



PLANNING & DEVELOPMENT SERVICES

PLANNING-ZONING-ADDRESSING-ENFORCEMENT

DAVID KUHL, A.I.C.P.
Planning Director

Mr. Terry Haifley, Director
Pinal County Parks, Recreation & Fairgrounds
P.O. Box 2973
Florence, AZ. 85232

Dear Mr. Haifley:

Planning Case: PZ-PD-055-06 (Pinal County Fairgrounds)

This letter is to inform you that the above referenced matter has been **TENTATIVELY APPROVED WITH STIPULATIONS** by the Pinal County Board of Supervisors on **APRIL 11, 2007**.

Enclosed is a copy of the **RESOLUTION**, signed by the Board of Supervisors, as recorded by Fee No. **2007-051809**, in the Pinal County Recorder's Office.

The **STIPULATIONS** (Fee No.: **2007-051809**), must be complied with in order for **PZ-PD-055-06** to be considered **APPROVED** by the Board of Supervisors.

Upon receipt of this letter, please contact the Pinal County Planning & Development Services Department to confirm validation of **PZ-PD-055-06** or obtain further approval(s) or permits as may be required by the **STIPULATIONS**.

Thank you for your cooperation in this matter.

Sincerely,

Dennis R. Rittenback, Special Projects

Enclosure

xc: Arlene Kile
Lester Chow
R. Webb



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

When recorded mail to:

Pinal County Board of
Supervisors

DATE/TIME: 04/30/07 1506

FEE: \$0.00

PAGES:

FEE NUMBER: 2007-051809

5

(The above space reserved for recording information)

RESOLUTION

DOCUMENT TITLE

PZ-PD-055-06

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.

PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT
RESOLUTION

4
WHEREAS, THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT CERTAIN PROPERTY, DESCRIBED BELOW, (BE) (NOT BE) RECLASSIFIED FROM (CB-2) GENERAL BUSINESS ZONE TO (CB-2/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AND,

WHEREAS, AFTER A PUBLIC HEARING AS PROVIDED BY LAW, THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW, FROM (CB-2) GENERAL BUSINESS ZONE TO (CB-2/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT (WOULD BE) (WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, THAT THE FOLLOWING DESCRIBED LANDS, TO-WIT:

See Attached Exhibit "A"

(BE) (NOT BE) CHANGED FROM (CB-2) GENERAL BUSINESS ZONE TO (CB-2/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT WITH THE ATTACHED STIPULATIONS FOR ZONING AND DEVELOPMENT PURPOSES.

DATED THIS 11th DAY OF APRIL, 2007.



ATTEST:

Clerk

PINAL COUNTY BOARD OF SUPERVISORS

Chairman

CASE NO. PZ-PD-055-06

STIPULATIONS

- 1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer;
- 2) the drainage plan shall be in accordance with the Pinal County Drainage Manual;
- 3) right-of-way dedication will be required along all section and mid-section lines or as approved by the County Engineer. Provide a minimum 75' half street right-of-way dedication along ELEVEN MILE CORNER RD. All right-of-way dedication shall be free and unencumbered;
 - a. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
- 4) should the property be sold to a private developer, the developer shall be required to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute toward the total cost of traffic signals at each intersection required by the approved traffic study and as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals;
- 5) at least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer;
- 6) any roadway sections and alignments shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
- 7) approval of this PAD 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;
- 8) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-055-06), in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant's submittal documents dated January 3, 2007;
- 9) in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-055-06 and PZ-PD-055-06, the stipulations shall govern;
- 10) all dirt parking areas, on site and off site, will be sufficiently watered down to control dust during all events;
- 11) the cutoff time for any motorized racing will be 10:00 pm Sunday through Thursday and 11:00 pm (MST) Friday and Saturday. All race track lighting will be turned off by these times;
- 12) there will be no repairs, testing or other related racing activities allowed Sunday through Thursday between the hours of 10:00 pm and 6:00 am (MST) and Friday and Saturday between the hours of 11:00 pm and 6:00 am (MST);
- 13) public access to the site will be limited to the eastern boundaries of the site;

- 14) portable generator use shall be prohibited within 850 feet of the southern property line unless due to a significant power failure or other catastrophic emergency event; and
- 15) beginning January 1, 2008, all motorized racing participants will be required to use engine mufflers. Muffler systems to be used must be approved by the Director of Pinal County Parks, Recreation, and Fair Grounds or his/her designee.

CASE NO. PZ-PD-055-06

EXHIBIT "A"

A 120± acre parcel described as the N½ SE¼ and the SE¼ NE¼ Section 25,
T6S, R7E, G&SRB&M, Pinal County, Arizona

