



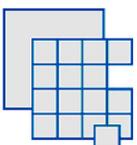
# Wales Ranches

Open Space and Recreation Plan (OSRP)

Case # PZ-PD-003-19

NEC of Kenworthy Road & Combs Road  
Pinal County, AZ

October 9, 2020  
Version 4.0



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



HILGARTWILSON  
ENGINEER | PLAN | SURVEY | MANAGE

GREY | PICKETT

## Contents

Open Space and Recreation Plan Overview.....	2
Context.....	3
Development Concept .....	3
Target Market .....	3
Slope Analysis.....	3
Preliminary Hydrology & Flood Zone.....	4
Riparian Vegetation and Biological Habitats .....	4
General Open Space Design Guidelines.....	4
Conservation Open Space .....	5
Archaeological Site.....	5
Developed Open Space .....	6
Recreation Area Open Space .....	6
Community Parks.....	7
Neighborhood Parks .....	8
Pocket Parks.....	8
Community Trails.....	8
Bike Loops .....	9
Landscaping.....	9
Amendments.....	10

## Open Space and Recreation Plan Overview

This Open Space and Recreation Plan (“OSRP”) for Wales Ranches PAD (the “Community”) provides for a balance of both active and passive open spaces and recreation areas. The overall masterplan is designed to encompass a community trail system to connect all of these recreation areas and provide for ease of connectivity. Wales Ranches is providing 156-acres (24.4% OR 17.4% usable) which far exceeds the minimum of 18% required for PAD overlays as required by PCDS 2.176.130 with no more than 7% allocated to non-usable open space. As the currently designed parcels achieve 17.4% usable open space, a minimum of 2 additional acres of usable open space shall also be designated within the MD PAD and I-1 PAD zones. This allocation of usable open space will increase the total usable open space to a minimum of 115.2 ac (18%) and total open space to a minimum of 160 acres (25%).

There are a variety of recreation uses within the masterplan that will be described in their respective hierarchy. These areas will come in the form of community parks, neighborhood parks and pocket parks of which will be active open space. Other open space amenities will include a community trail system and the conservation of the Queen Creek Wash, which will be left in its natural state, unless prohibited by a Federal governing body. These open space amenities will provide for a variety of options for residents to enjoy their community all of which will be maintained by the formation of the future Homeowner’s Association. The open space areas and amenities at Wales Ranches meet or exceed the minimum requirements per the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM). See **Table 1** for a breakdown of the open space.

Table 1 - Open Space

	Usage	Area (ac)	% of Total Area
Usable Open Space	Community, Neighborhood, and Pocket parks which include community garden, ramadas, tot lots, bocce ball courts, seating/benches/tables, dog parks, open play/turf and paths/trails with par courses. See Table 2 of the Wales Ranches OSRP for other proposed usages.	111.2 ac	17.4%
Allocated Usable Open Space <sup>1</sup>		4.0 ac	0.6%
Total Usable Open Space		115.2 ac	18.0%
Unusable Open Space	Queen Creek Wash stormwater conveyance, passive open space	44.8 ac	7.0%
Total Open Space		160 ac	25.0%

<sup>1</sup> A minimum of 2 acres of usable open space shall be required for MD PAD & I-1 PAD zones each to provide 115.2 acres (18%) total usable open space and 160.0 acres (25.0%) total open space.

Wales Ranches has been envisioned to be an all-encompassing community for the families that reside within that includes elements for an agrarian theme to harken it back to landowner’s previous use. These theming elements will come using specific plant selections, building materials and planting arrangements, which will be more formal and structured as opposed to natural. The Community is planned to have a mixture of both grass and landscape areas throughout to provide for open space that is both usable and aesthetically pleasing.

The community will also boast a master trail system that connects the school, the neighborhoods and the community parks. The Community collector road system has been designed to be linear with traffic

circles positioned at the end of each transition to allow for both the ease of vehicular navigation and provide for a focal point, in either direction, for establishing view corridors throughout. The collector road landscaping will include portions that are tree lined, trees planted in small groves, formal planting areas and the use of grass to provide a wide variety of planting textures for residents to enjoy as they traverse through their community. These same concepts will be applied to the Community Parks, Neighborhood Parks, Pocket Parks, and open space.

## Context

Wales Ranches is a 639.7 acre contiguous masterplan that is located north of Combs Road, between Schnepf Road and Kenworthy Road and extends to the northern boundary of the Queen Creek Wash (the "Property"). To the west of the Property is the Pecan Creek community along with the J.O. Combs Middle School. To the east of the Property is the Laredo Ranch community and agricultural land. To the south of the Property is the Ware Farms future masterplan which is currently in an agricultural use along with other uses such as the LDS Church and other commercial and light industrial uses. To the north of the Property is the Southwest Rock Products operation along with other larger residential horse properties. See **Figure 1**, Aerial Vicinity Map. We are proposing to conserve the open space area of the Queen Creek Wash between the boundary of Schnepf Road and Kenworthy Road. A trail is proposed to follow along Queen Creek Wash to allow for residents to enjoy this open space.

## Development Concept

Wales Ranches is planned to have a variety of residential uses with a total of 2,262 units. The combination of medium density attached product and a wide range of single family detached lots will provide for diversity in floor plans and living arrangement choices. The layout of the collector street system, location of recreational open space as the backdrop to each roundabout and having the school placed in the middle of the Community will provide for a very active lifestyle within the Wales Ranches community. The proposed school site was strategically placed along two major collectors and the Community trail system to provide for students and families to be able to walk or bike to school in order to further promote an active lifestyle.

## Target Market

Wales Ranches is a family-centric community that is focused on its agrarian roots and those that want to live in an active community. Wales Ranches will provide housing opportunities for families that want to live in the new area where development is actively taking place and at a price point that is lower than the cities that are nearing build out such as Gilbert and Chandler. Our open space and community design have been created with this consumer as our target market.

## Slope Analysis

The site topography generally slopes west at approximately 0.6%. The manmade gravel pit located in the northwest quarter of the site has slopes greater than 10% but will be filled in prior to any development of that portion of the Property. The Queen Creek Wash on the north will remain in place and will not be developed.

## Preliminary Hydrology & Flood Zone

The region surrounding the Project generally drains westward. The dominant drainage feature in the Project's vicinity is the floodplain associated with Queen Creek Wash, which passes along the northern boundary of the site. The reach of Queen Creek Wash adjacent to the Project has been excavated and channelized. The extents of the floodplain are contained within this excavated corridor.

Most of the site is currently in agricultural production that has been graded to generally drain southward. The Project is predominantly located within Zone X, with only the northern edge of the Property located with Special Flood Hazard Area (SFHA) Zone A, as shown on the FEMA Flood Insurance Rate Map (FIRM) 04021C0475E dated December 4, 2007 and indicated by a Letter of Map Revision (LOMR) that became effective on August 23, 2017 (Case No. 16-09-2973P). This LOMR served to revise the Zone A floodplain located between the Central Arizona Project Canal and Vineyard Road, specifically addressing the changes that occurred as a result of the aforementioned channelization improvements that were made.

FEMA defines Zone X as:

The flood insurance rate zone that corresponds to areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. No base flood elevations or depths are shown within this zone.

FEMA defines Zone A as:

The flood insurance rate zone that corresponds to the 100-year floodplains as determined in the Flood Insurance Study by detailed methods. Base flood elevations have not been determined.

Aside from the floodplain along the northern boundary of the Project, minimal offsite flow is anticipated to impact the Project.

In accordance with Pinal County storm water guidelines, the Project will be designed so that onsite rainfall runoff from the site will be routed via street flow and/or storm drains to retention basins located throughout the Property. The proposed drainage improvements for the Project will be designed in accordance with all applicable Pinal County drainage design standards.

## Riparian Vegetation and Biological Habitats

Most of the Property is virtually flat of which has been utilized with agrarian uses for decades and has no significant natural open space features. The portion of the Property that resides within the Queen Creek wash will remain in its current natural state

## General Open Space Design Guidelines

The following general design guidelines have been implemented in the Open Space plan for Wales Ranches and are consistent with the requirements of the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (the "OSRAM")

- Community open space has been designed to be in highly accessible locations for all residents to be able to navigate to easily by driving, biking, walking, etc. all while also placing them in locations where they can enjoy seeing these open space locations while traversing the neighborhood in their vehicle.
- The street and homesite layout have been designed so that open space and the Community trail system are close to each development phase and allows for easy access to the Community amenities
- Connectivity from phase to phase has been carefully planned to provide for a trail system that truly connects the overall Community.

## Conservation Open Space

The vast majority of the Property has been utilized for agricultural purposes for decades and those areas do not have an open space that would necessitate a conservation effort. However, the Property does have a large area that resides within the Queen Creek Wash. Although this area of the Queen Creek Wash has experienced recent drainage modifications, the intent is to allow this area to remain in its current natural state, conserving it entirely. Connectivity to the Queen Creek Wash will be provided in a variety of ways. Homesites backing up to the wash may have view fencing to enjoy views of the open space, road segments may side up to the wash where residents can enjoy the views while traversing the neighborhood, and pedestrians can enjoy the entire length of the wash via the planned trail along the wash's southern boundary with connectivity to the residential neighborhoods. There is planned seating areas provided as a terminus at the Queen Creek Wash acting as a scenic location to sit and enjoy the views. In addition to the preservation of this scenic 51.5-acre corridor, a 6' multi-use trail will meander along the corridor with the natural grades of the wash, inclusive of the Green Bike Loop with racks strategically place east to west. **Figure 2, Queen Creek Wash Conservation Area Plan** illustrates this concept in relation to the Pinal County Open Space and Trails Master Plan.

## Archaeological Site

As provided by the Arizona State Museum Cultural Resources Summary Letter for Wales Ranches:

*According to a search of the archaeological site files and records retained at ASM, 22 archaeological survey projects were conducted within a one-mile radius of the project area between 1985 and 2012. Previous survey work was conducted in support of water channel improvements; water conservation; fiber optic cable installation; wireless telecommunications; mining and processing operations; gravel/rock pit construction; residential development; school construction; road and bridge improvements. A portion of the project area was surveyed in 2004 (ASM Accession #2004-521; Punzmann 2004) and a second survey was conducted immediately north of the project area in 2003 (#2003-944; Hammach 2003). No sites were identified during survey.*

*One archaeological site has been identified within a one-mile radius of the project area, however, it is not located within the current project area.*

A copy of this letter has been attached as **Appendix A**.

## Developed Open Space

The developed open space at Wales Ranches was designed to first connect every neighborhood with the overall masterplan in order to create a true sense of community. The open space amenities will be designed and developed in accordance with the guidelines of this Open Space Recreation Manual and timing as required in the Pinal County Development Standards Code 2.176.160 (A). The following guidelines have been implemented in the developed open space areas:

- Historic drainage patterns in the area will be maintained and adhered to along with the natural drainage patterns.
- Storm water retention areas have been designed with our future residents in mind for ease of use as open space as its primary use. These areas will be designed to appear as natural as possible between the combination of gradual grading and landscape elements.
- The storm water retention areas have been intentionally located within the neighborhoods and along the main collector system for ease of connectivity for use as open space.
- Landscaping within the open space areas and along the collector road system will follow the requirements of the size, quantity, coverage and placement guidance of the OSRAM.
- Following the agrarian theme of the Community, the main entrance and both sides of the collector system will have enhanced landscaping elements such as tree lined collector with evergreen trees, neighborhood parks located at the end of each collector along with the landscaped roundabouts all with the intention of providing for a true sense of an open space and creating a community that only continues to get better over time as landscaping matures.

The following activities and land uses shall be counted as part of the required open space:

1. Recreation areas;
2. Multi-use trails;
3. Retention/detention areas; and
4. Entryways and streetscapes.

The flagship Community Park is the largest and most significant developed open space in the Project and will be constructed with Phase 1. As a result, each of the above criterion will be achieved with the developmental phasing as proposed. At the time of final plat for each sub phase, bonding will be provided for recreational amenities within the boundary of that plat. This will permit vertical construction of homes to commence.

All developed open space areas will be owned and maintained by the Wales Ranches Homeowners Association.

## Recreation Area Open Space

Wales Ranches has been designed with the many guiding principles for the master plan. First and foremost, we began with the end in mind for what truly makes a community great and the design team stayed true to those design philosophies. Those philosophies were: a true master trail system throughout the entire Community, placement of the school site for ease of access for all parents and the ability for children to ride their bike or walk to school from anywhere in the neighborhood, create a neighborhood park system with high impact uses to encourage outdoor recreational activities and social gathering spots, Community and Neighborhood parks located along the collector road for ease of access for all residents within the Community and also providing for beautiful open space to be

enjoyed while traversing through the neighborhood, conservation of the Queen Creek Wash for open space, collector road system that is tree lined with formal grove style planting arrangements to harken back to the agrarian history of the Property that also include high impact round a bouts at each terminus to again provide for another landscape component to create interest and diversity from other masterplans within the area. See **Figures 3 and 3A**, Street Sections.

Open space within Wales Ranches is broken down into different intensity classifications: Community Parks, Neighborhood Parks, Pocket Parks, and Multi-Use Trails. See **Figure 4**, Proposed Open Space, Parks, & Trails Connectivity Plan. All parks and trails will be maintained by the Wales Ranches Homeowner’s Association.

**Table 2** provides proposed amenities in each type of park proposed within Wales Ranches.

Table 2 Proposed Amenities

	<b>Community Park (4 Ac. Min.)-Phase 1</b>	<b>Neighborhood Parks (1 Ac. Min.) One each in Phases 2 &amp; 3</b>	<b>Pocket Parks (1/4 Ac. Min.)</b>	<b>Minimum Standards</b>
<b>Proposed</b>	Pavilion/Ramada	Ramada	Pavilion/Ramada	400 SF
<b>Uses</b>	Play Structures	Play Structure(s)	Play Structures	1per 500 du’s
	Proposed Lake <sup>1</sup>	-	-	-
	½ Basketball Court	½ Basketball	-	-
		Sand Volleyball/Sport Court	-	-
	Bocce Court	Bocce Court	Bocce Court	-
	Open Play/Turf	Open Play/Turf	Open Play/Turf	60,000 SF (CP), 30,000 (NP), 10,000 (PP)
	Community Garden	Community Garden	-	-
	Dog Park <sup>2</sup>	Dog Park <sup>1</sup>	Dog Park <sup>1</sup>	15,000 SF
	Seating/Benches	Seating/Benches	Seating/Benches	
	Picnic Tables	Picnic Tables	5 bike parking spaces	
	Trash Cans	Trash Cans	Trash Cans	

<sup>1</sup> Inclusion of an approximate 1-2-acre proposed lake within the Community Park located in Phase 1 is predicated on the perfecting terms of and the execution of the Lake Agreement with the Town of Queen Creek for direct delivery of the recovered treated effluent water source sufficient to facilitate the irrigation of the open spaces within Wales Ranches. The proposed lake will also serve as an amenity for the Project for certain events such as seasonal stoking for fishing and kayak boating. It is not intended to serve as a swimming facility. See **Figure 5**, Recovered Treated Effluent Flowchart.

<sup>2</sup>The dog park will be the same in all park levels.

## Community Parks

The 5-acre Community Park located within Phase 1 will be the focal point of the Wales Ranches neighborhood and will include the highly desirable amenities sought after in communities today. The location of this park not only provides for easy access being located at the terminus of the community collector but will also be the literal focal point as you enter the Community from Combs Road. Development of this park will include several active amenities in accordance with the OSRAM suggestions which could include, half basketball court, large turf area, outdoor shade pavilion,

community garden, proposed lake and, or other equivalent amenities to be determined. Lighting will be provided for in accordance with the OSRAM guidelines as appropriate. This park will also provide for storm water retention while maintaining a minimum of 25% of the area elevated above the high-water elevation. See Phase 1 Proposed Community Park, **Figure 6**.

As referenced in the footer of **Table 2** above, the proposed lake is contingent on the execution of a Lake Agreement with the Town of Queen Creek for direct delivery of recovered treated effluent. **Figure 5** illustrates the lifecycle or process of obtaining and using recovered treated effluent. This water is favorable for landscape irrigation maintenance and plant health and provides for a number of enjoyable recreational uses such as fishing and kayak boating, albeit it is not intended to serve as a swimming facility.

## Neighborhood Parks

The two large Neighborhood Parks have been intently designed to be located at the end of the collector road system within Phase 2 and Phase 3. This not only provides for a beautiful landscape back drop when entering the Community, it also provides for convenient access to the residents. These parks are designed for smaller gatherings within the Community and encourage the social aspect of the Community all while having active and passive components to them. These parks will also provide for storm water retention while maintain a minimum of 25% of the area elevated above the high-water line. These Neighborhood Parks will include children's play structures, turf areas, ramada and seating areas, at minimum. Open space lighting will also be provided for in accordance with the OSRAM. See Phase 2 Proposed Neighborhood Park, **Figure 7**.

## Pocket Parks

Pocket Parks are scattered throughout Wales Ranches. These are small passive areas tucked within the residential neighborhoods that will include small scale amenities. It is envisioned that these parks would be a good place for the neighborhood kids to meet up and play.

## Community Trails

In addition to Neighborhood and Community parks, a network of multi-use trails, sidewalks, and open space paths constructed of minus 1" compacted decomposed granite ("DG") bordered with metal edging or equivalent means of providing structural stability to maintain long-term trail integrity will be provided to achieve true community connectivity and a healthy lifestyle for residents. These trails will connect the neighborhoods, Community Park, Neighborhood Parks, Pocket Parks, Queen Creek Wash, and the school site. The New Magma Irrigation Ditch ("NMID") that runs through the middle of the project will serve as the major east and west trail through the Community and contain an active lineal amenity in the form of a parcours or equivalent in conjunction with bike racks which runs east to west. This will allow for the neighborhood trails to intersect with the New Magma trail and provide direct access to both the school site and the Community Park. The active amenity will provide the Community with an outdoor multi-use activity amenity along the trail. The typical trail section internal to the development will maintain a minimum width of 25' with a meandering 6' sidewalk. See Proposed Trail Sections, **Figure 8**. Primary and Secondary trails will be mixed throughout the Community consisting of 6' concrete or DG. Amenity trails will be 6' wide concrete trails adjacent to the collector roads. Benches and shaded seating areas may be provided at appropriate locations throughout the trail system. See Proposed Community Paseo Design, **Figure 9**.

## Bike Loops

In addition to the integral trail system designed internal and along the NMID which bisects the Community and Queen Creek Wash along the northern boundary, the trails plan includes color designated bike loops which provide stops with bike racks at designated Pocket or Neighborhood Parks. This will afford another outdoor cycle amenity for individual, group or community activities or events.

## Landscaping

The landscaping theme for Wales Ranches has been designed to provide for year-round color and evergreen trees in order to provide year-round, low maintenance, aesthetic appeal for the residents. The landscaping palate will consist of plants and trees that are similar throughout Pinal County and the Town of Queen Creek and will utilize the low water use/drought tolerant plant list when reclaimed water is not in use. The success of the Community will also be found in its use of turf strategically located throughout the Community interlineated with draught tolerant plant materials. Turf will be found in the high impact areas of the parks and high traffic areas to provide for both expansive areas for outdoor use and high visual impacts from the roadways. The visual interest will come in the formal planting arrangements for both the trees and the plants, meant to feel like groves to harken to the Property's agrarian history, all along the community collector and throughout the neighborhoods. **Table 3** depicts the minimum criteria for planting through the Community. Trees along the collector and arterial streets will be selected from the tree lists in the plant palates provided. Each street will have a tree designation allocated in the final landscape plans. See **Figure 10**, Proposed Landscape Plan.

Table 3 – Planting Criteria

Location	Minimum Criteria
Collector and Arterial Street Frontages/ROWs	1 tree (24-in box min.), 5 shrubs (5 gal min.) per 30 LF
Paseo/Retention Areas	1 tree (24-in box min.), 5 shrubs (5 gal min.) per 5,000 SF
Commercial areas	1 tree (24-in box min.) per 1,000 SF
Industrial areas	1 tree (24-in box min.) per 1,000 SF

The primary Community entry, located on Combs Road, will include a strong sense of arrival by allowing for a large open space area of turf and plantings all surrounded with a grove of trees and entry monumentation. See **Figure 11**, Proposed Main Community Entry. This entry will have a variety of plant types to provide for a variety of colors and evergreen trees for nearly year-round impact. The use of colored slump block walls, painted masonry walls and some accented use of board form concrete will create diversity among the masonry components of the Community. The grove of evergreen trees found at the entry also carry on throughout the collector road within the entire masterplan. This will provide for a high visual impact drive throughout the Community, along with a buffer to the adjacent homes. The grove will also provide for a natural transition zone from Combs Road to the Community acting as a decompression zone from arterial roadways to a green and vibrant community.

The overall Landscaping theme consists of drought tolerant ornamental and canopy trees mixed with drought tolerant shrubs and groundcover. Accent plants with color will be provided at all high impact areas such as along the community collector, neighborhood entrances and throughout the community parks. Similar plant palettes will be utilized throughout the Community and the commercial and industrial zoned areas to provide cohesiveness and an overall sense of community. Front yard landscaping and street trees will be left up to the discretion of the builder. See **Appendix A** Master Community Plant Palettes for the residential and the commercial/industrial plant and tree lists.

## Amendments

Major or minor amendments to the OSRP may be required as the project develops over time. These amendments will follow either a public hearing process or the administrative review process depending on their level of deviation from this intended and approved plan. Below are the following two types:

**Major Amendment:** a major amendment will follow the County's procedure for a PAD amendment and be subject to a public hearing review for approval. Any deviation which substantially impacts the originally approved design philosophy such as decreasing the open space, removal of the Community Park or Neighborhood Park.

**Minor amendment:** A minor amendment shall be processed administratively through the Community Development Department within Pinal County considering that the change maintains the original intent of the OSRP plan approved in the PAD. A letter to Pinal County's Community Development Director requesting such an amendment will need to clearly define the reasoning for the change and explanation as to how the project has not been materially impacted by such request. An exhibit may be required to help illustrate the request. Such deviations shall include, but are not limited to moving park locations considering the acreage and park classification/execution remains the same, relocation of open space tracts and trail system so long as trail connectivity remains intact overall, collector roadway cross section adjustments, etc.

The overall design and intent of the OSRP is to ensure that the Community is developed within the high-quality standards set forth within the OSRP plan. The plan provides for a wide variety of open space, community parks, and trail system all conducive to a great family-oriented park. Proposed amendments that are found to be within the overall spirit and original design intent shall be determined as consistent with this OSRP/PAD and deemed approvable administratively via a minor amendment.

## FIGURES

# WALES RANCHES

PINAL COUNTY, ARIZONA

## AERIAL VICINITY MAP

FIGURE 1



— Pinal County Municipal Boundary

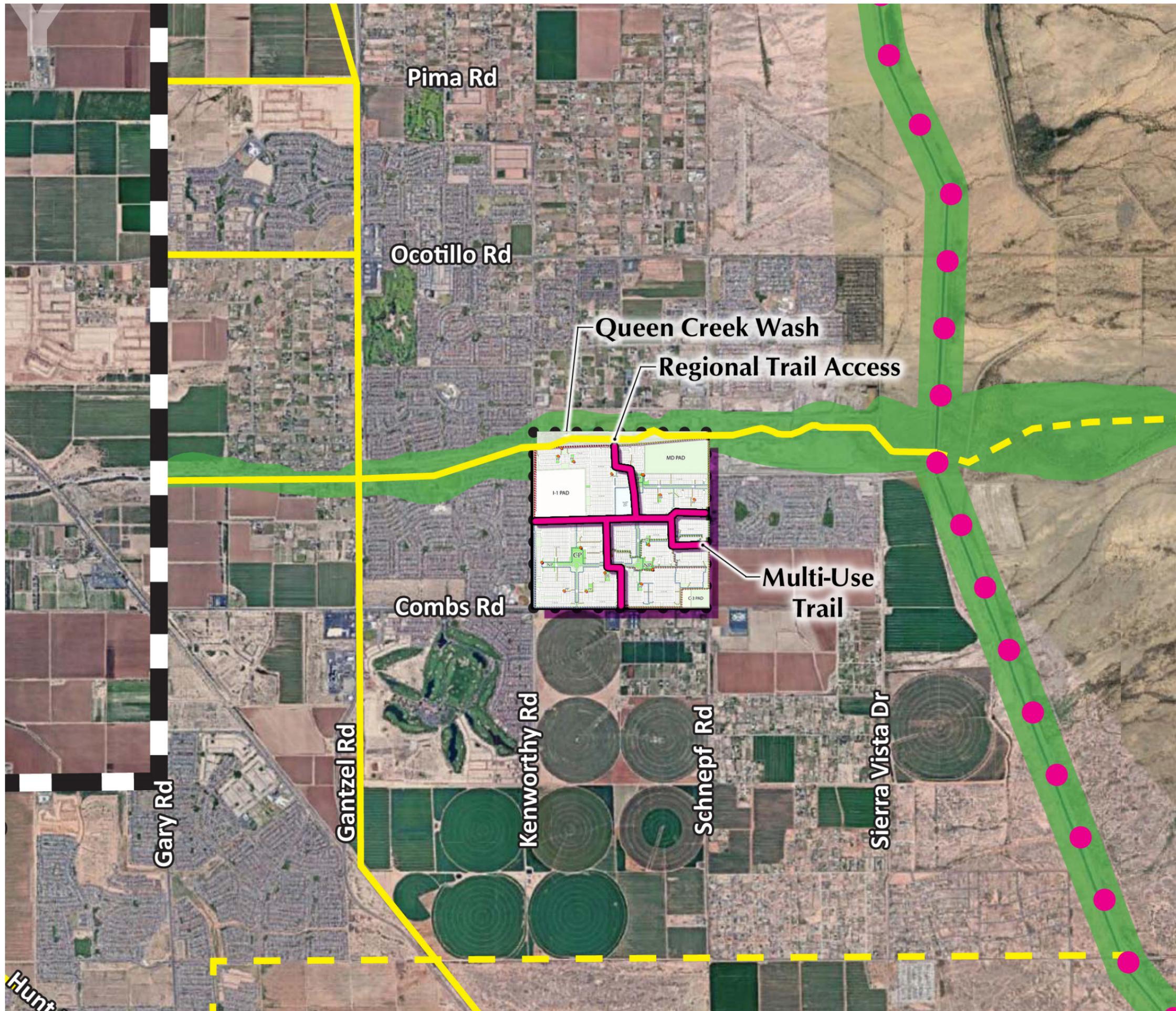


# WALES RANCHES

PINAL COUNTY, ARIZONA

## REGIONAL TRAILS & OPEN SPACE CONNECTIVITY PLAN

FIGURE 2

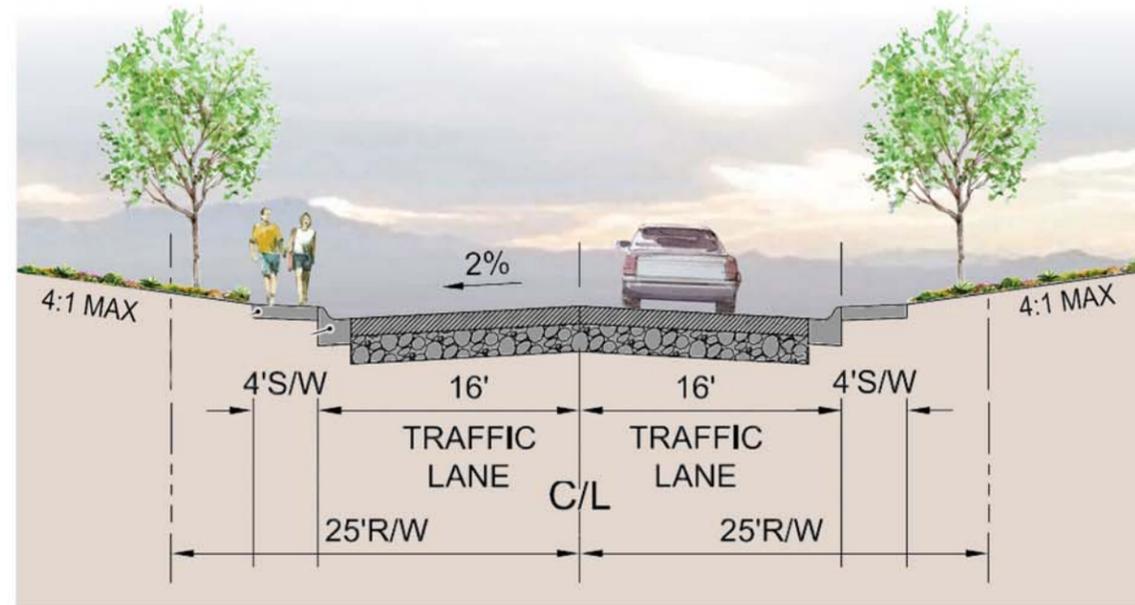


- Project Site
- Adopted County Trail Corridor
- Existing/Planned Multi-Use Trail Corridor
- - - Proposed Multi-Use Trail Corridor - Pinal County
- Proposed Open Space
- ▬ Pinal County Municipal Boundary
- Proposed Multi-Use Trail - Wales Ranches

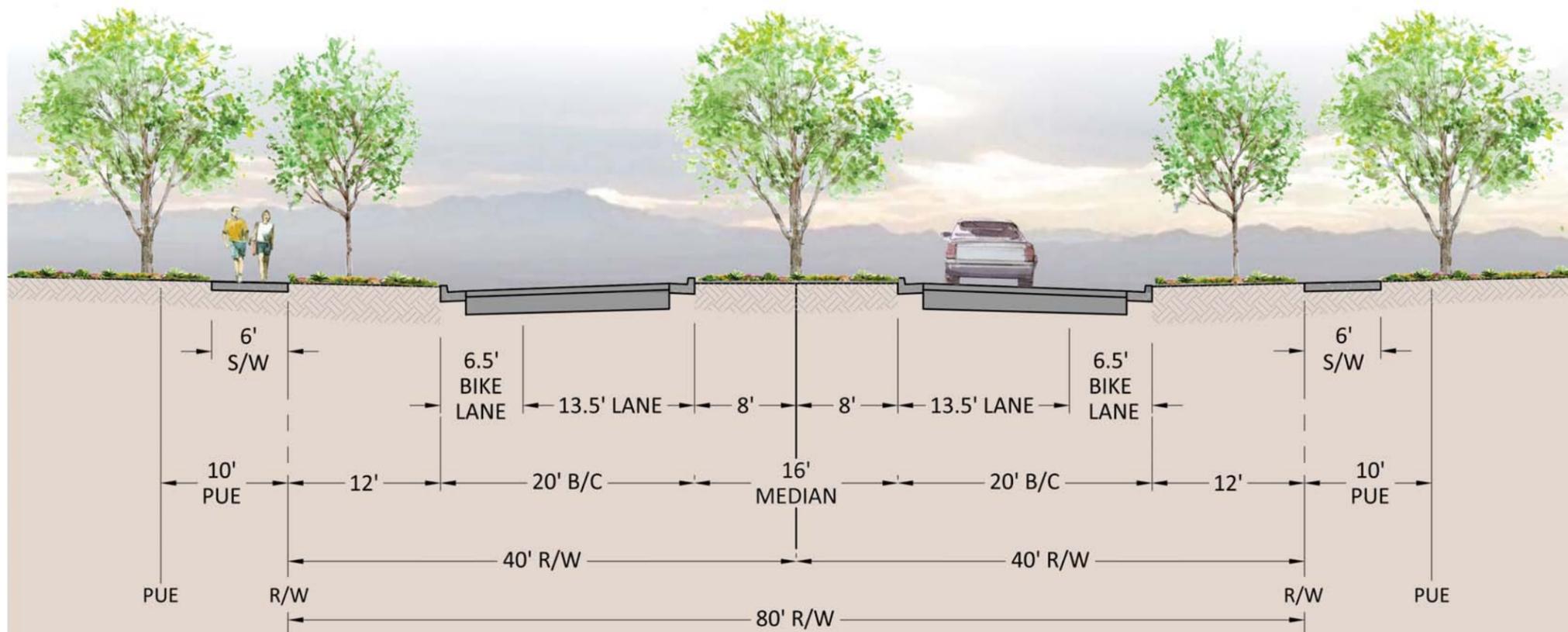


## STREET SECTIONS

**FIGURE 3**



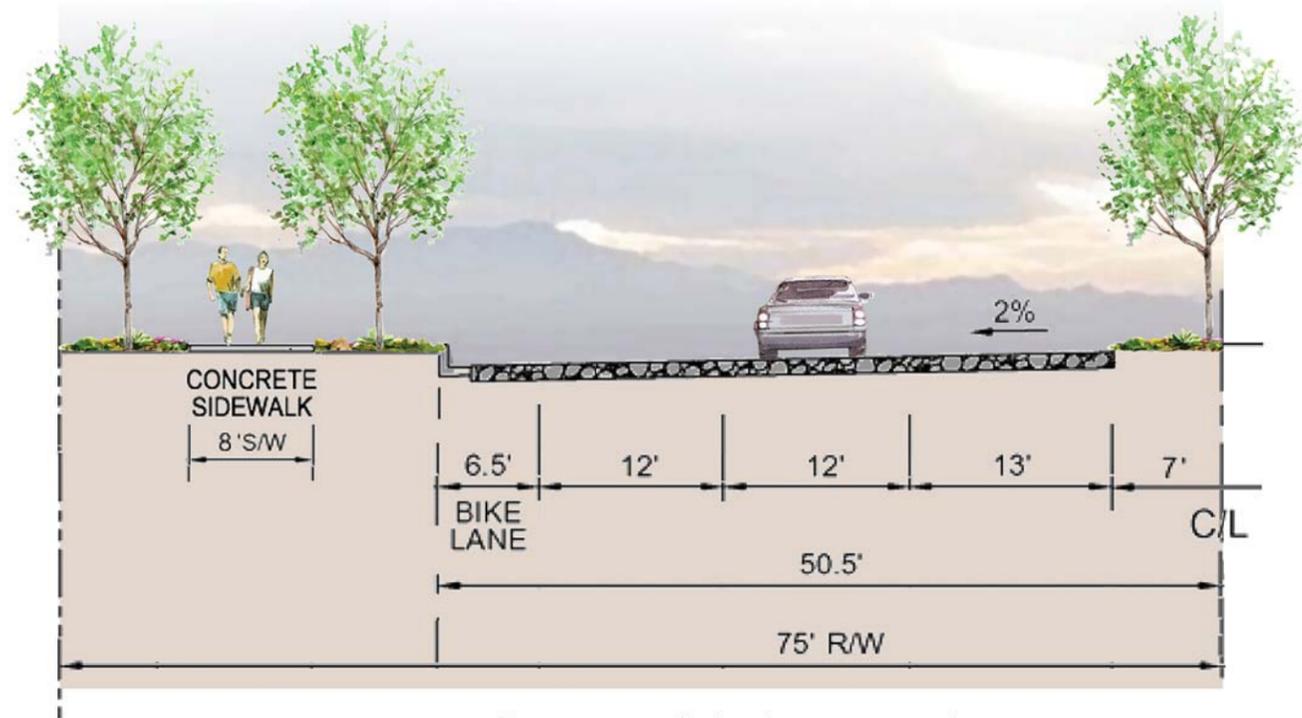
Local Road



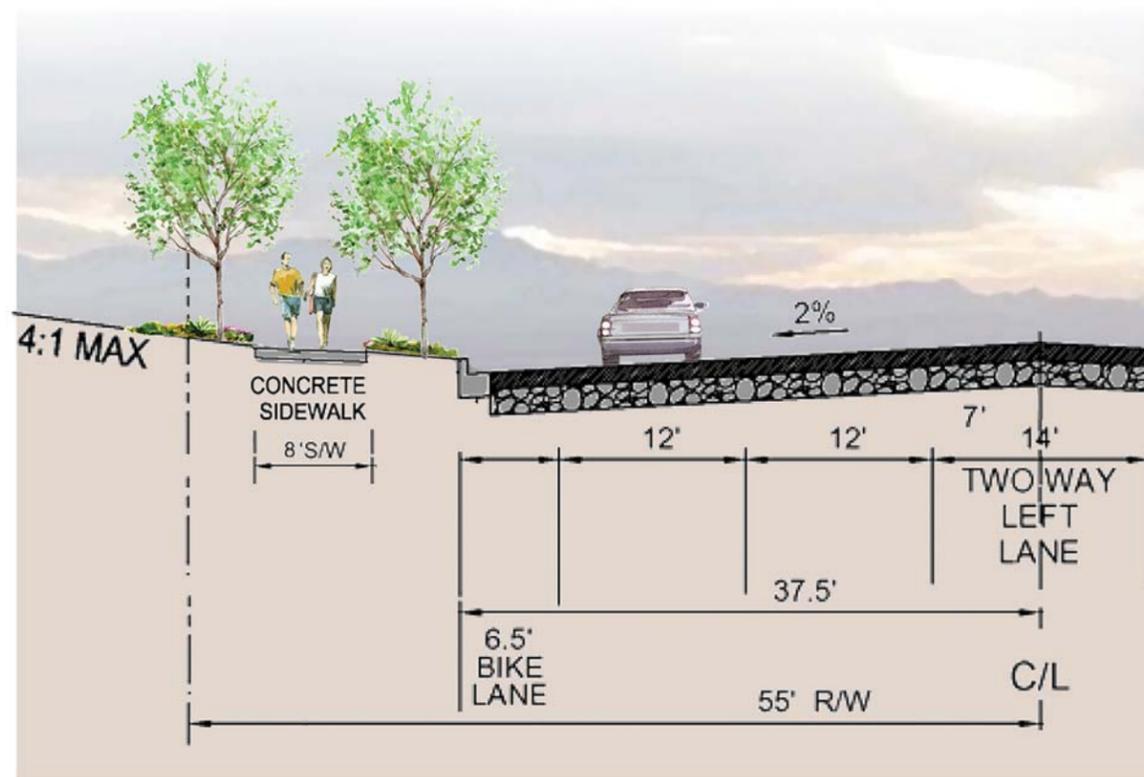
Major Collector

## ARTERIAL CROSS SECTION

FIGURE 3A



Principal Arterial (1/2 Street) 75'  
Combs Roads



Minor Arterial (1/2 Street) 55'  
Schnepf & Kenworthy Roads

# WALES RANCHES

PINAL COUNTY, ARIZONA

## PROPOSED OPEN SPACE, PARKS & TRAILS CONNECTIVITY PLAN

FIGURE 4

### WALES RANCHES PARKS, TRAILS, & OPEN SPACE PLAN LEGEND

●●●● Project Site

CP Community Park

NP Neighborhood Park

PP Pocket Park

Community Paseo

●●●● Parcourse Trail

●●●● Multi-Use Trail

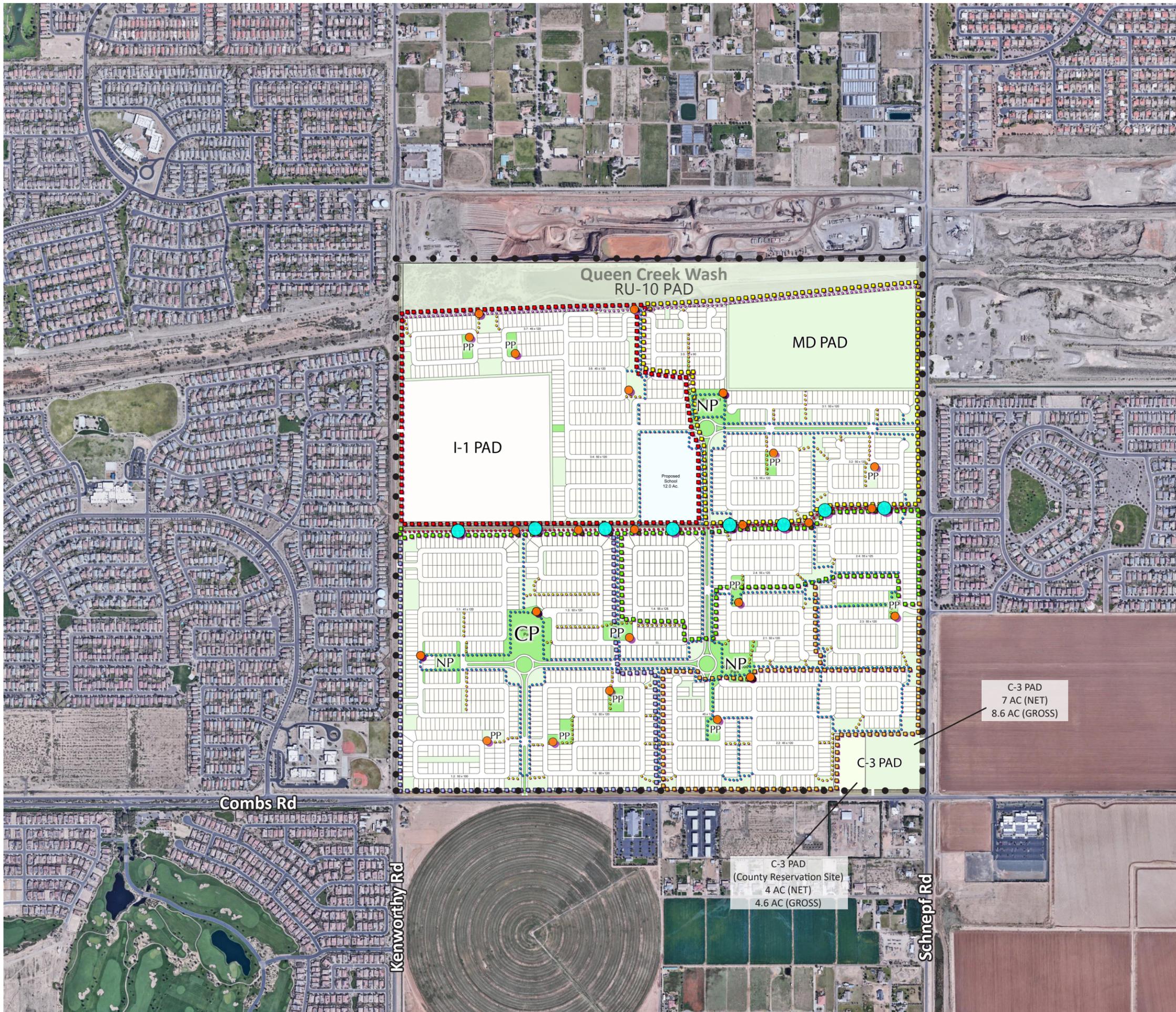
●●●● Tertiary Trail

●●●● Queen Creek Wash Trail

■ ■ ■ ■ ■ Bike Loops (5)

● Parcourse Stations (8)

● Bike Rack (24)

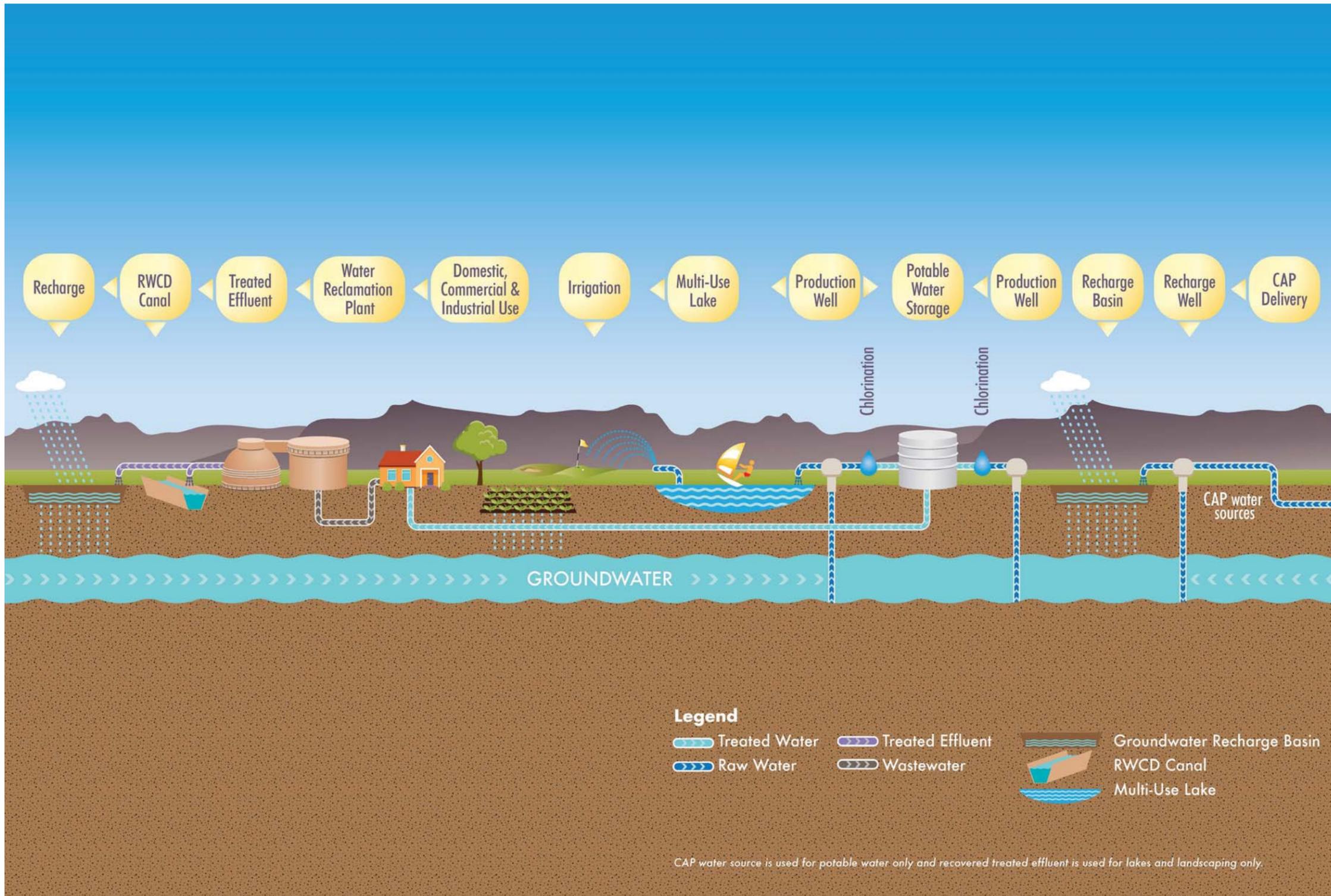


C-3 PAD  
7 AC (NET)  
8.6 AC (GROSS)

C-3 PAD  
(County Reservation Site)  
4 AC (NET)  
4.6 AC (GROSS)

## RECOVERED TREATED EFFLUENT FLOWCHART

FIGURE 5



# WALES RANCHES

PINAL COUNTY, ARIZONA

## PHASE 1 PROPOSED COMMUNITY PARK

**FIGURE 6**



# WALES RANCHES

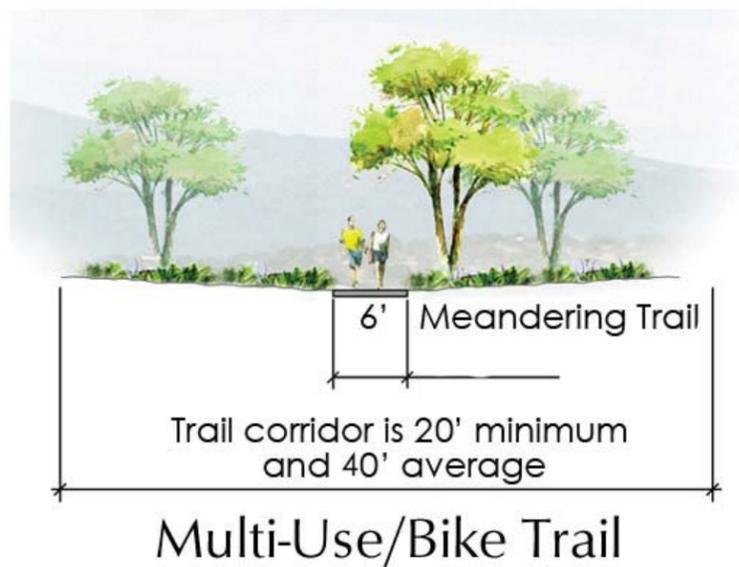
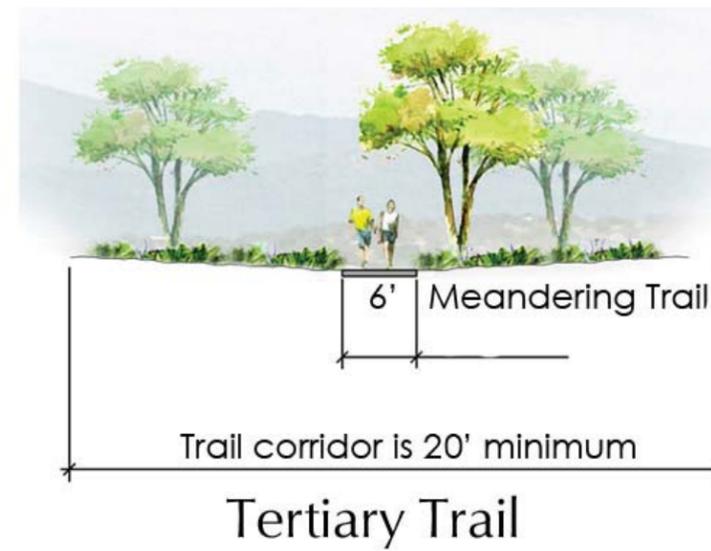
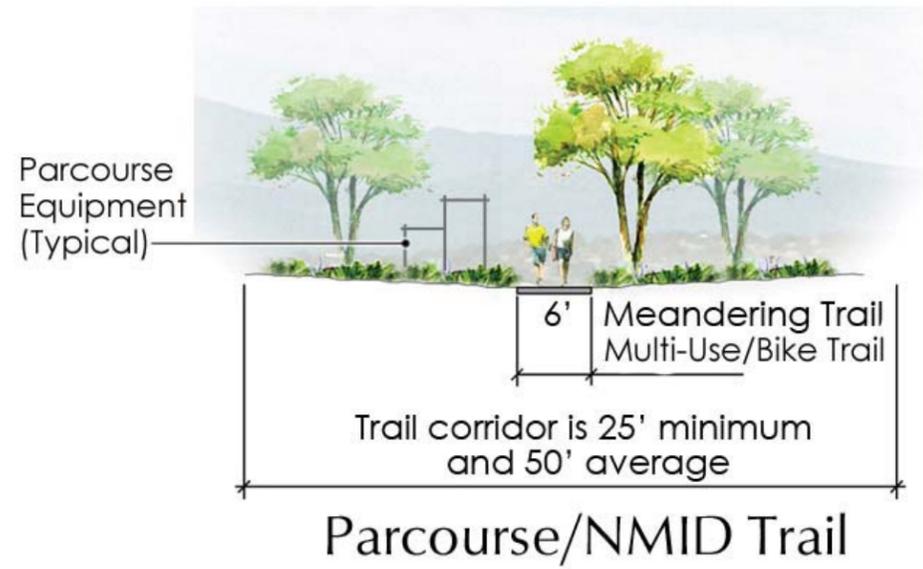
PINAL COUNTY, ARIZONA

## PHASE 2 PROPOSED NEIGHBORHOOD PARK

FIGURE 7



**FIGURE 8**

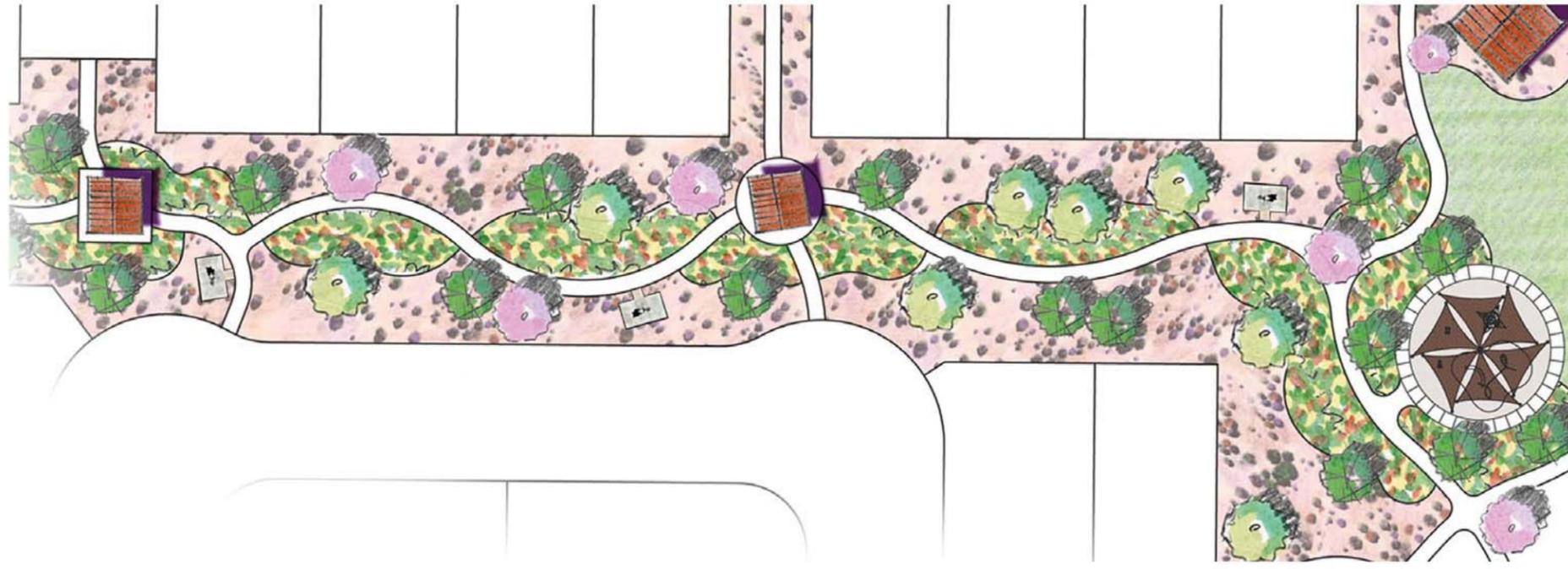


# WALES RANCHES

PINAL COUNTY, ARIZONA

## PROPOSED COMMUNITY PASEO DESIGN

FIGURE 9



Community Paseo Design

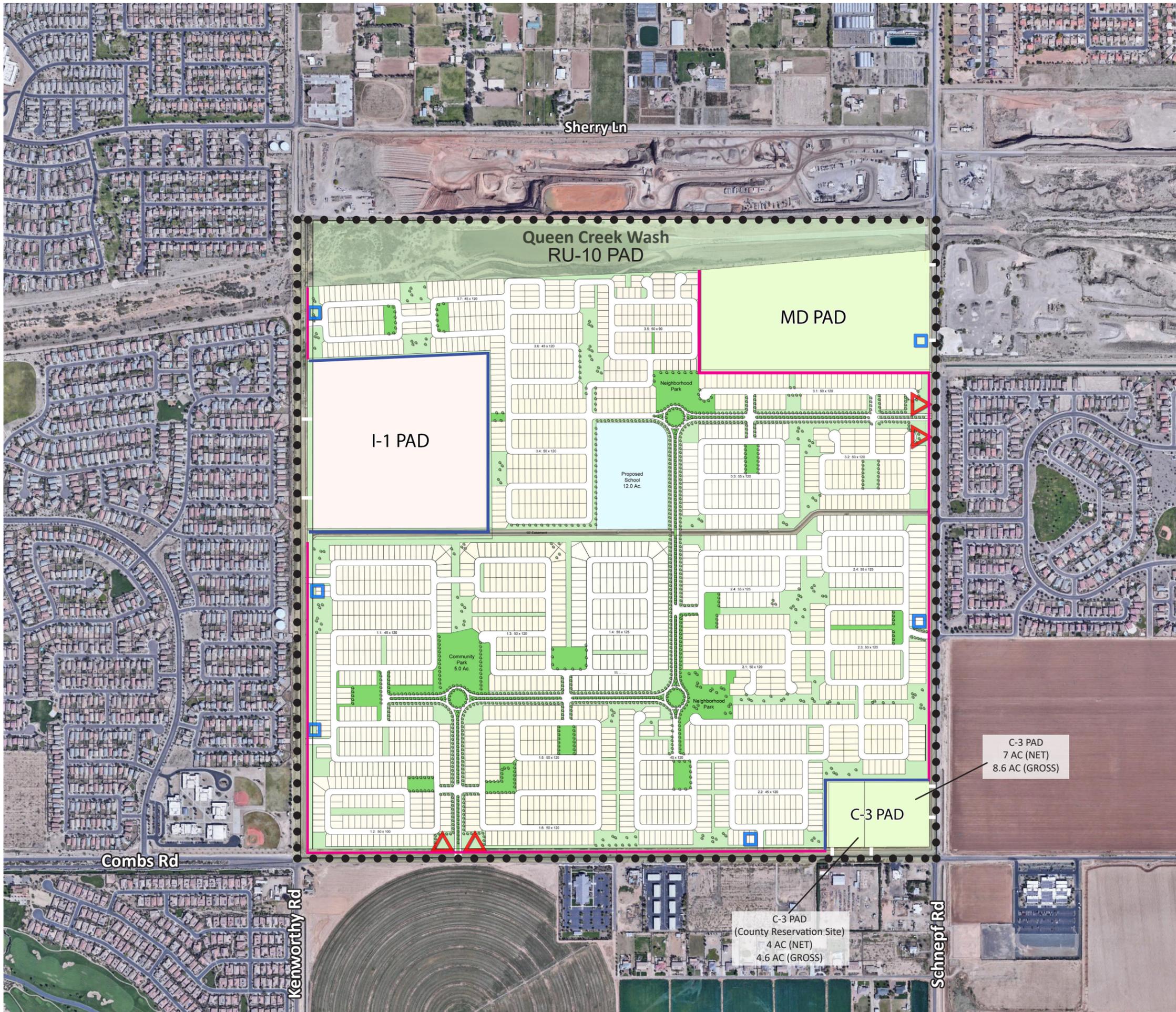


# WALES RANCHES

PINAL COUNTY, ARIZONA

## PROPOSED LANDSCAPE PLAN

FIGURE 10



•••• Project Site

△△ Main Community Entry

□□ Secondary Community Entry

— Minimum 20' Landscape Buffer

— Minimum 25' Landscape Buffer

### Tree

Botanical Name	Common Name
<i>Acacia aneura</i>	Mulga Acacia
<i>Eucalyptus obliqua</i>	Eucalyptus
<i>Fraxinus velutina</i> 'Rio Grande'	Fantex Ash
<i>Lagerstroemia</i>	Crape Myrtle
<i>Pistacia chinensis</i>	Red Push
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus virginiana</i>	Southern Live Oak
<i>Tipuana tipu</i>	Tipu Tree
<i>Vitex agnus-castus</i>	Vitex Tree



# WALES RANCHES

PINAL COUNTY, ARIZONA

## PROPOSED MAIN COMMUNITY ENTRY

FIGURE 11



## **APPENDIX A**



THE UNIVERSITY OF ARIZONA

# ARIZONA STATE MUSEUM

Arizona State Museum

PO Box 210026

Tucson AZ 85721-0026

(520) 621-6281

[www.statemuseum.arizona.edu](http://www.statemuseum.arizona.edu)

March 25, 2020

Ty Wilson  
HilgartWilson, LLC  
2141 E. Highland Ave., Ste 250  
Phoenix, AZ 85016

**RE:** Wales Ranches  
Parcels: 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F

Dear Ty,

Arizona State Museum (ASM) has reviewed archaeological project and site records in support of project: Wales Ranches (Figure 1). Correspondence indicates this project will involve the development of privately-owned land with the intent of residential use. The project area is located in Pinal County, and encompasses parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, and 104-22-007F within Township 2 South, Range 8 East, Section 28. Below are the results of ASM's research.

### **Search Results:**

According to a search of the archaeological site files and records retained at ASM, 22 archaeological survey projects were conducted within a one-mile radius of the project area between 1985 and 2012. Previous survey work was conducted in support of water channel improvements; water conservation; fiber optic cable installation; wireless telecommunications; mining and processing operations; gravel/rock pit construction; residential development; school construction; road and bridge improvements. A portion of the project area was surveyed in 2004 (ASM Accession #2004-521; Punzmann 2004) and a second survey was conducted immediately north of the project area in 2003 (#2003-944; Hammack 2003). No sites were identified during survey.

One archaeological site has been identified within a one-mile radius of the project area, however, it is not located within the current project area.

### **Recommendations and Responsibilities:**

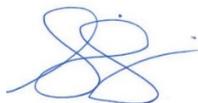
1. Although a portion of the project area has been previously surveyed, the work was conducted 16 years ago, it is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for unidentified archaeological properties to have since been exposed. Therefore, ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins. A list of archaeological contractors is available on the ASM website at: <https://statemuseum.arizona.edu/crm>

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me [twilling@email.arizona.edu](mailto:twilling@email.arizona.edu) or 520-621-4795.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shannon Twilling', with a stylized flourish at the end.

Shannon Twilling, M.A.  
Arizona Antiquities Act Administrator  
Arizona State Museum

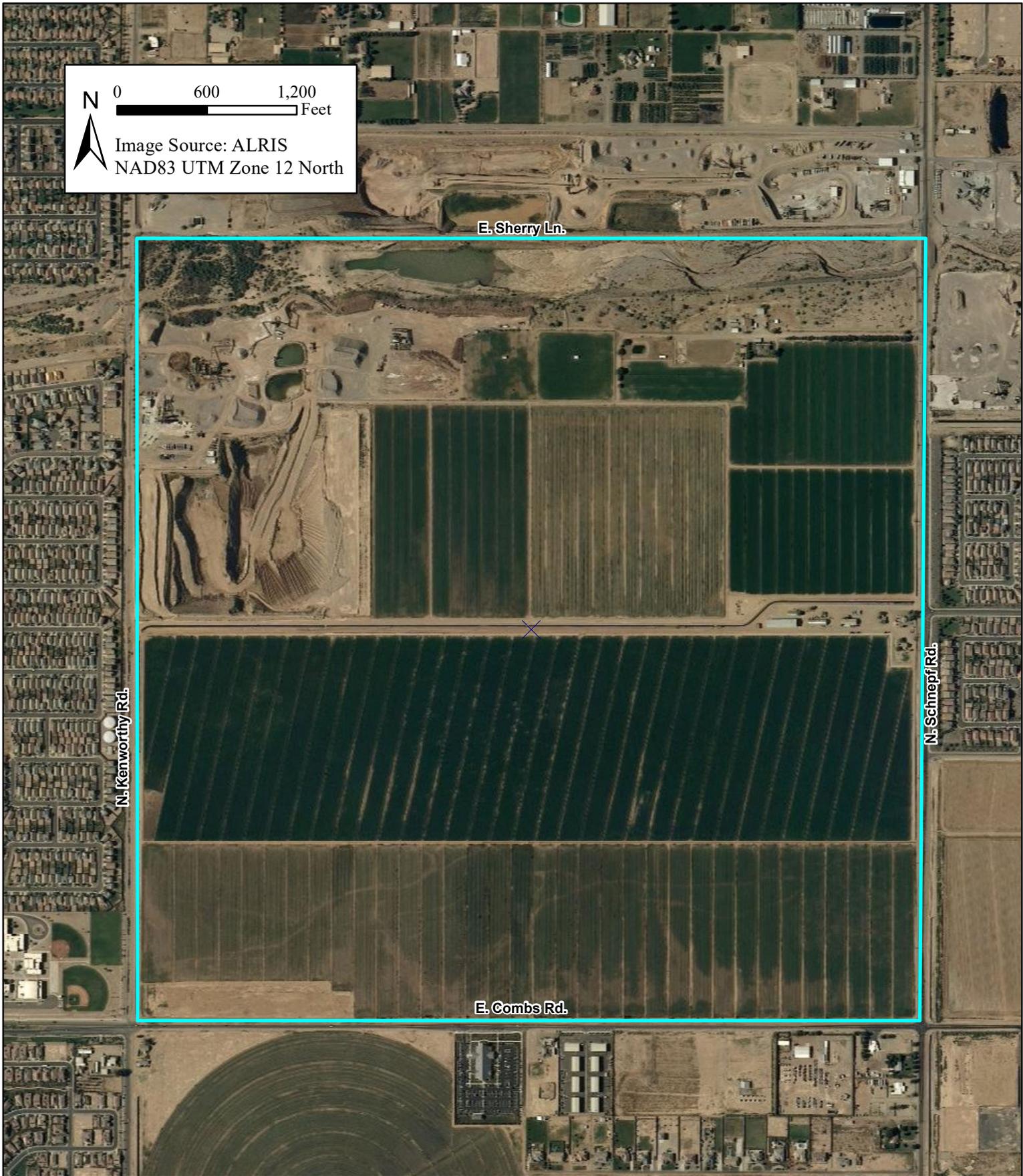
**References:**

Hammack, Laurens C.

2003 *Cultural Resource Inventory, Southwest Rock Products, Queen Creek Pit, East of Queen Creek, Pinal County, Arizona*. CASA, Tucson.

Punzmann, Walter R.

2004 *Cultural Resources Survey of Approximately 86 Acres of Private Land for the Cemex USA Queen Creek Plant, Pinal County, Arizona*. Archaeological Consulting Services, Ltd., Tempe.




 0      600      1,200  
 Feet  
 Image Source: ALRIS  
 NAD83 UTM Zone 12 North

Company: Hilgart Wilson, LLC  
 Project: Wales Ranches

T02S R08E S28

 Project Area



THE UNIVERSITY OF ARIZONA  
**ARIZONA  
 STATE MUSEUM**

Map Generated: 25 March 2020

Figure 1: Project Area.

## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<b>Tree</b>	
<i>Acacia aneura</i>	Mulga Acacia
<i>Acacia craspedocarpus</i>	Leather Leaf Acacia
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia smallii</i>	Desert Sweet Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Bauhinia congesta</i>	Anacacho Orchid Tree
<i>Chamerops humillis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Fraxinus velutina 'Rio Grande'</i>	Fantex Ash
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lysiloma thornberi</i>	Desert Fern
<i>Olneya tesota</i>	Ironwood
<i>Parkinsonia floridum</i>	Blue Palo Verde
<i>Parkinsonia hybrid 'Desert Museum'</i>	Desert Museum Palo Verde
<i>Parkinsonia microphyllum</i>	Foothills Palo Verde
<i>Parkinsonia praecox</i>	Palo Brea
<i>Phoenix dactylifera</i>	Date Palm
<i>Phoenix roebelenii</i>	Pygmy Date Palm
<i>Pinus elderica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<b>Tree (cont.)</b>	
<i>Pistacia chinensis</i>	Red Push
<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Pithecellobium mexicana (Ebenopsis)</i>	Mexican Ebony
<i>Pithecellobium pallens</i>	Tenaza
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Prosopis velutina</i>	Velvet Mesquite
<i>Prosopis glandulosa</i>	Texas Honey Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prosopis alba</i>	Argentine Mesquite
<i>Prunus cerasifera 'Atropurpurea'</i>	Purple Leaf Plum

## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Sophora secundiflora</i> 'Silver Peso'	Silver Peso
<i>Tipuana tipu</i>	Tipu Tree
<i>Ulmus parvifolia</i> 'Allee'	Evergreen Elm
<i>Washingtonia filifera</i>	California Fan Palm

### Shrub

<i>Abutilon palmeri</i>	Superstition Mallow
<i>Alyogyne huegii</i>	Blue Hibiscus
<b>Shrub (cont.)</b>	
<i>Ambrosia deltoidea</i>	Triangleleaf Bursage
<i>Anisacanthus quadrifidus-brevilobus</i>	Mountain Flame
<i>Anisacanthus quadrifidus-wrightii</i>	Mexican Flame
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Asclepias subulata</i>	Desert Milkweed
<i>Baccharis centennial</i>	Desert Broom
<i>Bauhinia lunarioides</i>	Anacacho
<i>Bougainvillea</i> 'Barbara Karst'	Barbara Karst Bougainvillea
<i>Bougainvillea</i> 'La Jolla'	La Jolla Bougainvillea
<i>Bougainvillea</i> 'San Diego Red'	Sand Diego Red Bougainvillea
<i>Bougainvillea spectabilis</i>	Great Bougainvillea
<i>Buddleia marrubifolia</i>	Yellow Primrose
<i>Buxus mycophylla</i>	Japanese Boxwood
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Calliandra eriophylla</i>	Pink Fairy Duster
<i>Callistemon viminalis</i> 'Little John'	Little John Bottlebrush
<i>Carissa grandiflora</i>	Natal Plum

## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia boissieri</i> <b>Shrub (cont.)</b>	Anacahuita
<i>Cordia parvifolia</i>	Little-leaf Cordia
<i>Cottoneaster glaucophylla</i>	Bright Bead Cottoneaster
<i>Dicliptera suberecta</i>	Hummingbird Plant
<i>Dietes vegeta</i>	Fortnight Lily
<i>Dodonaea viscosa</i>	Hopbush
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Eremophila glabra</i> spp. <i>Carnosa</i>	Winter Blaze Emu
<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells
<i>Eremophila 'Valentine'</i>	Valentine Bush
<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Feijo sellowiana</i>	Pineapple Guava
<i>Gaura lindheimeri</i>	Pink Gaura
<i>Jasminum sambac</i>	Arabian Jasmine
<i>Justicia californica</i>	Red Chuperosa
<i>Justicia candidans</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Larrea tridentata</i>	Creosote
<i>Leucophyllum candidum 'Thunder Cloud'™</i>	Thunder Cloud TX Ranger
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Ranger
<i>Leucophyllum frutescens 'Green Cloud'™</i>	Green Cloud Sage
<i>Leucophyllum frutescens 'White Cloud'™</i> <b>Shrub (cont.)</b>	White Cloud Sage
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langamaniae 'Lynn's Legacy'</i>	Lynn's Legacy Sage
<i>Leucophyllum langamaniae 'Rio Bravo'</i>	Rio Bravo Ranger
<i>Leucophyllum pruinsum 'Sierra Bouquet'</i>	Sierra Bouquet™
<i>Leucophyllum revolutum</i>	Sierra Magic™ Mix
<i>Leucophyllum x Rain Cloud</i>	Rain Cloud Sage
<i>Leucophyllum zygophyllum 'Cimmaron'™</i>	Cimmaron Sage
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa

## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle
<i>Nerium oleander</i> 'Little Red' <i>TM</i>	Little Red' <i>TM</i> Oleander
<i>Nerium oleander</i> 'Petite Pink' <i>TM</i>	Petite Pink' <i>TM</i> Oleander
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary
<i>Ruellia brittonia</i>	Ruellia
<i>Ruellia penninsularis</i>	Ruellia
<i>Senna artemisioides</i> (Cassia )	Feathery Cassia
<i>Senna artemisioides</i> ssp <i>oligophylla</i>	Limestone Cassia
<i>Senna nemophila</i> (Cassia )	Green Cassia
<i>Senna phyllodinea</i>	Silvery Cassia
<i>Senna wislizenii</i>	Shrubby Senna
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Tagetes lemmonii</i>	Mountain Marigold
<b>Shrub (cont.)</b>	
<i>Tecoma hybrid</i> 'Orange Jubilee'	Orange Jubilee
<i>Tecoma stans</i>	Yellow Bells
<i>Tecoma x Bells of Fire</i>	Bells of Fire Tecoma
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Golden Eye

### Ground Cover

<i>Aptenia cordifolia</i>	Ice Plant
<i>Bulbine frutescens</i>	Stalked Bulbine
<i>Drosanthemum speciosum</i>	Iceplant
<i>Eremophila prostrata</i>	Outback Sunrise' Emu Bush
<i>Euphorbia myrsinites</i>	Euphorbia
<i>Rosa banksiae</i> v. 'alba plena	Lady Bank's Rose White

### Accent

<i>Carnegiea gigantea</i>	Saguaro
<i>Dasyliirion acotriche</i>	Green Desert Spoon
<i>Dasyliirion longissimum</i>	Toothless Desert Spoon

## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Euphorbia antisiphilitica</i>	Candelilla
<i>Euphorbia rigida (biglandulosa)</i>	Gopher Plant
<i>Fouquieria splendens</i>	Ocotillo

### Accent (cont.)

<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Hesperaloe parviflora</i>	Red Hesperaloe Yucca
<i>Hesperaloe parviflora</i>	Yellow Hesperaloe Yucca
<i>Muhlenbergia emersleyi</i>	El Toro
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	Autumn Glow Deer Grass
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Nolina bigelovii</i>	Bear Grass
<i>Nolina microcarpa</i>	Bear Grass
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca recurvifolia</i>	Yucca

### Annuals

<i>Dyssodia pentachaeta (Thymophylla)</i>	Golden Dyssodia
<i>Erigeron divergens</i>	Native Fleabane
<i>Erigeron 'Profusion'</i>	Profusion Fleabane Daisy
<i>Melampodium leucanthum</i>	Blackfoot Daisy

### Vines

<i>Antigonon leptopus</i>	Queen's Wreath
<i>Hardenbergia comptoniana</i>	Lilac Vine
<i>Podranea ricasoleana</i>	Pink Trumpet Vine
<i>Trachelosperum jasminoides</i>	Star Jasmine

### Prohibited Plant List

Botanical Name	Common Name
<i>Acacia redolens 'Desert Carpet'</i>	Trailing Acacia
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanicus</i>	Bush Morning Glory
<i>Dalbergia Sissoo</i>	Sissoo Tree
<i>Dalea capitata 'Sierra Gold'™</i>	Sierra Gold Dalea

## Wales Ranches Master Community Plant Palette RU-7 PAD, RU-10 PAD, & MD PAD

Botanical Name	Common Name
<i>Dalea frutescens Sierra Negra</i>	Black Dalea
<i>Dalea greggii</i>	Prostrate Indigo Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Dietes bicolor</i>	African Iris
<i>Fraxinus oxycarpa</i>	Raywood Ash
<i>Gazania rigens 'Sun Gold'</i>	Sun Gold Gazania
<i>Lantana species</i>	Lantana
<i>Lonicera japonica</i>	Hall's Honeysuckle
<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist Deer Grass
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Plumbago scandens</i>	Plumbago
<i>Populus spp.</i>	Cottonwood
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Salvia chamaedryoides</i>	Blue Salvia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage

Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<b>Tree</b>	
<i>Acacia aneura</i>	Mulga Acacia
<i>Acacia craspedocarpus</i>	Leather Leaf Acacia
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia smallii</i>	Desert Sweet Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Bauhinia congesta</i>	Anacacho Orchid Tree
<i>Chamerops humillis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Fraxinus velutina 'Rio Grande'</i>	Fantex Ash
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Lysiloma thornberi</i>	Desert Fern
<i>Olneya tesota</i>	Ironwood
<i>Parkinsonia floridum</i>	Blue Palo Verde
<i>Parkinsonia hybrid 'Desert Museum'</i>	Desert Museum Palo Verde
<i>Parkinsonia microphyllum</i>	Foothills Palo Verde
<i>Parkinsonia praecox</i>	Palo Brea
<i>Phoenix dactylifera</i>	Date Palm
<i>Phoenix roebelenii</i>	Pygmy Date Palm
<i>Pinus elderica</i>	Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<b>Tree (cont.)</b>	
<i>Pistacia chinensis</i>	Red Push
<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Pithecellobium mexicana (Ebenopsis)</i>	Mexican Ebony
<i>Pithecellobium pallens</i>	Tenaza
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Prosopis velutina</i>	Velvet Mesquite
<i>Prosopis glandulosa</i>	Texas Honey Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prosopis alba</i>	Argentine Mesquite
<i>Prunus cerasifera 'Atropurpurea'</i>	Purple Leaf Plum

## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Pyrus calleryana</i>	Bradford Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Sophora secundiflora</i> 'Silver Peso'	Silver Peso
<i>Tipuana tipu</i>	Tipu Tree
<i>Ulmus parvifolia</i> 'Allee'	Evergreen Elm
<i>Washingtonia filifera</i>	California Fan Palm

### Shrub

<i>Abutilon palmeri</i>	Superstition Mallow
<i>Alyogyne huegii</i>	Blue Hibiscus
<b>Shrub (cont.)</b>	
<i>Ambrosia deltoidea</i>	Triangleleaf Bursage
<i>Anisacanthus quadrifidus-brevilobus</i>	Mountain Flame
<i>Anisacanthus quadrifidus-wrightii</i>	Mexican Flame
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Asclepias subulata</i>	Desert Milkweed
<i>Baccharis centennial</i>	Desert Broom
<i>Bauhinia lunarioides</i>	Anacacho
<i>Bougainvillea</i> 'Barbara Karst'	Barbara Karst Bougainvillea
<i>Bougainvillea</i> 'La Jolla'	La Jolla Bougainvillea
<i>Bougainvillea</i> 'San Diego Red'	Sand Diego Red Bougainvillea
<i>Bougainvillea spectabilis</i>	Great Bougainvillea
<i>Buddleia marrubifolia</i>	Yellow Primrose
<i>Buxus mycophylla</i>	Japanese Boxwood
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Calliandra eriophylla</i>	Pink Fairy Duster
<i>Callistemon viminalis</i> 'Little John'	Little John Bottlebrush
<i>Carissa grandiflora</i>	Natal Plum

## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia boissieri</i>	Anacahuita
<b>Shrub (cont.)</b>	
<i>Cordia parvifolia</i>	Little-leaf Cordia
<i>Cottoneaster glaucophylla</i>	Bright Bead Cottoneaster
<i>Dicliptera suberecta</i>	Hummingbird Plant
<i>Dietes vegeta</i>	Fortnight Lily
<i>Dodonaea viscosa</i>	Hopbush
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hopbush
<i>Encelia farinosa</i>	Brittlebush
<i>Eremophila glabra</i> spp. <i>Carnosa</i>	Winter Blaze Emu
<i>Eremophila hygrophana 'Blue Bells'</i>	Blue Bells
<i>Eremophila 'Valentine'</i>	Valentine Bush
<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Feijo sellowiana</i>	Pineapple Guava
<i>Gaura lindheimeri</i>	Pink Gaura
<i>Jasminum sambac</i>	Arabian Jasmine
<i>Justicia californica</i>	Red Chuperosa
<i>Justicia candidans</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Larrea tridentata</i>	Creosote
<i>Leucophyllum candidum 'Thunder Cloud'™</i>	Thunder Cloud TX Ranger
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Leucophyllum frutescens 'Compacta'</i>	Compact Texas Ranger
<i>Leucophyllum frutescens 'Green Cloud'™</i>	Green Cloud Sage
<i>Leucophyllum frutescens 'White Cloud'™</i>	White Cloud Sage
<b>Shrub (cont.)</b>	
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langamaniae 'Lynn's Legacy'</i>	Lynn's Legacy Sage
<i>Leucophyllum langamaniae 'Rio Bravo'</i>	Rio Bravo Ranger
<i>Leucophyllum pruinsum 'Sierra Bouquet'</i>	Sierra Bouquet™
<i>Leucophyllum revolutum</i>	Sierra Magic™ Mix
<i>Leucophyllum x Rain Cloud</i>	Rain Cloud Sage
<i>Leucophyllum zygophyllum 'Cimmaron'™</i>	Cimmaron Sage
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa

## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle
<i>Nerium oleander</i> 'Little Red' <i>TM</i>	Little Red' <i>TM</i> Oleander
<i>Nerium oleander</i> 'Petite Pink' <i>TM</i>	Petite Pink' <i>TM</i> Oleander
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary
<i>Ruellia brittonia</i>	Ruellia
<i>Ruellia penninsularis</i>	Ruellia
<i>Senna artemisioides</i> (Cassia )	Feathery Cassia
<i>Senna artemisioides</i> ssp <i>oligophylla</i>	Limestone Cassia
<i>Senna nemophila</i> (Cassia )	Green Cassia
<i>Senna phyllodinea</i>	Silvery Cassia
<i>Senna wislizenii</i>	Shrubby Senna
<i>Simmondsia chinensis</i>	Jojoba
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Tagetes lemmonii</i>	Mountain Marigold
<b>Shrub (cont.)</b>	
<i>Tecoma hybrid</i> 'Orange Jubilee'	Orange Jubilee
<i>Tecoma stans</i>	Yellow Bells
<i>Tecoma x Bells of Fire</i>	Bells of Fire Tecoma
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Golden Eye

### Ground Cover

<i>Aptenia cordifolia</i>	Ice Plant
<i>Bulbine frutescens</i>	Stalked Bulbine
<i>Drosanthemum speciosum</i>	Iceplant
<i>Eremophila prostrata</i>	Outback Sunrise' Emu Bush
<i>Euphorbia myrsinites</i>	Euphorbia
<i>Rosa banksiae</i> v. 'alba plena	Lady Bank's Rose White

### Accent

<i>Carnegiea gigantea</i>	Saguaro
<i>Dasyliirion acotriche</i>	Green Desert Spoon
<i>Dasyliirion longissimum</i>	Toothless Desert Spoon

## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Euphorbia antisiphilitica</i>	Candelilla
<i>Euphorbia rigida (biglandulosa)</i>	Gopher Plant
<i>Fouquieria splendens</i>	Ocotillo

### Accent (cont.)

<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Hesperaloe parviflora</i>	Red Hesperaloe Yucca
<i>Hesperaloe parviflora</i>	Yellow Hesperaloe Yucca
<i>Muhlenbergia emersleyi</i>	El Toro
<i>Muhlenbergia lindheimeri 'Autumn Glow'</i>	Autumn Glow Deer Grass
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Nolina bigelovii</i>	Bear Grass
<i>Nolina microcarpa</i>	Bear Grass
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca recurvifolia</i>	Yucca

### Annuals

<i>Dyssodia pentachaeta (Thymophylla)</i>	Golden Dyssodia
<i>Erigeron divergens</i>	Native Fleabane
<i>Erigeron 'Profusion'</i>	Profusion Fleabane Daisy
<i>Melampodium leucanthum</i>	Blackfoot Daisy

### Vines

<i>Antigonon leptopus</i>	Queen's Wreath
<i>Hardenbergia comptoniana</i>	Lilac Vine
<i>Podranea ricasoleana</i>	Pink Trumpet Vine
<i>Trachelosperum jasminoides</i>	Star Jasmine

### Prohibited Plant List

Botanical Name	Common Name
<i>Acacia redolens 'Desert Carpet'</i>	Trailing Acacia
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanicus</i>	Bush Morning Glory
<i>Dalbergia Sissoo</i>	Sissoo Tree
<i>Dalea capitata 'Sierra Gold'™</i>	Sierra Gold Dalea

## Wales Ranches Master Community Plant Palette C-3 PAD & I-1 PAD

Botanical Name	Common Name
<i>Dalea frutescens Sierra Negra</i>	Black Dalea
<i>Dalea greggii</i>	Prostrate Indigo Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Dietes bicolor</i>	African Iris
<i>Fraxinus oxycarpa</i>	Raywood Ash
<i>Gazania rigens 'Sun Gold'</i>	Sun Gold Gazania
<i>Lantana species</i>	Lantana
<i>Lonicera japonica</i>	Hall's Honeysuckle
<i>Muhlenbergia capillaris 'Regal Mist'</i>	Regal Mist Deer Grass
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Plumbago scandens</i>	Plumbago
<i>Populus spp.</i>	Cottonwood
<i>Rhaphiolepis indica</i>	Indian Hawthorn
<i>Salvia chamaedryoides</i>	Blue Salvia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **19TH** DAY OF **NOVEMBER, 2020**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONE & A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** TO AMEND THE SAN TAN VALLEY- SPECIAL AREA PLAN WITHIN THE PINAL COUNTY 2019 COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**PZ-PA-006-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of **Suburban Neighborhood Residential**, 8.4± acres of **Rural Living** to **Employment Center**, 13.2± acres from **Suburban Neighborhood Residential** to **Community Center**, 33.6± acres from **Rural Living** to **Suburban Neighborhood**, 10.1± acres from **Rural Living** and 31.0± acres of **Suburban Neighborhood Residential** to **Urban Transitional**, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

**PZ-003-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting a, approval of a **rezone** of 51.5 acres from **GR PAD (General Rural Zone)** (Case PZ-005-99, PZ-PD-005-99) to **RU-10 PAD (Rural Zoning District)**, 41.1± acres from **GR PAD(General Rural)**, **CR-1 PAD (Single Residence Zone)**, **CR-5 PAD (Multiple Residence Zone)**, **CB-1 PAD (Local Business Zone)** (Case PZ-005-99, PZ-PD-005-99) to **MD PAD (Mixed Dwelling Zoning District)**, 13.2± acres from **CB-1 PAD(Local Business Zone)** and **CR-3 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **C-3 PAD (General Commercial Zoning District)**, 52.9± acres from **GR PAD (General Rural)**, **CR-1 PAD (Single Residence Zone)** and **CR-2 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **I-1 PAD (Industrial Buffer Zoning District)** and 481± acres from **CR-2 PAD (Single Residence Zone)** (Case PZ-005-99, PZ-PD-005-99) to **R-7 PAD (Single Residence Zoning District)**, to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

**PZ-PD-003-19 – PUBLIC HEARING/ACTION:** Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting approval of **Wales Ranches Planned Area Development (PAD) Overlay Zoning District** (Case PZ-005-99, PZ-PD-005-99), of 639.7± acres to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED this **19th** day of **October 2020**, Pinal County Community Development Dept.

By:   
Lester Chow, Interim Community Development Director

---

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) 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.

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 2973 (31 N. PINAL, BLDG. F)  
FLORENCE, AZ 85132

**NO LATER THAN 4:00 PM ON November 9, 2020.**

Contact for this matter: Sangeeta Deokar, Planner  
E-mail Address: [sangeeta.deokar@pinalcountyaz.gov](mailto:sangeeta.deokar@pinalcountyaz.gov)  
Phone #: (520) 866-6045 Fax: (520) 866-6641

---

***[Anything below this line is not for publication.]***

PUBLISHED ONCE:  
Florence Reminder & Blade Tribune  
San Tan Valley Sentinel

STATE OF ARIZONA } ss.  
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 Coolidge Examiner, a weekly newspaper published at Coolidge, Pinal County, Arizona, Wednesday 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 issues. The publications thereof having been on the following dates:

10/28/2020

COOLIDGE EXAMINER

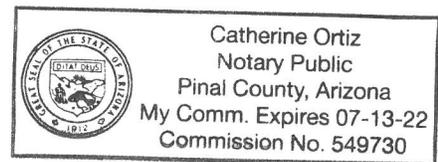
By [Signature]  
agent and/or publisher of the Coolidge Examiner

Sworn to before me this 30th

day of October A.D., 2020

[Signature]

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



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 19TH DAY OF NOVEMBER, 2020, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONE & A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE SAN TAN VALLEY-SPECIAL AREA PLAN WITHIN THE PINAL COUNTY 2019 COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-PA-006-19 - PUBLIC HEARING / ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of Suburban Neighborhood Residential, 8.4± acres of Rural Living to Employment Center, 13.2± acres from Suburban Neighborhood Residential to Community Center, 33.6± acres from Rural Living to Suburban Neighborhood, 10.1± acres from Rural Living and 31.0± acres of Suburban Neighborhood Residential to Urban Transitional, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area. PZ-PD-003-19 - PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting an approval of a rezone of 51.5 acres from GR PAD (General Rural Zone) (Case PZ-005-99, PZ-PD-005-99) to RU-10 PAD (Rural Zoning District), 41.1± acres from GR PAD(General Rural), CR-1 PAD (Single Residence Zone), CR-5 PAD (Multiple Residence

Zone), CB-1 PAD (Local Business Zone) (Case PZ-005-99, PZ-PD-005-99) to MD PAD (Mixed Dwelling Zoning District), 13.2± acres from CB-1 PAD(Local Business Zone) and CR-3 PAD (Single Residence Zone) (Case PZ-005-99, PZ-PD-005-99) to C-3 PAD (General Commercial Zoning District), 52.9± acres from GR PAD (General Rural), CR-1 PAD (Single Residence Zone) and CR-2 PAD (Single Residence Zone) (Case PZ-005-99, PZ-PD-005-99) to I-1 PAD (Industrial Buffer Zoning District) and 481± acres from CR-2 PAD (Single Residence Zone) (Case PZ-005-99, PZ-PD-005-99) to R-7 PAD (Single Residence Zoning District), to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area. PZ-PD-003-19 - PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting approval of Wales Ranches Planned Area Development (PAD) Overlay Zoning District (Case PZ-005-99, PZ-PD-005-99), of 639.7± acres to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE

STATE OF ARIZONA } ss.  
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 Florence Reminder & Blade-Tribune, a weekly newspaper published at Florence, Pinal County, Arizona, 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 issues. The publications thereof having been on the following dates:

10/29/2020

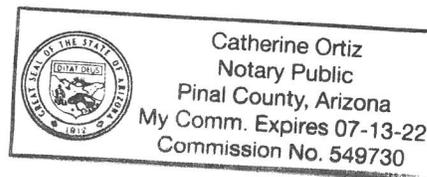
### FLORENCE REMINDER & BLADE-TRIBUNE

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

Sworn to before me this 30th  
day of October A.D., 2020

[Signature]

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



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 19TH DAY OF NOVEMBER, 2020, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONE & A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT TO AMEND THE SAN TAN VALLEY-SPECIAL AREA PLAN WITHIN THE PINAL COUNTY 2019 COMPREHENSIVE PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-PA-006-19 - PUBLIC HEARING / ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting Non-Major Comprehensive Plan Amendments to the San Tan Valley Special Area Plan for 639.7± acres to designate 44.5± acres of Suburban Neighborhood Residential, 8.4± acres of Rural Living to Employment Center, 13.2± acres from Suburban Neighborhood Residential to Community Center, 33.6± acres from Rural Living to Suburban Neighborhood Residential, 10.1± acres from Rural Living and 31.0± acres of Suburban Neighborhood Residential to Urban Transitional, situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area. PZ-003-19 - PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting an approval of a rezone of 51.5 acres from GR PAD (General Rural Zone) (Case PZ-005-99, PZ-PD-005-99) to RU-10 PAD (Rural Zoning District), 41.1± acres from GR PAD (General Rural), CR-1 PAD (Single Residence Zone), CR-5 PAD (Multiple Residence

Zone), CB-1 PAD (Local Business Zone) (Case PZ-005-99, PZ-PD-005-99) to MD PAD (Mixed Dwelling Zoning District), 13.2 acres from CB-1 PAD (Local Business Zone) and CR-3 PAD (Single Residence Zone) (Case PZ-005-99, PZ-PD-005-99) to C-3 PAD (General Commercial Zoning District), 52.9± acres from GR PAD (General Rural), CR-1 PAD (Single Residence Zone) and CR-2 PAD (Single Residence Zone) (Case PZ-005-99, PZ-PD-005-99) to I-1 PAD (Industrial Buffer Zoning District) and 481± acres from CR-2 PAD (Single Residence Zone) (Case PZ-005-99, PZ-PD-005-99) to R-7 PAD (Single Residence Zoning District), to allow for 2,262 single family residential mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area. PZ-PD-003-19 - PUBLIC HEARING/ACTION: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP owners/applicants, Ty Wilson, agent requesting approval of Wales Ranches Planned Area Development (PAD) Overlay Zoning District (Case PZ-005-99, PZ-PD-005-99), of 639.7± acres to allow for 2,262 single family residential, mixed multifamily dwelling units, general commercial uses and industrial uses; situated in portion of Sections 28, T02S, R08E G&SRB&M; (legal on file), Tax parcels 104-220-07A, 104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east corner of N Kenworthy road and East Combs road in the San Tan Valley Area. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE



104-220-07C, 104-220-07D, 104-220-07E, 104-220-07F, located north-east c  
Kenworthy road and East Combs road in the San Tan Valley Area. ALL PERS  
INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING  
AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING  
TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE  
COMMISSION AT:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx>  
DATED this 19th day of October 2020, Pinal County Community Development  
Department Director Lester Chow, Interim Community Development Director TO  
FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH  
THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR  
OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN  
THE FOLLOWING INFORMATION: 1) Planning Case Number (see above) 2) Name,  
name, address, telephone number and property tax parcel number (Print or type)  
brief statement of reasons for supporting or opposing the request 4) Whether  
wish to appear and be heard at the hearing PROTESTS TO THE REZONING  
PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA A MAP  
NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING  
REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE  
BOARD OF SUPERVISORS FOR APPROVAL. WRITTEN STATEMENTS MUST BE  
FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, 2973  
2973 (31 N. PINAL, BLDG. F), FLORENCE, AZ 85132 NO LATER THAN 4:00 PM  
November 9, 2020. Contact for this matter: Sangeeta Deokar, Planner E-mail  
sangeeta.deokar@pinalcountyz.gov Phone #: (520) 866-6045 Fax: (520) 866-  
of publications: 1; date of publication: Oct. 29, 2020.

Start Date: 10/29/2020

[◀ Back to List](#)

Affidavit of Notification

Case Number: PZ-PA-006-19, PZ-003-19 and PZ-PD-003-19  
Applicant/Representative Name: Mari A. Flynn, Ashton Woods Arizona, L.L.C.  
Location: NEC Kenworthy and Combs Roads  
Project Name: Wales Ranches

I confirm that as required for the cases noted above notice as provided by Pinal County has been sent via first class mail to the following:

- All property owners within a 600-feet of the subject site boundary;
- County and municipality contiguous to the subject site; and
- All neighborhood associations within 600- feet of the subject site

This notification was performed in accordance with the requirements of Pinal County Development Services Code Section 2.166.040.G.3.

*Mari A. Flynn*  
\_\_\_\_\_  
Applicant/Representative Signature

10/29/2020  
\_\_\_\_\_  
Date

**AFFIDAVIT OF POSTING OF BROADCAST SIGN**

I, Mari A. Flynn, Applicant for cases PZ-PA-006-19, PZ-003-19, (Case number),  
personally caused 13\* sign(s) to be posted in a visible place on or near the proposed  
project site on 10/28/2020 (Date), at least 28 days before the Planning and  
Zoning Commission Public Hearing, regarding the proposed CPA, Rezone and PAD (Type  
of application), in unincorporated Pinal County

\* 4 Large fabricated 4x8 signs and 9 County provided small signs

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

Mari A. Flynn  
Applicant

STATE OF ARIZONA)  
) ss:  
COUNTY OF PINAL)

Subscribed and sworn to me by Mari A. Flynn this 29 day of October,  
2020.

Jill D Steinberg  
Notary Public  
My Commission Expires: 12/19/23

