



MEETING DATE: JANUARY 6, 2021

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-006-19 (Wales Ranches)**

CASE COORDINATOR: Sangeeta Deokar, Planner

Executive Summary:

Wales Ranches proposal is a request for Non-Major Amendments to the San Tan Valley Special Area Plan to designate 140.8± acres of the property. Amendments include 44.5± acres from Suburban Neighborhood to Employment Center and 8.4± acres Rural Living to Employment Center; 13.2 ± acres from Suburban Neighborhood to Community Center; 33.6± acres from Rural Living to Suburban Neighborhood; 10.1± acres from Rural Living to Urban Transitional and 31.0± acres of Suburban Neighborhood to Urban Transitional. The subject site is situated at the north-east corner of Kenworthy and Combs Road in the San Tan Valley area.

If This Request is Approved:

The applicant will be able to potentially rezone the parcel for future development.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION: Parcel of land situated in Section 28, Township 02 South, Range 08 East, G&SRB&M.

TAX PARCEL: 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F

LANDOWNER: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP

APPLICANT/AGENT: Ty Wilson, Hilgart Wilson

REQUESTED ACTION & PURPOSE: **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.

LOCATION: North-east corner of Kenworthy and Combs Road in the San Tan Valley area.

SIZE: 140.8 ± acres.

COMMUNITY DEVELOPMENT
Planning Division

COMPREHENSIVE PLAN: The San Tan Valley Special Area Plan designation for the subject site is Suburban Neighborhood with development Intensity for Residential is 1 - 4 du/ac (Single Family Detached) and 4-8 du/ac (Single Family Attached) and Rural Living with development Intensity for Residential is 0-1 du/ac (Residential) and Non-Residential is 0.30 Floor Area Ratio (FAR).

EXISTING ZONING AND LAND USE: Subject property has multiple zones: GR PAD, CR-1 PAD, CR-2 PAD, CR-3 PAD, CR-5 PAD, CB-1 PAD and is an active Alfalfa farm

SURROUNDING ZONING AND LAND USE:

- North: General Rural (GR) Residential
- South: Neighborhood Commercial Zoning District (C-1), Industrial Zone (CI-2), Single Residence Zoning District (R-7), Single Residence Zone (CR-3)
- East: Single Residence Zone (CR-3) Residential, Industrial Zone (CI-2), Single Residence Zoning District (R-7)
- West: Single Residence Zone (CR-3) Residential, Suburban Ranch (SR)

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): April 03, 2019
- Mail out: Week of October 26, 2020
- Newspaper Advertising: Week of December 14, 2020
- Site posting, Applicant: Week of December 14, 2020
- Site posting, County: Week of December 14, 2020

PUBLIC COMMENT:

To date no comments have been received.

COMMISSION ACTION/RECOMMENDATION (PZ-PA-006-19): At the hearing, after discussion with the applicant, staff and the Commission, together with the evidence presented and with public Testimony the Commission voted UNANIMOUSLY (6-0) to recommend Approval of PZ-PA-006-19 with no stipulations.

Date Prepared: 12/17/20 SD



MEETING DATE: JANUARY 6, 2021

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-003-19, PZ-PD-003-19 (Wales Ranches)**

CASE COORDINATOR: Sangeeta Deokar, Planner

Executive Summary:

Wales Ranches (PAD) overlay is a request to rezone 639.7± acres with multiple zoning districts with a Planned Area Development overlay district to provide flexibility for residential, commercial and industrial development consistent with the property's adjacent residential to the east and west. The proposed rezone and planned area development is situated at the North-east corner of Kenworthy and Combs Road in the San Tan Valley area.

If This Request is Approved:

The applicant will apply for building permits under the amended PAD and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the Wales Ranches PZ-003-19 and Planned Area Development (PAD) overlay amendment PZ-PD-003-19, with attached stipulations.

LEGAL DESCRIPTION: Parcel of land situated in Section 28, Township 02 South, Range 08 East, G&SRB&M.

TAX PARCEL: 104-22-007A, 104-22-007C, 104-22-007D, 104-22-007E, 104-22-007F

LANDOWNER/AGENT: Mary Ann Wales, Spike H Enterprises, Wales Ranches LLLP

APPLICANT: Ty Wilson, Hilgart Wilson

REQUESTED ACTION & PURPOSE: (Two cases)

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

COMMUNITY DEVELOPMENT
Planning Division

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.

And

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.

LOCATION: North-east corner of Kenworthy and Combs Road in the San Tan Valley area.

SIZE: 639.7± acres.

COMPREHENSIVE PLAN: The San Tan Valley Special Area Plan designation for the subject site is Suburban Neighborhood with development Intensity for Residential is 1 - 4 du/ac (Single Family Detached) and 4-8 du/ac (Single Family Attached) and Rural Living with development Intensity for Residential is 0-1 du/ac (Residential) and Non-Residential is 0.30 Floor Area Ratio (FAR).

EXISTING ZONING AND LAND USE: Subject property has multiple zones: GR PAD, CR-1 PAD, CR-2 PAD, CR-3 PAD, CR-5 PAD, CB-1 PAD and is an active Alfalfa farm.

SURROUNDING ZONING AND LAND USE:

- North: General Rural (GR) Residential
- South: Neighborhood Commercial Zoning District (C-1), Industrial Zone (CI-2), Single Residence Zoning District (R-7), Single Residence Zone (CR-3)
- East: Single Residence Zone (CR-3) Residential, Industrial Zone (CI-2), Single Residence Zoning District (R-7)
- West: Single Residence Zone (CR-3) Residential, Suburban Ranch (SR)

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): April 03, 2019
- Mail out: Week of October 26, 2020
- Newspaper Advertising: Week of December 14, 2020
- Site posting, Applicant: Week of December 14, 2020
- Site posting, County: Week of December 14, 2020

PUBLIC COMMENT:

To date no comments have been received.

COMMISSION ACTION/RECOMMENDATION (PZ-003-19): At the hearing, after discussion with the applicant, staff and the Commission, together with the evidence presented and with public Testimony the Commission voted UNANIMOUSLY (6-0) to recommend Approval of PZ-003-19 with one stipulations:

1. Approval of this zone change (**PZ-003-19**) 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.

AND also recommended **APPROVAL of PZ-PD-003-19** with Twenty (20) stipulations as listed below after the P&Z Hearing.

1. Approval of this PAD (PZ-PD-003-19) 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 supporting documentation and approvals including but not limited to zone change approval, PAD overlay district, site plan, walls/fencing, signage, lighting, and landscaping plans, as applicable;
2. Wales Ranches PAD (PZ-PD-003-19) is to be developed in general conformance with the site plan/development plan submitted on May 15, 2019, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-003-19;
4. the property is to be developed with an approved Wales Ranches Planned Area Development (PAD) (PZ-PD-003-19), in accordance with the applicable criteria set forth in Chapter 2.176 of the PCSDC and the applicant's submittal documents;
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. Dust registration is required if 0.1 acres or more land is disturbed.
7. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. 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;
9. Prior to the development of the I-1 zoning, the owner/developer/applicant shall submit an Industrial Development guidelines subject to review and approval of the Community planning Director.
10. No Minor Land division would not be allowed in the I-1 zone.
11. Developers/Owners of the Wales Ranches PAD residential subdivision will required two (2) access points for the Wales Ranches PAD along Combs Road, Schnepf and Kenworthy Roads.
12. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completes at the developers cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;

13. A drainage report will be required to be submitted to the County Engineer at the time of Final Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;
14. Half street right –of-way dedication and road improvements will be required along COMBS ROAD (southern boundary), SCHNEPH ROAD (eastern boundary), and KENWORTHY ROAD (western boundary). The required minimum half street right-of-ways are 75' for COMBS ROAD and 55' for both SCHNEPH ROAD and KENWORTHY ROAD. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
15. COMBS ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
16. The right-of ways (Combs Rd. and Schnepf Rd.) adjacent to the C-3 PAD shall be dedicated with the final plats (Unit 2/Phase 2) directly adjacent to the parcel or at the time when a traffic signal is warranted at the intersection of Combs Rd. & Schnepf Rd., whichever comes first;
17. The right-of-way (Schnepf Rd.) adjacent to the MD PAD shall be dedicated with the final plats (Unit 3/Phase 3) directly adjacent to the parcel or as identified in the approved traffic report, whichever comes first;
18. The right-of-way (Kenworthy Rd.) adjacent to the I-1 PAD shall be dedicated with the final plat (identified as 3.7 in the PAD) or with the development of the I-1 PAD (Phase 4), whichever comes first;
19. All right-of-way dedication shall be free and unencumbered;
20. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

Date Prepared: 12/15/2020 SD

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 243360)

Regular Meeting
9:00 a.m.
Thursday, November 19, 2020
Emergency Operations Center, Bldg. F
135 N. Pinal St., Florence, Arizona

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ROLL CALL: pp. 50-51

**DISCUSSION OF ACTION ITEM REPORT/BOARD OF SUPERVISORS ACTION ON PLANNING
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- **PZ-PD-007-20** - pp. 35-50
- **PZ-PD-006-19, PZ-003-19 & PZ-PD-003-19** - pp. 50-73

TENTATIVE PLATS:

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CALL TO THE COMMISSION: pp. 84-86

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 RIGGINS: Vice Chair Hartman seconds it. All those
2 in favor please by stipulate by saying aye.

3 COLLECTIVE: Aye.

4 RIGGINS: Any opposed? The motion carries
5 unanimously. Thank you very much.

6 DANIELSON: Thank you.

7 RIGGINS: And I think it is time to take a 10 minute
8 break, so we will - actually we'll make it a 12 minute break,
9 we will reconvene at 15 minutes to 11.

10 [Break]

11 RIGGINS: Reconvene the regular meeting of the Pinal
12 County Planning and Zoning Commission at 10:55 on November 19,
13 2020. We are going to begin with the General Plan Amendment,
14 which is PZ-PA- - I'll find it eventually - PZ-PA-006-19, and
15 staff presentation.

16 ABRAHAM: Mr. Chair, before we begin just one minor
17 technicality here. For our members on the phone, I'm going to
18 do a quick roll call and please confirm that you have your
19 packets. Commissioner Pollard.

20 POLLARD: Yes, and yes I received the packet.

21 ABRAHAM: Commissioner Ault.

22 AULT: Yes, both.

23 ABRAHAM: All right. Commissioner Lizarraga?

24 LIZARRAGA: Yes on both.

25 ABRAHAM: All right. And then Commissioner Fliss.

1 FLISS: I'm here and received the packet.

2 ABRAHAM: Wonderful, thank you very much. Go ahead
3 Sangeeta.

4 DEOKAR: Thank you, Steve. Good morning Chair, Vice
5 Chair, Sangeeta Deokar presenting the next three cases. The
6 first case is a Non-Major Comprehensive Plan Amendments which
7 has four amendments, and then is the rezone case which is
8 rezone to 5 categories, and a PAD overlay to this whole
9 project. The project name is Wales Ranch. The first proposal
10 is talking about four Non-Major Comprehensive Plan Amendments,
11 PZ-PA-006-19 to the San Tan Valley Special Area Plan
12 redesignating 140.8 acres of which the four designation it's
13 going to - would be 44.5 acres to Employment Center, 13.2
14 acres to the Community Center, and 33.6 to Suburban
15 Neighborhood, 41.1 acres to Urban Transitional. I'm sorry,
16 there seems to be (inaudible).

17 ABRAHAM: Mr. Chair, can we take a quick break,
18 please?

19 RIGGINS: Okay. We will have a postponement due to
20 what appears to be a technical problem.

21 DEOKAR: Sorry for that. We'll resume as soon as
22 possible.

23 [Break]

24 DEOKAR: We're ready to resume.

25 RIGGINS: Are we back on?

1 DEOKAR: Yes, we're back on.

2 RIGGINS: Are we recording? Okay, let's go ahead
3 and get back to it.

4 DEOKAR: Yeah, I'm just going to repeat, the Non-
5 Major Comprehensive Plan Amendments which are four of them
6 (inaudible) 44.5 acres to Employment Center, 13.2 acres to
7 Community Center, 33.6 acres to Suburban Neighborhood, and
8 41.1 acres to Urban Transitional. The next case is the rezone
9 case, 51.5 acres to RU-10 PAD, 41.1 acres to MD PAD, 13.2
10 acres to C-3 PAD, 52.9 acres to I-1 PAD, and 481 acres to R-7
11 PAD. All of this totaling to 639.7 acres for the rezone. The
12 Planned Area Development is the third case, PZ-PD-003-19, is
13 an overlay district of the same 639.7 acres which allows for
14 2,262 units of single family residential, mixed multifamily
15 dwelling units, general commercial and industrial uses. The
16 location of the subject site is on the northeast corner of
17 Kenworthy and Combs Road in the San Tan Valley area. The
18 applicant is Ty Wilson from Hilgart Wilson. This is a County
19 map showing the location of this proposal, and one can see
20 that it is in the San Tan Valley area close to the Queen Creek
21 - the Town of Queen Creek. The next map shows the vicinity
22 map, showing the subject site in red. One can see the
23 development on the east side, the west side which is a similar
24 residential areas. To the south is C-1, there is some
25 industrial CI also, and from the northern portion is the

1 Suburban Ranch. Further zoomed down area of this whole 639.7
2 acres showing the zoning and further zoomed in area of CI-2 at
3 the southern portion, and you can see the residential areas in
4 the east and the west side, and the Suburban Ranch on the
5 northern side. The area map right now showing the Comp Plan
6 Amendment area for this whole Wales Ranch project, one can see
7 that it is completely vacant at this point, it's an
8 agricultural use that has been (inaudible). An aerial map
9 again showing the same area showing the agricultural fields
10 and all the area, and on the northern portion you can see the
11 Queen Creek Wash. This is a San Tan Valley Special Area Plan
12 showing the existing land use. One can see that the northern
13 portion of this is the portion which is the Rural Living area,
14 which is the part of the Queen Creek Wash and the whole
15 southern portion, over 70-80 percent is the Suburban Ranch -
16 Suburban Neighborhood, sorry. This is the proposed land use
17 plan and what's showing is that are proposed by the applicant,
18 which shows four land use designations. Now the land use
19 designations are as shown, the Suburban Neighborhood, you can
20 see that one is the Urban Transitional, the Employment Center
21 to the west side, and we have the larger portion as the
22 Suburban Neighborhood, which is the residential portion of
23 this whole proposal. The current zoning, we have multiple
24 zones. General Rural, Suburban Ranch, CB-1, we have CR-1 to
25 CR-5 as residential zoning that has been previously zoned as.

1 The proposed zoning for this Wales Ranch Master Plan Community
2 shows five zonings. Now for 639.7 acres to R-7, RU-10, MD, I-
3 1 and C-3 PAD. One can see that RU-10 PAD is for the northern
4 portion, I-1 PAD is occupied area which was prior - and which
5 is an existing, I would say (inaudible) quarry, a mining
6 quarry. The R-7 PAD is the area which would be - which is the
7 residential portion, and the MD/PAD is the Multiple Dwelling
8 PAD area. We have the commercial zone as proposed C-3 PAD
9 along major arterials, along the Combs Road on the south, and
10 the east side of the Schnepf Road. This is the site plan as
11 proposed, the Master Plan for Wales Ranches, and again it
12 shows four phase - five phases which shows the locations of
13 each phase having a rich mix of housing component. We have
14 the Queen Creek Wash which is going to be largely remaining as
15 open space. The C-3 PAD at again the corner which this site
16 plan also shows the overall density that is going to remain as
17 2.54 which a similar to the existing density around the region
18 on the eastern and the western portion surrounding the
19 neighborhoods. This also shows the access points as marked by
20 the stars, as full access points with the red stars. We have
21 regular right out shown with the blue stars and the purple
22 stars. This map shows the - the whole area, I would say the
23 whole master plan community which is interspersed with various
24 amenities as open spaces, trails and you know, community
25 parks, neighborhood parks, pocket parks and the trails that

1 have been elaborately designed in each of the phase. So that
2 gives an overview of the connectivity within the site and also
3 extending outside of the community along the eastern portion,
4 the western portion, and (inaudible). (Inaudible) photo
5 locations that have been - photo locations and site postings
6 that were made. The red stars show the smaller posts that
7 were made and the yellow circles showing the larger posts.
8 And some images coming of the north which is the Schnepf Road.
9 The south which is the Combs and the Kenworthy section. The
10 east side showing the open space land at this point, and the
11 west along Combs Road. Some of the items for the Commission's
12 consideration is the Non-Major San Tan Valley Amendments, Non-
13 Major Amendments which designates 140.8 acres. This is a
14 master plan community within proximity to the Mesa Gateway
15 Airport which is to the northwest of this property. There's a
16 whole variety of uses, residential, commercial and industrial.
17 Major uses as single family residential and multi-family
18 units. It also has an industrial, light industrial use which
19 replaces a currently redundant large gravel pit. The
20 commercial use caters to the current needs for the community
21 and the surrounding area, and the sensitivity of the Queen
22 Creek Wash which would be developed as a passive open space.
23 Access to this whole master plan community is along Combs
24 Road, Schnepf Road and secondary access is from Kenworthy. In
25 continuation for items to consider for rezone and PAD

1 analysis, the housing component adds housing types with mix of
2 several lot sizes. The commercial location is ideal at along
3 two main principal arterials of the region. The light
4 industrial uses use is to generate employment in future and
5 replaces a gravel pit which was used for mining (inaudible).
6 The open space amenities includes community parks,
7 neighborhood parks, pocket parks connected by trails well
8 designed within the neighborhood, the tree lined streetscapes.
9 But that is to connectivity within the community and open
10 spaces to the east and south and north along multi-use trail
11 systems. There is a proposed school site which is planned
12 along major collector roads within the site. The overall
13 density is 3.54 which includes 2,262 dwelling units and each
14 phase (inaudible) in this case, the number of dwelling units
15 that are going to be proposed are proposed 710, 582, 644 and
16 328. So the Phase 4 at this point is not very sure at what
17 point in time that is going to be developed, which is the
18 light industrial. The other aspect is the compliance with the
19 regional - are the RSRS component which is half street
20 improvements planned along the Combs, Schnepf and Kenworthy
21 Roads. All access along the arterials are in accordance with
22 the TIA guidelines, the (inaudible) breaks at ¼ mile and
23 partial accesses at 1/8 mile. Each phase meets the
24 requirements for ingress/egress points of access within this
25 whole master plan community, and all internal roads have been

1 designed per Pinal County Subdivision and Infrastructure
2 Manuals. We have received no responses in opposition or
3 support for this case. Staff recommends approval for PZ-PA-
4 006-19 with zero stipulations. One stipulation for the rezone
5 case, and for the PAD 20 stipulations which are attached in
6 the staff report. I am open for any questions if you have,
7 and just to give you an overview, there was also a site plan
8 that was - a tentative site plan that is also part of your
9 packet that was proposed for the mixed dwelling zoning
10 district and also for the commercial portion which is on the
11 main arterials.

12 RIGGINS: Okay Commissioners, do we have any
13 questions on the staff report?

14 POLLARD: Commissioner Pollard.

15 RIGGINS: Yes, go ahead Commissioner Pollard.

16 POLLARD: I'm just a little confused. Are they
17 going to leave the gravel pit and leave that as open space, or
18 are they going to keep it there and continue to use it?

19 DEOKAR: As far as I know, that use is stopped, the
20 mining is stopped, but I will also let the applicant talk more
21 about it as to what the plans are for that area.

22 POLLARD: Okay.

23 RIGGINS: Okay, any other Commissioners, questions
24 on the staff report? There none being, thank you very much
25 and we will call the applicant up to let us know everything

1 they want to do. And if you can please write your name and
2 address down there in the log and then give that to us before
3 you proceed.

4 PEW: Good morning Mr. Chairman, Commissioner
5 Hartman, who are both present here in the room, and to you
6 Commissioners who are available remotely, thank you very much
7 for being available under these unique times. You can see how
8 crowded we are here today. Commissioners, let me introduce
9 myself. My name is Ralph Pew, my office is in Mesa, and I'm
10 here today on behalf of the Jimbo and Mary Ann Wales family,
11 who are the owners of this property, and Ashton Woods, the
12 master developer of Phase 1 for the residential component.
13 It's really a pleasure to be here today, Commissioners, and
14 let me just introduce those that are here - this is not too
15 crowded of a room. Ty Wilson is our civil engineer, Levi
16 Shill is a member of the Wales family, we have back here Mari
17 Flynn who is the acquisition director for Ashton Woods, and
18 Vanessa MacDonald who without her I wouldn't be doing this
19 very effectively today at all. So Vanessa is in our office as
20 the land planner/paralegal. So Mr. Chairman and
21 Commissioners, first of all the staff has done an excellent
22 job in presenting this case. I mean I could be completely
23 redundant with everything that Sangeeta said, I don't think
24 you want to hear all of that. We have worked for more than a
25 year and a half with the staff, with multiple submittals,

1 working on this PAD and the Non-Major Comp Amendments. I
2 think, Commissioners, if I could just paint a quick picture of
3 what's really happening here. This plan today is one of the
4 rare opportunities that you will continue to have in Pinal
5 County to do a PAD on a one square mile piece of property.
6 There are some that will still come to you, Pinal County has
7 lots of room to grow and lots of land, but not in this area
8 and not with this magnitude. So if I could just ask you to
9 back up a little bit, why are we even here today? We're here
10 because this property has been farmed and used as a gravel pit
11 for a long time. Decades and decades. Then zoning started to
12 be thought about because as you know, Jimbo Wales was a member
13 of this Commission several decades ago, he's been very active
14 in the community and in Pinal County and the school district
15 and other things. Jimbo passed away a few years ago, we miss
16 him a lot, but he has had an imprint on this County and this
17 land is his and his family's. But what happened was it went
18 from where it was to the zoning that Sangeeta showed to you
19 earlier in the presentation. That's what we call Euclidean
20 zoning. That's zoning that exists in blocks, straight edges,
21 and very harshly defined zoning districts. Within this,
22 certain things had to occur. Well as time's gone on, Pinal
23 County and other jurisdictions known from past experience and
24 they create more modern, more effective zoning tools. And
25 what you're seeing here today is the implementation of a

1 special area plan that gets modified to achieve the goals of
2 the San Tan Valley Special Area Plan and the PAD overlay on
3 the zoning case that implements all of the creative design
4 features that you saw in this presentation. So we go from
5 those strict boundaries and strict districts and strict
6 guidelines, to a PAD which produces what you see now. We
7 couldn't have done this 20 years ago, 30 years ago. Those
8 ideas didn't exist and didn't proliferate like they do now.
9 So we're here in front of you with four comp amendments, Non-
10 Major Comp Amendments that basically change Suburban
11 Neighborhood in the San Tan Special Plan to Industrial and
12 Commercial, achieving the goal of that area plan to bring
13 business, broaden economic base and bring employment. That's
14 what we've done there. We've also taken some of that suburban
15 neighborhood and made it mixed density and suburban for
16 purposes of land planning, and you'll see in the plan. So
17 that's why we're here, that's how we got here, and that's why
18 we would urge your recommendation to the Board of Supervisors
19 of approval. First of all, we agree with everything the staff
20 has said, we agree with all the conditions in all three cases.
21 Although there's no conditions on the special area plan
22 amendment. Okay, so as you see on the exhibit here, the Wales
23 Farms is highlighted, Wales Ranches on Combs Road on the north
24 side. This on the very north end, Commissioners, of the
25 planning area of Pinal County and in San Tan Valley area. It

1 is adjacent to projects known as Laredo Ranch and Pecan Creek,
2 and all overall density of 3.54 is very consistent and
3 harmonious with adjoining properties. We are not doing
4 anything that is inconsistent with the area. The staff has
5 already gone over the technical changes. If you have
6 questions about that, I can cover those, I don't want to bore
7 you with all the various different details and acreages you
8 see it manifest in the master plan. Here's what I was talking
9 about a little earlier. Up in the upper left-hand corner,
10 this is the San Tan Valley Special Area Plan land use
11 designation. You can see that it's all yellow and it's all
12 Suburban Neighborhood. That's because at the time in '18 -
13 2018 when the plan was adopted, the exact way in which these
14 properties were developed wasn't known. So Suburban
15 Neighborhood was a good broad category to put on this entire
16 section of land until a more specific plan became available,
17 and that's what you now see in the lower right-hand corner.
18 Those are the four amendments that we're doing. The area on
19 the very north which is the Queen Creek Wash area, that's now
20 Rural Living. There will be lower density residential there.
21 The Urban Transition, as you see there, that will be a mix of
22 higher densities. The Employment Center is the gravel pit,
23 and in answer to the Commissioner's question earlier, the
24 gravel pit is not operating today and it will go through a
25 transition of inner landfills and preservation, certain ways

1 it has to be done, so that inert landfill can be used to
2 rehabilitate the site and will make it ultimately available
3 for Employment Center. Now if I could give you a good
4 analogy, if you think of being up in the Valley where the 101
5 and the 202 freeways join right there in Tempe, that used to
6 be a gravel pit, and that used to be Brock Auto Supply. And
7 so Brock Auto Supply kept going, the gravel pit went on and on
8 and on and yielded gravel forever, then once that terminated
9 it was filled with inert landfill, compacted and that's where
10 the 101 and the 202 cross each other today. So it can be
11 done, and that's what we intend to do here. Not freeways, but
12 employment development at this location. This is a chart of
13 the changes that I've already mentioned to you, we can come
14 back to it if we need to, Commissioners. Here's what I was
15 talking about with respect to zoning. Here's why this is so
16 important today. On the left-hand side, again, are the zoning
17 districts that existed prior to today. They exist now, but as
18 you can see they assume certain patterns of development and
19 certain, for lack of a better word, rectangular or square
20 shapes of different zoning districts. Compare that now to
21 what you see on the right-hand side. From that old Euclidean
22 zoning to PAD zoning, you'll notice that there's really like
23 one large area of R-7/PAD, there's a few other districts in
24 there underlying the PAD, but that gives us the flexibility on
25 setbacks, street widths, design, landscape characters, open

1 space, community parks, neighborhood parks, trails, all of it
2 goes with it in a unified fashion instead of being built in a
3 disparate individual way. And important on the corner of
4 Schnepf and Combs, there as you see on the bottom right-hand
5 corner of the plan, that's the commercial area and also the
6 acreage that's designated there for the County. All right,
7 here's another chart. I can go through these if you'd like,
8 but Sangeeta covered them very well. As we indicated, we do
9 conform to the San Tan Valley Special Area Plan in the goals
10 of broadening economic opportunity, improving the sales base,
11 broadening and improving lifestyle and living choices and
12 diversity of housing, all of that is shown in this master plan
13 and the ability to live and to enjoy this area. This is an
14 indication of the character of Wales Ranch. We want to convey
15 the Wales Ranch character as we enter the project, so this
16 will be the theming that you will see there. The certain
17 required elements in your code that the applicant has asked to
18 discuss, and we'll go through those here just a little bit at
19 a time. We do have entry features and walls. Again, I
20 realize this is a lot to take in at one time, but they've been
21 very carefully designed with a significant amount of
22 landscaping at the major entrances to give a feel of arrival
23 and a place, a community, as well as Wales Ranch that people
24 can become a part of. This is a great shot of the overall
25 master plan with the two main entries, one on Combs on the

1 west side there, and the other on Schnepf, on the northeastern
2 portion of the property. And just while I'm at it, we
3 probably have another slide in here, but 25 percent of this
4 project is a combination of conservation and developable,
5 usable open space, so that's an important number. So 160
6 acres of this section of land is open space. Something that
7 you may not see in an integrated fashion had we gone back to
8 the old existing zoning. There would have been open space but
9 not designed like this and integrated together like this.
10 These are roadway cross sections, if anybody wants to chat
11 about those we're happy to. Also you can see here that the
12 major roads through the project will be divided with
13 landscaping in the middle. That's a good shot of it right
14 there. Trails and open space, you can see what's happening
15 here. Just want to point out that the community park is five
16 acres in size, and it will have a lake, it will have an
17 oversized ramada gathering area with a smaller ramada in the
18 area, it will have basketball, it will also have a huge top
19 notch - I mean five acres is a lot of land for a common open
20 space area. There will also be neighborhood parks and then
21 various pocket parks and trails throughout the entire project.
22 This is a good shot of how we integrate with the trail system
23 and the wash system. You'll notice on the north end, this I
24 believe is the Queen Creek Wash coming through at that
25 location and we will incorporate that into our plan and

1 continue to preserve that system through the County as it goes
2 also into Queen Creek to the west. More particular designs if
3 anyone's interested in cross sections, that's the world that
4 Ty Wilson lives in over here. The rest of us don't live in
5 that world everyday, but if you're interested, happy to talk
6 about it. Here's a vignette of a paseo as it might look
7 through the project, and then we'll also have to prove
8 adequate public facilities, as the staff indicated. We do
9 meet the criteria for schools, we also have letters for solid
10 waste removal, water and the site for the County that is being
11 reserved on Combs. Phasing, this is an outline of the phasing
12 project. As I said, Mari Flynn and Ashton Woods are planning
13 on beginning this project in Phase 1 where the large community
14 park will be built and then as the project evolves, there's
15 also another homebuilder on Phase 2, and as time goes on and
16 as development occurs, the other phases will come online.
17 Flood control, we've solved those issues, we don't have any
18 concerns about that. Again, we've gone through these items
19 that are required findings. Mr. Chairman it would be a lot -
20 really good time to take more of your time today, but I want
21 to stop while you might have questions and again, we simply
22 want to say this plan implements the San Tan Valley Special
23 Area Plan in a way that could not be done this nicely and this
24 integrated with existing zoning. We urge your approval and
25 happy to answer any questions you might have. Thank you Mr.

1 Chairman.

2 RIGGINS: Thank you Mr. Pew. Commission Members, do
3 we have any questions at this point in time for the applicant?

4 POLLARD: Chairman Riggins?

5 RIGGINS: This is?

6 POLLARD: William Pollard.

7 RIGGINS: Commissioner Pollard.

8 POLLARD: Ralph, I've lived in San Tan Valley for
9 eight years and I've known about this project for a little bit
10 and - through word of mouth, and I just want to say just
11 publicly that I commend what you've done here. You have taken
12 all the (inaudible) houses out. You have done a great job in
13 (inaudible) and the egress and exits and entrances, and I'm
14 really happy with this coming in. My only concern with this,
15 Ralph, is the gravel pit. I know that the gravel pit on your
16 property is nonexistent, I mean it doesn't - it's not in
17 working (inaudible). But the one to the north of your
18 property still is, am I correct?

19 PEW: The answer to that, Commissioner Pollard, is
20 yes.

21 POLLARD: Okay. So my only - when you have the
22 dotted line that separates your property with the existing
23 gravel pit, there's going to be no barrier there, it's just
24 going to be (inaudible) reclaim that part of Queen Creek Wash
25 and make it basically back to the way it was. My only concern

1 is what are you going - what is your proposal to control dust
2 that will run - still be able to be created and blown in from
3 the existing gravel pit to the north and the gravel pits to
4 the east and northeast.

5 PEW: Commissioner Pollard, let me make an effort to
6 answer that. First of all, very important and good question.
7 I want to even back up before that. Your complimentary
8 comments about the plan, that - a lot of credit goes to Levi
9 Shill and Ty Wilson and Mari Flynn for their vision, but also
10 the staff has been very diligent in working with us. We made
11 five different submittals to get this to where it is, and they
12 have been very diligent in making sure that this plan
13 implements the vision of the County, so I want to recognize
14 that. Now, with respect to the gravel pits, first of all when
15 we reclaim the wash, we will improve the Queen Creek Wash so
16 that it is a meaningful and good amenity for not only this
17 project but the area. Then when it comes to dealing with the
18 gravel pit and ultimately transitioning it from it's current
19 condition into an inert landfill, that requires various
20 different levels of regulatory approvals, one of which is
21 typically county air quality control, and even though we're in
22 Pinal County I am sure that since we're close to Maricopa
23 County's border, they will want to see some of these too. So
24 we'll be complying with those regulatory issues and what our
25 neighbors do to the north and east, all we can do is hope that

1 they comply also. But you raise a fair question that I'm not
2 sure how we can effectively regulate our neighbors, other than
3 to encourage them to comply with dust control.

4 POLLARD: Ralph, I wasn't suggesting that you would
5 force anybody or anybody would be forced, I just a had a
6 question because I live really close to this proposed
7 community and I know that when the wind blows it's really
8 dusty around that area, so your answer of your part of your
9 project, that is a very good answer and I commend you on that.
10 And then I would just like to go publicly and say to the
11 people that have worked on this project, this is one of the
12 best proposed projects in San Tan Valley in quite a while, and
13 I'm just, I'm thrilled, thrilled, to see this proposal. Thank
14 you.

15 PEW: Thank you Commissioner.

16 RIGGINS: Commissioner, any other questions for the
17 applicant? Vice Chair Hartman.

18 HARTMAN: Thank you Chair Riggins. Ralph, my
19 question is this is a master plan of the whole area, and I'm
20 kind of wondering how are you really proposing ownership. I
21 mean it's not like a developer's coming in and doing this,
22 you're master planning this and then you're going to, I
23 imagine, market areas of this proposal. Kind of explain that
24 to us, if you would.

25 PEW: Okay. Mr. Chairman and Commissioner Hartman,

1 let me get to the exhibit that shows the master plan. That's
2 a - this is a good one for our purposes. First of all,
3 Commissioner Hartman, good to see you here. You've been here
4 a long time and you continue to make good and important
5 decisions for Pinal County. I don't think the citizens know
6 how many cases over the decades you have been involved in, so
7 for what it's worth I just want to say that. What will happen
8 here is this property is owned collectively by Mary Wales and
9 her family, and two separate LLCs, and those are together in
10 one unified ownership. They're three different groups, but
11 they own it together and they will develop this and be the
12 master developer and sell portions of this land in phases as
13 we indicated in the phasing plan, and it's just - a square
14 mile is just too much to take on at one time - both from a
15 utilities and a facilities and a roadway, everything, it's
16 gotta go slow and that's where we're starting. But yeah,
17 they'll maintain ownership of everything except what they sell
18 in phases, and there will be a set of master declarations of
19 covenants and restrictions that will affect the entire site
20 and that will then probably be reduced in size to certain
21 specific communities with more targeted restrictions and
22 covenants. That's how it will happen.

23 HARTMAN: All right, so really this whole
24 undertaking has got to be commended because what it'll
25 actually, as I see it, take out hodgepodge-ness, or forget

1 this - I mean this - forgive me my saying hodgepodge - but
2 it'll be a total master plan and, you know, area of one square
3 mile.

4 PEW: Oh, Mr. Hartman, exactly. Look at this
5 exhibit, please, on the left-hand side. Imagine if we
6 developed that. It was okay at the time and it would've been
7 fine, it could be made fine, but here we would sell individual
8 little parcels to people with different zonings on it, rather
9 than an integrated plan with different lot sizes, setbacks and
10 roadways, so you're right it's the way planning should be done
11 when you have this much land and one ownership.

12 HARTMAN: Exactly.

13 PEW: Yeah. Thank goodness Jimbo didn't parcel it
14 off and sell it all.

15 HARTMAN: Thank you.

16 RIGGINS: Other Commissioners, questions of the
17 applicant? Okay, thank you very much.

18 PEW: Thank you, Mr. Chairman.

19 RIGGINS: At this point we will open the meeting to
20 the public participation portion of the meeting and ask is
21 there anyone in the audience that wishes to come up to speak
22 to this case? Anyone at all? Anyone wish to come up to speak
23 to the case? There none being, we will close the public
24 participation portion of the meeting and turn the meeting back
25 over to the Commission with any questions for the applicant,

1 questions for staff, discussions among the Commission. A
2 desire for a motion, whatever is the pleasure. Vice Chair
3 Hartman.

4 HARTMAN: Thank you, Chair Riggins. It is really my
5 pleasure to make this motion. I knew Jimmy Wales for many,
6 many years and I just actually learned of his passing in this
7 session. I'm so sorry to hear that, and my condolences to the
8 Wales family for the loss of Jimmy. Okay, I move that Pinal
9 County Planning and Zoning Commission forward a recommendation
10 of approval of case PZ-PA-006-19 to the Board of Supervisors
11 with a favorable recommendation, with no proposed stipulation.

12 RIGGINS: We have a motion, do we have a second?

13 POLLARD: Pollard.

14 RIGGINS: Commissioner Pollard seconds the motion.
15 All those in favor, stipulate by saying aye.

16 COLLECTIVE: Aye.

17 RIGGINS: Any opposed? The motion passes
18 unanimously. We have another couple of cases here. The next
19 case is the zoning case which is PZ-003-19. Likewise prior
20 discussion, questions or a motion?

21 HARTMAN: Chair, Chair Riggins.

22 RIGGINS: Vice Chair Hartman.

23 HARTMAN: Thank you, Chair Riggins. I would like to
24 make a motion of approval for - and move it on to the Board of
25 Supervisors of case PZ-003-19 with the attached 1 stipulation.

1 RIGGINS: Okay. We have a motion, do we have a
2 second?

3 POLLARD: Pollard.

4 RIGGINS: Commissioner Pollard has the second. All
5 those in favor, signify by saying aye.

6 COLLECTIVE: Aye.

7 RIGGINS: Any opposed? The motion passes
8 unanimously. We have one more case which is the PZ-PD, the
9 Commission's pleasure. Vice Chair Hartman.

10 HARTMAN: Thank you, Chair Riggins. I would like to
11 make a motion of approval to send to the Board of Supervisors
12 on case PZ-PD-003-19 with the attached 20 stipulations.

13 RIGGINS: Okay, we have a motion, do we have a
14 second?

15 LIZARRAGA: (Inaudible).

16 RIGGINS: Commissioner Lizarraga has the second, all
17 those in favor, please signify by stating aye.

18 COLLECTIVE: Aye.

19 RIGGINS: Any opposed? Then the motion passes
20 unanimously. So congratulations all, and a lot of work in the
21 future.

22 POLLARD: Commissioner Pollard.

23 RIGGINS: Yes, go ahead Commissioner Pollard.

24 POLLARD: I would like to also give my condolence to
25 the Wales family. I've heard lots and lots of good things

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Maryann Wales ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a REZONING for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the REZONING, Case No. PZ-005-99, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the REZONING, Case No. PZ-005-99 might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the REZONING, Case No. PZ-005-99 and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of REZONING in Case No. PZ-005-99 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Maryann Wales
[Print Entity Name]

OWNER: _____
[Print Entity Name]

Mary Ann Wales
Signature

Signature

Its: _____
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 12-09-2020

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 9th day of December
2020, by Mary Ann Wale
[Insert Name of Signor(s)]

N. Debiase

Notary Public

My commission expires: 1/15/23



CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me, this _____ day of _____,
_____, by _____ as _____
[Insert Name of Officer] *[Insert Title]*

of _____, an _____ corporation,
[Insert Name of Company] *[Insert State of Incorporation]*

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

Notary Public

My commission expires: _____

Exhibit A – Mary Ann Wales 40 acres

104-22-007C

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TO POB TH S-632.53 TH W-2584.37 TH N-638.12 TH E-1168.50 TH S-20 TH E-418.85 TH N-2 20 TH E-996.91 TO POB, 37.5 AC

104-22-007D

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-302.78 TO POB TH CONT W-233.35 TH N-233.35 TH E-233.35 TH S-233.35 TO POB 1.25 AC

104-22-007E

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-996.91 TO POB TH S-20 TH W-418.85 TH N-130 TH E-418.85 TH S-110 TO POB 1.25 AC

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Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Wales Ranches, LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a REZONING for development of the following described property ("Property"):

[“Legal description is attached hereto as Exhibit “A.”]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the REZONING, Case No. PZ-005-99, which are attached hereto as

[“Stipulations are attached here to as Exhibit “B.”]

By signing below, Owner acknowledges that the approval of the REZONING, Case No. PZ-005.99, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the REZONING, Case No. PZ-005.99, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of REZONING in Case No. PZ-005.99 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Wales Ranches, LLC
[Print Entity Name]

OWNER: _____
[Print Entity Name]

Mary Ann Wales
Signature

Signature

Its: General Partner
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 12-09-2020

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me, this 9th day of December
2020, by Mary Ann Wales as General Partner
[Insert Name of Officer] *[Insert Title]*
of Wales Ranches, LLC, an Arizona corporation,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

N. Debiase
Notary Public

My commission expires: 1/15/23



Exhibit A – Wales Ranches, LLLP

COM @ NE COR SEC 28-2S-8E TH S-625.67 TO THE POB CONT S-2020.45 T TH S-2641.54
TH W-2639.54 TH W-2639.65 TH N-2641.60 TH N-1089.20 TH S 88D E-569.20 TH N 52D E-
12.22 TH N-207.53 TH N 76D E-58.41 THN 82D E-379.27 TH N 74D E-60.35 TH N 41D E-
78.59 TH N 29D E-11 17.63 TH N 63D E-50.71 TH E-978.80 TH N-423.82 TH N 73D E-
181.01 TH E-262.58 TH S-638.12 TH E-2584.37 TH N-632.53 TH E-55 TO POB, ,494.4

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**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Spike H Enterprises, LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a REZONING for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the REZONING, Case No. PZ-005-99, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the REZONING, Case No. PZ-005-99, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the REZONING, Case No. PZ-005-99, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of REZONING in Case No. PZ-005-99 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Spike H Enterprises LLC OWNER: _____
[Print Entity Name] [Print Entity Name]

Mary Ann Wales _____
Signature Signature

Its: General Partner Its: _____
[Title, if applicable] [Title, if applicable]

Dated: 12-09-2020 Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me, this 9th day of December,
2020, by Mary Ann Wales as General Partner
[Insert Name of Officer] *[Insert Title]*
of Spike 4 Enterprises, LLC, an Arizona corporation,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

[Signature]
Notary Public

My commission expires: 1/15/23



Exhibit A – Spike H Enterprises

BEG @ NE COR SEC 28 2S 8E TH S 625.67 TH W 55 TH W 302.78 TH N 233.35 TH W
233.35 TH S 233.35 TH W 460.79 TH N 110 TH W 418.85 TH S 110 TH W 1431.08 TH S
73D W 181.01 TH S 423.82 TH W 978.80 TH S 63D W 50.71 TH S 29D W 117.63 TH S 41D
W 78.59 TH S 74D W 60.35 TH S 82D W 379.27 TH S 76D W 58.41 TH S 207.53 TH S 52D
W 12.22 TH N 88D W 569.20 TH N 1552.57 TH E 5278.40 TO POB, EXC: BRIDGE ROW TO
PINAL COUNTY IN WARRANTY DEED 2008 046130, 103.57

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Maryann Wales ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD OVERLAY ZONING DISTRICT for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD OVERLAY ZON. DISTRICT Case No. P2-PD-005-99, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD OVERLAY ZONING DISTRICT, Case No. P2-PD-005-99, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD OVERLAY ZONING DISTRICT, Case No. P2-PD-005-99, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD OVERLAY ZON. DIST. in Case No. P2-PD-005-99 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Mary Ann Wales
[Print Entity Name]

OWNER: _____
[Print Entity Name]

Mary Ann Wales
Signature

Signature

Its: _____
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 12-09-2020

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 9th day of December 2020, by Mary Ann Wales
[Insert Name of Signor(s)]

Nicole DeBiase
Notary Public

My commission expires: 1/15/23



CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me, this _____ day of _____, _____, by _____ as _____

[Insert Name of Officer] *[Insert Title]*
of _____, an _____ corporation,
[Insert Name of Company] *[Insert State of Incorporation]*

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

Notary Public

My commission expires: _____

Exhibit A - Mary Ann Wales 40 acres

104-22-007C

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TO POB TH S-632.53 TH W-2584.37 TH N-638.12 TH E-1168.50 TH S-20 TH E-418.85 TH N-2 20 TH E-996.91 TO POB, 37.5 AC

104-22-007D

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-302.78 TO POB TH CONT W-233.35 TH N-233.35 TH E-233.35 TH S-233.35 TO POB 1.25 AC

104-22-007E

COM @ NE COR SEC 28-2S-8E TH S-625.67 TH W-55 TH W-996.91 TO POB TH S-20 TH W-418.85 TH N-130 TH E-418.85 TH S-110 TO POB 1.25 AC

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Wales Ranches, LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD OVERLAY ZONING DISTRICT (THE "PAD") for development of the following described property ("Property"):

[“Legal description is attached hereto as Exhibit “A.”]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD, Case No. P2-PD-005.99, which are attached hereto as

[“Stipulations are attached here to as Exhibit “B.”]

By signing below, Owner acknowledges that the approval of the PAD, Case No. P2-PD-005.99 might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD, Case No. P2-PD-005.99, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD in Case No. P2-PD-005.99 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Wales Ranches, LLC
[Print Entity Name]

OWNER: _____
[Print Entity Name]

Mary Ann Wales
Signature

Signature

Its: General Partner
[Title, if applicable]

Its: _____
[Title, if applicable]

Dated: 12-09-2020

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public


My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me, this 9th day of December,
2020, by Mary Ann Wales as General Partner
[Insert Name of Officer] *[Insert Title]*
of Wales Ranches, LLC, an Arizona corporation,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.


Notary Public

My commission expires: 1/15/23

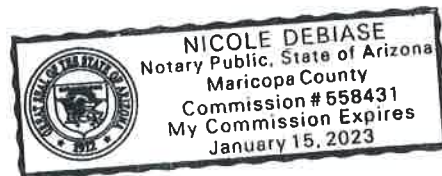


Exhibit A – Wales Ranches, LLLP

COM @ NE COR SEC 28-2S-8E TH S-625.67 TO THE POB CONT S-2020.45 T TH S-2641.54
TH W-2639.54 TH W-2639.65 TH N-2641.60 TH N-1089.20 TH S 88D E-569.20 TH N 52D E-
12.22 TH N-207.53 TH N 76D E-58.41 THN 82D E-379.27 TH N 74D E-60.35 TH N 41D E-
78.59 TH N 29D E-11 17.63 TH N 63D E-50.71 TH E-978.80 TH N-423.82 TH N 73D E-
181.01 TH E-262.58 TH S-638.12 TH E-2584.37 TH N-632.53 TH E-55 TO POB, ,494.4

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Spike H Enterprises, LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a PAD OVERLAY ZONING DISTRICT (THE "PAD") for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A."]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the PAD, Case No. P2-PD-005-99, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the PAD, Case No. PZ-PD-005-99, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD, Case No. PZ-PD-005-99, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD in Case No. PZ-PD-005-99 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Spike H Enterprises, LLC OWNER: _____
[Print Entity Name] [Print Entity Name]

Mary Ann Wales _____
Signature Signature

Its: General Partner _____
[Title, if applicable] [Title, if applicable]

Dated: 12-09-2020 _____ Dated: _____

INDIVIDUAL ACKNOWLEDGMENT

[To be filled out if NOT a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

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

Notary Public

My commission expires: _____

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

[To be filled out if a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

The foregoing instrument was acknowledged before me, this 9th day of December,
2020, by Maryann Wales as General Partner,
[Insert Name of Officer] *[Insert Title]*
of Spike H Enterprises, LLC, an Arizona corporation,
[Insert Name of Company] *[Insert State of Incorporation]*
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the
purposes stated therein.

N Dease
Notary Public

My commission expires: 1/15/23



Exhibit A — Spike H Enterprises

BEG @ NE COR SEC 28 2S 8E TH S 625.67 TH W 55 TH W 302.78 TH N 233.35 TH W
233.35 TH S 233.35 TH W 460.79 TH N 110 TH W 418.85 TH S 110 TH W 1431.08 TH S
73D W 181.01 TH S 423.82 TH W 978.80 TH S 63D W 50.71 TH S 29D W 117.63 TH S 41D
W 78.59 TH S 74D W 60.35 TH S 82D W 379.27 TH S 76D W 58.41 TH S 207.53 TH S 52D
W 12.22 TH N 88D W 569.20 TH N 1552.57 TH E 5278.40 TO POB, EXC: BRIDGE ROW TO
PINAL COUNTY IN WARRANTY DEED 2008 046130, 103.57

STATE OF ARIZONA
COUNTY OF PINAL } ss.

Affidavit of Publication

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 6TH DAY OF JANUARY, 2021, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM 135 N. PINAL STREET, 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

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 Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday and Saturday 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:

12/15/2020

CASA GRANDE DISPATCH

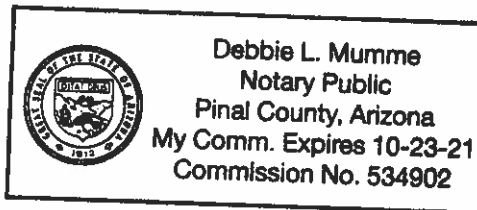
By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 21st

day of December A.D., 2020

[Signature: Debbie R Mumme]

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



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 6TH DAY OF JANUARY, 2021, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM 135 N. PINAL STREET, 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 11th day of November 2020, Pinal County Community Development Dept. By: /s/Lester Chow 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 December 21, 2020. Contact for this matter: Sangeeta Deokar, Planner, E-mail Address: sangeeta.deokar@pinalcountyz.gov, Phone#: (520) 866-6045, Fax: (520) 866-6641 No. of publications: 1; date of publication: Dec. 15, 2020.

STATE OF ARIZONA

COUNTY OF PINAL

} ss.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 6TH DAY OF JANUARY, 2021, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM 135 N. PINAL STREET, 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 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

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:

12/16/2020

COOLIDGE EXAMINER

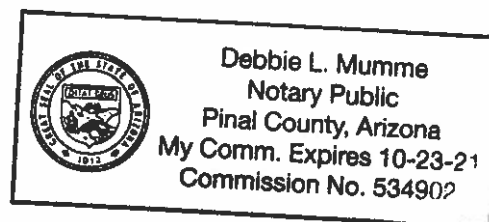
By [Signature] agent and/or publisher of the Coolidge Examiner

Sworn to before me this 21st

day of December A.D. 2020

[Signature]

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



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 6TH DAY OF JANUARY, 2021, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM 135 N. PINAL STREET, 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 11th day of November 2020, Pinal County Community Development Dept. By: /s/Lester Chow
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 December 21, 2020.
Contact for this matter: Sangeeta Deokar, Planner, E-mail Address: sangeeta.deokar@pinalcountyz.gov, Phone#: (520) 866-6045, Fax: (520) 866-6641
No. of publications: 1; date of publication: Dec. 16, 2020.

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I, LEVI Skill, on behalf of the Applicant for case PZ-PA-006-19, PZ-003-19, + PZ-PD-003-19 (Case number), personally caused 13 sign(s) to be posted in a visible place on or near the proposed project site on 12-11-2020 (Date), at least 15 days before the Board of Supervisors Public Hearing, regarding the proposed CPA, REZONE & PAD (Type of application), in unincorporated Pinal County

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

[Signature]
Applicant

STATE OF ARIZONA)

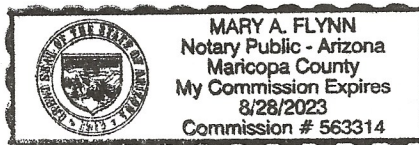
) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by Mary A. Flynn this 11th day of December, 2020.

[Signature]
Notary Public

My Commission Expires:





Red Stars- Smaller posting

Yellow Circle- Larger Board

