



PINAL COUNTY
wide open opportunity

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

Regular Meeting

9:00 a.m.

Thursday, October 20, 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

- September 21, 2016
- October 5, 2016: No Cases

4. REPORT ON TENTATIVE PLAT EXTENSIONS:

- There were no tentative plat extensions approved by the Director of Community Development last month.

5. PLANNING MANAGER DISCUSSION ITEMS

- Presentation by Kent Taylor, Pinal County Open Space and Trails Director

COMMUNITY DEVELOPMENT
PLANNING DIVISION

WORK SESSION:

6. **WORK SESSION:** Discussion of a County initiated Non-Major Amendment to the Open Spaces and Places section (chapter 6) of the Pinal County Comprehensive Plan.

NEW CASES:**ITEMS 7, 8 AND 9 WILL BE HEARD AS ONE PUBLIC HEARING**

7. **PZ-PA-005-16 – PUBLIC HEARING/ACTION:** Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting approval of a requesting approval of a Non-Major Comprehensive Plan Amendment from **Moderate Low Density Residential (1-3.5 du/ac) to Employment** on 5.13± acres pending in conjunction with Rezone request **PZ-004-16** and Planned Area Development Overlay District **PZ-PD-004-16** in the Suburban Ranch zone; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
8. **PZ-004-16 – PUBLIC HEARING/ACTION:** Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting a **rezone** from **SR** (Suburban Ranch) (PZ-296-71) to **I-1** (Industrial Buffer Zoning District), on approximately 5.13± acres to operate a screen manufacturing facility; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
9. **PZ-PD-004-16 – PUBLIC HEARING/ACTION:** Donald & Daryl Schnepf, landowners, Pew & Lake P.L.C., applicant, requesting approval of a **Planned Area Development (PAD) Overlay District** to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E½ of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
10. **SUP-015-15 – PUBLIC HEARING/ACTION:** Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).
11. **SUP-004-16 – PUBLIC HEARING/ACTION:** Florence Unified School District, landowner, David McKinley, Crown Castle, agent, requesting approval of a Special Use Permit to increase the width of the antenna arrays on an existing stealth wireless facility (ball field light) from 4'4" to 12' 6" and increase the length of the standoff mounting fixture from 5.5" to 3' on a 21.39± acre parcel in the CR-5 zone; situated in a portion of Section 20, T3S, R8E G&SRB&M, tax parcel 210-20-002G (legal on file) (located on the Walker Butte High School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area).

TENTATIVE PLATS:

12. **S-017-16 - DISCUSSION/APPROVAL/DISAPPROVAL:** Robson Ranch Mountains, LLC, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for **Saddlebrooke Ranch Unit 9**, 84 lots on a 28.42± acre parcel in the CR-3/PAD zone; situated in a portion of Section 5, T10S, R14E, G&SRB&M, Tax Parcels 305-31-015P (located adjacent to Robson Circle north of Highway 77 in the Oracle area).

CALL TO THE COMMISSION:

- 11. 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.



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

**PINAL COUNTY PLANNING AND ZONING COMMISSION
 MEETING ACTION REPORT OF September 15, 2016**

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

LEGAL STAFF PRESENT Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

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

PUBLIC WORKS STAFF PRESENT
 Mr. Chow, Development Section Chief

The meeting was called to order at 9:00 a.m., this date by Vice-Chairman Hartman 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
 August 24, 2016
 September 10, 2016

PLANNING MANAGER DISCUSSION ITEMS

NEW CASES:

SUP-003-16 – PUBLIC HEARING/ACTION: Century Link, landowner, Michael Baker International, Inc., agent, requesting approval of a Special Use Permit to operate a 80' tall monopole wireless communication facility on a 0.35± acre parcel in the General Rural Zone; situated in a portion of the SW¼ of Section 16, T6S, R16E G&SRB&M, tax parcels 300-26-089B (legal on file) (located approximately five miles southeast of the Town of Winkelman adjacent to the west side of State Route 77).

MOTION: Commissioner Aguirre-Vogler made a motion to forward SUP-003-16 to the Board of Supervisors with a recommendation of denial. Commissioner Salas seconded. Motion passed 7-0

PZ-PA-003-16: A request by Snell & Wilmer, agent, to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Very Low Density Residential (0-1 du/ac), Moderate Low Density Residential (1-3.5 du/ac), and High Intensity Activity Center to Employment and Secondary Airport** on approximately 937± acres, situated in a portion of Sections 17, 20 & 21 T07S, R05E located on the east side of Montgomery Road between Hanna Road and the Tohono O'Odham Nation

MOTION: Commissioner Salas made a motion to forward PZ-PA-003-16 to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 7-0

PZ-PA-004-16: A request by Boulevard Associates, LLC., agent, to amend the 2009 Pinal County Comprehensive Plan by changing the land use designation from **Moderate Low Density Residential (1-3.5 du/ac) to General Public Facilities/Services** on approximately 257± acres, situated in a portions of Sections 29 & 30, T06S, R08E located adjacent to the south side of State Route Highway 287 approximately 1 mile east of Eleven Mile Corner Road.

MOTION: Commissioner Salas made a motion to forward PZ-PA-003-16 to the Board of Supervisors with a recommendation of denial. Commissioner Putrick seconded. Motion passed 7-0

S-015-16 - DISCUSSION/APPROVAL/DISAPPROVAL: EHLH-KEMF Sherwood, LLC, landowner, Bowman Consulting, engineer, requesting approval of a tentative plat for **Sherwood Park**, 444 lots on a 128.18± acre parcel in the R-7/PAD zone; situated in a portion of Section 22, T3S, R8E, G&SRB&M, Tax Parcel 210-22-001 (located approximately .3 mile south of Bella Vista Road and .2 mile west of Sierra Vista Drive along the Union Pacific Railroad, northwest of the Town of Florence).

MOTION: Commissioner Salas made a motion to forward S-015-16 with 19 stipulations to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 7-0

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

MOTION TO ADJOURN

Commissioner Putrick made a motion to adjourn. Commissioner Aguirre-Vogler seconded.

RESPECTFULLY submitted October 20, 2016.

Steve Abraham, Planning Manage



MEMORANDUM

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

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: October 20, 2016

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

BOS HEARING OF September 21 2016

PZ-PA-001-16: 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 and located approximately one mile southeast of the City of Eloy. The Planning Commission voted unanimously to recommend approval of PZ-PA-001-16.

P&Z Recommendation: Motion passed 7-0
BOS Action: Passed

SUP-002-16: 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 and located approximately one mile southeast of the City of Eloy. The Planning Commission voted unanimously to recommend approval of SUP-002-16 with twenty-four stipulations.

P&Z Recommendation: Motion passed 7-0
BOS Action: Passed

BOS HEARING OF October 5, 2016
No Cases

COMMUNITY DEVELOPMENT
Planning Division

PZ-PA-005-16/PZ-004-16/PZ-PD-004-16



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

MEETING DATE: October 20, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-005-16, PZ-004-16, PZ-PD-004-16**

CASE COORDINATOR: Enrique Bojorquez

Executive Summary:

*There are three separate cases included in this request. **PZ-PA-005-16** is a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan of the Pinal County Comprehensive Plan to re-designate 5.13± acres from Moderate Low Residential (1-3.5 du/ac) to Employment. Cases **PZ-004-16** and **PZ-PD-004-16** request approval to allow for the development of the Severtson Screens Manufacturing Facility.*

If This Request is Approved:

This Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development (PAD) Overlay would allow the property owner to operate a movie screen manufacturing facility in 5.13± acres.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: 5.13± acres situated in a portion of Section 16, T02S, R08E G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

TAX PARCEL: 104-46-095H & portion of 104-46-095G

LANDOWNER/APPLICANT: Donald & Daryl Schnepf F.E.L., LLC

AGENT: Pew & Lake, P.L.C.

REQUESTED ACTION & PURPOSE **PZ-PA-005-16:** Donald & Daryl Schnepf F.E.L., LLC, applicant, Pew & Lake PLC, agent, requesting approval of a non-major amendment to the Pinal County Comprehensive Plan to amend the **Land Use Plan** to re-designate 5.13± acres from **Moderate Low Density Residential (1-3.5 du/ac)** to **Employment** in the San Tan Valley area; situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road.

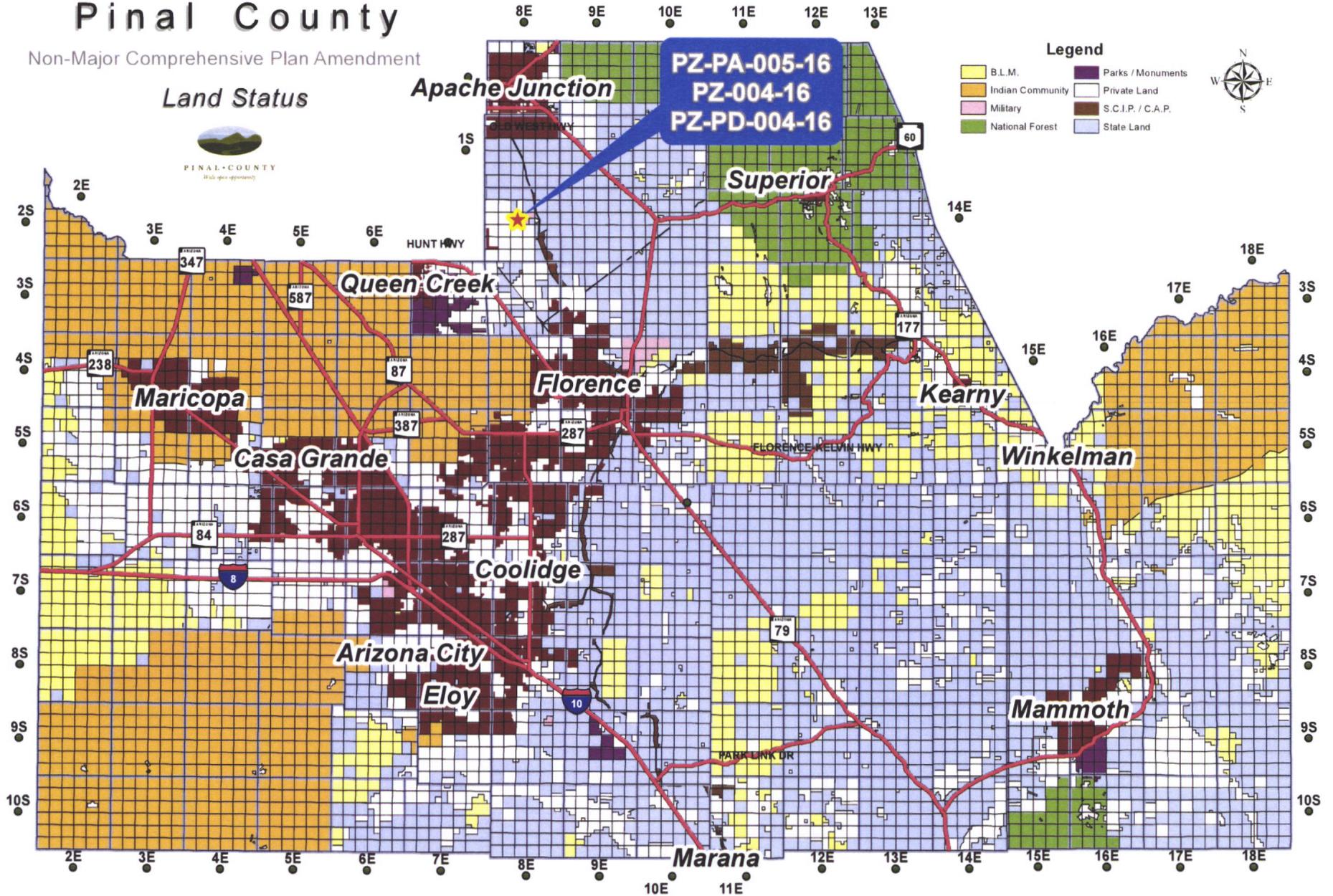
REQUESTED ACTION & PURPOSE **PZ-004-16:** Donald & Daryl Schnepf F.E.L., LLC,

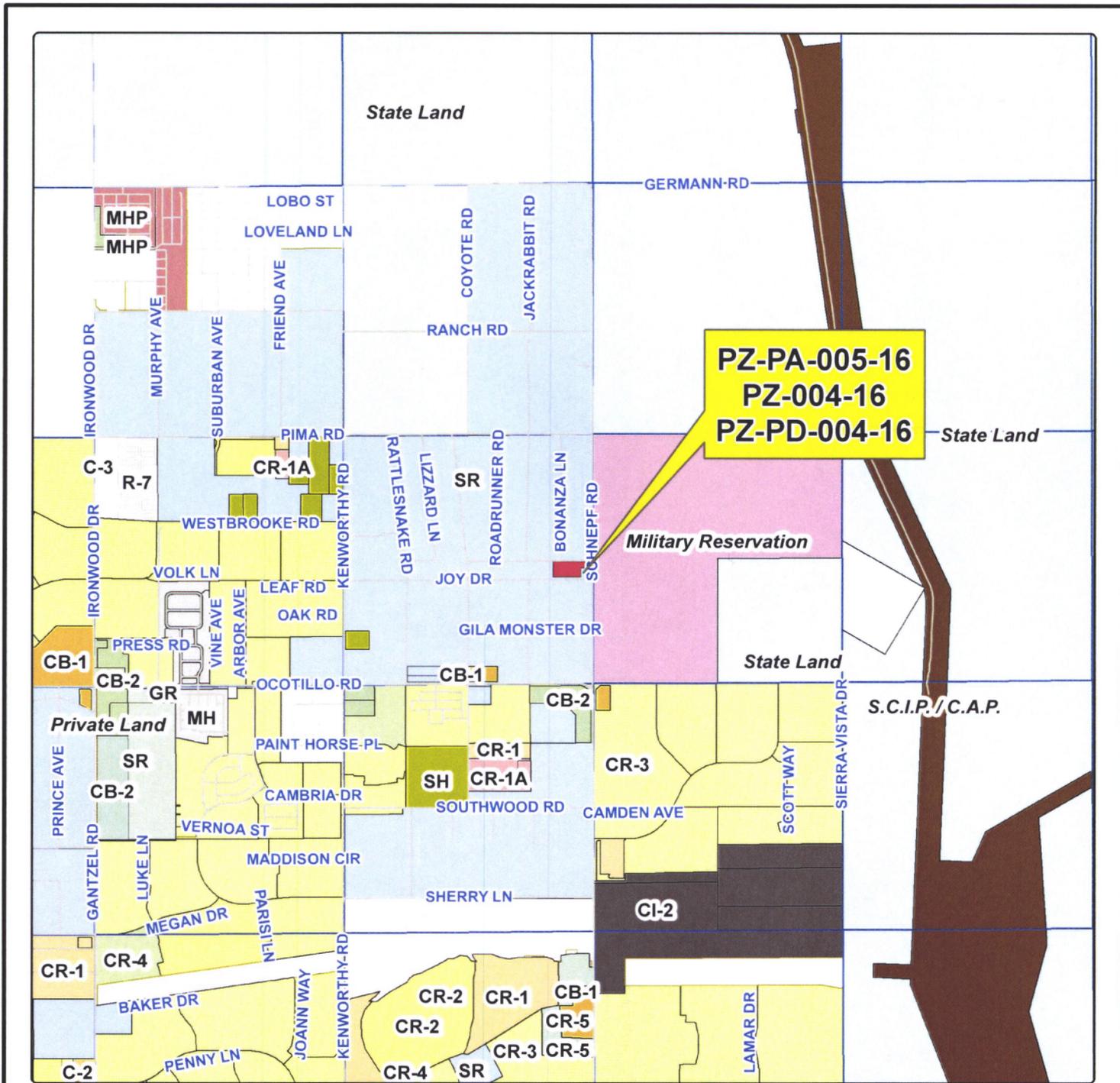
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal County

Non-Major Comprehensive Plan Amendment

Land Status





Non-Major Comprehensive Plan Amendment
 Rezone, Planned Area Development (PAD) Overlay
Community Development



PINAL COUNTY
Wide open opportunity

F E L LLC & SCHNEPF DON & JANET C FMLY TR

Legal Description:

Situated in a portion of Section 16, T02S,R08E, G&SRB&M, Parcels 104-46-095H & portion of 104-46-095G (legal on file) located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

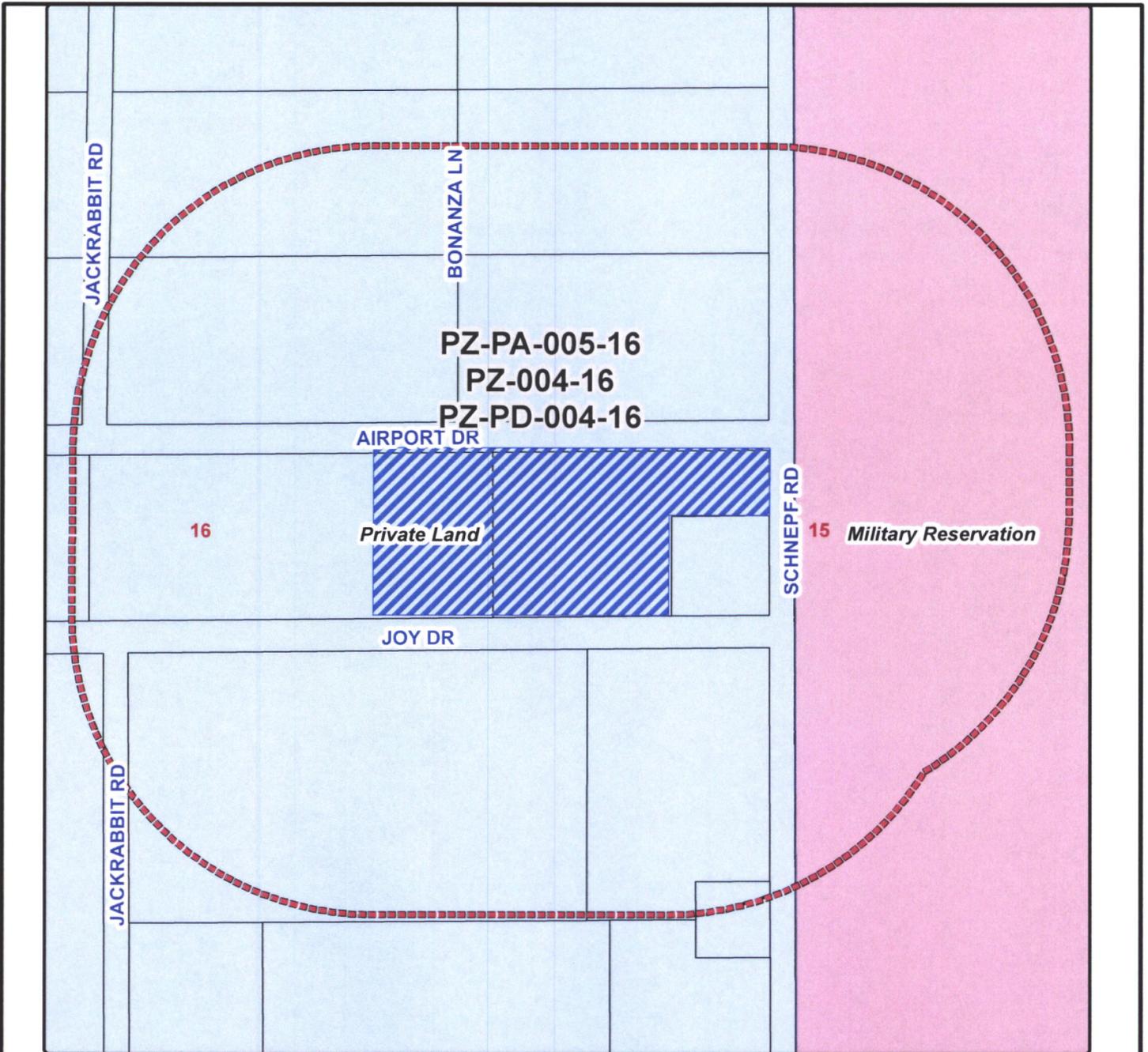
T02S-R08E Secs 16



Sheet No.
1 of 1

F E L LLC & SCHNEPF DON & JANET C FMLY TR

Drawn By	GIB/IT/LUT	Date	9/23/2016
Section	16	Township	02S
Range	08E		
Case Number	PZ-PA-005-16, PZ-004-16, PZ-PD-004-16		



Non-Major Comprehensive Plan Amendment
 Rezone, Planned Area Development (PAD) Overlay

PZ-PA-005-16 requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment on 5.13± acres pending in conjunction with Rezone request PZ-004-16 and Planned Area Development Overlay District PZ-PD-004-16 in the Suburban Ranch zone; situated in a portion of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

Current Zoning: SR
 Request Zoning: I-1
 Current Land Use: MLDR



Legal Description:
 Situated in a portion of Section 16, T02S, R08E, G&SRB&M, Parcels 104-46-095H & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).
 T02S-R08E Secs 16

	Owner/Applicant: F.E.L. LLC & SCHNEPF DON & JANET C. FAMILY TR.		
	Drawn By: GIS/IT/LJT	Date: 8/3/2016	
Sheet No. 1 of 1	Sections 16	Township 02S	Range 08E
Case Number: PZ-PA-005-16, PZ-004-16, PZ-PD-004-16			



Non-Major Comprehensive Plan Amendment

Rezone, Planned Area Development (PAD) Overlay



PINAL COUNTY
Wide open opportunity

PZ-PA-005-16
PZ-004-16
PZ-PD-004-16

SITE INFORMATION:

ADDRESS: 41502 NORTH SCHNEPF ROAD, SAN TAN VALLEY, ARIZONA
 A.P.N.: 104-46-095-1
 Portion of 104-46-095-G
 LAND AREA: 22.3+53.50 AC (25.8 ACRES)

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
 TOWNSHIP 2 NORTH, RANGE 9 EAST OF THE GILA AND SALT
 RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PROJECT TEAM:

APPLICANT:
 Flew 4 Lake, F.L.L.C.
 Scott D. Lake
 1744 South Val Vista Street
 Mesa, Arizona 85204
 ph:(480) 461-4620
 fax:(480) 461-4676
 email: scott.lake@flew4lake.com

DEVELOPER:
 Severston Corp.
 Toby J. Severston
 President/Chief Executive Officer
 210 South Alma School Road, Suite 3
 Mesa, Arizona 85210
 ph:(480) 318-0100
 email: toby@severstoncorp.com

ARCHITECT:
 Robert Lepore
 13440 North 44th Street, #2031
 Phoenix, Arizona 85032
 Cell: (602) 318-0100
 email: RLeporeArchitecture@gmail.com

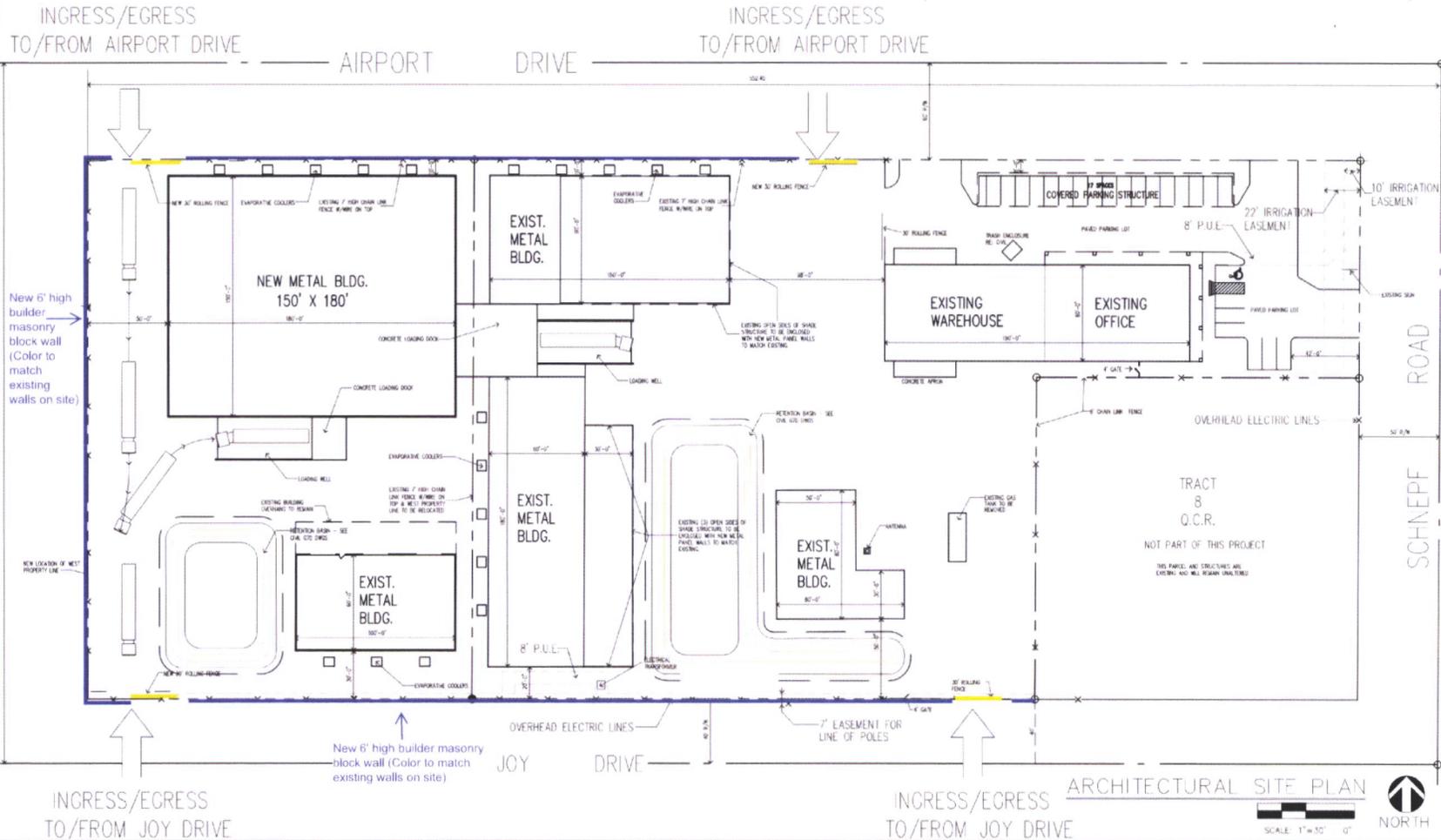
VICINITY MAP:



Robert Lepore

Architect

13440 North 44th Street, #2031
 Phoenix, Arizona 85032
 (602) 318-0100
 RLeporeArchitecture@gmail.com



H2O INC.

41502 North Schnepf Road
 San Tan Valley, Arizona 85140

Dates of Drawing Preparation:

Date	Subject
12-21-15	Rezoning 1st Submittal Dwg

Rezoning Documents

EXHIBIT C
 Fencing Plan

applicant, Pew & Lake PLC, agent, requesting a rezone from SR (Suburban Ranch Zone) (**PZ-296-71**), to I-1 (Industrial Buffer Zoning District) on approximately 5.13± acres to plan and develop the Severtson Screens manufacturing facility; situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

REQUESTED ACTION & PURPOSE PZ-PD-004-16: Donald & Daryl Schnepf F.E.L. LLC, applicant, Pew & Lake PLC, agent, requesting a Planned Area Development (PAD) Overlay District to plan and develop the Severtson Screens manufacturing facility on approximately 5.13± acres, situated in a portion of Section 16, T02S, R08E G&SRB&M (legal on file); tax parcels 104-46-095H and portion of 104-46-095G located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

LOCATION: located in the southwest corner of Airport Drive and Schnepf Road in the San Tan Valley area.

SIZE: 5.13± acres.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The surrounding properties are a mixture of Moderate Low Density Residential, Military and Employment land use designations. The proposed rezoning and PAD are not in conformance with the Moderate Low Density Residential land use classification.

EXISTING ZONING AND LAND USE: The subject property is zoned SR (Suburban Ranch) (**PZ-PD-296-71**) and is currently developed, except for an eastern portion of parcel 104-46-095G.

SURROUNDING ZONING AND LAND USE:

North: SR; vacant private land
South: SR; private residence
East: GR; vacant (military)
West: SR; private residence

PUBLIC PARTICIPATION:

Neighborhood Meeting: November 3, 2015
August 25, 2016
Neighborhood and agency mail out: Week of September 26, 2016
Week of September 19, 2016
News paper Advertising: Week of September 26, 2016
Site posting: County: September 23, 2016
Applicant: September 20, 2016

FINDINGS:

Site data:
Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Access: The property is accessed by Schnepf Road, Airport Drive, and Joy Drive.

HISTORY: The subject property was rezoned from GR (General Rural) to SR (Suburban Ranch) in 1971 under planning case **PZ-296-71**. Tax parcel 104-46-095H was previously occupied by the H2O Water Company, and multiple buildings along with a

parking lot exist in the property. Being a utility company, the H2O Water Company was able to locate in this property due to a government exemption on utility companies. In adjacent tax parcel 104-46-095G, is the private residence of the applicants, Donald and Daryl Schnepf. A vacant section of 104-46-095G separates the former H2O property from the private residence of the applicants. No other entitlements have been granted to the subject property.

ANALYSIS: There are three separate cases involved with the applicant's request. The first case is **PZ-PA-005-16**, which is requesting approval of a non-major comprehensive plan amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment. Case **PZ-PD-004-16** is requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop a screen manufacturing facility on 5.13± acres. Case **PZ-004-16** is requesting approval of a zone change from SR (Suburban Ranch) (**PZ-296-71**) to I-1 (Industrial Buffer Zoning District) on 5.13± acres to plan and develop the Severtson Screens manufacturing facility; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-004-16**.

In general, the site is entirely developed except for the eastern portion of parcel 104-46-095G. Multiple structures of various heights are present on the site, and an existing parking lot is accessible through Airport Drive and Schnepf Road. North of the site, along the northwest intersection of Schnepf Road and Airport Drive, is an empty parcel. Northwest of Bonanza Lane and Airport Drive, north of the site, is a private residence. South of the site, along Joy Drive and Schnepf Road, is a private residence and adjacent to the west is an empty parcel. Immediately adjacent to the southeast of the site is property owned by the Town of Queen Creek, where large storage tanks are present. Across Schnepf Road to the east, is an empty parcel overseen by the Arizona Army National Guard. Adjacent and immediately west of the site is the private residence of the applicant. As included in the application, the applicant has taken steps to mitigate any potential impacts to the surrounding properties by proposing a 6-foot tall concrete masonry wall, as well as a landscaped buffer along the perimeter of the property. Staff has included stipulations to further mitigate any impacts to the neighboring properties. The location of the property in the corner of Schnepf Road and Airport drive will limit traffic to Schnepf Road, thus limiting traffic impacts to the surrounding neighborhood. Schnepf Road is currently a minor arterial street, but is projected to become a major arterial street in the future.

The subject property covers two parcels, 104-46-095G and 104-46-095H, both of which are located within the Moderate Low Density Residential land use designation of the Pinal County Comprehensive Plan. This designation allows between 1 and 3.5 dwelling units per acre. The proposed land use of Employment is not consistent with the Comprehensive Plan Land Use designation for the site. However, the proposed use of the property is consistent with the proposed land use designation of Employment. Land designated as Employment is located just over half a mile to the north of the site, on the eastern side of Schnepf Road. The proposed Planned Area Development (PAD) Overlay will exclude some uses allowed in I-1 (Industrial Buffer) zoning districts. Staff has included stipulations to limit any future uses of the property.

The proposal is located within three miles of the Town of Queen Creek municipal planning boundary. Staff sent the proposal to the town for review and comment and as of the writing of this report no comments have been received.

To date, no letters in support and eleven letters in opposition have been received regarding the requested zone change. Two of the eleven letters are 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.

The **Arizona Army National Guard** 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-PA-005-16**, **PZ-004-16** and **PZ-PD-004-16**. Furthermore, the Commission must determine that this non-major comprehensive plan amendment, 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, & Daryl Schnepf F.E.L., LLC, applicant, Pew & Lake PLC, agent, 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 Suburban Ranch (SR) to I-1 (Industrial Buffer Zoning District)
2. To date, eleven letters in opposition have been received. Two of the eleven letters are from property owners within 300-feet of the subject property.
3. The property has legal access.
4. There is an existing facility in the subject property.
5. The applicant is willing to provide screening and landscape buffering on the site.

6. 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-PA-005-16): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan 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-PA-005-16** 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.

STAFF RECOMMENDATION (PZ-004-16): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Non-Major Comprehensive Plan 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-004-16** 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. These stipulations shall supersede planning and zoning case **PZ-(PD)-296-71**.
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-004-16): 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-004-16**, 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-004-16** 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. 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;

2. all proposed outdoor lighting must conform to "Lighting Zone 1" requirements of the Pinal County Development Services Code;
3. all State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
4. at the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals and shall provide copies of any federal or state authorization pertaining to environmental regulatory approval, including but not limited to EPA, ADEQ, CAAG or any other relevant jurisdiction;
5. 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;
6. in the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District in PZ-PD-004-16;
7. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;
8. the applicant shall keep the area free of trash, litter and debris;
9. 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.
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 submitted Planned Area Development (PAD) 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. all activity, including storage and loading must be done within a completely enclosed building;
13. Parking and maneuvering areas shall not be located in any required setback fronting on a public street;
14. prior to issuance of any certificate of occupancy on the property, applicant/property owner will construct a solid decorative masonry wall no less than 6-foot high along the northern, southern, and western boundaries as shown in the most recent site plan in the PAD Book dated September 7, 2016;
15. landscaping shall be provided between this wall and the right-of way along airport drive and joy drive and shall consist of, at minimum, one tree no smaller than 24 in box every fifty (50)

feet and one shrub every (10) feet. These plantings shall be low water use in nature; landscaping shall be provided on the subject property along the western boundary along the private residence located in tax parcel 104-46-095G, and shall consist of, at minimum, one tree no smaller than 24 in box every (30) feet and one shrub every (10) feet. These plantings shall be of low water use in nature;

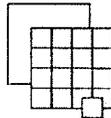
17. a Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to Site Plan approval;
18. 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 Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention area;
19. 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. All road and infrastructure improvements shall be per the approved TIA to mitigate impacts on all surrounding roadways to be completed at the applicant's cost;
20. Any right-of-way required to be dedicated shall be free and unencumbered and right-of-way conveyances shall be completed prior to Site Plan approval. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
21. 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;
22. 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;
23. Dust registration is required if 0.1 acres or more land is disturbed;
24. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;
25. 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;
26. An Air Quality Industrial permit is required before construction at the site;

Date Prepared: 10/12/2016
Revised: 10/13/2016

**Project Narrative
Comprehensive Plan Amendment
Rezoning and Planned Area Development (PAD) Overlay Requests
41502 North Schnepf Road
San Tan Valley, AZ 85140**

**Submitted on Behalf of:
Margaret Ann Schnepf & Donald Schnepf
F.E.L., LLC**

Submitted by:



Pew & Lake, PLLC
Real Estate and Land Use Attorneys

Sean B. Lake
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
Phone: (480) 461-4670
Email: sean.lake@pewandlake.com

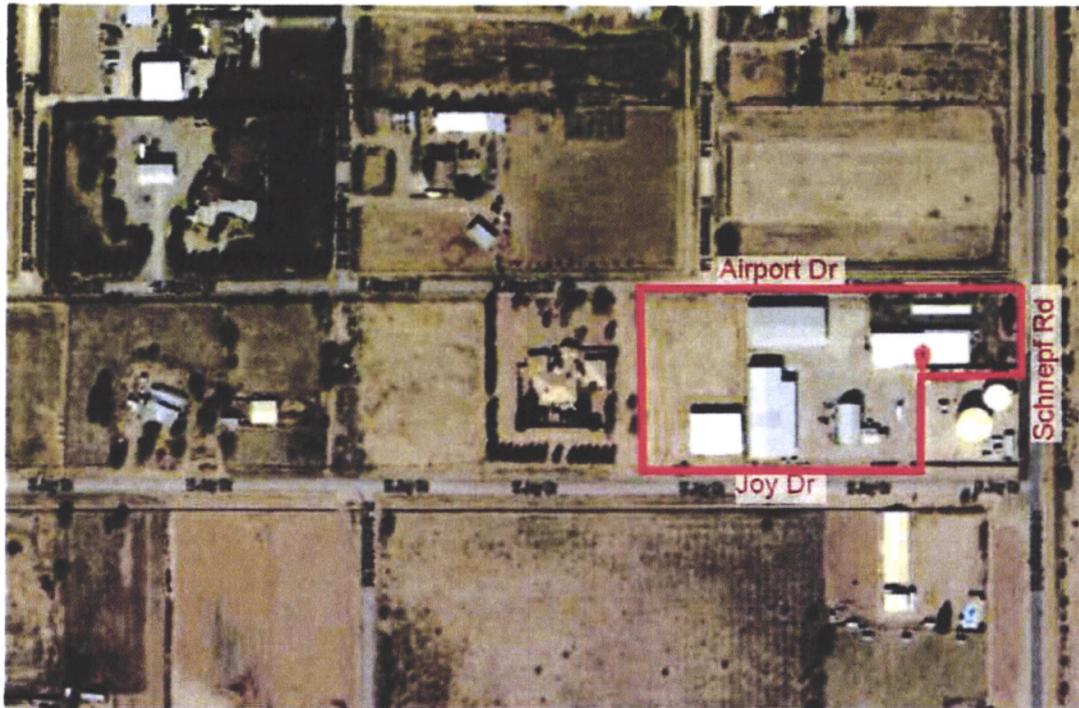
Submitted to:

**Pinal County
Community Development/Planning Division
31 North Pinal Street
Florence, AZ 85132**

**Submitted: July 2016
1st Revision: August 24, 2016
2nd Revision: September 7, 2016**

Introduction

Pew & Lake, PLC (Applicant) is pleased to submit this project narrative in support of an application on behalf of Donald Schnepf and Margaret Ann Schnepf, F.E.L., LLC (“Owners”) pertaining to a 5.13 acre parcel located on the west side of Schnepf Road between Airport and Joy Drives. The parcels may be identified by Pinal County Assessor Parcel Number 104-46-095H, and a portion of 104-46-095G, as outlined in red in the graphic below:



Requests

The purpose of our requests are to allow the adaptive reuse of this property from the old headquarters of H2O, Inc. a domestic water supply recently sold to the Town of Queen Creek, to the new headquarters of Severtson Screens. Severtson is a family owned small business that has grown to be the world leader in the manufacture of movie and projection screens. Severtson Screens family owned business started in the southeast valley, the family lives in the southeast valley, and desires to keep its corporate headquarters in Pinal County. Accordingly, we are requesting:

1. A non-major Comprehensive Plan amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment.
2. A rezone of this property from Suburban Ranch (SR), to I-1 Industrial Buffer Zoning District (PAD) to allow the Severtson land use and to restrict incompatible land uses.

3. Planned Area Development (PAD)
4. Site Plan Approval, at a later date
5. A Board of Adjustment variance for a reduction in required parking, at a later date.

Relationship to Surrounding Properties

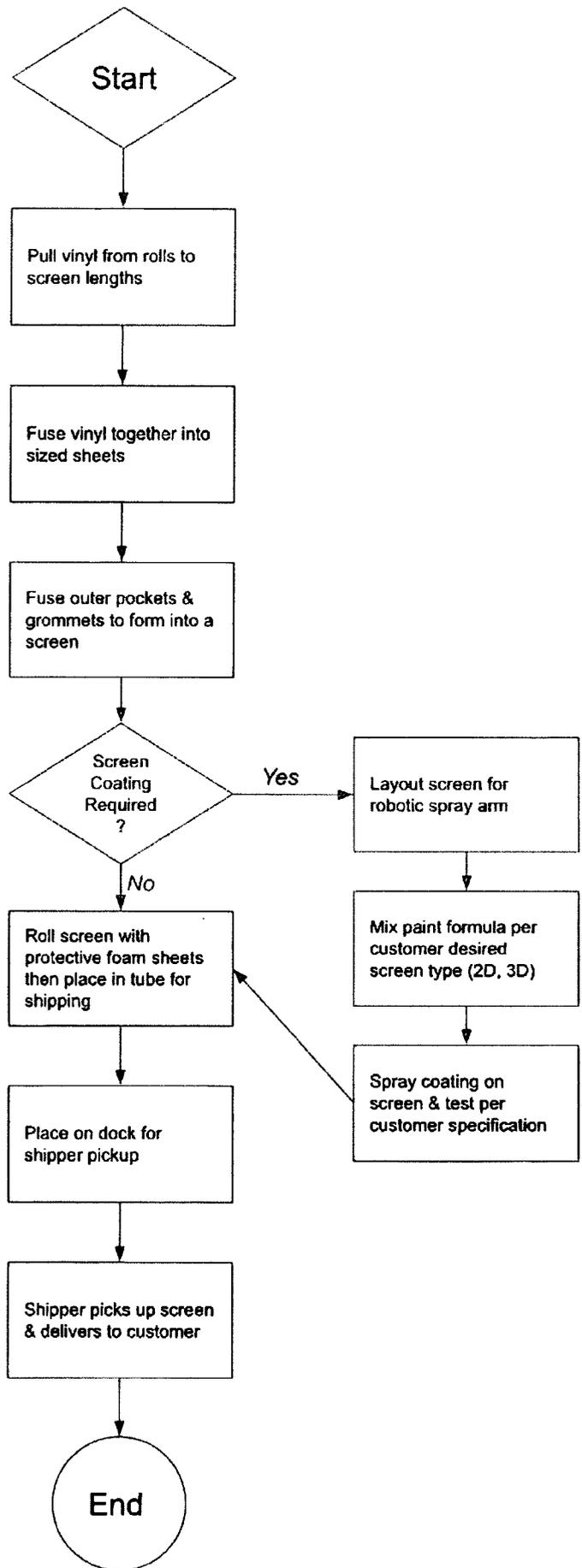
Direction	Existing Zoning	Existing Use
North	SR	Vacant
South	SR	Residential/ Agricultural
East	GR	State Trust Land
West	SR	Residential
Project Site	SR	Former Headquarters of H2O, Inc. Water Company

Description of Use

The purpose of the Industrial Buffer Zoning District is to “provide for a wide range of low impact manufacturing and related uses that result in employment opportunities and serve as a buffer where industry abuts residential property.” The decision to rezone to this zoning district stems from the fact that, as shown above, the subject property is surrounded mostly by residential properties. It is the desire of the property owner to provide for this specific use at this specific location, while being respectful of the surrounding property owner’s quiet enjoyment of their property.

The proposed use is permitted in the requested zoning district. It involves the light manufacturing and assembly of products from previously prepared materials- fabric and a proprietary water based coating proprietary formula. No toxic based chemicals are used in any process. The business will be operated out of –six different buildings in a campus-like setting as shown on the site plan. The old H2O warehouse buildings are perfect for the proposed use because the large warehouse buildings existing on site do not have center columns supporting the roof structure. This large open area, devoid of supporting columns, allows the large movie screens you see at movie theaters to be spread out on the floor and prepared for shipping around the world. The screens are then folded up in another proprietary manner, crated in wooded crates and shipped around the world.

Refer to **Diagram 1** on the following page for additional details on the manufacturing and production process that would occur on the site.



The operational details are as follows:

1. Hours of Operation: typically 6:00 a.m. to 5:00 p.m. Truck traffic would typically occur during normal business hours¹.
2. Number of Employees: approximately 22 employees initially, but gradual growth of additional employees is anticipated to occur over the years².
3. Description of Buildings: The existing buildings on site will remain, and some will be enclosed or have their patios enclosed. **Exhibit A** of this narrative is the Site Plan which illustrates the proposed location and sizes of the existing and proposed buildings. **Exhibit B** of this narrative are photo illustrations showing the existing site conditions, and what the site will look like with the planned enclosure of existing buildings and construction of one new building on the northwest corner of the site.
4. Fencing and Screening: The site is currently surrounded by chain link fencing which varies in height from six to seven feet. The existing perimeter chain link fencing will be replaced with new builder masonry wall fencing. Also new rolling gates will be installed at key driveways. Other currently existing solid fencing and rolling gates will remain. The proposed fencing plan is attached as **Exhibit C**.
5. Parking: There are currently 24 parking spaces on the site, including one ADA accessible space.
6. Signage: There currently is a single freestanding (monument) sign on the property adjacent to Schnepf Road. The both faces of the sign will be changed to reflect the Severtson name³. Additional directional signage such as "entrance" "exit" "pick up" and "delivery" will be added to the site.

This facility has existed at this location for over 40 years and has proven to be compatible with surrounding structures and uses. During the last 40 years the land use for the site has been a light industrial use, with employees, maintenance trucks and other vehicles coming and going from the site; necessary activity for the operation of the H2O water company. The site was never zoned for the existing light industrial land use. As a public utility, H2O did not require zoning.

At this time, the continued light industrial land use of this property requires a non-major Comprehensive Plan amendment and rezoning. This is required, despite the fact that the proposed use is consistent with, and actually less intense, than the historical land use. The historical use of this property did not create significant vehicular or pedestrian traffic, nor did it create a nuisance arising from the emission of odor, dust, gas, noise vibration, smoke heat or glare. The new use

¹ There are occasional seasonal fluctuations that may require after-hour deliveries on an as-needed basis.

² Seasonally the business typically employees approximately 35 people, however, it is feasible that the employee count may increase with the success of the business.

³ The property has approximately 130 lineal feet of street frontage on Schnepf Road, providing a minimum of 130 square feet of aggregate sign area for the property, which the existing monument sign does not exceed.

proposed at this location will actually be a more passive use and anticipated to have less activity than the previous occupant of the facility.

Open structures will be enclosed to ensure that the work takes place inside the buildings. There will be fewer employees, fewer trucks and deliveries and virtually no customer traffic to the site. Moreover, the proposed use will be more passive than some of the other uses allowed in the I-1 zoning district: child care centers, vocational schools, fire stations, restaurants, shooting galleries or archery ranges, which uses are to be excluded in the proposed PAD zone.

Adaptive reuse refers to the process of reusing an old site or building for a purpose other than which it was built or designed for. Adaptive reuse is seen by many as a key factor in land conservation and the reduction of urban sprawl and unnecessary development. The adaptive reuse of this facility as the new headquarters for Severtson Screens will allow the company to become an asset to the community in a sustainable manner, and to be a responsible neighbor to surrounding property owners.

Comprehensive Plan Analysis

The Comprehensive Plan designation for this property is *Moderate Low Density*. We are proposing an amendment to change the designation to *Employment*. The *Employment* land use designation in the Pinal County Comprehensive Plan is defined as “areas that can support a variety of employment-generating business activities such as industrial, office, business park, warehousing and distribution.

This amendment conforms to the Pinal County Comprehensive Plan in that it is consistent with two of the County’s Vision Components: Economic Sustainability and Environmental Stewardship.

- 1) **Economic Sustainability:** This proposed development provides an opportunity for residents of Pinal County to live and work by providing potential employment opportunities within the County. Severtson Screens shares Pinal County’s conservation philosophy and has demonstrated so by choosing an existing facility for adaptive reuse.
- 2) **Environmental Stewardship:** The reuse of this building from the old headquarters of H2O Water Company to Severtson Screens embodies the principle of environmental stewardship. Severtson could have chosen to locate elsewhere in the County to a property which would require a new building and have a much larger impact upon the environment. Instead, they chose an existing facility, and in the process prevented the buildings from remaining vacant, or worse, being razed to pave the way for new development. Additionally, Severtson Screens requires little in the way of power and water and will have a negligible impact on the Pinal County public infrastructure system. The estimated range of the water demand is approximately 550 gallons per day⁴,

⁴ This estimate was obtained from standards and benchmarks contained in the AZ ADEQ Bulletin No. 10 and Bulletin No. 11., which bases demand on the number of employees 25 gallons/day per employee. (25 gallons X 22 employees= 550 gallons/day)

As a non-major Comprehensive Plan amendment, Pinal County requires applicants to demonstrate that the proposed amendment is an improvement to, or consistent with, the Comprehensive plan. Eleven questions must be answered in order to demonstrate the required consistency with the Comprehensive Plan. Below are the questions, with responses to each in **boldface** text.

1) Identified site is appropriate for the proposed use.

The proposed development site is appropriate for the proposed use. As previously noted, this facility has existed at this location for over 40 years and has proven to be compatible with surrounding structures and uses. Severtson Screens is a use that creates very little vehicular traffic and virtually no pedestrian traffic. It doesn't create a nuisance arising from the emission of odor, dust, gas, noise vibration, smoke heat or glare. The use proposed at this location will actually be a more passive use than the previous occupant of the facility. There will be fewer employees, fewer trucks, fewer deliveries and virtually no customer traffic to the site.

The facility is for the manufacturing and production of large movie screens, home theater screens and screens of other sizes, miscellaneous audio visual (AV) equipment and products and accessories., The operation is business-to-business with distribution to dealers and distributor networks, therefore, there are no retail sales associated with the business that generate customer traffic. Employees and typical deliveries associated with running a business will be the ones who will be coming to and from the site.

2) The amendment must constitute an overall improvement to the County.

The addition of a world leader in movie screen technology will improve the economic profile of Pinal County. Additionally, the absorption of a vacant property by a vibrant, established locally owned company will contribute to the security and property values of the immediate vicinity.

3) The amendment will not adversely impact a portion of, or the entire County, by:

a) Significantly altering existing land use patterns, especially in established neighborhoods.

As previously noted, the proposed use will be less intense than the previous occupant of this facility. Currently there are only 22 employees⁵ who work standard daytime hours. Material deliveries and merchandise pickups will also typically occur during standard daytime hours. Finally, unlike the previous use of the property, there will be virtually no customer traffic to the site.

⁵ Historically this number has increased to approximately 35 employees during season fluctuations.

- b) Significantly reducing the jobs-per-capita balance in Pinal County.

This new use will not add residents to the County, and it will marginally increase the number of jobs in the County. Consequently, the job-per-capita balance will be increased, rather than reduced. The company currently has 22 employees and usually fluctuates seasonally up to 35 employees. Some current employees have indicated that they will not be traveling to transfer to the new facility, and so a few jobs are anticipated to be available for residents who live closer to apply for these positions.

- c) Replacing employment with residential uses.

The new use will not replace employment with residential uses.

- d) Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to infrastructure and services through construction and dedication of improvements, payment of development fees, and other mitigation measures.

As an adaptive reuse of an existing facility, this proposed use will not have a significant impact on the County's public infrastructure system. Water is provided to the site from the Town of Queen Creek, there is a septic system on the premises and refuse will be picked up by a private refuse pickup service.

- e) Negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area.

The existing character of the immediate vicinity will be mostly unchanged as demonstrated in Exhibit B of this narrative, which shows the existing site conditions, and what the site will look like with the planned enclosure of existing buildings and construction of the new building on the westernmost parcel.

- f) Increasing exposure of residents to aviation-generated noise, and/or flight operations

The proposed use will not increase the exposure of residents to aviation-generated noise and/or flight operations.

- g) Diminishing the environmental quality of the air, water, land, or cultural resources.

The proposed development will not diminish the environmental quality of the air, water, land or cultural resources in Pinal County. Severtson Screens uses a low-impact manufacturing process to create their movie screens. A proprietary, low volatile organic compound (VOC) product is applied to the

screens in a closed building. Overspray of the product is captured on large sheets of paper and rolled up and discarded in refuse containers on the property. Furthermore, the Pinal County Air Quality application has already been submitted, processed and approved. The operations meet their requirements to be eligible to obtain those permits upon making the first annual fee payment.

- h) Significantly decreasing the quantity of quality of recreational amenities such as open space, parks and trails.

The approval of these requests will have no impact on the quality of recreational amenities in Pinal County.

Finally, the proposed development meets the Employment Planning Guidelines outlined in Chapter 3 of the Pinal County Comprehensive Plan in the following ways:

- 1) This project has ensured that appropriate land buffers are provided between disparate land uses.
- 2) This project is located on Schnepf Road, an arterial road located where access to major transportation corridors exists.
- 3) Building heights have been considered and will be consistent with the historic use of the property and compatible with surrounding land uses.

Location and Accessibility

As previously noted, the site is located on Schnepf Road, between Airport and Joy Drives. There are two driveways on Airport Drive, one on Schnepf Road and two points of access on Joy Drive.

Circulation System

Standard vehicles will enter the northeast parking area of the site off of Airport Drive. Trucks making material deliveries or picking up finished screens will enter the site from heading east on Ocotillo Road, to Schnepf Road and west on Airport Drive to the north entrance. They will exit the site to the south onto Joy, east toward Schnepf Road, to Ocotillo Road and then north to Ironwood Road.

Traffic

A traffic impact statement was prepared for the project site and is attached to this report as **Exhibit D**. The business is estimated to generate 112 daily trips, with nearly half of those trips being the employees arriving and leaving their work being an estimated 26 morning peak hour trips and 24 evening peak hour trips during the weekday. The usual daily mail and truck deliveries associated with businesses will occur throughout the week during normal business hours.

Allowed Uses

As part of the rezoning application, the Property Owner is requesting a PAD to eliminate other potentially detrimental uses that surrounding property owners would find objectionable. The list of uses have been significantly reduced to address potential neighborhood concerns. The following uses and their accessory buildings and uses are permitted subject to all regulations of the Pinal County Development Services Code (PCDSC), including, but not limited to, parking, signage, and lighting regulations; and the development standards established in this narrative.

~~A. Church, subject to the requirements set forth in PCDSC~~

~~B. Child care center.~~

~~C. College and arts, business, or vocational schools.~~

~~D. Government structures, fire district stations, sheriff's facilities and their accessory uses.~~

E. Light manufacturing and assembly of products from previously prepared materials.

F. Office.

~~G. Private schools.~~

~~H. Restaurant with or without drive-through.~~

~~1. No larger than 1,000 square feet total interior space;~~

~~2. No more than 100 square feet exterior seating;~~

~~3. No alcoholic beverage service; and~~

~~4. No live entertainment.~~

~~I. Retail sales establishments up to 10,000 gross square feet for any single use.~~

J. Scientific or research laboratories.

~~K. Shooting gallery or archery range.~~

~~L. Wholesale activities.~~

M. Warehouse.

N. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC.

~~O. One dwelling, conventional construction, as a security/caretaker accessory to an established use in this zone.~~

P. Uses allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

Development Standards

As shown in the chart below, this proposed development requires only two deviations from the underlying I-1 Industrial Buffer District development standards as outlined in Section 2.330.040 of the Pinal County Development Services Code.

Development Standards

Development Standards		
Standard	Required in I-1 District	Proposed
Minimum Lot Area	10,000 s.f.	224,757 sq. ft.
Maximum Height	35'	No Change
Minimum Yards:		
Front	20'	No change
Side (where abutting residential)	25'	10'
Abutting any other district	0'	n/a
Rear	25'	No Change
Accessory Buildings:		
Maximum Height:	35'	No Change
Within rear setback	20'	No Change
Within buildable area	35'	No Change
Minimum distance to main building	7'	No Change
Minimum distance to front lot line	20'	No Change
Minimum distance to side lot lines(street side)	15'	10'
Minimum distance to rear lot lines	4'	No Change
Percentage of exterior building wall surfaces that front on public streets which are masonry construction or surfaced with wood, stucco or similar materials	80%	Existing Building Surfaces to remain

Additionally:

1. All industrial/manufacturing uses on the property will take place within an enclosed building.
2. Setbacks fronting onto Schnepf Road, Airport and Joy Roads will maintain the existing landscape, H2O and the Schnepf family did an excellent job of landscaping the perimeter of the site and the existing landscaping will remain..
3. There will be no loading or service bays fronting onto public streets, however, delivery trucks will use both Airport and Joy for ingress and egress as shown on the site plan.
4. There will be no parking or maneuvering areas located in any required setback fronting on a public street.
5. There will be no displays provided in any required setbacks fronting a public street.
6. Outdoor storage will not occur in any required setback fronting on a public street.
7. Air Conditioning and cooling units shall be permitted to encroach into the yard setbacks.
8. Existing frontage to remain. New builder wall masonry fencing shall be added to the site and shall match the color of existing perimeter fencing.

Parking

Shown in the table below and on the site plan, the proposed number of parking spaces for this development is lower than what is normally required for an industrial use.

Building	Existing/Proposed Use	Square Footage	Parking Required Per Sec. 2.140.020*	Parking Provided
1	Office	5,000	5	
2	Warehouse	6,000	6	
3	Storage	4,900	4.9	
4	Manufacturing	13,500	13.5	
5	Manufacturing	15,300	15.3	
6	Storage	6,000	6	
7	Manufacturing	27,000	27	
Total		77,700	77.7	24

*- 1 space per 1,000 square feet of floor area

For this reason, we are requesting a variance from the parking requirements as outlined in PCDSC Section 2.140.020, at a later date.

Development Schedule

As previously noted, the use contemplated in this rezoning request is the adaptive reuse of an existing facility. Initially Severtson would like to begin operations with some changes to the site including enclosing the buildings and cooling the buildings. Additional buildings and enclosures are planned to be added to the site as shown on the site plan as market conditions dictate.

Proposed Public Utilities and Services

Utility	Provider
Electric	Salt River Project
Natural Gas	City of Mesa
Telephone	Century Link
Refuse Disposal	Private
Potable Water	Town of Queen Creek
Landscaping Water	Town of Queen Creek
Sewer	Septic
Fire Services	Rural Metro
Law Enforcement Services	Pinal County Sherriff's Office

Conclusion

Granting this Rezoning, Planned Area Development (PAD) Overlay, and non-major Comprehensive Plan amendment will allow for the continued use of this property as a well-planned and thoughtfully designed corporate headquarters and light manufacturing facility, with little to no impact on surrounding properties or county services. The Applicant and Owners look forward to working with Pinal County Planning staff on this rezoning, Planned Area Development (PAD) overlay and non-major Comprehensive Plan amendment request and respectfully request support of this application.



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

Greg Stanley
County Manager

Memorandum

Date: October 20, 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 the SEVERTSON CORPORATION,
Case PZ-PD-004-16**

The Engineering Division has reviewed the Planned Area Development for the SEVERTSON CORPORATION, Case No. PZ-PD-004-16 and recommends that it be approved subject to the following conditions:

- 1) 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. All road and infrastructure improvements shall be per the approved TIA to mitigate impacts on all surrounding roadways to be completed at the applicant's cost;
- 2) Any right-of-way required to be dedicated shall be free and unencumbered and right-of-way conveyances shall be completed prior to Site Plan approval. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
- 3) 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;
- 4) 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;

cc: E. Bojorquez

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

**MEMORANDUM FROM AIR QUALITY**

Date: October 7, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain – Air Quality Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
10/20/16	PZ(PD)-004-16, PZ-PA-005-16	Donald & Daryl Schnepf	Movie Screen Manufacturer	See Comments 1, 2, 3, &4

***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.
4. An Air Quality Industrial permit is required before construction at the site.

Enrique Bojorquez

From: McAllister-Smith, Tina <tina.mcallister-smith@fmo.azdema.gov>
Sent: Thursday, September 29, 2016 2:51 PM
To: Enrique Bojorquez
Subject: RE: Pinal County Projects - Rittenhouse Auxiliary Airfield -2nd

Ah, yes, the North South Corridor Study. That is definitely on our radar!

I looked over the Severtson Screen rezone request. Looks good to me – we have no issue with it.

Thanks so much for digging into things for me, Enrique. I truly appreciate it!

Have a good one!

Tina McAllister Smith
Land Disposition Project Leader
AZ Dept of Emergency & Military Affairs – Facilities Mgmt Office
AZ Army National Guard
602-267-2664
tina.mcallister-smith@fmo.azdema.gov

From: Enrique Bojorquez [mailto:Enrique.Bojorquez@pinalcountyaz.gov]
Sent: Thursday, September 29, 2016 2:43 PM
To: McAllister-Smith, Tina
Subject: RE: Pinal County Projects - Rittenhouse Auxiliary Airfield -2nd

Hello Tina,

I forgot to include this in my prior email, but these two are major projects that are happening in the County or are in the planning stages:

- North-South Freeway (ADOT)
<https://www.azdot.gov/projects/south-central/north-south-corridor-study/overview>
- Phoenix-Mesa Gateway Airport Land Use Compatibility Plan (ALUCP)

Best,

Enrique Bojorquez

Enrique Bojorquez
Planner I
Pinal County Community Development
(520) 866-6642

The two letters below were sent to Enrique on 10/06/2016.

(1) within 300 feet

Hello Enrique,

It was very nice speaking with you this morning. As per your advice, I am writing to you to let you know my concerns with this proposal of zoning change as this will directly impact me and my property value.

I purchased my place at [REDACTED] (formerly Queen Creek) 85140 in November of 2000. I purchased it because I needed room for my horses and we were driving our horses with carriages. It is 5.11 acres. This is some of the last irrigated property left in the valley and very important for livestock and horses. This rural lifestyle is what we were looking for. We did have a double wide mobile home on the property, but there was damage to the home so it had to be removed. The plan was to build a custom home on our property where we could retire.

We have spent a lot of money on our place over the past 16 years, improving the property paying cash so that in retirement we wouldn't have a payment. We have put in over 100,000.00 in improvements into our place and \$10,000 just this summer to refinish our 33,000 gallon pool as it has deteriorated over the years. I have been battling the County over the raise in the speed limit on Schnepf Rd over the past year. Traffic that has been diverted from Ocotillo and Ironwood, directly through our Suburban Ranch residential neighborhood because of the speed limit change. The noise has become unbearable. So much noise that I can't hear my friend talking to me while in our arena.

My neighbors have been vigilant in fighting all zoning changes, even ones that were just splitting someone's property to put a house for their children to live in. I have agreed and voted with them every step of the way as we all bought out there for the small ranches for our livestock and horses. This area is also Open Range.

Being directly across from H2O water for all of these years, I can tell you that traffic and activity there was almost unnoticeable. A few vehicles going in and out during the day, but so rare. Now that Queen Creek Water has purchased it, there is almost no activity there.

From what I understand, Don Schnepf sold the water tanks to Queen Creek Water for nearly 44 million dollars. Queen Creek Water did not buy the office buildings as they have

them down town. I believe that the buildings for the H2O water company are now on Don Schnepf's private property which is still zoned as Suburban Ranches. We would all like to see the buildings removed and it go back to the ranch style that this neighborhood was supposed to be. People move buildings all the time. Just because they are already built does not mean that we, as neighbors, should be subjected to light industry in our Suburban Ranch neighborhood. Don Schnepf has already made much more on his investment than any other neighbor out here. Selling the buildings on his private property should not be to the detriment to the rest of us who also have our life savings in our places.

There is concern that once rezoned, they could sell to others. The thought of that is also disturbing. These are our homes and we did not buy in an industrial park, we bought out as far as we could go.

In the last meeting in August, my husband Roger and I arrived a few minutes late. We sat out in the hallway with the presenters of the project. My husband gave them the impression that we were on their side. They were candid in their comments. When concerned neighbors got up to speak, they rolled their eyes and made comments under their breath saying that this is a done deal. Cheryl Chase has told them that she will push this through. Their attorney was standing in the front of the room and was listening to one of the neighbors speak. The gentleman next to me made some gestures to him and saying that this doesn't matter, done deal. The attorney rolled his eyes and the woman speaking thought it was directed at her. She became very upset and told him that he should not be treating the people that he wants on his side this way. The men in the hallway kept saying it doesn't matter, done deal.

I went up to the attorney after the meeting to speak to him. I talked to him a bit about the traffic and speed already on Schnepf Rd. He spouted that it is an arterial road and that I should have anticipated this when I bought here. Funny that this was almost verbatim to what Cheryl Chase said. I thoroughly checked into the area, all planning and zoning in Florence at the Pinal County buildings with my realtor before I purchased this property. There was nothing in the planning regarding this road becoming a highway. I surely would not have put so much money into this property as right now, no one will buy it. Schnepf Rd is not an arterial road. The definition states that small feeder roads funnel into an arterial road to and Expressway or freeway or into the middle of town. Schnepf Rd goes no where and isn't very long as it starts at Skyline and ends at Germann. We knew that they would not be able to build on the State land directly across the street as it is historical being the old Rittenhouse Airfield where they hid the planes in WW2. Boeing also leases the property and uses it nearly every day to practice helicopter landings.

I am appalled at the behavior or the Pinal County Supervisors abuse of power and in the zoning division in general especially the road works. To say that they did a speed study

per ADOT's regulations and increase the speed on my rural residential road instead of putting more officers out there to enforce the current 25 mph speed limit is deplorable.

I will be recommending to our neighbors, that if the zoning is changed in our neighborhood, that we join together and contact an attorney. This zoning change will most certainly impact our lifestyle, our homes and our property values. This is not an area that "progress" needs to be enforced on us.

Best Regards,

Carol Arbuthnot

4

Mr. Bojorquez.

This is in reference to a zoning change in the area between Ocotillo and Germann and Kenworthy and Schnepf. This community is on record with Pinal County Planning and Zoning for many years doing our best and voicing our concerns about not splitting or rezoning these properties in this area. We are trying very hard to keep our rural agricultural status. In previous years the Board has always supported our efforts and assured us, that until the petitioning party could come in with 75% of the land owners in agreement with them, the Board would not allow them to rezone or split the properties. We have heard through other people, that we could not stop this, that it is a done deal. I surely hope not. This company going in, is going to create a lot of noise and traffic. We truly do not want this in our neighborhood. They are already erecting a large building, as though they have already made the deal. If one person is allowed to split or rezone, that will set a precedence that we cannot stop. We are at this time getting signatures on a petition to show that the majority of land owners do NOT want this zoning change. Thank you so much for your time and consideration.

Cathy and Robert Warbington

40000 N. ...

Enrique Bojorquez

From: ROBERT E WARBINGTON [REDACTED]
Sent: Thursday, October 06, 2016 2:31 PM
Subject: Fwd: Case #PZ-PA-005-16/PZ-004-16/PZ-PD-004-16

Sent from my Galaxy Tab® S2

----- Original message -----

From: ROBERT E WARBINGTON <lazywdart1@msn.com>
Date: 10/6/16 2:03 PM (GMT-07:00)
To: enriqueboroquez@pinalcounty.gov
Subject: Fwd: Case #PZ-PA-005-16/PZ-004-16/PZ-PD-004-16

Sent from my Galaxy Tab® S2

----- Original message -----

From: ROBERT E WARBINGTON [REDACTED]
Date: 10/6/16 1:58 PM (GMT-07:00)
To: enrique.bojorquez@pinalcounty.gov
Subject: Case #PZ-PA-005-16/PZ-004-16/PZ-PD-004-16

Mr. Bojorquez.

This is in reference to a zoning change in the area between Ocotillo and Germany and Kenworthy and Schnepf. This community is on record with Pinal County Planning and Zoning for many years doing our best and voicing our concerns about not splitting or rezoning these properties in this area. We are trying very hard to keep our rural agricultural status. In previous years the Board has always supported our efforts and assured us, that until the petitioning party could come in with 75% of the land owners in agreement with them, the Board would not allow them to rezone or split the properties. We have heard through other people, that we could not stop this, that it is a done deal. I surely hope not. This company going in, is going to create a lot of noise and traffic. We truly do not want this in our neighborhood. They are already erecting a large building, as though they have already made the deal. If one person is allowed to split or rezone, that will set a precedence that we cannot stop. We are at this time getting signatures on a petition, to show that the majority of land owners do NOT want this zoning change. Thank you so much for your time and consideration.
Cathy and Robert Warbington

40

Sent from my Galaxy Tab® S2

Within
300 feet

Enrique Bojorquez

From: Martha G <[REDACTED]>
Sent: Friday, October 07, 2016 11:24 AM
To: Enrique Bojorquez
Subject: Rezoning H2O Headquarters/Severtson Screens

Dear Mr Bojorquez,

I am writing this letter in opposition of the rezoning. I bought this property here many years ago to have a peaceful, quiet life out here from the hustle and bustle and not feel like I am in an industrial zone! I made a choice to drive 30 miles one way to work so that when I come home I don't feel like I am in town or in an industrial zone. I would really like to retire here soon and feel the same way, that is my dream.

I am one property away from that building and do not wish to see another business there. As it is, when there is building in the area we get the dump trucks, and other large equipment racing thru Airport Rd and Joy. Not to mention the noise and more traffic.

People out here ride their horses in the neighborhood, take the entire families for walks and feel safe from the traffic. I don't feel it will stay as safe as it has been. This is a small community that wishes to maintain our style of living, is that so much to ask. If you can see in the past records, we continually have to fight for our peace in this neighborhood.

I respectfully urge you to consider denying the request for rezoning.

Thank you,

Martha Gomez Walleen

[REDACTED]

Enrique Bojorquez

From: Shari Brownlee [REDACTED]
Sent: Thursday, October 06, 2016 4:39 PM
To: Enrique Bojorquez; Sheri Cluff
Cc: Cheryl Chase; Pete Rios; Steve Miller; Anthony Smith; Todd House
Subject: Case# PZ-PA005-16/PZ-004-16/PZ-PD-004-16

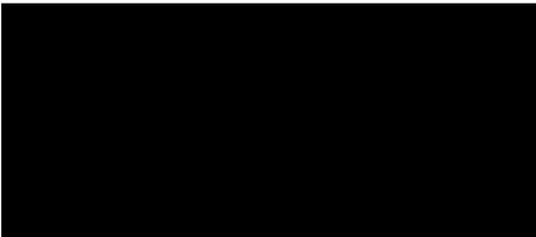
This letter is to reference the zoning change requested by Severtson Screens to rezone the property located at Joy Rd and Schnepf Road (former H2O Water Company). Our neighborhood is one of the very few left in the area that have been able to keep our rural identity (3-1/3 to 5+ lots). We have fought neighbors who have wanted to split their lots to downsize and sell a portion and have fought to keep outside interest from building within our community (seminary at Coyote Road and Germann Road). So far, we have been able to remain "Rural". The zoning change for Severtson Screens will bring more traffic to our area. If this change is allowed, it will bring in more industrial businesses and most likely commercial as well. This rezoning will be the start of a negative trend in our neighborhood.

Our neighborhood is hearing Mr. Don Schnepf has been "pulling some strings" to push this zoning change through as he is in process of adding an additional steel building on his property (sides to the one requesting the zoning change). As the Schnepf's are older, and his wife has been sick, the expense of a large building does not appear to be something for their personal use. The timing is very questionable. We have been told Cheryl Chase will "push this through" and I hope that this is not the case. Please hear and support our request to decline this change in our neighborhood and keep our "Open Range" status in tact. Buildings can be taken down and re-erected in other locations. Agricultural properties do not typically return to agricultural use once rezoned.

There is an on-line petition against this rezoning and as of today has 60 supporters. Below this letter is a copy of all the comments made by our neighbors further voicing their opinion against this rezoning as well as two additional letters sent to Enrique today. At the meeting on the 20th, we will be bringing a petition with live signatures to show we are very serious about this type of change. Currently there are far more than 75% in this neighborhood who are against this change, and several will be at the meeting on the 20th, to again voice their opinions. We will also return in November for the Board of Supervisors meeting.

Thank you for your consideration in this important matter.

Sherman and Shari Brownlee



Pinal County Board of Supervisors : Petition against Severtson Screens rezoning H2O Water Company Headquarters

by Shari Brownlee · 60 supporters

This petition is to stop the "rezoning and repurposing" of the H2O Water Company Headquarters (Schnepf Rd/Joy Rd) proposed by Severtson Screens. There was already one meeting asking our thoughts on this change and appeared obvious the majority is not interested. A letter was sent again asking to meet with neighbors August 25th (Thursday) at 6:00 pm at the H2O building. We are asking everyone to please come and be heard as well as signing this petition as it appears it may need to go to the county for them to realize we do not want this in our community. We are agricultural and want to remain agricultural. This company would increase the trucks on our roads which adds to the current problem of excessive traffic and speeding. If this passes it will open doors for additional companies to move in which will ultimately start a change against the whole reason why we moved to this area. Even if you are unable to attend the meeting please sign this petition to stop a zoning change.

ADD YOUR VOICE

Shari Brownlee
San Tan Valley, AZ

[Top of Form](#)

[Bottom of Form](#)

Supporters

- Top-rated
- Most recent
- My comments

So few rural a properties left. It is soooooo important that we fight this. We are in danger of losing our lifestyle.

Robert & Cathy warbington Warbington, San Tan Valley, AZ

2 months ago

4

[Share](#)
[Tweet](#)

Delete

I am against the rezoning of property within our quiet, rural community. There are plenty of other areas in San Tan Valley which are zoned for commercial and light industrial.

Stephanie Chandler, San Tan Valley, AZ

2 months ago

4

[Share](#)
[Tweet](#)
[Delete](#)

Don't want businesses moving in. Its bad enough that we have major traffic cutting through to avoid the Ocotillo Ironwood intersection.

Robin Jutras, San Tan Valley, AZ

2 months ago

3

[Share](#)
[Tweet](#)
[Delete](#)

A residential neighborhood needs to remain residential to keep our peace and quiet atmosphere.

Brian Knutson, San Tan Valley, AZ

2 months ago

3

[Share](#)
[Tweet](#)
[Delete](#)

I want our community to remain agricultural and feel rezoning and opening the door for one commercial business to move in would set a precedent for others to follow. This would change our neighborhood forever.

Julia MacDougall, San Tan Valley, AZ

2 months ago

3

[Share](#)
[Tweet](#)
[Delete](#)

We are currently building our retirement home in this area and selected this area for its rural setting and suburban ranches. To rezone an area for "light manufacturing" when it is already zoned for beautiful evenings, critters galore and wonderful acreage would just be "wrong"!

Bill Bratt, San Tan Valley, AZ

1 month ago

2

[Share](#)
[Tweet](#)
[Delete](#)

This is a residential neighborhood we live in not commercial.

Kevin Stewart, San Tan Valley, AZ

1 month ago

2

[Share](#)
[Tweet](#)
[Delete](#)

Nothing personal to the company that is interested in the property however, this area is agricultural and we want to keep it that way. We have enough traffic and trucks coming thru our neighborhoods. This change would open the flood gates for future rezoning.. I came out here to avoid that and enjoy the space, the quiet of traffic and bustle. I want to maintain the lifestyle of this rural agricultural community. I OPPOSE rezoning.

Martha Walleen, San Tan Valley, AZ

1 month ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I am opposed to the rezoning of the H2O building located on Pima/Schnepf roads in San Tan Valley, Az. If approved, this matter will set a precedent for other rezoning requests to follow. It has been proven, time and again, that the area homeowners do not wish to have ANY zoning changes in this area. This neighborhood is not considered a "mixed use" area. The only exception was the H2O building for the sole purpose to provide water to the surrounding properties. If allowed:

It will create additional commercial traffic which our road structure is not equipped for,

Provide unsafe conditions for school age children to catch and be released from school busses,

Allow unsafe conditions for walking, biking and riding along neighborhood streets,

Disrupt the legal "Quiet Enjoyment" that his neighborhood possesses, is known for, and has come to expect.

Sharon Heiney, San Tan Valley, AZ

1 month ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I do not want business of this size in our neighborhood with significant traffic.

Leisa Phillips, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I am against the rezoning of the former H2O facility to allow Severtson Screens to operate a production facility.

Robin Mayberry, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I like Ag. peace and quiet plus it is safer for the Grandkids and livestock.

Lou Scarlett, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

Have enough traffic in area

Nancy Winkle, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

Commercial businesses belong in an industrial area, and we are not! This is why we bought out here. Less noise, traffic!

Rebecca Smith, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

Its a residential neighborhood and I want it to stay that way!

Ed Harman, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

We do not need any more truck traffic or comerial development in this neighborhood. Thank you

Chester McKemie, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

oppose any attempt to rezone our neighborhood

Dave MacDougall, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

i'm signing because i don't want the heavy trucks moving around in our area. we bought because of peace and quiet

Don T Miller, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I am against having commercial zoning in the rural area along Schnepf Road.

gilbert bosworth, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I am singing because I am against the proposed idea of introducing a commercial business into our neighborhood.

Kelli Mckinley, Gilbert, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I do not want to rezone

Jennifer Fiedler, San Tan Valley, AZ

2 months ago

2

[Share](#)
[Tweet](#)
[Delete](#)

I want my neighborhood to stay rural, not turn into an industrial area. We have many kids and want them to remain safe.

Wendy Esquibel, San Tan Valley, AZ

2 weeks ago

1

[Share](#)
[Tweet](#)
[Delete](#)

I live on an acreage and want the area to remain that way

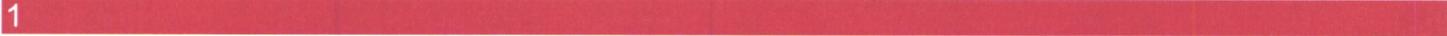
Tonya Doty, Chandler, AZ

2 weeks ago

1

[Share](#)
[Tweet](#)
[Delete](#)

I do not want heavy traffic in this area this is the reason I move out here was so I can take my horses out riding and enjoy where I live, if they start re zoning this are it would be tragic, I want my kids to grow up here



[Share](#)
[Tweet](#)
[Delete](#)

We already have a huge problem with the traffic on Schnepf Rd that needs to be changed back to the 25 mph in our subdivision. I heard the attorney for Severtson Screens spout the very same words Cheryl Chase did saying that Schnepf is an arterial Rd. It is not. Ironwood and Ocotillo are. Schnepf ends at Skyline to the south and Germann at the north end. It doesn't go anywhere except through our rural neighborhood. It is Open Range and no where do you see a single sign for Open Range. Dark and narrow roads at night. Mr. Don Schnepf sold H2O water tanks to the City of Queen Creek for a very healthy sum of money. Only the tanks. That means that the offices and buildings are now on residential property as they are no longer a utility. He made enough money to tear those buildings down or have someone haul them away. We should not have to alter our rural subdivision because Mr. Schnepf still has these buildings. This should not be rammed down our throats. It would be nice to see it farm land again. I do not understand the new building that has been built there since this screen company has become interested. Mr. Schnepf and his wife are ailing and do not have a need for an additional building on their property. We need to go to Pinal County and take a look at the permits to see who pulled them and what this is for. I believe that former County employees were encouraging the screen company that this will be passed and made into light industrial. I would bet that they thought that it would make them look like they are bringing revenue, taxes, into the county. Well, not at our expense. Go somewhere else where it is already zoned for that. I sincerely hope that our new District 2 County Supervisor can see what is going on here and will stand by his constituents.

Carol Arbuthnot, Mesa, AZ



[Share](#)
[Tweet](#)
[Delete](#)

I am opposed to the rezoning of the H2O building located on Pima/Schnepf roads in San Tan Valley, Az. If approved, this matter will set a precedent for other rezoning requests to follow. It has been proven, time and again, that the homeowners do not wish to have ANY zoning changes made. This neighborhood is not considered a "mixed use" area. The only exception was the H2O building for the sole purpose to provide water to the surrounding properties. If allowed:

It will create additional commercial traffic which our road structure is not equipped for,

Provide unsafe conditions for school age children to catch and be released from school busses,

Allow unsafe conditions for walking, biking and riding along neighborhood streets,

Disrupt the legal "Quiet Enjoyment" that his neighborhood possesses, is known for, and has come to expect.

Sharon Heiney, San Tan Valley, AZ

1 month ago

1

Delete

Don't want change in zoning

Winkle James, San Tan Valley, AZ

2 months ago

1

Delete

I just spoke with Enrique Bojorquez, Pinal County Zoning. He said that we, as neighbors, need to write our concerns and send them to him no less than 10 days before this hearing on Oct. 20. This is when he compiles the report for the meeting. I suggest that we all write him immediately and put in every concern that you have with this zoning change. He said e-mail is best but you can fax or snail mail. He started with his report yesterday so it is suggested that you get in your letters before Monday. His e-mail is enrique.bojorquez@pinalcountyaz.gov I am writing my letter of concern today. I briefly told him about the buildings that are currently being added to Don Schnepf's property even though I suspect he has no personal use for them as he and his wife are ailing. I also told him that the people giving the presentation were sitting next to us saying that this is a done deal. He said to include everything in our letters and all will be taken into consideration. Please write yours before Monday and get it in ASAP.

Carol Arbuthnot, Mesa, AZ

3 hours ago

0

Delete

WALTER HUSTEAD

W. Bugh Hustead,III, San Tan Valley, AZ

3 days ago

0

Delete

This petition is important as this is a rural neighborhood with 3-1/3 to 5 acres parcels and commercial/industrial is not a "fit" and definitely something we do not want in our neighborhood.

Shari Brownlee, San Tan Valley, AZ

2 weeks ago

0

Delete

We moved here 2 years ago because of the rural zoning. I'll fight this rezoning tooth and nail.

Jodi Veite, San Tan Valley, AZ

2 weeks ago

0

Delete

I want my neighborhood to stay small...people already use us as a highway, let's stop the smaller land and re zoning while we have a chance!

Lindsay Morris, San Tan Valley, AZ

2 weeks ago

0

Delete

I oppose the rezoning of H2O Water Co Headquarters which will ruin our small quiet agricultural community.

Barbara Patterson, San Tan Valley, AZ

2 weeks ago

0

Delete

I live right behind this area and the noise is already bad enough with traffic on schnepp with speeds up to 60 miles an hour and passing on a double line

connie nichols, San Tan Valley, AZ

2 weeks ago

0

Delete

I live in this neighborhood and moved here to raise my young children. Not to mention we have horses and other animals that can be sensitive to noise and high traffic. Most of the traffic brought out this way doesn't mind our speed limits as they are currently posted, so that leads me to believe more traffic isn't going to bring anymore citizens who will abide our speed limits. A commercial property will be unsafe for our animals and children.

Kendra Niehuis, San Tan Valley, AZ

2 weeks ago

0

Delete

We moved to this area because of the rural neighborhoods. We don't think mixing commercial vehicles and farm animals are a positive impact for this area. We are opposing the petition for a zoning change.

Terri Chambers, San Tan Valley, AZ

2 weeks ago

0

Delete

We Made a lot of sacrifices to move into a quiet rural area.

Brooke Passey, Gilbert, AZ

2 weeks ago

0

Delete

I feel strongly about preserving our unique community. I have experienced the frustration of watching my previous established neighborhood fall prey to business zoning. The result was lower property values and a loss of the privacy and peace that we once enjoyed.

Dianna McCallen, San Tan Valley, AZ

1 month ago

0

Delete

First, I noticed that it says Schneider Rd/Joy Rd. It is Schnepf Rd. Yes, we currently have a speeding and heavy non local traffic problem down Schnepf Rd. To my knowledge, I am the only one that has gone to our County Supervisor to complain about the speed changing from 25 mph to 45 mph. It is dangerous and I cannot even think of riding or driving a horse out my driveway. Our neighborhood needs to stick together and fight all of this! If the speed limit stays at 45 mph, I am inclined to have my property rezoned as well since it is on a highway already.

Carol Arbuthnot, Mesa, AZ

2 months ago

0

Delete

The traffic in the neighborhood has become ridiculous and we can't get pinal county to patrol the speeders we have now, and Pinal county will not put up signs that we have animals and Small farms . I Have asked them to on mutiple occasions!

Cloran Powers, San Tan Valley, AZ

2 months ago

0

Delete

We already have too much commercial traffic in the "neighborhood".

NA, San Tan Valley, AZ

2 months ago

0

Enrique Bojorquez

From: DAVE JULIA MAC*DOUGALL <[REDACTED]>
Sent: Friday, October 07, 2016 10:06 PM
To: Enrique Bojorquez
Subject: Stop re-zoning of H2O Water Company Land and Buildings. Case Numbers PZ-PA_005-16/PZ-004-16/PZ-PD-004-16

Mr. Bojorquez,

We have lived in this area for almost 20 yrs. Our neighborhood is agriculture and small ranches and we want it to stay that way. One of the unique features that support our agricultural lifestyle is the 3.3 acre minimum lot size. Our neighborhood is irrigated and has just acquired 2 wells which will meet our water needs for the future. We feel that by allowing the rezoning of the H2O Water Company Land and Buildings would be a risk to the neighborhood and it's agricultural lifestyle. By allowing a zoning change as the one proposed, it would be nearly impossible to limit future zoning changes that would forever change this unique and special agricultural neighborhood. Yes, I could also cite the increased traffic and safety concerns for our children and animals, but the rezoning of the H2O Water Company Land and Buildings, and the future rezoning this will allow, will be putting our agricultural lifestyle at risk. This is truly our greatest fear. A neighborhood like ours is rare, and special and deserves to be preserved.

Thank you for your consideration,

Julia & Dave MacDougall
[REDACTED]

Enrique Bojorquez

From: Eileen Koceja <[REDACTED]>
Sent: Saturday, October 08, 2016 12:30 PM
To: Enrique Bojorquez
Cc: Sheri Cluff; sheryl.chase@pinalcountyz.gov; Pete Rios; Steve Miller; anthony.smith@pinalcountyz.com; Todd House
Subject: case #PZ-PA-005-16, PZ-004-16/PZ-PD-004-16

To all of you on the Pinal County Zoning Board,

I live in the neighborhood where the aforementioned case for rezoning is currently occurring and I am opposed to the change.

I purchased here as it is one of the few neighborhoods, in this area, that have large lots with agricultural privileges. The majority of us homeowners have livestock, in particular horses which are a large part of our daily lives. Within the boundaries of this neighborhood we have limited traffic and little reason for any large truck traffic which offers us a safe place to ride and a safe environment for our children to experience a quiet rural lifestyle.

The change in zoning of the Airport and Schnepf Road corner to industrial would impede this lifestyle that we have worked so hard to attain. As many of us neighbors have stated it is not necessarily that we have an issue with Severson Screens as the company appears to be a good company however changing the zoning is not acceptable. Not only will it result in a disruption to one of the last rural areas around here it also opens the door to other land owners that may want to rezone for other commercial and industrial applications and allows an industrial user to have say in our community affairs.

Thank you for considering the views of the people who live, play and ride in the community.

Sincerely,

Eileen Koceja
[REDACTED]

Enrique Bojorquez

From: Pamela Cox <[REDACTED]>
Sent: Saturday, October 08, 2016 9:22 PM
To: Enrique Bojorquez
Subject: Re-Zoning for Severtson Screens

Hello,

We write this as concerned homeowners with regards to the potential re-zoning to accommodate Severtson Screens. Please note that we highly oppose this change.

We had our eye on a piece of land in this neighborhood since we were a young married couple at the age of 21. We knew we wanted to be out away from "town" and raise our family in a neighborhood like this. Thankfully, 11 years later we were able to purchase 3.3 acres and build our "forever home." We have four young children who enjoy riding horses and team roping and our neighborhood supports this lifestyle. We love that our kids ride their horses to their friends' houses down the street and we are super concerned that adding a business into our neighborhood would add more traffic and prevent us from having this type of low key, laid back, simple lifestyle that we've grown accustomed to.

Please take this into consideration when considering allowing the re-zoning. There are very few neighborhoods left like ours and we beg you to keep it the way it is.

Please feel free to contact us should you have any questions or concerns.

Warm regards,
Justin and Pamela Cox
[REDACTED]

Enrique Bojorquez

From: Renate Daniels <[REDACTED]>
Sent: Saturday, October 08, 2016 10:37 PM
To: Enrique Bojorquez
Subject: Re-zoning of Queen Creek Ranchos

Please do not allow re-zoning to commercial in our lovely family and pet friendly neighborhood. If we allow the H20 building to go commercial it will have a very negative impact on our neighborhood. Increased traffic and noise will be a big impact. The speed limit is 25 MPH, those who do not live in the neighborhood do not abide by the speed limit. We have many residents, adult and children that ride their horses, ride their bikes, walk their dogs along the roadway. If commercial is allowed traffic will increase, not only the cars of the employees, but truck traffic. Trucks will not only wear out our roads, but will be dangerous to our residents. Trucks will scare horses and the children who use the roads to visit their friends in the neighborhood. We do not have sidewalks or horse trails. This neighborhood has many riding and roping arenas in our back yards. We use the roads riding our horses to our neighbors. There is enough commercial land available, please do not ruin our unique neighborhood. The thru traffic on Schnef, Kennworthy, German, and Pima has increased significantly in the past few years. People are speeding thru our neighborhood to avoid congestion on Ocotillo and Ironwood. I personally have had to call the gravel pit asking them to stop their drivers from using Pima Rd to avoid traffic on Ocotillo. These large trucks will cause horse rider accidents. Our neighborhood is being taken advantage of because it is an older subdivision and does not have all the rules and regulations that new subdivisions have. It is also set up as grid vs newer neighborhoods that slow traffic and by design making it undesirable to cut thru to avoid congestion on major roads.

I would also like to mention those who cut thru our neighborhood throw out their trash (coffee cups, food wrappers, soda cans, beer bottles, cigarettes, etc.). We have had several grass fires, which were started by a cigarette thrown out the car window.

I have been in this neighborhood for 16 years. The increase in traffic and issues noted above have all started due to the growth in the area and non-residents driving thru.

I live on Pima Rd and see the non-residents drive 45 MPH or faster. I have seen many gravel trucks with double trailers cut thru our neighborhood. I have been harassed by drivers and constantly passed in a No Passing zone by outsiders that want to go faster than 25 MPH.

We have a grade school and high school in our neighborhood. I can not stress enough on the great many adults, children, horses, dogs, walking, and riding the roads in our neighborhood.

I would love to see speed bumps in our neighborhood.

Thank you for allowing me to voice my opinion.

Renate Daniels
[REDACTED]

Sent from my iPad

Enrique Bojorquez

From: Nancy Bratt <[REDACTED]>
Sent: Sunday, October 09, 2016 9:12 PM
To: Enrique Bojorquez; Sheri Cluff; Cheryl Chase; Pete Rios; Steve Miller; Anthony Smith; Todd House
Subject: Zoning Hearing Case PZ-PA-005-16/PZ-004-16PZ-PD-004-16

NO TO REZONING!

Leave our residential rural ranch neighborhood as is.

No commercial businesses.

Increase of large truck traffic.

Release of unknown quantities of VOC to the environment within rural ranch setting.

Threat, if allowed to rezone, will open opportunity to expand.

Please! Do not change lifestyle of our area!

We moved here or/and stayed here for this quiet style of living.

This is what we are striving for to keep our neighborhood unique.

Thank you,
Nancy Bratt &
Bill Bratt

[REDACTED]

Sent from my iPhone

Enrique Bojorquez

From: Wendy Esquibel [REDACTED]
Sent: Thursday, October 06, 2016 3:57 PM
To: Enrique Bojorquez
Subject: RE: zoning change

PZ-PA-005-16/PZ-004-16 PZ-PD-004-16

I hope this is what you need. .

I am at 41787 N Coyote RD. San Tan Valley 85140

Wendy Esquibel
Founder/Director Jose's Closet
[REDACTED]

From: Enrique Bojorquez [mailto:Enrique.Bojorquez@pinalcountyaz.gov]
Sent: Thursday, October 6, 2016 3:15 PM
To: Wendy Esquibel
Subject: RE: zoning change

Good Afternoon Ms. Esquibel,

Thank you for sending me a written statement describing your concerns.

But, could you please include the case number which identifies this case?

Also, it would be great if you could include your address as well for reference.

Thank you and I look forward to your reply,

Enrique Bojorquez

Enrique Bojorquez
Planner I
Pinal County Community Development
(520) 866-6642

From: Wendy Esquibel [mailto:[REDACTED]]
Sent: Thursday, October 06, 2016 3:09 PM
To: Enrique Bojorquez
Subject: zoning change

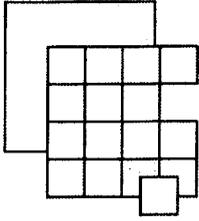
My name is Wendy and I wanted to write to you about my concerns concerning the rezoning of my neighborhood. I have adopted 10 children from foster care. Of those ten six of my children are special needs. I moved to this out of the way quiet neighborhood to help ensure my children's safety. In the morning you will see my on the front of my very long gated driveway waiting for 3 busses. My son V..... is bling and brain damaged from abuse suffered by his biological parents , M..... has autism and is nonverbal , Emma is blind and confined to a wheelchair from her abuse as an infant, N..... has cerebal palsy and is low functioning due to her birth mothers drinking and drug abuse in utero. I live out here

because I know the streets are quiet and safe. If God forbid M. ever got out of the house the neighbors would know where to take her home. My fear is that by allowing a busy business into our quiet neighborhood it will no longer be the quaint , quiet sleepy neighborhood I moved her for. Please consider moving this outfit to a more suitable place not filled with animals , children and most especially my differently abled children.

Wendy Esquibel

Founder/Director Jose's Closet

[REDACTED]



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 26, 2015

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our clients Brad Schnepf, (FEL, LLC) and Severtson Screens, we are pleased to invite you to a neighborhood meeting to receive your comments on our proposal to the Pinal County Planning Division to rezone and repurpose the old H2O Water Company Headquarters located on Schnepf Road between Joy Drive and Airport Drive. We are proposing to reuse the office and warehouse buildings for a low impact and low traffic use for Severtson Screens.

We would love to meet with you and share our vision for the repurposing of this property. Please come and join us at a neighborhood meeting where we can show you our plans and have a discussion about Severtson Screens. The meeting will be held on site in the old H2O Offices. At the meeting, we will have site plans and other exhibits available for your review and comment. The details of this meeting are as follows:

Date:	November 3, 2015
Time:	6:00 PM
Location:	On Site (Offices) 41502 N Schnepf Rd San Tan Valley

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at (480) 461-4670. If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at my office at 480-461-4670. For more information about Severtson Screens, you may visit their website at <http://severtsonscreens.com/about-us>. As we proceed through the rezoning process, there will be future public hearings that you be notified about as well.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC.

Schnepf Neighborhood Meeting Minutes

November 3, 2015 at 6 pm
41502 N Schnepf Road (on-site)

Meeting began at 6:00 pm

Mr. Lake made introductions.

Mr. Severtson made a presentation explaining what the company does:

- Background
- Big cinema screens
- International exporter
- Top 3 in the world
- Foldable, portable

Why? Consolidate four facilities into one

Need for large open buildings without support pillars

Project includes back 2 acres

- Noise- no customer traffic
- Traffic- FedEx, UPS, DHL; 3-4 semi-trucks per week
- All enclosed processes
- Will be adding one more building and enclosing existing buildings; removing gas tank

Mr. Lake explained the Planning and Zoning process. Including the following:

- Staff reviews and recommendation
- Planning Commission recommendation
- County Board of Supervisors then vote on project.

Questions, Answers and Comments were taken. (See table below)

Mr. Lake concluded. He indicated precedence is a big issue. He said that they will stay in touch with neighbors during the process. They are not interested in being contentious. They want to see if they can come up with an agreement and tool to put this use at this location.

Meeting concluded at 6:50 pm

Public Comment	Applicant Response
<i>How many employees?</i>	16-30 employees
<i>We want to keep this residential. Don't want to set a precedent. County has backed us on residential. Don't mind the use, but mind the rezoning.</i>	We can work with the County to limit the use on the property.
<i>Coating process—do you emit VOCs? Do you use solvents? What kind of discharge?</i>	We have already passed the Pinal County environmental test. Almost no VOCs. We don't use solvents. We use rosin paper for overspray; roll it up and discard.
<i>Where are you currently located?</i>	Alma School Road in Mesa
<i>Why this location?</i>	Open, clear span of space. Closer to home
<i>Are you buying this property?</i>	Yes, contingent on zoning
<i>What kind of zoning are you trying to get?</i>	Commercial or light industrial
<i>What will happen to the wells?</i>	They are owned by the Town of Queen Creek, but the Town didn't need the buildings
<i>Could you limit the use on this?</i>	We could use a plan of development or development agreement
<i>How would you grow?</i>	We would have to get another facility
<i>There is state land across the street that supposedly has been leased to a solar company</i>	
<i>Rezoning will ruin the integrity of our neighborhood. We are concerned about the domino effect. We can't change rezonings in other part of the vicinity.</i>	
<i>Would the light industrial category help keep out the uses we don't want?</i>	It's possible.
<i>Where would the trucks go?</i>	Likely Schnepf to Ocotillo to Ironwood

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC

Property Location:

Schnepf Road between Joy and Airport Drives
Pinal County, AZ

Date:

November 3, 2015

Meeting Location:

41502 North Schnepf Road
San Tan Valley, AZ

Time:

6:00 PM

Case:

Not yet assigned

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Marye Bugh Husband ✓		San Tan Valley 85140		
2	Laurie Roberts		85140		
3	Cathy Warrington ✓		85140		
4	Johia & Dave MacDougall		85140		
5	Chris + Steph Chandler ✓		85140		
6	Paul and Tara Davis		85140		
7	Janet Singleton		85140		
8	Sherman + Shari Brownlee		85140		
9	MITCH GREEN ✓		85140		
10	MITCH GREEN / SUP DAVIS		11		
11	Roger Arbutnot ✓		85205		
12					
13					

Send report to attendees.

Schnepf Neighborhood Meeting Minutes

August 25, 2016 at 6 pm

41502 N Schnepf Road (on-site)

Meeting began at 6:00 pm

Mr. Lake made introductions. A neighborhood meeting was held nine months ago and this was the second one being held. May hear the same background for those who attended the last one.

Mr. Lake made a presentation regarding the following points of interest:

- Previously corporate offices for H2O Water Company, approximate hours of 5 am to 5 pm
- Nice improvements made to property—with a headquarters office and big warehousing clear space
- This is type of facility needed in this business
- A great re-use but County is requiring a re-zoning
- Exempt from zoning previously because it was a utility
- Since last meeting have added a PAD to the zone
- Schnepfs retained the portion of property that was not bought by the Town of Queen Creek, and fairly recently added one new building on the back portion of the property
- Drainage basin and retention will be provided with the project
- Industrial buffer zone appears to be the most appropriate zoning district
- Through the PAD other uses are prohibited; If the Severtson Screens were to leave other restricted uses could not be built without a rezone
- Keep zoning uses limited
- Showed before pictures of site and after pictures
- Everything to occur inside of building only
- Very similar site layout and operation as exists and used before
- Less traffic, because there will not be customer traffic
- Landscaping and parking stays the same
- Formal submittal made to County and anticipated P&Z Hearing in October and ultimately the Board of Supervisors

Mr. Severtson made a presentation explaining what the company does:

- Background—originally Williams Air Force Base flight simulators had too many defects and Mr. Severtson's father worked on creating a coating
- Big cinema screens (e.g. IMAX)
- International exporter
- Top 3 in the world
- About 22 employees
- Water based and completely natural coating, environmental friendly
- Strict Pinal County health board regulations met; no VOCs
- Innovative company—solve the problems how to get screen into buildings
- Foldable, portable screens

- Why? Consolidate four facilities into one
- Need for large open buildings without support pillars
- Shipping dock inside buildings and screens can be protected
- Able to re-use all buildings
- Noise- no customer traffic
- Traffic- FedEx, UPS, DHL; 3-4 semi-trucks per week
- All enclosed processes
- Will be adding one more building and enclosing existing buildings; removing gas tank

Mr. Lake further explained that the proposal is for this business and tailored the zoning for this specific use, to help address the concern of any commercial being permitted. Zoning is legally tied to the land and only permitted what would be done.

Questions, Answers and Comments were taken. (See table below)

Meeting concluded at 7:16 pm

<i>Public Comment</i>	<i>Applicant Response</i>
<i>This could set a precedence for other commercial coming in here and these are the same talking points as the meeting in November—if we let one in and then let them all in. We don't want commercial business in area. We couldn't stop the school, but we can give opposition on this.</i>	Commercial won't just happen. There are still areas in Pinal County that more rural and then other areas designated for more growth. In this instance, the proposal is for a use that is appropriate for an <i>existing</i> site and <i>existing</i> non-residential buildings.
<i>It's that zoning you're after that is our problem.</i>	The County has directed us that with this proposal that it will need a rezoning (from not having a zone being a utility company before.) It's a different precedence than an old ranchette site.
<i>Why not just do a CUP, without a change to the zoning?</i>	Again, we have been given direction to proceed with a re-zoning and not CUP [with the base rural zoning]
<i>What about chemicals?/Ground water runoff or mix it up with a leak and have a problem.</i>	Water based solution. Everything has been disclosed to the County [environmental/air quality], we have followed the procedures for posting of chemicals on property, and has been approved upon paying the fees.
<i>Why a scientific use in the zoning still?</i>	Need to mix the paints and wanted to make sure that use was covered.
<i>County can't maintain the roads they have and adding more use is of concern.</i>	Use of roads are still occurring regardless of project, hopefully this kind of use and business coming to the County actually can be a small part of better roads.

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake, PLC

Property Location:

41502 N Schnepf Rd

Date:

August 25, 2016

Meeting Location:

On Site (Offices)

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	VALERIE CAUSSE				
2	Maxime Phillips				
3	Jane Singleton		85140		
4	Connie Nichols / Mitch Green		85140		
5	Cathy Claton		85140		
6	Craig Blum		85298		
7	Cathy W. Robinson		85140		
8	Julie & Dave McDougall		85140		
9	MAXIMILIAN SCOTT SOUTHWICK		85140		
10	Doug Shapiro Henney		85140		
11	Eileen Kreeg		85140		
12	Shari + Sherman Brownlee		85140		

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC

Property Location:

41502 N Schnepf Rd

Date:

August 25, 2016

Meeting Location:

On Site (Offices)

Time:

6:00 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Bill & Nancy Britt	[REDACTED]	45140	[REDACTED]	[REDACTED]
2	Dianna McAllen		85140		
3	Shannon Sawrlett		85140		
4	Mary Husted		85140		
5	Jon Erickson		85140		
6	Roger Arbutnot		85205		
7	Carol Arbutnot		85205		
8					
9					
10					
11					
12					

**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: A portion of the Southeast Quarter of Section 16, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

2. Parcel Number(s): 104-46-095H & portion of 104-46-095G (1.8 AC) Total Acreage: ~~3.37 AC~~ +/- 5.13 AC

3. Current Land Use Designation: ~~Suburban Family SFY~~ Moderate Low Density Residential (1-3.5 DU/AC)

4. Requested Land Use Designation: ~~0.3 General Commercial PAD with Special Use Permit~~ Employment

5. Date of Concept Review: _____ Concept Review Number: _____

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): To change the designation from Moderate Low Density, to Employment.
This proposed use will allow the adaptive re-use of an existing building with little-to-no impact on the surrounding community. It will bring a world leader in the screen Manufacturing Industry to Pinal County without the use of tax incentives or development agreements.

7. Discuss any recent changes in the area that would support your application. _____
We will be using the PAD development tool to limit the allowed uses on this site to provide a level of comfort to Pinal County staff and adjacent property owners that we will be using this site only for the commercial use contained in our rezoning application.

8. Explain why the proposed amendment is needed and necessary at this time. _____
Granting this Rezoning, non major Comprehensive Plan amendment, Site Plan Approval and Board of Adjustment variance will allow for the continued use of this property as a well-planned and thoughtfully designed corporate headquarters and light manufacturing facility, with little to no impact on surrounding properties or County services.

RECEIPT #:

AMT:

DATE:

CASE:

Revised August 2015

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.

Donald & Daryl Schnepf	41502 North Schnepf Road, San Tan Valley, Arizona 85140	
Name of Landowner (Applicant)	Address	Phone Number
		
Signature of Landowner (Applicant)	E-Mail Address	

Sean B. Lake, Pew & Lake, PLC	1744 S. Val Vista Dr., Suite 217 Mesa, Arizona 85204	(480) 461-4670
Name of Agent	Address	Phone Number
		
Signature of Agent	Sean.lake@pewandlake.com	
	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.

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

Donald & Daryl Schnepf

[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 3.33 acres located at

[Insert Address of Property]
and further identified as assessor parcel number 104-46-095H and legally **[Insert Parcel Number]**
described as follows:

Legal Description is attached hereto as Exhibit A

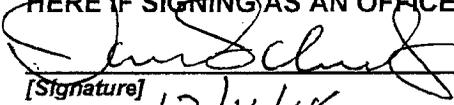
Said property is hereinafter referred to as the "Property."

Owner hereby appoints
Sean B. Lake, Pew & Lake, PLC.

[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.

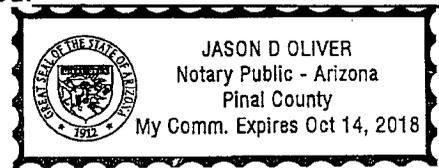
Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[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: 12/16/15

[Signature]
Dated: _____

STATE OF Arizona)
COUNTY OF Pinal) SS.



The foregoing instrument was acknowledged before me this 16 day of Dec, 2015
By Donald Schnepf
[Insert Name of Signor(s)]

My commission expires 10-14-18

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.]

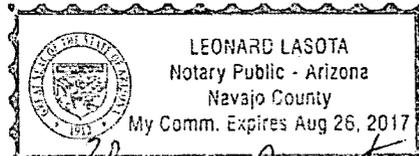
FEL LLC
[Insert Company or Trustee's Name]

By: Margaret Ann Schaefer
[Signature of Authorized Officer or Trustee]

Its: Manager Partner
[Insert Title]

Dated: 8-20-16

STATE OF ARIZONA)
) SS.
COUNTY OF NAVAJO)



The foregoing instrument was acknowledged before me, this 20 day of August, 2016
by Margaret Ann Schaefer Manager Partner
[Insert Signor's Name] [Insert Title]
FEL LLC, an 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.

Leonard Lasota
Notary Public

My commission expires: 8-26-2017

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
[Insert Signor's Name]

to be _____ 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: _____

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:

None

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

There will be approximately 16-30 employees on the site. There would also be periodic deliveries by FedEx or other similar carrier.

Semi-trucks would visit the site 3-4 times per week to pick up finished screens.

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

As shown on the site plan, there are 17 covered parking spaces and 7 uncovered spaces, including 1 ADA-accessible space.

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?

No. All manufacturing takes place indoors and does not generate any noise. There are no Volatile Organic Compounds (VOC's) or

other fumes produced during the manufacturing process.

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

The existing landscaping on site will remain

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

The current H2O sign will be replaced with a Severtson Screens sign.

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:

See attached

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:

At the back of the site, a new 150' x 180' building will be constructed. Additionally, minor improvement will be made to the site including

the enclosure of some of the existing buildings.

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



PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

*See attached
map, screenshot,
& labels*

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

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

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

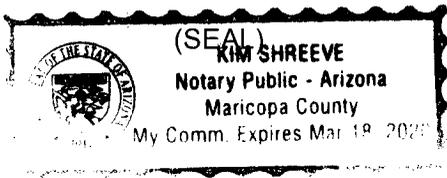
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 20th day of October 2015, at the office of Pew + Lake, PLC, and is accurate and complete to the best of my knowledge.

Cheryl Long
Signature

7/19/16
Date

Acknowledged before me by Cheryl Long, on this 19th Day off July, 2016.



Kim Shreeve
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.

Donald & Daryl Schnepf 41502 North Schnepf Road San Tan Valley, AZ 85140

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

		
Signature of Landowner (Applicant)		E-Mail
Address		Sean.lake@AZBas.org

Sean B. Lake, Pew & Lake, PLC 1744 S. Val Vista Dr., suite 217 Mesa, AZ 85204 (480) 461-4670

Name of Agent Number	Address	Phone
-------------------------	---------	-------

		
Signature of Agent		E-Mail
Address		Sean.lake@pewandlake.com

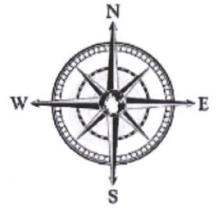
The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.





Pinal County Web Map

10/21/2015



200m
800ft
111° 31' 16.911" 33° 15' 30.218" Scale 1:7,554

Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



2912 E JOY DR

2928 E AIRPORT DR

3046 E GILA MONSTER DR

3193 E AIRPORT DR

3280 E GILA MONSTER DR

41210 N SCHNEPF RD

41244 N SCHNEPF RD

41358 N SCHNEPF RD

41502 N SCHNEPF RD

41587 N JACKRABBIT RD

41693 N BONANZA LN

41694 N BONANZA LN

41694 N JACKRABBIT RD

41765 N JACKRABBIT RD

41793 N BONANZA LN

41884 N SCHNEPF RD

FEL LLC
C/O Schnepf Donald & Darel
85 W. Combs Road #101
PMB448
San Tan Valley, AZ 85140

Lawyers Title of AZ TR 1129
85 W. Combs Road #101
PMB448
San Tan Valley, AZ 85140

Rebecca Smith
41694 N Jackrabbit Rd
Queen Creek, AZ 85142

Phillips, Glenn Ray & Murieleisa P
2928 E Airport Drive
Queen Creek, AZ 85142

Davis, Gary L & Jennifer L TRS
9848 E Idaho Ave
Mesa, AZ 85209

Veite Thomas
41693 N Bonanza Ln
San Tan Valley, AZ 85140

Chandler, Christopher & Stephanie
41675 N Jackrabbit Rd
Queen Creek, AZ 85140

Connolly Thomas
41793 N Bonanza Ln Apt E
Queen Creek, AZ 85140

Town of Queen Creek
22350 S Ellsworth Rd
Queen Creek, AZ 85142

Schnepf, Don & Janet Family Trust
3193 E Airport Dr
Queen Creek, AZ 85140

Walleen Martha
2912 E Joy Dr
San Tan Valley, AZ 85140

Green Mitchell Lee Rev Trust
3280 E Gila Monster Dr
Queen Creek, AZ 85140

Hustead Walter Bugh III
C/O Hustead Mary McCormick
3046 E Gila Monster Dr
Queen Creek, AZ 85142

Edberg, Ralph G
4676 Winchester Pass
Colgate, WI 53017

Arbuthnot, Roger & Carol
4263 E Hope St
Mesa, AZ 85205

Laurie Roberts
3267 E Gila Monster Drive
Queen Creek, AZ 85140

Cathy Warbington
42283 N. Jackrabbit Road
Queen Creek, AZ 85140

Julia & Dave MacDougall
42729 N. Coyote Road
Queen Creek, AZ 85140

Paul and Tara Davis
41587 N. Jackrabbit Road
Queen Creek, AZ 85140

Janet Singleton
40994 N Coyote Road
Queen Creek, AZ 85140

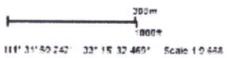
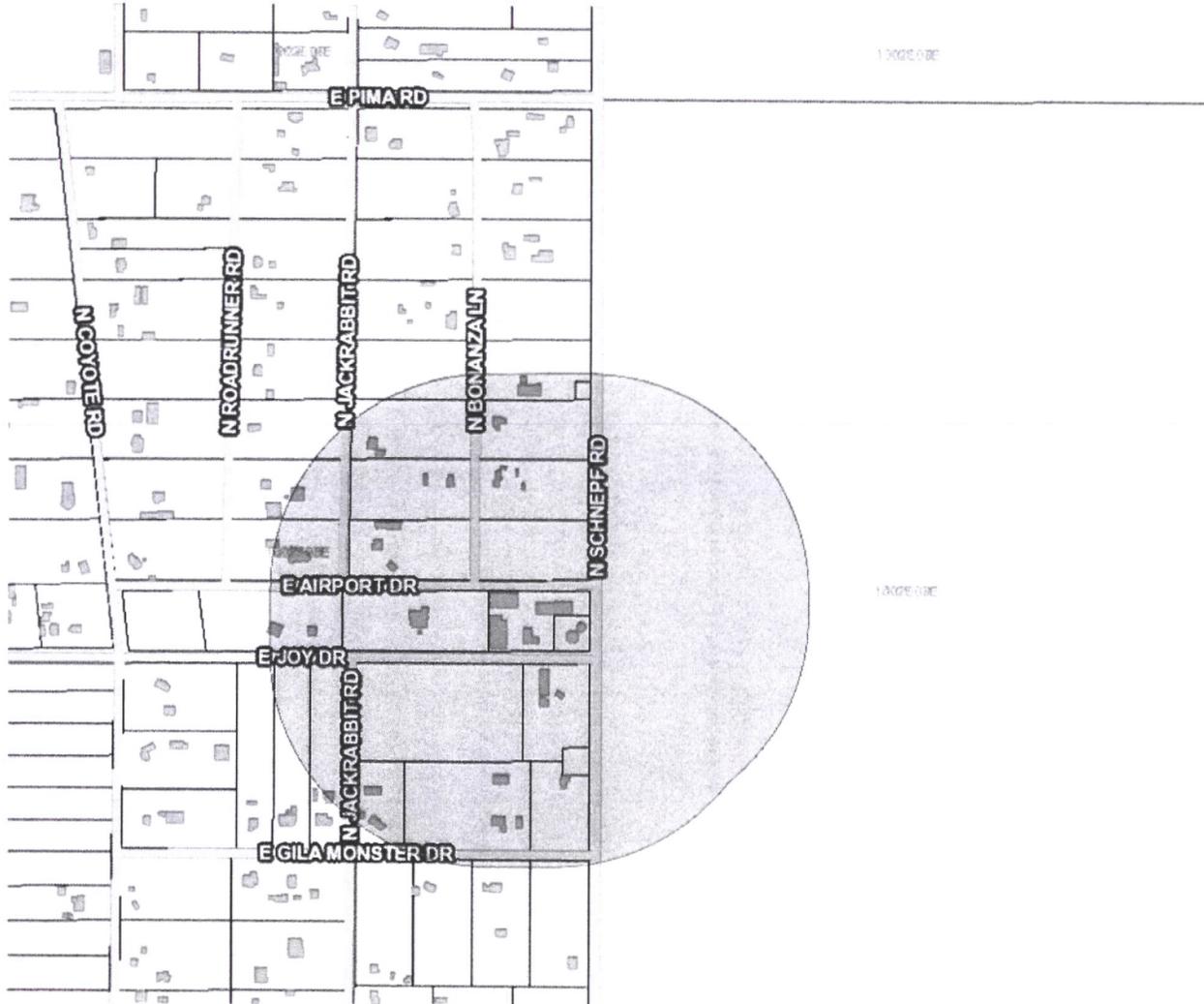
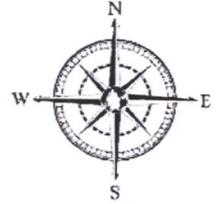
Sherman & Shari Brownlee
41981 N Rattlesnake Road
Queen Creek, AZ 85140

Mitch Green/Sue Davis
3141 E Gila Monster Drive
Queen Creek, AZ 85140



Pinal County Web Map

1200 ft property owner (7-19-2016)



Pinal County does not guarantee the information contained in this map to be an accurate representation of actual existing conditions



104227040

104460540
HERNANDEZ JULIAN,
PO BOX 1334
QUEEN CREEK, AZ 85142

104460550
SMITH REBECCA G,
41694 N JACKRABBIT RD
QUEEN CREEK, AZ 85142

104460560
PHILLIPS GLENN RAY & MURIELEISA P,
2928 E AIRPORT DR
QUEEN CREEK, AZ 85142

104460570
SCHURKENS KURT L FAM REV TRUST,
PO BOX 1864
PINETOP, AZ 85935

104460580
DAVIS GARY L & JENNIFER L TRS,
9848 E IDAHO AVE
MESA, AZ 85209

104460590
CHANDLER CHRISTOPHER B & STEPHANIE I
MAIL RETURN

104460600
DAVIS GARY L & JENNIFER L TRS,
9848 E IDAHO AVE
MESA, AZ 85209

10446061A
GREEN M L ESTATE REV TRUST,
3280 E GILA MONSTER DR
SAN TAN VALLEY, AZ 85140

10446061B
TOWN OF QUEEN CREEK,
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

104460620
CONNOLLY THOMAS,
41793 N BONANZA LN APT E
QUEEN CREEK, AZ 85140

104460630
VEITE THOMAS ,
41693 N BONANZA LN
SAN TAN VALLEY, AZ 85140

104460640
BLUM CRAIG & LORIE TRUST,
4047 E LAFAYETTE AVE
GILBERT, AZ 85298

10446076B
CARLSON MICHAEL D & PATRICIA D,
37066 650TH AVE
ORTONVILLE, MN 56278

10446076C
RODRIGUEZ RONALD & KELLY M,
2850 E GILA MONSTER DR
SAN TAN VALLEY, AZ 85140

10446076E
REIDHEAD CRAIG A & ELIZABETH D,
2824 E GILA MONSTER DR
SAN TAN VALLEY, AZ 85140

10446077B
HUSTEAD WALTER BUGH III , HUSTEAD MARY M
3046 E GILA MONSTER DR
QUEEN CREEK, AZ 85142

10446077C
QUEEN CREEK RANCHOS IRRIGATION INC,
2050 E JOY DR
SAN TAN VALLEY, AZ 85140

10446077D
ARBUTHNOT ROGER M & CAROL L,
4263 E HOPE ST
MESA, AZ 85205

10446077F
FERRAZZI DAVID N TR,
44 W MONROE ST APT 3203
PHOENIX, AZ 85003

10446077G
EDBERG RALPH G,
4676 WINCHESTER PASS
COLGATE, WI 53017

10446077H
GREEN MITCHELL LEE REV TRUST ,
3280 E GILA MONSTER DR
QUEEN CREEK, AZ 85140

10446091B
BARCALA ARTHUR L, BARCALA KIMBERLY
40896 N SCHNEPF RD
QUEEN CREEK, AZ 85140

10446091C
ROBERTS TIMOTHY LESLIE & LAURIE LEE,
3267 E GILA MONSTER DR
QUEEN CREEK, AZ 85142

10446091D
GREEN MITCHELL LEE REV TRST,
3280 E GILA MONSTER DR
SAN TAN VALLEY, AZ 85140

10446095B
TOWN OF QUEEN CREEK,
22350 S ELLSWORTH RD
QUEEN CREEK, AZ 85142

10446095E
WALLEEN MARTHA ,
2912 E JOY DR
SAN TAN VALLEY, AZ 85140

10446095G
SCHNEPF DON & JANET C FAMILY TRUST,
3193 E AIRPORT DR
QUEEN CREEK, AZ 85140

10446095H
F E L LLC, C/O SCHNEPF DONALD & DAREL
85 W COMBS RD STE 101 PMB 448
SAN TAN VALLEY, AZ 85140

STATE OF ARIZONA

COUNTY OF PINAL

Affidavit of Publication

RUTH A. KRAMER

first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the the Florence Reminder & Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, on Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE consecutive issues. The first publication thereof having been on the 29TH

day of SEPTEMBER A.D., 2016

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF OCTOBER, 2016, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE FOLLOWING REQUESTS BY DONALD & DARYL SCHNEPF, LANDOWNER/APPLICANT, PEW & LAKE, P.L.C., AGENT:

PZ-PA-005-16 requesting approval of a Non-Major Comprehensive Plan Amendment from Moderate Low Density Residential (1-3.5 du/ac) to Employment on 5.13± acres pending in conjunction with Rezone request PZ-004-16 and Planned Area Development Overlay District PZ-PD-004-16 in the Suburban Ranch zone; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H, & a portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

PZ-004-16 requesting a rezone from SR (Suburban Ranch) (PZ-296-71) to I-1 (Industrial Buffer Zoning District), on approximately 5.13± acres to operate a screen manufacturing facility; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

PZ-PD-004-16 requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection 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/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON OCTOBER 10, 2016. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) The Planning Case Number(s)
See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose

FLORENCE REMINDER & BLADE-TRIBUNE

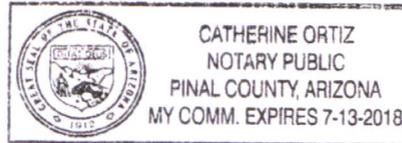
By [Signature]
agent and/or publisher of the Florence Reminder & Blade-Tribune

Sworn to before me this 30th

day of September A.D., 2016

[Signature]

Notary Public in and for the County of Pinal, State of Arizona



Schnepf Road and Airport Drive, in the San Tan Valley area).

PZ-PD-004-16 requesting approval of a Planned Area Development (PAD) Overlay District to plan and develop the Severtson screen manufacturing facility on approximately 5.13± acres; situated in a portion of the E1/2 of Section 16, T02S, R08E, G&SRB&M, tax parcels 104-46-095H & portion of 104-46-095G (legal on file) (located in the southwest corner of Schnepf Road and Airport Drive, in the San Tan Valley area).

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection 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/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON OCTOBER 10, 2016. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

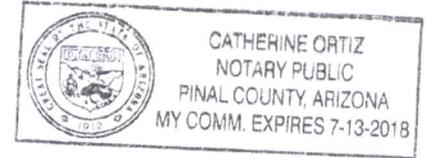
- 1) The Planning Case Number(s)
See above
- 2) Your name, address, telephone number and property tax parcel number (print or type)
- 3) Whether you support or oppose the request
- 4) A brief statement of reasons for supporting or opposing the request
- 5) Whether or not you wish to appear and be heard at the hearing.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

Contact for this matter is: Enrique Bojorquez at 520-866-6642 or enrique.bojorquez@pinalcountyaz.gov
DATED this 14th day of September, 2016.

PINAL COUNTY
COMMUNITY DEVELOPMENT
By: /s/Himanshu Patel
Himanshu Patel,
Community Development Director
No. of publications: 1; date of publication: Sept. 29, 2016.

Sworn to before me this 30th
day of September A.D., 2016
Catherine Ortiz
Notary Public in and for the County
of Pinal, State of Arizona



Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, Meghan Liggett, Applicant's representative for case PZ-PA-005-16, PZ-004-16, PZ-PD-004-16, personally caused two signs to be posted in a visible place on or near the proposed project site on September 20, 2016, at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed PAD site posting, in unincorporated Pinal County.

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

Dynamite Signs, Inc.
Sign Company Name

Meghan Liggett
Sign Company Representative

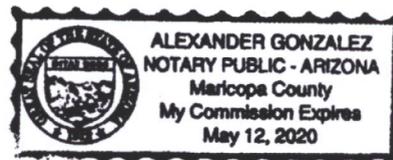
Subscribed and sworn to be on this 20 day of September, 2016 by

Meghan Liggett.

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

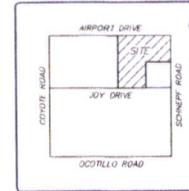
Alexander Gonzalez
Notary Public

My Commission expires: May 12, 2020





ALTA / N.S.P.S. LAND TITLE SURVEY
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

FILE NO. 15001152-040-IH3
SCHEDULE 'B' ITEMS

- 1) Easements, covenants, conditions and restrictions as set forth on the recorded plat of said subdivision referenced in Book 17 of Maps, Page 29 (PLOTTABLE MATTERS SHOWN HEREON)
- 2) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No. Docket 624, page 638 Recording No. Docket 625, page 143 Recording No. Docket 630, page 459 (DOES NOT AFFECT SUBJECT PROPERTY)
- 3) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: electric lines and apartment facilities Recording Date: April 27, 1971 Recording No. Docket 628, page 539 (PLOTTABLE MATTERS SHOWN HEREON)
- 4) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: waterline and roadway Recording No. Docket 1917, page 777 and the effect of Abandonment recorded in Document No. 2001-05160 (DOC. NO. 2001-05160, P.C.R. ABANDONS THE 20' WATER LINE EASEMENT OVER THE SUBJECT PROPERTY)
- 5) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: drainage and irrigation Recording Date: June 04, 1993 Recording No. Docket 1917, page 777 (DOES NOT AFFECT SUBJECT PROPERTY)
- 6) Restrictions relating to Residential Fireplaces imposed upon said land by reason of Ordinance No. 12200-80 by the Board of Supervisors of Pinal County, Arizona, recorded in Document No. 2001-000750 and Revised by Ordinance No. 121207-101 in Document No. 2008-001862 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 7) Inclusion within Johnson Utilities Company water and sewer service area as set forth in Recording No. 2001-0024621 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 8) Matters shown on record of survey Recording No.: Book 6 of Surveys, Page 47 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- 9) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: underground electrical and apartment facilities Recording Date: April 01, 2003 Recording No. 2003-001862 (PLOTTABLE MATTERS SHOWN HEREON)

FILE NO. 15000932-040-IH3
SCHEDULE 'B' ITEMS

- 1) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: electric lines Recording No. Docket 628, Page 539 (PLOTTABLE MATTERS SHOWN HEREON)
- 2) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No. Docket 624, Page 638 and Supplemental Declarations in Docket 625, Page 143 and in Docket 630, Page 459 (DOES NOT AFFECT SUBJECT PROPERTY)
- 3) Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 16 of Maps, Page 23 and on set forth in Book 17 of Maps, Page 29 (PLOTTABLE MATTERS SHOWN HEREON - DOC. NO. 2001-05160, P.C.R. ABANDONS THE 20' WATER LINE EASEMENT OVER THE SUBJECT PROPERTY)
- 4) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: waterline and roadway Recording No. Docket 1917, Page 777 and the effect of Abandonment recorded in Document No. 2001-05160 (DOC. NO. 2001-05160, P.C.R. ABANDONS THE 20' WATER LINE EASEMENT OVER THE SUBJECT PROPERTY)
- 5) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: drainage and irrigation Recording No. Docket 1917, page 779 (PLOTTABLE MATTERS SHOWN HEREON)
- 6) Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 6 of Survey Maps, Page 47 (DOCUMENT IS A RECORD OF SURVEY AND DOES NOT CREATE ANY PLOTTABLE EASEMENTS OVER THE SUBJECT PROPERTY)
- 7) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: irrigation Recording No. 2001-054228 (PLOTTABLE MATTERS SHOWN HEREON)
- 8) Terms, conditions, obligations and inclusions contained in that certain Ordinance No. 12200-80 relating to Residential Fireplaces Restrictions, recorded in Document No. 2001-000750, and thereafter Ordinance No. 121207-101 recorded in Document No. 2008-001862 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- 9) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: electric transmission facilities Recording No. 2004-07914 (PLOTTABLE MATTERS SHOWN HEREON)
- 10) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document Purpose: electric transmission facilities Recording No. 2003-159240 (PLOTTABLE MATTERS SHOWN HEREON)
- 11) Matters contained in that certain document Entitled: Communications Tower License Agreement Dated: November 01, 2013 Recording Date: November 21, 2013 Recording No. 2013-088839 (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE - DOCUMENT TERM WAS ONE YEAR FROM THE EFFECTIVE DATE)

SITE INFORMATION

ADDRESS: 3163 E. AIRPORT DRIVE & 41902 N. SCHNEPP ROAD, SAN TAN VALLEY, ARIZONA
 A.E.N.: 104-46-095-G & 104-46-095-H
 LAND AREA: 3.180 ACRES - 224,757 SQ. FT.
 STRIPPED PARKING SPACE: 100/40/40/0
 Regular: 51
 Handicapped: 1
 Total: 52

PARENT PARCEL DESCRIPTION

FILE NO. 15001152-040-IH3
 COMMENCING AT THE SOUTHWEST CORNER OF TRACT 6 OF THE SUBDIVISION OF QUEEN CREEK RANCHOS PLAT OF CORRECTION, AS RECORDED IN BOOK 17 OF MAPS, PAGE 29 THEREOF, RECORDS OF PINAL COUNTY, ARIZONA, SAID SUBDIVISION BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2S, RANGE 8E OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;
 THENCE EAST (GRADE OF BEARING AND RECORD) ALONG THE SOUTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 1189.20 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 11 DEGREES 21 MINUTES 12 SECONDS EAST, 135.10 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT 6 AND FROM WHICH THE POINT OF THE NORTHEAST CORNER OF SAID TRACT 6 BEARS EAST 121.91 FEET DISTANT THEREFROM, THENCE EAST ALONG THE SAID NORTHERLY LINE OF TRACT 6, A DISTANCE OF 781.10 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID TRACT 6 BEARS EAST 332.45 FEET DISTANT THEREFROM;
 THENCE SOUTH 0 DEGREES 15 MINUTES 15 SECONDS WEST, 135.00 FEET TO A POINT ON THE SAID SOUTHERLY LINE OF TRACT 6 AND FROM WHICH POINT THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 6 BEARS EAST, 302.39 FEET DISTANT THEREFROM;
 THENCE WEST ALONG THE SAID SOUTHERLY LINE OF TRACT 6, A DISTANCE OF 787.53 FEET TO THE TRUE POINT OF BEGINNING.

FILE NO. 15000932-040-IH3
 That part of the South half of Section 16, Township 2 South Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being a portion of Tract 6, Plat of Correction of Queen Creek Ranchos, according to Book 17 of Maps, page 29, Records of Pinal County, Arizona, and also being a part of Parcel 6, as referenced in Survey recorded in Book 6, of Maps, page 47, Pinal County, Arizona, COMMENCING at the Southwest corner of Tract 6, of the subdivision of Queen Creek Ranchos (Grade of bearings and record), along the Southerly line of Tract 6, a distance of 1536.73 feet to the TRUE POINT OF BEGINNING;
 Thence North 0 degrees 15 minutes 15 seconds East, 333.00 feet to a point on the Northerly line of said Tract 6 and from which point the Northeast corner of said Tract 6 bears West, 202.46 feet distant therefrom;
 Thence East, along the said Northerly line of Tract 6, a distance of 332.45 feet to the Northeast corner of said Tract 6;
 Thence South 0 degrees 10 minutes 15 seconds West, 135.00 feet to the Northeast corner of Tract 6 of said Queen Creek Ranchos Plat of Correction;
 Thence West, 200.06 feet to the Southwest corner of said Tract 6;
 Thence South 0 degrees 15 minutes 15 seconds West, 200.00 feet to the Southwest corner of said Tract 6 and also being the most Southeasterly corner of said Tract 6;
 Thence West, along the Southerly line of said Tract 6, a distance of 352.39 feet to the TRUE POINT OF BEGINNING.
 EXCEPTING an undivided 1/8th of oil, gas, and other hydrocarbon substances, coal or stone, metals, minerals, fossils and remains of every name and description, together with all uranium, thorium or other material which is or may be determined to be peculiarly essential to the production of fissile materials, whether or not of commercial value, as reserved in the Patent of said land.

PARCEL DESCRIPTION

Parcel No. 1:
 NOT A PART OF THIS SURVEY
 Parcel No. 2:
 A portion of Tract 6 of the Queen Creek Ranchos Plat of Correction, recorded in Book 17 of Maps, Page 29, records of Pinal County, Arizona, being located in a portion of the Southwest quarter of Section 16, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:
 COMMENCING at the Southwest corner of said Tract 6;
 Thence along the South line of said Tract 6 as a grade of bearing, North 0 degrees 02 minutes 00 seconds East, 1236.69 feet to a point on a line 840.45 feet West of and parallel with the East line of the Southeast quarter of said Tract 6 said point being the POINT OF BEGINNING;
 Thence using said parallel line North 00 degrees 15 minutes 02 seconds East, 334.92 feet to a point on the North line of said Tract 6 and from which point the Northeast corner of said parcel of land described in Outroom Used 7/0/46 feet to the Northeast corner of that parcel of land described in Warranty Deed recorded in File No. 2002-021636, records of Pinal County, Arizona, said point also being on the Westerly right of way line of Schenep Road;
 Thence along the East line of said Warranty Deed and said right of way line, South 00 degrees 15 minutes 02 seconds West, 134.97 feet to a corner of said Warranty Deed; Thence North 90 degrees 00 minutes 00 seconds West, 270.00 feet to a corner of said Warranty Deed;
 Thence South 00 degrees 15 minutes 02 seconds West, 200.00 feet to the Southwest corner of said Warranty Deed; said point also being on the Westerly right of way line of Joy Drive;
 Thence along the South line of said Warranty Deed and said right of way line, North 90 degrees 00 minutes 00 seconds West, 390.46 feet to the POINT OF BEGINNING.

The description shown hereon was prepared for the purpose of a future parcel split. Generating this description does not constitute a land division and parcel divisions/combinations are subject to approval from local jurisdictions.

SURVEY NOTES

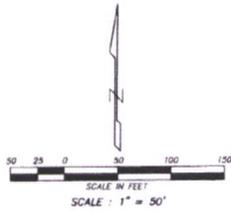
1. This survey and the descriptions used are based on Commitments for Title Insurance issued by Commonwealth Land Title Insurance Company, File Number 15001152-040-IH3, dated August 11, 2015 & File Number 15000932-040-IH3, dated June 11, 2015.
2. BASIS OF BEARING: The monument line of Joy Drive, using a bearing of North 90 degrees 00 minutes 00 seconds West, per the Deed No. 2002-021636, P.C.R.
3. The bearings and distances depicted indicate actual field or computer measurements performed during the course of this survey; this information may vary from documents of record used for this survey.
4. The building square footage shown is based on exterior measurements of the building footprint of garages and is not intended to reflect the release or leaseable area of any building. The building footprint and dimensions depict the general configuration of the building(s).
5. The utility information shown is limited to visible above ground evidence and/or records provided by the respective utility companies. This survey may not depict all of the underground utilities either in service or abandoned that may exist adjacent to or within the boundaries of the subject property. No representation is made to the accuracy or completeness of any third party maps, records or information used to depict the underground utilities. An underground utility locator was not contacted and one should be retained prior to excavation or construction to determine the precise location of all utilities that may exist adjacent to or within the boundaries of the subject property. The certification on this survey does not guarantee or provide any warranty to the exact location or presence of any underground utilities that are actually subject to or within the boundaries of the subject property.
6. This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or written by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

REFERENCE DOCUMENTS

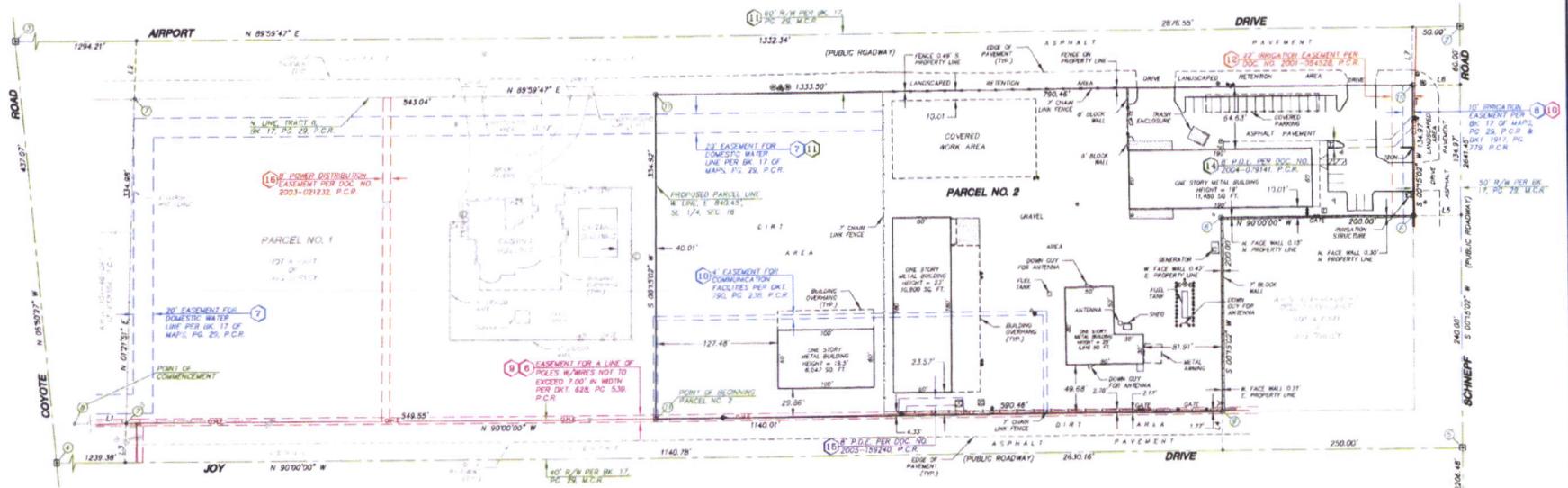
PLAT PER BOOK 17, PAGE 29, P.C.R.
 R.O.S. PER BOOK 6, PAGE 47, P.C.R.
 R.O.S. PER BOOK 7, PAGE 123, P.C.R.
 R.O.S. PER BOOK 2, PAGE 161, P.C.R.
 R.O.S. PER BOOK 11, PAGE 78, P.C.R.
 R.O.S. PER BOOK 20, PAGE 798, P.C.R.
 R.O.S. PER BOOK 7, PAGE 8, P.C.R.
 R.O.S. PER FILE NO. 2015-07261, P.C.R.

CERTIFICATION

To:
 F.E.L.L., an Arizona limited liability company, Ronald L. Swerston, Donald L. Schenep and Janet C. Schenep, Trustees of The Don & Janet Schenep Family Trust U/I/A dated September 15, 1994, as amended, and Commonwealth Land Title Insurance Company
 This is to certify that this map and plat and the survey on which it is based was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPSPL Land Title Surveys, jointly established and adopted by ALTA and NPSPL, and includes Items 1, 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a) to 11(c), 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337,



LINE	BEARING	DISTANCE
L1	N 90°00'00" E	1382.34
L2	N 59°59'47" E	463.04
L3	S 59°27'57" W	49.07
L4	S 59°15'22" W	48.00
L5	N 90°00'00" E	50.00
L6	N 89°59'47" E	50.00
L7	N 00°15'02" E	80.00



LEGEND

- | | | | |
|--|---|--|-------------------------------------|
| | Property Corner (See Monument Table) | | Electric Transformer |
| | Property Line | | Fiber Optic Marker |
| | Find Survey Monument (See Monument Table) | | Elbowed Valve |
| | Schedule "B" Item | | Flag Pole |
| | 24 inch Vertical Curb & Gutter | | Gas Meter |
| | 8 inch Concrete Curb | | Gas Valve |
| | Indicates Driveway (means of access) | | Guard Post or Gate Post |
| | Concrete Surface | | Disabled Space |
| | Fence | | Key Post |
| | RFI | | Light Pole |
| | Overhead Electric Line | | Mail Box |
| | Backflow Preventer | | Meter Cover |
| | Open Guy Wire | | Metal Cover |
| | Electric Box | | Power Pole |
| | Electric Cabinet | | Power Pole w/ Underground Electric |
| | Electric Meter | | Sewer Clean Out |
| | | | Sprinkler Hook-Up (fire department) |
| | | | Telephone Pole |
| | | | TV Junction Box |
| | | | Water Meter |
| | | | Water Manhole |
| | | | Water Valve |
| | | | Power Distribution Easement |

MONUMENT TABLE	
1	SE COR SEC. 16 - FIND BRASS CAP FLUSH
2	C 1/4 COR SEC. 16 - FIND 1/2" REBAR NO. 10 - 0.70' BELOW SURFACE
3	FIND COTTON PICKER SPRIGGLE PER BK. 6, PG. 47, P.C.R. ALSO FIND 1/2" IRON & TAG L.S. 133X6, N. 845348" N, 0.24'
4	FIND COTTON PICKER SPRIGGLE PER BK. 6, PG. 47, P.C.R.
5	FIND 1/2" REBAR NO. 10, AS SHOWN ON R.O.S. SEE NO. 2015-07210, P.C.R.
6	FIND IR. NAIL & WASHER L.S. 31020 PER R.O.S. SEE NO. 2015-07210, P.C.R.
7	FIND 1/2" REBAR W/TAG L.S. 32776 PER BK. 6, PG. 47, P.C.R.
8	SW COR TRACT 6, BK. 17, PG. 28, P.C.R. - FIND 1/2" REBAR W/CAP L.S. 28724 AS SHOWN ON R.O.S. SEE NO. 2015-07210, P.C.R.
9	SE COR TRACT 5, BK. 17, PG. 28, P.C.R. - FIND 1/2" REBAR W/TAG L.S. 32776 PER BK. 6, PG. 47, P.C.R.
10	NE COR TRACT 6, BK. 17, PG. 28, P.C.R. - FIND 1/2" REBAR W/CAP L.S. 31020 PER R.O.S. SEE NO. 2015-07210, P.C.R.
11	PROPOSED PARCEL CORNER - NOT SET AT THE TIME OF THIS SURVEY



ALTA / N.S.P.S. LAND TITLE SURVEY
 AIRPORT DR. & SCHREFF RD. SAN TAN VALLEY, AZ

STATEWIDE SERVICE IN ARIZONA
www.allancelandsurveying.com

ALLANCE
 LAND SURVEYING, LLC

7000 N. 70TH AVENUE TEL (928) 878-2200
 SUITE 504 FAX (928) 878-1616
 GLENDALE, AZ 85303 info@allancelandsurveying.com

SHEET: 2 OF 2 DATE: 3-25-16 JOB NO. 161224

Aerial View

Before



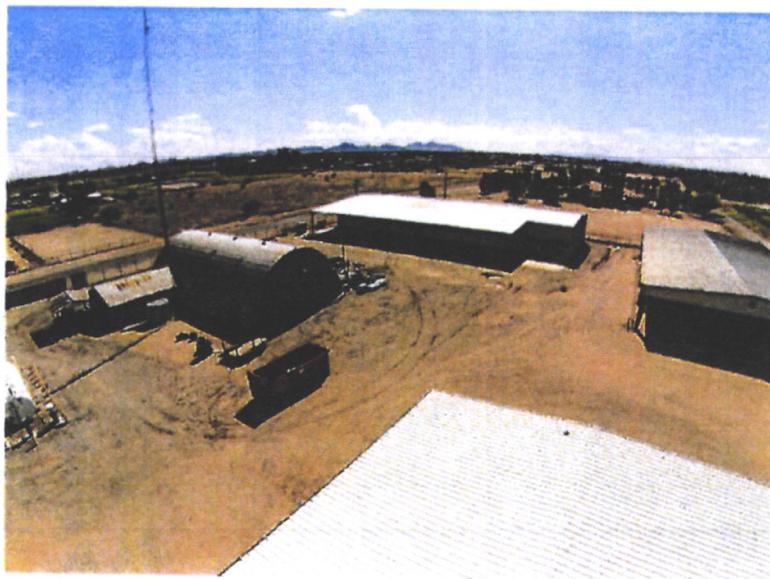
After



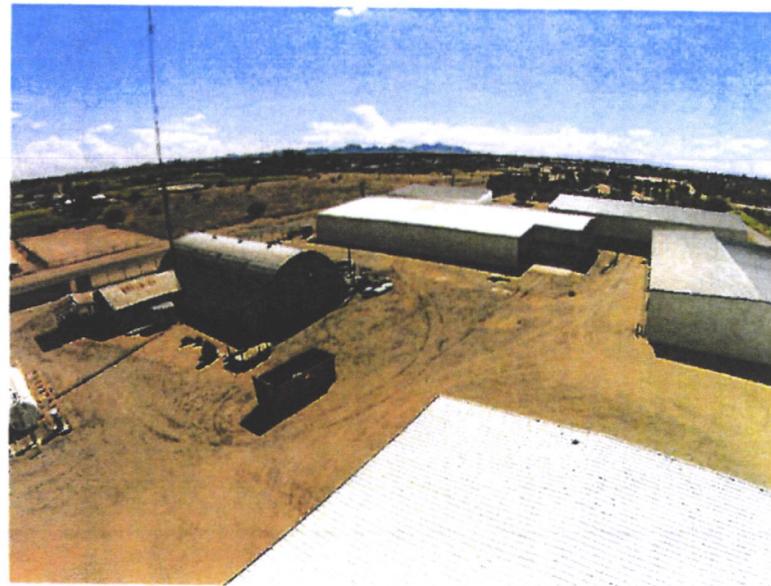
EXHIBIT B

Close-Up Aerial Views

Before



After

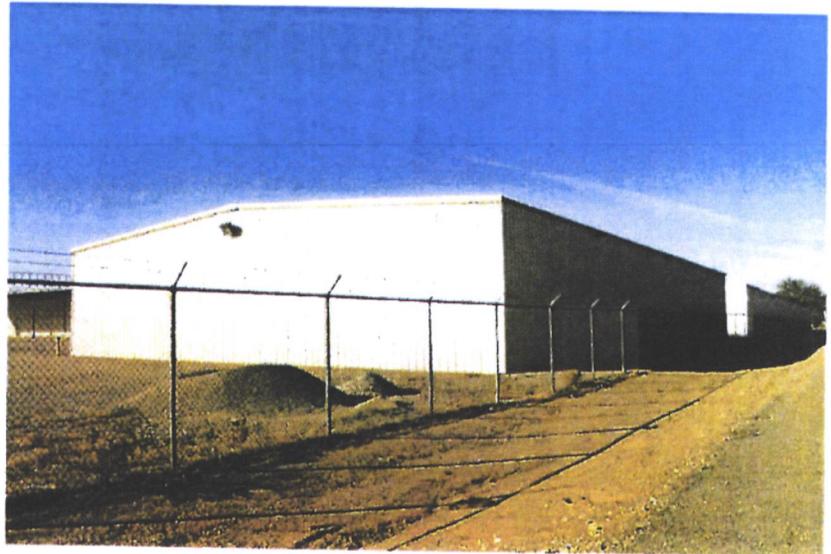


View from Airport Drive

Before



After





Memo: Severtson Screens –
Traffic Impact Statement

Date: 08/22/16
TO: Pinal County
FROM: Eric Maceyko, P.E., PTOE
Bryan Martin, P.E.

INTRODUCTION

A new light industrial development, named Severtson Screens, is proposed on the west side of Schnepf Road, between Ocotillo Road and Pima Road in Pinal County, Arizona. The proposed development encompasses an existing parcel of land on approximately 5 acres that contains six (6) separate buildings with a total of 50,700 square feet of building area. The previous buildings were occupied by the old headquarters of H2O, Inc. with light industrial uses. The proposed development will utilize the existing building area and add one new building with 27,000 square feet of building area.

EPS Group has prepared a traffic impact statement to evaluate the trip generation for the proposed development.

LOCATION

Figure 1 provides a vicinity map of the proposed development, and **Figure 2** shows the proposed development site plan. The site is located on the west side of Schnepf Road generally between Pima Road and Ocotillo Road. The primary roads used to access the site are Schnepf Road, Airport Drive, and Joy Drive. Full access connections are provided on all three roads. The land surrounding the site is primarily comprised of low density residential and vacant land.

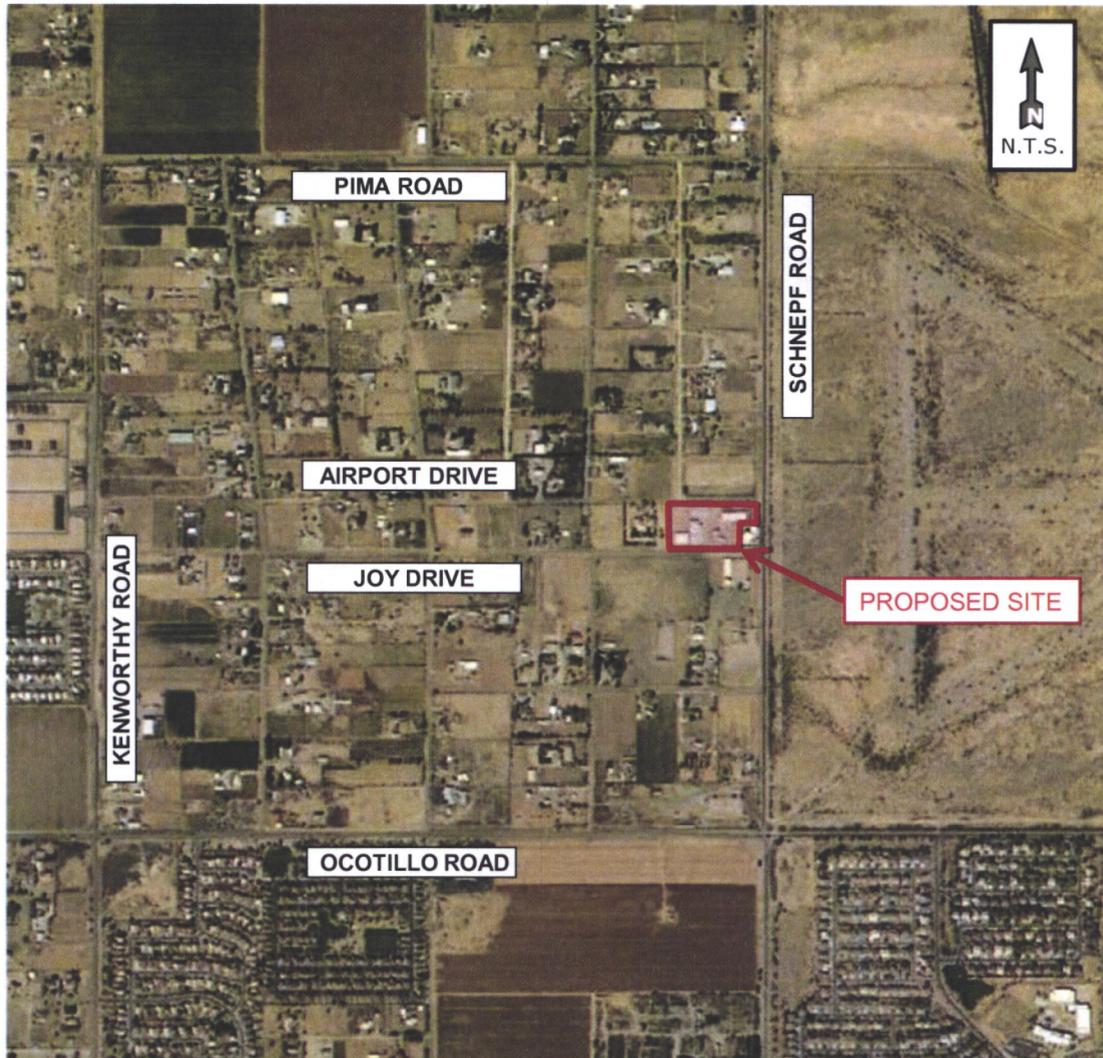


Figure 1: Vicinity Map

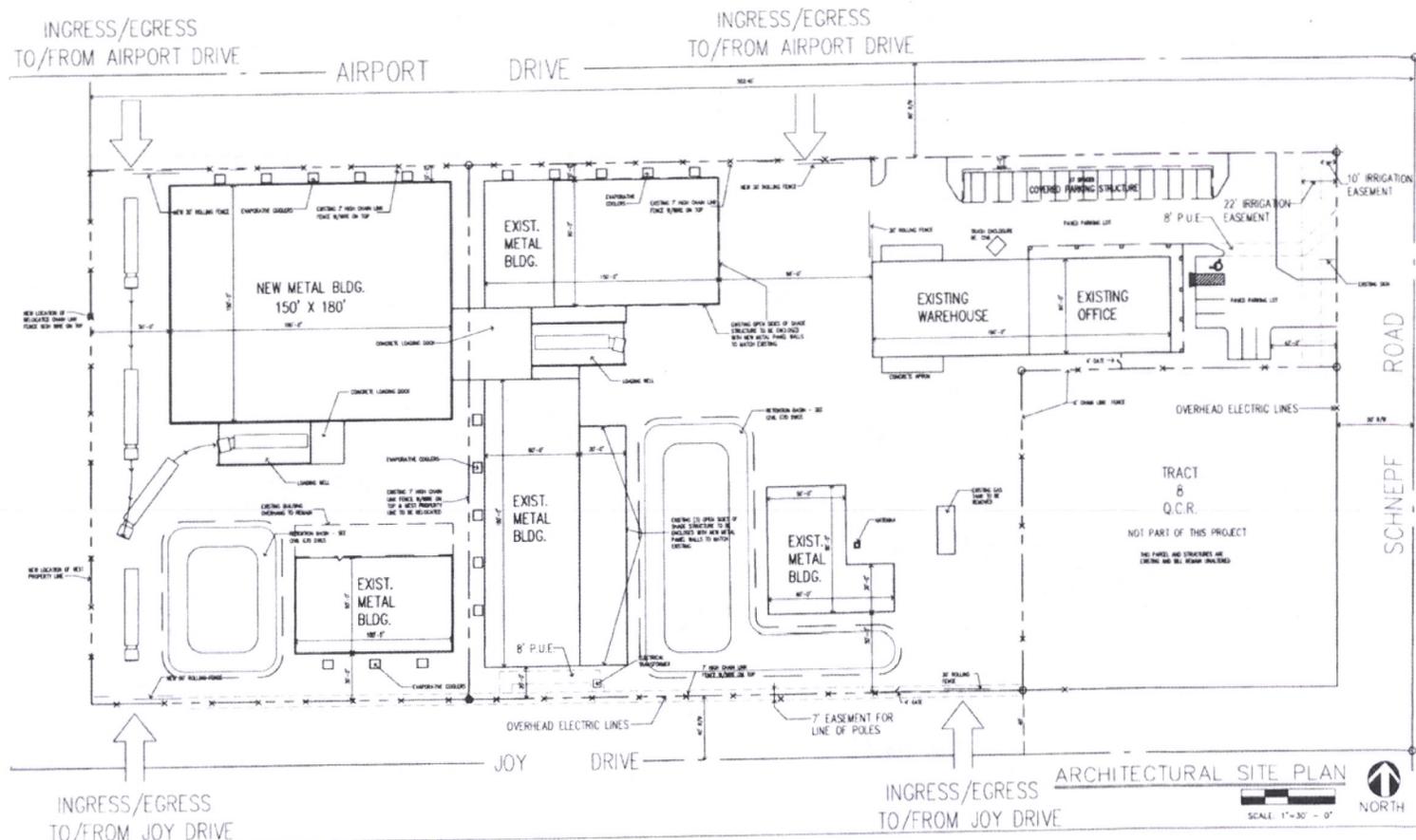


Figure 2: Proposed Development Site Plan

EPS Group, Inc. • 2045 S. Vineyard Avenue, Suite 101 • Mesa, AZ 85210
 Tel (480) 503-2250 • Fax (480) 503-2258

ANALYSIS

The estimated trip generation for the proposed development was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, published in 2012. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data are provided for 172 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category.

There is considerable data for industrial developments. The proposed development consists of several manufacturing, warehousing, and storage buildings, plus a small office building. The most appropriate land use code, ITE Land Use Code 110 – General Light Industrial, was utilized for this study. There are a maximum total of 25 employees for the proposed development. The independent variable for number of employees is available in Trip Generation and sufficient statistical attributes are provided for this land use. Since the size of the proposed development is in the lower range of data provided for the light industrial subject locations, the average maximum rates were utilized to provide a conservative estimate of generated traffic.

The complete calculation results are provided in **Attachment A**, and summarized in **Table 1**.

Table 1: Proposed Development Trip Generation

Time Period	Day			AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Weekday	56	56	112	22	4	26	5	19	24
Saturday	17	16	33	-	-	-	2	3	5
Sunday	26	26	52	-	-	-	3	4	7

CONCLUSION

The proposed Severtson Screens light industrial development is anticipated to generate 112 daily trips, 26 morning peak hour trips, and 24 evening peak hour trips during the average weekday. It is also anticipated to generate 52 daily trips and 7 peak hour trips during the highest average weekend day.

Please contact me at (480) 503-2250, extension 125 if you have any questions or would like to discuss this memorandum.

ATTACHMENT:

- A. Proposed Development Trip Generation**



Expires:6/30/2017

***ATTACHMENT A
PROPOSED DEVELOPMENT TRIP GENERATION***



PROJECT	SEVERTSON SCREENS			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	GENERAL LIGHT INDUSTRIAL - 110			
INDEPENDENT VARIABLE	EMPLOYEES			
SIZE	25			
		TRIPS		
		ENTERING	EXITING	TOTAL
WEEKDAY DAILY		50%	50%	
NUMBER OF STUDIES	18			
AVERAGE SIZE	469			
MINIMUM RATE	1.53	19	19	38
AVERAGE RATE	3.02	38	38	76
MAXIMUM RATE	4.48	56	56	112
STANDARD DEVIATION	1.86			
EQUATION: $T = 2.95 * (X) + 30.57$	$R^2 = 0.98$	52	52	104
LARGEST OF AVERAGE OR EQUATION		52	52	104
AM PEAK HOUR ADJACENT STREET		83%	17%	
NUMBER OF STUDIES	21			
AVERAGE SIZE	428			
MINIMUM RATE	0.08	2	0	2
AVERAGE RATE	0.44	9	2	11
MAXIMUM RATE	1.02	22	4	26
STANDARD DEVIATION	0.69			
EQUATION: $T = 0.27 * (X) + 70.47$	$R^2 = 0.76$	64	13	77
LARGEST OF AVERAGE OR EQUATION		64	13	77
AM PEAK HOUR GENERATOR		87%	13%	
NUMBER OF STUDIES	21			
AVERAGE SIZE	421			
MINIMUM RATE	0.25	5	1	6
AVERAGE RATE	0.48	10	2	12
MAXIMUM RATE	1.02	23	3	26
STANDARD DEVIATION	0.72			
EQUATION: $LN(T) = 0.87 * LN(X) + 0.14$	$R^2 = 0.87$	17	2	19
LARGEST OF AVERAGE OR EQUATION		17	2	19
PM PEAK HOUR ADJACENT STREET		21%	79%	
NUMBER OF STUDIES	19			
AVERAGE SIZE	451			
MINIMUM RATE	0.04	0	1	1
AVERAGE RATE	0.42	2	9	11
MAXIMUM RATE	0.95	5	19	24
STANDARD DEVIATION	0.67			
EQUATION: $T = 0.29 * (X) + 58.03$	$R^2 = 0.85$	14	51	65
LARGEST OF AVERAGE OR EQUATION		14	51	65
PM PEAK HOUR GENERATOR		29%	71%	
NUMBER OF STUDIES	21			
AVERAGE SIZE	421			
MINIMUM RATE	0.36	3	6	9
AVERAGE RATE	0.51	4	9	13
MAXIMUM RATE	1.18	9	21	30
STANDARD DEVIATION	0.75			
EQUATION: $T = 0.36 * (X) + 65.81$	$R^2 = 0.90$	22	53	75
LARGEST OF AVERAGE OR EQUATION		22	53	75



PROJECT	SEVERTSON SCREENS			
PARCEL	ENTIRE SITE			
ITE LAND USE CATEGORY AND CODE	GENERAL LIGHT INDUSTRIAL - 110			
INDEPENDENT VARIABLE	EMPLOYEES			
SIZE	25			
	RATE	TRIPS		
		ENTERING	EXITING	SUM
SATURDAY DAILY		50%	50%	
NUMBER OF STUDIES	6			
AVERAGE SIZE	969			
MINIMUM RATE	0.29	4	3	7
AVERAGE RATE	0.48	6	6	12
MAXIMUM RATE	1.32	17	16	33
STANDARD DEVIATION	0.72			
EQUATION: $T = 0.38 * (X) + 98.60$	$R^2 = 0.90$	54	54	108
LARGEST OF AVERAGE OR EQUATION		54	54	108
PEAK HOUR GENERATOR		47%	53%	
NUMBER OF STUDIES	5			
AVERAGE SIZE	1,134			
MINIMUM RATE	0.04	0	1	1
AVERAGE RATE	0.05	0	1	1
MAXIMUM RATE	0.21	2	3	5
STANDARD DEVIATION	0.23			
EQUATION: $T = 0.02 * (X) + 39.29$	$R^2 = 0.62$	19	21	40
LARGEST OF AVERAGE OR EQUATION		19	21	40
SUNDAY DAILY		50%	50%	
NUMBER OF STUDIES	4			
AVERAGE SIZE	1,280			
MINIMUM RATE	0.12	2	1	3
AVERAGE RATE	0.26	4	3	7
MAXIMUM RATE	2.09	26	26	52
STANDARD DEVIATION	0.60			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		4	3	7
PEAK HOUR GENERATOR		48%	52%	
NUMBER OF STUDIES	4			
AVERAGE SIZE	1,280			
MINIMUM RATE	0.02	0	1	1
AVERAGE RATE	0.04	0	1	1
MAXIMUM RATE	0.29	3	4	7
STANDARD DEVIATION	0.20			
EQUATION: NOT PROVIDED	NA	NA	NA	NA
LARGEST OF AVERAGE OR EQUATION		0	1	1



SUP-015-15



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

MEETING DATE: October 20, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-015-15 (River Bottom Motocross)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is request for a Special Use Permit to operate a private motocross facility on 12.0± acres in the General Rural (GR) zone.

If This Request is Approved:

If this Special Use Permit is approved, the applicant will attend a Site Plan Review meeting and begin the earthmoving activities needed to construct the motocross facility.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 12.0± acre parcel situated in a portion of Sections 19 and 30, T4S, R10E, G&SRB&M (legal on file).

TAX PARCELS: 201-21-005C

LANDOWNER: Eustolia V. Ornelas

APPLICANT: Michael Corral

REQUESTED ACTION & PURPOSE: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility.

LOCATION: Located approximately one mile east of Highway 79 in the Florence area.

SIZE: 12.0± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are also designated Very Low Density Residential. The proposed use is in conformance with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently vacant.

SURROUNDING ZONING AND LAND USE:

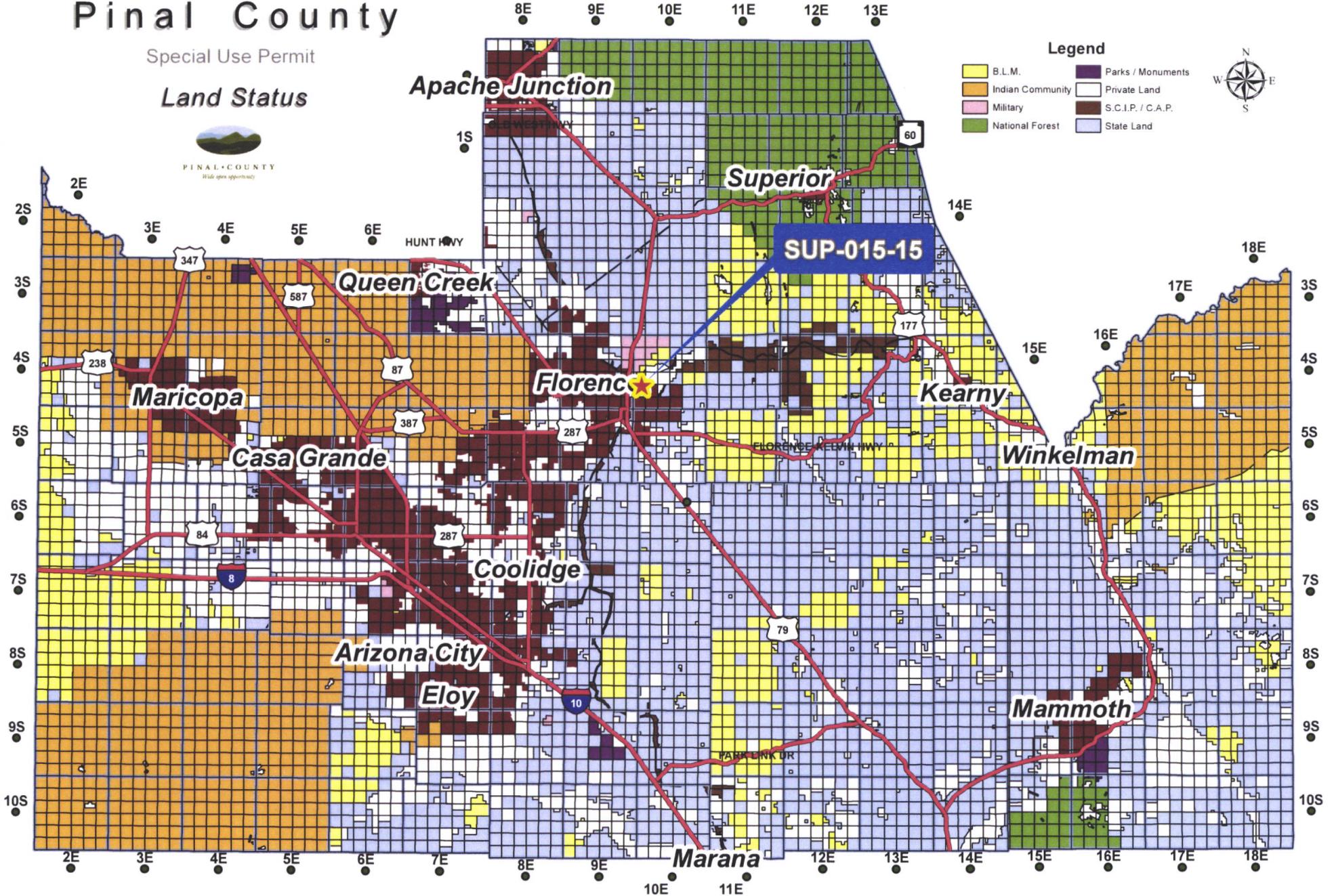
North: GR – Vacant
East: GR – Vacant
South: GR - Vacant

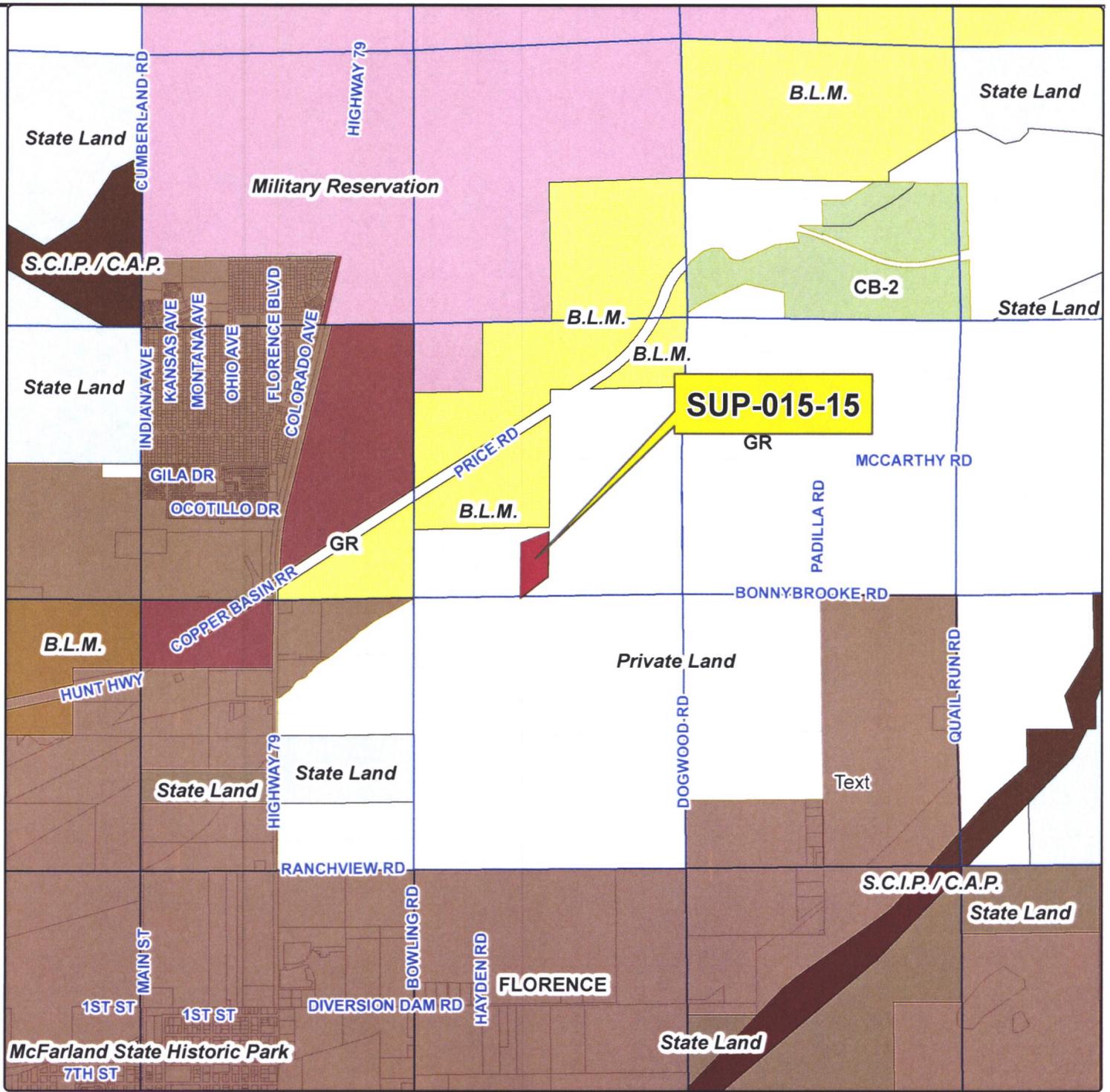
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal County

Special Use Permit

Land Status





Special Use Permit

Community Development



PINAL COUNTY

Wide open opportunity

EUSTOLIA V. ORNELAS

Legal Description:

Situated in a portion of the Sections 19 & 30, T04S, R10E, G&SRB&M, Parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

T04S-R10E Sec 19 & 30

Page 102

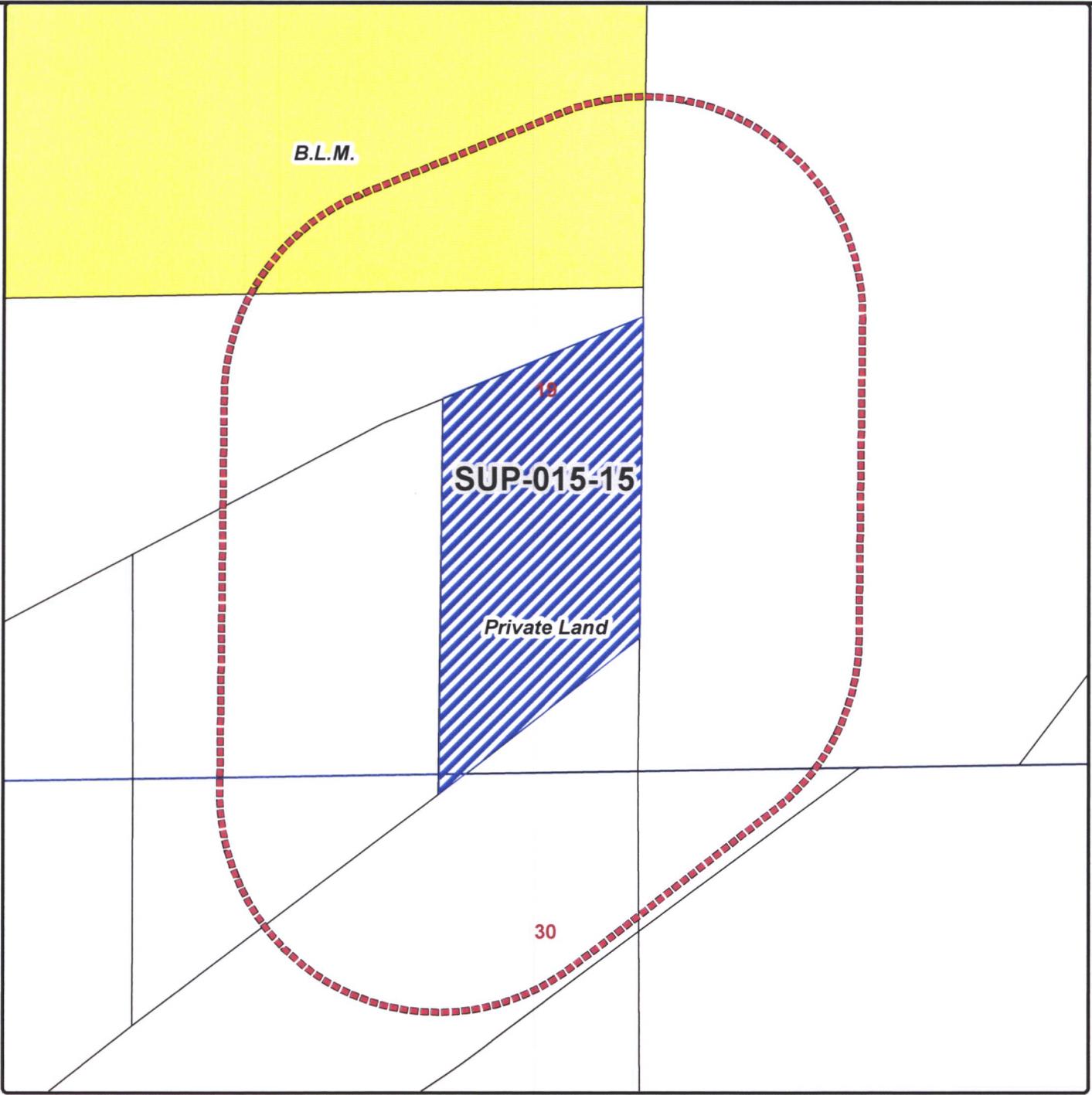


EUSTOLIA V. ORNELAS

Sheet No.
1 of 1

Drawn By: GIS / IT / LJT
Sections 19 & 30

Date: 1/27/2016
Township 04S
Range 10E
Case Number: SUP-015-15



Special Use Permit

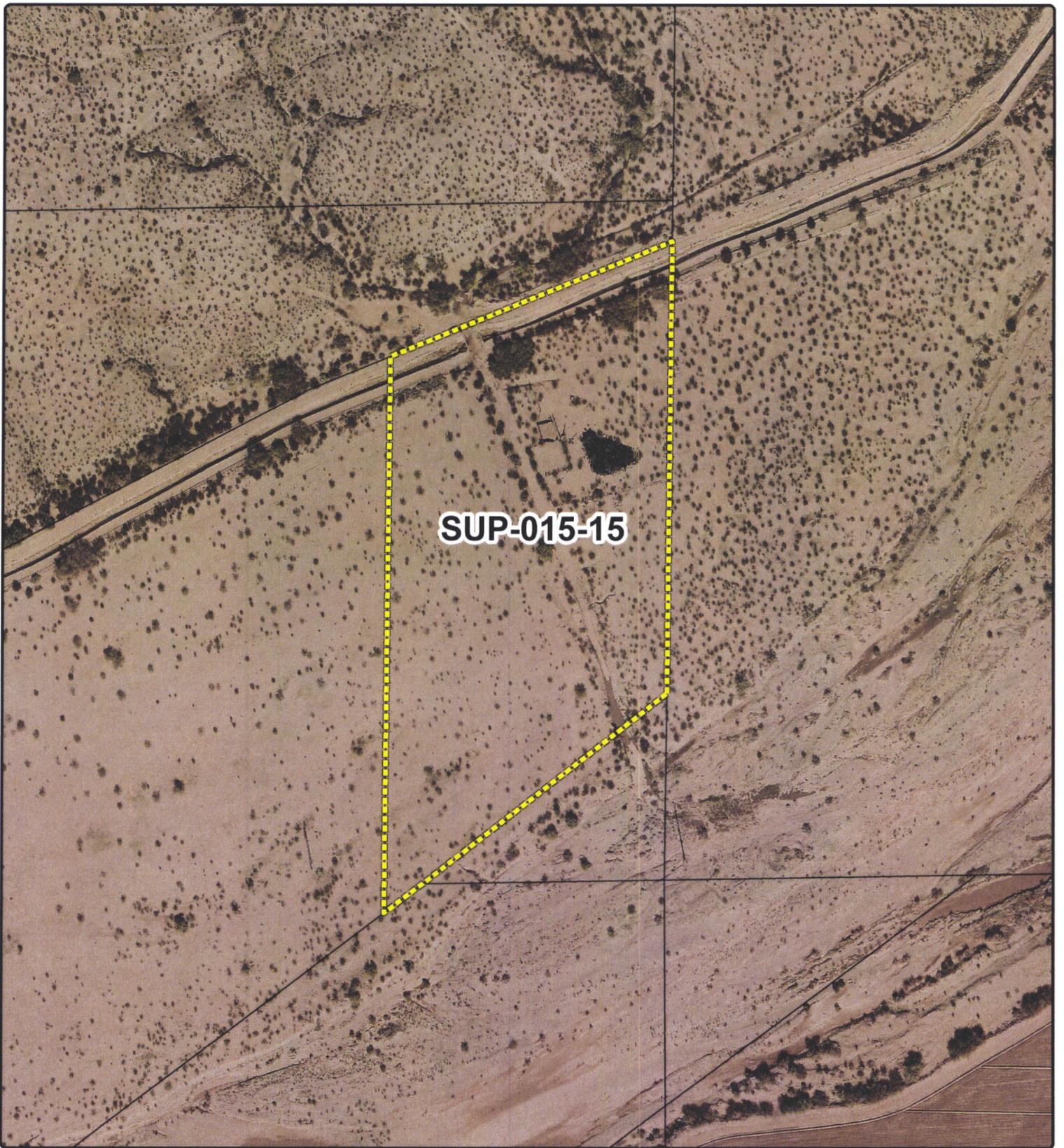
SUP-015-15 – PUBLIC HEARING/ACTION: Eustolia V. Ornelas, landowner, Michael Corral, applicant, requesting approval of a Special Use Permit to operate a private motocross facility on a 12± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 19 and 30, T4S, R10E G&SRB&M, tax parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).

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



Legal Description:
 Situated in a portion of Sections 19 & 30, T04S, R10E, G&SRB&M, Parcel 201-21-005C (legal on file) (located approximately one mile east of Highway 79 in the Florence area).
 T04S-R10E Sec 19 & 30

Owner/Applicant: EUSTOLIA V. ORNELAS			
Drawn By: GB / IT / LJT		Date: 02/20/16	
Sheet No. 1 of 1	Sections 19 & 30	Township 04S	Range 10E
Case Number: SUP-015-15			



SUP-015-15

Special Use Permit



PINAL • COUNTY
Wide open opportunity

SUP-015-15

RECORD OF SURVEY

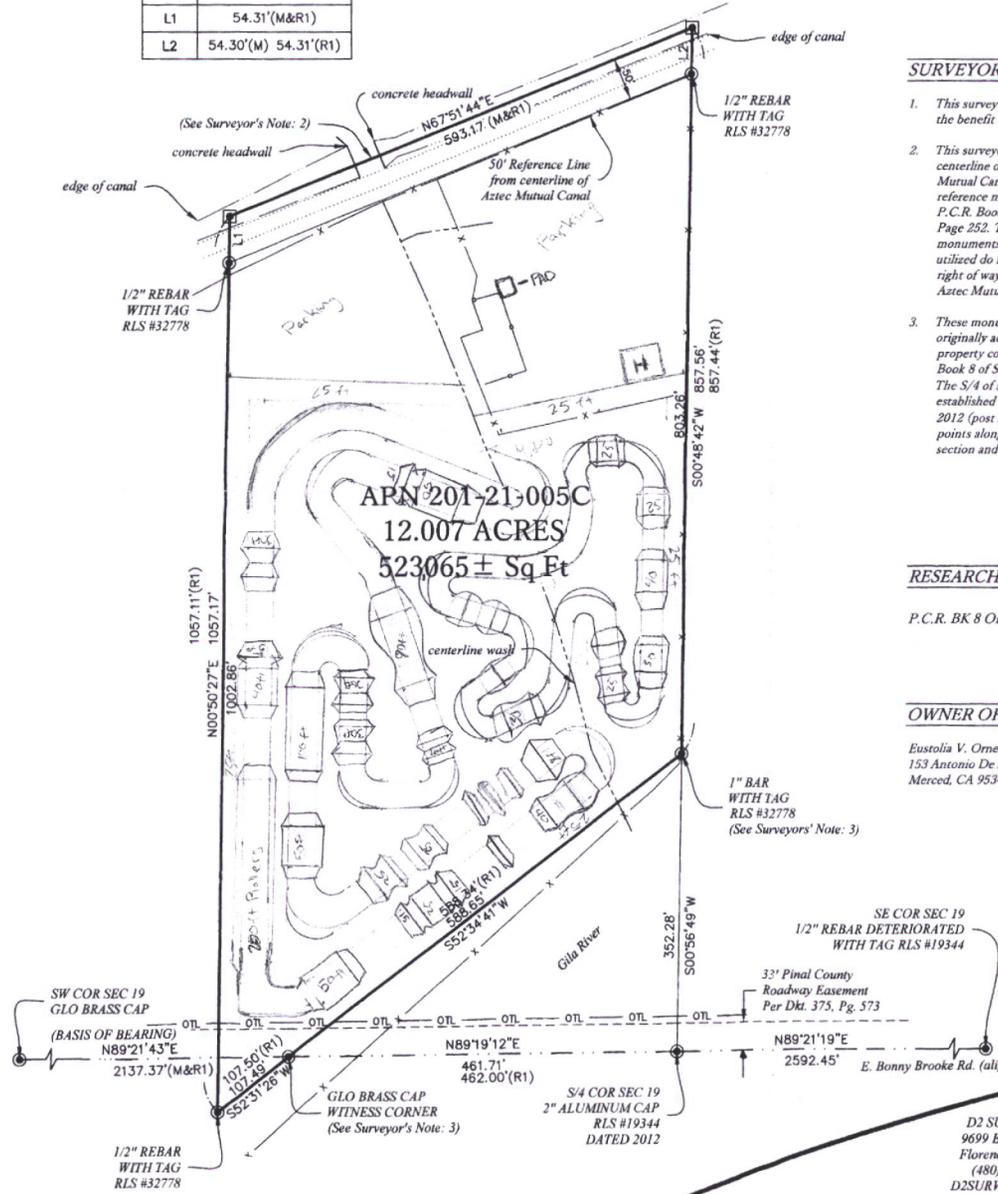
A PORTION OF LAND LOCATED WITHIN THE SOUTH HALF OF SECTION 19 AND NORTH HALF OF SECTION 30
TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA

STATE OF ARIZONA } SS 10/1
COUNTY OF PINAL }

I hereby certify that the within instrument is filed in the official records of this County in
File No: 2015-015-08
Date: 11-23-2015
Request of: D2 Surveying
Witness my hand and official seal
Virginia Ross, Pinal County Recorder
By: *Michael Corral* Deputy



Reference Point-Line Table	
Line #	Length
L1	54.31'(M&R1)
L2	54.30'(M) 54.31'(R1)



SURVEYOR'S NOTES:

- This survey was done without the benefit of a title report.
- This surveyor calculated the centerline of the Aztec Mutual Canal by the found reference monuments set in P.C.R. Book 8 of Surveys, Page 252. The reference monuments accepted and utilized do not represent the right of way or easement of Aztec Mutual Canal.
- These monuments were originally accepted as property corners per P.C.R. Book 8 of Surveys, Page 252. The S/4 of section 19 was established by RLS #19344 in 2012 (post R1) creating angle points along what is assumed section and mid section lines.

LEGEND

- = Found monument as noted
- = Calculated position "not set"
- = Section line
- - - = Easement line
- x - = Fence line barb wire
- o - = Fence line wood
- - - = Centerline wash
- - - = Top slope of Aztec Mutual Canal
- - - = Edge of dirt road
- O L - = Centerline overhead transmission line

RESEARCH INFORMATION

P.C.R. BK 8 OF SURVEYS, PG 252.....R1

OWNER OF RECORD

Eustolia V. Ornelas
153 Antonio De Padua Ct.
Merced, CA 95341



BUILDER'S NOTES

- 20 x 20 pad on NE corner of corral for porta potties and storage
- H ditches cleared area for landing of EMS Helicopter
- Track crossing of wash is 10,200 sq ft or 2/10 AC



SURVEY CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND/OR SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF November OF 2015; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

MICHAEL CORRAL
RIVER BOTTOM MOTOCROSS

BOUNDARY SURVEY

Date: November 2015	County: Pinal	revision No.
Field work: JJD MZ	State: Arizona	project 15-046
Drafter: EL	REVIEW: JJD	1 of 1

another one in the books by
D2 SURVEYING
9699 E. Barley Rd.
Florence Az. 85132
(480)221-1368
D2SURVEYING.COM



West: GR – Vacant

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain and "a", an area inundated by 100-year flooding, for which no Base Flood Elevations have been determined.

Access: The site is accessed via a private easement along the south side of the San Carlos Irrigation District canal east of Highway 79.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	December 16, 2015
Neighborhood and agency mail out:	September 16, 2016
Newspaper Advertising:	Week of September 26, 2016
Site posting: Applicant:	July 20, 2016
Site posting: County:	October 3, 2016

HISTORY: The subject property is zoned GR and is vacant.

ANALYSIS: The applicant is requesting a Special Use Permit to operate a private motocross facility on a 12.0± acre parcel in the GR zone. The site is located approximately one mile east of Highway 79 between the Gila River and the San Carlos Irrigation District irrigation channel. The subject property will be accessed via a 50' private easement that runs along the south side of the irrigation channel.

In general, the site is relatively flat and is currently undeveloped, though there are a large number of tires on the property, which appear to have been dumped there illegally over time. The majority of the property is in flood zone "x"; however, approximately 150' of the southern portion of the subject property is located within flood zone "a", which FEMA defines as an area inundated by 100-year flooding, for which no Base Flood Elevations have been determined. The flood zone designation of "a" would make it difficult to construct foundational structures on this portion of the site. According to the applicant's site plan, there are no buildings or structures proposed for the site that would require building permits. Prior to the operation of the facility, the applicant will need to attend a Site Plan Pre-Application meeting and obtain any necessary permits from the Pinal County Public Works Flood Control Division.

The area around the subject property is zoned GR and is undeveloped. The nearest development to the subject site is the Fisher Sand and Gravel quarry, which is located approximately .2 miles south of the subject property. The next closest developed property is the National Guard facility located approximately .75 miles west of the subject property along Highway 79, and the closest residential dwelling is located behind the River Bottom Grill approximately one mile west of the subject property. From a planning perspective, the lack of development in the area, coupled with the existing industrial gravel quarry, appear to make this an ideal location for a noise generating use such as a motocross facility.

The site is located within the Very 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 or opposition have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for a private motocross 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 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.

The **Bureau of Land Management** provided comments which are included within the correspondence section of this staff report.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Special Use Permit under Planning Case **SUP-015-15**. Furthermore, the Commission must determine that this 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, Michael Corral, 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 or opposition have been received regarding the requested Special Use Permit.
3. The site is accessed via a private easement from Highway 79.
4. The subject property is located within the Very Low Density Residential designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Special Use Permit 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-015-15** 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 layout, design and set up and operation of the motocross facility shall be as shown and set forth on the applicant's submittal documents and site plan; modifications to individual track layouts is permitted, however, track locations shall be in substantial conformity with the submitted site plan included with this staff report dated November, 2015;
2. the motocross facility shall remain private and its use limited to owners of the property;
3. the motocross facility shall not operate commercially, no commercial race events shall occur at the site, and no Special Event Permits shall be issued for the site;

4. overnight parking shall be limited only to owners of the property and shall not exceed 10 vehicles or 72 hours;
5. 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, flood control, etc.;
6. any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.151.010 of the Development Services Code;
7. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. 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;
9. documentation of ADOT approval shall be provided to Pinal County prior to Site Plan approval;
10. 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;
11. 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;
12. operation of the facility shall be limited to daylight hours;
13. no storage of fuel onsite;
14. no signs advertising the use are permitted;
15. the applicant shall keep the property free of trash, litter and debris;
16. the permit is set for annual review beginning October 20, 2017; and
17. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

RIVER BOTTOM MOTOCROSS

A Private Motocross facility

Overview:

River Bottom Motocross is a Private Motorcycle facility comprised of forty (40) Owners who all have an equal share of ownership in the property. River Bottom Motocross IS NOT a public facility. River Bottom Motocross is NOT designed to have public races. River Bottom Motocross is a facility designed for motocross enthusiasts to enjoy the sport in a safe, private environment on a schedule that is convenient to them. Two (2) tracks will be built on the property by Zap Trax, a professional track building company. One track will be for kids and the other will be for the bigger motorcycles. The facility is for Motorcycles only, ATV, Side by Sides and Sand Buggies will not be allowed on the track. The facility will be located on a private, secluded 12 acre parcel north and east of the town of Florence between the Fischer Gravel operation and the National Guard training facilities. There are currently no services available to the property and there are no plans to request water, power or sewer service to the property. A substantial portion of the property is in the flood plain and its current use is as an illegal tire dump. The hours of access will be daylight hours. If the owners decide to add portable self generating lighting to the property we will seek additional authorization from the county

Dust Control:

Dust Control will be accomplished thru appropriate watering of the track. Historically tracks have been watered by water trucks, this has proven to be wasteful and an inaccurate way to place the water where it is needed. Watering at River Bottom Motocross will be accomplished by all weather above ground storage tanks with gas powered water pumps delivering the water via piping to sprinklers and hoses with nozzles to the areas of the track where it is needed. Watering by this method will allow us to use significantly less water and deliver it more accurately than the traditional method of a water truck. All owners will know how to operate the watering system so water can be applied as needed. We are working with 310 Dust Control on the system design and both 310 Dust Control and San Tan Water are anxious to provide water delivery. Permitting for a well may be requested in the future to allow filling of the storage tanks.

Access and Traffic:

Access to River Bottom Motocross will be via the existing private dirt road on the northern edge of the property. Improvements to the private road will be made by the owners to improve road conditions and limit access to properties. Dust control and maintenance will be the responsibility of the owners of the private road. Access into the fenced property will be limited to owners and guests allowed per owners rules. The property will be fenced and **locked at all times** with the appropriate NO TRESPASSING signage on the perimeter fencing. There will be NO SIGN on Highway 79 noting of the facility. River Bottom Motocross is private and we are not seeking to advertise our location. Access will be a single (1) locked gate on the northern edge of the property line. If the county feels it needs additional land for the county to improve the canal road River Bottom Motocross will work with the county to provide the access for the improvements. Because River Bottom Motocross is private we anticipate approximately 100 car trips a week on the road. This was calculated upon 2.5 visits per week for each owner for a cumulative total of 100. Because it is difficult to pick the exact habits of individual owners these are only estimates. Common sense would expect more visits during the winter months and on weekends, The number of 100 car trips per week could be an over estimate as many may not use the facility more than once a week.

Property Improvements:

As part of the property lies within the flood plain we will adhere to all applicable regulations. The existing corral on the property will be kept in its current location. A 20ft by 20ft concrete slab will be poured on the northwest corner of the corral. This slab is where River Bottom Motocross will put the porta potties for use by the owners and a portable storage unit. The storage unit will be for safety equipment (First Aid Supplies) for the owners. As there are no services available to the property and the property is adjacent the Gila River there are NO plans for any foundational structures to be built on the property. There will be NO spectator bleachers on the property. The open areas on the northern edge of the property are for parking for the owners of the property. Overnight camping will be allowed by the owners, maximum time will be 72 hours. The Northeast parking area will easily accommodate 10 to 15 RVs for overnight parking. No storage of trailers or vehicles will be allowed on the property except those necessary for the maintenance of the property. NO SERVICES will be provided. An area will be maintained clear and marked for the landing of a helicopter in the event emergency air transport is required. Landscaping for shade and property enhancement will be done accordingly.

Noise Consideration:

While we did not conduct a noise study specifically on this site we did obtain a Motocross track noise study by Harris, Miller, Miller and Hansen Inc (HMMH), a professional engineering firm in MA conducted in March of 2015 and the results are as follows. The study concluded that average bike pass at 50 ft is 95 Decibel (db) and the worst case scenario of 20 bikes together at a starting gate was a total of 108 db. River Bottom is designed without a starting gate and we will not conduct races so the maximum number is NOT applicable to our property. Normal path of sound is downward and around which the location of River Bottom would be lower than the majority of the adjacent properties. Using Google earth we have concluded the following distances of the closest portion of the adjacent properties.

Fischer Gravel Operation: 1700ft

River Bottom Salon: 5600ft

National Guard Offices: 4000ft

Caliente Subdivision: 5200ft

Prison: 6500ft

The Caliente Subdivision is up the hill, north of Price Rd, west of Hwy 79 and the National Guard Buildings will all provide a natural shield from potential noise. Similarly the gravel operation will provide noise buffet for the prison property. Studies have shown a busy street averages 70db for comparison



PINAL COUNTY
wide open opportunity

Greg Stanley
County Manager

Memorandum

Date: October 20, 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 CORRAL MOTOCROSS, Case SUP-015-15

The Engineering Division has reviewed the Rezoning Application for CORRAL MOTOCROSS, Case No. SUP-015-15 and recommends that it be approved subject to the following conditions:

- 1) Documentation of ADOT approval shall be provided to Pinal County prior to Site Plan approval;
- 2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 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-site retention area;

Cc: E. Balmer

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

**MEMORANDUM FROM AIR QUALITY**

Date: October 7, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain – Air Quality Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
10/20/16	PZ(PD)-004-16, PZ-PA-005-16	Donald & Daryl Schnepf	Movie Screen Manufacturer	See Comments 1, 2, 3, &4
10/20/16	SUP-004-16	Florence Unified School District	Cellular Antenna	See Comment 5
10/20/16	SUP-015-15	Michael Corral	Private Motocross Track	See Comments 1 & 2

***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.
4. An Air Quality Industrial permit is required before construction at the site.
5. An Air Quality Industrial permit may be required if there is a generator on site.

From: [Dunlavey, Linda](#)
To: [Evan Balmer](#)
Subject: SUP-015-15
Date: Wednesday, October 05, 2016 1:10:57 PM

The BLM had a couple of comments on this parcel 201-21-005C.
Both about access:

If they decided to get access off of Price Road to the Northwest of the site they would have to apply with BLM for a grant which could take a few years to accomplish the NEPA process.

According to the plan attached to the application, access to River Bottom Motocross would be via the SCIP irrigation ditch service road, which runs on the north side of the ditch. The ditch and service road do not cross nor are they adjacent to BLM lands in this vicinity. Public lands are connected to the ditch and proposed motor cross track property via existing OHV trails that have become established by use overtime. The parcel of public land near the site has a designated portal site and staging area (designated in the Middle Gila canyons Transportation and Travel Management Plan) to accommodate OHV use in the Box Canyon area via Price Roa

--

Linda L. Dunlavey
Realty Specialist 520-258-7260
Tucson Field Office
3201 E Universal Way, Tucson, AZ 85756

December 4, 2015

Parcel #s

201-21-0020 – Lawanda Altherr Trust

201-21-0030 - Langley Arcus Farms

201-27-002B

201-27-002C

201-21-0040 - Thomas Fischer

201-27-004A

201-27-004B

201-21-005B - James & Diane Gloria

201-21-005D - Paul & Mary Gloria

201-21-006A – Silvia Salas

Dear Owner

My name is Michael Corral and I represent River Bottom Motocross LLC. We are currently seeking a Special Use Permit from Pinal County for a PRIVATE Motocross track on parcel # 201-21-005C in unincorporated Pinal County. As part of the Special Use Permit approval process we are required to hold an informational meeting for all property owners within 1200 ft of our boundary lines

On Wednesday, December 16, 2015 we will hold an informational meeting at the River Bottom Saloon located at 2501 N Hwy 79, Florence AZ. 85232, (520) 868-3131, from 5pm to 9pm. We invite you to come by at your convenience. We look forward to meeting our neighbors and openly showing out ideas for our property, If you cannot attend the meeting but have questions I can be reached on my cell at (970) 985-0487

Sincerely,

Michael Corral
River Bottom Motocross LLC

River Bottom Motocross Community Meeting Attendance Sheet 12/16/15

1) Lawand Altherr Trust

2) Langle Arcus Farms

3) Thomas Fischer

4) James and Diane Gloria

5) Paul and Mary Gloria

6) Silvia Salas

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

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

- 1. Pinal County Staff Coordinator: Evan Belmer
 - 2. Date of Concept Review: ___ / ___ / ___ Concept Review No.: 2-PA-065-15 CR - ___ - ___
 - 3. The Legal Description of the Property: Parcel B-2 of surveys B12-6 PG 352 S/2 of sec 19 & N2 of sec 30-4 SIDE 1
 - 4. Tax Assessor Parcel No(s): 201-21-0050
 - 5. Current Zoning: GR
 - 6. Parcel size: 12 AC
 - 7. The existing use of the property is as follows: Illegal Dump
 - 8. The exact use proposed under this request: Private motorbuss track
 - 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. lack of adaqueate nding facilities in the area that are safe and family oriented

RECEIPT #: 425418 AMT: \$500 DATE: 12/17/15 CASE: SUP-015-15

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: race track
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: none required
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: 100 trips per week
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 2 parking areas provided
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? yes - addressed in property description
6. What type of landscaping are you proposing to screen this use from your neighbors? none
7. What type of signage are you proposing for the activity? Where will the signs be located? none
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: not applicable
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: we plan on restoring the property from a fire dump to original condition
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.: 201-21-0020
Name: LAWRENCE ALTHEY TRUST
Address: 10011 E. Kingswood Cir
City/ST/Zip: SAN CAY AZ 85351

Parcel No.: 201-21-006A
Name: SILVA SALAS
Address: 12800 Mcubee Rd
City/ST/Zip: MARICOPA AZ 85149

Parcel No.: 201-21-0030
Name: GABLE ARCOX FARMS
Address: 4415 E Baseline Rd Sk 105
City/ST/Zip: GILBERT AZ 85234

Parcel No.: 201-21-002 B 3C
Name: 4415 E Baseline Rd Sk 105
Address: GABLE ARCOX FARMS
City/ST/Zip: GILBERT AZ 85234

Parcel No.: 201-21-0040
Name: THOMAS FISCHER
Address: 881 E. Warner
City/ST/Zip: TEMPE AZ 85284

Parcel No.: 201-21-004 A BB
Name: THOMAS FISCHER
Address: 881 E. Warner
City/ST/Zip: TEMPE AZ 85284

Parcel No.: 201-21-005B
Name: JAMES DIANE GLORIA
Address: 10530 E Sombra Cir
City/ST/Zip: MESA AZ 85212

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

Parcel No.: 201-21-005D
Name: PAUL J MARY GLORIA
Address: 11370 E Sombra Ave
City/ST/Zip: MESA AZ 85212

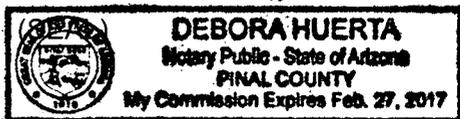
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

Signature _____

Date 12/17/15

Acknowledged before me by Michael Corral, on this 17th day of December, 2015.



Signature of Notary Public _____

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

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]
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 _____

Notary Public

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.

Michael Corra | 9710 E Jan Ave Mesa AZ 85209 | 970-985-8497
Name of Applicant | Address | Phone Number

 | crj900pilot@hotmail.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 Agency Authorization form, if applicable.

Estelora Ornelas | 153 Antonio De Padua Ct Merced CA 95341
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 Consent to Permit form, if applicable.

APPLICATION CHECKLIST

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

A. Hold a Neighborhood/Community Meeting:

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

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

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

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

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

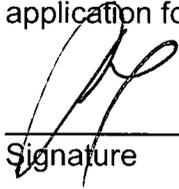


G. Submit the Non-Refundable fees for a Special Use Permit as follows

- 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.



Signature

12/17/15
Date

PROFORMA



PINAL COUNTY
PLANNING AND DEVELOPMENT
SERVICES

PROPERTY OWNER AUTHORIZATION FORM

Eustolia V Ornelas hereby authorize
property owner

Michael A Corral
applicant

to make application for a building permit to construct a:

PRIVATE Motor Cross Tracks
description of work

at tax parcel number 201 21 005 (required)

address: _____

city: Florence AZ 85132

As property owner, I understand that I am responsible for any and all work that will result from the issuance of required permits, orders or notices concerning violations, including all fees the County may charge for reviews, inspections, etc. In doing this work, all provisions of the Pinal County Code and the laws of the State of Arizona shall be complied with, including site cleanliness and sanitation facilities for all workers.

Eustolia V Ornelas
Property Owner Signature

209-724-0969 Phone number 12-30-15 Date

(Please fax back to: 520-866-6530)

ADDENDUM 1

Document updated:
June 1993



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated November 16, 2015 between the following Parties:
MO/DAY/YR
3. Seller/Landlord: Eustolia V. Ornelas
4. Buyer/Tenant: Michael A. Corral
5. Premises: 0 TBD RD 0, Florence, AZ 85132
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. -Seller understands that buyer will not be on the docket for County approval until
8. March meeting, therefore COE date to be on or before April 15, 2016.
9. _____
10. -All other terms and conditions to remain the same.
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. _____
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____
41. _____

42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. Michael Corral 12/21/2015
44. Seller Buyer MO/DAY/YR Seller Buyer MO/DAY/YR
45. Landlord Tenant Landlord Tenant
46. Eustolia V. Ornelas 12/30/15
47. Seller Buyer MO/DAY/YR Seller Buyer MO/DAY/YR
48. Landlord Tenant Landlord Tenant

49. For Broker Use Only:
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
 MO/DAY/YR

122



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

DATE/TIME: 10/10/2016 1057
FEE: \$16.00
PAGES: 12
FEE NUMBER: 2016-067872



WHEN RECORDED MAIL TO:
Shane D. Buntrock, Esq.
Buntrock & Gardner Law, PLLC
2158 North Gilbert Road, Suite 119
Mesa, Arizona 85203

EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this "Agreement"), dated as of this 8th day of October 2016 (the "Effective Date"), by and among James I. & Diane Gloria, husband and wife (hereinafter, "JDGLoria"), having an address at 10930 E. Sombra Cir., Mesa, Arizona 85212, Manuel N. Gloria, an individual (hereinafter "MGLoria"), having an address at 343 W. Dobbins Rd., Phoenix, AZ 85041, Michael Corral and/or River Bottom Motocross (hereinafter "Corral"), having an address at 9710 E Jan Ave, Mesa AZ 85209 and the Taylor Living Trust Agreement c/o Edward K. Taylor (hereinafter "Taylor"), having an address at PO Box 1122, Florence, AZ 85132, (each a "Party" and collectively, the "Parties").

RECITALS

WHEREAS, JDGLoria is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 201-21-005B on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit A** attached hereto;

WHEREAS, MGLoria is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 201-21-005D on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit B** attached hereto;

WHEREAS, Corral is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 201-21-005C on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit C** attached hereto;

WHEREAS, Taylor is the fee owner of certain land located in the County of Pinal and State of Arizona designated as Pinal County Assessor's Parcel Number 200-33-001B on the Tax Map of Pinal County, Arizona, and more fully described in **Exhibit D** attached hereto;

WHEREAS, the Parties are willing to grant to each other an easement over a portion of each Party's parcel as described on **Exhibit E** attached hereto (the "Easement Area").

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth and each act done and to be done pursuant hereto, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, do hereby represent, warrant, covenant and agree as follows:

1. Grant. The Parties grant and convey to each other, their heirs, legal representatives, successors and assigns, and to any future owner of the described parcels, an easement (the "Easement") in, under, upon, about, over and through the described parcels for the benefit of the described parcels with the area of the Easement as fully set forth in the Easement Description and Easement Dedication attached hereto as **Exhibit E**.

2. Use of the Easement. The Parties may use the Easement Area in the manner of its current use as an access road.

3. Reservation of Rights. All right, title and interest in and to the property described in the Easement Area under this Agreement are reserved to the owners of the relevant parcels.

4. Maintenance. All maintenance, repair or upkeep of the Easement Area shall be the responsibility of the Corral / River Bottom Motocross.

5. Representations and Warranties. The Parties represent and warrant to each other that: (a) they have the full right, power, title and interest to make the grant of Easement; (b) such grant of Easement and any rights granted under this Agreement may be fully and thoroughly enjoyed and utilized by the other Parties pursuant to the terms hereof; and (c) the easement rights shall not be defeased, impaired or adversely affected by superior title.

6. Recording/Costs. Each Party agrees that Corral will pay the costs of the survey, reasonable attorneys' fees and the costs of recording this Agreement.

7. Transferability. The Parties to this Agreement acknowledge and agree that the Easement and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the Parties and their respective grantees, heirs, successors and assigns.

8. Default and Remedies. In the event of a default by a Party, the non-defaulting Party may seek any and all remedies permitted by law.

9. Insurance. Each Party shall maintain, at its expense, and keep in force at all times, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, which shall include coverage against claims for any injury, death or damage to persons or property occurring on, in or about the Easement Area. The Parties and their agents, contractors, tenants and any other third parties, shall be named as additional insureds on such insurance policies. The Parties shall furnish to each other a certificate of insurance evidencing the foregoing coverages.

10. Liability. Corral shall be liable for any and all damage to, or loss of personal property or equipment sustained by another Party or its guests or invitees within the Easement Area, whether or not it is insured, unless such loss is caused by the negligence or intentional misconduct of that Party.

11. Indemnification. Corral shall indemnify, defend and hold harmless each other Party from and against any and all losses, costs, damages, liens, claims, liabilities, claims or expenses (including, but not limited to, reasonable attorneys' fees and costs) asserted against or incurred by the Parties arising from or by reason of a Party's access to or use of the Easement Area, except as arising from a Party's negligence or intentional misconduct.

12. Attorneys' Fees. In the event of any dispute between the Parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing Party in any such dispute shall pay the prevailing Party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing Party. In the event that no Party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

13. Notice. Each Party shall deliver all notices, requests, consents, claims, demands, waivers and other communications under this Agreement (each, a "Notice") in writing and addressed to the other Parties at their addresses set out below (or to any other address that the receiving Party may designate from time to time in accordance with this Section 15). Each Party shall deliver all Notices by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile, e-mail, certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only: (a) upon receipt by the receiving Party and (b) if the Party giving the Notice has complied with the requirements of this Section 15.

To Corral:

Michael Corral
c/o Shane D. Buntrock, Esq.
Buntrock & Gardner Law, PLLC
2158 N. Gilbert Rd., Suite 119
Mesa, Arizona 85203

To JDGloria:

James & Diane Gloria
10930 E. Sombra Cir.
Mesa, AZ 85212

To MGloria:

Manuel Gloria
343 W. Dobbins Rd.
Phoenix, AZ 85041

To Taylor:

The Taylor Living Trust Agreement
c/o Edward Taylor
PO Box 1122
Florence, AZ 85132

14. Amendment. This Agreement may not be modified, amended or terminated except in a writing signed by each Party hereto.

15. Time of the Essence. The Parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

16. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Arizona.

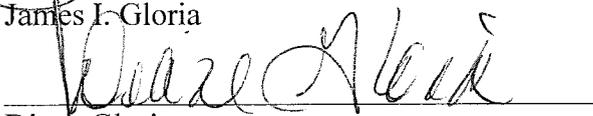
17. Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. Notwithstanding the foregoing, each Party hereto shall deliver original counterpart signatures to the other Parties by no later than five (5) days after the date hereof.

18. Authority. The Parties represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a Party to this Agreement states that he or she is the duly authorized representative of the signing Party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the Party on whose behalf the representative is signing.

19. Further Cooperation. Each of the signers of this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed and intent purpose of this Agreement.

IN WITNESS WHEREOF, the Parties or their authorized representative have executed this Agreement as of the Effective Date set forth above.

James I. & Diane Gloria:


James I. Gloria


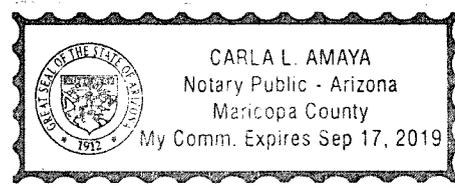
Diane Gloria

SUBSCRIBED AND SWORN TO before me this 08 day of October 2016 by James I. Gloria and Diane Gloria.



NOTARY PUBLIC

My Commission Expires: 09/17/2019



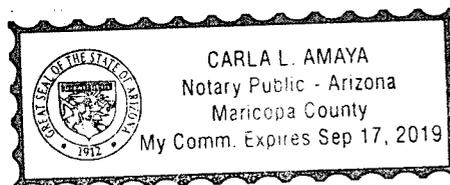
Manuel Gloria:

Manuel N. Gloria
Manuel Gloria

SUBSCRIBED AND SWORN TO before me this 08 day of October 2016 by Manuel Gloria.

Carla L. Amaya
NOTARY PUBLIC

My Commission Expires: 09/17/2019

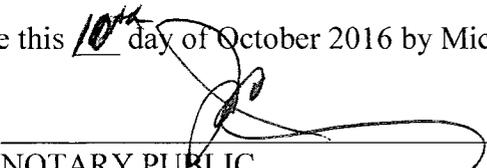


Michael Corral:



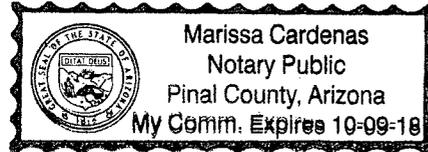
Michael Corral

SUBSCRIBED AND SWORN TO before me this 10th day of October 2016 by Michael Corral.



NOTARY PUBLIC

My Commission Expires: 10/09/2018



The Taylor Living Trust Agreement:

Edward K Taylor
Edward Taylor, its Trustee

SUBSCRIBED AND SWORN TO before me this 10TH day of October 2016 by Edward Taylor as Trustee of the Taylor Living Trust Agreement.

My Commission Expires: 10/09/2018

NOTARY PUBLIC

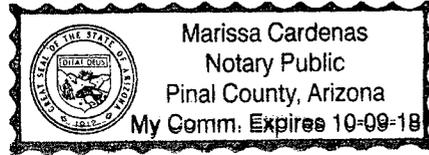


EXHIBIT A

201-21-005B LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF PINAL COUNTY PARCEL 201-21-005, FEE# 2000-010709 SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 30,

THENCE SOUTH 89°20'07" WEST A DISTANCE OF 3102.00 FEET TO THE WITNESS CORNER OF THE NORTH QUARTER CORNER OF SAID SECTION 30,

THENCE SOUGHT 52°30'00" WEST A DISTANCE OF 1169.43 FEET TO THE POINT OF BEGINNING,

THENCE SOUTH 52°31'00" WEST A DISTANCE OF 387.22 FEET,

THENCE SOUTH 74°06'00" WEST A DISTANCE OF 940.00 FEET,

THENCE NORTH 0°06'00" EAST A DISTANCE OF 1135.00 FEET,

THENCE NORTH 62°25'00" EAST A DISTANCE OF 1362.27 FEET ALONG THE CENTERLINE OF THE AZTEC MUTUAL CANAL,

THENCE SOUTH 0°05'07" EAST A DISTANCE OF 1272.62 FEET TO THE POINT OF BEGINNING.

VEHICULAR ACCESS PROVIDED BY EXISTING ROAD ON SOUTH BANK OF SAID AZTEC CANAL CREATED BY ACT OF CONGRESS IN 1890.

EXHIBIT B

201-21-005D LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF PINAL COUNTY PARCEL 201-21-005, FEE# 2000-010709 SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 30,

THENCE SOUTH 89°20'07" WEST A DISTANCE OF 3102.00 FEET TO THE WITNESS CORNER OF THE NORTH QUARTER CORNER OF SAID SECTION 30, BEING THE POINT OF BEGINNING,

THENCE SOUTH 52°31'00" WEST A DISTANCE OF 1169.43 FEET,

THENCE NORTH 0°05'07" WEST A DISTANCE OF 1272.62 FEET,

THENCE NORTH 62°25'00" EAST A DISTANCE OF 788.18 FEET ALONG THE CENTERLINE OF THE AZTEC MUTUAL CANAL,

THENCE NORTH 67°50'00" EAST A DISTANCE OF 767.10 FEET,

THENCE SOUTH 0°49'09" WEST A DISTANCE OF 857.44 FEET,

THENCE SOUTH 52°31'00" WEST A DISTANCE OF 588.34 FEET TO THE POINT OF BEGINNING

EXCEPT FOR THAT PARCEL OF LAND DESCRIBED IN FEE# 2003-068505 PINAL COUNTY RECORDS, ALSO KNOWN AS PINAL COUNTY PARCEL 201-21-005C.

VEHICULAR ACCESS PROVIDED BY EXISTING ROAD ON SOUTH BANK OF SAID AZTEC CANAL CREATED BY ACT OF CONGRESS IN 1890.

EXHIBIT C

201-21-005C LEGAL DESCRIPTION

That part of the South half of Section 19 and the North half of Section 30, Township 4 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being a portion of the land described in Fee Number 2001-018264 Pinal County Records and being more particularly described as follows:

Commencing at the Northwest quarter corner of said Section 30, being marked by a brass cap 4 feet below ground,

Thence North 89°20'07" East, (basis of bearings) along the common Section line between said Sections 19 and 30, a distance of 2137.37 feet to the TRUE POINT OF BEGINNING, being marked by a U.S. General Land Office brass cap Witness Corner from which the Common quarter corner between said Sections 19 and 30, bears North 89°20'07" East, 462.00 feet distant therefrom,

Thence South 52°31'00" West, 107.50 feet to a point being marked by a 1/2" bar, LS 32778,

Thence North 0°49'09" East, being parallel with the Easterly line of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, a distance of 1057.11 feet to a point on the Centerline of the Aztec Mutual Canal as described in said Fee Number 2001-018264 Pinal County Records, being marked by a 1/2" bar, LS 32778,

Thence North 67°50'00" East, along the said Centerline of the Aztec Mutual Canal, a distance of 593.17 feet to the Northeasterly Corner of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, being marked by a 1/2" bar, LS 32778,

Thence South 0°49'09" West, a distance of 857.44 feet to the Southeasterly Corner of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, being marked by a 1 1/2" iron bar,

Thence South 52°31'00" West, along the Southerly line of said Parcel of land described in Fee Number 2001-018264 Pinal County Records, a distance of 588.34 feet to the TRUE POINT OF BEGINNING.

Subject to any and all existing easements and/or rights-of-way affecting the above described property.

EXHIBIT D

200-33-001B LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 25, Township 4 South, Range 9 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 25,

Thence South along the East line of Section 25 a distance of 88.78 feet to the TRUE POINT OF BEGINNING;

Thence continuing South a distance of 1000.45 feet;

Thence North 88°39'00" West, a distance of 996.00 feet;

Thence South 79°36'00" West, a distance of 574.89 feet;

Thence North 52°55'52" East, a distance of 50.38 feet;

Thence North 46°31'33" East, a distance of 154.78 feet;

Thence North 50°45'32" East, a distance of 373.12 feet;

Thence North 59°58'09" East, a distance of 124.24 feet;

Thence North 52°18'52" East, a distance of 28.00 feet;

Thence North 44°12'51" East, a distance of 124.24 feet;

Thence North 52°18'52" East, a distance of 187.57 feet;

Thence North 60°02'09" East, a distance of 172.65 feet;

Thence North 60°50'37" East, a distance of 695.11 feet to the TRUE POINT OF BEGINNING.

Subject to any and all existing easements and/or rights-of-way affecting the above described property.

EXHIBIT E

**DESCRIPTION OF EASEMENT
AND
EASEMENT DEDICATION**

As described in survey titled **"EASEMENT EXHIBIT"** PORTION OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 4 SOUTH, RANGE 9 EAST and the SOUTHWEST QUARTER OF SECTION 19 TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDAN, PINAL COUNTY, ARIZONA.

Recorded September 20, 2016
Fee No 2016-063086
D2 Surveying

SUP-004-16



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

MEETING DATE: October 20, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-004-16 (T-Mobile Walker Butte High School Wireless Expansion)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is a Special Use Permit request to increase the width of the antenna arrays on an existing stealth wireless facility (ball field light) from 4'4" to 12' 6" and increase the length of the standoff mounting fixture from 5.5" to 3' on a 21.39± acre parcel in the CR-5/PAD zone.

If This Request is Approved:

This Special Use Permit would allow the applicant to increase the width of the antennas on an existing wireless facility to improve cellular capacity in the area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 21.39± acre parcel situated in a portion of Section 20, T3S, R8E, G&SRB&M (legal on file).

TAX PARCELS: 210-20-002G

LANDOWNER: Florence Unified School District

APPLICANT: David McKinley, Crown Castle

REQUESTED ACTION & PURPOSE: Florence Unified School District, landowner, David McKinley, Crown Castle, agent, requesting approval of a Special Use Permit to increase the width of the antenna arrays on an existing stealth wireless facility (ball field light) from 4'4" to 12' 6" and increase the length of the standoff mounting fixture from 5.5" to 3'

LOCATION: Located on the Walker Butte School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area.

SIZE: 21.39± acres.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The proposed use is in conformance with the Comprehensive Plan.

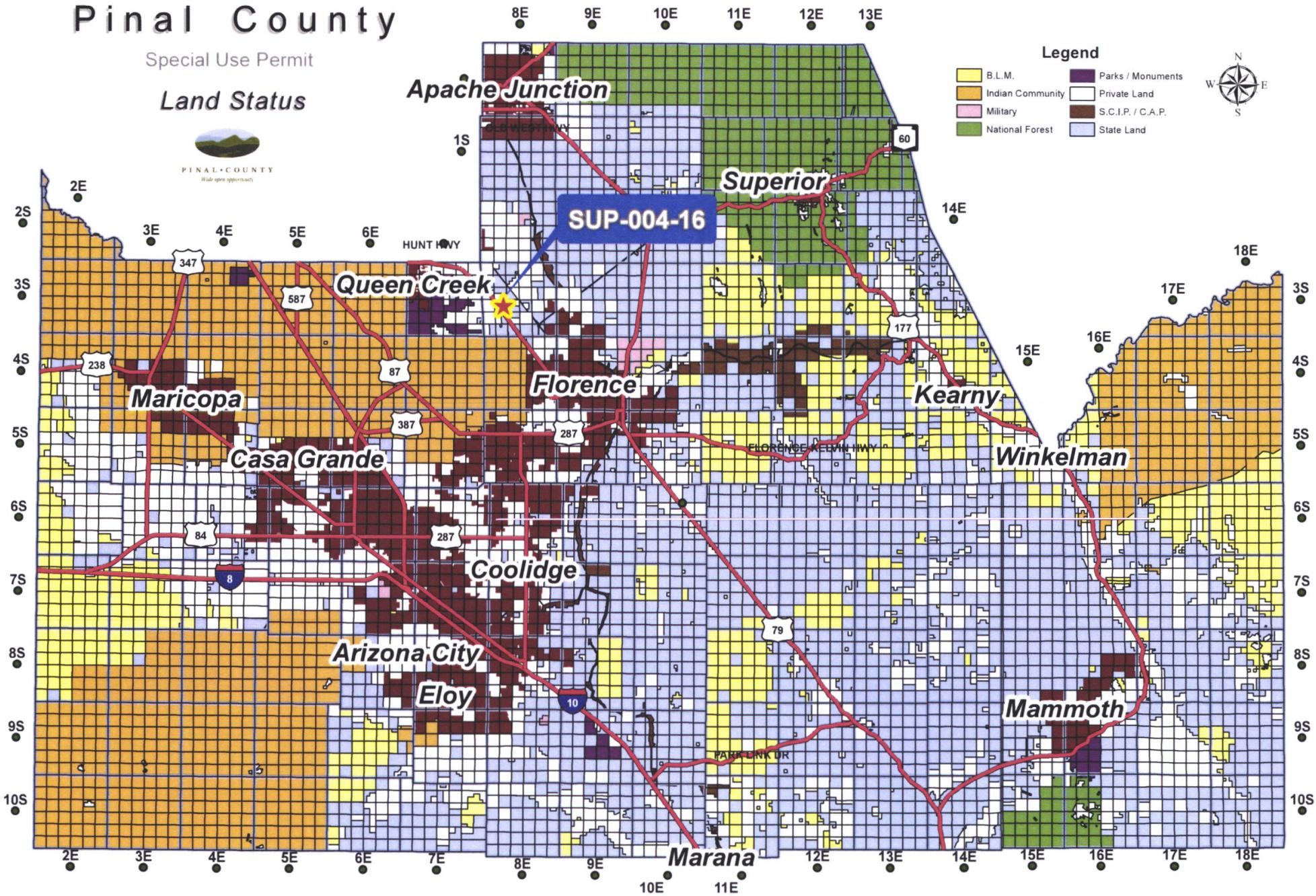
EXISTING ZONING AND LAND USE: The subject property is zoned CR-5/PAD (Multiple Residence Zone). The subject property is developed as a school and the existing stealth wireless facility is located on a ball field light for the school.

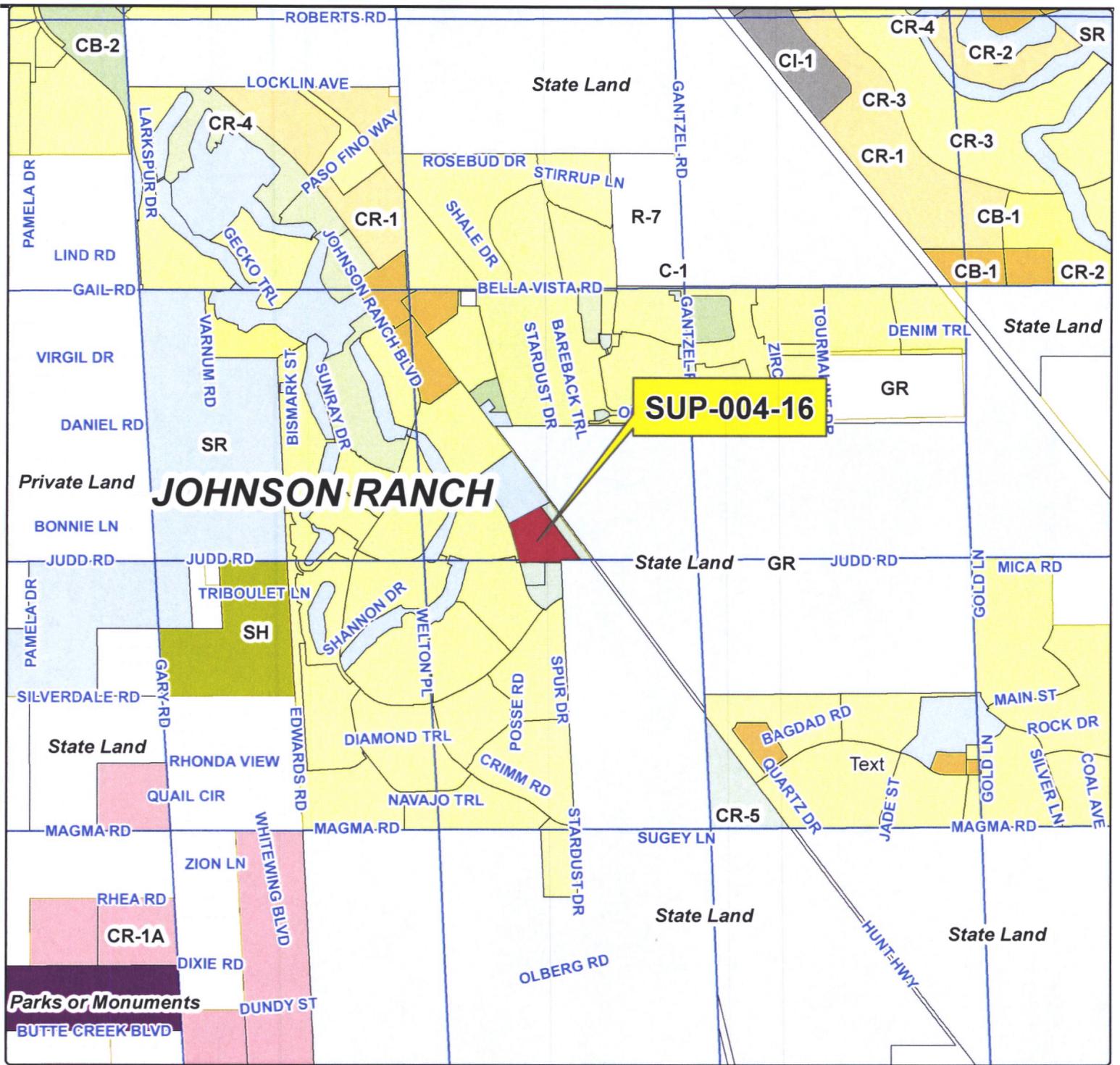
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal County

Special Use Permit

Land Status





Special Use Permit

Community Development



PINAL COUNTY

Wide open opportunity

Florence Unified School District

Legal Description:

Situated in a portion of the Section 20, T03S, R08E, G&SRB&M, Parcel 210-20-002G (legal on file), located on the Walker Butte High School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area.

T03S-R08E Sec 20



Sheet No.
1 of 1

Florence Unified School District

Drawn By: GIS/IT/LJT Date: 9/2/2016

Sections: 20 Township: 03S Range: 08E

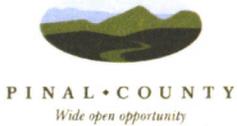
Case Number: SUP-004-16



Special Use Permit

SUP-004-16 – PUBLIC HEARING/ACTION: Florence Unified School District, landowner, David McKinley, Crown Castle, agent, requesting approval of a Special Use Permit to increase the width of the antenna arrays on an existing stealth wireless facility (ball field light) from 4'4" to 12' 6" and increase the length of the standoff mounting fixture from 5.5' to 3' on a 21.39± acre parcel in the CR-5 zone; situated in a portion of Section 20, T3S, R8E G&SRB&M, tax parcel 210-20-002G (legal on file) (located on the Walker Butte High School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area).

Current Zoning: CR-5
 Request Zoning: Special Use Permit
 Current Land Use: MLDR



Legal Description:
 Situated in a portion of Section 20, T3S, R8E, G&SRB&M, Parcel 210-20-002G (legal on file) (located on the Walker Butte High School Campus on Desert Willow Blvd north of Johnson Ranch Blvd in the San Tan Valley area).
 T03S-R08E Sec 20

Owner/Applicant: Florence Unified School District		
Drawn By:	GIS / IT / LIT	Date:
Sheet No.	Sections	Township
1 of 1	20	03S
Case Number:	Range	
SUP-004-16	08E	



SUP-004-16

Special Use Permit



PINAL COUNTY
Wide open opportunity

SUP-004-16

T-Mobile

CAPACITY SECTOR ADD

SITE NAME: WALKER BUTTE HS
CROWN CASTLE ID: 828909 (APP# 307700)
SITE ADDRESS: 29697 N DESERT WILLOW BLVD
 QUEEN CREEK, AZ 85242
T-MOBILE SITE NUMBER: PH12705A

T-Mobile

2625 S PLAZA DRIVE #400
 TEMPE, AZ 85282
 Tel: (480) 638-2600 Fax: (480) 638-2852

CROWN CASTLE

2055 S STEARMAN DR
 CHANDLER, AZ 85286

MORRISON HERSHFIELD
 600 STEWART STREET, SUITE 200
 SEATTLE, WA 98101
 Tel: 206.268.7370
 www.morrisonhershfield.com
 MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
JOB COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET



SITE NAME
 WALKER BUTTE HS

CC I.D.
 828909

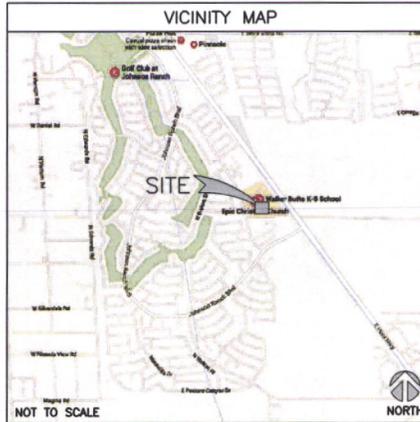
T-MOBILE SITE I.D.
 PH12705A

SITE ADDRESS
 29697 N DESERT WILLOW BLVD
 QUEEN CREEK, AZ 85242

SHEET NAME
 TITLE SHEET

SHEET NUMBER
 T-1

PROJECT INFORMATION	
SITE NAME:	WALKER BUTTE HS
SITE ADDRESS:	29697 N DESERT WILLOW BLVD QUEEN CREEK, AZ 85242
COUNTY:	PIHAL
PARCEL:	210-20-0920
JURISDICTION:	PIHAL COUNTY
LATITUDE:	33° 08' 52.2" N
LONGITUDE:	111° 33' 14.2" W
TOWER OWNER:	CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286
PROPERTY OWNER:	FLORENCE UNIFIED SCHOOL DIST 1 PO BOX 2850 FLORENCE, AZ 85132
APPLICANT:	CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286
CARRIER:	T-MOBILE 2625 S PLAZA DRIVE, #400 TEMPE, AZ 85282 CONTACT: KEVIN BRANTLEY PHONE: (480) 638-2600 FAX: (480) 638-2852



INDEX OF DRAWINGS		
SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
T-2	GENERAL NOTES	1
A-1	OVERALL SITE PLAN	2
A-2	COMPOUND PLAN	2
A-3	EQUIPMENT LAYOUT	2
A-4	ANTENNA LAYOUT	1
A-5	SITE PROFILE	1
A-6	DETAILS	1
A-7	DETAILS	1
RF-1	PLUMBING DIAGRAMS	1
G-1	GROUNDING DETAILS	1

PROJECT CONSULTANTS	
SITE ACQUISITION PROJECT MANAGER: CROWN CASTLE INTERNATIONAL 2055 S STEARMAN DR CHANDLER, AZ 85286 CONTACT: DARRICK MANEZES PHONE: (602) 845-1722	T-MOBILE CONTACT: T-MOBILE 2625 S PLAZA DRIVE #400 TEMPE, AZ 85282 CONTACT: KEVIN BRANTLEY PHONE: (480) 638-2600 FAX: (480) 638-2852
ZONING & PERMITTING CROWN CASTLE 2055 S STEARMAN DR CHANDLER, AZ 85286 CONTACT: - PHONE: -	PROJECT CONSULTANT MORRISON HERSHFIELD CORPORATION 600 STEWART ST, SUITE 200 SEATTLE, WA 98101 CONTACT: ROY LORETE PHONE: (206) 268-7370
ARCHITECT MORRISON HERSHFIELD CORPORATION 2 S UNIVERSITY DR, SUITE 245 PLANTATION, FL 33321 CONTACT: ROBERT LARA, AIA PHONE: (954) 577-4655	

SCOPE OF WORK
T-MOBILE PROPOSES TO MODIFY AN EXISTING UNOCCUPIED TELECOMMUNICATIONS FACILITY WITH THE FOLLOWING:
AT ANTENNA LEVEL
<ul style="list-style-type: none"> REPLACE ANTENNA MOUNT REPLACE (6) PANEL ANTENNAS INSTALL (3) PANEL ANTENNAS REMOVE (22) 7/8" COAX INSTALL (2) HYBRID CABLE REMOVE (15) TMAS INSTALL (6) TMAS INSTALL (4) RRUS (FXFC) INSTALL (6) RRUS (FRIG) INSTALL (24) DIPLEXERS INSTALL (2) COVP
AT GRADE LEVEL
<ul style="list-style-type: none"> INSTALL (1) NEMA-3R JUNCTION BOX INSTALL (2) COVPs INSTALL (6) DIPLEXERS INSTALL (1) GPS ANTENNA

DIRECTIONS
DIRECTIONS TO SITE (FROM T-MOBILE PARK PLAZA OFFICE, TEMPE, AZ):
<ul style="list-style-type: none"> HEAD EAST ON US-60 TOWARD MESA AT EXIT 190B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-202-LOOP SOUTH KEEP STRAIGHT ONTO AZ-202 W LOOP AT EXIT 3AA, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-24 EAST TURN RIGHT ONTO S ELLSWORTH RD BEAR RIGHT ONTO S ELLSWORTH LOOP RD KEEP STRAIGHT ONTO W HUNT HWY ROAD NAME CHANGES TO E HUNT HWY TURN RIGHT ONTO E THISTLE TRAIL TURN LEFT ONTO N DESERT WILLOW BLVD SITE WILL BE ON THE LEFT

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
CALL 811 or (800) 782-5348 WWW.ARIZONA811.COM CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
ARIZONA BUILDING PERFORMANCE STANDARDS WITH THE FOLLOWING CODE REFERENCES:
<ul style="list-style-type: none"> 2012 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS 2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS 2014 NATIONAL ELECTRIC CODE (NFPA-70) CURRENT CITY & LOCAL ORDINANCES

APPROVALS		
DISCIPLINE:	SIGNATURE	DATE
CROWN CASTLE		
OPF/OPS		
LEASING		
RF ENGINEERING		
ZONING		
CONSTRUCTION		

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

ARCHITECTURAL GENERAL NOTES

- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN NEW CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
- THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
- IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
- PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO MORRISON HERSHFIELD. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
- IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEViate FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH (4) COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
- IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
- THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

ELECTRICAL GENERAL NOTES

A. GENERAL

- EXAMINE THE SITE CONDITIONS VERY CAREFULLY AND THE SCOPE OF PROPOSED WORK TOGETHER WITH THE WORK OF ALL OTHER TRADES AND INCLUDE IN THE BID PRICE ALL COSTS FOR WORK SUCH AS EQUIPMENT AND WIRING MADE NECESSARY TO ACCOMMODATE THE ELECTRICAL SYSTEMS SHOWN AND SYSTEMS OF OTHER TRADES.
- OBTAIN ALL PERMITS, PAY ASSOCIATED FEES AND SCHEDULE INSPECTION.
- PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, INSURANCE, AND SERVICES TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PRESENT IT AS FULLY OPERATIONAL TO THE SATISFACTION OF T-MOBILE & LAND/TOWER OWNER
- PRIOR TO BEGINNING WORK COORDINATE ALL POWER AND TELCO WORK WITH THE LOCAL UTILITY COMPANY AS IT MAY APPLY TO THIS SITE. ALL WORK TO COMPLY WITH THE RULES AND REGULATIONS OF THE UTILITIES INVOLVED GENERAL CONTRACTOR IS RESPONSIBLE FOR VED. REQUESTING CONNECTION OF COMMERCIAL POWER FROM THE POWER COMPANY. ELECTRICAL CONTRACTOR SHALL COORDINATE THIS WORK WITH THE GENERAL CONTRACTOR.
- FABRICATION AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM SHALL BE DONE IN A FIRST CLASS WORKMANSHIP PER NECA STANDARD 1-2000 BY QUALIFIED PERSONNEL EXPERIENCED IN SUCH WORK AND SHALL SCHEDULE THE WORK IN AN ORDERLY MANNER SO AS NOT TO IMPEDE PROGRESS OF THE PROJECT.

B. BASIC MATERIALS AND METHODS

- ALL ELECTRICAL WORK SHALL CONFORM TO THE EDITION OF THE NEC ACCEPTED BY THE LOCAL JURISDICTION AND TO THE APPLICABLE LOCAL CODES AND REGULATIONS.
- ARRANGE CONDUIT, WIRING, EQUIPMENT, AND OTHER WORK GENERALLY AS SHOWN, PROVIDING PROPER CLEARANCES AND ACCESS. CAREFULLY EXAMINE ALL CONTRACT DRAWINGS AND FIT THE WORK IN EACH LOCATION WITHOUT SUBSTANTIAL ALTERATION. WHERE DEPARTURES ARE PROPOSED BECAUSE OF FIELD CONDITIONS OR OTHER CAUSES, PREPARE AND SUBMIT DETAILED DRAWINGS FOR ACCEPTANCE.
- THE CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ALL OFFSETS, BENDS, FITTINGS AND ACCESSORIES ARE NOT NECESSARILY SHOWN. PROVIDE ALL SUCH ITEMS AS MAY BE REQUIRED TO FIT THE WORK TO THE CONDITIONS.
- SEAL AROUND CONDUITS AND AROUND CONDUCTORS WITHIN CONDUITS ENTERING THE MODULAR CABINETS WHERE PENETRATION OCCURS WITH A SILICONE SEALANT TO PREVENT MOISTURE PENETRATION INTO BUILDING.

C. CONDUCTORS AND CONNECTORS

- UNLESS NOTED OTHERWISE, ALL CONDUCTORS SHALL BE COPPER, MINIMUM SIZE #12 AWG, WITH THERMOPLASTIC INSULATION CONFORMING TO NEMA WC5 OR CROSS-LINKED POLYETHYLENE INSULATION CONFORMING TO NEMA WC7. (TYPES THHN). INSULATION SHALL BE RATED FOR 90 DEG. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC.
- CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES. SPLICES ARE NOT ACCEPTABLE. IF SPLICES ARE UNAVOIDABLE PRIOR APPROVAL FROM THE ENGINEER MUST BE OBTAINED.

D. GROUNDING

- ALL LIGHTNING PROTECTION GROUNDING OF THE ELECTRICAL EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT NFPA STANDARDS.
- ALL GROUND LUG AND COMPRESSION CONNECTIONS SHALL BE COATED WITH ANTI-OXIDANT AGENT, SUCH AS NO-OX, NOALOX, PENETROX OR KOPRSHIELD.
- ALL EXTERIOR GROUNDING CONDUCTORS INCLUDING EXTERIOR GROUND RING SHALL BE #2 AWG SOLID BARE TINNED COPPER. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL NOT EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
- REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING WITH ERICO T-319 GALVANIZING BAR.
- ALL EXTERNAL GROUND CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO EXTERIOR GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH ARE TEE EXOTHERMIC WELDS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING. USE SPRAY GALVANIZER SUCH AS HOLLUB LECTROSOL #15-501.

COMPOUND NOTES

- THE MINIMUM LOWEST FIRST FLOOR ELEVATION SHALL NOT BE LESS THAN 4" ABOVE CROWN OF ROAD OR THE FEDERAL AND/OR COUNTY FLOOD CRITERIA ELEVATION, WHICHEVER IS HIGHER. CONTRACTOR SHALL SUBMIT AN ELEVATION CERTIFICATE (IF REQUIRE BY THE JURISDICTION) UPON COMPLETION OF PROJECT.
- WORK OUTSIDE OF THE PROPERTY LINE INCLUDED IN THIS SET OF DRAWINGS SHALL BE, BUT NOT LIMITED TO, DRIVEWAYS, SODDING TO ASPHALT LINE AND UTILITY CONNECTIONS.
- EXISTING TREES WITHIN CONSTRUCTION FOOTPRINT SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- CONTRACTOR SHALL PROCURE PERMIT PRIOR TO REMOVAL.
- CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL UTILITY SERVICE CONNECTION LOCATIONS PRIOR TO SUBMITTING BID AND PROCEEDING WITH WORK. IT IS RECOMMENDED THAT THE CONTRACTOR VISIT THE SITE AND VERIFY ALL DIMENSIONS AND NOTES BEFORE SUBMITTING BID AND PROCEEDING WITH WORK.
- SOIL AT THIS SITE IS UNDISTURBED ROCK AND SAND ADEQUATE OF SUPPORTING THE DESIGN LOAD OF 2000 P.S.F. IF OTHER CONDITIONS ARE ENCOUNTERED, NOTIFY MORRISON HERSHFIELD BEFORE PROCEEDING WITH WORK. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF THE SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS.
- BURY PHONE, AND ELECTRIC SERVICE NO LESS THAN 24" BELOW FINISH GRADE WITH 1'-0" RADIUS SAND BACKFILL AROUND PIPES. COORDINATE W/ ELECTRICAL DRAWINGS.
- IN ORDER TO AVOID ANY CONFLICTS, CONTRACTOR SHALL COORDINATE ALL HIS PRACTICAL TRADES.
- THE POWER CABINET MUST BE CLEAR OF FLAMMABLE MATERIAL WITHIN 12 INCHES OF THE CABINET, INCLUDING ABOVE THE CABINET.
- EXHAUST OUTLETS MUST BE LOCATED AT LEAST 10 FEET FROM ANY HVAC AIR INTAKES, WINDOWS, DOORS, AND OTHER OPENINGS INTO A BUILDING - COORDINATE IN FIELD.
- THE POWER CABINET MUST BE MOUNTED ON THE FOUNDATION TO ALLOW WATER TO DRAIN FROM THE DRAIN OUTLET AND AWAY FROM THE CABINET.
- TO ENSURE SERVICEABLE ABILITY, THE DOORS OF CABINETS WILL REQUIRE AN OPENING RADIUS OF 36 INCHES OF CLEARANCE FROM THE CLOSED POSITION TO THE OPEN POSITION.

SITE GENERAL NOTES

- RESTORE EXISTING ASPHALT AND/OR CONCRETE COMPOUND TO IT'S ORIGINAL CONDITION.
- CONTRACTOR SHALL DETECT AND MARK ANY UNDERGROUND LINES, PIPING, PRIOR TO START OF EXCAVATION.

PROJECT INFORMATION

- THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY AND IS EXEMPT FROM ARIZONA ENERGY REVIEW CODE.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- T-MOBILE MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

PROJECT INFORMATION

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. MORRISON HERSHFIELD CORPORATION CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

T-Mobile

2625 S PLAZA DRIVE, #400
TEMPE, AZ 85282
TEL: (480) 638-2600 Fax: (480) 638-2602

CROWN CASTLE

2055 S STEARMAN DR
CHANDLER, AZ 85286

MH MORRISON HERSHFIELD

800 STEWART STREET, SUITE 200
SEATTLE, WA 98101
TEL: 206.266.7370
WWW.MORRISONHERSFIELD.COM
MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RGL	0
100% SUBMITTAL	02/29/16	JA	1
JOX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

**REGISTERED ARCHITECT
CERTIFICATE NO. 50322**

ROBERT J. LARSEN
ARCHITECT
PHOENIX, ARIZONA U.S.A.

Jul 15 2015
EXPIRATION DATE: 12/31/2018

SITE NAME

WALKER BUTTE HS

CC I.D.

828909

T-MOBILE SITE I.D.

PH12705A

SITE ADDRESS

**29697 N DESERT WILLOW BLVD
QUEEN CREEK, AZ 85242**

SHEET NAME

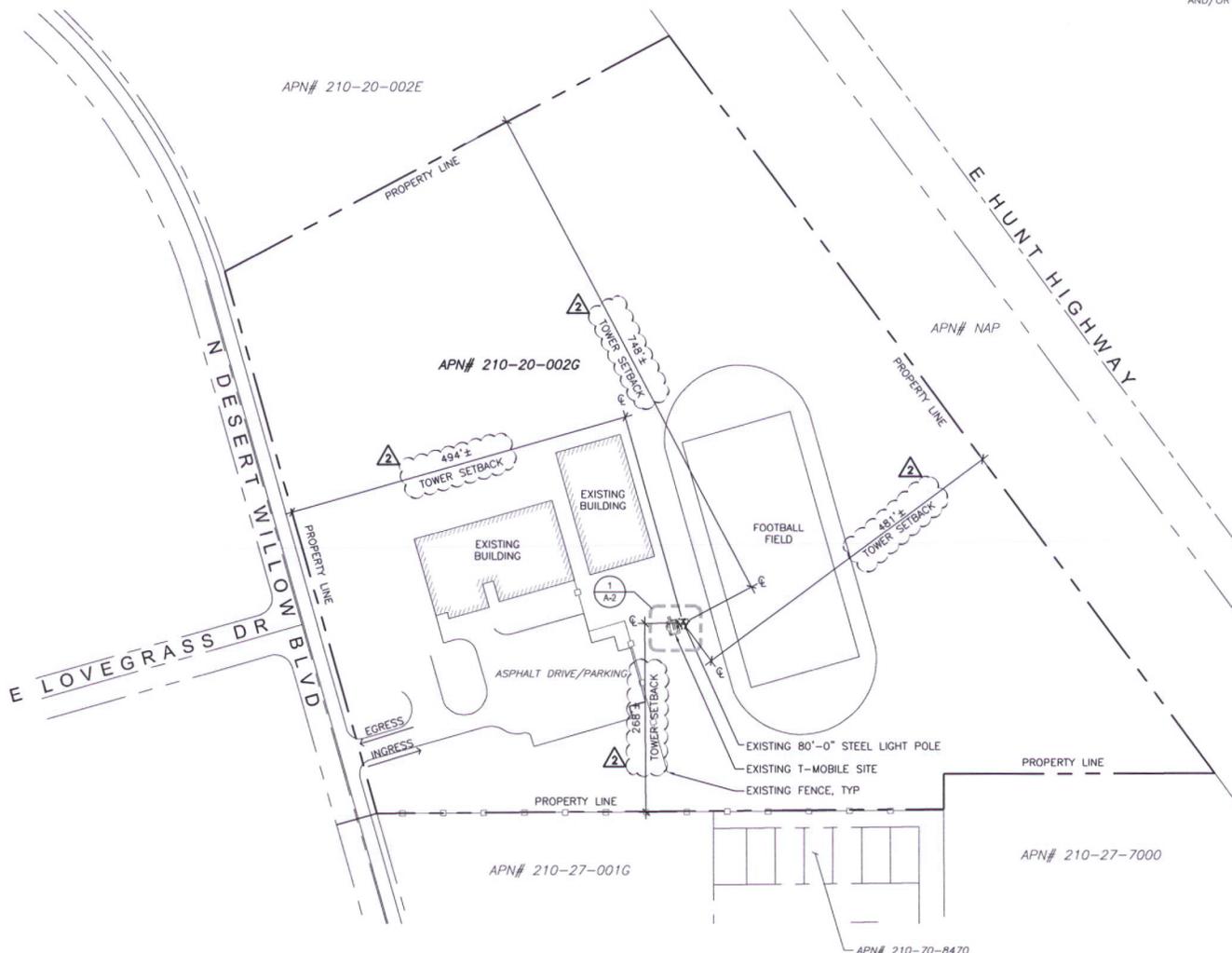
GENERAL NOTES

SHEET NUMBER

T-2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

NOTE:
THIS IS NOT A SURVEY. PROPERTY LINE AND STRUCTURE LOCATION WERE OBTAINED FROM ONLINE MAPPING SERVICES AND/OR EXISTING DRAWINGS AND ARE APPROXIMATE.



T-Mobile
 2625 S PLAZA DRIVE #400
 TEMPE, AZ 85282
 Tel: (480) 638-0900 Fax: (480) 638-0852

CROWN CASTLE
 2055 S STEARMAN DR
 CHANDLER, AZ 85286

MH MORRISON HERSHFELD
 600 STEWART STREET, SUITE 200
 SEATTLE, WA 98101
 Tel: 206.268.7370
 www.morrisonhershfeld.com
 MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/16/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
JDX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
 CERTIFICATE NO. 50322
 ROBERT J. LARSEN
 ARCHITECT
 ARIZONA U.S.A.
 Jul 15 2018
 EXPIRATION DATE: 12/31/2018

SITE NAME
WALKER BUTTE HS

CC I.D.
 828909

T-MOBILE SITE I.D.
 PH12705A

SITE ADDRESS
 29697 N DESERT WILLOW BLVD
 QUEEN CREEK, AZ 85242

SHEET NAME
OVERALL SITE PLAN

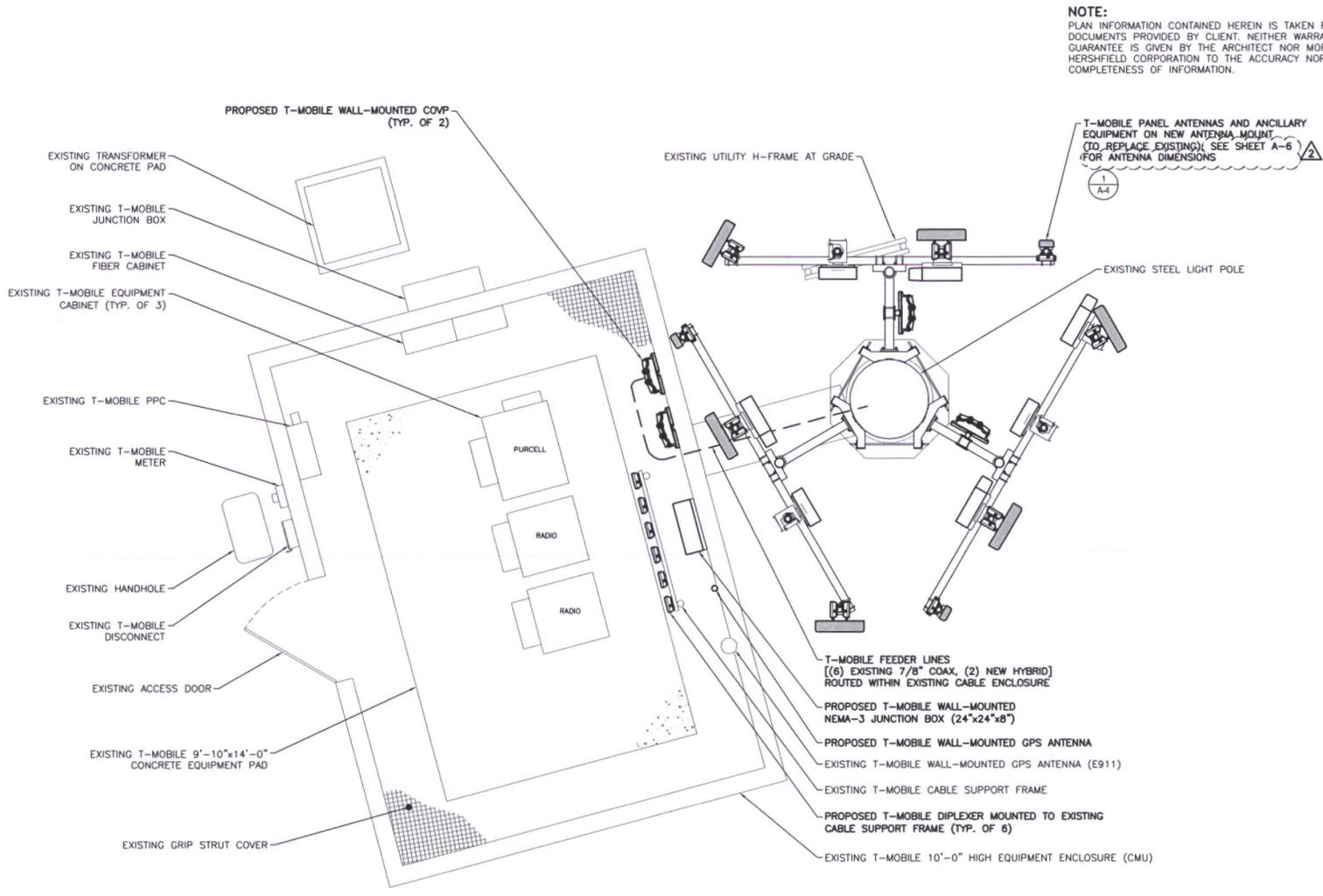
SHEET NUMBER
A-1



SCALE: 1"=80'-0" (22x34)
 (OR) 1/2"=80'-0" (11x17)

OVERALL SITE PLAN

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



NOTE:
 PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM THE DOCUMENTS PROVIDED BY CLIENT. NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ARCHITECT NOR MORRISON HERSHFELD CORPORATION TO THE ACCURACY NOR THE COMPLETENESS OF INFORMATION.

SEE SHEET A-3 FOR EXISTING AND PROPOSED EQUIPMENT PLAN

NOTE:
 ONLY T-MOBILE ANTENNAS SHOWN IN PLAN VIEW FOR CLARITY. SEE ELEVATIONS

COMPOUND PLAN

SCALE: 1/2"=1'-0" (22x34)
 (OR) 1/4"=1'-0" (11x17)



1

T-Mobile
 2625 S PLAZA DRIVE #400
 TEMPE, AZ 85282
 TEL: (480) 638-2600 FAX: (480) 638-2852

CROWN CASTLE
 2065 S STEARMAN DR
 CHANDLER, AZ 85286

MORRISON HERSHFELD
 600 STEWART STREET, SUITE 200
 SEATTLE, WA 98101
 TEL: 206.298.7370
 WWW.MORRISONHERSHFELD.COM
 MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/16/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
JDX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
 CERTIFICATE NO. 50322
 ROBERT J. LARSEN
 JUL 15 2018
 ARIZONA U.S.A.
 EXPIRATION DATE: 12/31/2018

SITE NAME
 WALKER BUTTE HS

CC I.D.
 828909

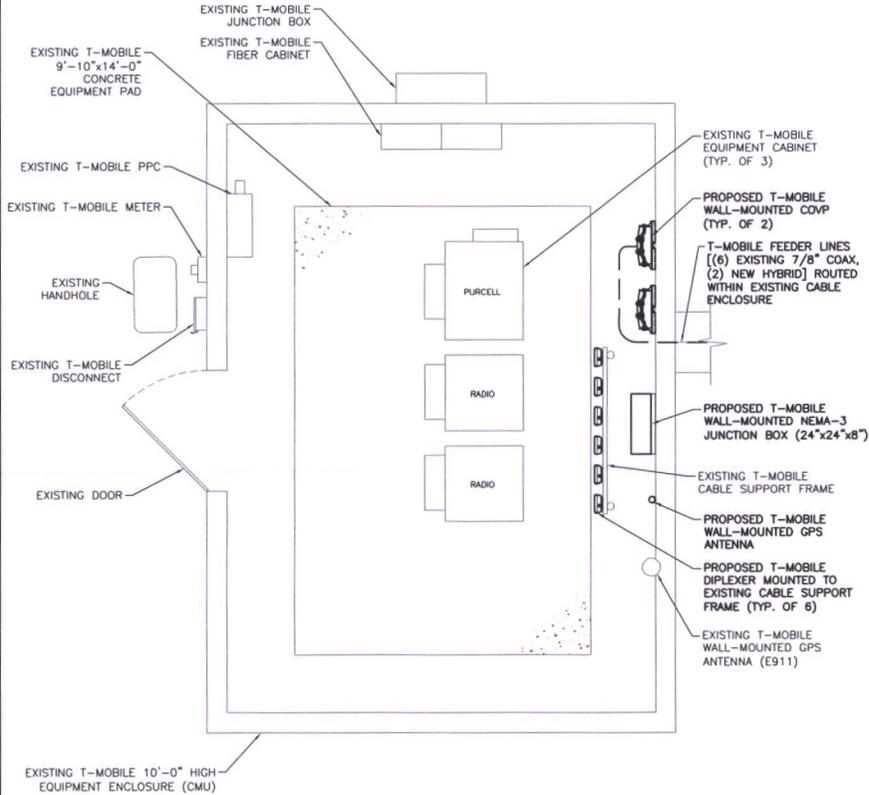
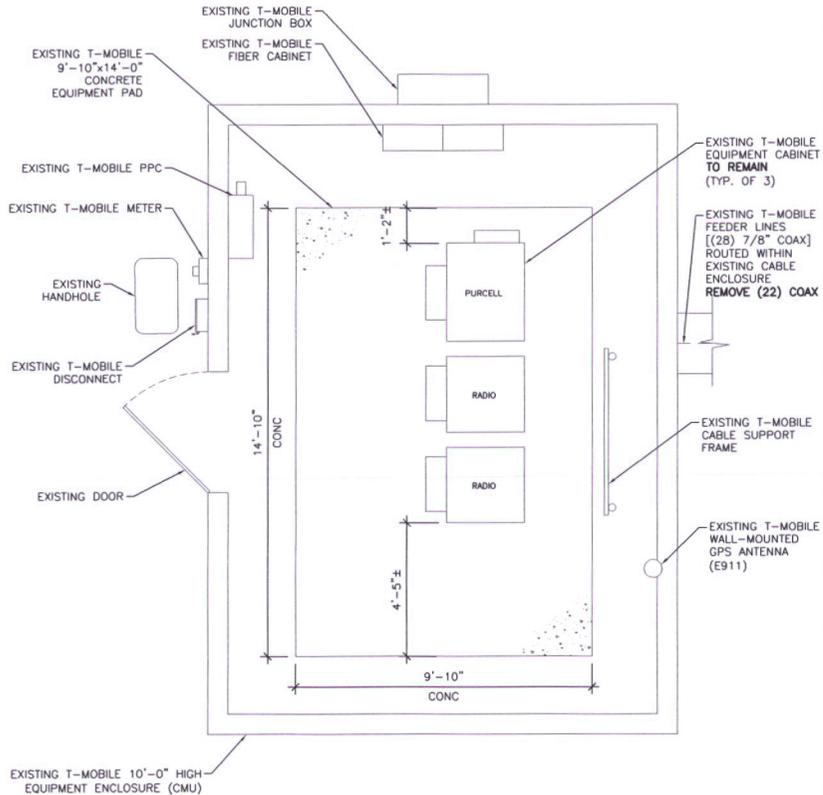
T-MOBILE SITE I.D.
 PH12705A

SITE ADDRESS
 29697 N DESERT WILLOW BLVD
 QUEEN CREEK, AZ 85242

SHEET NAME
 COMPOUND PLAN

SHEET NUMBER
A-2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



EXISTING EQUIPMENT LAYOUT

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17) 2

PROPOSED EQUIPMENT LAYOUT

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17) 1



2625 S PLAZA DRIVE #400
TEMPE, AZ 85282
Tel: (480) 638-2650 Fax: (480) 638-2652



2055 S STEARMAN DR
CHANDLER, AZ 85286



MORRISON HERSHFIELD
600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.268.7310
www.morrisonhershfield.com
MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
JDX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



REGISTERED ARCHITECT
CERTIFICATE NO. 50322
ROBERT J. LARRI
ARCHITECT
PHOENIX, ARIZONA U.S.A.
Jul 15 2018
EXPIRATION DATE: 12/31/2018

SITE NAME
WALKER BUTTE HS

CC I.D.
828909

T-MOBILE SITE I.D.
PH12705A

SITE ADDRESS
**29697 N DESERT WILLOW BLVD
QUEEN CREEK, AZ 85242**

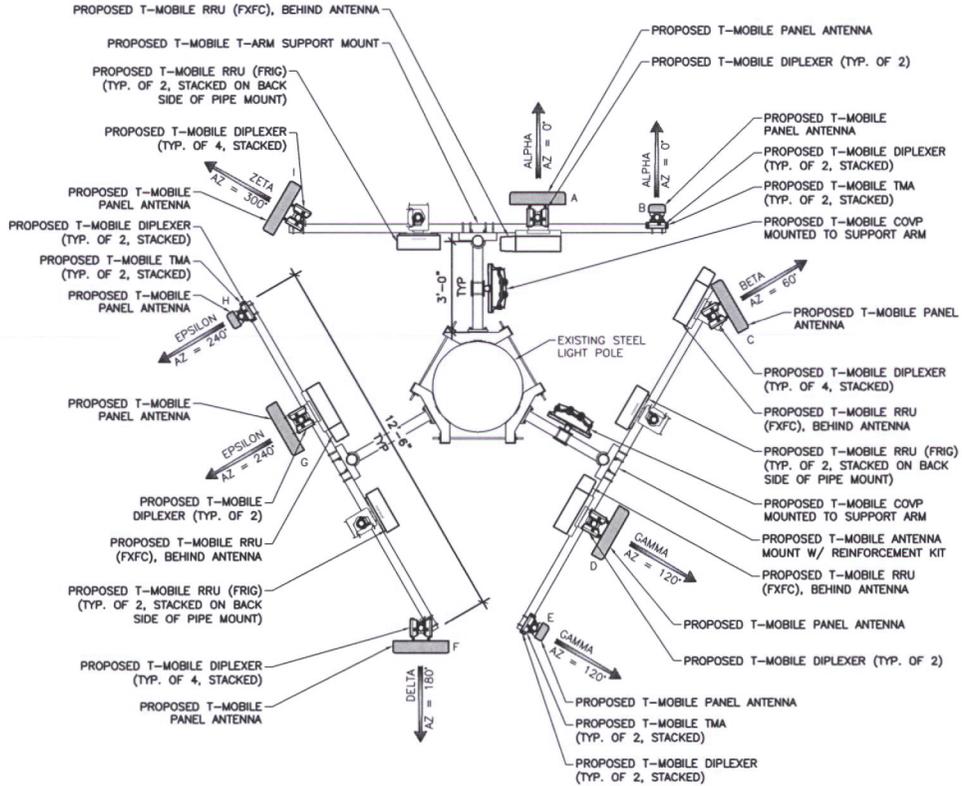
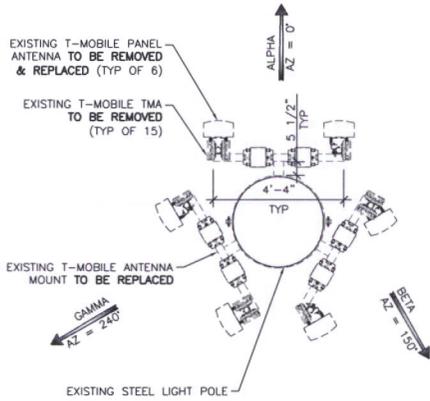
SHEET NAME
EQUIPMENT LAYOUT

SHEET NUMBER
A-3

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIED SERVICES IS STRICTLY PROHIBITED.

FINAL CONFIGURATION (TOWER)							
DESCRIPTION	QTY	DESCRIPTION	QTY	DESCRIPTION	QTY	DESCRIPTION	QTY
PANEL ANTENNA	9	7/8" COAX	6	RRU (FRIG)	6	TMA	6
		HYBRID LINE	2	RRU (FXFC)	4	DIPEXLER	24
						COVP	2

- NOTES:
- ALL PROPOSED EQUIPMENT IS LOW VOLTAGE, DC POWER
 - RF JUMPERS NOT TO EXCEED 15'-0" FROM ANTENNA TO RRU (RRU = TOWER TOP REMOTE RADIO UNIT; FRIG/FXFB/FRIE, ETC.)
 - CONTRACTOR SHALL RE-TORQUE ALL HARDWARE ON EXISTING MOUNT PRIOR TO INSTALLING NEW ANTENNAS
 - COORDINATE WITH CONSTRUCTION MANAGER FOR CURRENT RFDS PRIOR TO CONSTRUCTION
 - COORDINATE FINAL LOCATION OF RRUS WITH CONSTRUCTION MANAGER
 - SEE SHEET A-6 FOR ANTENNA DIMENSIONS



EXISTING ANTENNA LAYOUT

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

2

PROPOSED ANTENNA LAYOUT

0 6" 1" 2" SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17)

1

T-Mobile

2625 S PLAZA DRIVE #400
TEMPE, AZ 85282
Tel: (480) 638-2600 Fax: (480) 638-2652

CROWN CASTLE

2955 S STEARMAN DR
CHANDLER, AZ 85286

MORRISON HERSHFIELD
600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.268.7379
www.morrisonhershfield.com
MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITAL	01/18/16	RKL	0
100% SUBMITAL	02/29/16	JA	1
JDX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET



SITE NAME
WALKER BUTTE HS

CC I.D.
828909

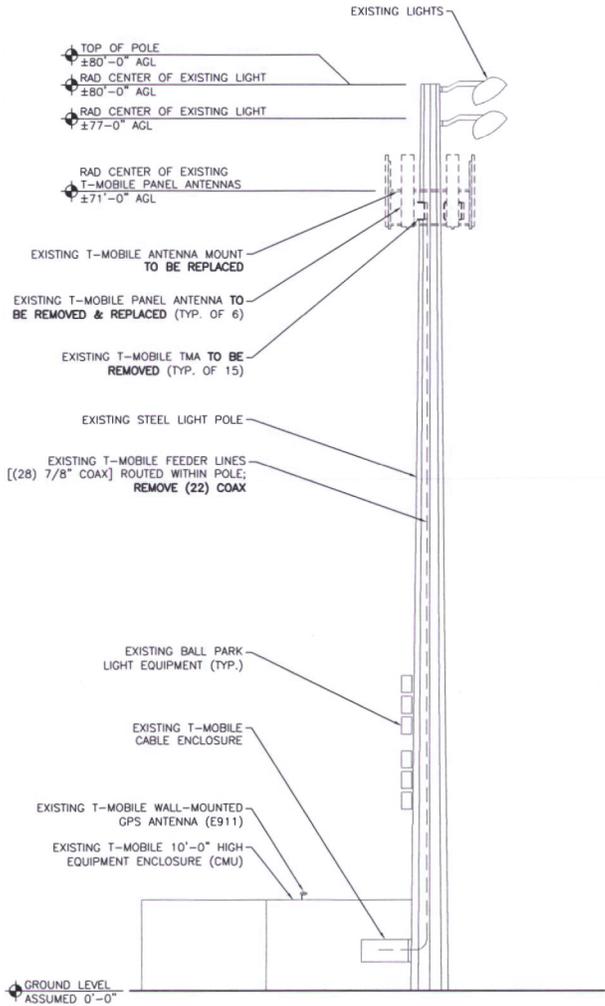
T-MOBILE SITE I.D.
PH12705A

SITE ADDRESS
29697 N DESERT WILLOW BLVD
QUEEN CREEK, AZ 85242

SHEET NAME
ANTENNA LAYOUT

SHEET NUMBER
A-4

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

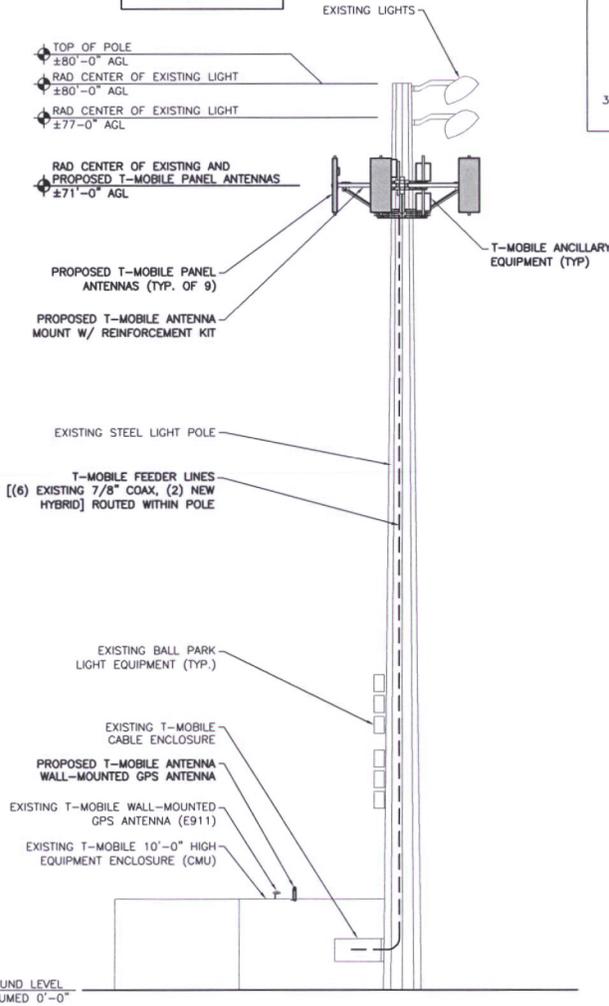


EXISTING SITE PROFILE

0 1 2 3 4' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

2

SEE SHEET A-4 FOR ANTENNA CONFIGURATIONS



PROPOSED SITE PROFILE

0 1 2 3 4' SCALE: 3/16"=1'-0" (22x34)
(OR) 3/32"=1'-0" (11x17)

1

- NOTES:**
1. INFORMATION CONTAINED HEREIN IS TAKEN FROM THE DOCUMENTS PROVIDED BY CLIENT. NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ARCHITECT NOR MORRISON HERSHFIELD CORPORATION TO THE ACCURACY NOR THE COMPLETENESS OF THE COPIED ELEVATION INFORMATION.
 2. NO WORK SHALL COMMENCE WITHOUT THE APPROVED TOWER/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER UNDER SEPARATE COVER. IF REQUIRED, THE CONTRACTOR SHALL MODIFY TOWER AND/OR ANTENNA MOUNTS AS INDICATED IN THE ABOVE MENTIONED STRUCTURAL REPORT OR ASSOCIATED MODIFICATION DESIGN DRAWINGS.
 3. REFER TO STRUCTURAL ANALYSIS FOR COAX ROUTING INFORMATION

T-Mobile
2625 S PLAZA DRIVE #400
TEMPE, AZ 85282
Tel: (480) 638-2900 Fax: (480) 638-2852

CROWN CASTLE
2955 S STEARMAN DR
CHANDLER, AZ 85286

MORRISON HERSHFIELD
600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.295.7370
www.morrisonhershfield.com
MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITAL	01/18/16	RKL	0
100% SUBMITAL	02/29/16	JA	1
DOX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
CERTIFICATE NO. 50322
ROBERT J. LARSEN
JUL 15 2018
ARIZONA U.S.A. CoSign
EXPIRATION DATE: 12/31/2018

SITE NAME
WALKER BUTTE HS

CC I.D.
828909

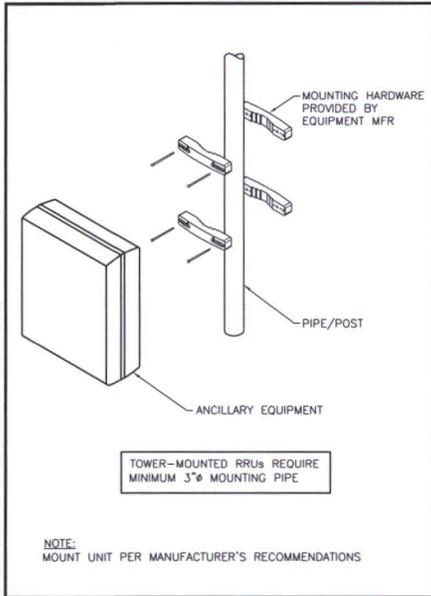
T-MOBILE SITE I.D.
PH12705A

SITE ADDRESS
29697 N DESERT WILLOW BLVD
QUEEN CREEK, AZ 85242

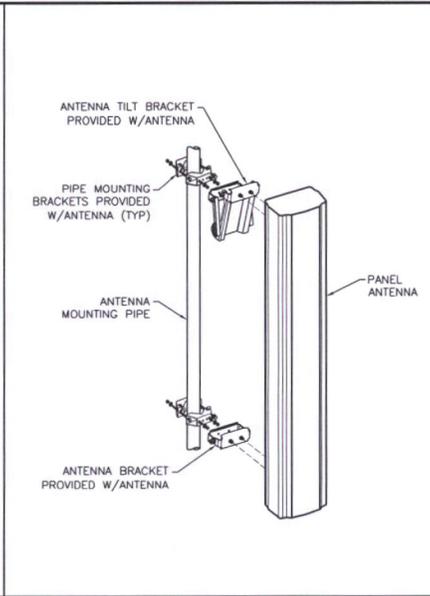
SHEET NAME
SITE PROFILE

SHEET NUMBER
A-5

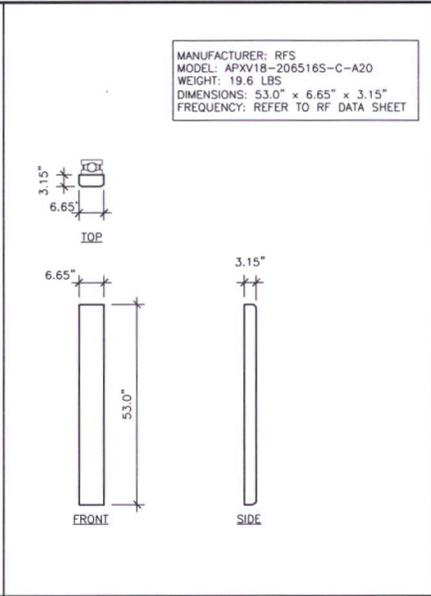
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



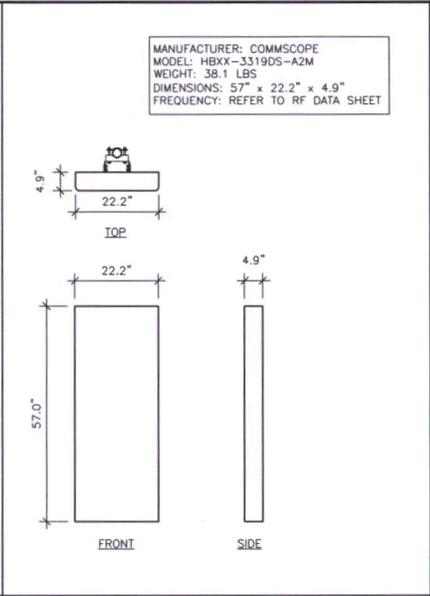
TOWER EQUIP MOUNTING DETAIL SCALE N.T.S. 8



TYP ANTENNA MOUNTING DETAIL SCALE N.T.S. 7



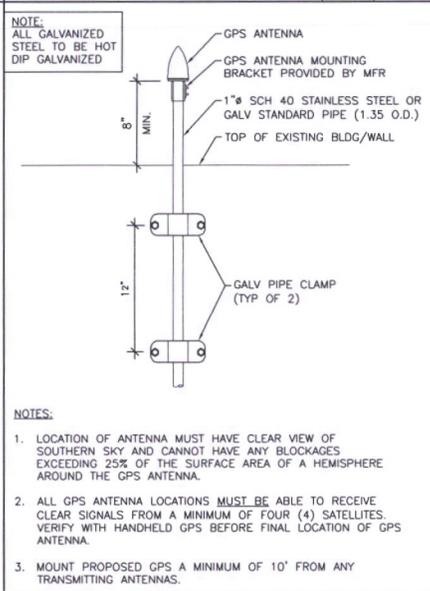
ANTENNA SPECIFICATIONS SCALE N.T.S. 6



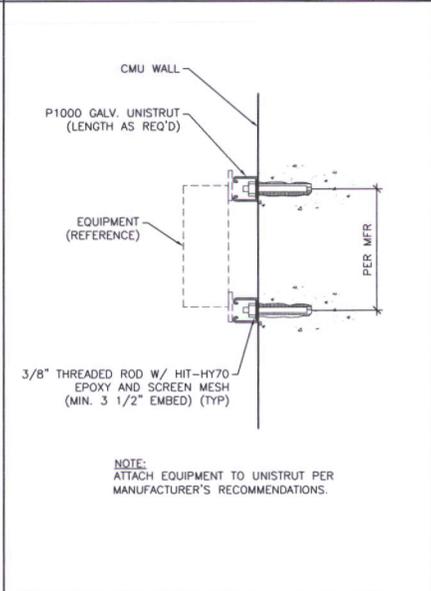
ANTENNA SPECIFICATIONS SCALE N.T.S. 5



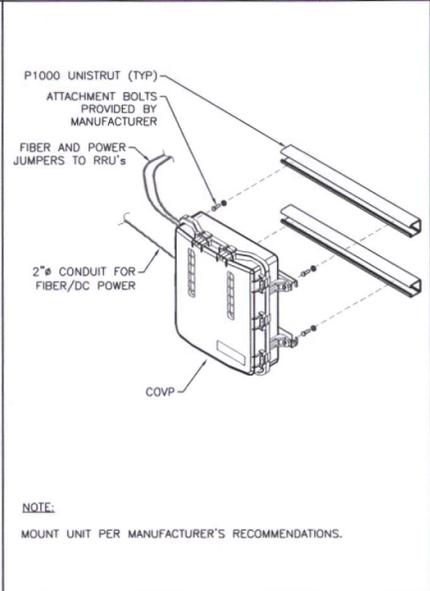
NOT USED SCALE N.T.S. 4



GPS MOUNTING DETAIL SCALE N.T.S. 3



EQUIPMENT FRAME DETAIL SCALE N.T.S. 2



COVP MOUNTING DETAIL (GRADE) SCALE N.T.S. 1

T-Mobile

2625 S PLAZA DRIVE #400
TEMPE, AZ 85282
Tel (480) 636-2600 Fax (480) 636-2852

CROWN CASTLE

2955 S STEARMAN DR
CHANDLER, AZ 85286

MORRISON HERSHFIELD

600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.268.7370
www.morrisonhershfield.com
MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
10% COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
CERTIFICATE NO. 50322
ROBERT J. LARSEN
JUL 15 2016
ARIZONA U.S.A.
EXPIRATION DATE: 12/31/2018

SITE NAME
WALKER BUTTE HS

CC I.D.
828909

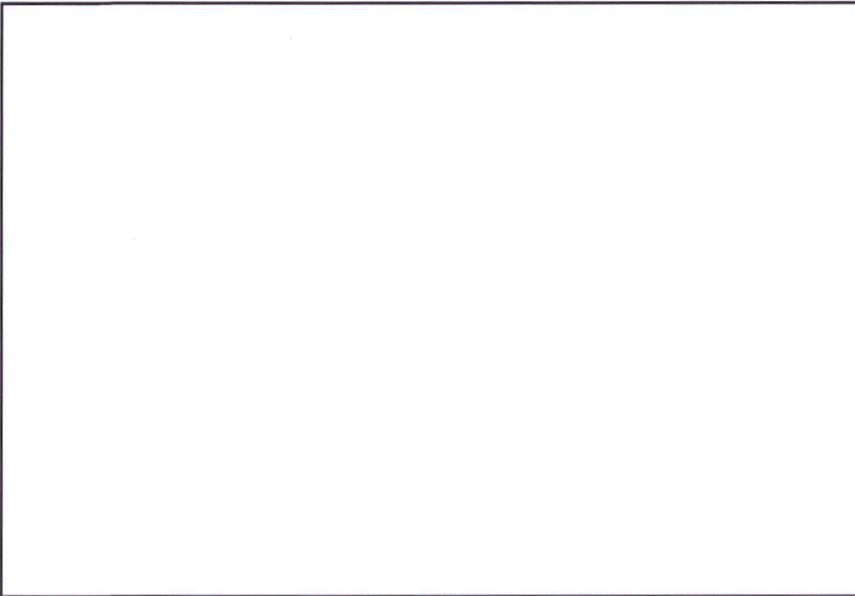
T-MOBILE SITE I.D.
PH12705A

SITE ADDRESS
29697 N DESERT WILLOW BLVD
QUEEN CREEK, AZ 85242

SHEET NAME
DETAILS

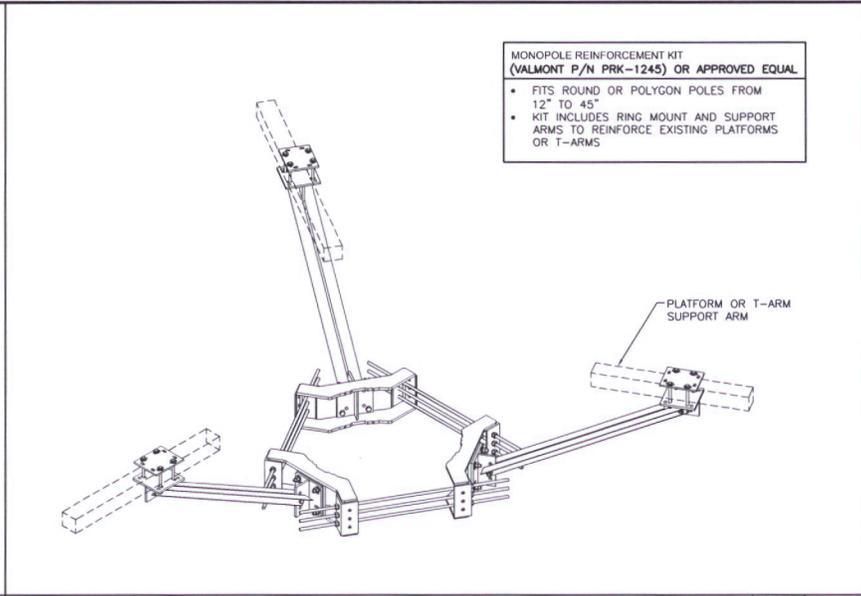
SHEET NUMBER
A-6

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



NOT USED

SCALE
N.T.S. 4

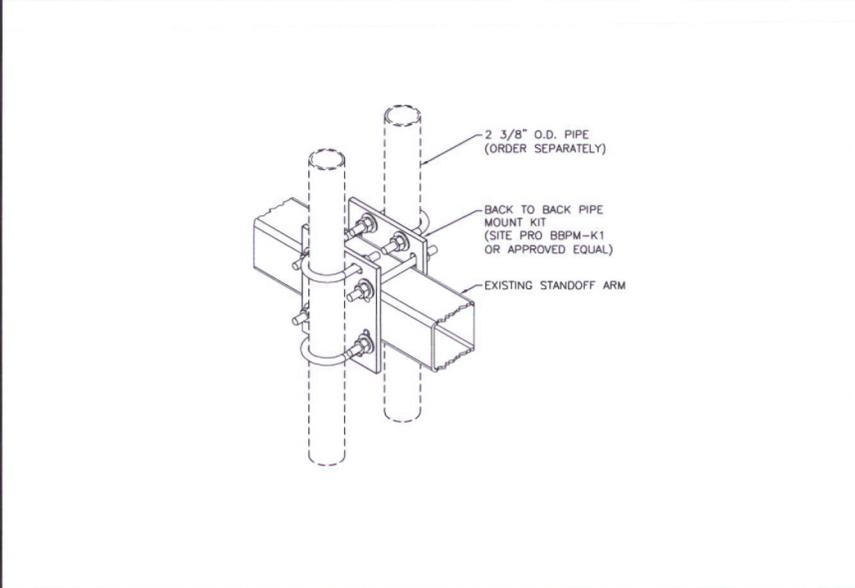


**MONOPOLE REINFORCEMENT KIT
(VALMONT P/N PRK-1245) OR APPROVED EQUAL**

- FITS ROUND OR POLYGON POLES FROM 12" TO 45"
- KIT INCLUDES RING MOUNT AND SUPPORT ARMS TO REINFORCE EXISTING PLATFORMS OR T-ARMS

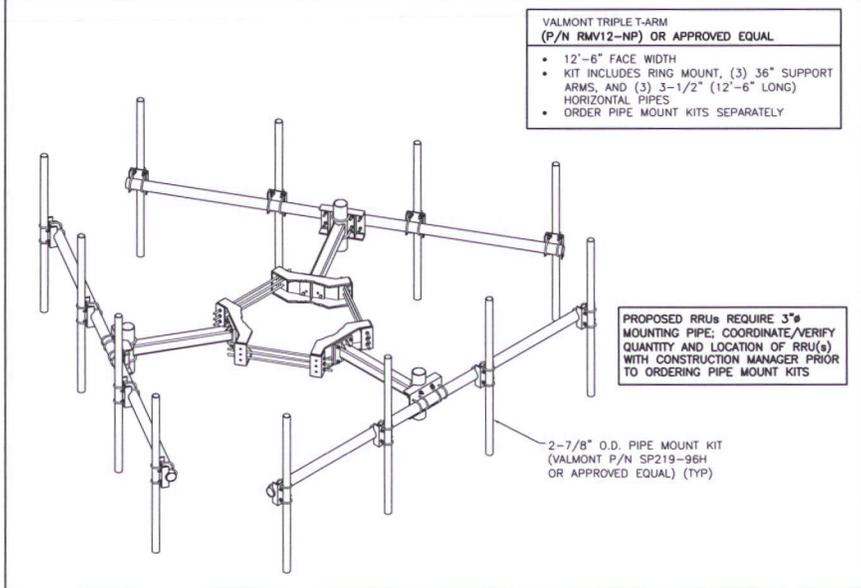
SCALE
N.T.S. 3

MOUNT REINFORCEMENT KIT



SCALE
N.T.S. 2

COVP MOUNTING DETAIL (TOWER)



**VALMONT TRIPLE T-ARM
(P/N RMV12-NP) OR APPROVED EQUAL**

- 12'-6" FACE WIDTH
- KIT INCLUDES RING MOUNT, (3) 36" SUPPORT ARMS, AND (3) 3-1/2" (12'-6" LONG) HORIZONTAL PIPES
- ORDER PIPE MOUNT KITS SEPARATELY

PROPOSED RRU'S REQUIRE 3" MOUNTING PIPE; COORDINATE/VERIFY QUANTITY AND LOCATION OF RRU(S) WITH CONSTRUCTION MANAGER PRIOR TO ORDERING PIPE MOUNT KITS

SCALE
N.T.S. 1

T-ARM MOUNT DETAIL

T-Mobile

2625 S PLAZA DRIVE #400
TEMPE, AZ, 85282
Tel: (480) 638-2600 Fax: (480) 638-2852

CROWN CASTLE

2055 S STEARMAN DR
CHANDLER, AZ 85286

MORRISON HERSHFIELD

600 STEWART STREET, SUITE 200
SEATTLE, WA 98101
Tel: 206.295.7339
www.morrisonhershfield.com
MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
JDX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
CERTIFICATE NO. 50322
ROBERT J. LARSEN
ARCHITECT
ARIZONA U.S.A.
Jul 15 2018
EXPIRATION DATE: 12/31/2018

SITE NAME
WALKER BUTTE HS

CC I.D.
828909

T-MOBILE SITE I.D.
PH12705A

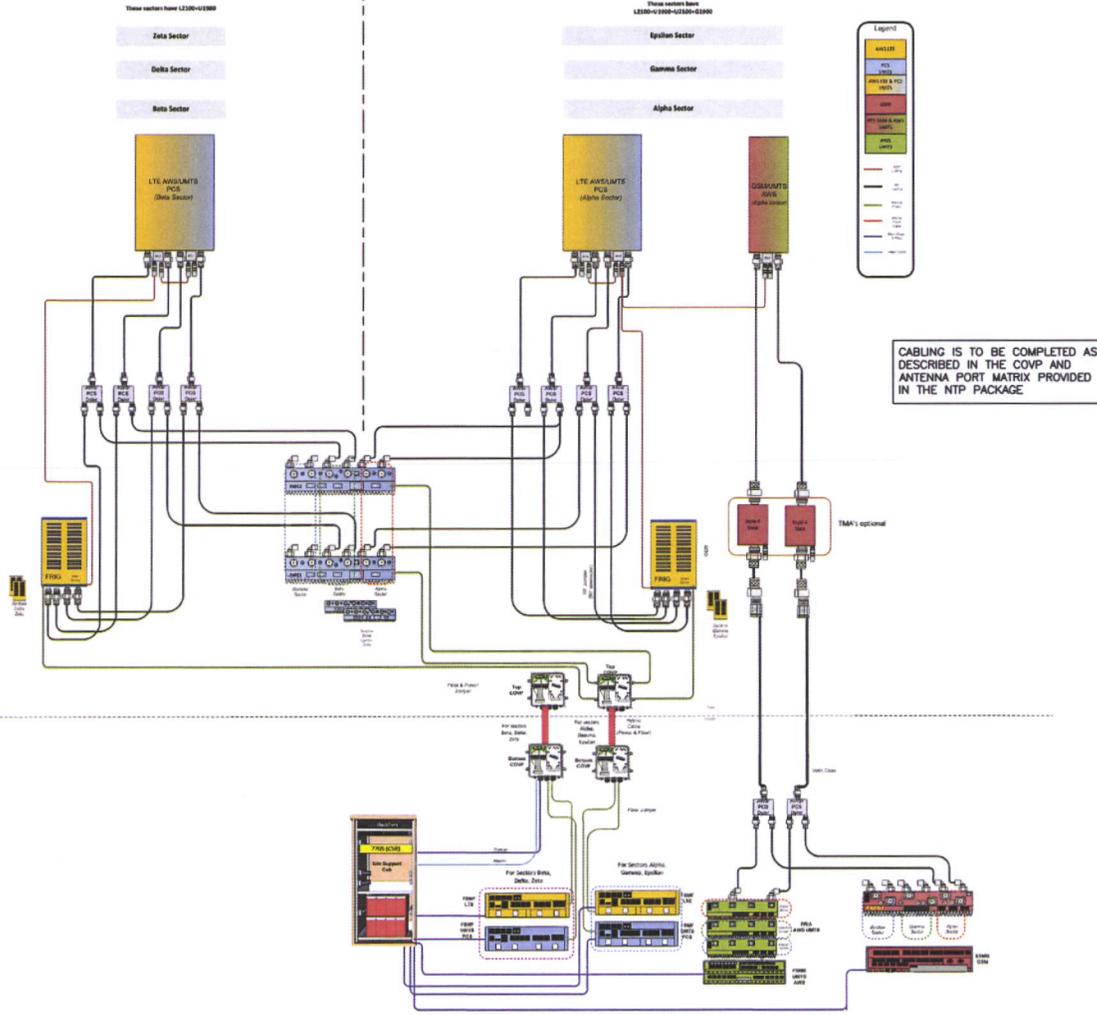
SITE ADDRESS
29697 N DESERT WILLOW BLVD
QUEEN CREEK, AZ 85242

SHEET NAME
DETAILS

SHEET NUMBER
A-7

Proposed Configuration

NSN Configuration 61A
 Tower-Top RRU for Contiguous Spectrum Markets
 (Antenna and cabling for only Alpha & Beta sectors shown)
 Same configuration follows for Gamma, Delta & Epsilon, Zeta sectors)



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

T-Mobile
 2625 S PLAZA DRIVE #400
 TEMPE, AZ 85282
 Tel: (480) 638-2600 Fax: (480) 638-2852

CROWN CASTLE
 2065 S STEARMAN DR
 CHANDLER, AZ 85286

MORRISON HERSHFELD
 600 STEWART STREET, SUITE 200
 SEATTLE, WA 98101
 Tel: 206.206.7370
 www.morrisonherشفeld.com
 MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
BOX REVIEW	11/19/15	MLB	A
55% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
JDX COMMENTS	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
 CERTIFICATE NO. 50322
 ROBERT J. LARSEN
 JUL 15 2018
 ARIZONA U.S.A.
 EXPIRATION DATE: 12/31/2018

SITE NAME
 WALKER BUTTE HS

CC I.D.
 828909

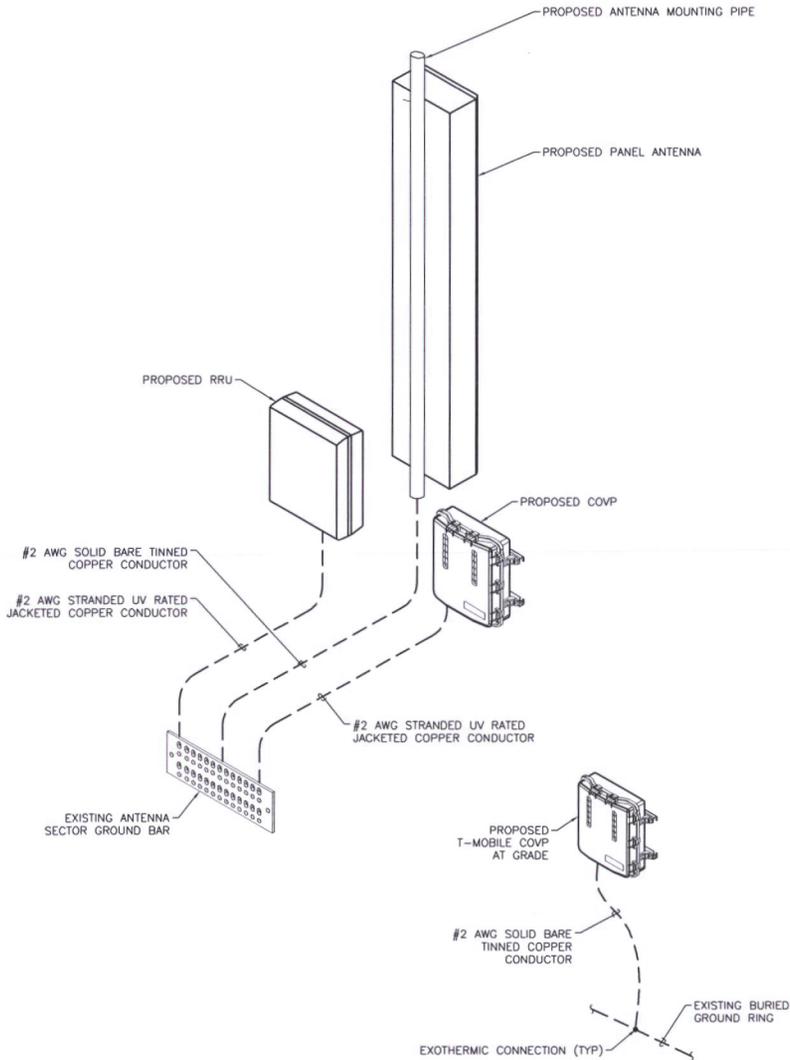
T-MOBILE SITE I.D.
 PH12705A

SITE ADDRESS
 29897 N DESERT WILLOW BLVD
 QUEEN CREEK, AZ 85242

SHEET NAME
 PLUMBING
 DIAGRAM

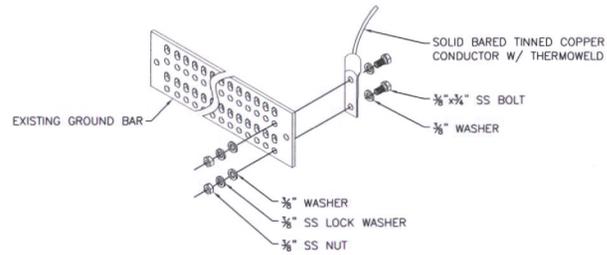
SHEET NUMBER
RF-1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



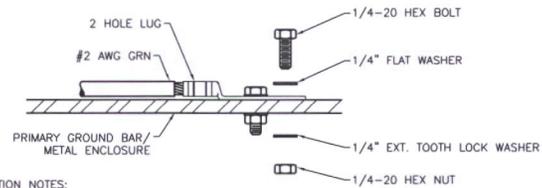
TYPICAL GROUNDING DIAGRAM

SCALE
N.T.S. 2



TYPICAL GROUND BAR CONNECTION DETAIL

SCALE
N.T.S. 4

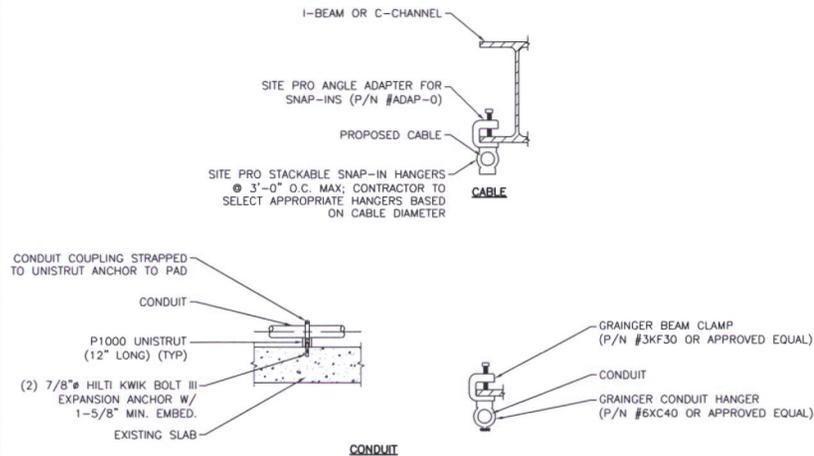


INSTALLATION NOTES:

1. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
2. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
3. APPLY ANTI-OXIDANT COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
4. USE SOLID COPPER WIRE AND MECHANICAL 2-HOLE LUG FOR ALL EXTERIOR GROUNDING.

GROUND CONNECTION DETAIL

SCALE
N.T.S. 3



TYPICAL CONDUIT SUPPORT DETAILS

SCALE
N.T.S. 1

T-Mobile
 2625 S PLAZA DRIVE #400
 TEMPE, AZ 85282
 Tel: (480) 638-2800 Fax: (480) 638-2852

CROWN CASTLE
 2055 S STEARMAN DR
 CHANDLER, AZ 85226

MORRISON HERSHFIELD
 600 STEWART STREET, SUITE 200
 SEATTLE, WA 98101
 Tel: 206.268.7370
 www.morrisonhershfield.com
 MH PROJECT NUMBER: 7160004

DESCRIPTION	DATE	BY	REV.
90% REVIEW	11/19/15	MLB	A
95% REVIEW	12/16/15	JA	B
100% SUBMITTAL	01/18/16	RKL	0
100% SUBMITTAL	02/29/16	JA	1
100% SUBMITTAL	07/15/16	JA	2

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

REGISTERED ARCHITECT
CERTIFICATE NO. 50322
 ROBERT J. LARSEN
 ARCHITECT
 PHOENIX, ARIZONA U.S.A.
 Jul 15 2018
 EXPIRATION DATE: 12/31/2018

SITE NAME
WALKER BUTTE HS

CC I.D.
828909

T-MOBILE SITE I.D.
PH12705A

SITE ADDRESS
**29697 N DESERT WILLOW BLVD
 QUEEN CREEK, AZ 85242**

SHEET NAME
GROUNDING DETAILS

SHEET NUMBER
G-1

SURROUNDING ZONING AND LAND USE:

North: SR/PAD – School
 East: GR – Vacant State Land
 South: CR-5/PAD – Church and undeveloped subdivision
 West: CR-3/PAD – Residential

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
 Access: The site is accessed only from Desert Willow Blvd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: July 12, 2016
 Neighborhood and agency mail out: August 12, 2016
 Newspaper Advertising: Week of September 19, 2016
 Site posting: Applicant: September 20, 2016
 Site posting: County: October 3, 2016

HISTORY: In 1997, the subject property was rezoned to CR-5/PAD as part of the Johnson Ranch PAD. The school was constructed in 2004 and several SUPs for wireless facilities have been issued through the years for the existing wireless facilities.

ANALYSIS: The applicant is requesting a Special Use Permit to increase the width of the antenna arrays on an existing stealth wireless facility. The site is located on the Walker Butte School campus in San Tan Valley.

The current wireless facilities are located on an existing ball field light on the Walker Butte school campus. The ball field has four existing light poles and all four currently have wireless antennas installed on them near the top of the pole. There are currently antennas installed on all four of the ball field lights surrounding the football field of the school. The SUP request the Commission is considering is for the light installed on the southwest side of the field, which currently has a smaller antenna array installed. The light on the southeast side of the field has an antenna installed that is approximately the same size as the 12' 6" antenna the applicant is requesting for the southwest light. The Commission approved a 14' antenna for the northeast light under SUP-008-11, and the antenna on the northwest light is 8' in diameter. The 12' 6" antenna requested by the applicant appears to be in line with the other antennas currently in operation at the site.

To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for an antenna 12' 6" in diameter on an existing stealth wireless communication facility. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010 (N). These factors include, but are not limited to:

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

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

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

To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.

The **Pinal County Community Development Department Engineering Division** reviewed the proposal and had no comments.

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

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 Special Use Permit under Planning Case **SUP-004-16**. Furthermore, the Commission must determine that this 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, Crown Castle, 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 a Special Use Permit.

2. To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.
3. The property is accessed from Desert Willow Blvd..
4. The subject property is located within the Moderate Low Density Residential designation of the Pinal County Comprehensive Plan.
5. Granting of a Special Use Permit will require, after the time of 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 approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this special use permit request is not needed and not necessary at this location and time, will negatively impact adjacent properties, will not promote orderly growth and development of the County and will be not compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **SUP-004-16** to the Board of Supervisors with a recommendation of denial 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 approval.

- 1) the layout, design and set up of the antenna array shall be as shown and set forth on the applicant's submittal documents and site plan and shall be an unmanned telecommunication facility;
- 2) all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
- 3) the applicant shall keep the area free of trash, litter and debris;
- 4) at such time as technology becomes available and the wireless communication facility is no longer needed, it shall be removed from the subject property;
- 5) all Federal (FCC), State, County and Local rules and regulations shall be adhered to and all applicable and required submittals, plans, approvals and permits be obtained, including but not limited to planning clearance, building permits, fencing and security lighting; and
- 6) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.
- 7) any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.151.010 of the Development Services Code;

Date Prepared:10/7/2016
Revised: 10/12/2016

Project Submittal Narrative
T-Mobile L2100 Project
T-Mobile Site PH12705A
Crown Castle BU# 828909-Walker Butte HS
29697 N. Desert Willow Blvd., Queen Creek, AZ 85142



Submitted by;
David McKinley
Crown Castle
2055 S. Stearman Road, Chandler, AZ 85826
(480) 735-6957 / david.mckinley@crowncastle.com

This application is intended to provide improved wireless services to this area by T-Mobile. T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand. This existing Wireless Communication Facility (WCF) provides residents and visitors with high quality, reliable wireless services for personal and business use, in addition to enhancing emergency services.

T-Mobile proposes to remove six existing antenna and replace them with six new antenna and add three additional antenna along with ancillary equipment. In order to accommodate this new technology, the current standoffs of 5.5" need to be extended to 3' and the current arrays of 4'4" need to be extended to 12' 6". The antenna centerlines will remain at 71' on this 80' pole. The proposal does not include tower or compound extension/expansion.

This existing, unmanned WCF sites on a parcel zoned CR-5 and is approximate 21.39 acres. The parcel is used for a public school. This existing WCF has no adverse impact on the nearby properties. The WCF will continue to have no impact to vehicular or pedestrian patterns. Access to the site will continue to be from North Desert Willow Boulevard. The WCF does not utilize connection to any water system, refuse collection or sewer system. This proposal does not include any new services to the site. The existing and proposed equipment does not emit any order, dust gas, noise, smoke heat or glare.

It's understood the applicant is to hold a neighborhood/community meeting pre requirements outlined in Section 2.176.050 (D) of the PCDSC. This application for Special Use Permit is subject to the same broadcast notification signs, notification (via mailing) and public hearing requirements and process set forth in PCDSC 2.166.050 (F) though (L).

Exhibits

A – Aerial View

B – Zoning Map

C – Parcel Information

D – Compound & Tower View

Exhibit A



Exhibit C



**MEMORANDUM FROM AIR QUALITY**

Date: October 7, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain – Air Quality Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
10/20/16	PZ(PD)-004-16, PZ-PA-005-16	Donald & Daryl Schnepf	Movie Screen Manufacturer	See Comments 1, 2, 3, &4
10/20/16	SUP-004-16	Florence Unified School District	Cellular Antenna	See Comment 5
10/20/16	SUP-015-15	Michael Corral	Private Motocross Track	See Comments 1 & 2

***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.
4. An Air Quality Industrial permit is required before construction at the site.
5. An Air Quality Industrial permit may be required if there is a generator on site.

From: [c.l.i.m](#)
To: [Evan Balmer](#)
Cc: [etc60](#)
Subject: Fw: Stealth Wirless Facility SUP-004-16
Date: Monday, October 10, 2016 9:34:49 AM

We are writing to express our concerns about this project and to let you know we do NOT support this proposal as is. Extending the antenna array from 4' 4" to 12' 6" is significant, but not necessarily our main concern (typical project strategy...start out small to gain approval, then later on, sky's the limit.) What we are concerned about, is the amount of change in RF emissions radiated by the towers. We reviewed the 79 pages of on line details about the project and did not see any reference to that information. Additionally, we have spoken with several people in the area, including the HOA and the first thing we noticed was the "deer in the headlights look." People are not aware of what's going on here and in this time of full disclosure, it appears something is trying to be accomplished by letting this project slip under the radar and thru the cracks. In closing, we would also like to make a more important point. Why is it we have this array of cell towers next to our school buildings and in the middle of our playground emitting possible harmful RF to our children and grandchildren? Just across the street, there are hundreds if not thousands of acres of (map shows-state owned) bare farm land, where these issues would be of little to no concern. We would very much like to appear and be heard at the hearing on the on the 20th of October, however we are not able to make that date. Thank You for listening to our concerns. Evan, could you send us a short note letting us know you received this...just a reply to our email would be fine. Thank You

Charles T and Debra C Ebner
817 E. Compass Ct


Property Tax Parcel: 210621100



Crown Castle
2055 S. Stearman Drive
Chandler, AZ 85286

July 5, 2016

ADDRESS

RE: Crown Castle BU# 828909-Walker Butte HS
29697 North Desert Willow Blvd.
Queen Creek, AZ 85142

Dear NAME,

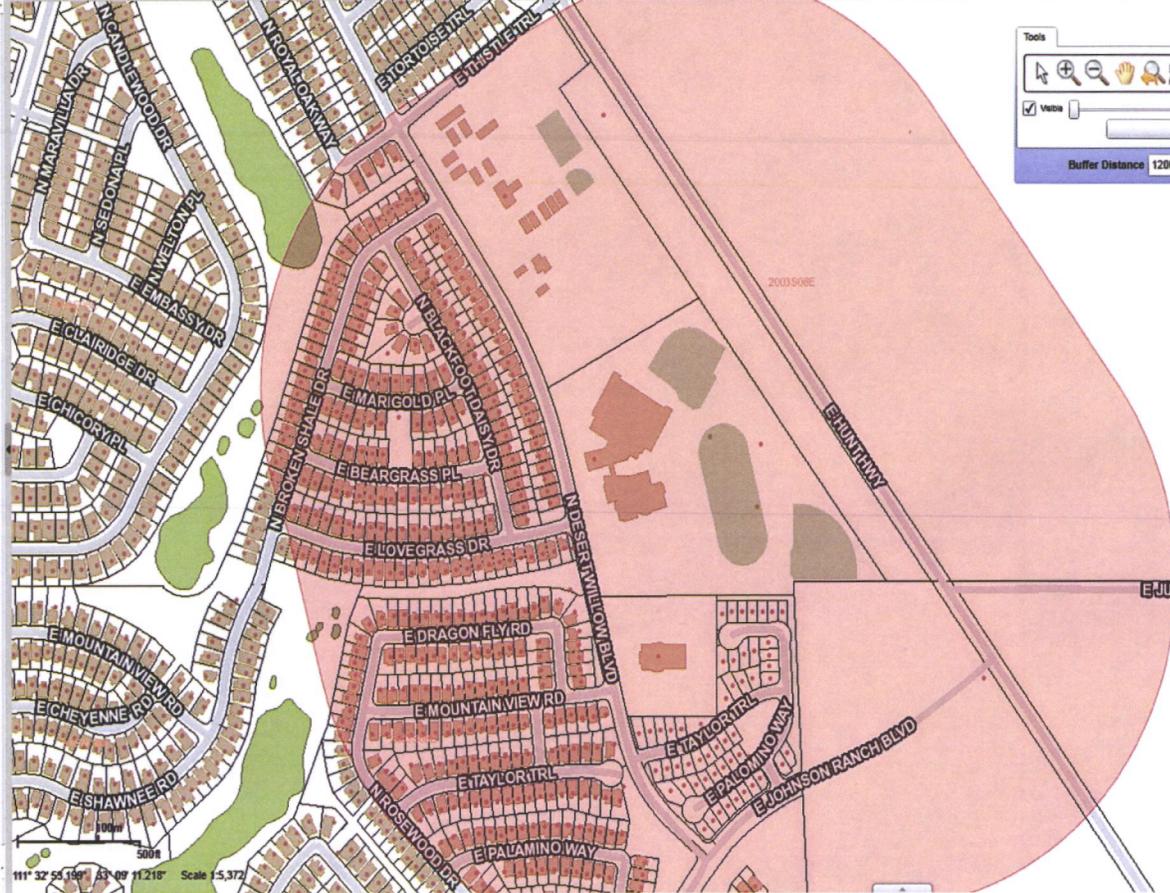
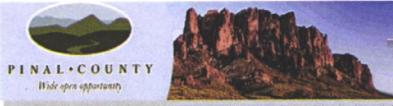
The purpose of this letter is to inform you that, Crown Castle, on behalf of T-Mobile is in process of submitting a Special Use Permit with Pinal County. This application is for the modification of an existing Wireless Communication Facility (WCF) located at 29697 N. Desert Willow Boulevard.

T-Mobile proposes extending the length of their antenna array. T-Mobile is committed to improving coverage areas and expanding network capacity to meet customer demand within the County. Citizens and visitors alike using wireless communication on the T-Mobile network are in danger of being underserved and deserve improved services.

You are invited to a Community Meeting scheduled for Tuesday, July 12th at 6:30pm in the Multi-Purpose Room at Walker Butte School, 29697 N. Desert Willow Boulevard.

Regards,

David McKinley
Real Estate Specialist



Tools

Visible

2012 IMAGERY

Buffer Distance: 1200 Use Buffer on Query

Identify 11

- Site Address
- Structure Footprints
- Parcels 1200
- Roads
- Parks
- Golf Course

Date



PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

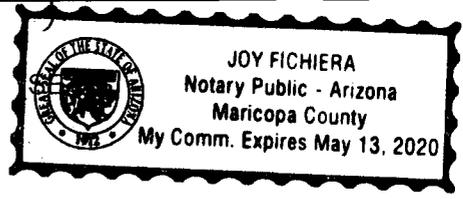
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 5 day of July, 2016, at the office of Crown Castle, and is accurate and complete to the best of my knowledge.

Signature [Handwritten Signature]

Date 7-5-2016

Acknowledged before me by David McKinley, on this ~~7~~ 9TH day off July, 2016.



Signature of Notary Public [Handwritten Signature]

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

210706270
TAH 2015-1 BORROWER LLC,
PO BOX 15087
SANTA ANA, CA 92735

210706300
RAY LISA M,
MAIL RETURN

210706330
BUIE MIHAELA,
4334 49TH ST APT 2A
SUNNYSIDE, NY 11104

210708020
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708050
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708080
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708110
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708140
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708200
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708230
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210706280
HITCHCOCK CHRISTOPHER L,
29156 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

210706310
CURTIS JARRETT C & PAMELA J,
29120 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

210708000
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708030
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708060
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708090
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708120
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708150
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708210
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708240
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210706290
GREGORIO DAVID D,
2385 PASEO LOS GATOS
CHULA VISTA, CA 91914

210706320
RHOADES ADAM & ERIKA,
29108 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

210708010
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708040
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708070
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708100
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708130
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708160
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708220
CAMPILLO RANDY & JESSICA,
1219 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210708250
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708510
JOHNSON RANCH COMM ASSOCIATION INC,
8360 E VIA DE VENTURA STE 100 BLDG L
SCOTTSDALE, AZ 85258

210721880
GALAMAY TRINIDAD A FAMILY LIV TRUST,
29218 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721890
NERA PROPERTIES LLC,
1950 E MUIRWOOD DR
PHOENIX, AZ 85048

210721900
HERMAN DERRILL,
4307 49TH ST
INNISFALL,

210721910
TETALI RAO HANUMANTHA, TETALI SUMALATHA
8 MAIDENHEAD RD
PRINCETON, NJ 08540

210721920
KOZAK TIMOTHY & AMY ,
29266 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721930
BLOKDIJK JAMES & KATHLEEN,
29276 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721940
MOGENTABLE JEROME L & MICHELLE A ,
16 EMERALD PARK RD
REGINA,

210721960
LASOTA ROBERT A & LYNANNE,
29312 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721970
HATCH ROGER A & VICKI L,
29324 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722830
SHERWOOD JEFFREY P,
29295 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722840
GOLDFARB WILLIAM TR,
29287 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722850
SANSCHAGRIN JAYNEL C & DENNIS J,
29279 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722860
WERNER FRED CHARLES,
29271 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722870
GULLA MICHAEL S & GINA M,
868 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722880
FROST RICHARD & KRISTY LYN ,
882 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722890
SKINNER DONALD & LACHELLE,
898 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722900
PALUMBO JAMES A & JANIS R,
1202 TURF DR
OCEANPORT, NJ 07757

210722910
TAVES CORINNE L ,
4141 GULFVIEW DR
NANAIMO,

210722920
CALAHAN CHARLES & EDITH,
942 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722930
STANNARD JILLIAN E,
956 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722940
REMILLARD ANDRE L & GLORIA, COATES W/
386 SOMBRERO DR
OCHRE RIVER,

210723040
JALBERT DARYL W & LINDA D,
13657 BARBARA BEACH LN
DETROIT LAKES, MN 56501

210723050
HARVIE GREGORY A,
MAIL RETURN
,

210723060
JOHNSTON CAROLINE B,
3491 N ARIZONA AVE UNIT 113
CHANDLER, AZ 85225

210723070
SOLOMON MICHAEL,
3903 E SIMPSON RD
GILBERT, AZ 85297

210723080
WALKER KENNETH F & MARILYN K, WALKER
54122 RANGE ROAD 215
FORT SASKATCHEWAN,

210723090
CALAME MARK & MARY ,
1059 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723100
RICHEY CARL & SALLY,
1045 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723110
BUSHMAN TODD & CRYSTAL,
MAIL RETURN
,

210723120
FARR TERRI A,
1017 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723150
KNYTYCH-JANOUSEK SANDRA,
975 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723180
COOPERRIDER JOSEPH & HELEN,
933 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723210
JMS ARIZONA II LLC,
201 JACKSON ST
DENVER, CO 80206

210723240
FALL MICHAEL & DELLAMAY,
916 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723270
ANIUK LARRY & GAYLE,
285 CESSNA DR
ERIE, CO 80516

210723300
BARBER GERALD & ANNETTE ,
PO BOX 1045
NOGALES, AZ 85628

210723330
GARCIA GLORIA MARTINEZ, BELTRAN LUIS A
1046 E PALAMINO WAY
SAN TAN VALLEY, AZ 85143

210723360
IH3 PROPERTY PHOENIX LP,
1717 MAIN ST STE 2000
DALLAS, TX 75201

210723390
ANDERSON HANNAH R,
MAIL RETURN

210723130
LANDRY KEITH & VIVIAN,
5005 SNOWBIRDS CRESCENT
REGINA,

210723160
GRABINSKI DONALD E & LYNN R,
914 1ST AVE NE
EAST GRAND FORKS, MN 56721

210723190
BURCIAGA ALFREDO D ,
919 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723220
BASHARA TIMOTHY,
2047 E PICKETT CT
GILBERT, AZ 85298

210723250
HARRISON WARD RICHARD & DEBORAH JEAN,
4858 SINGER CRESCENT
REGINA,

210723280
DRAGOS VASILE & ANGELA M,
974 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723310
FARLESS KIMBERLY O,
1018 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723340
DAVIS JEFFREY A,
1060 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723370
FICHTER JEFFREY, FICHTER TAMARA ROY
PO BOX 522
LAMPMAN,

210723400
OSEEN INGRID ,
BOX 151
TURIN,

210723140
JORDAN THERESA,
989 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723170
BIGLEMAN WILLIAM S, BIGLEMAN SUZANNE
28315 NE 140TH PL
DUVALL, WA 98019

210723200
BOYD CAROL J & JAMES L,
905 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723230
JAMESON EDWARD M, JAMESON JOANN R
16750 49TH ST SE
KINDRED, ND 58051

210723260
LIDA SOUTHWEST PROPERTIES,
1928 E ROSE CREEK DR S
FARGO, ND 58104

210723290
STEPHAN RICHARD K,
5848 STONE AVE
SIOUX CITY, IA 51106

210723320
LENZ ALLEN, LENZ SOPHIA
PO BOX 312
RYE, CO 81069

210723350
TAH 2015-1 BORROWER LLC,
PO BOX 15087
SANTA ANA, CA 92735

210723380
ST PIERRE MELANIE,
1118 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723410
MCCULLOUGH JUDY K TR,
29169 N LILLY LN
SAN TAN VALLEY, AZ 85143

210723420 WILLIAMS JEFFREY D & LINDA P , PO BOX 8262 NIKISKI, AK 99635	210723430 HULKOVICH WILLIAM, 29151 N LILLY LN SAN TAN VALLEY, AZ 85143	210723440 GADE KEITH A & DIANE L , MAIL RETURN .
210723450 MCKINNEY CARTER, MCKINNEY PEGGY C 1111 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723460 IBARRA JOSE ROBERTO, 1097 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723470 GERMAN DAVID & MICHELLE, 3410 E VALLEJO CT GILBERT, AZ 85298
210723480 HOFFMANN TUCK & KAREY, SMITH C BRANC 2623 W 1800 N FARR WEST, UT 84404	210723490 FRASER SARAH V TRUST, 28809 N BROKEN SHALE DR SAN TAN VALLEY, AZ 85143	210723500 WANG WEI, 10227 EMPIRE AVE CUPERTINO, CA 95014
210723510 GATOR 1 LLC, C/O ALEX ROBERTS 27452 AVENIDA DEL ORO TEMECULA, CA 92590	210723520 HECKMAN LAURA A, 1011 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723530 SCHULTZ CHRISTOPHER G & LORI J TRS, CT W166N10248 CALICO LN GERMANTOWN, WI 53022
210723540 SANTAN GLORIA DE JESUS, 983 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723550 JAMESON EDWARD & JO ANN , 16750 49TH ST SE KINDRED, ND 58051	210723560 CACTUS HOMES LLC, PO BOX 546 LAKOTA, ND 58344
210723570 HARRIS SHARON A, 2514 OLD HARDIN RD BILLINGS, MT 59101	210723580 DARCY HELEN M, IRIZARRY FRANK 29155 N ROSEWOOD DR SAN TAN VALLEY, AZ 85143	210723590 ROCKWELL NANCY J, 992 E SADDLE WAY SAN TAN VALLEY, AZ 85143
210723600 KEENAN LESLIE, 2683 E CHANDLER HEIGHTS GILBERT, AZ 85298	210723610 JONES GARY , 1020 E SADDLE WAY SAN TAN VALLEY, AZ 85143	210723620 JONES GARY , 1020 E SADDLE WAY SAN TAN VALLEY, AZ 85143
210723630 RAMIREZ DOUGLAS E & PEGGY LISA, 1048 E SADDLE WAY SAN TAN VALLEY, AZ 85143	210723640 BENNETT SANDRA S, WATSON BRIAN K 1062 E SADDLE WAY SAN TAN VALLEY, AZ 85143	210723650 MUNOZ MARK S, 1076 E SADDLE WAY SAN TAN VALLEY, AZ 85143
210723660 GRAY FRASER ETAL, 1989 HIGH PARK CIRCLE NW HIGH RIVER,	210723670 SANTOS DANIEL S, 1104 E SADDLE WAY SAN TAN VALLEY, AZ 85143	21076337A JOHNSON RANCH COMMUNITY ASSOCIATIO JOHNSON RANCH COMMUNITY ASSOCIATIO JOHNSON RANCH COMMUNITY ASSOCIATIO 8360 E VIA DE VENTURA STE 100 BLDG L

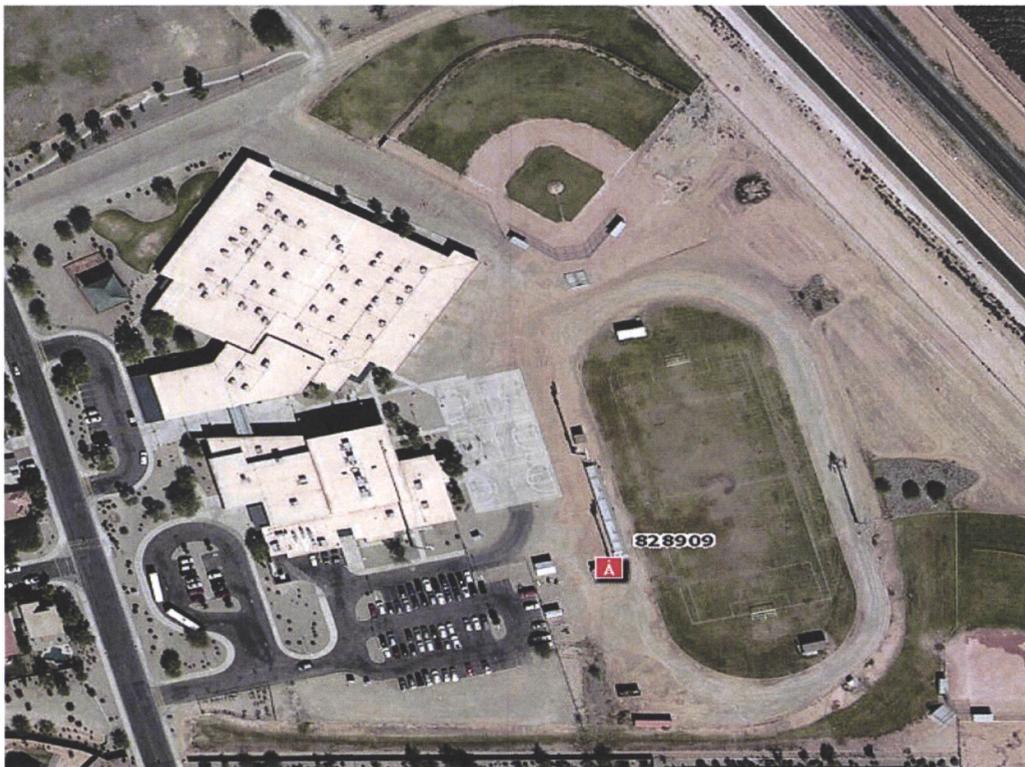
CROWN CASTLE BU# 828909-Walker Butte

T-Mobile # PH12705A

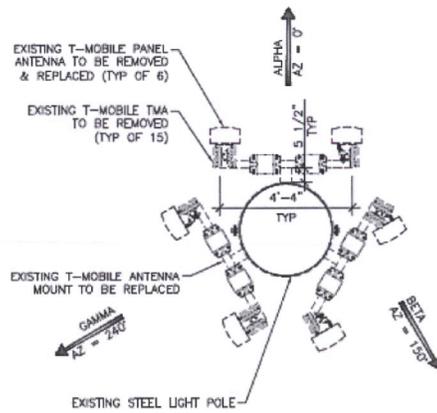
29697 North Desert Willow Blvd.

Queen Creek, AZ 85142

Community Meeting / Tuesday, July 12, 2016 / 6:30pm



SCOPE:



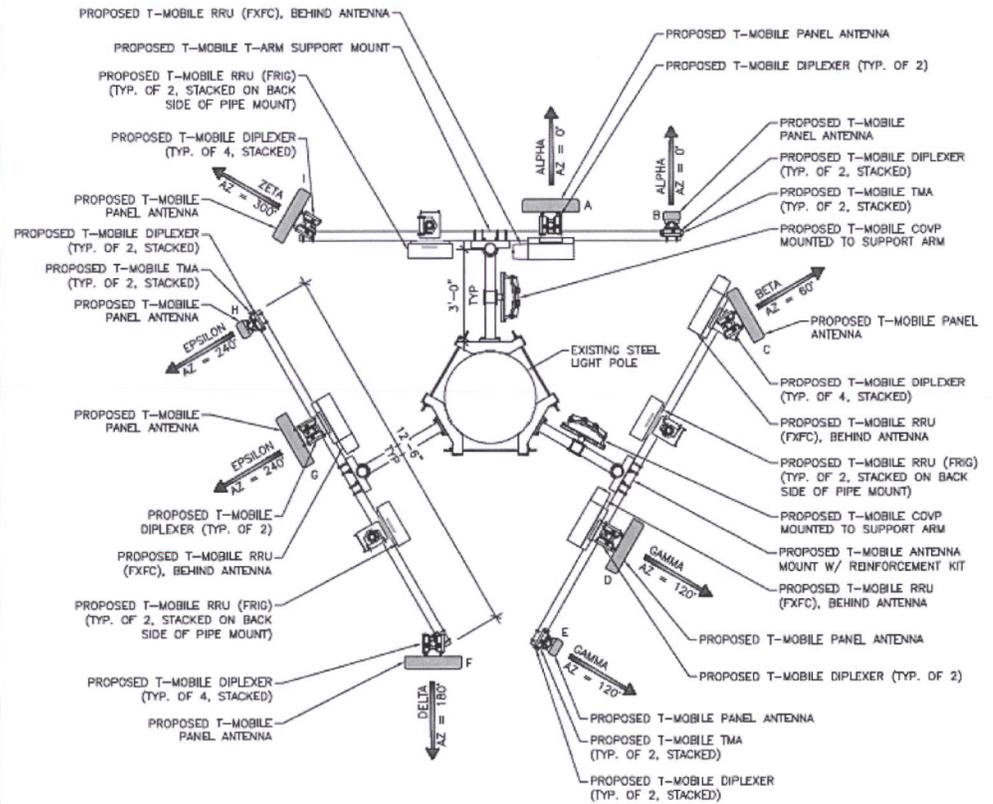
EXISTING ANTENNA LAYOUT

0.6" = 1' 2" SCALE 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17)



2

PROPOSED ANTENNA LAYOUT

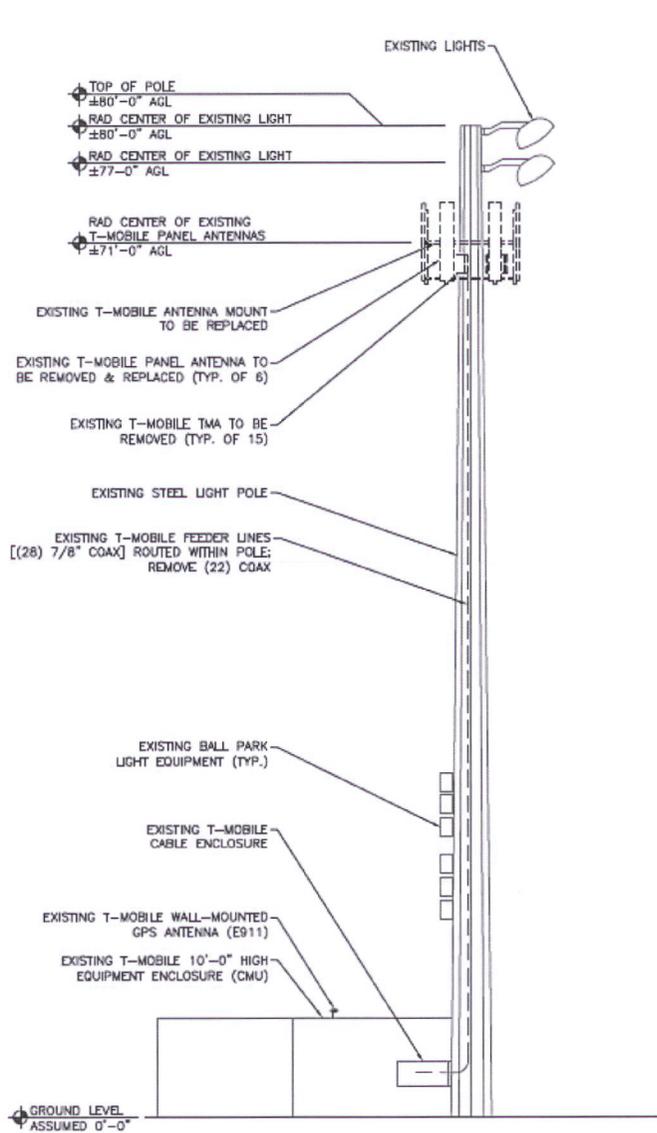


0.6" = 1' 2" SCALE 1/2"=1'-0" (22x34) (OR) 1/4"=1'-0" (11x17)

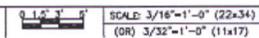


1

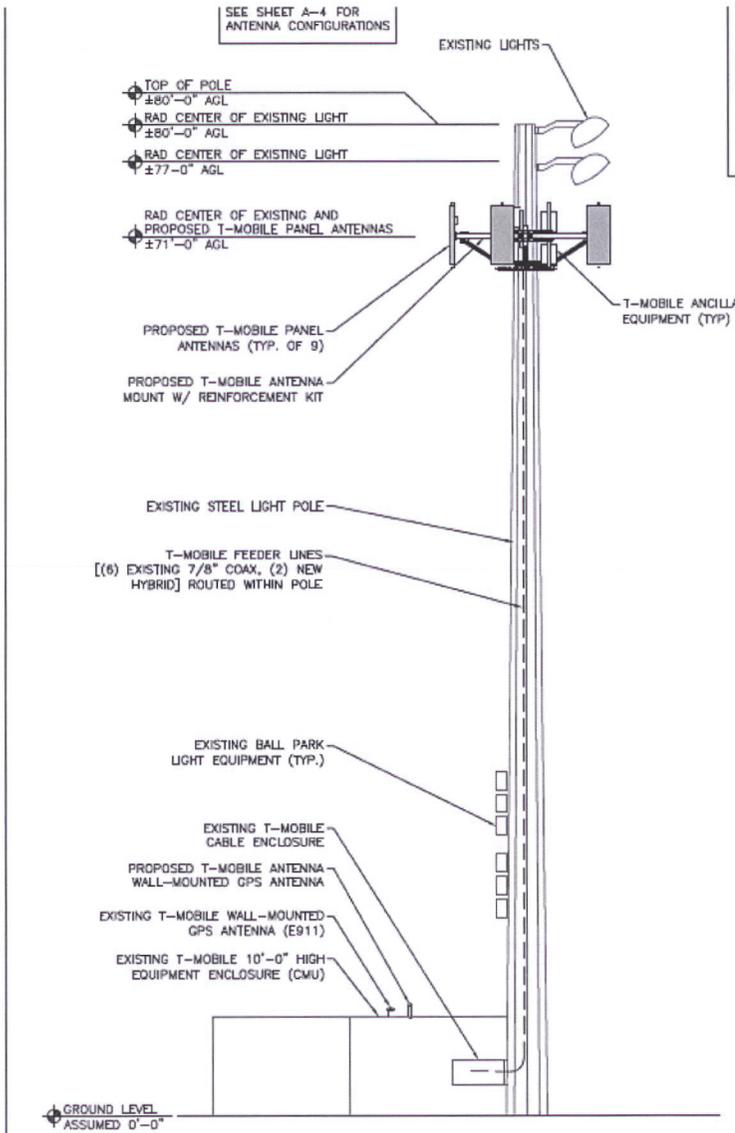
SCOPE:



EXISTING SITE PROFILE



2



PROPOSED SITE PROFILE

Resources:

- www.crowncastle.com
- <https://www.fcc.gov/general/radio-frequency-safety-0>

CROWN CASTLE ON BEHALF OF T-MOBILE / BU# 828909

Community Meeting

29697 North Desert Willow Boulevard

Tuesday, July 12, 2016 / 6:30PM

Sign-In

Please print your name on the left and sign on the right – Thank you!

DAVID McKinley, Crown Castle
Joy Fichiera, Crown Castle


Joy Fichiera

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

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

- 1. Pinal County Staff Coordinator: Evan Baker
2. Date of Concept Review: ___ / ___ / ___ Concept Review No.: CR - ___ - ___
3. The Legal Description of the Property: See Attached
4. Tax Assessor Parcel No(s): 20-02-0026
5. Current Zoning: CR-5
6. Parcel size: 21.39 Acres
7. The existing use of the property is as follows: Unmanned Wireless Communication Facility
8. The exact use proposed under this request: No change to existing use.
9. Is the property located within three (3) miles of an incorporated community? [X] YES [] NO
10. Is an annexation into a municipality currently in progress? [] YES [X] NO
11. Is there a zoning violation on the property for which the owner has been cited? [] YES [X] NO
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.
13. Explain why the proposed development is needed and necessary at this time.

RECEIPT #:

AMT:

DATE:

CASE:

SLP-004-16

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: In order to better serve the public, minimize the amount of towers in an area where an existing WCF is located, T-mobile plans to extend their array & standoff lengths to accommodate the
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: This is an unmanned wireless communications facility and does not utilize connections to any water system, refuse collection or sewer system. No additional services are needed.
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: One vehicle may access the WCF approximately once or twice a month.
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: No additional parking spaces are needed.
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 potential for excessive noise. This existing WCF does not emit any order, dust, gas, smoke, heat or glare.
6. What type of landscaping are you proposing to screen this use from your neighbors? T-Mobile's existing equipment is within a 10' enclosure.
7. What type of signage are you proposing for the activity? Where will the signs be located? Signage is posted on the door of the existing WCF. No additional signage will be posted.
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: This existing WCF is not involved in any type of manufacturing or production.
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: This existing WCF will continue to have no adverse affect on the appearance and operation of the land use
The WCF will continue to maintain the integrity and character of the zone.
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.

Crown Castle on behalf of T-Mobile, David McKinley 2055 S. Stearman Rd., Chandler, AZ 480-735-6957

Name of Applicant Address Phone Number



david.mckinley@crowncastle.com

Signature of Applicant

E-Mail Address

Crown Castle on behalf of T-Mobile, David McKinley 2055 S. Stearman Rd., Chandler, AZ 480-735-6957

Name of Agent/Representative Address Phone Number



david.mckinley@crowncastle.com

Signature of Agent/Representative

E-Mail Address

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

Florence Unified School District by CCTMO, LLC, Its Appointed Agent PO BOX 2850, Florence, AZ 520-866-3500

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 Consent to Permit form, if applicable.

APPLICATION CHECKLIST

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



A. Hold a Neighborhood/Community Meeting:

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



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



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

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

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



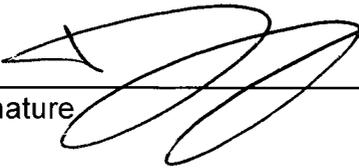
I. **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 15 & 16 of this application for illustrative details).*



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.

Signature



1/27/16
Date



Crown Castle
2055 S. Stearman Drive
Chandler, AZ 85286

Crown Castle Letter of Authorization

**Pinal County
Building Safety
31 N. Pinal St.
Building F
Florence, AZ 85132**

**Re: Application for Zoning/Building Permit
Crown Castle Telecommunications Site at: 29697 N. Desert Willow Blvd.**

I hereby represent that Florence Unified School District is the legal owner of the property referenced below, and as an authorized representative, I hereby give my authorization to T-Mobile, and/or its Agents, to act as our Agent in the processing and obtaining approval for Building and/or Zoning permits through the County of Pinal for the installation of their facility that would be located at the existing wireless communications site described as:

Site Name:	Walker Butte HS
Site Number:	828909
Site Address:	29697 N. Desert Willow Blvd.
APN:	210-20-002G

Property Owner:
Florence Unified School District
By CCTMO LLC, Its appointed Agent

By: 
Sandy Gov
Real Estate Specialist- West Area

Date: 5/11/16

ACKNOWLEDGMENT

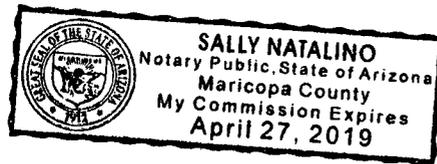
State of Arizona

County of Maricopa

On 5/11/16 before me, Sally Gov
personally appeared Real Estate Services, who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by
his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature Sally Natalino (Seal)



PROPERTY OWNERSHIP LIST
(required for filing all applications)

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

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 26 day of JULY, 2016, at the office of Crown Castle, and is accurate and complete to the best of my knowledge.

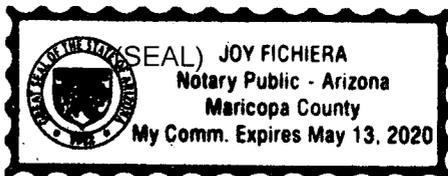


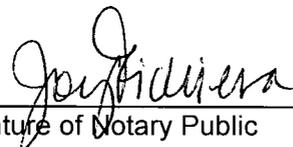
Signature

7-26-2016

Date

Acknowledged before me by Joy Fichiera, on this 26TH day of July, 2016.





Signature of Notary Public

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

210706270
TAH 2015-1 BORROWER LLC,
PO BOX 15087
SANTA ANA, CA 92735

210706280
HITCHCOCK CHRISTOPHER L,
29156 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

210706290
GREGORIO DAVID D,
2385 PASEO LOS GATOS
CHULA VISTA, CA 91914

210706300
RAY LISA M,
MAIL RETURN

210706310
CURTIS JARRETT C & PAMELA J,
29120 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

210706320
RHOADES ADAM & ERIKA,
29108 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

210706330
BUIE MIHAELA,
4334 49TH ST APT 2A
SUNNYSIDE, NY 11104

210708000
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708010
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708020
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708030
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708040
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708050
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708060
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708070
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708080
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708090
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708100
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708110
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708120
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708130
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708140
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708150
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708160
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708200
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708210
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708220
CAMPILLO RANDY & JESSICA,
1219 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210708230
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708240
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708250
JACKS CONSTRUCTION LLC,
4860 E BASELINE RD STE 107
MESA, AZ 85206

210708510
JOHNSON RANCH COMM ASSOCIATION INC,
8360 E VIA DE VENTURA STE 100 BLDG L
SCOTTSDALE, AZ 85258

210721880
GALAMAY TRINIDAD A FAMILY LIV TRUST,
29218 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721890
NERA PROPERTIES LLC,
1950 E MUIRWOOD DR
PHOENIX, AZ 85048

210721900
HERMAN DERRILL,
4307 49TH ST
INNISFALL,

210721910
TETALI RAO HANUMANATHA, TETALI SUMALATHA
8 MAIDENHEAD RD
PRINCETON, NJ 08540

210721920
KOZAK TIMOTHY & AMY ,
29266 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721930
BLOKDIJK JAMES & KATHLEEN,
29276 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721940
MOGENTABLE JEROME L & MICHELLE A ,
16 EMERALD PARK RD
REGINA,

210721960
LASOTA ROBERT A & LYNANNE,
29312 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210721970
HATCH ROGER A & VICKI L,
29324 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722830
SHERWOOD JEFFREY P,
29295 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722840
GOLDFARB WILLIAM TR,
29287 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722850
SANSCHAGRIN JAYNEL C & DENNIS J,
29279 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722860
WERNER FRED CHARLES,
29271 N ROSEWOOD DR
SAN TAN VALLEY, AZ 85143

210722870
GULLA MICHAEL S & GINA M,
868 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722880
FROST RICHARD & KRISTY LYN ,
882 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722890
SKINNER DONALD & LACHELLE,
898 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722900
PALUMBO JAMES A & JANIS R,
1202 TURF DR
OCEANPORT, NJ 07757

210722910
TAVES CORINNE L ,
4141 GULFVIEW DR
NANAIMO,

210722920
CALAHAN CHARLES & EDITH,
942 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722930
STANNARD JILLIAN E,
956 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210722940
REMILLARD ANDRE L & GLORIA, COATES W/
386 SOMBRERO DR
OCHRE RIVER,

210723040
JALBERT DARYL W & LINDA D,
13657 BARBARA BEACH LN
DETROIT LAKES, MN 56501

210723050
HARVIE GREGORY A,
MAIL RETURN
.

210723060
JOHNSTON CAROLINE B,
3491 N ARIZONA AVE UNIT 113
CHANDLER, AZ 85225

210723070
SOLOMON MICHAEL,
3903 E SIMPSON RD
GILBERT, AZ 85297

210723080
WALKER KENNETH F & MARILYN K, WALKER
54122 RANGE ROAD 215
FORT SASKATCHEWAN,

210723090
CALAME MARK & MARY ,
1059 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723100
RICHEY CARL & SALLY,
1045 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723110
BUSHMAN TODD & CRYSTAL,
MAIL RETURN
.

210723120
FARR TERRI A,
1017 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723150
KNYTYCH-JANOUSEK SANDRA,
975 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723180
COOPERRIDER JOSEPH & HELEN,
933 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723210
JMS ARIZONA II LLC,
201 JACKSON ST
DENVER, CO 80206

210723240
FALL MICHAEL & DELLAMAY,
916 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723270
ANIUK LARRY & GAYLE,
285 CESSNA DR
ERIE, CO 80516

210723300
BARBER GERALD & ANNETTE ,
PO BOX 1045
NOGALES, AZ 85628

210723330
GARCIA GLORIA MARTINEZ, BELTRAN LUIS A
1046 E PALAMINO WAY
SAN TAN VALLEY, AZ 85143

210723360
IH3 PROPERTY PHOENIX LP,
1717 MAIN ST STE 2000
DALLAS, TX 75201

210723390
ANDERSON HANNAH R,
MAIL RETURN

210723130
LANDRY KEITH & VIVIAN,
5005 SNOWBIRDS CRESCENT
REGINA,

210723160
GRABINSKI DONALD E & LYNN R,
914 1ST AVE NE
EAST GRAND FORKS, MN 56721

210723190
BURCIAGA ALFREDO D ,
919 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723220
BASHARA TIMOTHY,
2047 E PICKETT CT
GILBERT, AZ 85298

210723250
HARRISON WARD RICHARD & DEBORAH JEAN,
4858 SINGER CRESCENT
REGINA,

210723280
DRAGOS VASILE & ANGELA M,
974 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723310
FARLESS KIMBERLY O,
1018 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723340
DAVIS JEFFREY A,
1060 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723370
FICHTER JEFFREY, FICHTER TAMARA ROY
PO BOX 522
LAMPMAN,

210723400
OSEEN INGRID ,
BOX 151
TURIN,

210723140
JORDAN THERESA,
989 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723170
BIGLEMAN WILLIAM S, BIGLEMAN SUZANNE
28315 NE 140TH PL
DUVALL, WA 98019

210723200
BOYD CAROL J & JAMES L,
905 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

210723230
JAMESON EDWARD M, JAMESON JOANN R
16750 49TH ST SE
KINDRED, ND 58051

210723260
LIDA SOUTHWEST PROPERTIES,
1928 E ROSE CREEK DR S
FARGO, ND 58104

210723290
STEPHAN RICHARD K,
5848 STONE AVE
SIOUX CITY, IA 51106

210723320
LENZ ALLEN, LENZ SOPHIA
PO BOX 312
RYE, CO 81069

210723350
TAH 2015-1 BORROWER LLC,
PO BOX 15087
SANTA ANA, CA 92735

210723380
ST PIERRE MELANIE,
1118 E PALOMINO WAY
SAN TAN VALLEY, AZ 85143

210723410
MCCULLOUGH JUDY K TR,
29169 N LILLY LN
SAN TAN VALLEY, AZ 85143

210723420, WILLIAMS JEFFREY D & LINDA P , PO BOX 8262 NIKISKI, AK 99635	210723430 HULKOVICH WILLIAM, 29151 N LILLY LN SAN TAN VALLEY, AZ 85143	210723440 GADE KEITH A & DIANE L , MAIL RETURN .
210723450 MCKINNEY CARTER, MCKINNEY PEGGY C 1111 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723460 IBARRA JOSE ROBERTO, 1097 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723470 GERMAN DAVID & MICHELLE, 3410 E VALLEJO CT GILBERT, AZ 85298
210723480 HOFFMANN TUCK & KAREY, SMITH C BRANC 2623 W 1800 N FARR WEST, UT 84404	210723490 FRASER SARAH V TRUST, 28809 N BROKEN SHALE DR SAN TAN VALLEY, AZ 85143	210723500 WANG WEI, 10227 EMPIRE AVE CUPERTINO, CA 95014
210723510 GATOR 1 LLC, C/O ALEX ROBERTS 27452 AVENIDA DEL ORO TEMECULA, CA 92590	210723520 HECKMAN LAURA A, 1011 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723530 SCHULTZ CHRISTOPHER G & LORI J TRS, CF W166N10248 CALICO LN GERMANTOWN, WI 53022
210723540 SANTAN GLORIA DE JESUS, 983 E PALOMINO WAY SAN TAN VALLEY, AZ 85143	210723550 JAMESON EDWARD & JO ANN , 16750 49TH ST SE KINDRED, ND 58051	210723560 CACTUS HOMES LLC, PO BOX 546 LAKOTA, ND 58344
210723570 HARRIS SHARON A, 2514 OLD HARDIN RD BILLINGS, MT 59101	210723580 DARCY HELEN M, IRIZARRY FRANK 29155 N ROSEWOOD DR SAN TAN VALLEY, AZ 85143	210723590 ROCKWELL NANCY J, 992 E SADDLE WAY SAN TAN VALLEY, AZ 85143
210723600 KEENAN LESLIE, 2683 E CHANDLER HEIGHTS GILBERT, AZ 85298	210723610 JONES GARY , 1020 E SADDLE WAY SAN TAN VALLEY, AZ 85143	210723620 JONES GARY , 1020 E SADDLE WAY SAN TAN VALLEY, AZ 85143
210723630 RAMIREZ DOUGLAS E & PEGGY LISA, 1048 E SADDLE WAY SAN TAN VALLEY, AZ 85143	210723640 BENNETT SANDRA S, WATSON BRIAN K 1062 E SADDLE WAY SAN TAN VALLEY, AZ 85143	210723650 MUNOZ MARK S, 1076 E SADDLE WAY SAN TAN VALLEY, AZ 85143
210723660 GRAY FRASER ETAL, 1989 HIGH PARK CIRCLE NW HIGH RIVER,	210723670 SANTOS DANIEL S, 1104 E SADDLE WAY SAN TAN VALLEY, AZ 85143	21076337A JOHNSON RANCH COMMUNITY ASSOCIATIO JOHNSON RANCH COMMUNITY ASSOCIATIO JOHNSON RANCH COMMUNITY ASSOCIATIO 8360 E VIA DE VENTURA STE 100 BLDG L



Crown Castle
2055 S. Stearman Drive
Chandler, AZ 85286

July 26, 2016

Pinal County
Community Development
31 North Pinal Street
Florence, AZ 85132

RE: Eligible Facilities Request to modify equipment on a communications tower located at 29697 N Desert Willow Boulevard, Queen Creek, AZ
Crown Site: 828909
T-Mobile Site ID: PH12705A

Crown Castle on behalf of T-Mobile is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment on a telecommunications Tower located at North Desert Willow Boulevard in Pinal County.

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156), mandates that state and local governments "may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." Under federal law, an Eligible Facilities Request is deemed granted with written notification in sixty (60) days after an application is filed with a local jurisdiction, excluding tolling.

T-Mobile proposes to modify an existing unmanned Wireless Communication Facility as follows:

- Remove & replace 6 panel antennas
- Add 3 panel antennas
- Replace antenna mount

T-Mobile is committed to working cooperatively with all jurisdictions around the country to secure expeditious approval of requests to modify existing personal wireless service facilities. If you should require more information regarding the Spectrum Act, please do not hesitate to contact me with your questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'David McKinley', written over a white background.

David McKinley
Real Estate Specialist

Steve Abraham

From: Steve Abraham
Sent: Tuesday, September 27, 2016 5:04 PM
To: 'McKinley, David'
Cc: Himanshu Patel; Mark Langlitz
Subject: SUP-004-16, T-mobile, Ph12705A, walker butte

David:

This email is in response to your letter contained in your July 27th submittal for a Special Use Permit requesting accommodation for your proposal under the Middle Class Tax relief act.

After considerable review of proposal and the Middle Class Tax Relief Act and subsequent FCC interpretations, we have determined that your facility is a Stealth facility and is not eligible for federal exemption under the act.

However, your proposal will still be processed as an SUP under a previous FCC declaratory ruling requiring a decision within 150 days of application submittal.

As I understand it you will be having a public hearing with the planning commission on October 19 2016. And a public hearing with the BOS in November.

Please accept this email as a "written response" to you exemption claim.

If you have any additional questions do not hesitate to write, you look forward to working with you.

Regards,

Steve Abraham, AICP
Planning Manager
Pinal County Community Development
P:520-866-6045
F:520-866-6530
"Wide Open Opportunity"

S-017-16



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

MEETING DATE: October 20, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-009-16 (Saddlebrooke Ranch Unit Nine)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is a tentative plat of Saddlebrooke Ranch Unit nine. This development was approved by the Board of Supervisors under Planning Cases PZ-PD-033-00, which zoned the subject property to CR-3/PAD.

If This Request is Approved:

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

Staff Recommendation/Issues for Consideration/Concern:

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

LEGAL DESCRIPTION: 28.42± acres, situated in a portion of Section 5, T10S, R14E, G&SRB&M.

TAX PARCELS: 305-31-015P

LANDOWNER/DEVELOPER: Robson Ranch Mountains, LLC, 9532 East Riggs Road, Sun Lakes, AZ 85248.

AGENT: B&R Engineering, Inc., 9666 East Riggs Road, #118, Sun Lakes, AZ 85248.

REQUESTED ACTION & PURPOSE: Robson Ranch Mountains, LLC, landowner, B&R Engineering, engineer, requesting approval of a tentative plat for **Saddlebrooke Ranch Unit Nine**, 84 lots on a 28.42± acre parcel in the CR-3/PAD zone (**PZ-PD-033-00**).

LOCATION: Located adjacent to Robson Circle, 1 mile north of State Route 77, in southern Pinal County.

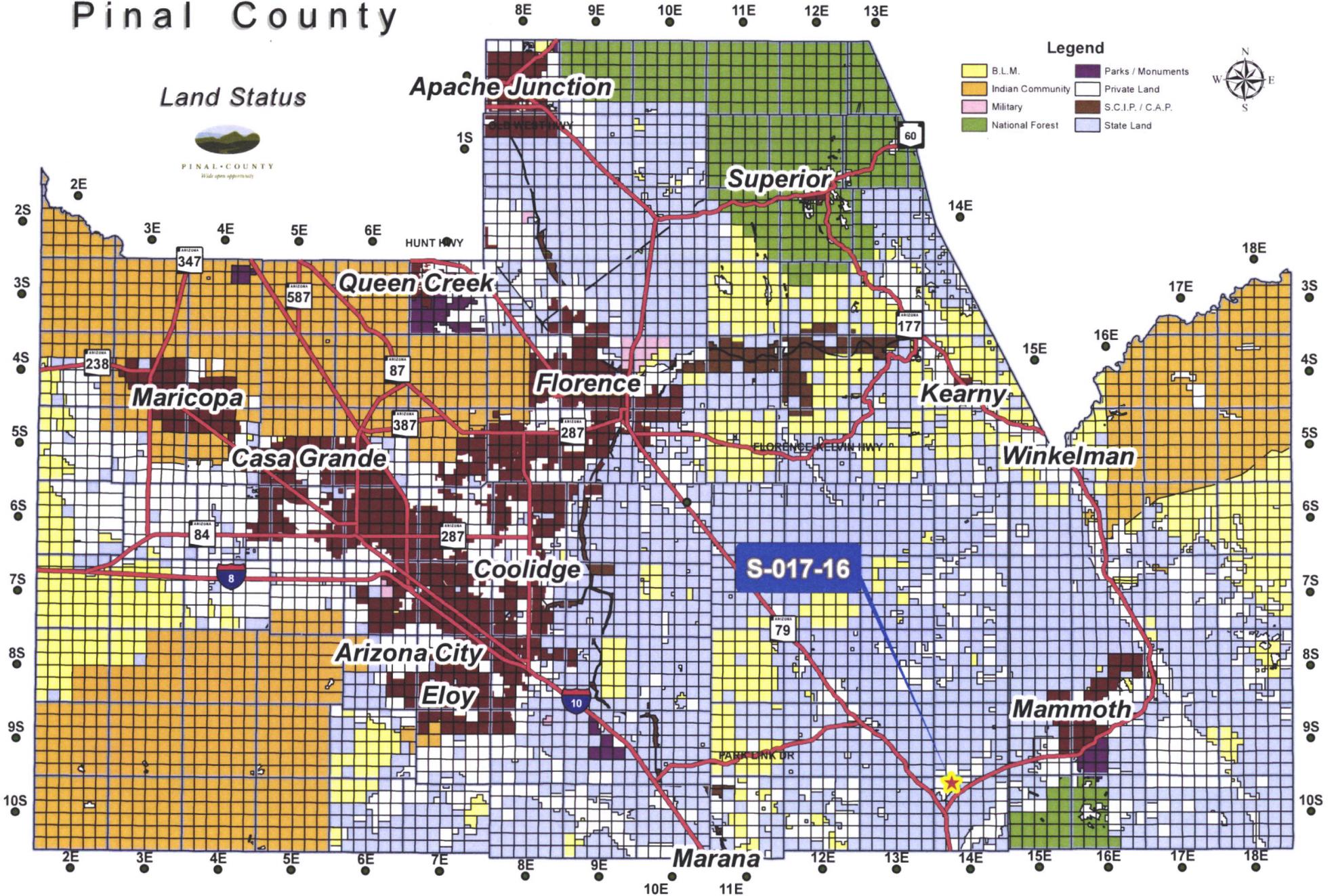
SIZE: 28.42± acres.

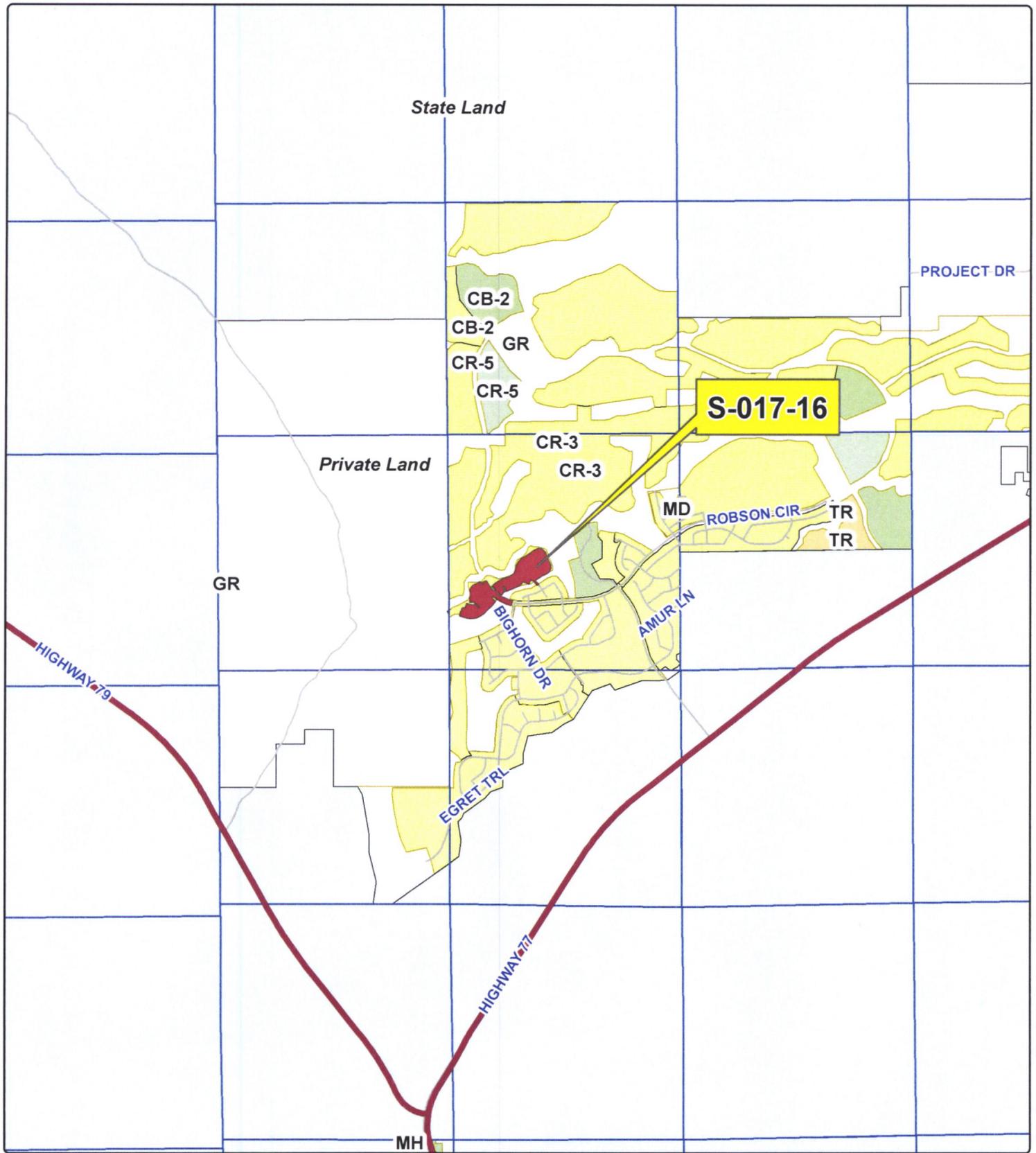
COMPREHENSIVE PLAN: The property is designated as Medium Density Residential.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-033-00 and is currently vacant.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

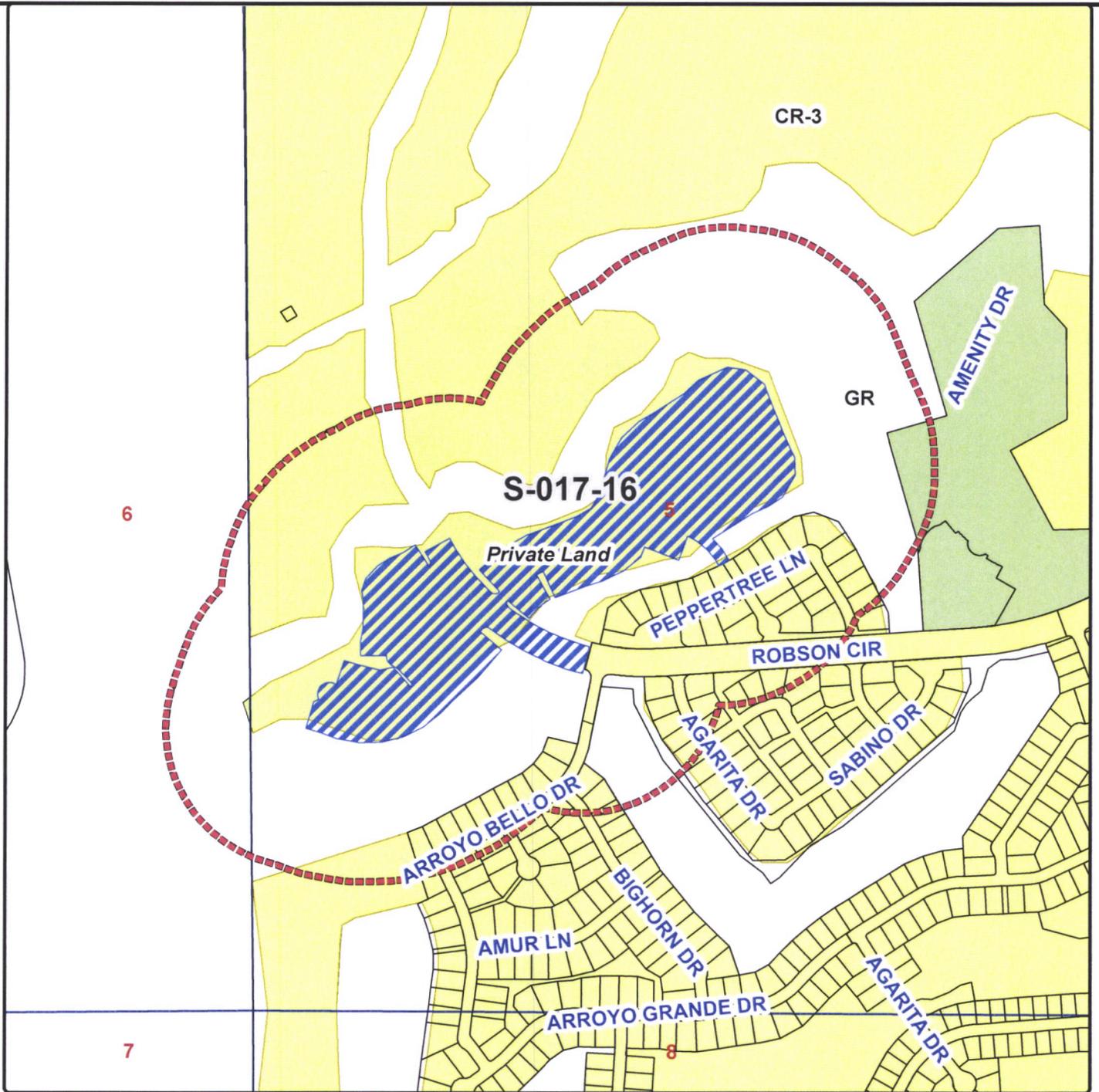
Pinal County





Vicinity Map
 Community Development





Community Development

S-017-16 - DISCUSSION/APPROVAL/DISAPPROVAL: Robson Ranch Mountains, LLC, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat for Saddlebrooke Ranch Unit 9, 84 lots on a 28.42± acre parcel in the CR-3/PAD zone; situated in a portion of Section 5, T10S, R14E, G&SRB&M, Tax Parcels 305-31-015P (located adjacent to Robson Circle north of Highway 77 in the Oracle area).

Current Zoning: CR-3
Current Land Use: MDR



Legal Description:
 Situated in a portion of Section 5, T10S, R14E, G&SRB&M, Tax parcel 305-31-015P (legal on file) (located adjacent to Robson Circle north of Highway 77 in the Oracle area).
 T10S-R14E Sec 5

Owner/Applicant: Robson Ranch Mountains, LLC			
Drawn By: GIS / IT / LUT		Date: 10/5/2016	
Sheet No. 1 of 1	Section 5	Township 10S	Range 14E
Case Number: S-017-16			



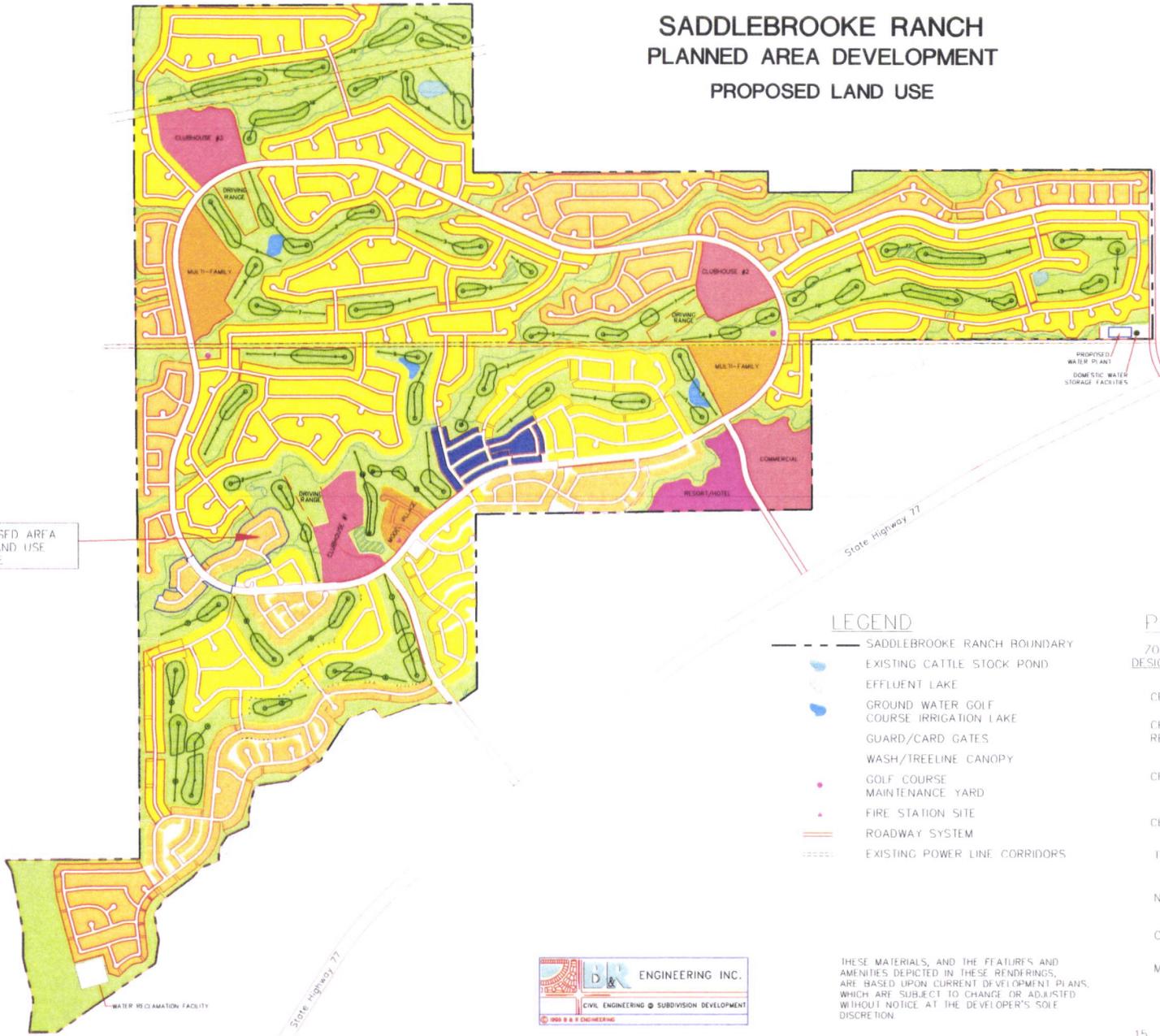
Community Development



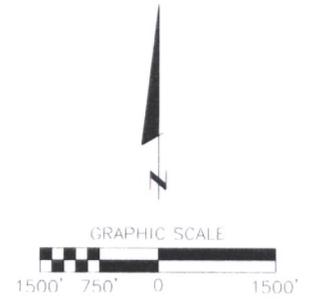
PINAL COUNTY
Wide open opportunity

S-017-16

SADDLEBROOKE RANCH PLANNED AREA DEVELOPMENT PROPOSED LAND USE



PROPOSED AREA FOR LAND USE CHANGE



LEGEND

- SADDLEBROOKE RANCH BOUNDARY
- EXISTING CATTLE STOCK POND
- EFFLUENT LAKE
- GROUND WATER GOLF COURSE IRRIGATION LAKE
- GUARD/CARD GATES
- WASH/TREELINE CANOPY
- GOLF COURSE MAINTENANCE YARD
- FIRE STATION SITE
- ROADWAY SYSTEM
- EXISTING POWER LINE CORRIDORS

PROPOSED LAND USES

- ZONING DESIGNATION
- CR-3 LUXURY/PREMIER SERIES DETACHED HOMES
 - CR-3 REDUCED CASITA SERIES DETACHED HOMES
 - CR-5 MULTI-FAMILY (POSSIBLE APARTMENTS, TOWNHOMES, CONDOMINIUMS OR ASSISTED LIVING)
 - CB-2 COMMERCIAL CENTER AND CLUBHOUSES
 - IR TRANSITIONAL ZONE RESORT HOTEL
 - N/A GOLF COURSE, OPEN SPACE, NATURAL PRESERVE AND DRAINAGE
 - CI-1 INDUSTRIAL (WWTP AND WATER PLANT)
 - MD MIXED DWELLING DUPLEX

D & E ENGINEERING INC.
CIVIL ENGINEERING & SUBDIVISION DEVELOPMENT
1990 B & B ENGINEERING

THESE MATERIALS, AND THE FEATURES AND AMENITIES DEPICTED IN THESE RENDERINGS, ARE BASED UPON CURRENT DEVELOPMENT PLANS, WHICH ARE SUBJECT TO CHANGE OR ADJUSTED WITHOUT NOTICE AT THE DEVELOPER'S SOLE DISCRETION.

S:\DRAFT\PLANNING\PLAN\SP-2016-4100P\PROJECTS\LAND USE\DWG 9-20-2016 10:33:29 AM

3.4 PLANNING DEPARTMENT

- a. THE GROSS AREA OF THE SUBDIVISION IS 28.42 ACRES.
- b. ZONING IS CR-3 PAD.
- c. THE NUMBER OF LOTS IS 84.
- d. THE APPROXIMATE AREA IN ACRES OF PARKS, RECREATION AREAS, DRAINAGE WAYS, OPEN SPACE AND ALL OTHER PROPOSED NON-RESIDENTIAL USES IS 2.32 ACRES.

3.4.2 PUBLIC WORKS DEPARTMENT

- a. STATE HIGHWAY 77 IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS 1.22 MILES AWAY FROM AN ADJACENT TO THIS 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.

3.4.3 BUILDING SAFETY DEPARTMENT AND ENVIRONMENTAL HEALTH DEPARTMENT

- a. PUBLIC SEWERS
 - 1. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING SAFETY DEPARTMENT.
 - 2. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECEIVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CERTIFICATE OF APPROVAL OF SANITARY FACILITIES FROM ADEQ.

3.5 SPECIAL NOTES

3.5.1 PLANNING DEPARTMENT

- a. A MINOR PAD AMENDMENT IS BEING SUBMITTED FOR THIS UNIT TO ALLOW FOR A MIX OF PREMIER SERIES HOMES AND CASITA SERIES HOMES.
- b. THE PINAL COUNTY 48171NA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 4202IC2475E, EFFECTIVE DATE DECEMBER 4, 2007 INDICATES THE SITE FALLS WITHIN ZONE X. ZONE X IS DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTS BY THE 0.2% ANNUAL CHANCE FLOOD (FIRM).
- c. MINIMUM LOT SIZE: 7,280 SQ. FT. FOR PREMIER SERIES. LOTS AND 4,950 SQUARE FEET FOR CASITA SERIES LOTS.

3.5.2 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 CRH-1-A.
 - 2. THE REQUIRED OFF-SITE PUBLIC SANITARY SEWER AUGMENTATION WILL BE DESIGNED AND CONSTRUCTED TO ADEQ CRITERIA.
 - 3. ALL SANITARY SEWERS WILL BE DESIGNED TO PROVIDE GRAVITY FLOW.
 - 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.

BENCHMARK

SEISMO (GRID) 7605 MINUMI (DESIGNATION: "SANTA" PD UZ 1648) LOCATED APPROX 200 FEET SOUTH OF THE SOUTH QUARTER CORNER OF SECTION 34 T15S R14E, G&SRB&M ELEVATION: 3676.37 NAVD 88 DATUM.

BASIS OF BEARING

DATUM OF BEARING: THE BEARING OF NORTH 89°43'06" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, T10S, R14E, G&SRB&M AS RECORDED ON THE FINAL PLAN OF SADDLEBROOKE RANCH UNIT ONE IN CABINET "D", SLICE C19, P.C.S.

RESIDENTIAL DEVELOPMENT DATA TABLE

SUBDIVISION UNIT	GROSS AREA	LOTS	AREA (AC. PROXIM. SIZES)	AREA OF OPEN SPACE, OPEN SPACE, AND UTILITY EASEMENT
UNIT NAME	28.42	84	770 AC.	5.32 AC.
TOTAL THIS SUBDIVISION	28.42 ACRES	84	770 AC.	5.32 AC.

NOTE: 1.38 INDIVIDUAL LOT WIDTH RATIO, 58 INDIVIDUAL PLAT TABLE (IN THE SPECIAL PLAT WITHIN THIS SUBDIVISION)

LAND USE TABLE

SADDLEBROOKE RANCH	UNIT 9
DESCRIPTION	AREA
GRASSY AREAS	28.42 ACRES
STREET'S TRACT A	7.98 ACRES
NET ACRES	25.10 ACRES
OPEN SPACE (TRACTS "B" - "G")	2.96 (0.0) GROSS ACRES
TOTAL OPEN SPACE THIS UNIT (TRACTS "B" - "G")	5.32 ACRES
MINIMUM LOT AREA PROPOSED	9,560 SQ. FT.
MAXIMUM LOT AREA PROPOSED	15,540 SQ. FT.
AVERAGE LOT AREA PROPOSED	9,308 SQ. FT.

TRACT TABLES

SADDLEBROOKE RANCH UNIT 9

DESCRIPTION	TYPE	OWNER/RIGHT AND MAINTENANCE	BASE / TRACT	NUMBER OF TRACTS / LOTS	AREA (AC. / SQ. FT.)
TRACT "A"	COMMON AREA PRIVATE LOCAL ROADWAY	HOMEOWNERS ASSOCIATION	CR-3	1	7.98
TRACT "B"	OPEN SPACE	HOMEOWNERS ASSOCIATION	CR-3	0	0.13
TRACT "C"	OPEN SPACE / DRAINAGE / UTILITIES	HOMEOWNERS ASSOCIATION	CR-3	0	0.04
TRACT "D"	OPEN SPACE / DRAINAGE / UTILITIES	HOMEOWNERS ASSOCIATION	CR-3	0	2.05
TRACT "E"	OPEN SPACE / DRAINAGE / UTILITIES	HOMEOWNERS ASSOCIATION	CR-3	0	0.04
TRACT "F"	OPEN SPACE / DRAINAGE	HOMEOWNERS ASSOCIATION	CR-3	0	0.04
TRACT "G"	OPEN SPACE / DRAINAGE / UTILITIES	HOMEOWNERS ASSOCIATION	CR-3	0	0.01
ADJACENT AL LOTS	INDIVIDUAL LOT OWNER	INDIVIDUAL LOT OWNER	CR-3	84	18.33
TOTALS				84	28.42

TENTATIVE PLAT OF SADDLEBROOKE RANCH UNIT NINE

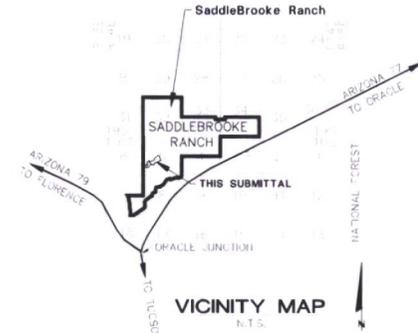
IN A PORTION OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 14 EAST, G&SRB&M, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER

HOBBS RANCH HOLDINGS LLC
A DELAWARE LIMITED LIABILITY COMPANY
9532 EAST RIDGE ROAD
SUITE 100, ARIZONA 85148
PHONE (480) 890-9200

ENGINEER/AGENT

B&R ENGINEERING, INC.
3000 E. RIDGE ROAD SUITE 100
SUN LAKE, AZ 200A 85148
PHONE (480) 895-0249

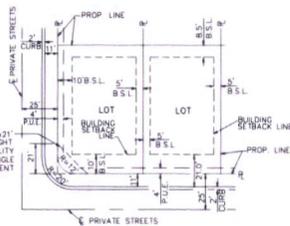


BASE ZONING & ZONING CASE #

PREMIER SERIES HOMES
ZONING: CR-3 PAD (22-PD-033-03)
LOTS: 1-15, 33-59, 75-92
MINIMUM LOT AREA: 7,280 SQ. FT.
YARD REQUIREMENTS & SETBACKS:
FRONT: 10 FT.
REAR: 0 FT.
SIDE: 5 FT.
17' BETWEEN (SLUG LEAVES)
STREET SIDE (CORNER LOT): 10 FT.
MINIMUM LOT WIDTH AT SETBACK: 65 FT.
MAXIMUM BLDG. HEIGHT (2 STORY): 30 FT.
MAXIMUM BUILDING COVERAGE: 65%
PARKING SPACE: 2 PER UNIT

BASE ZONING & ZONING CASE #

CASITA SERIES HOMES
ZONING: CR-3 PAD (22-PD-033-03)
LOTS: 13-32, 69-77, 84, 94
MINIMUM LOT AREA: 4,950 SQ. FT.
YARD REQUIREMENTS & SETBACKS:
FRONT: 10 FT.
REAR: 0 FT.
SIDE: 5 FT.
17' BETWEEN (SLUG LEAVES)
STREET SIDE (CORNER LOT): 10 FT.
MINIMUM LOT WIDTH AT SETBACK: 65 FT.
MAXIMUM BLDG. HEIGHT (2 STORY): 30 FT.
MAXIMUM BUILDING COVERAGE: 60%
PARKING SPACE: 2 PER UNIT

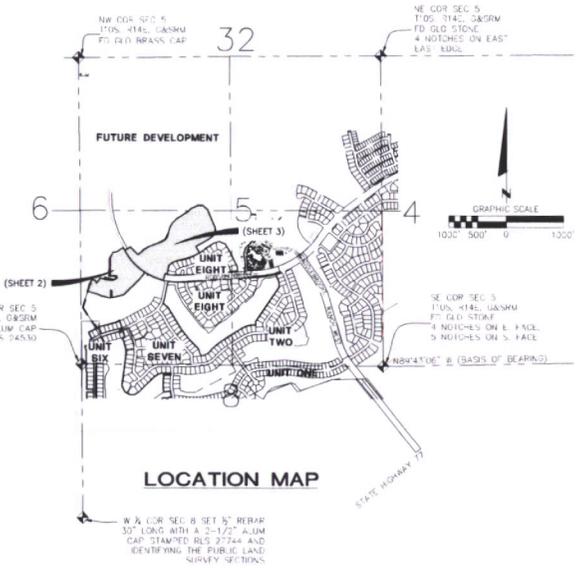


"PREMIER SERIES HOMES" TYPICAL LOT LAYOUT & BUILDING SETBACKS

P.U.E. INDICATES PUBLIC-PRIVATE UTILITY EASEMENT
B.S.L. INDICATES MIN. BUILDING SETBACK LINE
TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS SHOWN OTHERWISE)
SCALE: 1" = 40'

SERVICE PROVIDERS

GAS: SOUTHWEST GAS CORPORATION
ELECTRICITY: TRIGO ELECTRIC COOPERATIVE, INC.
WATER: ARIZONA WATER COMPANY
SEWER: MOUNTAIN PASS SEWER COMPANY (MPVATE)
CENTURY LINK
POLICE: PINAL COUNTY SHERIFF'S DEPARTMENT
FIRE: GOLDEN RANCH FIRE DISTRICT
AMBULANCE: GOLDEN RANCH FIRE DISTRICT
SOLID WASTE: PRIVATE CONTRACT

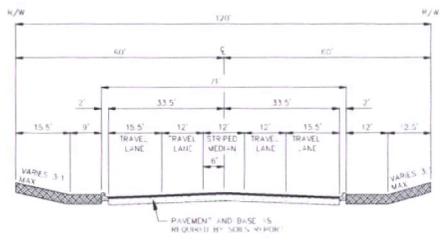


NOTE: BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL. BUILDING LEAVES, FIRE PLACES, SMOKE CHIMNEYS, AND ARCHITECTURAL FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.

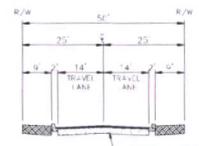
LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PIPE SIZE 8" UNLESS NOTED OTHERWISE
- PROPOSED SEWER LINE WITH MANHOLE AND CLEANOUT PIPE SIZE 8" UNLESS NOTED OTHERWISE
- EXISTING WATER LINE
- PIPE SIZE 8" UNLESS NOTED OTHERWISE
- EXISTING SEWER LINE WITH MANHOLE
- PIPE SIZE 8" UNLESS NOTED OTHERWISE
- INDICATES NATURAL GRADE CONTOUR
- SHRUB MAINT. LINES
- 33'x33' SIGHT VISIBILITY TRIANGLE EASEMENT
- 21'x21' SIGHT VISIBILITY TRIANGLE EASEMENT

BR ENGINEERING, INC.
CIVIL ENGINEERING LAND DEVELOPMENT
SADDLEBROOKE RANCH
TENTATIVE PLAT UNIT 9
SHEET 1 OF 3



LANDSCAPE MAINTENANCE BY HOME OWNERS ASSOC. ASSOC. (8674 SIDE) **ROBSON CIRCLE W/STRIPED MEDIAN**



LANDSCAPE MAINTENANCE RESPONSIBILITY OF INDIVIDUAL LOT OWNER (BOTH SIDES) **50' PRIVATE RIGHT-OF-WAY**

UNSUBDIVIDED FUTURE DEVELOPMENT NOT PART OF THIS SUBMITTAL ZONING CR-3 PAD APN: 305-31-015P

UNSUBDIVIDED FUTURE DEVELOPMENT NOT PART OF THIS SUBMITTAL ZONING CR-3 PAD APN: 305-31-015P

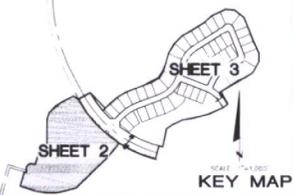
MATCH RIGHT

MATCH LOWER LEFT

UNSUBDIVIDED FUTURE DEVELOPMENT NOT PART OF THIS SUBMITTAL ZONING CR-3 PAD APN: 305-31-015P

Line #	Length	Bearing
L1	25.00	S171°20'W
L3	60.00	N00°2'31"E
L4	5'10"	S40°47'30"E
L5	22.84	N63°56'24"E
L6	5.52	S40°42'45"W

Curve #	Length	Radius	Delta
C1	25.00	400.00	005°06'43"
C14	50.42	50.00	069°14'06"



LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
PIPE SIZE # UNLESS NOTED OTHERWISE
- PROPOSED SEWER LINE WITH MAN-HOLE AND CLEAN-OUT
PIPE SIZE # UNLESS NOTED OTHERWISE
- EXISTING WATER LINE
PIPE SIZE # UNLESS NOTED OTHERWISE
- EXISTING SEWER LINE WITH MAN-HOLE
PIPE SIZE # UNLESS NOTED OTHERWISE
- INDICATES NATURAL GRADE CONTOUR
- SHEET MATCH LINES
- SURFACE DRAINAGE
- 33'-33" SIGHT VISIBILITY TRIANGLE EASEMENT
- 21'-21" SIGHT VISIBILITY TRIANGLE EASEMENT

SADDLEBROOKE RANCH
A PLANNED AREA DEVELOPMENT (P.A.D.)
TENTATIVE PLAT - UNIT 9

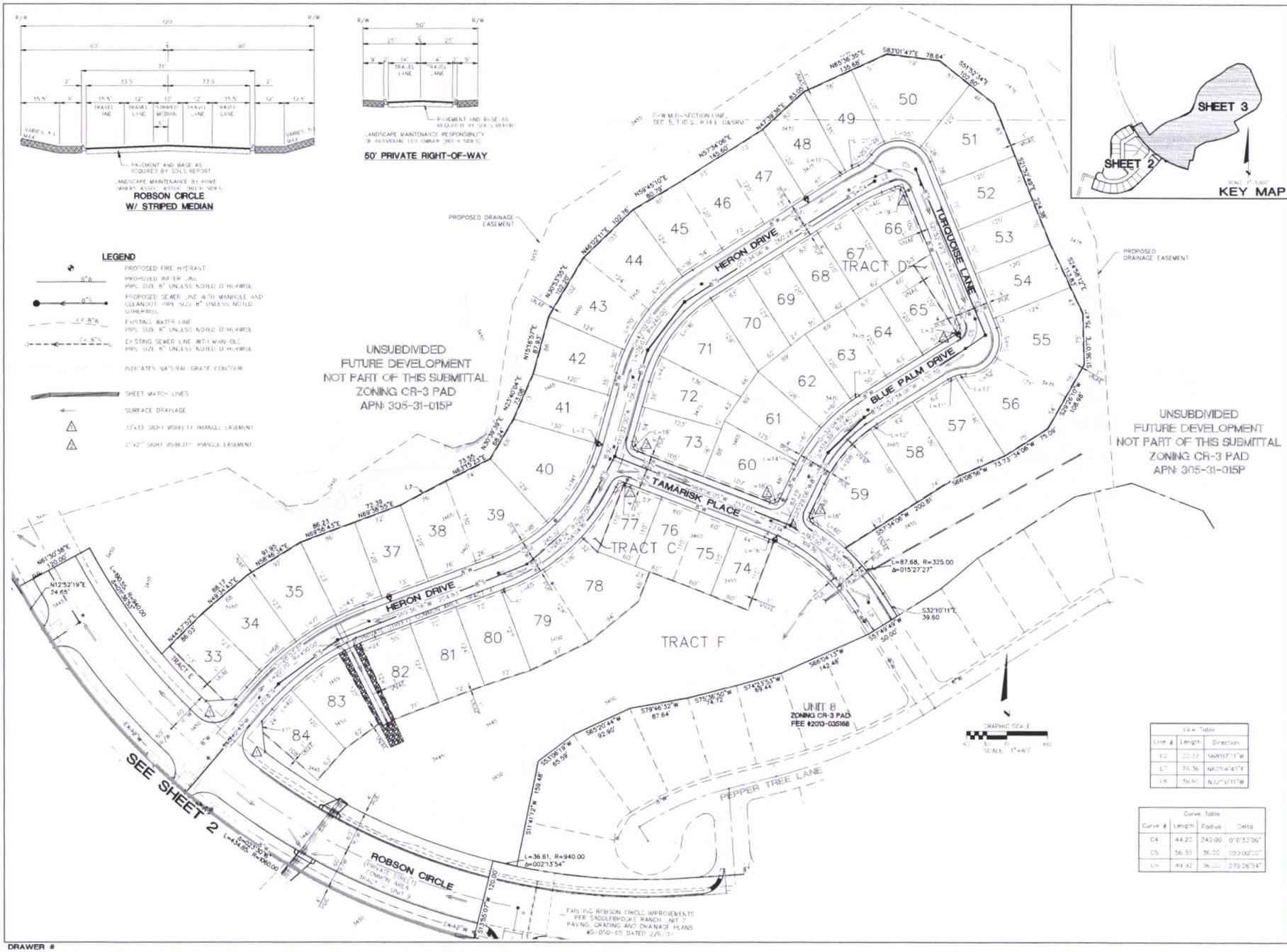
BR ENGINEERING INC.
11100 RIFE CASSIM
SUITE 200
DALLAS, TEXAS 75243
PHONE: (469) 895-0739
FAX: (469) 895-0740
TOTAL ENGINEERING & LAND DEVELOPMENT



DATE: 05/20/2016
TIME: 11:55 AM
DRAWN BY: J. LEE
CHECKED BY: J. LEE
SCALE: 1"=60'

2 OF 3
DATE: JULY 2016
JOB NO: 20160520 & 20160524

S-017-16



SADDLEBROOKE RANCH
A PLANNED AREA DEVELOPMENT (P.A.D.)

TENTATIVE PLAT - UNIT 9

BR ENGINEERING, INC.
10000 SADDLEBROOKE RD., SUITE 115
DULLES, VA 20148
PHONE: (480) 895-2799
FAX: (480) 895-2799
E-MAIL: INFO@BR-ENGINEERING.COM



DATE: JULY 2016
SHEET: 3 OF 3
DRAWN BY: [Signature]

DRAWER #

SURROUNDING ZONING AND LAND USE:

North: CR-3/PAD; Undeveloped
 East: GR/PAD; Golf Course
 South: CR-3/PAD; Residential
 West: GR; Undeveloped

HISTORY: The subject property was rezoned from GR to CR-3/PAD in 2000 under planning case PZ-(PD)-033-00. The SaddleBrooke Ranch development comprises of 2,528 acres and allow up to 7,080 dwelling units. To date, 922 dwelling units have been final platted and recorded.

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

Telephone: Century Link
 Electrical: Trico Electric Cooperative
 Water: Arizona Water Company
 Sewer: Mountain Pass Sewer
 Fire District: Golder Ranch Fire District
 Refuse: Waste Management
 Cable: Private
 Gas: Southwest Gas
 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 July 14, 2015 the County held a Subdivision Coordinating Committee meeting with the developer/engineer to address technical issues and concerns with the proposed subdivision.

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

Lot Area (SQ FT)	Front Yard	Side Yard	Rear Yard	Lot Width	Height
4,950	10'	5'	8.5'	55'	30'
7,280	10'	5'	8.5'	65'	30'

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

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

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

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

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

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

Analysis: This project is located within the CR-3/PAD zoning classification. The Board approved eighteen (18) stipulations of understanding for case PZ-PD-033-00.

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

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

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

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

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

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

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

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

Analysis: Access to this tentative plat is from Robson Circle.

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 Arizona Water Company. A will serve letter will be provided at time of final plat approval.

Sewage is to be provided by Mountain Pass Sewer Company.

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

Solid waste service is to be provided by Waste Management.

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-PD-033-00) with stipulations are considered part of the record in this subdivision case. Based upon the Planning Director's review of the application, exhibits received in evidence, a staff visit to the subject property and the **ATTACHED STAFF REPORT**, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat with the following recommended motion:

I move to approve findings 1 – 7 as set forth in the staff report and approve the tentative plat in Planning Case S-017-16 with the 6 stipulations as presented in the staff report.

1. 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.
2. The applicant/owner shall develop the 84 lot subdivision in accordance with the subdivision submittal documents for Saddlebrooke Ranch Unit Nine and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-033-00), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
3. 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.

4. At the time of Final Plat, the applicant shall submit all improvement plans including landscape plans.
5. 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.
6. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.



PINAL COUNTY
wide open opportunity

I. PROCEDURES FOR A SUBDIVISION APPLICATION

1. Attendance at a tentative plat pre-application meeting with the Planning & Development Department and Public Works Department as set forth in Title 3, Chapter 3.15, Section .040 of the Pinal County Development Services Code. Call the Planning & Development Department at: (520) 866-6294 to schedule a tentative plat pre-application meeting.
2. Subdivision Regulations and Subdivision and Infrastructure Design Manual are available from the Pinal County Public Works Department website.
3. The sub-divider shall ascertain in advance of a formal application that sewage and utility services to the subdivision site are available.
4. Prior to acceptance of this application, the applicant should notify and coordinate with the following applicable utilities and agencies of this proposal:
 - a. Electricity, gas, water, sewer, telephone, cable, solid waste, fire district, and school district.
5. Complete application and all required supporting documentation for a subdivision.
6. Planning and Development and Public Works filing fees.
7. Attendance at a Subdivision Coordinating Committee meeting as set forth in Title 3, Chapter 3.15, Section .050C of the Pinal County Development Services Code.
8. Public meeting before the Pinal County Planning & Zoning Commission with Commission decision for tentative plat approval, denial or continuance.
9. Public meeting before the Board of Supervisors, with BOS action on the final plat.
10. All plats will use the same name as the approved zoning case and upon plat acceptance all plat names are final for both tentative and final plats.
11. All tentative and final plat submittals will be completed in accordance to this application, Title 3 of the Pinal County Development Services Code, Subdivision and Infrastructure Design Manual and approved stipulations.
12. When requesting information on the subdivision plat (after tentative plat submittal), please provide the "S" number (S-000-00) for all written or verbal correspondence.
13. Application must be typed or printed in ink.
14. Submit original application with pre-application case number and Planning & Development signature.



PINAL COUNTY
wide open opportunity

II. GENERAL SUBDIVISION INFORMATION

Please Print:

Robson Ranch Mountains, LLC	9532 E. Riggs Road, Sun Lakes, AZ 85248	480-895-9200
Name of Applicant	Mailing Address	Phone

Soriano@Robson.com

Applicant E-Mail Address

Robson Ranch Mountains, LLC	9532 E. Riggs Road, Sun Lakes, AZ 85248	480-895-9200
Name of Landowner(s)	Mailing Address	Phone

Soriano@Robson.com

Landowner(s) E-Mail Address

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

Jeff Uhrick, B&R Engineering, Inc., 9666 E. Riggs Road Suite 118, Sun Lakes, AZ 85248
Name and mailing address of person to be notified

John A. Soriano

7-27-16

Signature of Applicant

Date

Planning and Development Review Fees:

Tentative Plat:

First Review:	\$2,113.00 + \$63.00 Per Sheet	(3 sheets) = \$2,302.00
Subsequent Review:	\$63.00 Per Sheet	

Final Plat:

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

Landscape Plans:

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

Residential Design Requirements:

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



PINAL COUNTY
wide open opportunity

1. Pre-application meeting case number: S-PA-014-16
2. The name of the proposed subdivision: SaddleBrooke Ranch Unit 9
3. Number of lots this subdivision contains: 84
4. Number of access roads proposed by this subdivision: 1
5. Are the streets within proposed subdivision intended to be: public: private: X
6. Septic system or public/private sewer? Private Sewer Franchise
7. Parcel number(s): 305-31-015N
8. Township 10S Range 14E Section(s) 5
9. Parcel size: 25.2 acres
10. Zoning Classification: PAD Planning Case(s) #: PZ-PD-033-00
11. Flood Zone Designation: Zone X
12. Topography: Sloping to the southwest between two washes.
13. Does it front a public road? No Name of road(s) N/A
14. Does it front a private road? Yes Name of road(s) Robson Circle

III. SERVICE PROVIDERS CONTACT INFORMATION

1. Sewer service provider:

Company Name: Mountain Pass Utility Company

Contact Person: Steve Soriano

Address: 9532 E. Riggs Road, Sun Lakes, AZ

Phone Number: 480-895-9200



PINAL COUNTY
wide open opportunity

2. Water service provider:

Company Name: Arizona Water Company

Contact Person: Joe Whelan

Address: 3805 N. Black Canyon Hwy, Phoenix, AZ 85015

Phone number: 602-240-6860

3. Electrical service provider:

Company Name: Trico Electric Co-operative, Inc.

Contact Person: Robert Quihuis

Address: 8600 W. Tangerine Rd., Marana 85658

Phone number: 520-744-2944

4. Gas service provider:

Company Name: Southwest Gas Company

Contact Person: Norma Guterrez

Address: 3401 E. Gas Rd., Tucson, AZ 85714

Phone number: 520-247-0432

5. Telephone service provider:

Company Name: CenturyLink

Contact Person: Jihad Farhat

Address: 333 E. Wetmore Rd., Tucson 85705

Phone number: 520-292-7720

6. Cable service provider:

Company Name: Orbitel Communications

Contact Person: Harvey Boyd

Address: 9666 E. Riggs Rd., Sun Lakes, AZ 85248

Phone number: 480-895-8010



PINAL COUNTY
wide open opportunity

7. Solid waste provider:

Company Name: Waste Management Company (Private Contract)

Contact Person: Jeff Gilmore

Address: 5200 W. Ina Rd. Tucson, AZ 85743

Phone number: 520-744-2600

8. Fire District:

Company Name: Golder Ranch Fire District

Contact Person: William Loesche

Address: 3885 E. Golder Ranch Rd., Tucson 85739

Phone number: 520-825-9001

9. School District:

Company Name: N/A Age Restricted Community

Contact Person: _____

Address: _____

Phone number: _____



5200 West Ina Road
Tucson, Arizona 85743
520/744-2600
520/744-1652 fax

August 6, 1999

Mr. Mark Lewis
Government Relations
SaddleBrooke Development Company
9532 East Riggs Road
Sun Lakes, AZ 85248-7411

RE: SADDLEBROOKE RANCH; FALCON VALLEY, ARIZONA

Dear Mark,

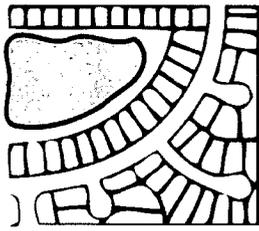
Thank you for your recent letter concerning the expansion in SaddleBrooke. We are looking forward to providing the service for trash removal for all new residents moving into the area. We will provide the same high quality service that we have been doing in the past. We look forward to working with you in the future with any more developments that you may have.

If you have any questions for me, please feel free to call me at: 744-7188, ext.223.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Gilmore". The signature is written in a cursive, flowing style.

Jeff Gilmore
Homeowner Association Rep
Waste Management



B & R

ENGINEERING, INC.

LAND PLANNING · CIVIL ENGINEERING

9666 E. Riggs Road, Suite 118, Sun Lakes, AZ 85248-7404 • (480) 895-0799 • FAX (480) 895-5557

June 22, 2016

Pinal County Department of Public Works
31 N. Pinal St., Building F
Florence, AZ 85232

**RE: SaddleBrooke Ranch Unit Nine
Preliminary Environmental Report**

To Whom It May Concern:

B & R Engineering is pleased to provide this supplemental environmental report addressing the water and sewer infrastructure of the aforementioned units within the SaddleBrooke Ranch development. Water will be provided to this subdivision from the existing 8-inch water line in SaddleBrooke Ranch Unit 8.

Water lines within Unit 9 will be 8-inch lines per the SaddleBrooke Ranch Master Water Report, dated April, 2010. All design and modeling results meet or exceed criteria set forth by AWC and ADEQ. Adequate fire flow set forth by Golder Ranch Fire District has been accounted for and will be provided at appropriate delivery pressures.

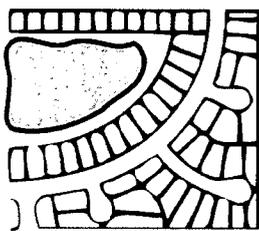
The sanitary sewer lines within Unit 9 will be 8-inch and will leave this unit through a 15-inch sewer line on the southwest corner and downstream end of the project site. This sewage will flow through previously ADEQ approved Unit 6 lines, and ultimately to the waste water treatment facility at the south end on the development. The sewer system serving Unit 9 is a gravity system. No lift stations will be utilized, per the SaddleBrooke Ranch Master Sewer Report, amended April 2006. All sewage collection system design and modeling results meet or exceed design criteria set forth by ADEQ and Mountain Pass Utility Company.

If you have any questions or require any additional information, please do not hesitate to call me at (480) 895-0799.

Sincerely,

Jeffrey L. Uhrick, P.E.
Project Manager





B & R

ENGINEERING, INC.

LAND PLANNING - CIVIL ENGINEERING

9666 E. Riggs Road, Suite 118, Sun Lakes, AZ 85248-7404 • (480) 895-0799 • FAX (480) 895-5557

July 12, 2016

Mr. Louis Anderson
Director of Public Works
Pinal County Department of Public Works
P.O. Box 727
Florence, AZ 85232

**RE: SaddleBrooke Ranch Unit Nine Tentative Plat
Letter of Intent**

Dear Mr. Anderson:

In accordance with Pinal County Requirements, this Letter of Intent is being provided in connection with SaddleBrooke Ranch Development LLC's Application for Subdivision Tentative Plat of the subject project, consisting of 84 lots.

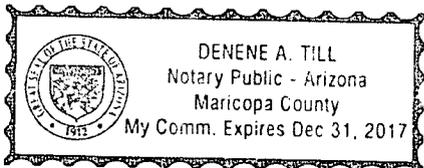
If you have any questions or require any additional information, please don't hesitate to contact me at (480) 895-0799

Sincerely,

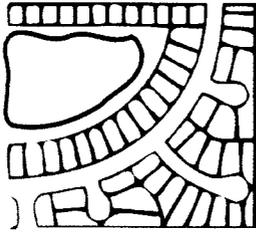
Jeffrey L. Uhrick, P.E.
Project Manager

STATE OF ARIZONA)
)ss
County of Maricopa)

I certify that Jeffrey L. Uhrick personally appeared before me, a Notary Public, and signed the above document, dated this 12 of July 2016.



Denene A. Till
Notary Public



B & R

ENGINEERING, INC.

LAND PLANNING - CIVIL ENGINEERING

9666 E. Riggs Road, Suite 118, Sun Lakes, AZ 85248-7404 • (480) 895-0799 • FAX (480) 895-5557

September 26, 2016

Pinal County Development Services
P.O. Box 727
31 North Pinal Street, Bldg F
Florence, AZ 85132

Re: SaddleBrooke Ranch Unit 9 Tentative Plat - Narrative

To Whom it May Concern:

This narrative is to discuss the questions set forth in Section 3.15.050 (H1a-g) of the Pinal County Subdivision Regulations.

- a. *Whether the proposed subdivision is consistent and in conformance with the Pinal County subdivision regulations and other applicable ordinances and regulations.*

Response: It is our understanding that the proposed subdivision is in compliance with the stated Pinal County regulations and applicable ordinances.

- b. *Whether the proposed subdivision is consistent with the approved zoning or planned area development (PAD), if applicable.*

Response: A Minor PAD Amendment is being submitted for this Unit to allow for a mix of Premier Series and Casita Series Homes.

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

Response: We believe that the proposed subdivision is suitable to the environment and causes no substantial environmental damage or presents no serious health problems.

- d. *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 percent, floodplains and habitat areas.*

Response: The proposed subdivision is compatible with the existing physical features of the site with no natural slopes greater than 15 percent and with the adjacent floodplain falling outside of the plat boundary.

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

Response: The proposed subdivision has adequate permanent access as defined in the approved PAD for SaddleBrooke Ranch.

f. 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.

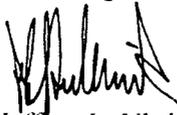
Response: The proposed subdivision will place no unreasonable burden on the county or any other local government.

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

Response: We believe that the proposed subdivision promotes the safety, health, and general welfare of the public.

If you have any additional comments or questions please feel free to contact me at Juhrick@bnraz.com or 480-883-2121.

Sincerely,
B&R Engineering, Inc.



Jeffrey L. Uhrick, P.E.
Project Manager