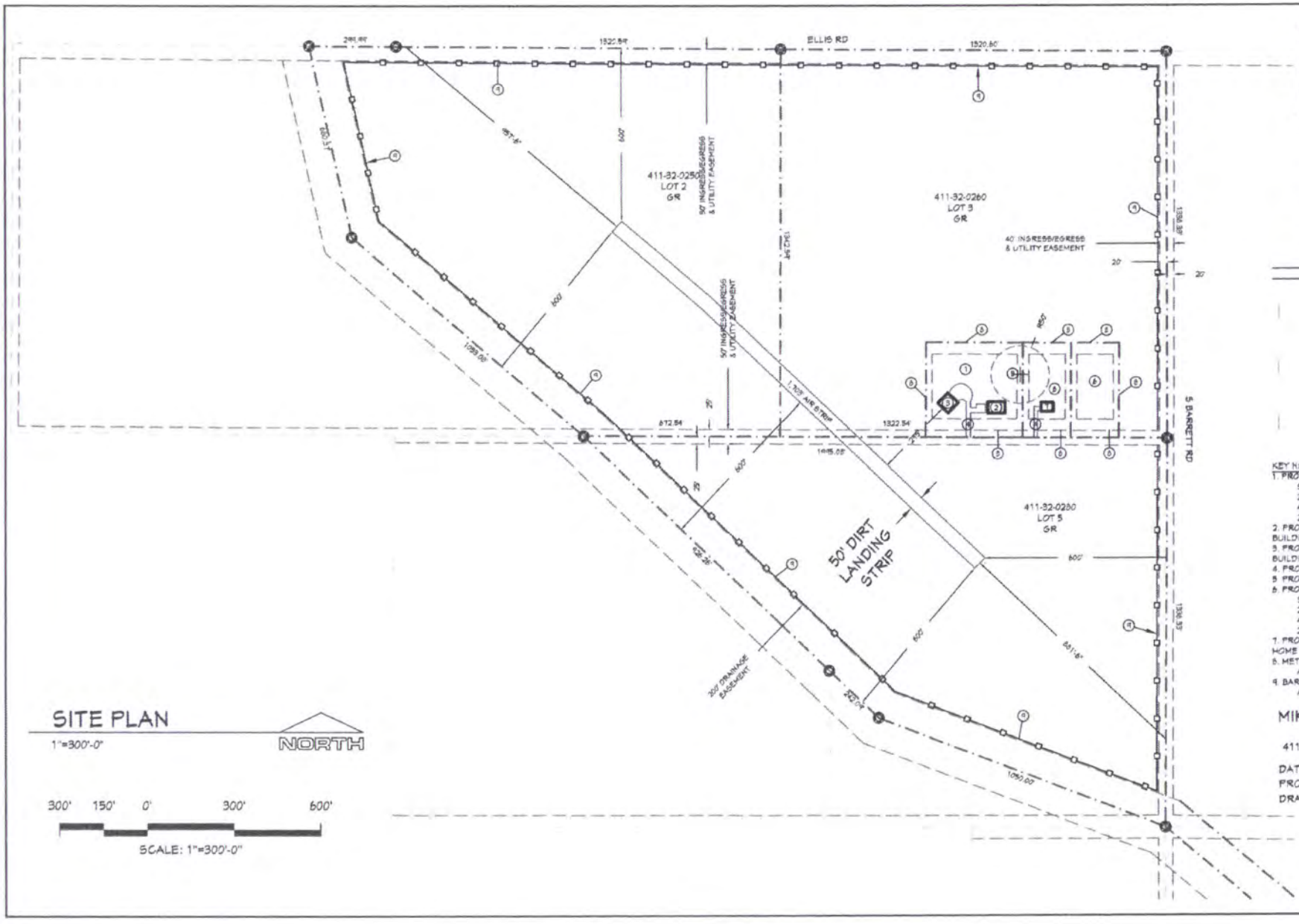


Special Use Permit

NORTH

PINAL • COUNTY
Wide open opportunity

SUP-002-16



SITE & BUILDING INFO	
APN	411-32-0250
APN	411-32-0260
APN	411-32-0280
LOT #	2, 3, 5
STR	21 4S 8E
SUBDIVISION	N/A
ZONING	GR

CONTACT INFO

OWNER
MIKE PASSARELLI
3662 E ROUSAY DR
SAN TAN VALLEY, AZ 85140

DRAFTSMAN
SMALL FISH DRAFTING LLC
JEREMIAH WARD
623.312.4151
jeremiah@smallfishdraftingllc.com
www.SmallFishDraftingLLC.com

VICINITY MAP

KEY NOTES
1. PROPSED 2.5 ACRE LOT - 350' X 550'
SETBACKS:
25' VE-PUE
40' FRONT/REAR
20' SIDES
2. PROPOSED 40'X60' PRE-ENG STEEL BUILDING - RESIDENCE
3. PROPOSED 50'X50' PRE-ENG STEEL BUILDING - AIRCRAFT HANGER
4. PROPOSED GRADED DIRT DRIVEWAY
5. PROPOSED WATER WELL SITE
6. PROPSED 1.25 ACRE LOT - 165' X 350'
SETBACKS:
25' VE-PUE
40' FRONT/REAR
20' SIDES
7. PROPOSED 32'X42' MANUFACTURED HOME
8. METAL RAIL HORSE FENCING
APPROX 1,950 LINEAR FEET
9. BARBED WIRE FENCE
APPROX 9,250 LINEAR FEET

MIKE PASSARELLI
ELOY, AZ
411-32-0250 / 0260 / 0280

DATE	12/11/15
PROJECT #	1595
DRAWN BY	J WARD

Passarelli Farms Private Airstrip

Pinal County

Special Use Permit Application
March 9 2016

Land Owner

Mike & Stacy Passarelli
3862 E. Rousay Dr
San Tan Valley, Az 85140
480-888-2177
Mepassar@yahoo.com

SURROUNDING ZONING AND LAND USE:

North: GR – Vacant (Grazing)
East: GR – Vacant
South: GR - Agriculture
West: GR – Vacant

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed from Phillips Road and Rolls Road.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	February 26, 2016
Neighborhood and agency mail out:	March 13, 2016
Newspaper Advertising:	Week of May 9, 2016
Site posting: Applicant:	May 14, 2016
Site posting: County:	May 17, 2016

HISTORY: The subject property is zoned GR and is vacant.

ANALYSIS: The applicant is requesting a Non-major Comprehensive Plan Amendment and Special Use Permit to allow for the operation of a private airstrip for business use. This project is located southeast of the City of Eloy. The site is accessible from Picacho Highway which connects to Interstate 10. To access the site from Picacho Highway, you can travel west on the Ellis Road alignment for approximately one mile. The site is located on the south side of Ellis Road.

In general, the site is relatively flat with a wash running along the western boundary. The site is located in an agricultural area of the county that is sparsely populated. Adjacent to the northern boundary is Arizona State Land. Visually, it seems that the property is being used as grazing. East of the property are some scattered mobile homes that lie adjacent to Ellis Road and southwest of the site is an active agricultural field.

The site is located within the Very Low Density Residential land use designation of the Pinal County Comprehensive Plan. This designation allows up to 1 dwelling unit per acre. The intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes. The proposed use for the property does not comply with the current Comprehensive Plan designation. The applicant is requesting to change the Comprehensive Plan designation to Secondary Airport that allows a private airstrip as a use.

The county's Comprehensive Plan has two airport designations, Primary Airport and Secondary Airport. Primary Airport are those airports that have 10 or more based aircraft and have 2,000 or more annual aircraft operations. These airports offer future economic development opportunities as they grow and expand. Secondary Airport is an airport that does not qualify as a Primary Airport. These airports offer future economic development opportunities as they grow and expand. Below are some of the planning guidelines for aviation-based commerce centers:

- Providing adequate land area to support the use may be considered by examining two factors – what is needed for construction of facilities (including runway protection zones) and what is needed to avoid encroachment of incompatible land uses within noise-impacted areas.

- Site preparation for development of airside and landside facilities should be considered. Key factors include topography, geology, ground access, land values and utility system availability.

- Regional weather characteristics can produce local variations depending upon terrain and other factors should be considered. Local conditions related to prevailing winds are needed to identify runway alignments. Higher temperatures, such as those experienced in the southwest, require longer runways.

- The airspace environmental factor deals with interactions with other existing airports, military training routes and special use airspace, and the ability of the Federal Aviation Administration (FAA) to develop a terminal airspace structure to support an airport, and establishment of navigational aids to guide arriving and departing aircraft. A large part of the County is overlain by Special Use Airspace (Restricted Areas and Military Operations Areas). A commercial airport must not be located within these areas.

- Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, should form the basis of an obstruction-free site. No man-made or natural object should penetrate any imaginary surfaces specified in FAR Part 77.

- A preliminary environmental screening should be conducted as part of the site selection process. The purpose is to eliminate areas with obvious environmental problems.

- Airport accessibility is an important consideration in how well an airport serves the public's air transportation needs. It is difficult to locate a site for a new airport that is convenient to all users, especially in a large metropolitan region. However, knowledge of existing and future community development patterns will provide some indication of the direction from population centers where the airport should be located. Convenience should be measured in travel time rather than distance.

- Airport development and expansion should address safety and compatibility with surrounding land uses.

- Adequate land to support commercial airport operations, development of aviation support facilities, and airport related business development should be considered.

- Adequate land to allow planes to taxi from adjacent industrial areas should be considered.

- Locate airports with the ability to expand or provide supportive land uses that have good transportation access and transit systems connections to minimize congestion in and around the airport.

After review and analysis of the proposed application. Staff is supportive of a two month continuance to the August 18th Planning and Zoning Commission hearing. Staff feels this would give the applicant enough time to address issues with an adjacent property owner, Arizona Army National Guard, and planning staff. The extra time would also give staff time to determine if the proposed use will not be detrimental to the surrounding area.

The proposal is located within the City of Eloy municipal planning boundary. Staff sent the proposal to the city for review and comment. The city provided comments which are included within the correspondence section of this staff report.

To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit. The Arizona Army National Guards and the City of Eloy has concerns as well. The applicant is currently working with the Arizona Army National Guards to resolve some of their issues.

The **Pinal County Community Development Department Engineering Division** provided comments which are included in the correspondence section of this staff report.

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

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by these Non-Major Comprehensive Plan amendment and Special Use Permit under Planning Cases **PZ-PA-001-16** and **SUP-002-16**. Furthermore, the Commission must determine that this Non-Major Comprehensive Plan amendment and Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

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

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

1. This land use request is for a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.

2. To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit. The Arizona Army National Guards and the City of Eloy has concerns as well. The applicant is currently working with the Arizona Army National Guards to resolve some of their issues.
3. The property has legal access.

4. Granting of a Non-Major Comprehensive Plan Amendment and Special Use Permit will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends <u>denied</u> of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-001-16** and **SUP-002-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. 75' half street right-of-way dedication may be required for BARRETT RD (eastern boundary) and 55' half street right-of-way dedication may be required for ELLIS RD (northern boundary). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;

2. a Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;

3. a minimum 28' paved all-weather access may be required to the site or as approved by the County Engineer;

4. a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;

5. 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 an on-site retention area;

6. all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;

7. the proposed airstrip shall not be for public use. Any change to this status, as defined by the Federal Aviation Administration and the Arizona Department of Transportation, will require a new Special Use Permit;

8. any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

10. the applicant shall provide dust abatement on the runway and parking areas satisfactory to the Pinal County Air Quality Control District;

11. the runway shall be paved within two years of Board of Supervisors approval.

12. applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;

13. all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;

14. the layout, design and set up and operation of the private airstrip shall be as shown and set forth on the applicant's submittal documents and development plan;

15. only single engine aircraft are permitted;

16. the number of flights shall not exceed 50 per month;

17. operation of the facility shall be limited to daylight hours;

18. commercial flights are prohibited and commercial operations are restricted to the maintenance of single engine aircraft;

19. no storage of aviation fuel onsite;

20. no more than nine aircrafts onsite.

21. no signs advertising the use are permitted;

22. all hazardous waste shall be disposal of by a professional environmental services company such as Safety-Kleen;

23. applicant/owner shall submit proof of waste disposal service contract at the site plan pre-application meeting;

24. the applicant shall keep the property free of trash, litter and debris;

25. the permit is set for annual review beginning June 16, 2016; and

26. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

Date Prepared: 6/9/2016
Revised:

Purpose of Request

This application is submitted by the land owners Mike & Stacy Passarelli. The land owners purpose is to develop a private dirt airstrip for personal pleasure, business and possible future development. The airstrip will be used for landings, takeoffs, storage and maintaining of the Passarellis aircraft both personal and company owned. The owners will be operating their start up home based aircraft leasing company from the airstrip. Number of aircraft at this time is one with plans to grow to 10 single engine aircraft over the next ten years. The aircraft leasing company is disigned to lease aircraft to commercial aircraft operators loacated at different airports throughout the southwest no commercial flights will be conducted out of the airstrip. Air traffic will be minimal with less the 50 landings and takeoffs a month. The land owners will be residing on the property to ensure the airstrip is operated as outlined in this application. The land not used for the airstrip or residence will be used for some form of agriculture use. Future development would be to improve the runway to a hard surface for ease of runway maintenance.

Description of Proposal

a) Nature of Project

This request is for a Special Use Permit to allow the development of a private airstrip on 118.7 acres in southwestern Pinal County. Parcels 411-32-025, 411-32-026, 411-32-028

The site is located 9 miles south of I-10 on the southwest corner of Ellis and Barrett roads. The site consist of 3 parcels consisting of 118.7 acres. The vacant land is relativity flat desert with scrub vegetation. To the north vacant desert land used for cattle grazing, the south has Lands Farms and a few small parcels with winter residence 4-6 months out of the year. The remaining surrounding land is vacant or farm land.

b) **Purposed Land Use**

Minimal site development is proposed for the 118.7 acre site. Entry will be from 1-10 south by either Sunshine or Picacho roads, then to Barrett rd via Ellis or Green Reservor roads. Neither Ellis or Barrett roads along the described property are maintained by the county and are considered private property.

Development will include a 50' x 1700' dirt airstrip in conformance with 600' setback from all property lines. The airstrip will run from the southeast to northwest of the property and to the east of the Sana Cruz wash. The airstrip will not impede the wash and will be leveled hard packed dirt with plans to upgrade to a dust free surface in the future. Dust will be maintained by light use and use of water on the runway before use.

Lot 3 parcel 411-32-026 will have a minor land division done that will split out One 2 ½ acre lot and Two 1 ¼ acre lots at the south end of the parcel for residential homes and aircraft storage. The acre and quarter lots measuring 165'x 330' will have manufactured homes placed for family residential use and the two and half acre lot measuring 330'x 330'will first be used for a 50'x 50' hangar and then custom built home at a later date. The aircraft hangar will be used for storage and maintenance of owned aircraft, with normal maintenance supplies stored inside. No aircraft fuel will be sold or stored at the facility. The airstrip will have no regular scheduled flights and comply with the Federal Aviation requirements(FAR's) in accordance to the Federal Aviation Administration.(FAA) The residence buildings will be used as a normal lifestyle permits.

The remainder of the 118.7 acres not used for the airstrip or residential will be fenced and used for future agriculture use.

Available power is along both Ellis and Barrett roads. A septic system will need to be installed for each residence along with an exempt general purpose well that will be shared between all parcels.

See site plan attached

c) Conformance to adopted Comprehensive Plan

Passarelli Farms Private Airstrip request for a Special Use Permit supports the Pinal County Comprehensive Plan Vision. The owners recognize the importance of the region's strategic location between Phoenix and Tucson Metropolitan areas and its relationship to the overall well-being of the State of Arizona. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique and allows new opportunity for all.

Part 1 – Vision Components

- Sense of community: The State of Arizona and Pinal County have a long history of supporting the needs of aviation. The year round climate is ideal for flying and maintaining small general aviation aircraft.
- Mobility and connectivity: Although the site has a remote location there is ease of access off I-10 via Sunshine or Picacho roads.
- Economic sustainability: Property taxes, Electric bills, sales tax, Ect will all support Pinal county Economic sustainability.
- Open Place and spaces: The site plan will be sensitive to the desert environment preserving wash and vegetation along with the open space character.
- Environmental Stewardship: The runway, hangar and residence will have minimal site impact on the total amount of property. All activities will comply with environmental friendly guidelines.

- Healthy Happy residence: By being courteous to the neighbors and maintaining a clean environment.
- Quality Education Opportunities: No training proposed at this site.

Part 2 – Key Concepts

- Consistency with the Land Use designations: The low profile airstrip will be located away from activity centers and major employment areas, this eliminates any negative impact on future commercial and employment areas.
- Consistency with the Planning Guidelines described in the Land Use element
    - ✓ The land uses is compatible with the surrounding areas of mostly vacant or agriculture use.
    - ✓ The site is sufficient in size to provide addicuite buffers to neighboring properties.
    - ✓ Site development is an improvement over vacant land.
    - ✓ No noise sensitive development or activity in the area.
- Quality Employment Opportunities County-wide: The proposed is not projected to create a large number of jobs.
- Viable Agricultural, Equestrian and Rural Lifestyle: Use supports the continuation of a rural lifestyle and agriculture use in the area as compatible land use.
- System of Connected Trails and Preservation of Open Space: Site will not impact any proposed trails, regional parks or open spaces as designated by the Pinal county open Spaces and Trails Plan.
- Natural and Cultural Resource Conservation: The site is not in a designated Cultural Habitat Area or a Cultural Resource Area as

designated in the Pinal county Open Spaces and Trails Plan. It is designated low-density area for birds,Reptiles and mammals, and is not in a desert tortoise habitat area.

- • Water Resources, Public Facilities/Services and Infrastructure Support
    - ✓ Water: Private well
    - ✓ Sewer: Private septic system
    - ✓ Electric: Eloy District 4 or 5
    - ✓ Public Safety: Pinal County Sheriffs office
    - ✓ Medical & Fire: Eloy Fire department

d) **Special Circumstance**

Special circumstance or conditions applicable to the location of the property which would make the proposed special use appropriate on this property, though not in the zoning district at large.

The site is ideally located for a private airstrip. The site in 9 miles south of I-10 between Sunshine and Picacho roads. The regional area is undeveloped with only a few scattered home sites in the area and none immediately adjacent to the site. The site itself is mostly flat with minimal desert scrub plant material on the site.

e) **Impact On**

1. Traffic – Additional traffic will be for owner residential traffic and be very minimal to the area. The proposed flight path is to the east of the runway which at this time is vacant and rural farm land.
2. Nearby properties – The surrounding properties are vacant undisturbed desert or agriculture land with a few homes sites south of the property.

3. Health and safety of persons residing or working in the area – As the area is very sparsely populated with no major employers within a few miles of the site there will be no impact to the health or safety of persons in the area.

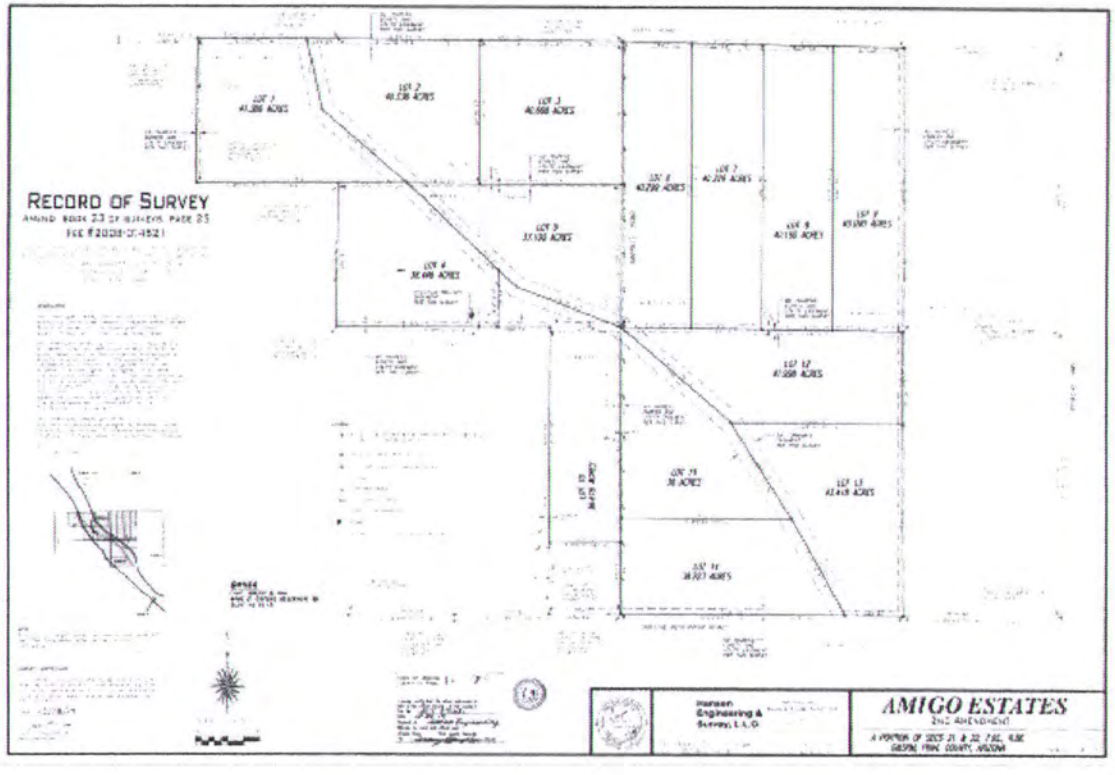
Location & Accessibility

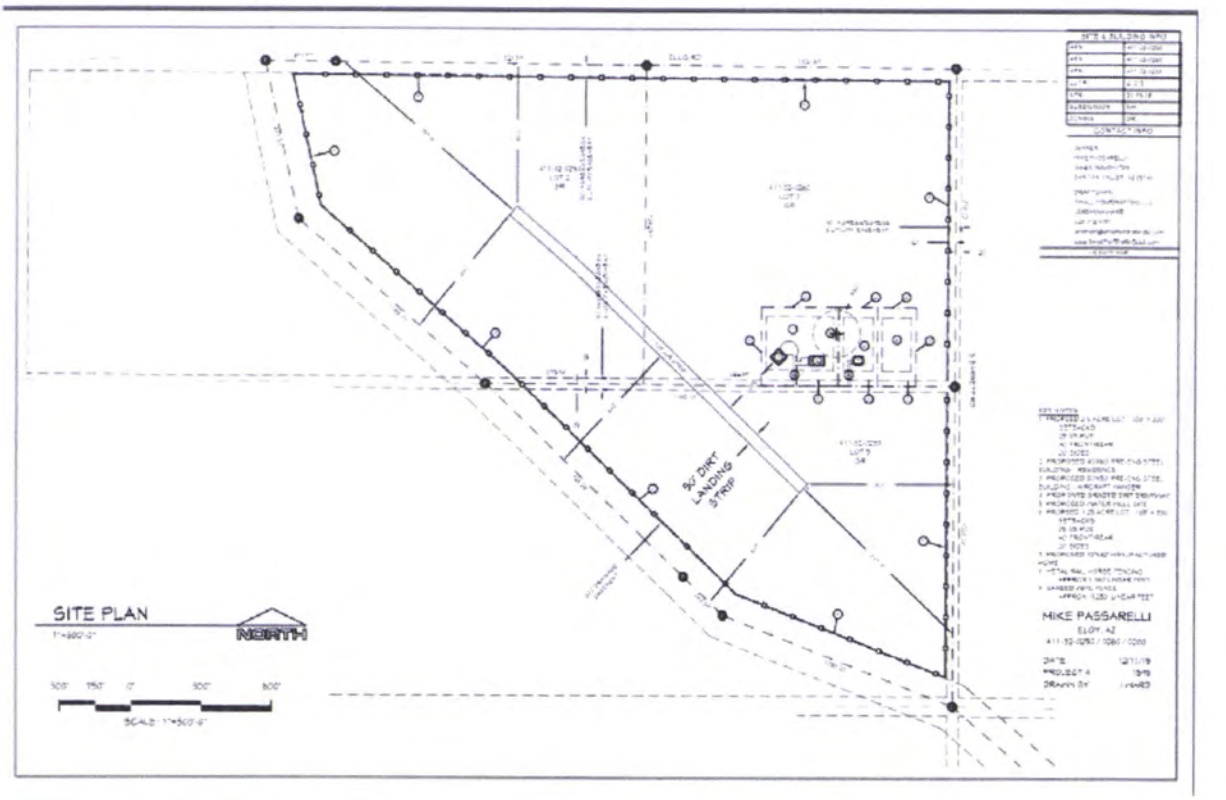
The site is located 9 miles south of I-10 on the southwest corner of Ellis and Barrett roads. Entry will be from 1-10 south by either Sunshine or Picacho roads, then to Barrett rd via Ellis or Green Reservior roads. Neither Ellis or Barrett roads along the described property are maintained by the county and are considered private property. Dirt road access to the site will need maintained by the property owners.

Neighborhood Meeting

A Neighborhood meeting was held on Friday February 26, 2016 at 5PM out at the property. The Notice of Neighborhood Meeting, list of property owners notified, Sign in sheet and minutes of the meeting are included in the appendix. No objections to the airstrip have been received.

Appendix




SITE PLAN
NORTH
SCALE: 1"=500'-0"
50' DIRT LANDING STRIP
MIKE PASSARELLI
ELOY, AZ

E Ellis Rd
Google earth
© 2013 Google

© 2016 Google
Google ea
ur Guide
1996
Imagery Date: 12/20/2014 32°37'14.48" N 111°30'51.80" W elev 0 ft eye alt 19887

RE: Passarelli Farms Airstrip

Evan Balmer <Evan.Balmer@pinalcountyaz.gov>

Mike,

I have not heard back from Ken indicating that he has any concerns with the proposal. You can submit your formal applications for the SUP and non-major Comprehensive Plan amendment with your letter from the FAA and provide the CAG and ADOT letters at the time of site plan review.

The next step will be to hold a neighborhood meeting according to the requirements listed in the application checklist (hold the meeting between 5:00 and 9:00 PM within 5 miles of the site, etc.). The buffer tool in GIS can be a bit tricky – I attached a step by step guide our GIS department put together which shows how to generate the mailing labels. The example in the attachment shows a 300' buffer - be sure to switch that to 1200' prior to clicking on your parcel.

Be sure to include the list of property owners the notices go out to as well as a copy of the letter sent in your formal application packet. At your meeting please provide a sign in sheet and take summary meeting minutes, these will also be included in your application packet.

If you have questions, give me a call.

Thanks,

Evan Balmer

U.S. Department of Transportation
Federal Aviation Administration

November 30, 2015

Mike Passarelli
3862 E. Rousay Dr
San Tan Valley, AZ 85140

Dear Mr. Passarelli:

Proposed Establishment of Passarelli Farms Airstrip: Eloy, Arizona
Airspace Case No. 2015-AWP-1988-NRA

The Federal Aviation Administration (FAA) has completed an airspace study from the airspace utilization standpoint of the proposal submitted by you, using FAA Form 7480-1, *Notice of Landing Area Proposal*. The proposal was received on September 24, 2015, and is for the establishment of a private use airport located in Eloy, Arizona.

Our analysis determined that the proposal is acceptable from an airspace utilization standpoint. Therefore, the FAA does not object to the establishment of the proposed landing area, provided the following conditions are met:

a. The landing area is operated for private use only.

b. Operations are to be conducted at this facility only during Visual Flight Rule (VFR) conditions.

c. The landing area operator shall ensure and maintain obstruction free routes of ingress/egress to the landing area. To include installing aerial marker balls for marking transmission lines along the flightpath.

d. Operations shall be conducted in accordance with the requirements/restrictions of the overlying class of airspace.

e. If the operations are conducted between sunset and sunrise, we recommend that landing area lighting be installed.

f. The airport shall comply with local planning and zoning laws and regulations.

In addition, we recommend that you contact the Arizona Department of Transportation, Aeronautics Division and Pinal County to obtain the necessary applications and approvals before proceeding with the establishment of the subject landing facility.

This airspace study did not include an environmental review to determine whether or not the proposed development is environmentally acceptable in accordance with the National Environmental Policy Act of 1969 (Public Law 91-190).

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30-days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on **September 30, 2016,** unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary up to 15-days prior to this expiration date.

If you have any questions please contact Kyler Erhard, Airport Planner, at (602) 379-3023.

Sincerely,

Kyler Erhard
Airport Planner
Phoenix Airports District Office

Enclosures: FAA Form 5010-5

Development Services

Michael Sundblom
Air Quality Director

PINAL • COUNTY
wide open opportunity

Greg Stanley
County Manager

MEMORANDUM FROM AIR QUALITY

Date: June 3, 2016

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/16/16	SUP-002-16, PZ-PA-001-16	Mike Passarelli	Private (non-commercial) airstrip on a 17 acre parcel	See Comments 1, 2 & 3

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

U.S Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
Phoenix Airports Field Office

3800 N Central , Suite 1025
Phoenix, AZ 85012

November 30, 2015

Mike Passarelli
3862 E Rousay Dr
San Tan Valley, AZ 85140

Dear Mr. Passarelli:

Proposed Establishment of Passarelli Farms Airstrip: Eloy, Arizona
Airspace Case No. 2015-AWP-1988-NRA

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Our analysis determined that the proposal is acceptable from an airspace utilization standpoint. Therefore, the FAA does not object to the establishment of the proposed landing area, provided the following conditions are met:

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c. The landing area operator shall ensure and maintain obstruction free routes of ingress/egress to the landing area. To include installing aerial maker balls for marking transmission lines along the flightpath.

d. Operations shall be conducted in accordance with the requirements/restrictions of the overlying class of airspace.

e. If the operations are conducted between sunset and sunrise, we recommend that landing area lighting be installed.

f. The airport shall comply with local planning and zoning laws and regulations.

In addition, we recommend that you contact the Arizona Department of Transportation, Aeronautics Division and Pinal County to obtain the necessary applications and approvals before proceeding with the establishment of the subject landing facility.

This airspace study did not include an environmental review to determine whether or not the proposed development is environmentally acceptable in accordance with the National Environmental Policy Act of 1969 (Public Law 91-190).

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30-days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on **September 30, 2016,** unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary up to 15-days prior to this expiration date.

If you have any questions, please contact Kyler Erhard, Airport Planner, at (602) 379-3023.

Sincerely,

Kyler Erhard
Airport Planner
Phoenix Airports District Office

Enclosures: FAA Form 5010-5

Dedrick Denton

From: Ladd, John <john.ladd@fmo.azdema.gov>
Sent: Wednesday, June 01, 2016 1:16 PM
To: Dedrick Denton
Cc: Coleman, Dorenda
Subject: FW: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

Dedrick,

Please see below, it appears the proposed runway would violate FAA rules and endanger the training and safety of national guardsmen. Thank you for allowing us to provide some input to your deliberations.

John

-----Original Message-----
From: Waddington, William E LTC USARMY NG AZARNG (US) [mailto:william.e.waddington.mil@mail.mil]
Sent: Wednesday, June 01, 2016 10:15 AM
To: Ladd, John <john.ladd@fmo.azdema.gov>
Cc: Ostermeyer, Michael D CW5 USARMY NG AZARNG (US) <michael.d.ostermeyer.mil@mail.mil>
Subject: RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

John,

The proposed private airstrip is within 3 miles from Picacho Airfield (PCA), taking off and landing parallel to our Silverbell to PCA flight routes.

The FAA Flight Publications, specifically the Phoenix VFR Sectional, identifies PCA as a heliport with a control tower and states "Contact PCA Tower within 4 NM Below 2500 foot AGL". The airspace in Class E.

FAR States:

§91.127 Operating on or in the vicinity of an airport in Class E airspace.

(a) Unless otherwise required by part 93 of this chapter or unless otherwise authorized or required by the ATC facility having jurisdiction over the Class E airspace area, each person operating an aircraft on or in the vicinity of an airport in a Class E airspace area must comply with the requirements of §91.126.

(b) Departures. Each pilot of an aircraft must comply with any traffic patterns established for that airport in part 93 of this chapter.

(c) Communications with control towers. Unless otherwise authorized or required by ATC, no person may operate an aircraft to, from, through, or on an airport having an operational control tower unless two-way radio communications are maintained between that aircraft and the control tower.
Communications must be established prior to 4 nautical miles from the airport, up to and including 2,500 feet AGL. However, if the aircraft radio fails in flight, the pilot in command may operate that aircraft and land if weather

conditions are at or above basic VFR weather minimums, visual contact with the tower is maintained, and a clearance to land is received.
If the aircraft radio fails while in flight under IFR, the pilot must comply with §91.185.

The route between Silverbell and PCA has the most rotary wing traffic in the AZ ARNG, on a daily basis. Unless the private aircraft landing and departing from the proposed airstrip have the ability to contact PCA tower utilizing VHF 126.2 or UHF 397.3, we will be assuming risk and they will not be in compliance with the FAR. There is no reference to PCA or the proximity to PCA in the proposal.

I believe the landowner, the FAA and the AZ ARNG need to discuss this proposal prior to the AZ ARNG concurring.

The POC can reach out to me or CW5 Ostermeyer direct if they have any concerns.

Bill

LTC Bill Waddington
AZ SAAO/98th ATC CDR
W: 602-267-2864
C: 602-323-7797

-----Original Message-----
From: Ladd, John [mailto:john.ladd@fmo.azdema.gov]
Sent: Friday, May 27, 2016 4:03 PM
To: Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
Subject: [Non-DoD Source] RE: Contact for Pinal County Zoning Reviews
(UNCLASSIFIED)

Bill,

I have some info to send you, evidently there is a new runway going in near Picacho and they would like us to provide input on it. It is a large file
(40 mb) and I will send it to you via AMRDEC. Dedrick needs to have the information before 6 June. when he will send the Pinal county planners slides to the board of supervisors prior to the county discussion before the board.

John

Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
-----Original Message-----
From: Waddington, William E LTC USARMY NG AZARNG (US) [mailto:william.e.waddington.mil@mail.mil]
Sent: Friday, May 27, 2016 3:06 PM
To: Ladd, John <john.ladd@fmo.azdema.gov>
Subject: RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

John,

We will reach out to Mr. Denton.

Have a good weekend.

Bill

-----Original Message-----
From: Ladd, John [mailto:john.ladd@fmo.azdema.gov]
Sent: Thursday, May 26, 2016 9:55 AM
To: Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
Cc: Coleman, Dorenda <dorenda.coleman@fmo.azdema.gov>; Stubbs, Matthew D COL USARMY NG AZARNG (US) <matthew.d.stubbs2.mil@mail.mil>
Subject: [Non-DoD Source] FW: Contact for Pinal County Zoning Reviews

Bill,

This is the help I just left a voice mail about. Would you please put the right person in touch with Mr Denton (see below). I am working the zoning piece on a separate chain if you can work to provide the flight/training routes for all flights using SBAH, Pichacho and Rittenhouse. We are working against a deadline and the county must assemble and submit this application NLT 1 July in order to get JLUS funding this year, so the sooner the better.

Thank you for your help.

John

LTC John Ladd
Environmental Program Manager
602 267-2742

From: Dedrick Denton [Dedrick.Denton@pinalcountyaz.gov]
Sent: Wednesday, May 25, 2016 9:16 AM
To: Coleman, Dorenda
Subject: Contact for Pinal County Zoning Reviews

Hello Dorenda,

I have a quick question for you. Who can I contact within the Arizona Army National Guard to review zoning applications around your facilities? And do you have any maps you all can share that shows training routes/flight paths?

Thanks,

Dedrick Denton | Planner II
Pinal County Community Development
31 N. Pinal Street, Bldg. F
Florence, AZ 85132
V: 520-866-6294

CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT

June 6, 2016

Mr. Dedrick Denton, Planner
Pinal County Planning & Development Department
PO Box 2973 (31 N. Pinal, Bldg. F)
Florence, AZ 85132

Re: Case No.: PZ-PA-001-16/SUP-002-16

Dear Mr. Denton:

We are in receipt of the disk containing the supportive review materials for the two Cases identified above located on 118.7 acres on Parcel Nos.: 411-32-025, -026, and -028. The location of the proposed rezoning/special use permit request is located within the boundaries of our planning area (one mile southeast of our incorporated area) currently designated as Medium Density Residential and Estate Density Residential.. Upon review of the materials submitted, we offer the following comments for the County's consideration:

Impacts With Other Proximate Existing Aviation Facilities. The proposed location for the request is within proximity of an Arizona Army National Guard (AZARNG) facility (located approximately 2.5 miles to the northeast). More specifically, the proposed private airport is located three miles to the southwest of Picacho Airfield (PCA), which is a developed heliport with a control tower. The flight path connecting PCA with Silverbell Airfield (to the south) carries the most rotary wing traffic in the AZARNG on a daily basis. The proposed location is within the stated distance (four nautical miles) where FAA requires communication contact when aircraft are within the 2500 foot average above ground level (AGL) under Visual Flight Rules (VFR).

Impact of Private Airfield Overflight on Proximate Lands. While the adjacent and proximate lands around the airstrip are vacant or under agricultural production today, our general plan (Land Use Map) identifies the property to the north and east as Medium Density Residential (MDR) with densities ranging from 3-6 du/ac. Fixed wing overflight would not be a compatible use with the intended densities recommended for these areas.

Presence of Flammable Substances. If takeoffs and landings are going to occur, then fuel will be expended which will require refilling. The application identifies that no aircraft fuel will be stored or sold on the property. It seems questionable that this would be the case if a total of 10 planes were located there and flew in and out, as stated in the supportive materials provided

If the County is considering approval, the City of Eloy respectfully requests the County to consider the following conditions:

- Resolve all concerns that the AZARNG may have with the operational characteristics of the private airfield with the military flight path/traffic pattern airspace around the Picacho Airfield and south to Silverbell Airfield.

- Clarify the amount, location and type of agriculture to be cultivated on the property and its attraction for any birds (standing water, grain, etc.) (Bird/Wildlife Aircraft Strike Hazard (BASH) potential with rotary (and fixed wing) aircraft).

- Establish a reasonable timeframe for the operation of the SUP-and conditions for renewal.

- Quantify the amount of fuel that is anticipated to be needed at 1, 3 and 5 year intervals and its adequate storage and use.

- Confirm the application of a palliative to the runway during the time it has not been improved with an all-weather surface material.

Thank you for the opportunity to comment on the proposed rezoning and special use permit application. We appreciate the ability to review and maintain a record of proposed land use actions in Pinal County. Please continue to send us such requests in the future.

Regards,

Jon Vlaming

Community Development Director
City of Eloy

CC: Belinda Cruz, Planner

2200 E. Camelback Rd., Suite 221 • Phoenix, AZ 85016
Telephone: (602) 957-9810
Fax: (602) 955-4712

www.cgmlawgroup.com

COMBS GOTTLIEB & MACQUEEN, P.C.

Patrick R. MacQueen

Patrick@cgmlawgroup.com

June 2, 2016

Our File:
Pending

VIA FEDERAL EXPRESS OVERNIGHT, FACSIMILE, AND EMAIL TO: Dedrick.denton@pinalcountyaz.gov
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Dedrick Denton
P.O. BOX 2973 (31 N. Pinal, Bldg F)
Florence, Arizona 85132
Fax: (520) 866-6435

Re: Notice of Public Hearing; PZ-PA-001-16; and SUP-002-16; Proposed Airstrip by Mike Passarelli; Tax Parcel Numbers 411-32-025, 026, & 028

Dear Mr. Denton:

This firm represents Big Sky Farms, LLC and Aaron Pollak with respect to the above-referenced proposed non-major comprehensive plan amendment and special use permits (collectively, the "***Requests***") submitted by Mike Passarelli, who owns certain real property which is identified as tax parcel numbers 411-32-025, 026, & 028 (the "***Passarelli Property***"). Mr. Pollak resides at a neighboring property which is identified as tax parcel number 411-32-029A (the "***Pollak Property***"). The Pollak Property is adjacent to, and situated directly east of, the Passarelli Property. Mr. Pollak ***opposes*** the Requests ***and wishes to appear and be heard at the Public Hearing on June 16, 2016***. Among other things, Mr. Pollak opposes the Requests for the following reasons:

- As a preliminary matter, Mr. Pollak purchased to the Pollak Property to breed, raise, break, and train horses. This process of breeding, raising, breaking, and training horses is a very delicate process in which Mr. Pollak must gain the trust of his animals. These horse-related activities are dangerous and risky and airplane noise, glare, exhaust, fumes, and altitude may distract, confuse, agitate, and anger Mr. Pollak's animals, thereby endangering Mr. Pollak and anyone else engaged in horse-related activities at the Pollak Property, including veterinarians, other trainers, and riders.
- Mr. Pollak also purchased the Pollak Property due to the silence and solitude of the area. The noise, altitude of the airplanes, and number of takeoffs and landings located so close to the Pollak Property will undoubtedly be noisy and distracting.
- Because of the noise, safety, and other issues, granting the Requests will undoubtedly invite litigation. Indeed, Arizona courts impose liability for a private nuisance when a party interferes with a person's interest in the enjoyment of real property. The Restatement defines a nuisance as a "nontrespassory invasion of another's interest in the private use and enjoyment of land." Restatement (Second) of Torts § 821; *see also Armory Park v. Episcopal Cmty. Services*, 148 Ariz. 1, 712 P.2d 914 (1985). Further, liability is imposed if "conduct unreasonably interferes with the use

and enjoyment of property, causing significant harm." Restatement (Second) of Torts § 822 (1979); *see also Spur Indus., Inc. v. Del E. Webb Dev. Co.*, 108 Ariz. 178, 183, 494 P.2d 700, 705 (1972). The buzzing of airplanes and altitude of airplanes will cause an unreasonable interference with Mr. Pollak's use and enjoyment of the Pollak Property.

- Additionally, the dust generated on the proposed runway and potential illumination of the airstrip may also constitute a nuisance.
- Granting the Requests would heighten the risk of a catastrophic accident in and around the Pollak Property and the Passarelli Property. Mr. Passarelli's applications and Requests do not address these unnecessary risks.
- The City of Eloy already has a municipal airport and a hangar that can be utilized by Mr. Passarelli.
- Mr. Passarelli identifies no special circumstance or conditions applicable to the location of his proposed airstrip. There is no community need for another airstrip.
- The utilization of an airstrip and hangar for commercial business purposes is inconsistent with an agricultural, equestrian, and rural lifestyle, identified by the comprehensive plan.
- Mr. Passarelli indicates that the impact on additional traffic will be minimal. However, he does not provide a vehicular traffic study.
- Additionally, pursuant to his Requests, Mr. Passarelli notes that he hopes to create (or has created) an aircraft leasing business with a large aircraft hangar. Clients and prospective clients will undoubtedly increase the vehicular traffic in the area, as his stated goal is to create a business. Further, there are currently zero takeoffs and landings in the area. The proposed airstrip will increase air traffic from zero to nearly 50-plus takeoffs and landings per day.
- Although Mr. Passarelli indicates that he will control dust on the airstrip, there is no indication as to how Mr. Passarelli will control noise, vibrations, odors, emissions, and hazardous materials. Similarly, Mr. Passarelli fails to identify what safety, fire suppressant, and emergency measures he intends to utilize if there is an aircraft accident.
- There is no indication as to whether CAG and/or ADOT-Aeronautics Division will approve the airstrip.
- The Requests do not appear to contain any environmental site assessments or reviews to confirm Mr. Passarelli's claims that the airstrip will not have an environmental impact.
- Mr. Passarelli does not appear to have provided a ***certified ALTA survey containing a legal description*** of the proposed airstrip, as required by the application.

- The site plan submitted by Mr. Passarelli appears to depict a 50-ft. ingress/egress and utility easement that bisects the proposed airstrip. It does not appear that Mr. Passarelli has accounted for, or contacted the owner of, the easement. The easement likely provides that its holder can utilize the land over, across, and above the ground over which the proposed airstrip is requested. Notably, the proposed aircraft hangar and/or the fencing surrounding the proposed aircraft hangar, as depicted on the site plan, is directly on top of this easement and may impede use of the easement by its holder.
- Mr. Passarelli fails to identify when takeoffs and landings will occur.
- The "GR" zone does not provide for an aircraft leasing business and Mr. Passarelli has submitted neither a request for a variance nor a request to re-zone the Passarelli Property to allow for this use.

In short, Mr. Pollak respectfully requests the denial of the Requests. The proposed special use will affect Mr. Pollak's use and enjoyment of the Pollak Property; the proposed special use does not comply with all regulations and standards within the GR zoning district; and the proposed development is not beneficial to public health and safety. Moreover, the Requests should be denied because they fail to comply with application requirements. Should you have any further questions, please feel free to contact the undersigned. We look forward to seeing you on June 16th.

Very truly yours,

COMBS GOTTLIEB & MACQUEEN, P.C.

Patrick R. MacQueen

PRM:sd

cc: Aaron Pollak

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: Lots 2,3 & 5 Amigo Estates
   PASSARELLI FARMS Airstrip
2. Parcel Number(s): 411-32-025, 411-32-026, 411-32-028 Total Acreage: 118.7
3. Current Land Use Designation: GR
4. Requested Land Use Designation: GR with Special Use Permit
5. Date of Concept Review: 10-13-2015 Concept Review Number: Z-PA-048_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.): The Comprehensive Plan Amendment is being requested for a Special Use Permit to allow an Airstrip on a 118.7-acre site on the southwest corner of Ellis and Barrett roads. The site plan is to have a 50'x1700' airstrip along with 3 residential buildings and a 50'x50' hangar. The airstrip and hangar will be used to store and maintain personal and company aircraft. The residence will be used for the site owners and their family. The remainder of the site not used for the airstrip or residential will be used for agriculture.
7. Discuss any recent changes in the area that would support your application. No recent changes in the area.
8. Explain why the proposed amendment is needed and necessary at this time. The proposed amendment is needed so the site owners can operator their aircraft leasing business and continue to raise their family in Pinal County. The site will coincide with Pinal County vision of residence working, living and playing together in the county.

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.

Mike Passarelli [redacted] [redacted]

Name of Landowner (Applicant) Address Phone Number

Signature of Landowner (Applicant) MCPASSAR@Yahoo.Com

E-Mail Address

Name of Agent Address Phone Number

Signature of Agent E-Mail Address

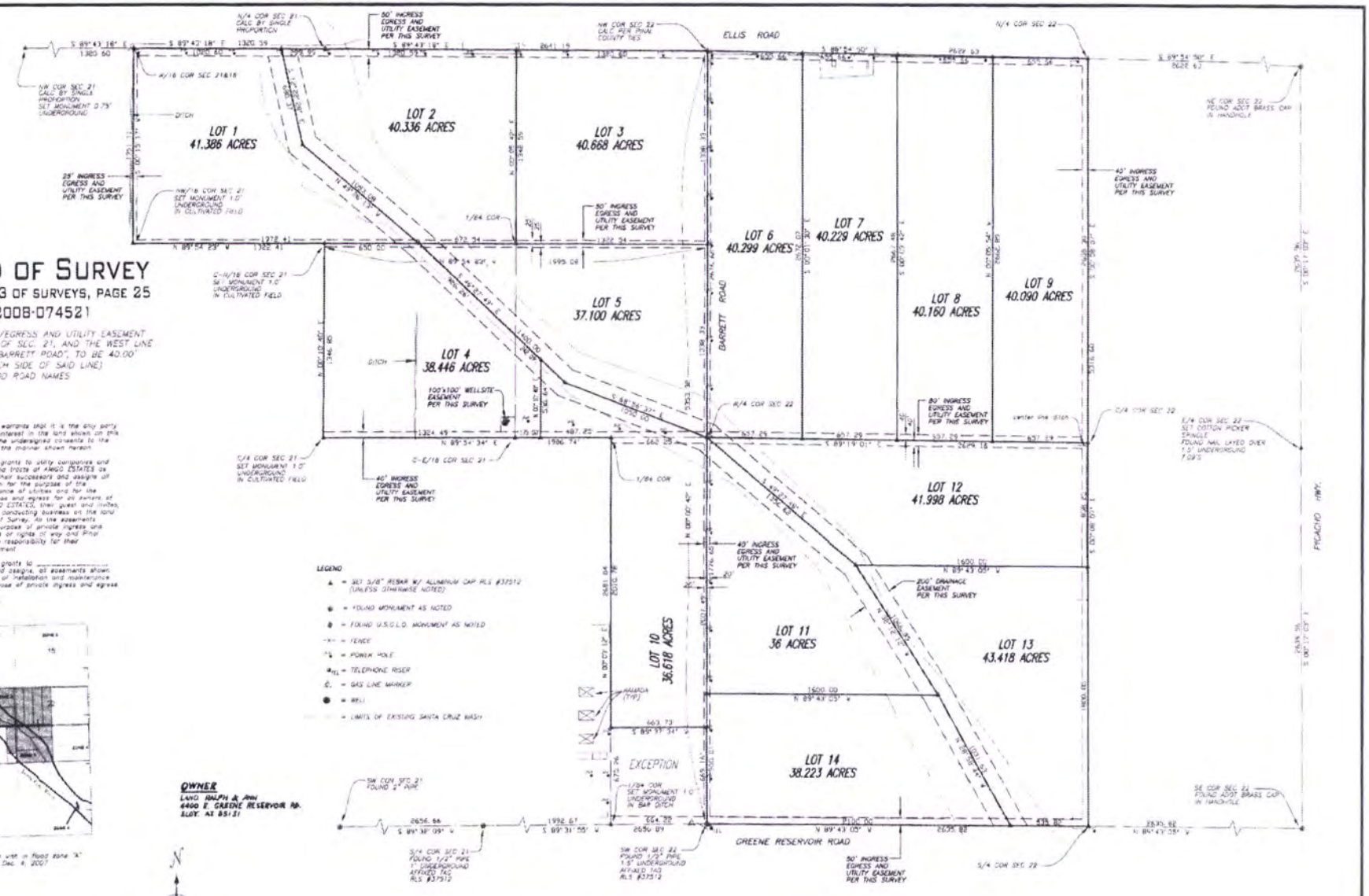
The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

RECORD OF SURVEY

AMEND BOOK 23 OF SURVEYS, PAGE 25

FEE #2008-074521

REVISE 100' INGRESS/EGRESS AND UTILITY EASEMENT ALONG THE EAST LINE OF SEC. 21, AND THE WEST LINE OF SEC. 22, "AKA BARRETT ROAD", TO BE 40.00' (20' ON EACH SIDE OF SAID LINE) / ADD ROAD NAMES



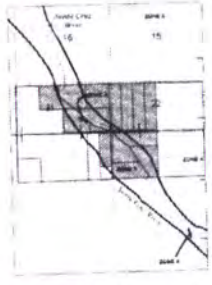
DEDICATION

The undersigned hereby warrants that it is the only party having any record title interest in the land shown on this Record of Survey and the undersigned consents to the division of said land in the manner shown hereon.

The undersigned hereby grants to utility companies and all owners of all lots and tracts of AMIGO ESTATES as shown hereon, and all their successors and assigns all easements shown hereon for the purpose of the installation and maintenance of utilities and for the purpose of private ingress and egress for all owners of lots and tracts of AMIGO ESTATES, their guest and invites, and all persons lawfully conducting business on the land shown on this Record of Survey. All the easements shown hereon for the purpose of private ingress and egress are private roads or rights of way and Pinal County has assumed no responsibility for their maintenance or improvement.

The undersigned hereby grants to _____ and their successors and assigns, all easements shown hereon for the purpose of installation and maintenance of utilities and the purpose of private ingress and egress.

By _____
Trust Officer



LEGEND

- ▲ = SET 5/8" REBAR W/ ALUMINUM CAP RLS #37512 (UNLESS OTHERWISE NOTED)
- ● = FOUND MONUMENT AS NOTED
- ⊕ = FOUND U.S.G.L.O. MONUMENT AS NOTED
- -X- = FENCE
- = POWER POLE
- a_{TEL} = TELEPHONE RISER
- $\mathcal{C}_L$ = GAS LINE MARKER
- ● = WELL
- = LIMITS OF EXISTING SANTA CRUZ WASH

OWNER
LAND RALPH & ANN
6400 E. GREENE RESERVOIR RD.
BLDY. AZ 85131

NOTE
A portion of Amigo Estates lies with in flood zone "A" per FIRM Flood Maps, effective Dec. 4, 2007 (SEE ABOVE)

SURVEY CERTIFICATE

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

Dated: 12/18/14

Taylor G. Hansen, P.L.S.
Registration No. 37512

SCALE 1" = 300'

STATE OF ARIZONA } SS
COUNTY OF PINAL } 1 of 1

I hereby certify that the within instrument is filed in the official records of this County in Fee No. 2008-074521
Date: 12-30-14
Request of: Hansen Engineering
Witness my hand and official seal.
Virginia Ross, Pinal County Recorder
By: [signature] Deputy

Hansen Engineering & Survey, L.L.C.
PROFESSIONAL ENGINEERS AND SURVEYORS
1115 S. MAIN ST.
COLUMBUS, AZ 85226
(301) 753-3265
FAX (301) 753-3129

DATE 12/04	DRAWN BY: CK/MPL	DESIGN	REVIEW: TH
SURVEY: JRD/JJD	REVISED BY	REVISION DATE: 12/18/2014	

AMIGO ESTATES

2ND AMENDMENT

A PORTION OF SECS 21 & 22, T.9S., R.8E.
G&SRM, PINAL COUNTY, ARIZONA

DRAWING NO. 04021.10
SHEET 1 OF 1

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

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

1. Pinal County Staff Coordinator: Unknown at this time

2. Date of Concept Review: OCT / 13 / 2015 Concept Review No.: CR - Z-PA-048 - -15

3. The Legal Description of the Property: Lots 2,3 & 5 of Amigo Estates, Vacant Land

   PASSARELLI FARMS Airstrip

4. Tax Assessor Parcel No(s).: 411-32-025, 411-32-026, 411-32-028

5. Current Zoning: GR

6. Parcel size: Lot 2 = 40.336, Lot 3 = 40.668, Lot 5 = 37.100

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

8. The exact use proposed under this request: Private Airstrip, Residential, Agriculture

9. Is the property located within three (3) miles of an incorporated community?
   ☐ YES ■ NO

10. Is an annexation into a municipality currently in progress?
    ☐ YES ■ NO

11. Is there a zoning violation on the property for which the owner has been cited?
    ☐ YES ■ NO

    If yes, zoning violation # _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes. None

13. Explain why the proposed development is needed and necessary at this time.
    Airstrip needed to create a home base for our aircraft leasing business. The Aircraft will be stored and maintained at the site. No commercial flight operations will be conducted out of the site. Plans to grow to 10 single engine aircraft over the next 6 to 10 years.

RECEIPT #: AMT: DATE: CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This section includes Airports, Heliports and Landing fields as a special use that may be considered for a Special use Permit. The use is in conformance with the Comprehensive plan. The use will not endanger the public health, safety or welfare. Access and utilities are available. The use will comply with zoning district regulations

2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: No services will be paid by the public

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Normal residential traffic, Up to 3 deliveries a week from UPS/Fedx

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Normal residential parking.

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? The single engine aircraft flying out of the strip will not produce excess noise. No anticipation for smoke, fumes, dust or glare. Runway and drives will be treated with an approved dust control

6. What type of landscaping are you proposing to screen this use from your neighbors? No screening needed, no immediate neighbors.

7. What type of signage are you proposing for the activity? Where will the signs be located? Passarelli Farms Sign along Barrett road

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: No manufacturing or production at this site.

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: The 3 residential lots will have similure apperance to the other residential sites in the area The airstrip will be cleared desert and will be hard to see form he surrounding areas, The Hangar will be a 50x50x14 steel building.

10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? ☐ YES ■ NO

11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? ■ YES ☐NO

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

Mike Passarelli	3862 E. Rousay Dr. San Tan Valley, Az 85140	[redacted]
Name of Applicant	Address	Phone Number

	mcPASSAR@Yahoo.com
Signature of Applicant	E-Mail Address

Name of Agent/Representative	Address	Phone Number

Signature of Agent/Representative	E-Mail Address

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

Name of Landowner	Address	Phone Number

Signature of Landowner	E-Mail Address

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

S-021-08

PINAL • COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date:	June 16, 2016
Case Number:	S-021-08
Case Coordinator:	Dedrick Denton
Subdivision Name:	Bella Vista Section 13
Landowner/Developer:	Kathy Aleman Wolfkin Farms, LLC 3850 East Baseline Road Ste. #123 Mesa, AZ 85206
Applicant:	Jordan Rose Rose Law Group, PC 6613 N. Scottsdale Road, #200 Scottsdale, AZ 85250
Comprehensive Plan:	Moderate Low Density Residential
Existing Zoning:	CR-3/PAD & CB-2/PAD
Existing Uses:	Currently, the subject property is vacant.
Surrounding Land Uses:	North: GR; Vacant East: CB-2 & GR; Residential & Vacant South: CR-3; Residential & Town of Florence West: GR; Agriculture
Flood Zone:	X "an area that is determined to be outside the 100 and 500 year floodplain."
Location:	The subject property is located between Attaway Road & Quail Run Lane and between Bella Vista Road & Roberts Road, adjacent to the Town of Florence.
Legal Description:	A 659.09± acre parcel described as Section 13, T3S, R8E, G&SRB&M (legal on file).
Number of Lots:	2,007
Tax Parcel Numbers:	210-13-001A

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Bella Vista Section 13.

ANALYSIS:

1. On August 21, 2008, the Planning & Zoning Commission granted tentative plat approval with 30 stipulations.

2. On June 17, 2010, the Planning & Zoning Commission approved to extend the plat for an additional two year.

3. On July 19, 2012 stipulation twenty-eight was modified to grant a two year extension.

4. On June 19, 2014 stipulation twenty-eight was modified to grant a two year extension.

4. On May 17, 2016 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.

5. The Planning Division has added two additional recommended stipulations (no. 27 & 31 in this report) that insures this development will comply with the current subdivision regulation and deleted stipulation 27 from the previous approval that states **"Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure"**. This stipulation is addressed in the Subdivision and Infrastructure Design Manual.

6. The Engineering Division has no additional recommended stipulations.

7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time.

8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Bella Vista Section 13: Stipulations 1 – 31, modifying stipulation 28 in the previous approval to extend the tentative plat to August 21, 2018 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines. Decel lanes are required at all access locations along an arterial.

2. The approved Drainage Plan shall be per the current Pinal County Drainage Manual and shall provide retention for storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.

3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hrs. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance.

4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.

5. Provide streetlights at all arterial/collector, collector/collector, and collector/local street intersections. Street lights to be maintained by the Homeowners' Association.

6. Retro-reflective raised pavement markers (RPM) shall be used on all arterial striping.

7. The half street right-of-way and road improvements along the commercial parcel frontage shall be dedicated and constructed as part of the subdivision plat.

8. Minimum 55' half street right-of-way dedication along all section lines and minimum 40' half street right-of-way dedication along all mid-section lines, unless otherwise specified and approved by the County Engineer. All right-of-way dedication shall be free and unencumbered.

9. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer:

    a. A minimum 75' half street right-of-way dedication along Bella Vista Rd. (southern boundary). A minimum 55' half street right-of-way dedication along Quail Run Lane (western boundary) and the west

half of Roberts Rd. (northern boundary). A minimum 40' half street right-of-way dedication along Attaway Rd. (eastern boundary) and the east half of Roberts Rd. (northern boundary).

b. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.

10. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.

11. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of a traffic signal.

12. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.

13. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

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

15. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.

16. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department.

17. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.

18. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Bella Vista Section 13, and in accordance with all applicable criteria of the Subdivision Regulations and

approved PAD, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.

19. Development of the proposed subdivision (Bella Vista Section 13) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional Area Designation of the adopted Pinal County Comprehensive Plan.

20. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this development and adjacent developments both current and proposed.

21. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

22. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the NOTES section.

23. Place the following in notes section on face of final plat:

    - Any adjacent State Land may be developed for any possible land use in the future.

    - No schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying.

24. Prior to final subdivision approval (final Mylar plat), the applicant/developer/ owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

    a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).

    b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN).**

    c. The waste water plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan.**

25. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:

    a. Type of map or plat.

    b. Name of subdivision and description with township, range and section.

c. Name of the owner of record.

d. Recorder's information and seal block.

This information shall be located on the top 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.

26. Place the following items on the face of the Final Plat:

    a. Typical Public Utility Easements and Building Setback Lines.

    b. Vicinity and Location Map.

    c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.

    d. Pertinent notes from the "Notes" section as required for Final Plat approval in the Pinal County Subdivision Regulations.

    e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.

27. The final plat(s) shall comply with the current Subdivision Regulations and Subdivision and Infrastructure Design Manual.

28. The tentative plat shall be effective until August 21, 2018; it may be extended upon reapplication and review by the Planning and Zoning Commission.

29. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.

30. Access to County right-of-ways to/from any commercial parcel shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008.

31. Any future request for a tentative plat extension will comply with the current Subdivision Regulations.

Date Prepared: 06/06/16 - dld
Revised:

TENTATIVE PLAT OF BELLA VISTA - SECTION 13

PART OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

NOTES

1. ALL STREETS TO BE PUBLIC & MAINTAINED BY PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO UNITS.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 7' VEHICULAR NON-ACCESS EASEMENT.
5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.
6. A HOMEOWNERS ASSOCIATION INCLUDING ALL TRACT OWNERSHIP OF BELLA VISTA SECTION 13 WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
7. ALL COMMERCIAL, PARK, SCHOOL, MIXED USE SITES WILL CONTAIN INDIVIDUAL DRAINAGE & RETENTION FACILITIES.
8. ALL WATER LINES ARE 8" UNLESS NOTED OTHERWISE.
9. ALL LOCAL STREETS HAVE A ROW WIDTH OF 50' UNLESS OTHERWISE NOTED.
10. AN AGRICULTURAL SPRAY EASEMENT WILL BE GRANTED AND RECORDED TO ALL ADJACENT FARM OWNERS/OPERATORS.
11. NO SCHOOLS, DAY CARE CENTERS OR LIMITED CARE FACILITIES WILL BE LOCATED WITHIN 1/4 MILE OF LAND IN AGRICULTURAL PRODUCTION REQUIRING AERIAL SPRAYING.

BENCHMARK

"DBM-4,344, VERTICAL DATUM NAVD88
ABOUT 2.4 MI MR ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE STATION MAIN AT MAGMA, IN SEC 16, T3S, R8E, 29 FEET SW OF RMF TRACKS, 34 FEET NE OF THE CENTERLINE OF A GRAVELED ROAD WHICH PARALLELS THE TRACKS, 5.5 FEET NW OF MILEPOST 247, 13 FEET SE OF A METAL WITNESS POST, BEING A 5/8 INCH COPPER COATED ROD THAT IS DRIVEN TO THE DEPTH OF 8 FEET AND IS ENCASED IN A 5 INCH IRON PIPE PROJECTING 2 INCHES. ELEVATION = 1004.66 FEET"

BASIS OF BEARING

SOUTH 89°46'57" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN.

LAND USE TABLE	
LAND USE	AREA (AC.)
GROSS AREA	659.09
RESIDENTIAL AREA	426.69
COMMERCIAL (PARCEL 21 & 25)	37.90
TOTAL YIELD	2007
OPEN SPACE (LESS TRACT OO)	125.23*
WATER CAMPUS (TRACT OO)	1.36
SCHOOL SITE (PARCEL 28)	16.00
COLLECTOR R.O.W.	23.89
ARTERIAL R.O.W.	26.32
OVERALL DENSITY (DU/AC)	3.05
AVERAGE LOT AREA (SF)	6681

* OPEN SPACE DOES NOT INCLUDE RETRACTS

TRACT TABLE		
TRACT	AREA	DESCRIPTION
A	1.34	LANDSCAPE TRACT / OPEN SPACE
B	0.42	OPEN SPACE / TRAIL / TOT LOT / RETENTION & DRAINAGE EASEMENT
C	0.73	LANDSCAPE TRACT
D	0.05	LANDSCAPE TRACT
E	0.88	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
F	1.55	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
G	1.89	LANDSCAPE TRACT / OPEN SPACE
H	4.48	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
I	1.47	LANDSCAPE TRACT / RETENTION & DRAINAGE EASEMENT
J	0.20	LANDSCAPE TRACT
K	3.33	OPEN SPACE / TRAIL / TOT LOT / RETENTION & DRAINAGE EASEMENT
L	2.15	OPEN SPACE / TRAIL
M	0.91	OPEN SPACE / WELL SITE / TRAIL
N	4.57	OPEN SPACE / TRAIL
O	0.15	LANDSCAPE TRACT
P	1.87	LANDSCAPE TRACT / RETENTION & DRAINAGE EASEMENT
Q	1.20	OPEN SPACE / TRAIL / RETENTION & DRAINAGE EASEMENT
R	1.48	OPEN SPACE / TRAIL / RETENTION & DRAINAGE EASEMENT
S	2.17	OPEN SPACE / TRAIL
T	2.92	LANDSCAPE TRACT
U	5.01	PARK / TRAIL / TOT LOT / RETENTION & DRAINAGE EASEMENT
V	2.60	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
W	2.27	LANDSCAPE TRACT
X	0.97	LANDSCAPE TRACT
Y	11.16	OPEN SPACE / TRAIL / RETENTION & DRAINAGE EASEMENT
Z	0.11	LANDSCAPE TRACT
AA	3.78	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
BB	0.13	LANDSCAPE TRACT
CC	3.86	LANDSCAPE TRACT / RETENTION & DRAINAGE EASEMENT
DD	13.53	OPEN SPACE / TRAIL / TOT LOT / RETENTION & DRAINAGE EASEMENT
EE	2.41	LANDSCAPE TRACT
FF	5.85	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
GG	6.39	OPEN SPACE / WELL SITE
HH	3.22	LANDSCAPE TRACT
II	0.47	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
JJ	2.22	LANDSCAPE TRACT / RETENTION & DRAINAGE EASEMENT
KK	0.78	LANDSCAPE TRACT
LL	0.20	LANDSCAPE TRACT
MM	3.16	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
NN	10.16	PARK / TOT LOT
OO	1.36	WATER CAMPUS
PP	14.15	OPEN SPACE / TRAIL / SRP EASEMENT / TRAIL
QQ	2.32	OPEN SPACE / TRAIL / RETENTION & DRAINAGE EASEMENT
RR	1.22	LANDSCAPE TRACT
SS	1.46	OPEN SPACE / RETENTION & DRAINAGE EASEMENT
TOTAL*	125.23	

* EXCLUDE TRACT OO

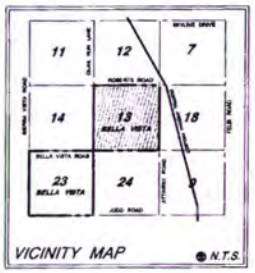
10' TRACT TABLE					
TRACT	AREA	TRACT	AREA	TRACT	AREA
1	0.08	17	0.08	33	0.08
2	0.08	18	0.08	34	0.08
3	0.08	19	0.08	35	0.08
4	0.08	20	0.08	36	0.08
5	0.08	21	0.08	37	0.08
6	0.08	22	0.08	38	0.08
7	0.08	23	0.08	39	0.08
8	0.08	24	0.08	40	0.08
9	0.08	25	0.08	41	0.08
10	0.08	26	0.08	42	0.08
11	0.08	27	0.08	43	0.08
12	0.08	28	0.08	44	0.08
13	0.08	29	0.08	45	0.08
14	0.08	30	0.08	46	0.08
15	0.08	31	0.08	47	0.08
16	0.08	32	0.08	TOTAL	3.36

OWNER/DEVELOPER

WOLFKIN FARMS L.L.C.
3850 E. BASELINE RAOD, SUITE 123
MESA, AZ 85206
CONTACT: KATHY ALEMAN
PHONE: 480-969-8000
FAX: 480-539-7321

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
CONTACT STEVE KELLOGG
PHONE: 602-264-6831
FAX: 602-279-4665

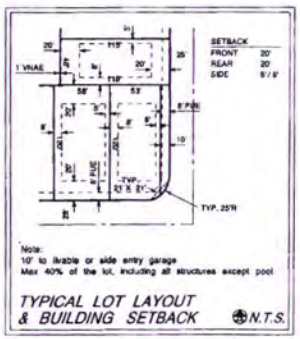


VICINITY MAP — N.T.S.

LOCATION MAP — N.T.S.

ZONING

ZONING: CI-2 & CR-5 (PAD)
CASE NUMBERS: PZ-026-04 & PZ-PD-021-04



TYPICAL LOT LAYOUT & BUILDING SETBACK — N.T.S.

SERVICE PROVIDERS

ELECTRIC	SALT RIVER PROJECT
NATURAL GAS	CITY OF MESA
PHONE	QWEST
CABLE	JOHNSON UTILITIES
SEWER	JOHNSON UTILITIES
WATER	DIVERSIFIED WATER UTILITIES INC.
FIRE	RURAL METRO
POLICE	PINAL COUNTY SHERIFF DEPARTMENT
SCHOOL	FLORENCE UNIFIED SCHOOL DISTRICT

LEGEND:

EXISTING WATER
EXISTING SEWER
PROPOSED WATER
PROPOSED SEWER
PROPOSED VALVE
PROPOSED MANHOLE
PROPOSED CLEANOUT
FIRE HYDRANT
SURFACE DRAINAGE
CURVE DATA
BOUNDARY LINE
CENTER LINE
PUBLIC UTILITY EASEMENT
PHASE LINE
SHEET LINE
P.U.E. — PUBLIC UTILITY EASEMENT
V.N.A.E. — VEHICULAR NON ACCESS EASEMENT

APPROVAL

THIS PLAT HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY PLANNING & DEVELOPMENT SERVICES _____ DATE

PINAL COUNTY ENVIRONMENTAL HEALTH _____ DATE

PINAL COUNTY ENGINEER _____ DATE

ASSURANCES IN THE FORM OF _____ HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAT TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAT HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.R.S. SEC 11-806.01, THIS _____ DAY OF _____, 200 - THIS APPROVAL OR RECORDATION OF THIS PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY FOR DESIGNATION OF ANY STREET, HIGHWAY, BICYCLE FACILITY OR OTHER WAY OR OPEN SPACE SHOWN UPON THE PLAT INTO THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS
BY: _____ CHAIRMAN ATTEST: _____ CLERK

COUNTY SEAL

STATE OF ARIZONA } SS
COUNTY OF PINAL }
I hereby certify that the within instrument is filed in the official records of this County in Colonel
_____ Book _____
Date: _____
Request of: _____
Witness my hand and official seal.
LAURA DEAN-LYTLE, Pinal County Recorder
By: _____ Deputy

DECLARATION, TITLE WARRANTY AND DEDICATION

STATE OF ARIZONA)
) SS
COUNTY OF PINAL)

KNOW ALL MEN BY THESE PRESENTS:

LIEN HOLDER'S RATIFICATION

ACKNOWLEDGEMENT

LAND SURVEYOR'S CERTIFICATION

ACKNOWLEDGEMENT

CVL
COE & VAN LOO CONSULTANTS, INC.

BELLA VISTA SECTION 13

JOB# 050153
SCALE: 1"=100'
DATE: 8-28-2008
REV DATE: 8-4-2008

SHEET 1 OF 11

S-021-08

N:/050153/Land/pp100c01.dgn 8/4/2008 9:01:08 AM

LINE DATA TABLE

LINE	LENGTH	BEARING
[illegible]	[illegible]	[illegible]

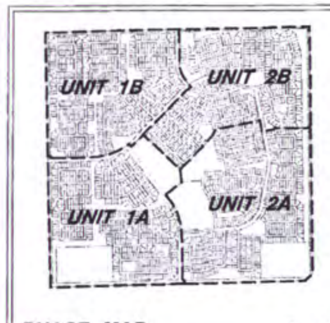
CURVE DATA TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
[illegible]	1200.00'	[illegible]	[illegible]	[illegible]

NO.	RADIUS	DELTA	LENGTH	TANGENT
[illegible]	[illegible]	90°	0727.17'	[illegible]

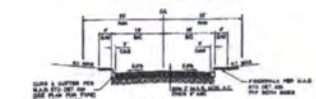
Bella Vista			
Development Plan			
PARCEL	LOT SIZE	YIELD	AREA (AC)
18	[illegible]	[illegible]	[illegible]
19	63 x 125	[illegible]	[illegible]
20	63 x 125	[illegible]	[illegible]
21	Comm.	0	[illegible]
22	48 x 115	[illegible]	[illegible]
23	48 x 115	[illegible]	23.14
24	63 x 125	[illegible]	36.17
25	Comm.	0	17.09
26	58 x 120	[illegible]	[illegible]
27	53 x 120	[illegible]	[illegible]
28	School	0	[illegible]
29	48 x 115	[illegible]	[illegible]
30	[illegible]	[illegible]	[illegible]
31	53 x 120	[illegible]	[illegible]
32	63 x 125	117	[illegible]
33	58 x 120	[illegible]	[illegible]
34	[illegible]	[illegible]	[illegible]
35	48 x 115	[illegible]	[illegible]
36	53 x 120	[illegible]	[illegible]
37	48 x 115	[illegible]	[illegible]
38	53 x 120	112	[illegible]
PARK		0	[illegible]
WATER CAMPUS		0	1.96
ARTERIAL R.O.W.		0	[illegible]
COLLECTOR R.O.W.		0	23.71
Total		2007	659.09

SHEET INDEX N.T.S.

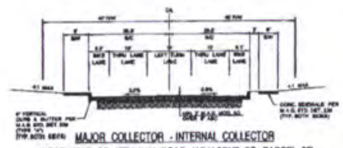


PHASE MAP N.T.S.

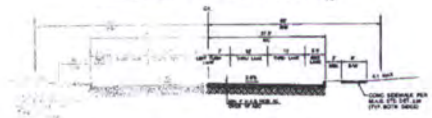
PARCEL MAP N.T.S.



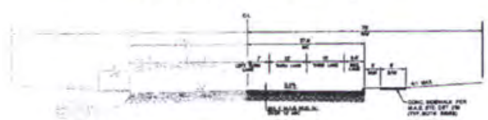
LOCAL STREET



MAJOR COLLECTOR - INTERNAL COLLECTOR
WEST HALF OF ATTAWAY ROAD (ADJACENT TO PARCEL 25)
&
SOUTH HALF OF EAST PORTION OF ROBERTS ROAD



QUAIL RUN LANE & WEST HALF OF ROBERTS ROAD



BELLA VISTA ROAD

RESIDENTIAL DEVELOPMENT STANDARDS				
Lot Dimensions	63' x 125'	58' x 120'	53' x 120'	48' x 115'
Minimum Lot Area	7800 SF	6900 SF	6300 SF	5500 SF
Minimum Lot Width	63'	58'	53'	48'
Minimum Front Yard	20'	20'	20'	20'
Minimum Side Yard	5' / 8'	5' / 8'	5' / 8'	5' / 8'
Minimum Rear Yard	20'	20'	20'	20'
Buildable Area	40%	40%	40%	40%
Buildable Height	30'	30'	30'	30'

TYPICAL CUL-DE-SAC DETAIL
N.T.S.

*TYPICAL BACK OF CURB RETURN RADIUS DETAIL

STREET CLASSIFICATION	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL
MAJOR ARTERIAL	[illegible]	[illegible]	[illegible]	
MINOR ARTERIAL	[illegible]	[illegible]	[illegible]	
MAJOR COLLECTOR	[illegible]	[illegible]	[illegible]	[illegible]
MINOR COLLECTOR	[illegible]	[illegible]	[illegible]	[illegible]
LOCAL	-	[illegible]	[illegible]	[illegible]

TYPICAL KNUCKLE DETAIL
N.T.S.

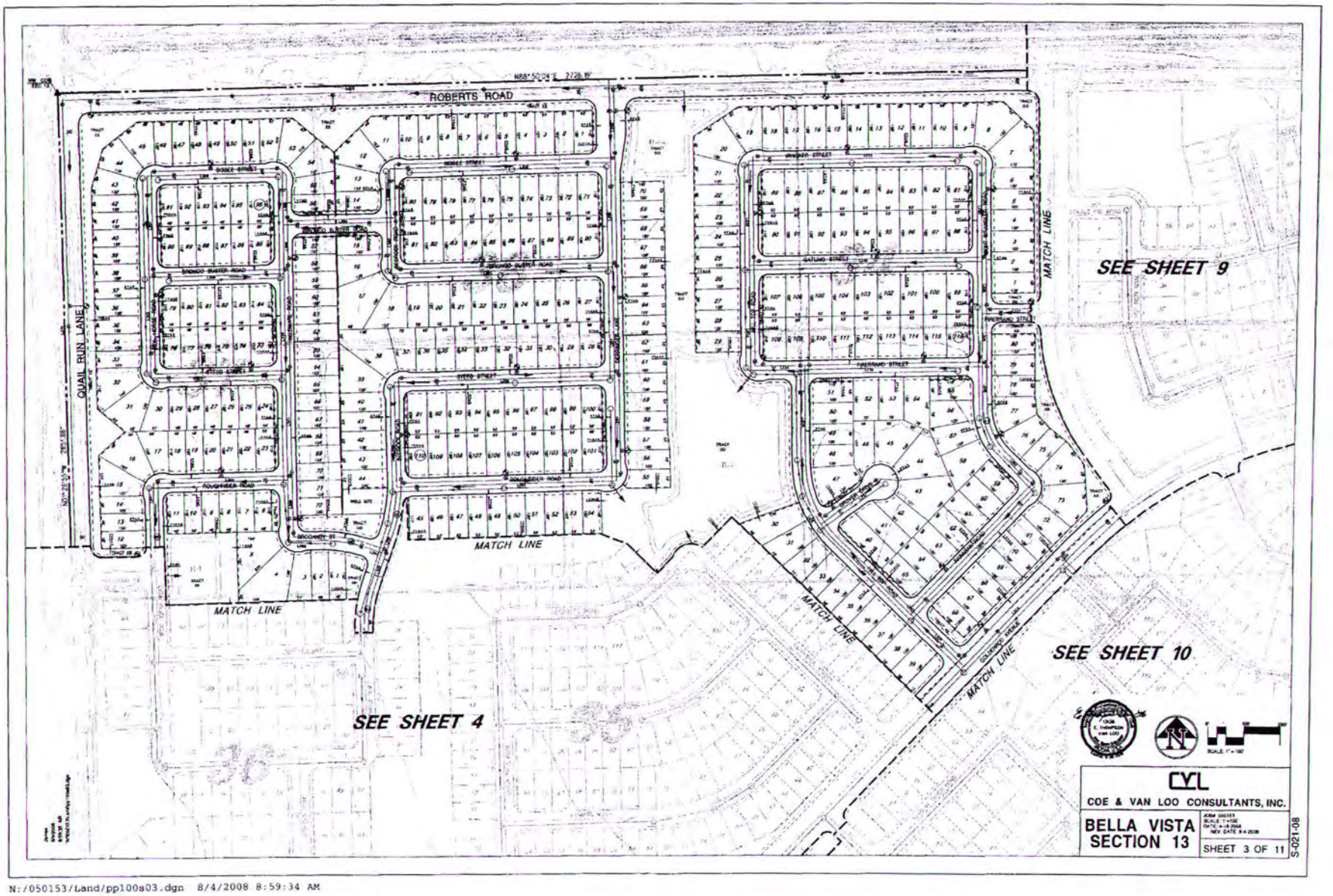
CVL
COE & VAN LOO CONSULTANTS, INC.

BELLA VISTA
SECTION 13

SHEET 2 OF 11

S-021-08

N:/050153/Land/pp100s02.dgn 8/4/2008 9:00:25 AM



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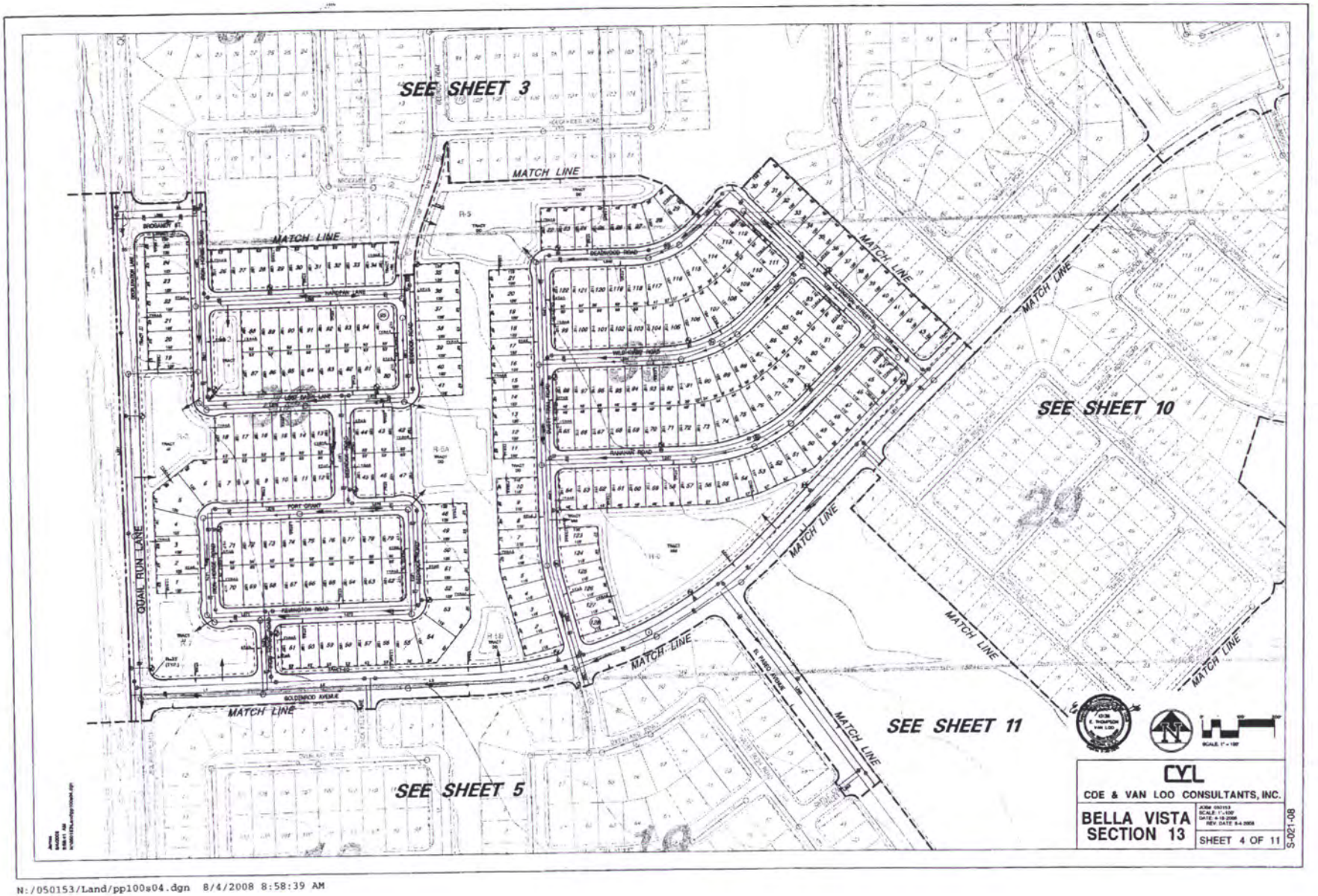

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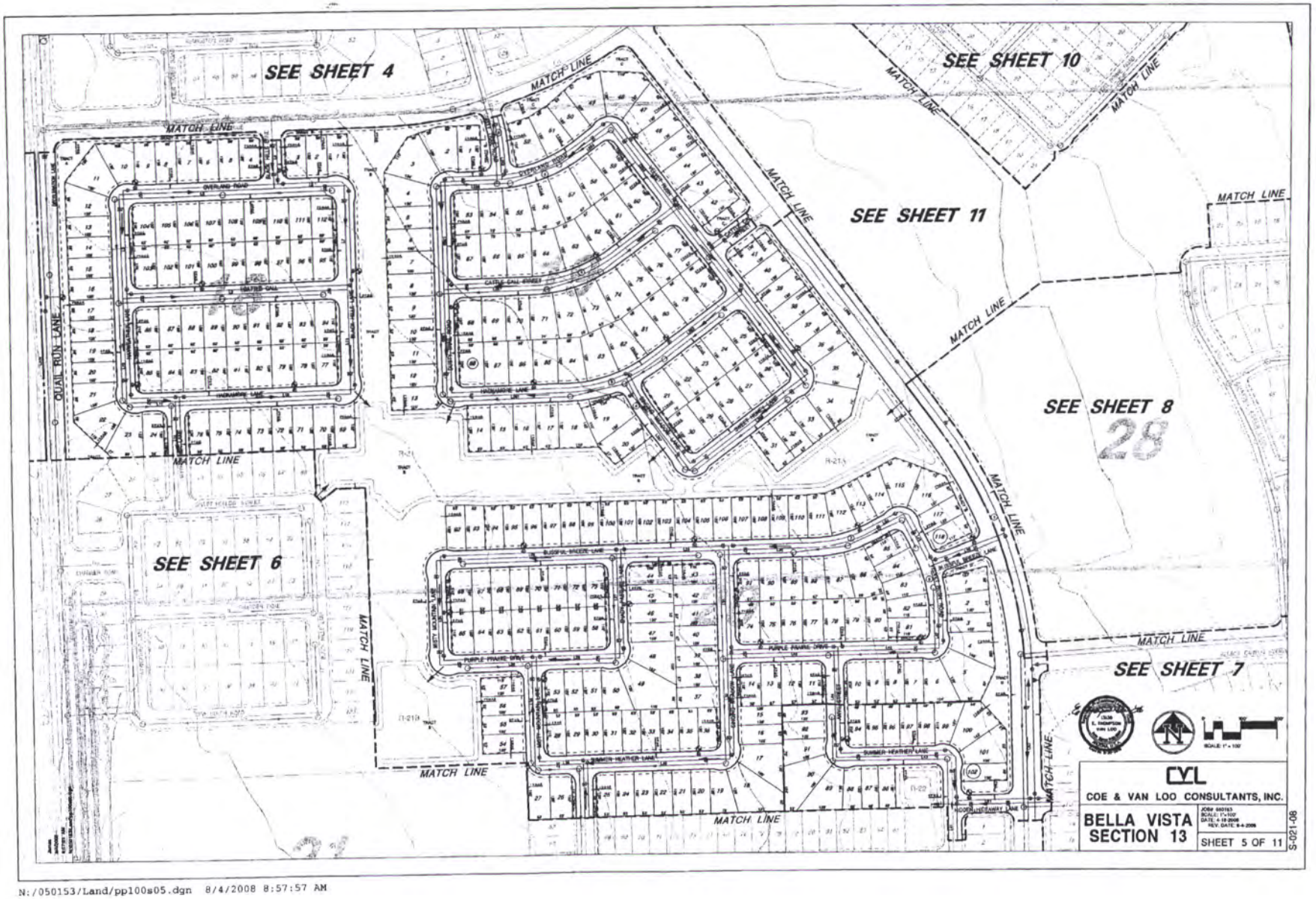


N:/050153/Land/pp100s05.dgn 8/4/2008 8:57:57 AM

ROSE LAW GROUP pc
RICH ■ HURLEY ■ CARTER

JORDAN R. ROSE
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.505.3939 Fax 480.505.3925
JRose@RoseLawGroup.com
www.RoseLawGroup.com

May 17, 2016

VIA U.S. MAIL AND EMAIL

Greg Stanley
Pinal County Manager
Pinal County Development Services
31 North Pinal Street, Building F
Florence, Arizona 85132

Re: Tentative Plat Extension Request for Bella Vista Farms (Case # S-021-08)

Dear Mr. Stanley:

This letter is written on behalf of our client, Wolfkin Farms, LLC, as a formal request to extend the approval of Bella Vista Section 13 Tentative Plat for the above referenced case for four (4) years beyond the current expiration date. As you know, the Wolfkin Farms property is subject to a development agreement that provides that the property is subject to the previously-enacted version of the County's subdivision regulations, including the process for Tentative Plat approval and subsequent extensions by the Planning and Zoning Commission (the "Commission"). That development agreement term runs through 2025. On June 19, 2014, the Commission granted a two (2) year extension until August 21, 2016, and we are respectfully requesting a 4-year extension to run through August 21, 2020.

Over the last two years, Wolfkin Farms has been diligently working on a number of development-related issues involving the property. The applicant has also continued to work with the Arizona Department of Transportation in helping to determine the final alignment of the North-South freeway. However, due to unforeseen circumstances beyond the control of the applicant, the project has taken longer than expected.

We want to preserve the work that has been done on the Tentative Plat and are therefore requesting this extension to allow the owner sufficient time to continue that work and bring final plats documents forward for approval. Wolfkin Farms continues to receive regular builder interest, so it would be very unfortunate if the Tentative Plat were to expire.

Thank you very much for your assistance and should there be any additional information that you require to complete this extension request, please feel free to contact me at 480.505.3939.

Sincerely,

Jordan R. Rose

cc: Himanshu Patel
Dedrick Denton

S-009-16

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

MEETING DATE: June 16, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-009-16 (Bella Vista Farms Development Unit 2)**

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)-012-11, which zoned the subject property to CR-2/PAD and 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: 416.48± acres, situated in a portion of Sections 10,11 & 15, T3S, R8E G&SRB&M, tax parcels 210-10-001, 210-10-002A, 210-10-003 and 210-15-001B (legal on file).

TAX PARCELS: 210-10-001, 210-10-002A, 210-10-003 and 210-15-001B

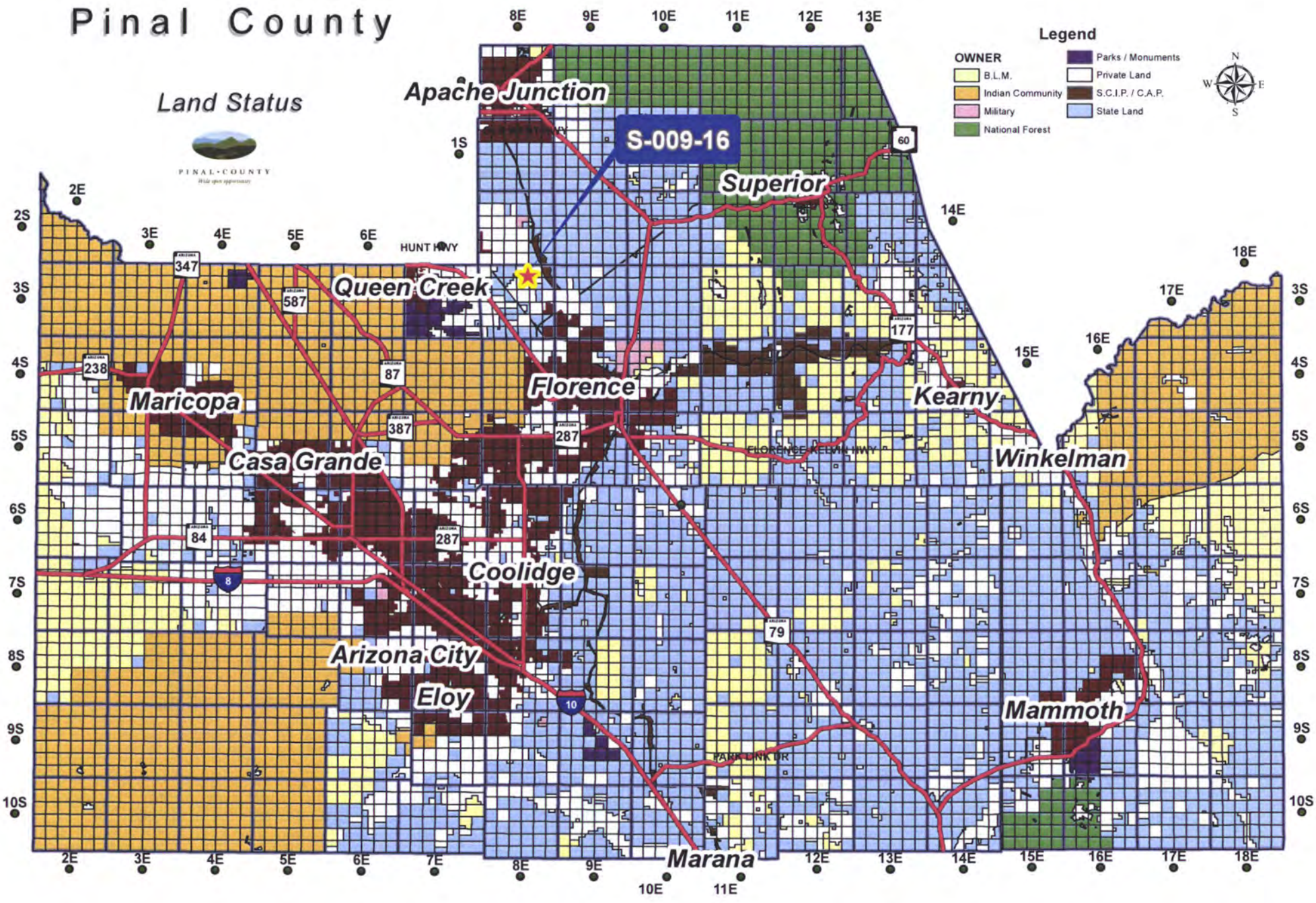
LANDOWNER/DEVELOPER: Linda Cheney, El Dorado Bella Vista, LLC., 8501 N. Scottsdale Road, Suite 120, Scottsdale, AZ 85253

ENGINEER: Dean Pehrson, HilgartWilson, 2141 E. Highland Avenue, Suite 250, Phoenix, AZ 85016

REQUESTED ACTION & PURPOSE: El Dorado Bella Vista, LLC, landowner, HilgartWilson, agent, requesting approval of a tentative plat for **Bella Vista Farms Development Unit 2**, 1,219 lots on a 416.48± acre parcel in the CR-2 and CR-3/PAD zone **(PZ-012-11 & PZ-PD-012-11).**

LOCATION: The subject property is located south of Skyline Drive and approximately .5 mile east of Schnepf Road, in the San Tan Valley area.

SIZE: 416.48± acres.



Pinal County
Land Status
PINAL • COUNTY
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
N
S
E
W
S-009-16
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR
347
587
238
87
387
287
84
8
10
60
177
79
2E
3E
4E
5E
6E
7E
8E
9E
10E
11E
12E
13E
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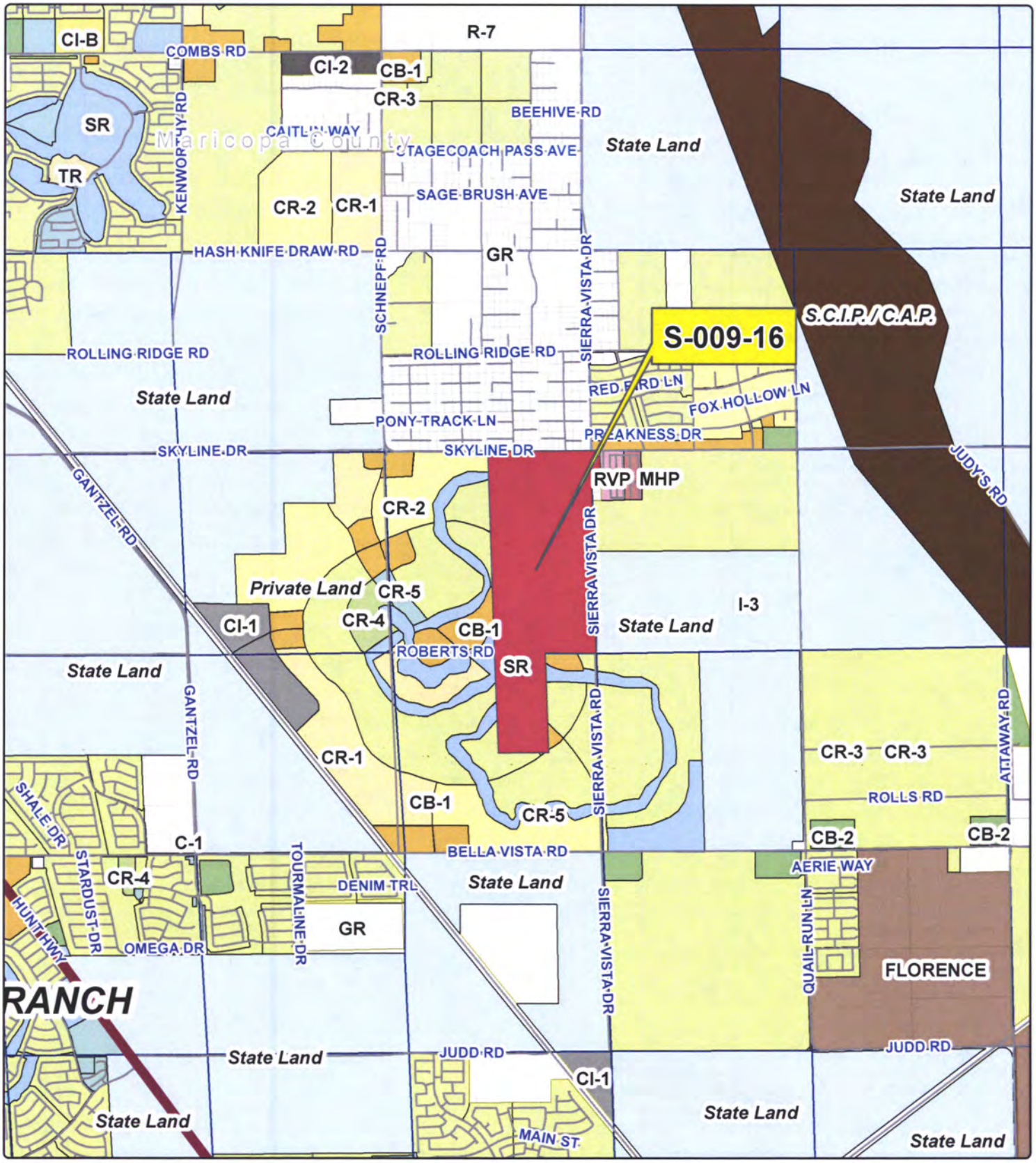
6S
7S
8S
9S
10S



Vicinity Map

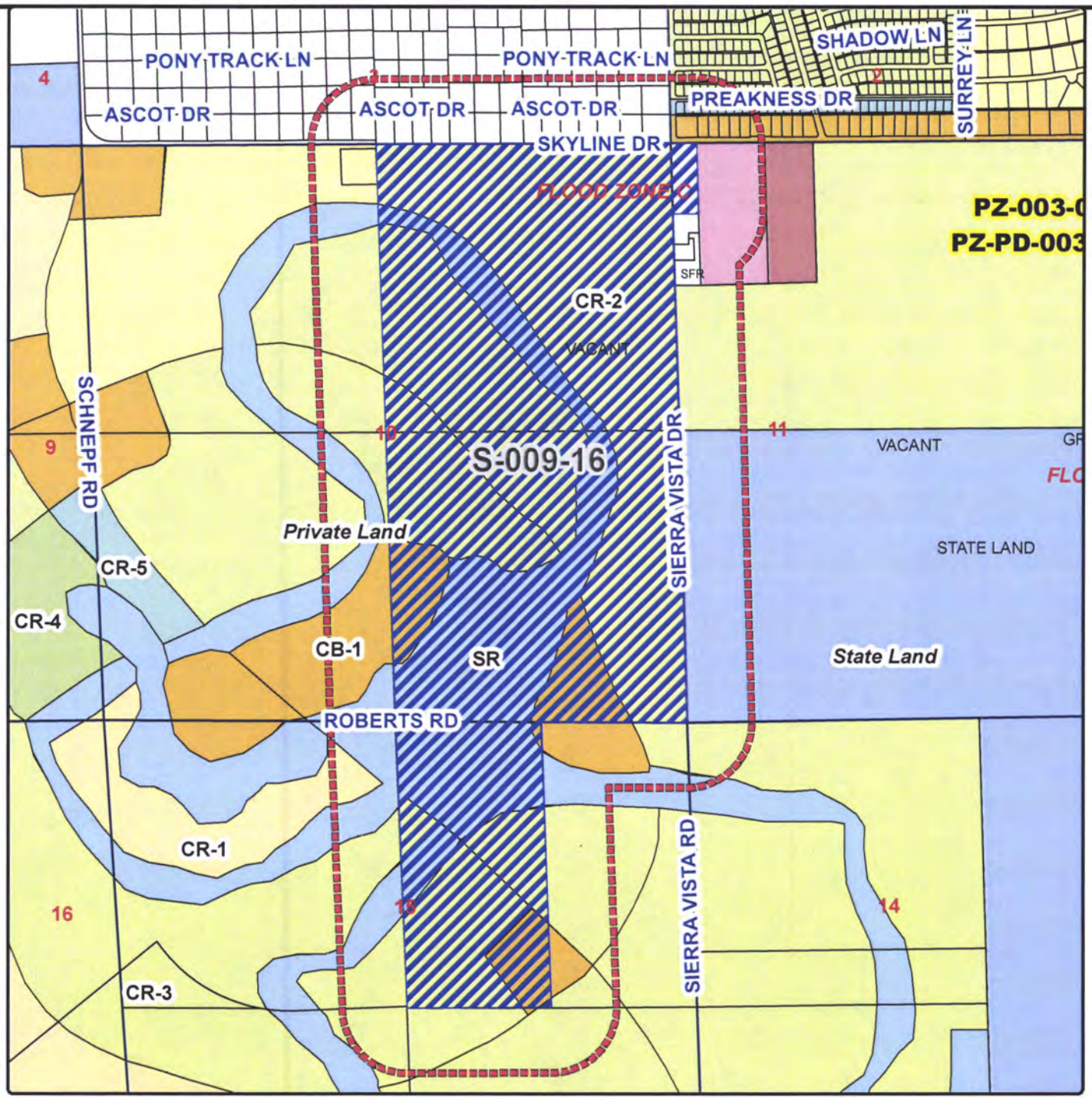
Community Development

EL DORADO BELLA VISTA LLC

PINAL • COUNTY
Wide open opportunity

Sheet No. 1 of 1

Vicinity Map		
Drawn By: LJT		Date: 06/09/2016
Sections 10, 11 & 15	Township 3S	Range 8E
Case Number: S-009-16		



Community Development

S-009-16 - DISCUSSION/APPROVAL/DISAPPROVAL: El Dorado Bella Vista, LLC, landowner, HilgartWilson, engineer, requesting approval of a tentative plat for Bella Vista Farms Development Unit 2, 1219 lots on a 416.48± acre parcel in the CR-2/PAD & CR-3/PAD (PZ-PD-012-11) zone; situated in a portions of Section 10,11 & 15, T3S, R8E G&SRB&M, Tax Parcels 210-10-001, 210-10-002A, 210-15-001B and 210-11-003 (located south of Skyline Drive and east of Schnepf Road, approximately 4½ mile southeast of the Town of Queen Creek).

Current Zoning: CR-2 & CR-3
Current Land Use: MLDR

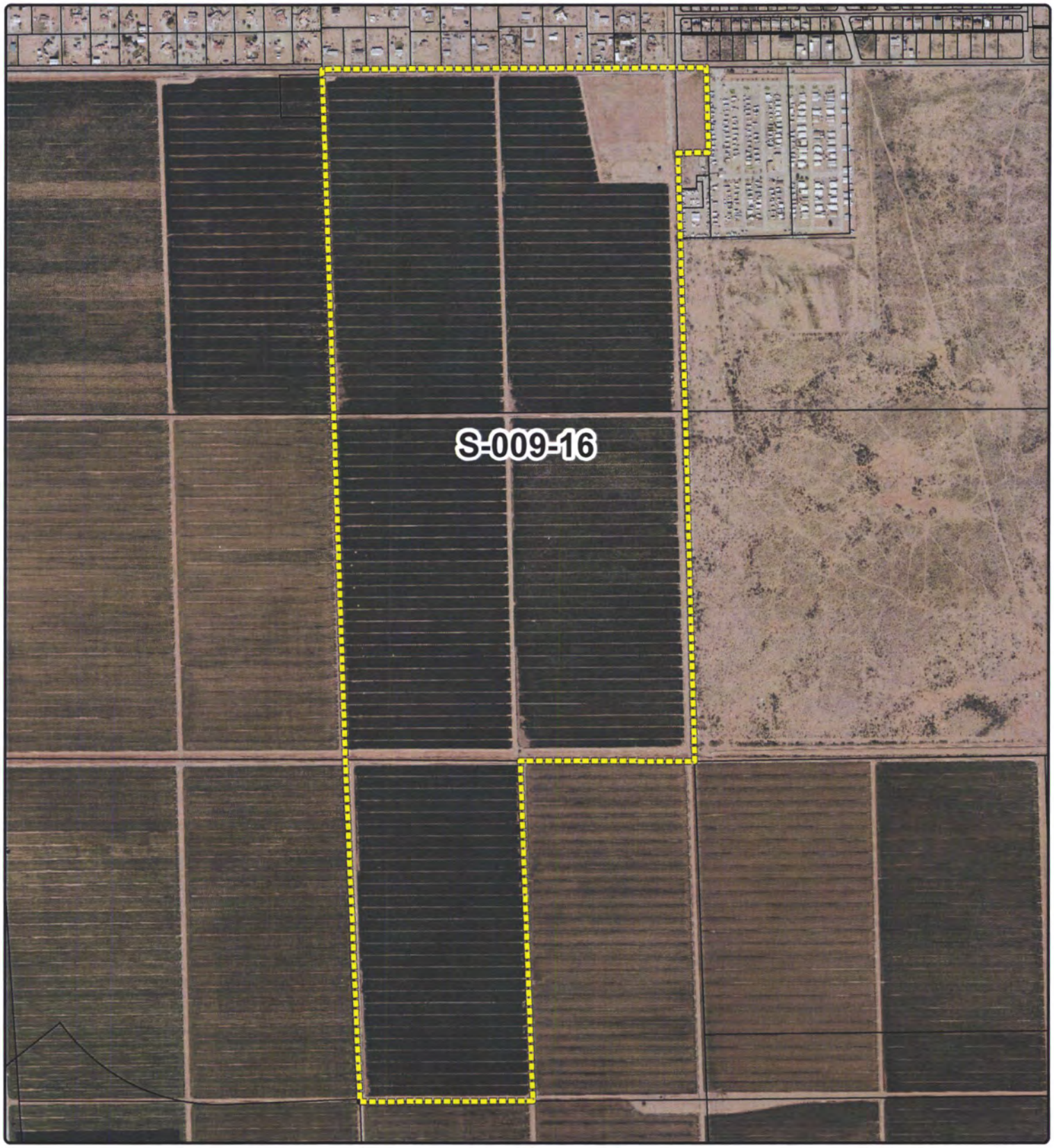
PINAL • COUNTY
Wide open opportunity

Legal Description:

Situated in a portion of Sections 10, 11 & 15, T03S, R08E, G&SRB&M. Tax parcels 210-10-001, 210-10-002A, 210-15-001B and 210-11-003. (legal on file) (located south of Skyline Drive and east of Schnepf Road, approximately 4½ mile southeast of the Town of Queen Creek)

T03S-R08E Secs 10, 11 & 15

Sheet No. 1 of 1	Owner/Applicant: EL DORADO BELLA VISTA LLC		
	Drawn By: GIS / IT / LJT		Date: 6/09/2016
	Section 10, 11 & 15	Township 03S	Range 08E
	Case Number: S-009-16		



Community Development

NORTH

PINAL • COUNTY
Wide open opportunity

S-009-16

TENTATIVE PLAT OF
BELLA VISTA FARMS - DEVELOPMENT UNIT 2

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T.3S., R.8E. AND THE EAST HALF OF SECTION 10, T.3S., R.8E. AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, T.3S., R.8E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

GENERAL NOTES

PLANNING DEPARTMENT:
A. THE GROSS AREA OF THE SUBDIVISION IS 416.48 ACRES.
B. ZONING INFORMATION: ZONING IS CR-2, CR-3, WITH PAD OVERLAY.
C. THE NUMBER OF LOTS IS 1219.
D. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 115.19 ACRES.

PUBLIC WORKS DEPARTMENT:
A. SKYLINE DRIVE, AND EAST BELLA VISTA ROAD, ARE THE NEAREST PAVED ACCESSES. MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. SKYLINE DRIVE IS ADJACENT TO THE SUBDIVISION.
B. ANY RELOCATING, MODIFICATION, UNDERGROUNDING, ETC., OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT WILL BE PAID BY THE SUBDIVIDER.
C. THERE ARE NO PROPOSED ABANDONMENTS OF PUBLIC RIGHT-OF-WAYS.

BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT:
A. PUBLIC SEWERS ARE PLANNED FOR THIS SITE.
1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

SPECIAL NOTES

PLANNING DEPARTMENT:
A. NO VARIANCES, WAIVERS OR SPECIAL USE PERMITS HAVE BEEN OBTAINED FOR THIS PROJECT.
B. THE FLOOD ZONE DESIGNATION IS ZONE "X". THE SUBJECT PROPERTY LIES WITHIN ZONE "X" WITH A DEFINITION OF: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04021C0475E, PANEL NUMBER 475 OF 2575, EFFECTIVE DATE DECEMBER 4, 2007.
C. MINIMUM LOT SIZE.
CR-3 = 45x110 (4950 S.F.)
CR-2 = 65x125 (8125 S.F.)

ENVIRONMENTAL HEALTH AND BUILDING SAFETY DEPARTMENTS:
A. PUBLIC SEWERS
1. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER LINE WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
3. ALL SANITARY SEWERS WITHIN THE PROPOSED SUBDIVISION WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
4. THE RELOCATION, IF ANY, OF PUBLIC SEWERS WILL BE CONSTRUCTED, INSPECTED, COMPLETED, AND APPROVED BY ADEQ PRIOR TO ISSUANCE OF COUNTY BUILDING PERMITS.
5. THE RELOCATION OF THE EXISTING PUBLIC SEWER IS BEING DONE FOR THE CONVENIENCE OF THE SUBDIVIDER.

B. DRYWELLS
ALL DRYWELLS SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HOA AND ARE TO BE REPLACED BY THE HOA WHEN THEY CEASE TO DRAIN THE STORED SURFACE WATER IN A 36 HOUR PERIOD. ANNUAL INSPECTION AND MAINTENANCE OF THE DRY WELL SILTING CHAMBER IS REQUIRED. THE NUMBER OF DRYWELLS SHOWN IS BASED ON AN ASSUMED DISPOSAL RATE OF 0.3 CFS. THE DEVELOPER WILL PROVIDE PERCOLATION TESTS TO SHOW ACTUAL DISPOSAL RATE OR MODIFY DESIGN TO COMPLY WITH PCDM VOL 1, SECTION 3.10.4.3 MAX DRYWELL DISPOSAL RATE OF 0.1 CFS PER DRYWELL.

NOTE: TRACT Z2 3.23 ACRES (SHEET PP20) IS NOT A PART OF THE ORIGINAL PAD No. PZ-PD-012-11

BENCHMARK

PINAL COUNTY CONTROL NETWORK
(POINT NO. 308123)
3" ARIZONA HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE
ELEVATION - 1543.45
(N797285.48, E824199.67)

BASIS OF BEARING

N.89° 40'04"E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

LAND USE TABLE

GROSS ACREAGE	416.48 ACRES
*GROSS ACREAGE WITHIN PAD	413.25 ACRES
AREA OF STREETS	8.25 ACRES
*NET ACREAGE	405.00 ACRES
AREA OF TRACTS	111.80 ACRES
TOTAL NUMBER OF LOTS	1219 LOTS
OVERALL DENSITY	2.95 DU/GROSS ACRE
AVERAGE AREA PER LOT	7,093 SF

*GROSS AND NET PAD ACREAGE DOES NOT INCLUDE TRACT Z2, 3.23 ACRES.

SERVICE PROVIDERS

WATER	JOHNSON UTILITIES/DIVERSIFIED UTILITIES
SEWER	JOHNSON UTILITIES
ELEC.	SRP
GAS	MESA GAS
TELEPHONE	COX OR CENTURY LINK
CABLE TV	COX OR CENTURY LINK
POLICE	PINAL COUNTY SHERIFF DEPARTMENT
FIRE	RURAL METRO
ELEMENTARY SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	FLORENCE UNIFIED SCHOOL DISTRICT
SOLID WASTE	REPUBLIC SERVICES

OWNER

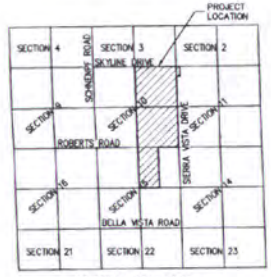
ELDORADO BELLA VISTA, LLC
8501 N SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA 85253
PH: 602.955.2424
CONTACT: LINDA CHENEY

DEVELOPER

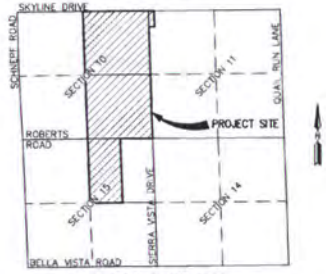
ELDORADO BELLA VISTA, LLC
8501 N SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA 85253
PH: 602.955.2424
CONTACT: LINDA CHENEY

ENGINEER

HILGARTWILSON
2141 EAST HIGHLAND AVENUE SUITE 250
PHOENIX, AZ 85016
PH: 602.490.0535
FAX: 602.368.2436
CONTACT: DEAN PEHRSON, PE



VICINITY MAP
NTS



LOCATION MAP
NTS

	65'x125' TYP.	70'x130' TYP.
A	65'	70'
B	65'	70'
C	125'	130'

BASE ZONING & ZONING CASE NO.

TRACT Z2-FUTURE WATER CAMPUS (NOT PART OF PAD) BASE ZONING: GR
BELLA VISTA FARMS PAD-PARCELS P,Q,R,S,T,U
BASE ZONING: CR-2, CR-3 (PZ-012-11) ****
PAD OVERLAY ZONING PAD (PZ-PD-012-11) ****

DEVELOPMENT UNIT 2	CR-2	CR-3
MAX. BUILDING HEIGHT:	30'	30'
MIN. LOT AREA:	8,000 SF	4,950 SF
MIN. LOT WIDTH:	60'	45'
MIN. FRONT YARD SETBACK:	20'/15 *	10'
MIN. SIDE YARD SETBACK:	5'/10'	5'
MIN. REAR YARD SETBACK:	20'	20'
MIN. STREET SIDE YARD SETBACK:	5'	10'
MIN. DISTANCE BETWEEN MAIN BUILDINGS	15'	7' **
TARGET DENSITY:	2.9 du/ac***	3.9 du/ac***

OPEN SPACE: 27.66%

* 20 FEET TO FACE OF GARAGE, 15 FEET TO AN ENCLOSED LIVABLE AREA, PORCH OF SIDE-LOADED GARAGE, MEASURED FROM BACK OF SIDEWALK.

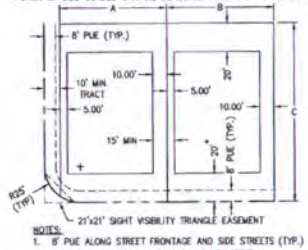
** MEASURED FROM EAVE TO EAVE.

*** PER PAD, TARGET DENSITIES FOR CR-2 & CR-3 ARE 2.9 du/ac AND 3.9 du/ac RESPECTIVELY. HOWEVER, THE OVERALL TARGET DENSITY FOR DU 2 HAS BEEN LIMITED TO 3.0 du/ac. MAXIMUM ALLOWABLE LOT COUNT FOR DU 2 IS 1219 PER PAD.

****A REQUEST WAS SUBMITTED TO AND APPROVED BY PINAL COUNTY FOR MODIFICATION OF DEVELOPMENT STANDARDS ON 28 LOTS WITHIN BELLA VISTA FARMS DEVELOPMENT UNIT 2. BELOW IS A LIST OF WHICH DEVELOPMENT STANDARDS APPLY TO WHICH LOTS MENTIONED IN THE APPROVED MODIFICATION.

DEVELOPMENT STANDARD	LOTS
CR-2	801-808; 850 309-313; 340-346
CR-3	490-493; 509-510

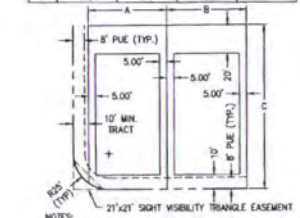
* 20 FEET TO FACE OF GARAGE, 15 FEET TO AN ENCLOSED LIVABLE AREA, PORCH OF SIDE-LOADED GARAGE, MEASURED FROM BACK OF SIDEWALK.



NOTES:
1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)

TYPICAL LOT LAYOUTS & BUILDING SETBACKS ZONING CR-2
N.T.S.

	45'x110' TYP.	50'x115' TYP.	55'x120' TYP.	60'x125' TYP.
A	45'	50'	55'	60'
B	45'	50'	55'	60'
C	110'	115'	120'	125'



NOTES:
1. 8' PUE ALONG STREET FRONTAGE AND SIDE STREETS (TYP.)

TYPICAL LOT LAYOUTS & BUILDING SETBACKS ZONING CR-3
N.T.S.

LEGEND

○	FOUND (EXISTING) MONUMENT AS NOTED
⊠	FOUND (EXISTING) BRASS CAP IN HAND HOLE
●	FOUND (EXISTING) BRASS CAP FLUSH
	ELECTRIC TRANSFORMER
	ELECTRIC PULL BOX
	ELECTRIC PANEL
	LIGHT POLE
	SIGN
	PVC RISER
	COMMUNICATIONS CONDUIT STUB
	VAULT (UNKNOWN TYPE)
	TELEPHONE PEDESTAL
	CABLE TV PULL BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	PROPOSED MONUMENT
	PROPOSED DRYWELL
(1529)	EXISTING CONTOURS
1529	PROPOSED CONTOURS
	BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT-OF-WAY
	DRAINAGE FLOW ARROW
R/W	RIGHT-OF-WAY
℄	CENTER LINE
PCR	PINAL COUNTY RECORDS
LS	LAND SURVEYOR
1	SIGHT VISIBILITY TRIANGLE EASEMENT 21' X 21'
2	SIGHT VISIBILITY TRIANGLE EASEMENT 33' X 33'
LP	LOW POINT/INLET
	HIGH POINT
*	MONUMENT
	FOCAL PARK
VNAE	VEHICULAR NON-ACCESS EASEMENT
	DENOTES LOTS WITH MODIFIED DEVELOPMENT STANDARDS PER REQUESTED AMENDMENT OF BELLA VISTA PAD PZ-(PD)-012-11 REQUESTED 03/14/14 AND APPROVED 04/30/14

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTION DURING THE MONTH OF AUGUST, 2013, AND THIS PLAT REPRESENTS THE SURVEY MADE.

I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND MATERIAL ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KIRK PANGUS — DATE 5/10/2016

ARIZONA REGISTERED LAND SURVEYOR NO. 19344
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19344 KIRK J. PANGUS — ARIZONA U.S.A.

19250 DEAN J. PEHRSON — ARIZONA U.S.A.

HILGARTWILSON

TENTATIVE PLAT
BELLA VISTA FARMS
DEVELOPMENT UNIT 2

PROJ. NO. 1359
DWG. NO. PP01
SHT. 1 OF 21

DATE PREPARED: 05-2016

5-009-16

TRACT TABLE		
TRACT	AREA (ACRES)	USE
A1	4.58	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
A2	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
A3	0.26	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
A4	0.33	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
A5	0.30	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
B1	11.67	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
B2	0.49	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
B3	0.25	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
B4	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
B5	0.10	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
C1	0.63	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
C2	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
C3	16.08	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
C4	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
C5	2.49	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
D1	0.79	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
D2	2.84	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
D3	2.24	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
D4	0.45	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
D5	0.10	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
E1	1.44	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
E2	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
E3	0.85	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
E4	0.11	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
E5	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
F1	9.20	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, RECREATION AND PEDESTRIAN ACCESS EASEMENT
F2	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
F3	3.82	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
F4	0.10	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
F5	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
G1	3.85	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
G2	0.11	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE,
G3	4.49	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
G4	0.68	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
G5	0.41	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
H1	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
H2	0.20	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
H3	2.74	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
H4	0.33	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
H5	0.09	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
	72.58 AC.	**SUBTOTAL**

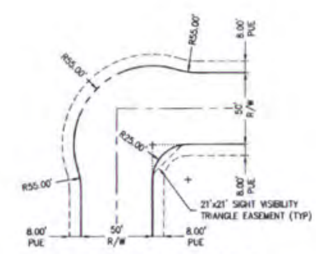
TRACT TABLE		
TRACT	AREA (ACRES)	USE
I1	0.02	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
I2	0.11	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
I3	0.76	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
I4	0.13	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
I5	0.14	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
J1	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
J2	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
J3	1.75	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, FOCAL PARK, RECREATION AND PEDESTRIAN ACCESS EASEMENT
J4	0.29	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
J5	3.42	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, FOCAL PARK, RECREATION AND PEDESTRIAN ACCESS EASEMENT
K1	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
K2	0.85	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
K3	0.83	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
K4	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
K5	0.08	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
L1	0.76	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
L2	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
L3	2.27	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
L4	0.04	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
L5	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
M1	0.55	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
M2	4.04	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, FOCAL PARK, RECREATION AND PEDESTRIAN ACCESS EASEMENT
M3	2.42	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
M4	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
M5	0.02	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
N1	1.10	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
N2	0.18	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
N3	0.11	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
N4	0.44	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
N5	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
O1	4.74	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, FOCAL PARK, RECREATION AND PEDESTRIAN ACCESS EASEMENT
O2	0.08	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
O3	0.36	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
O4	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
O5	0.40	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
P1	2.43	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
P2	0.04	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
P3	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
P4	0.13	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
P5	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
	29.07 AC.	**SUBTOTAL**

TRACT TABLE		
TRACT	AREA (ACRES)	USE
Q1	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Q2	0.11	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Q3	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Q4	0.20	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
Q5	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
R1	0.12	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
R2	0.09	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
R3	0.69	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
R4	0.11	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
R5	0.12	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
S1	0.09	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
S2	0.08	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
S3	0.08	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
S4	0.10	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
S5	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
T1	0.26	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
T2	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
T3	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
T4	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
T5	0.07	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
U1	0.92	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
U2	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
U3	0.25	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
U4	0.46	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
U5	0.09	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
V1	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
V2	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
V3	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
V4	0.43	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
V5	0.50	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
W1	0.06	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
W2	0.97	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
W3	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
W4	0.48	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
X1	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
X2	0.05	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
X3	0.22	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
X4	2.19	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT, FOCAL PARK, RECREATION AND PEDESTRIAN ACCESS EASEMENT
Y1	0.10	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
Y2	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Y3	0.58	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE, RETENTION & PUBLIC DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
Y4	0.03	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE
Z1	0.08	PUBLIC UTILITY EASEMENT, LANDSCAPE OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
Z2	3.23	WATER CAMPUS TRACT, PUBLIC UTILITY EASEMENT
	13.43 AC.	**SUBTOTAL**
	115.08 AC.	**TOTAL**

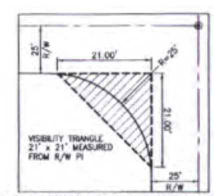
ACREAGE BREAKDOWN TABLE

GROSS ACREAGE	416.48 AC
TRACT Z2 (NOT PART OF PAD)	3.23 AC
*ARTERIAL ROAD R/W	8.25 AC
NET ACREAGE	405.00 AC
TOTAL NUMBER OF LOTS	1219 LOTS
OVERALL DENSITY (NET)	3.00 DU/AC
**MAJOR COLLECTOR ROAD R/W	4.61 AC
AREA OF LOCAL STREETS	90.05 AC
AREA OF PAD TRACTS	111.80 AC
AVERAGE AREA PER LOT	7,093 SF

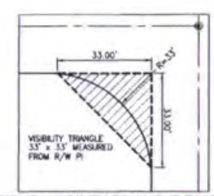
*SKYLINE DRIVE, SCHNEPF ROAD
**TOSCANA LOOP, PAINTED ROCK TRAIL



TYPICAL KNUCKLE DETAIL
SCALE: NTS



① SIGHT VISIBILITY TRIANGLE EASEMENT
LOCAL STREET
N.T.S.



② SIGHT VISIBILITY TRIANGLE EASEMENT
COLLECTOR ROAD & ARTERIAL ROAD
N.T.S.

REV.:

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2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 | P: 602.490.0535 / F: 602.368.2436 www.hilgartwilson.com

DEAN J. PEHRSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TRACT TABLES

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: NTS
DRAWN: SH
DESIGNED: JP
APPROVED: DP
DWG. NO.
PP02
SHT. 2 OF 21

S-009-16

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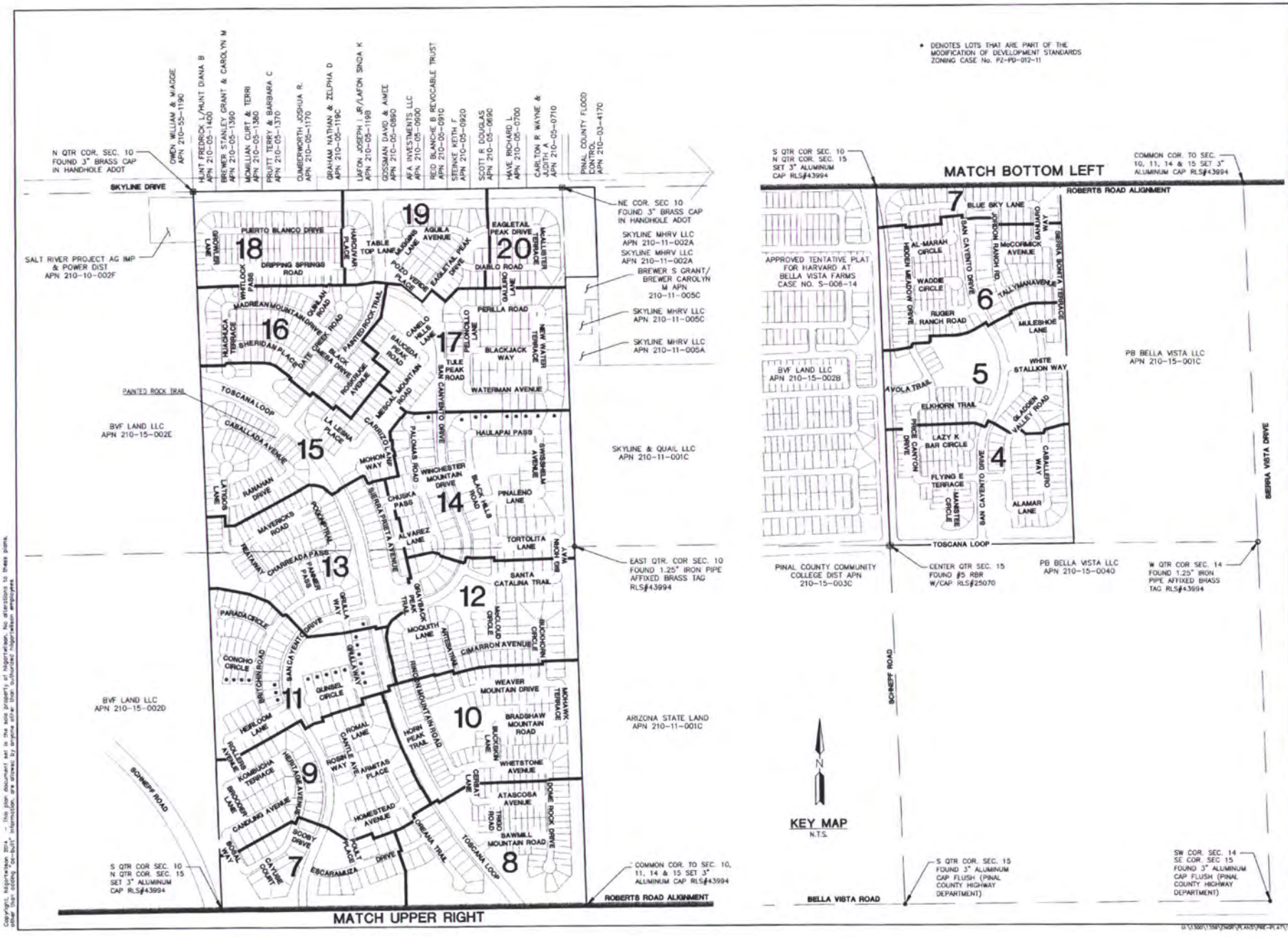

* DENOTES LOTS THAT ARE PART OF THE MODIFICATION OF DEVELOPMENT STANDARDS ZONING CASE No. PZ-PD-012-11

REV.:

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19250 DEAN J. PEDERSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

KEY MAP

HILGARTWILSON

PROJ NO.: 1359
DATE: MAY 2016
SCALE: NTS
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP03

SHT. 3 OF 21

S-009-16

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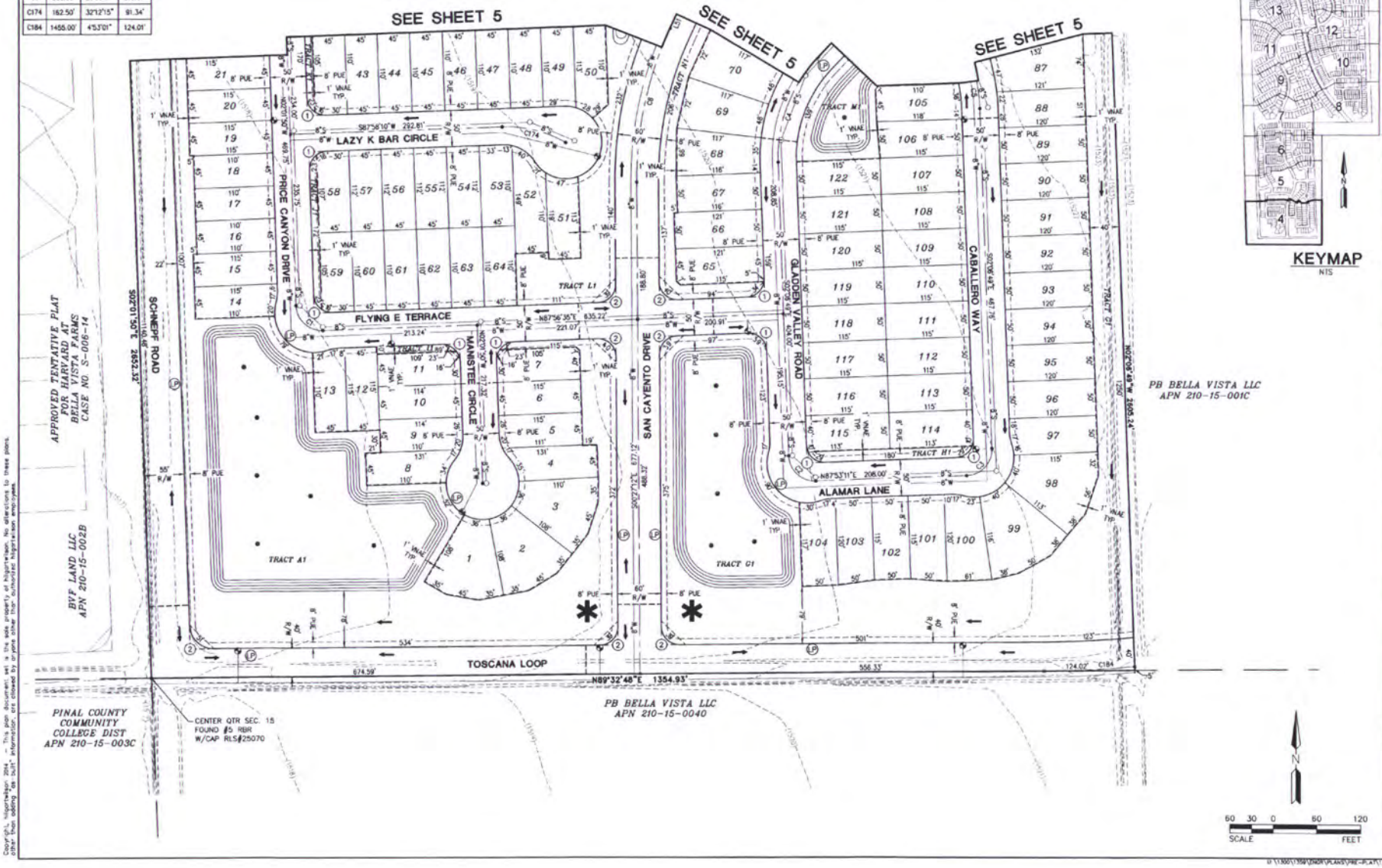
U:\1359\1359PZNDR\PLANS\PRE-PLAT\1359-PP03.dwg 5/23/2016 8:19 AM

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.00'	90°00'00"	56.55'
C2	36.00'	90°00'00"	56.55'
C3	36.00'	90°00'00"	56.55'
C4	200.00'	45°36'47"	159.22'
C5	250.71'	44°15'18"	193.65'
C8	500.00'	25°06'11"	219.07'
C174	162.50'	32°12'15"	91.34'
C184	1455.00'	4°53'01"	124.01'

LINE TABLE		
NO.	DIRECTION	LENGTH
L51	S24°38'59"W	99.41'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP
NTS

REV.

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19250 DEAN J. PEHRSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP04
SHT. 4 OF 21

S-009-16

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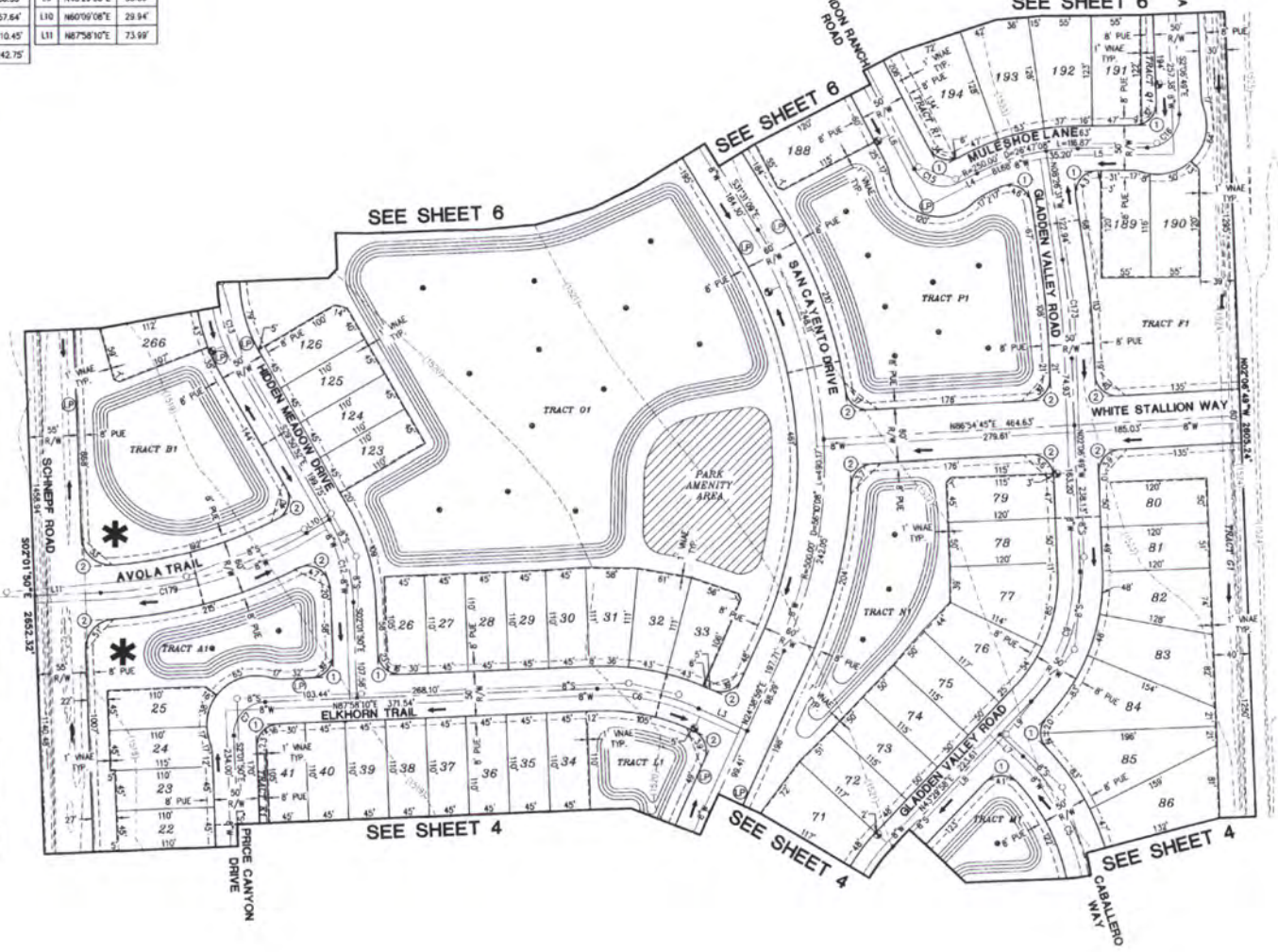
U:\1300\1359\ENGR\PLANS\PRE-PLAT\1359-PP04.dwg 5/23/2016 8:21 AM

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C5	250.71'	44°15'18"	193.65'
C6	250.00'	26°40'49"	116.41'
C7	36.00'	90°00'00"	56.55'
C9	200.00'	45°36'47"	159.22'
C12	200.00'	27°49'02"	97.10'
C13	200.00'	27°49'02"	97.10'
C15	36.00'	90°00'00"	56.55'
C16	36.00'	91°44'18"	57.64'
C173	1000.00'	6°19'42"	110.45'
C179	500.00'	27°49'02"	242.75'

LINE TABLE		
NO.	DIRECTION	LENGTH
L3	S65°21'01"E	59.76'
L4	N62°50'20"E	23.68'
L5	S89°37'28"W	77.45'
L6	N27°09'40"W	234.79'
L7	N46°30'02"W	35.52'
L8	N43°29'58"E	173.12'
L9	N43°29'58"E	50.50'
L10	N60°09'08"E	29.94'
L11	N87°58'10"E	73.99'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP
NTS

SCALE 60 30 0 60 120 FEET

REV:

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ. NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP05
SHT. 5 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C14	250.00'	24°09'48"	105.43'
C19	162.50'	32°12'15"	91.34'
C22	1000.00'	3°21'14"	58.53'
C23	162.50'	32°12'15"	91.34'
C24	36.00'	88°15'42"	55.46'
C144	2500.00'	47°04'56"	2054.35'

LINE TABLE		
NO.	DIRECTION	LENGTH
L12	S63°48'22"W	97.06'
L13	S31°31'09"E	184.30'
L14	N67°15'51"E	88.41'

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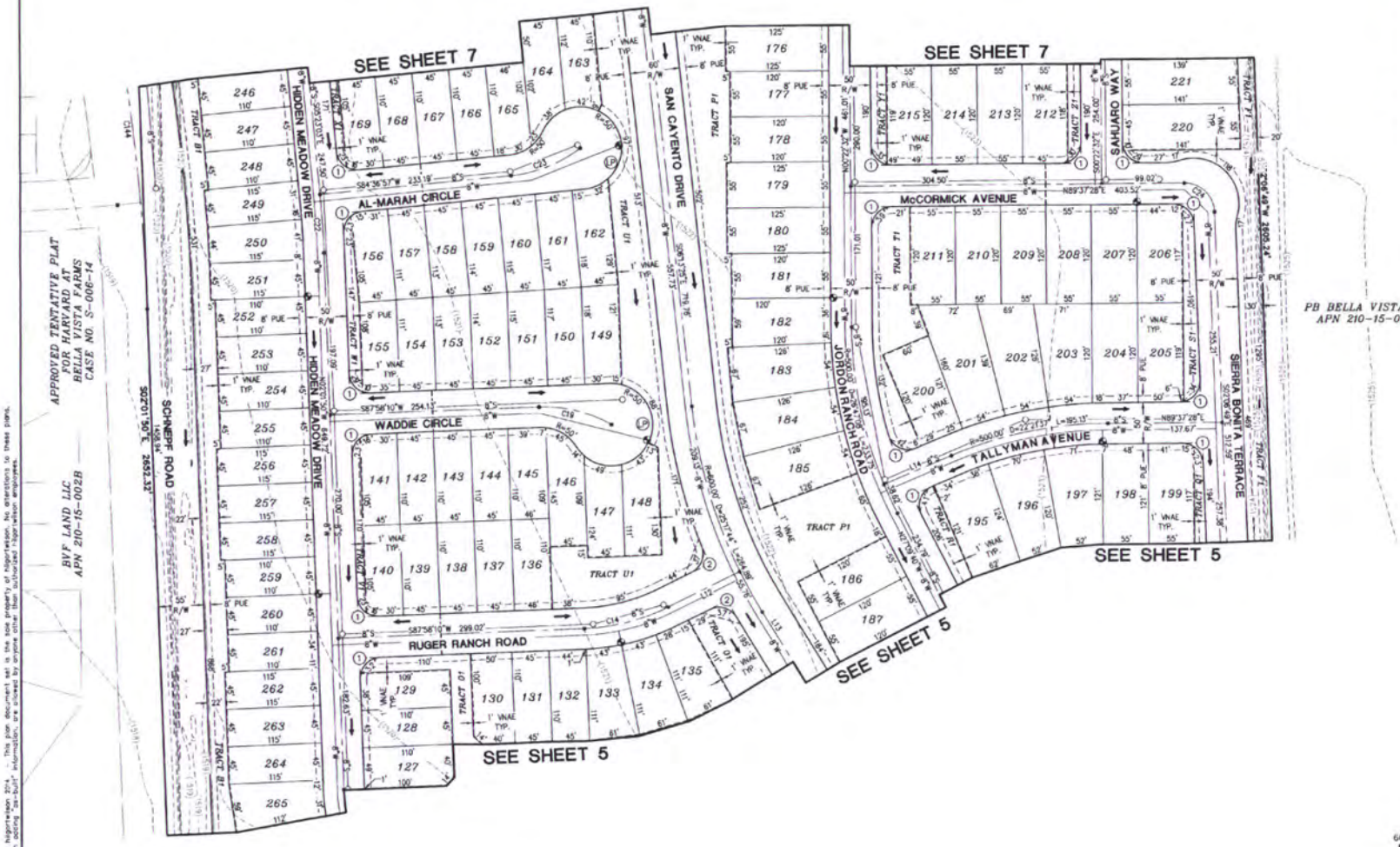

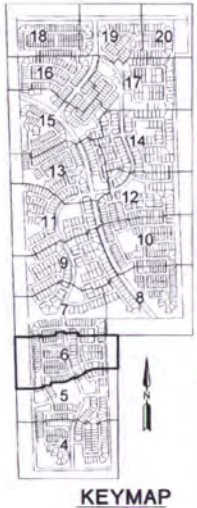

SCALE 60 30 0 60 120 FEET

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19250 DEAN J. PEDERSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON

PROJ. NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP06

SHT. 6 OF 21

S-009-16

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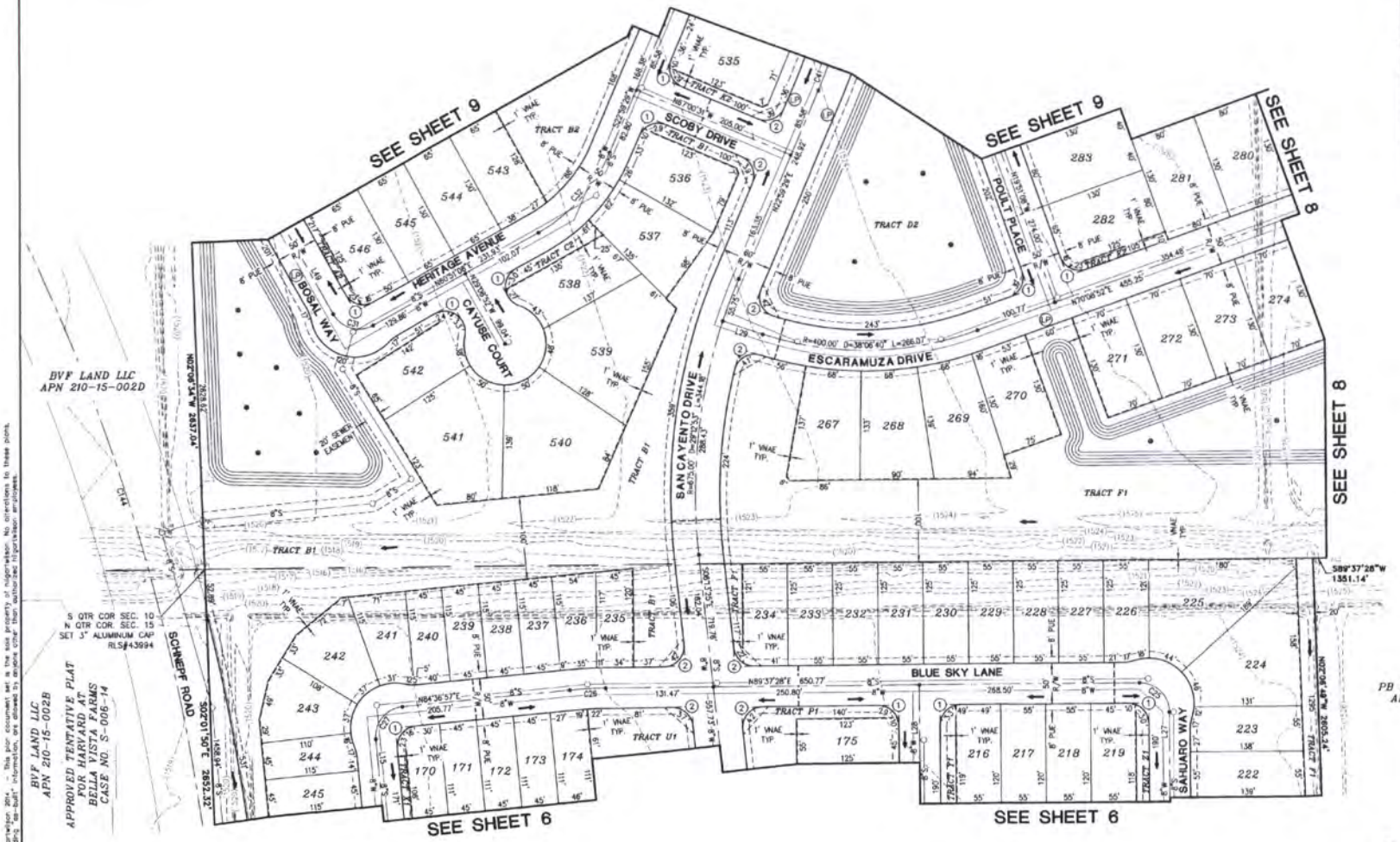
U:\1300\1359\ENGR\PLANS\PRE-PLAT\1359-PP06.dwg 5/23/2016 8:23 AM

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C25	36.00'	90°00'00"	56.55'
C26	500.00'	5°00'32"	43.71'
C27	36.00'	90°00'00"	56.55'
C31	36.00'	90°00'00"	56.55'
C32	200.00'	37°51'39"	132.16'
C41	675.00'	42°38'00"	502.26'
C144	2500.00'	47°04'56"	2054.35'

LINE TABLE		
NO.	DIRECTION	LENGTH
L15	S05°23'03"E	247.50'
L27	S00°22'32"E	254.00'
L28	N00°22'32"W	290.00'
L29	N71°44'28"W	51.46'
L49	N29°08'52"W	245.00'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO. 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SV
DESIGNED: JP
APPROVED: DP
DWG. NO.
PP07
SHT. 7 OF 21

S-009-16

APPROVED TENTATIVE PLAT
FOR HARVARD AT
BELLA VISTA FARMS
CASE NO. S-006-14

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C33	162.55'	32°11'26"	91.32'
C78	500.00'	14°36'07"	127.42'
C81	800.00'	6°30'19"	90.83'
C84	250.00'	15°17'12"	66.70'
C85	36.00'	90°16'40"	56.72'
C86	600.00'	8°03'00"	84.30'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	S50°26'36"W	47.95'
L2	S16°59'49"E	30.00'
L30	S70°08'52"W	354.48'
L31	N55°32'45"E	47.99'
L33	N39°33'24"W	17.67'
L34	N01°25'56"W	89.89'
L52	N39°33'24"W	22.72'

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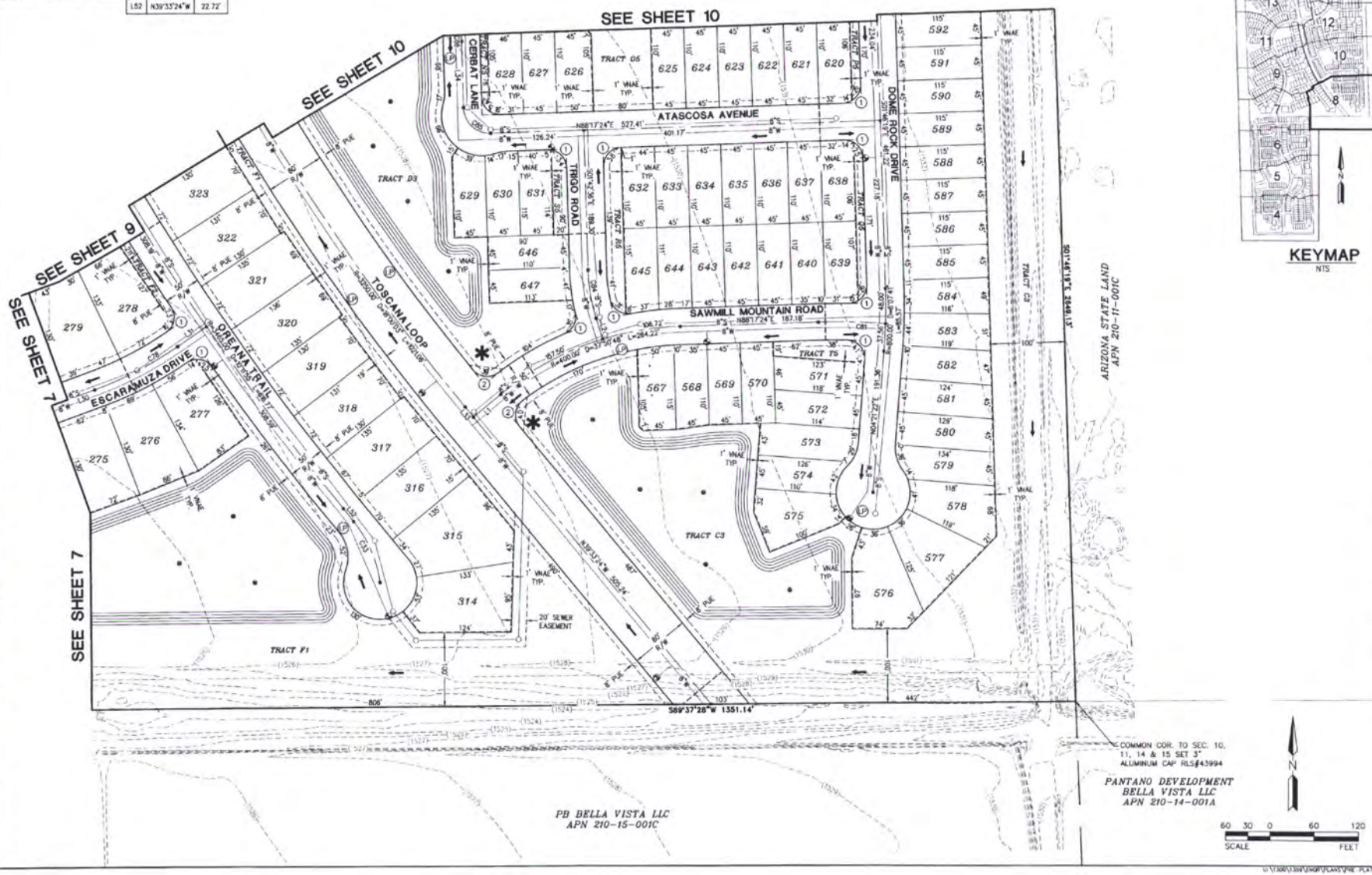

KEYMAP
NTS

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP08
SHT. 8 OF 21

S-009-16

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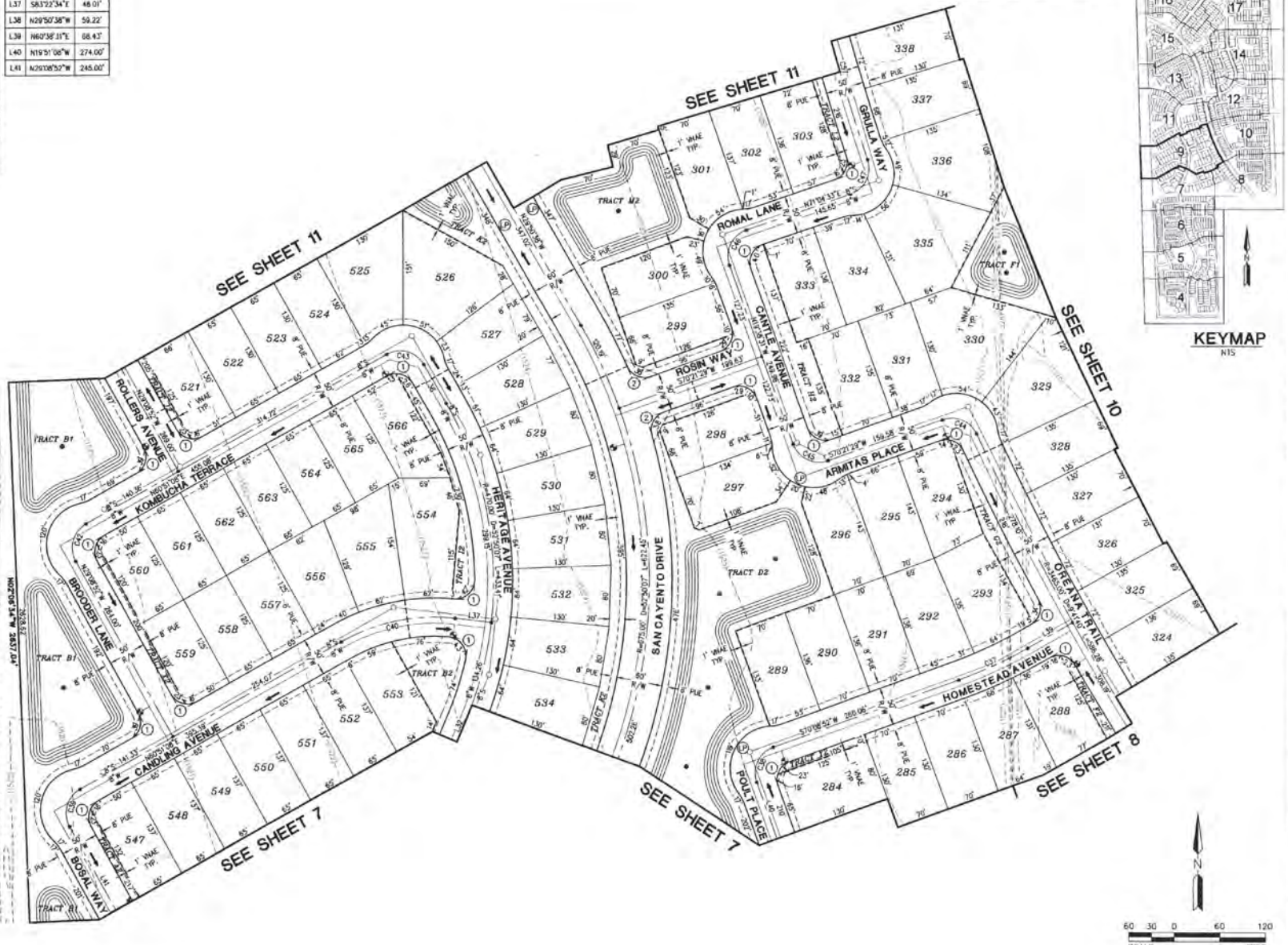
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C37	600.00'	9°30'21"	99.54'
C38	36.00'	90°00'00"	56.55'
C39	36.00'	90°00'00"	56.55'
C40	250.00'	35°46'19"	156.08'
C41	675.00'	42°38'00"	502.26'
C42	36.00'	90°00'00"	56.55'
C43	36.00'	89°18'14"	56.11'
C44	36.00'	84°52'57"	53.33'
C45	36.00'	90°00'00"	56.55'
C46	36.00'	90°43'04"	57.00'
C47	36.00'	89°24'39"	56.18'
C57	3465.00'	4°35'01"	277.20'

LINE TABLE		
NO.	DIRECTION	LENGTH
L32	N22°59'29"E	85.56'
L37	S83°22'34"E	48.01'
L38	N29°50'38"W	59.22'
L39	N60°38'31"E	68.43'
L40	N19°51'06"W	274.00'
L41	N29°08'52"W	245.00'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



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REGISTERED PROFESSIONAL ENGINEER
13250
DEAN J. PEHRSON
ARIZONA

REV.

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO. 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP09
SHT. 9 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C86	600.00'	8°03'00"	84.30'
C87	36.00'	89°56'17"	56.51'
C90	36.00'	90°41'09"	56.98'
C98	36.00'	90°00'00"	56.55'
C99	36.00'	90°03'43"	56.59'
C100	36.00'	89°56'17"	56.51'

LINE TABLE		
NO.	DIRECTION	LENGTH
L35	S01°46'19"E	234.04'
L36	N09°28'56"W	57.66'

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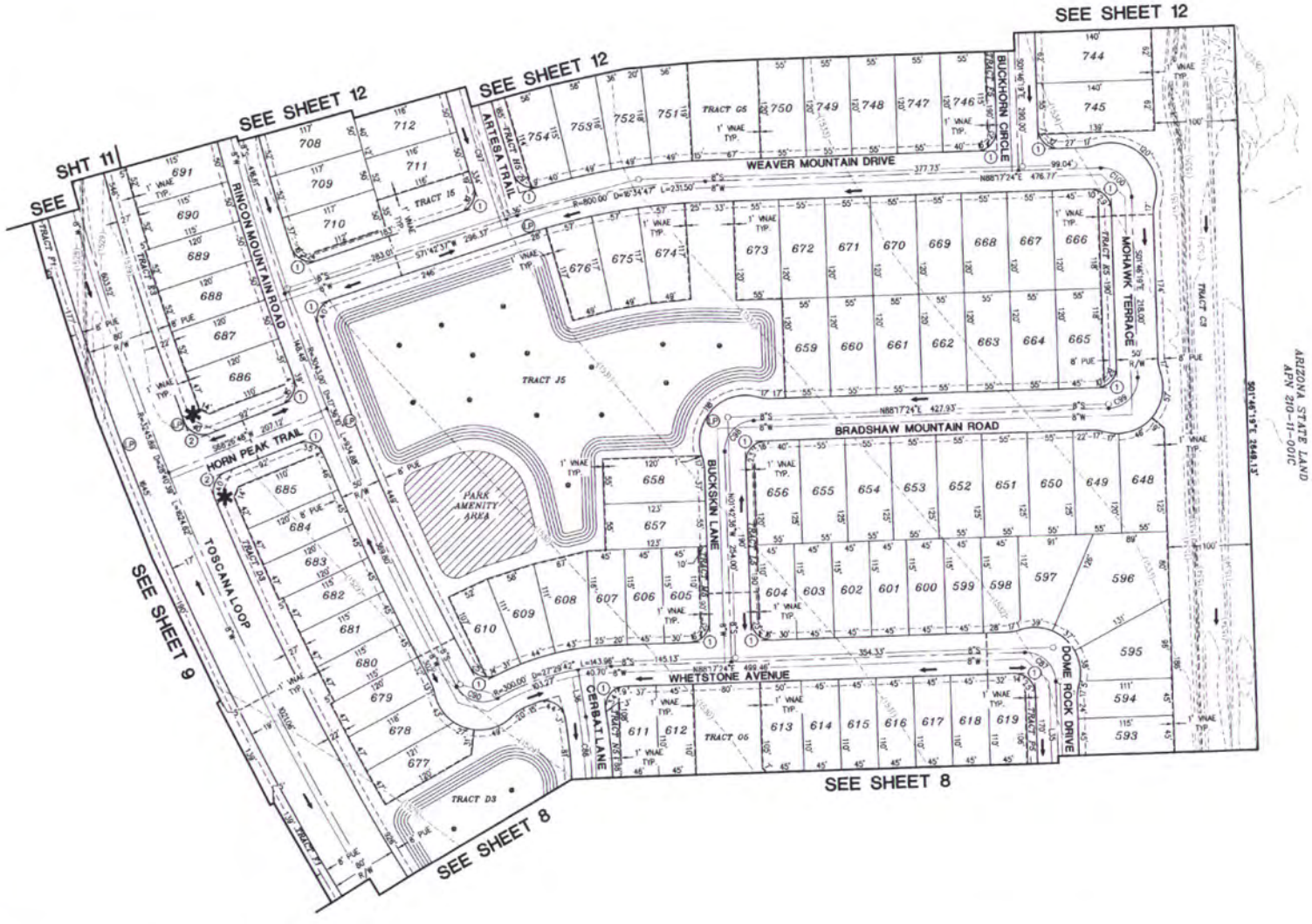

KEYMAP
NTS

60 30 0 60 120
SCALE FEET

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP10
SHT. 10 OF 21

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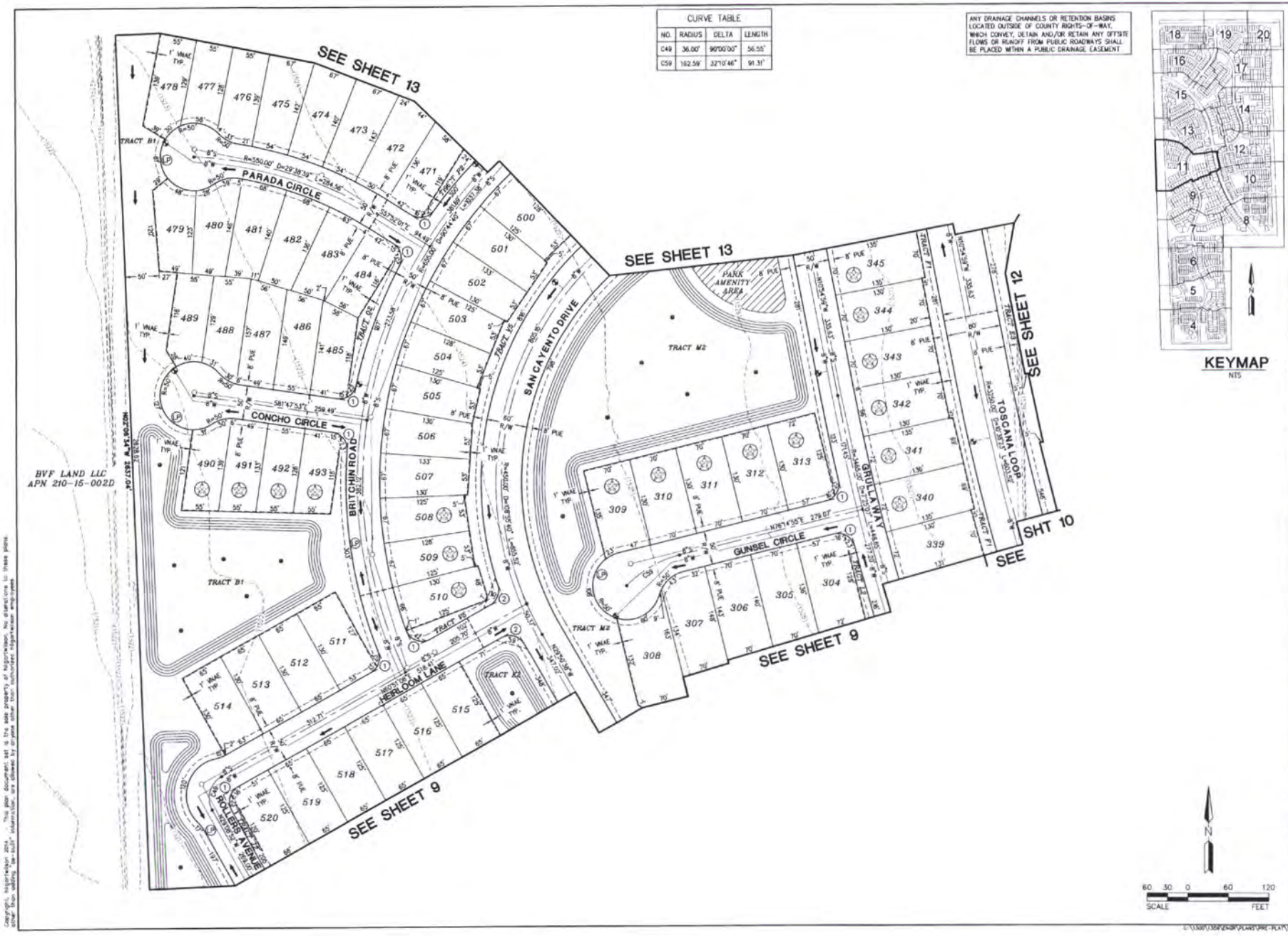
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C49	36.00'	90°00'00"	56.55'
C59	162.59'	32°10'46"	91.31'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT.



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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP
DWG. NO.
PP11
SHT. 11 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C94	36.00'	90°00'00"	56.55'
C95	36.00'	90°00'00"	56.55'
C102	158.33'	17°42'21"	48.93'
C132	400.00'	14°08'47"	98.76'
C133	36.00'	89°04'26"	55.97'

LINE TABLE		
NO.	DIRECTION	LENGTH
L26	S77°25'51"W	18.09'
L47	N81°29'18"E	340.90'
L50	N01°41'35"W	202.72'

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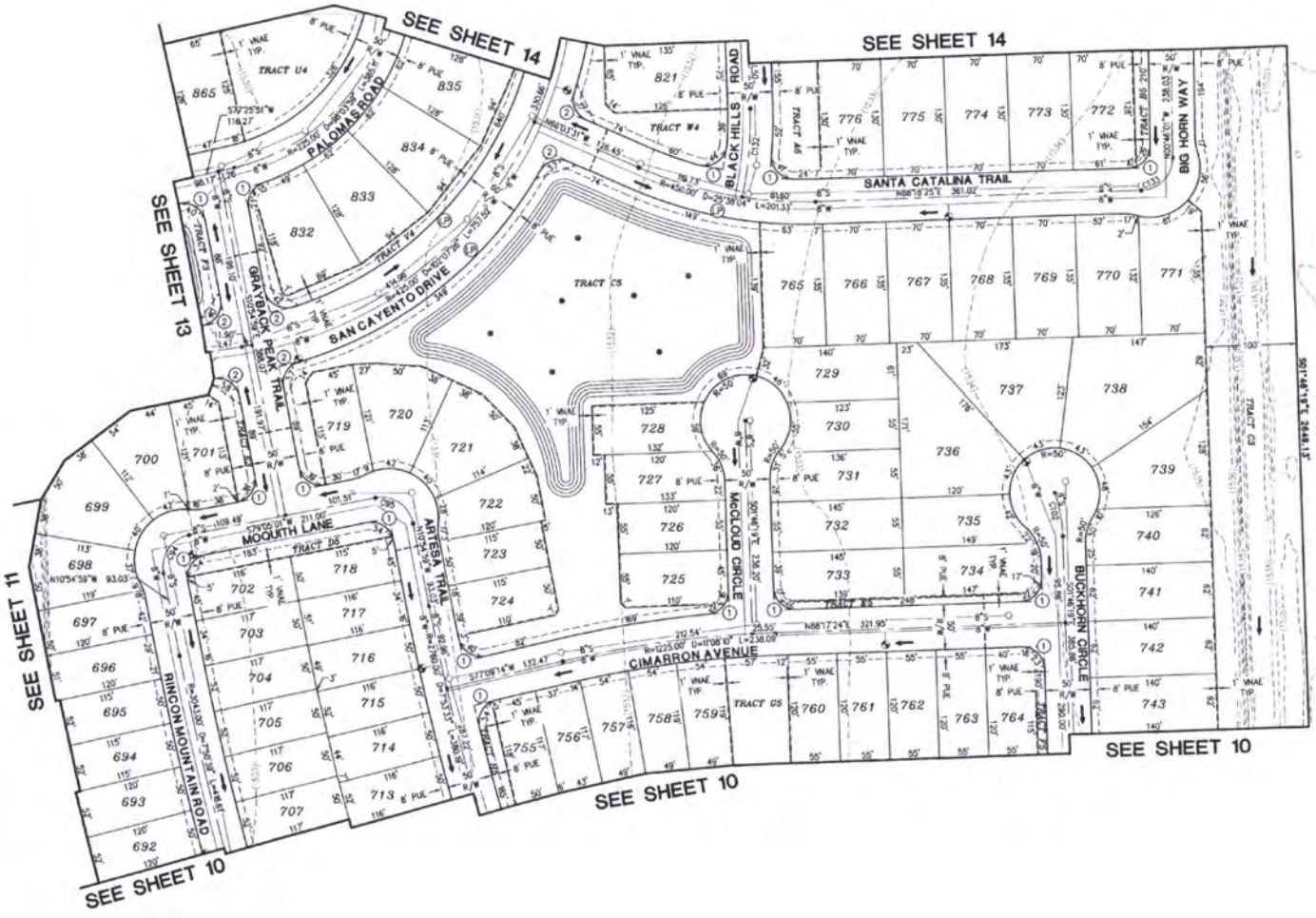

KEYMAP
NTS

N

60 30 0 60 120
SCALE FEET

REV.

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JF
APPROVED: DP

DWG. NO.
PP12
SHT. 12 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C56	36.00'	90°00'00"	56.55'
C61	36.00'	90°00'00"	56.55'
C64	36.00'	91°29'26"	57.49'
C65	36.00'	91°29'26"	57.49'
C66	500.00'	7°57'42"	69.48'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C69	36.00'	90°00'00"	56.55'
C143	36.00'	91°18'09"	57.37'
C182	1000.00'	7°47'02"	135.86'

LINE TABLE		
NO.	DIRECTION	LENGTH
L42	S87°53'26"W	30.62'
L43	N30°44'43"W	28.09'
L46	N79°05'01"E	34.07'

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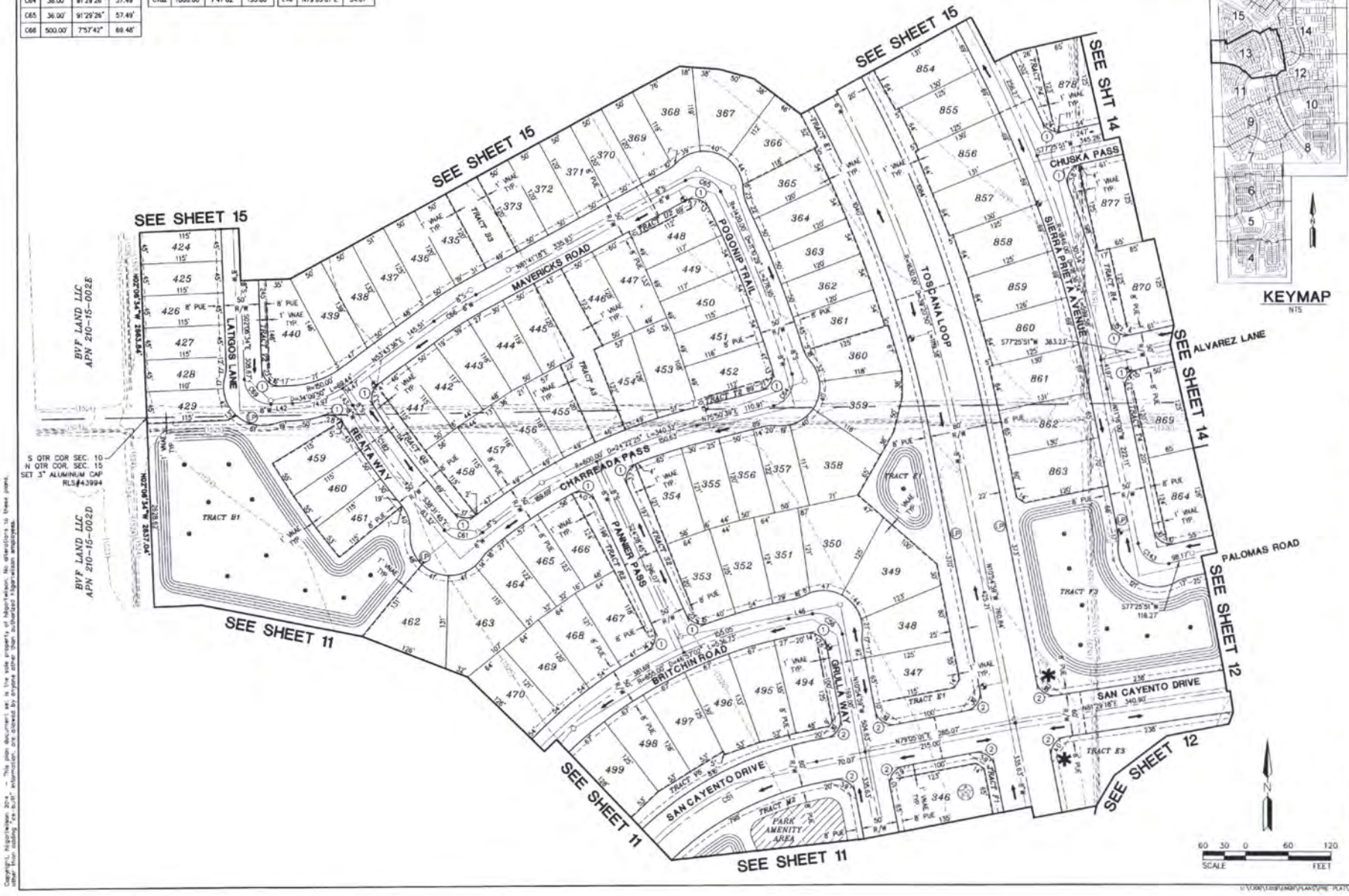

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ. NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP
DWG. NO. PP13
SHT. 13 OF 21
S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C134	36.00'	90°55'34"	57.13'
C135	550.00'	0°13'23"	2.14'
C137	300.00'	18°56'33"	99.18'
C138	36.00'	90°05'24"	56.61'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C139	36.00'	88°32'57"	55.64'
C140	36.00'	90°00'00"	56.55'
C150	112.50'	38°56'33"	76.46'
C151	500.00'	9°41'11"	84.53'

LINE TABLE		
NO.	DIRECTION	LENGTH
L25	S69°21'52"W	53.17'
L48	S77°25'51"W	101.22'

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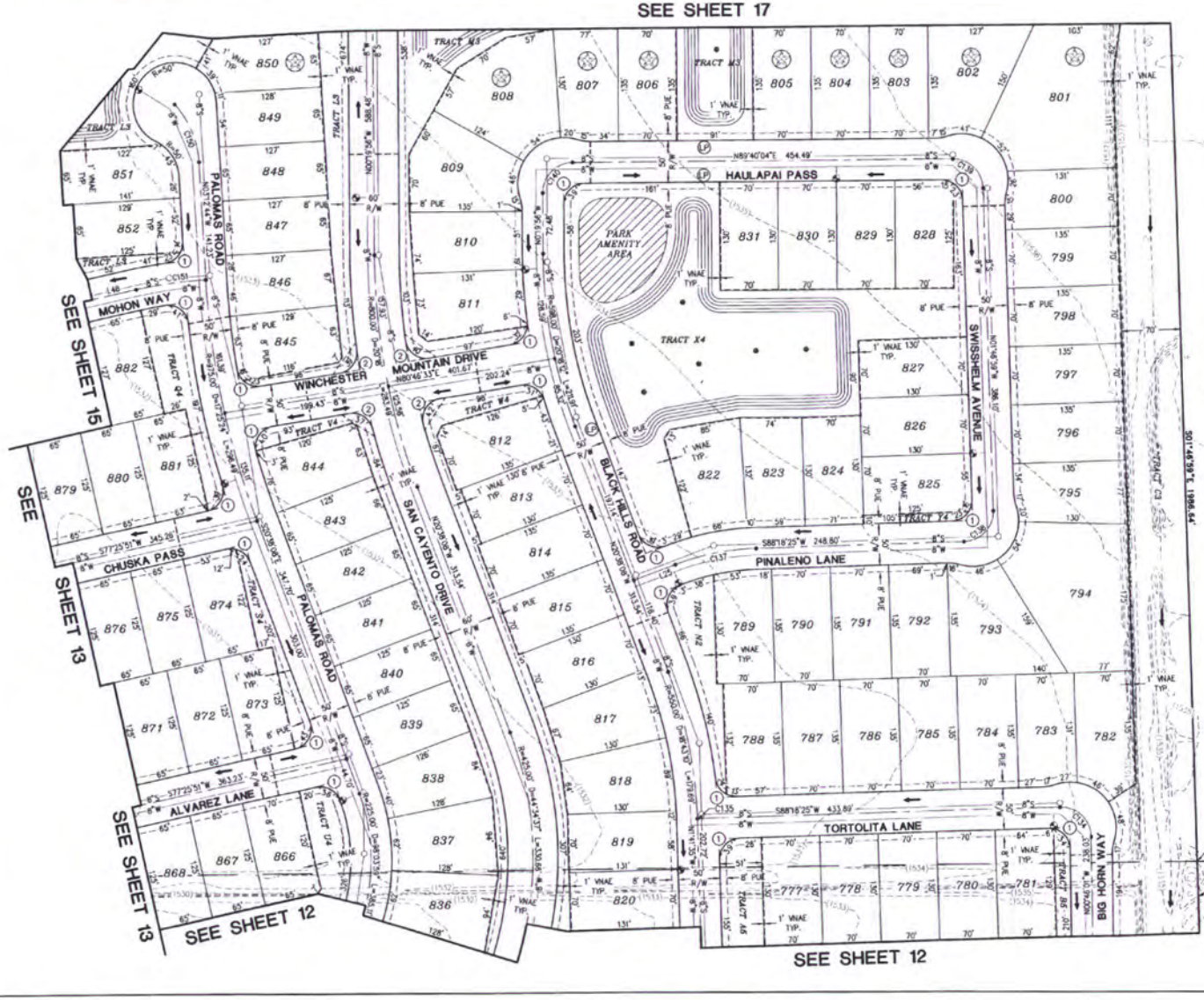

KEYMAP
NTS

SCALE 60 30 0 60 120 FEET

REV.:

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP14
SHT. 14 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C70	162.50'	32°12'15"	91.34'
C71	300.00'	26°12'08"	137.19'
C72	36.00'	91°59'40"	57.80'
C77	500.00'	9°28'16"	82.65'
C128	36.00'	90°00'00"	56.55'
C152	36.00'	90°00'00"	56.55'
C166	112.50'	38°56'33"	76.46'
C167	112.50'	38°56'33"	76.46'
C175	500.00'	9°39'48"	84.33'
C176	36.00'	97°38'37"	61.35'

LINE TABLE		
NO.	DIRECTION	LENGTH
L19	S77°25'51"W	106.68'
L20	S77°25'51"W	101.22'
L44	S87°53'26"W	38.12'
L45	N52°13'02"E	16.75'

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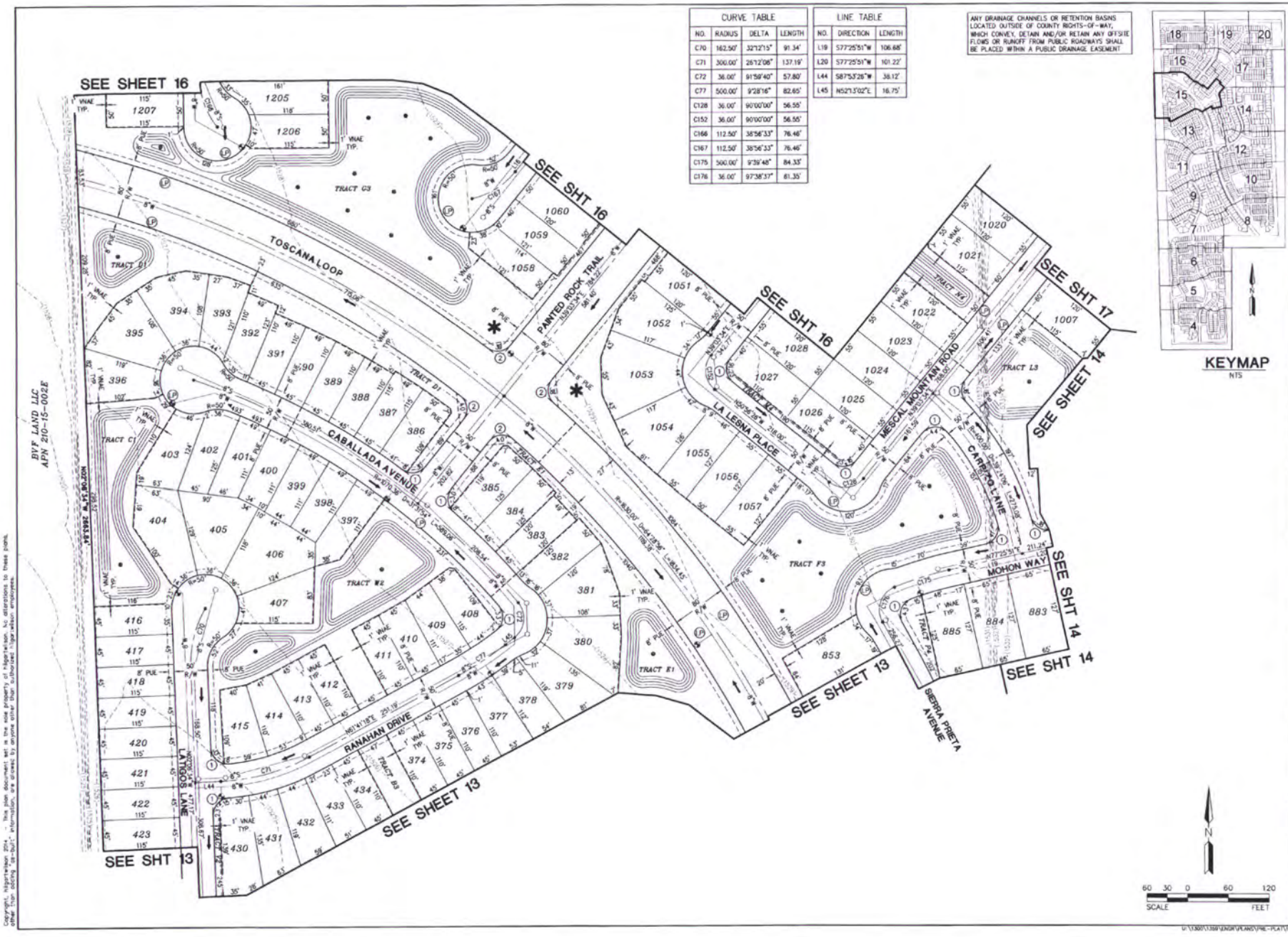

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TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ. NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP15

SHT 15 OF 21

S-009-16

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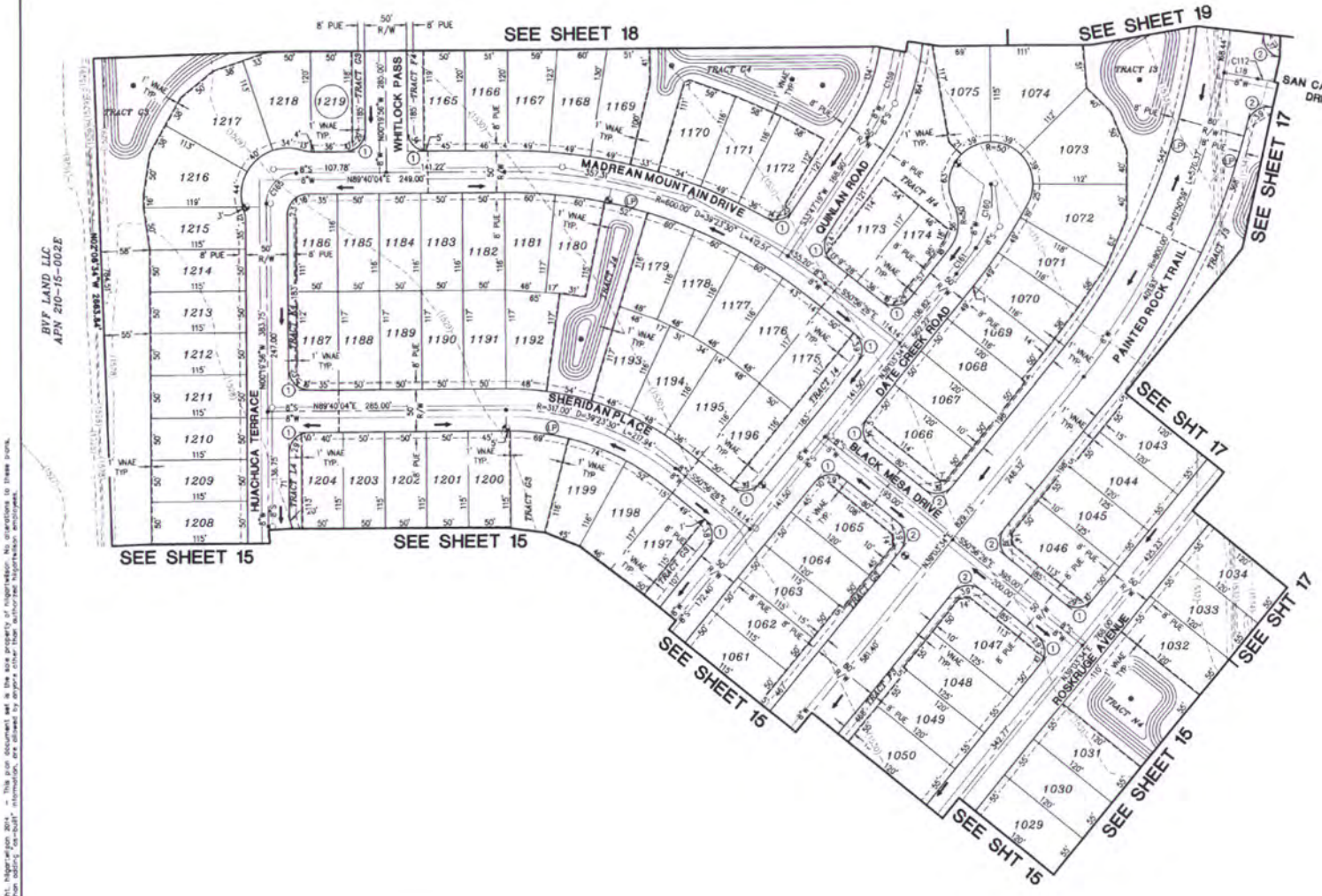
CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C112	506.64'	29°06'31"	257.40'
C154	800.00'	12°03'49"	168.44'
C159	250.78'	34°00'41"	148.87'
C160	102.96'	44°29'07"	79.94'
C161	605.00'	3°38'00"	38.36'
C165	36.00'	90°00'00"	56.55'

LINE TABLE		
NO.	DIRECTION	LENGTH
L18	S79°43'36"E	40.86'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP
NTS

60 30 0 60 120
SCALE FEET

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

19250 DEAN J. PEHRSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP16
SHT. 16 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
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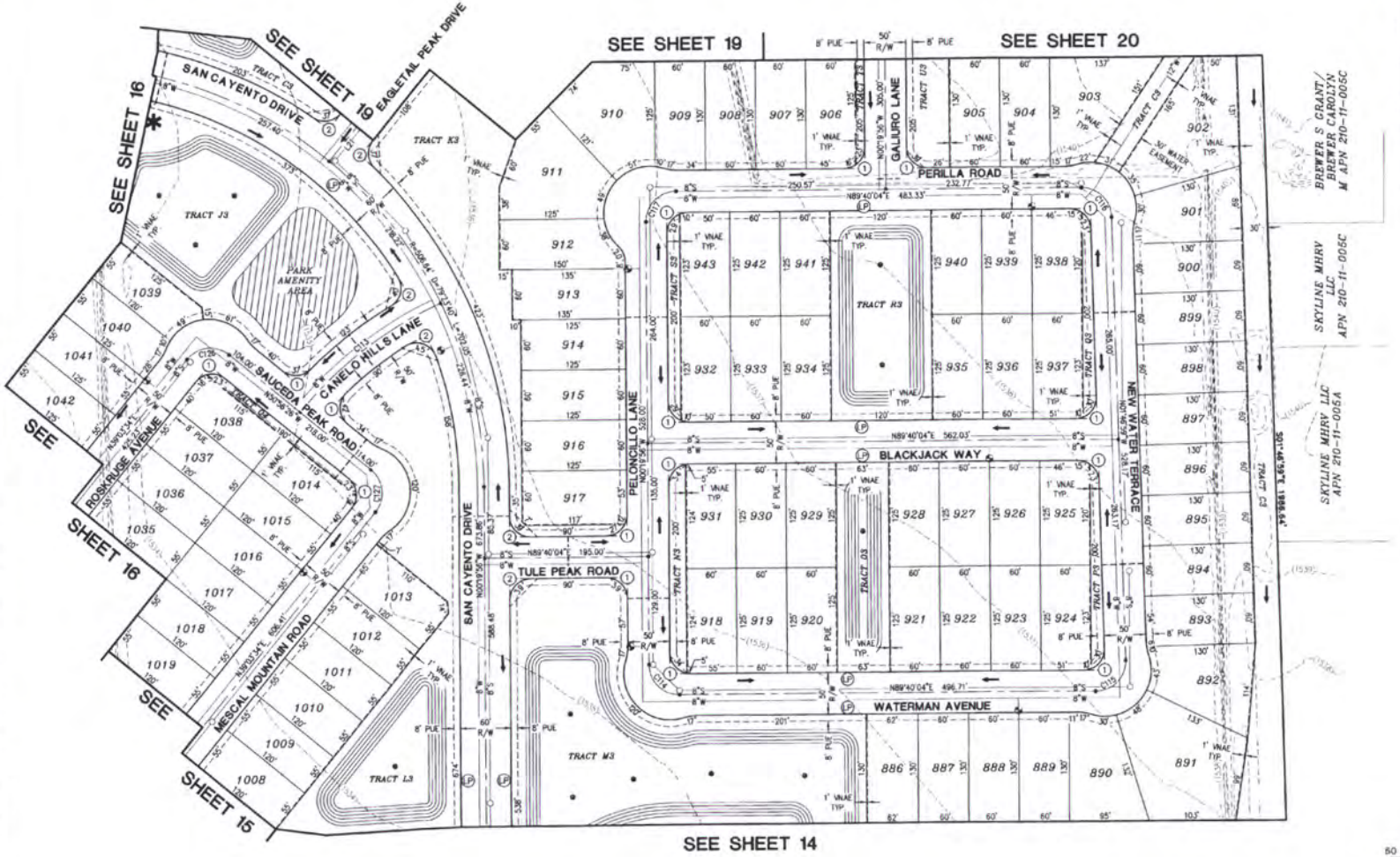
C113	461.80'	26°40'46"	215.03'
C114	36.00'	90°00'00"	56.55'
C115	36.00'	91°27'03"	57.46'
C116	36.00'	88°32'57"	55.64'
C117	36.00'	90°00'00"	56.55'
C126	36.00'	90°00'00"	56.55'
C127	36.00'	90°00'00"	56.55'

LINE TABLE		
NO.	DIRECTION	LENGTH
L21	S39°18'24"W	155.00'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



SCALE 60 30 0 60 120 FEET

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19250 DEAN J. PEHRSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1358
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP17
SHT. 17 OF 21

S-009-16

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C157	36.00'	91°46'36"	57.67'
C158	36.00'	88°13'22"	55.43'
C159	250.78'	34°00'41"	148.87'

LINE TABLE		
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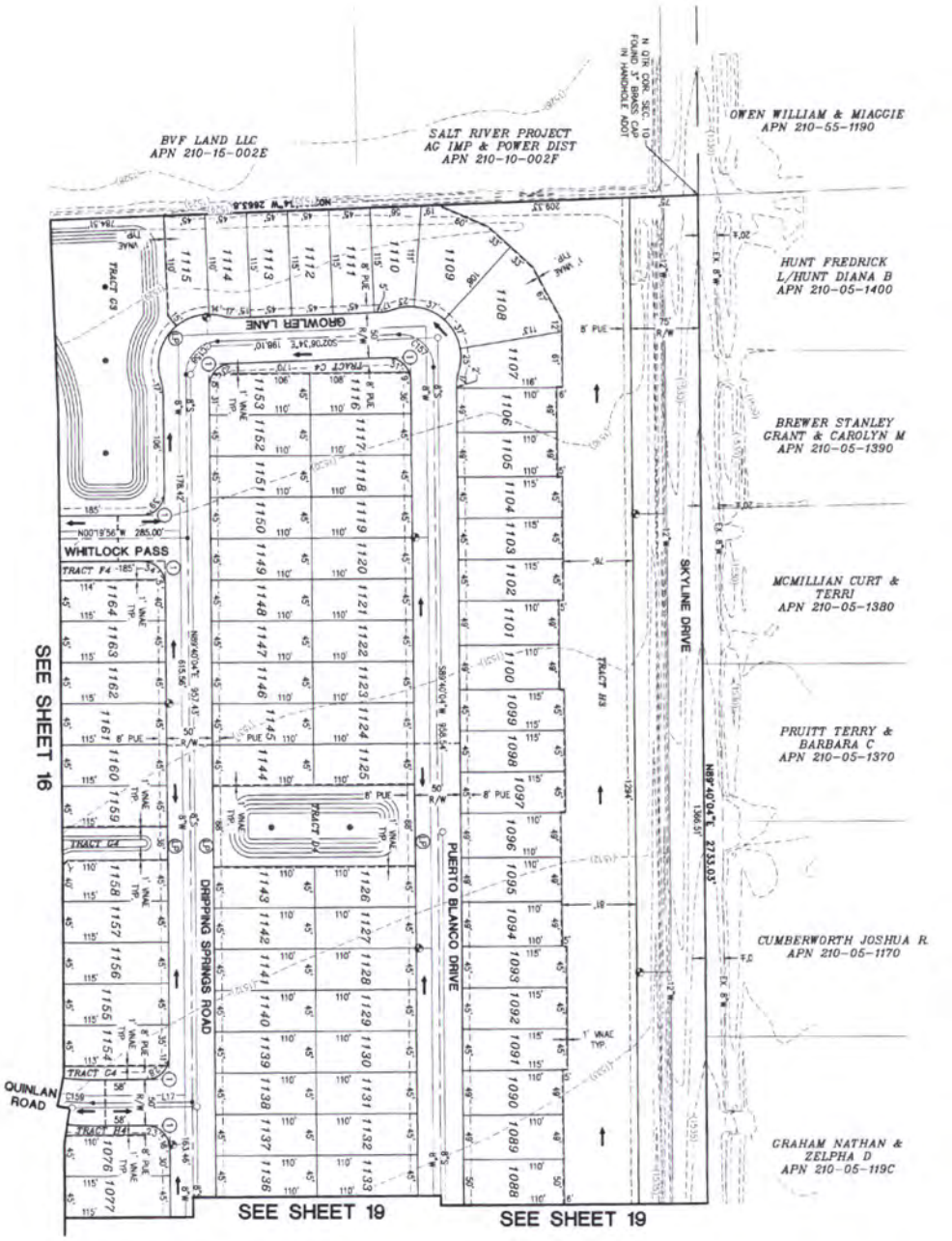
L17	N00°19'56"W	108.23'



ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT

SCALE 60 30 0 60 120 FEET

HILGARTWILSON

PROJ NO.:	1359
DATE:	MAY 2016
SCALE:	1" = 60'
DRAWN:	SH
DESIGNED:	JP
APPROVED:	DP

DWG. NO. PP18

SHT. 18 OF 21

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
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C123	250.00'	35°41'52"	155.76'
C124	250.00'	30°50'30"	134.57'
C125	36.00'	90°00'00"	56.55'
C154	800.00'	17°03'49"	168.44'
C155	36.00'	91°27'29"	57.46'
C156	36.00'	88°32'31"	55.63'

LINE TABLE		
NO.	DIRECTION	LENGTH
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L23	S54°38'04"E	30.81'
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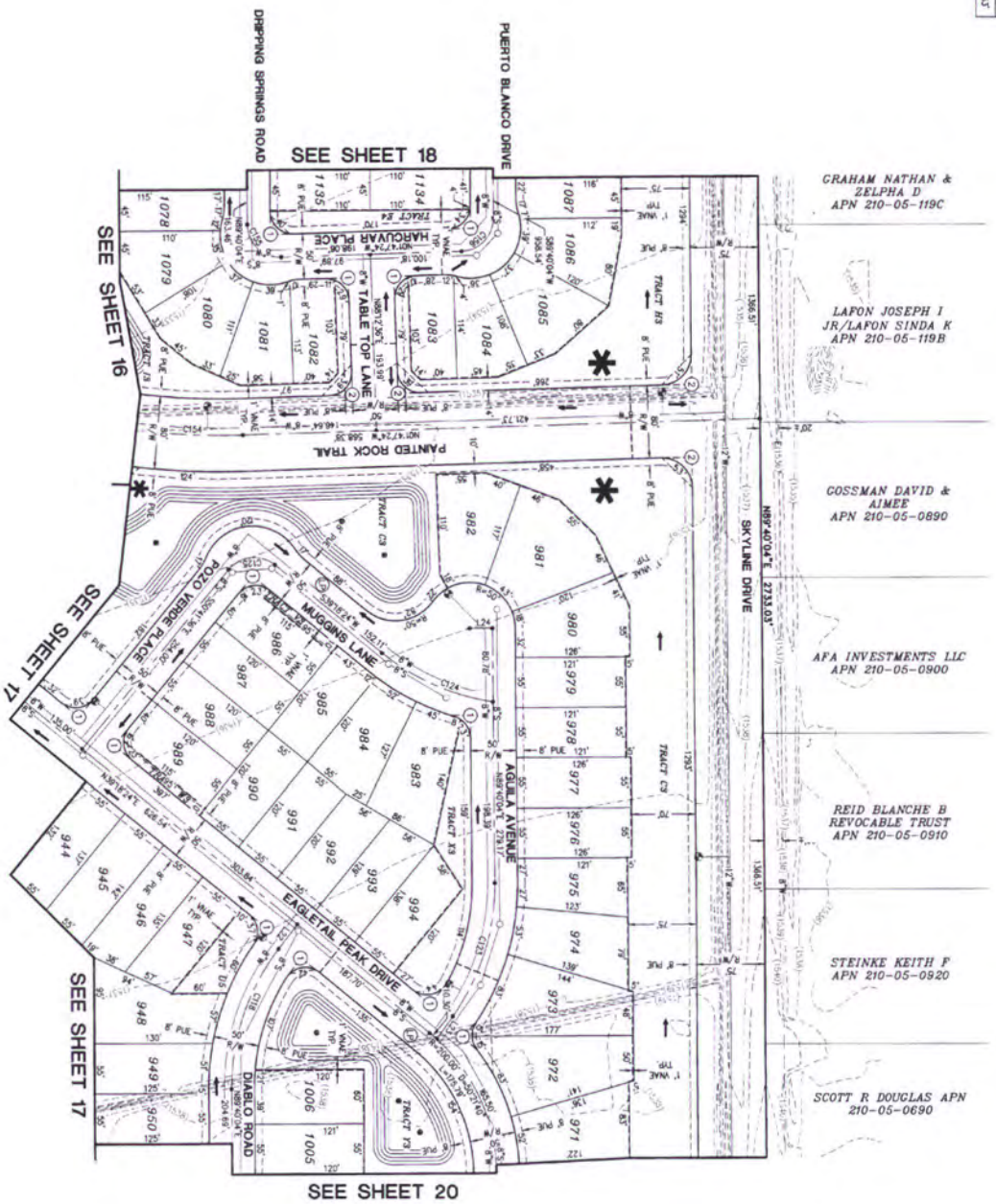

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT

SCALE 60 30 0 60 120 FEET

HILGARTWILSON

PROJ NO.:	1359
DATE:	MAY 2016
SCALE:	1" = 60'
DRAWN:	SH
DESIGNED:	JP
APPROVED:	DP

SHT. 19 OF 21 DWG. NO. PP19

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

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P: 602.490.0535 / F: 602.368.2436
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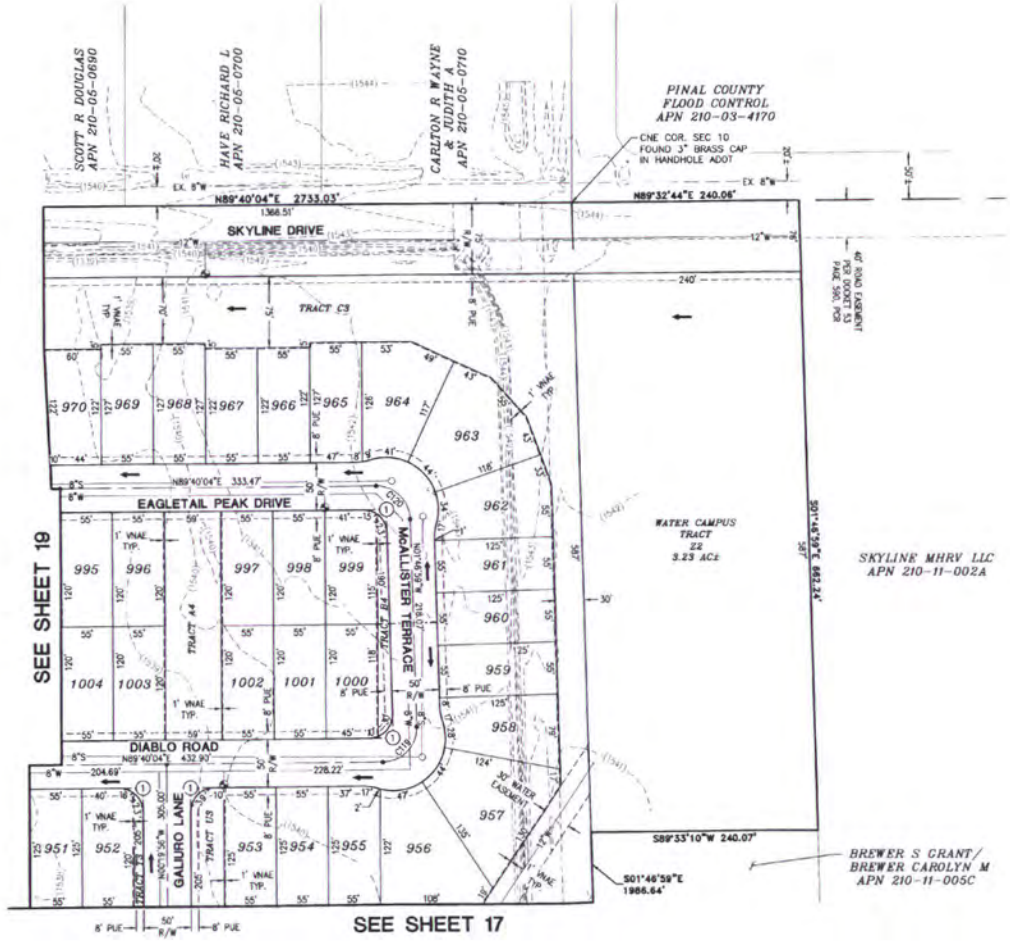
REV.:

S-009-16

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C119	36.00'	91°27'03"	57.46'
C120	36.00'	88°32'57"	55.64'

ANY DRAINAGE CHANNELS OR RETENTION BASINS LOCATED OUTSIDE OF COUNTY RIGHTS-OF-WAY, WHICH CONVEY, DETAIN AND/OR RETAIN ANY OFFSITE FLOWS OR RUNOFF FROM PUBLIC ROADWAYS SHALL BE PLACED WITHIN A PUBLIC DRAINAGE EASEMENT



KEYMAP
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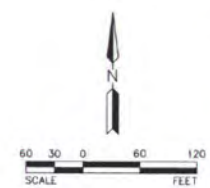

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19250 DEAN J. PEHRSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2

SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: 1" = 60'
DRAWN: SH
DESIGNED: JP
APPROVED: DP

DWG. NO.
PP20
SHT. 20 OF 21

S-009-16

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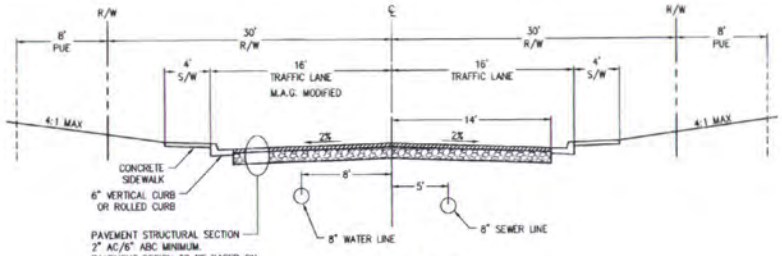
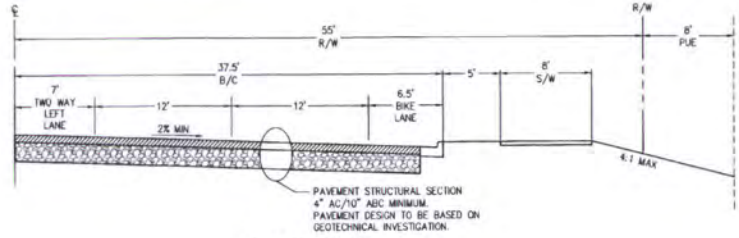
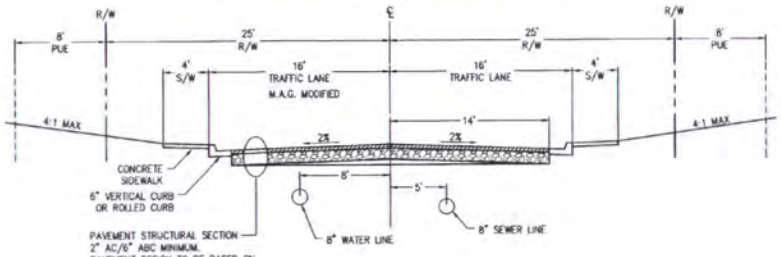


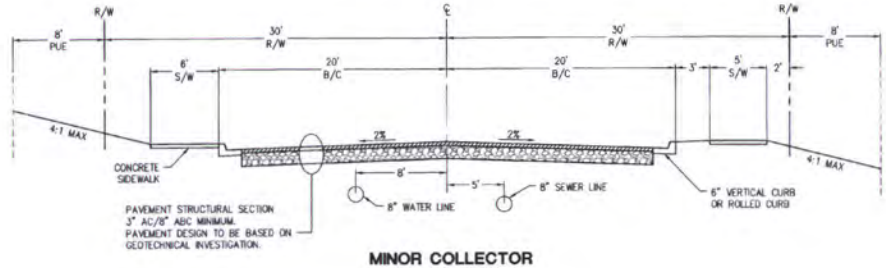
ENHANCED LOCAL
SAN CANYENTO DRIVE-WHITE STALLION WAY
N.T.S.



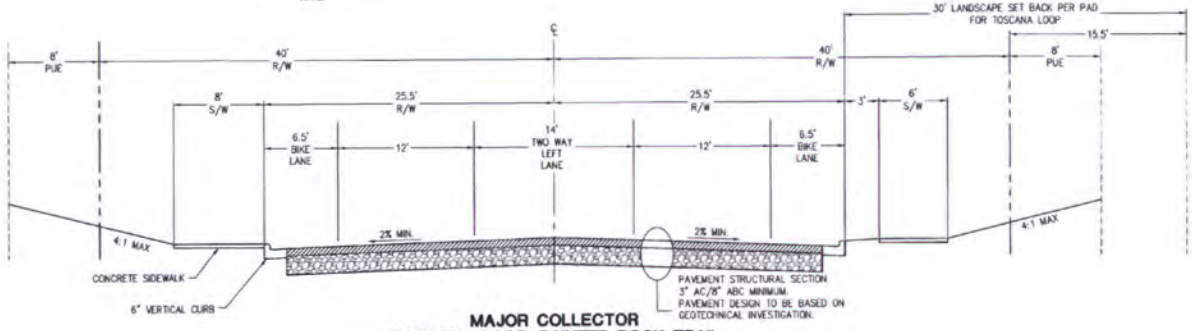
MINOR ARTERIAL
SCHNEPF ROAD
N.T.S.



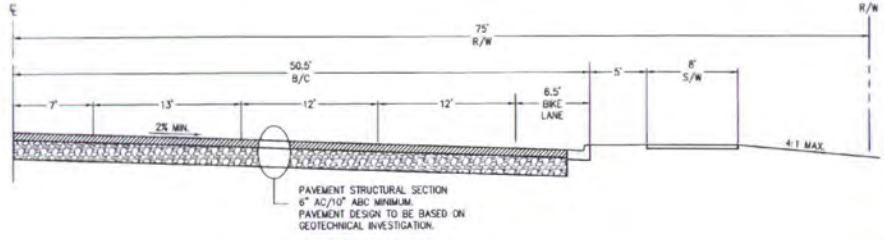
LOCAL STREET
N.T.S.



MINOR COLLECTOR
AVOLA TRAIL
N.T.S.



MAJOR COLLECTOR
TOSCANA LOOP, PAINTED ROCK TRAIL
N.T.S.



MAJOR ARTERIAL
SKYLINE DRIVE
N.T.S.

REV.

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19250 DEAN J. PEHRSON

TENTATIVE PLAT- BELLA VISTA FARMS - DEVELOPMENT UNIT 2
SKYLINE DRIVE & SIERRA VISTA DRIVE
PINAL COUNTY, ARIZONA

STREET SECTIONS

HILGARTWILSON
PROJ NO.: 1359
DATE: MAY 2016
SCALE: NTS
DRAWN: SH
DESIGNED: JP
APPROVED: DP
DWG. NO.
PP21
SHT. 21 OF 21
S-009-16

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

EXISTING ZONING AND LAND USE: The subject property is zoned CR-2/PAD and CR-3/PAD under approved Planning Case PZ-(PD)-012-11 and is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: GR, residential
East: RV & MHP/PAD; Skyline Resort
CR-3/PAD; Skyline Estates, vacant
GR, vacant
CR-2/PAD; Bella Vista Farms, vacant
South: CR-3 & CB-1/PAD; Bella Vista Farms, vacant
West: CR-3/PAD; Bella Vista Farms, vacant

HISTORY: The subject property was originally rezoned in 1998 under case PZ-PD-040-98. In 2012 case PZ-PD-012-11 amended the Planned Area Development Overlay District to allow the re-designation and relocation of open spaces/recreational amenities, removal of industrial uses, re-designate certain areas from single family residential to multi-family residential, and amend the development standards. The proposed plan was approved by the Board of Supervisors and created a maximum of 7,505 dwelling unit community with an educational campus. This portion of the PAD proposes a 1,219 lot tentative plat located in the CR-2 & CR-3/PAD zones. The lot count being proposed for this area is the maximum number of lots for this area. Bella Vista Farms Development Unit 2 is the second tentative plat within the Bella Vista Farms PAD. If approved, there will be 5,072 dwelling units available to be platted.

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

Telephone:	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 May 23, 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
4,950 sq. ft (CR-3)	10'	5'	20'	45'	30'
8,000 sq. ft (CR-2)	20'/15'	5'/10'	20'	60'	30'

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

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

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

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

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

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

   Analysis: This project is located within the CR-2 & CR-3/PAD zoning classifications. The Board approved one stipulation of understanding for case PZ-012-11 and twenty-two stipulations for case PZ-PD-012-11.

   Finding: Staff finds that the lots in the proposed tentative plat meet the requirement of the 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 Bella Vista Farms Development Unit 2 is suitable to the environment and does not cause any substantial environmental damage or present any serious public hazard problems. The project presents comprehensive solutions for water, sewer, infrastructure, drainage, utilities, and traffic circulation.

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

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

   Analysis: The proposed subdivision is in an area where the topography 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 Skyline Drive. This road is currently paved but improvement maybe needed.

   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-012-11 & PZ-PD-012-11) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-009-16 with the 19 stipulations as presented in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.

2. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.

4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.

5. Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 75' half street right-of-way dedication along Skyline Drive (northern boundary), a minimum 55' half street right-of-way along Schnepf Road (a portion of the western boundary) and a minimum of 40' half street right-of-way for Toscana Loop (southern boundary).

6. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

7. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the

approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals.

8. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.

9. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.

10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

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

12. Final plat submittals, acceptance, and review shall be in accordance to Sections 3.15.110, 3.20.030, and 3.20.040 of the Development Services Code.

13. The applicant/owner shall develop the 1,219 lot subdivision in accordance with the subdivision submittal documents for Bella Vista Farms Development Unit 2 and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-012-11 & PZ-PD-012-11), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.

14. On all of the lots the developer/owner shall ensure that structures can fit within the building setbacks per the Planned Area Development.

15. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.

16. Place the following in the notes section on the final plat:

    - This subdivision is subject to an agricultural spray easement recorded by fee No. _____, in the official records of the County Recorder of Pinal County, Florence, Arizona.

    - No schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying.

- This subdivision is adjacent to Arizona State Land, which may be developed for any possible land use in the future.

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

18. Submittal of the final plat shall be in accordance to Chapter 3.20 of the Development Services Code and chapters four and five of the Subdivision and Infrastructure Design Manual.

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

Greg Stanley
County Manager

PINAL • COUNTY
wide open opportunity

Date: June 16, 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 BELLA VISTA FARMS – DEVELOPMENT UNIT 2, Case No. S-009-16

The Public Works Department has reviewed the Tentative Plat for BELLA VISTA FARMS – DEVELOPMENT UNIT 2, Case No.S-009-16 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines;
2) All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
4) An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
5) Right-of-way dedication will be required along all section lines and mid-section lines or as approved by the County Engineer. All right-of-way dedication shall be free and unencumbered. A minimum 75' half street right-of-way dedication along Skyline Drive (northern boundary), a

minimum 55' half street right-of-way dedication along Schnepf Road (a portion of the western boundary) and a minimum 40' half street right-of-way for Toscana Loop (southern boundary);

6) Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association;
7) The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow or other assurance as determined by the County Engineer shall be posted with Pinal County to guarantee the installation of the required traffic signals;
8) Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer;
9) Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site;
10) if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;

rev: L. Chow

c: E. Balmer

From:	Gilbert Olgin
To:	Evan Balmer
Cc:	Steve Abraham
Subject:	Bella Vista Farms Development Unit 2 Comments
Date:	Monday, May 09, 2016 10:04:37 AM
Attachments:	Bella_Vista_Farms_Tentative_Plat_GP_(2016-66).pdf

Evan-

Thank you for allowing the Town to comment on the Bella Vista Farms Development Unit 2, Case S-009-16.

Attached is a map that would place this proposed tentative plat within the Town's 2020 Planning Area. As shown, the density per your proposed plat is well within the Low Density Residential (LDR 1.0-4.0 DU/AC)designation to the north and Medium Density Residential 1 (MDR 1 4.0-8.0 DU/AC)designation to the south.

Staff notes the Planned Area Development(PAD) for this subdivision places residential development on designed commercial corners as shown on the attached GP map however with that said, this plat indicates 27 percent open space and adequate major/minor collectors.

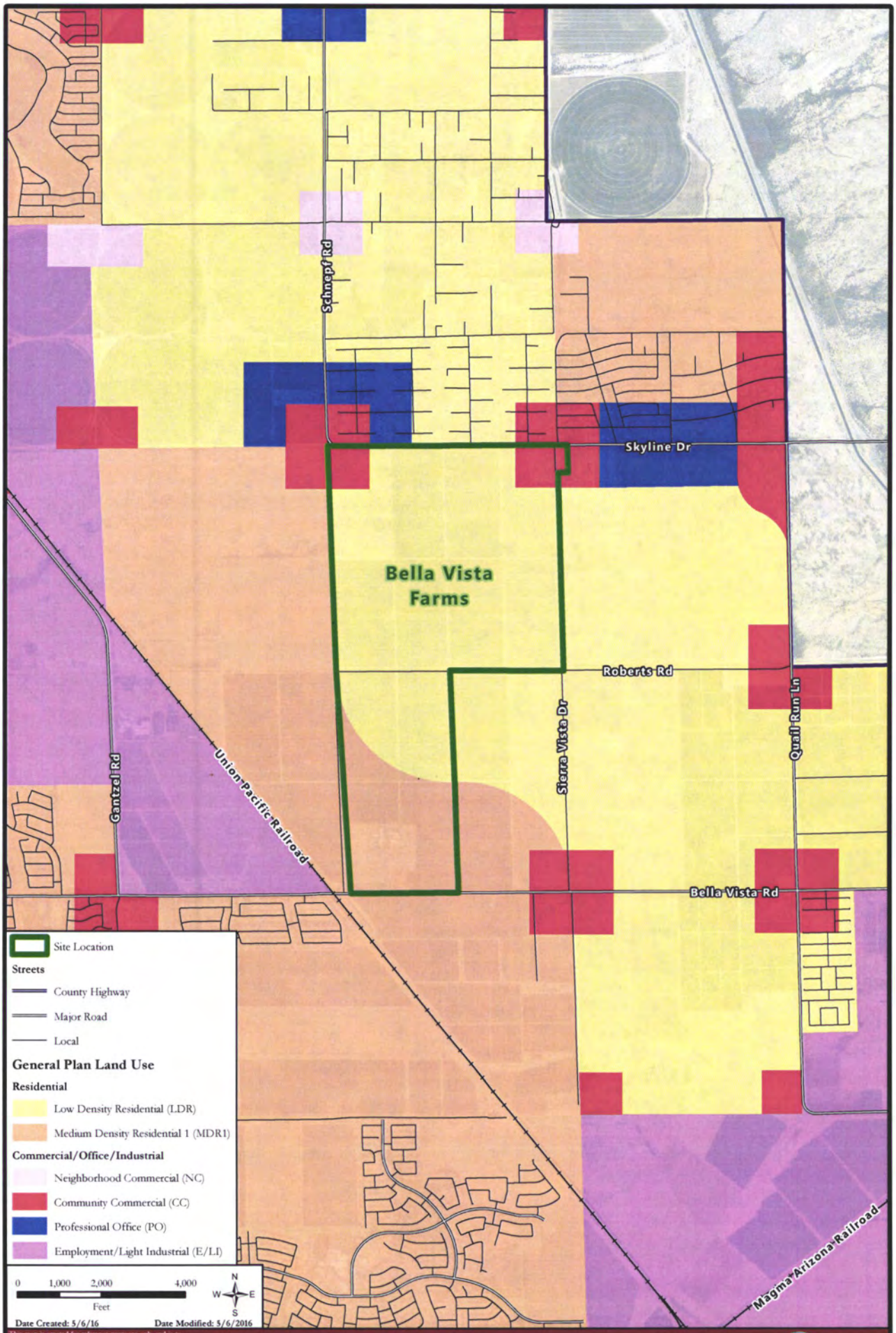
Staff would be in support of the proposed Bella Vista Farms Development Unit 2 Tentative Plat.

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

History Remembered; The Future Embraced; Celebrating 150 Years

Pursuant to A.R.S. 39-121, this email and any attachments may be considered a public record subject to public inspection. Please be advised that the public, including news media, may request access to email sent and received pursuant to the Arizona Public Records law and the Freedom of Information Act.

CONFIDENTIAL AND PRIVILEGED
This transmission (including attachments) is covered by the Electronic Communications Privacy Act, 18 USC Sections 2510-2521. The information contained in this transmission



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein. 2016-65

Bella Vista Farms General Plan

Town of Florence

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II. GENERAL SUBDIVISION INFORMATION

Please Print:

Dean Pehrson/HILGARTWILSON, LLC 2141 E. Highland Avenue, Suite 250, Phoenix, AZ 85016 602-490-0535
Name of Applicant Mailing Address Phone

dpehrson@hilgartwilson.com
Applicant E-Mail Address

Linda Cheney/El Dorado Bella Vista, LLC 8501 N. Scottsdale Road, Suite 120, Scottsdale, AZ 85253 602-955-2424
Name of Landowner(s) Mailing Address Phone

lcheney@eldoradoholdings.net
Landowner(s) E-Mail Address

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

Dean Pehrson/HILGARTWILSON, LLC 2141 E. Highland Avenue, Suite 250, Phoenix, AZ 85016 602-490-0535
Name and mailing address of person to be notified

Signature of Applicant 4/21/16 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- 014-14
2. The name of the proposed subdivision: Bella Vista Farms Parcels P, Q, R, S, T, U
3. Number of lots this subdivision contains: 1219
4. Number of access roads proposed by this subdivision: Schnepf Road
5. Are the streets within proposed subdivision intended to be: public: X private: ____
6. Septic system or public/private sewer? Public sewer
7. Parcel number(s): 210-10-0010, 210-11-0030, 210-10-002A, 210-15-001B
8. Township 3S Range 8E Section(s) Portions of 10, 11 & 15
9. Parcel size: 416.48 acres
10. Zoning Classification: PAD Planning Case(s) #: PZ-012-11, PZ-PD-012-11
11. Flood Zone Designation: Zone X
12. Topography: Existing Agricultural Use
13. Does it front a public road? Yes Name of road(s) Skyline Drive
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: Brad Cole

   Address: 5230 E. Shea Blvd., Suite 200, Scottsdale, AZ 85254

   Phone Number: 480-998-3300

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2. Water service provider:

Company Name: Johnson Utilities, LLC

Contact Person: Brad Cole

Address: 5230 E. Shea Blvd., Suite 200, Scottsdale, AZ 85254

Phone number: 480-998-3300

3. Electrical service provider:

Company Name: SRP

Contact Person: Tony Alvarado

Address: P.O. Box 52025-Will Serve Center, Phoenix, AZ 85072-2025

Phone number: 602-236-2373

4. Gas service provider:

Company Name: Mesa - Energy Resources Department

Contact Person: Lucy Lopez

Address: P.O. Box 1466, Mesa, AZ 85211

Phone number: 480-644-3683

5. Telephone service provider:

Company Name: Century Link

Contact Person: bics@centurylink.com

Address: 135 W. Orion Street, Tempe, AZ 85283

Phone number: 480-243-4356

6. Cable service provider:

Company Name: Cox Communications

Contact Person: Justin Scrabeck (justin.scrabeck@cox.com)

Address: 1550 W. Deer Valley Road, Phoenix, AZ 85027

Phone number: 623-328-3215

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7. Solid waste provider:

Company Name: Republic Services

Contact Person: Brenna Sanchez

Address: 4811 W. Lower Buckeye Road, Phoenix, AZ 85043

Phone number: 480-621-9542

8. Fire District:

Company Name: Rural Metro

Contact Person: Brian Murray

Address: 708 W. Baseline Road, Mesa, AZ 85210

Phone number: 480-655-7365

9. School District:

Company Name: Florence Unified School District No. 1

Contact Person: Dr. Amy Fuller - Superintendent

Address: 1000 S. Main Street, P.O. Box 2850, Florence, AZ 85732

Phone number: 520-866-3500

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

AGENCY AUTHORIZATION

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

El Dorado Bella Vista, LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 417 acres located at the southwest corner of Skyline Drive and Sierra Vista Drive,
and further identified _____
[Insert Address of Property]
as assessor parcel number 210-10-0010, 210-11-0030, 210-10-002A, 210-15-001B and legally described as follows:
[Insert Parcel Number]
Legal Description is attached hereto as Exhibit A

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

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

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

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

N/A
[Signature]

Dated: _____

N/A
[Signature]

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____,
By N/A.
[Insert Name of Signor(s)]

N/A
Notary Public

My commission expires: _____

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

El Dorado Holdings, Inc. as Administrative Agent for

El Dorado Bella Vista, LLC
[Insert Company or Trustee's Name]

By: Linda Cheney
[Signature of Authorized Officer or Trustee]

Its: Vice President
[Insert Title]

Dated: 4/22/16

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

Notary Public State of Arizona
Maricopa County
Louise A Leland
My Commission Expires 05/09/2016

The foregoing instrument was acknowledged before me, this 22 day of April, by

Linda Cheney
[Insert Signor's Name]

Vice President
[Insert Title]

_____, an El Dorado Bella Vista LLC,
[Insert Name of Company or Trust] ***[Insert State of Incorporation, if applicable]***

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

Louise A Leland
Notary Public

My commission expires: 5/9/2016

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

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

On this_____day of_____, _____, before me, the undersigned, personally appeared _____
[Insert Signor's Name]

who acknowledged himself/herself to be Vice President of El Dorado Holdings, Inc., as
[Title of Office Held] ***[Second Company]***

Administrative Agent for El Dorado Bella Vista, LLC, and who being
[i.e, member, manager, etc.] ***[Owner's Name]***

authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____