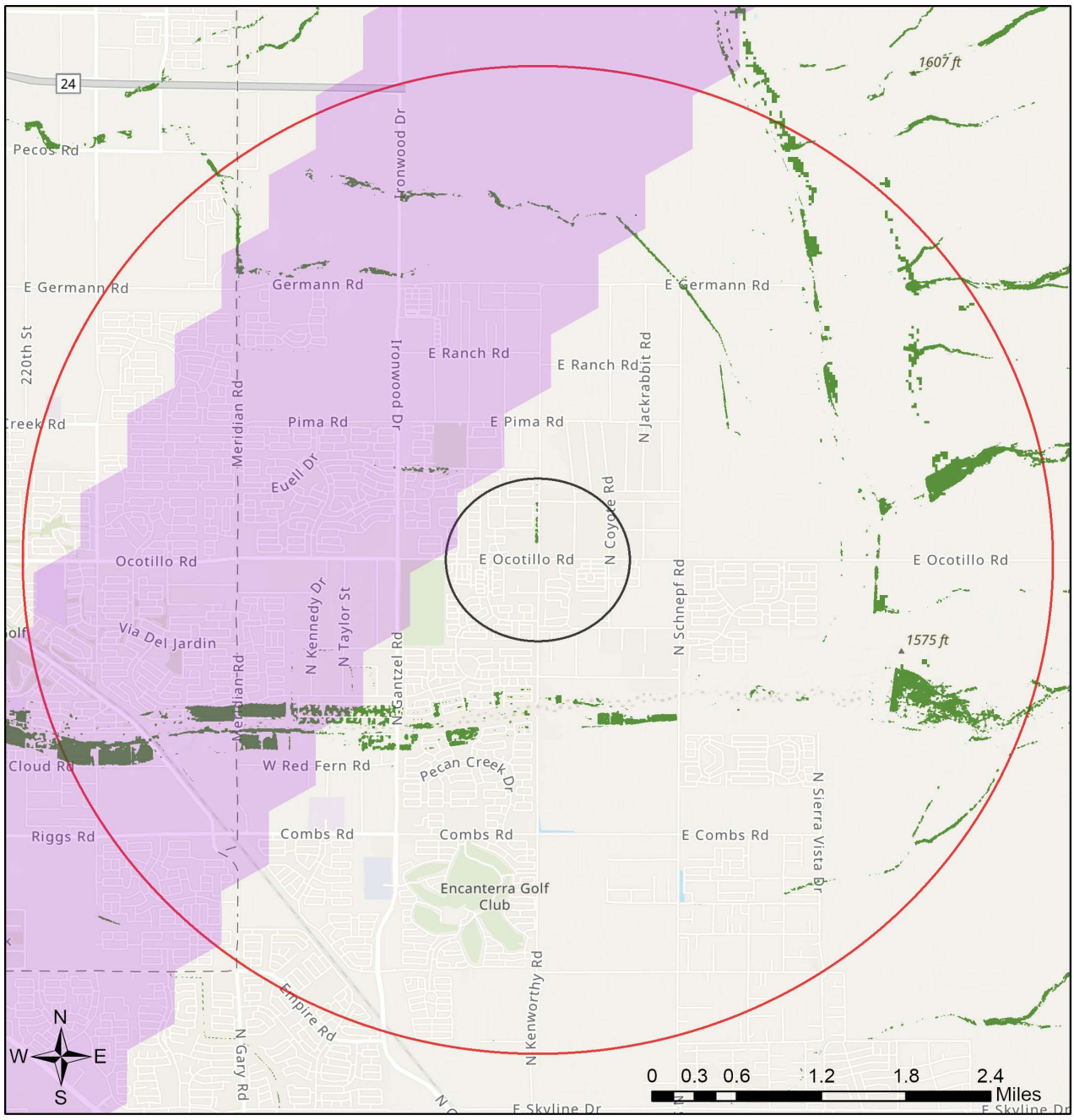
San Tan Commercial 3

Important Areas



- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 775.63

Lat/Long (DD): 33.2490 / -111.5461

County(s): Pinal

AGFD Region(s): Mesa

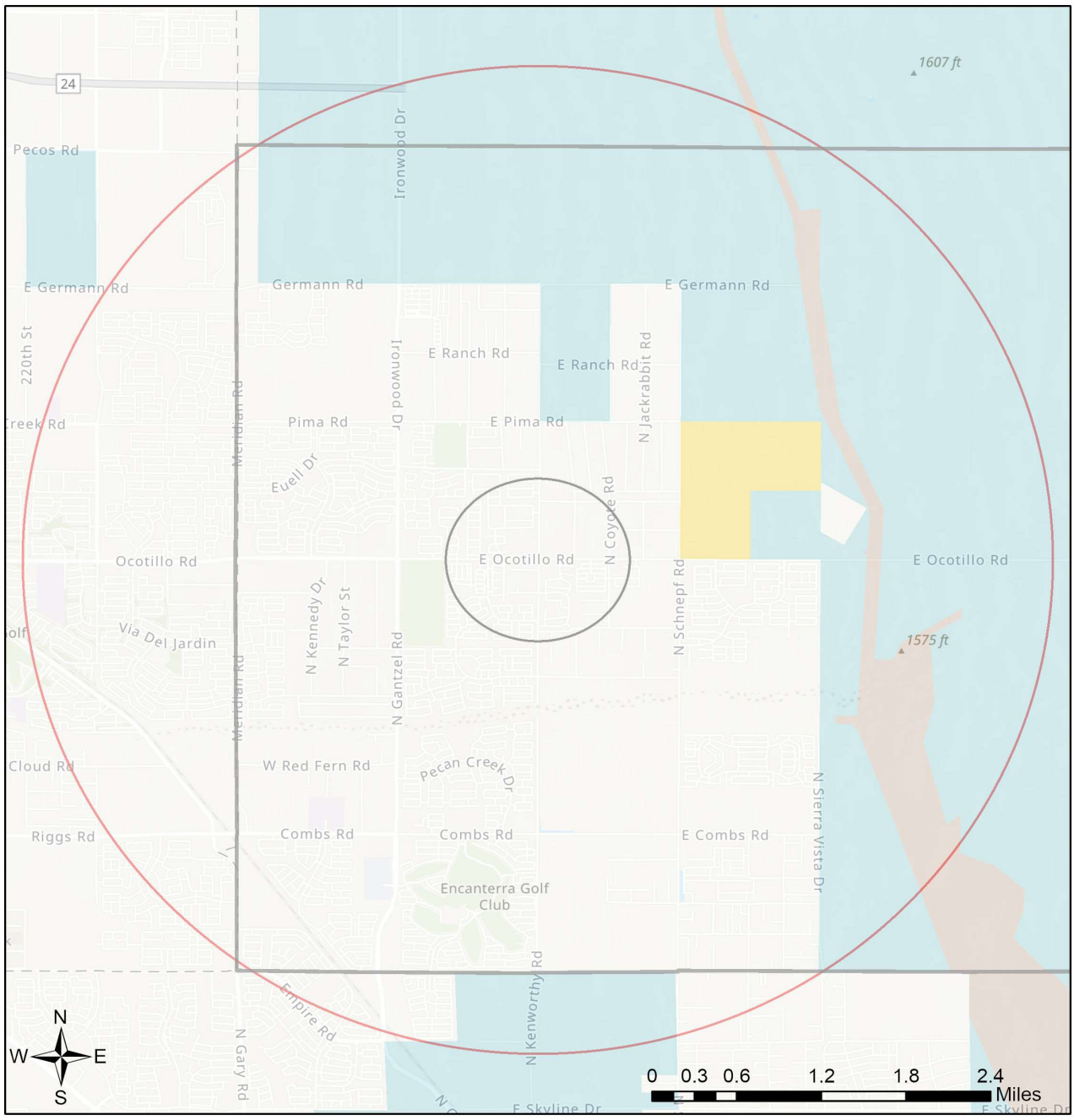
Township/Range(s): T2S, R8E

USGS Quad(s): DESERT WELL; SACATON NE

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

San Tan Commercial 3

Township/Ranges and Land Ownership



- Buffered Project Boundary
- Project Boundary
- AZ Game & Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State & Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge
- Township/Ranges

Project Size (acres): 775.63

Lat/Long (DD): 33.2490 / -111.5461

County(s): Pinal

AGFD Region(s): Mesa

Township/Range(s): T2S, R8E

USGS Quad(s): DESERT WELL; SACATON NE

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis annulata	Resplendent Shovel-nosed Snake					1C
Lepus alleni	Antelope Jackrabbit					1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

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Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Important Connectivity Zone	Wildlife Connectivity					
Queen Creek - Gila River Indian Community	Maricopa County Wildlife Movement Area - Riparian/Wash					
Queen Creek - Gila River Indian Community	Pinal County Wildlife Movement Area - Riparian/Wash					
Riparian Area	Riparian Area					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

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Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Cistothorus palustris	Marsh Wren					1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Setophaga petechia	Yellow Warbler					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:
During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select “See What’s Here” for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (https://azstateparks.com/).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/ and https://www.azgfd.com/Wildlife/LivingWith.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:
Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified ***wildlife habitat connectivity feature***.
The **Statewide Wildlife Connectivity Assessment's Important Connectivity Zones** (ICZs) represent general areas throughout the landscape which contribute the most to permeability of the whole landscape. ICZs may be used to help identify, in part, areas where more discrete corridor modeling ought to occur. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://s3.amazonaws.com/azgfd-portal-wordpress/azgfd.wp/wp-content/uploads/0001/01/23120719/ALIWCA_Final_Report_Perkl_2013_lowres.pdf.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at: https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/.

Magnus Title Agency LLC
3200 North Central Avenue, Suite 950, Phoenix, AZ 85012
(602) 792-7310

CONDITION OF TITLE REPORT

SCHEDULE A

Effective Date: _____July 19, 2023_____ **Escrow No.** 099-10127-?

Fee: $400 **Ref. No.**

1. **This report is for informational purposes only and is not to be considered a commitment to insure or a commitment to issue a policy of title insurance; no insurance, guarantee or other assurance is intended or afforded hereby. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.**

   This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B.

2. **For the use and benefit of:**

   Fern Vasl and Pete Acquisito

3. **The estate or interest in the land described herein is:**

   fee simple

4. **Title to said estate or interest at the date hereof is vested in:**

   Fern Vasl, an unmarried woman

5. **The land referred to in this report is located in Pinal County, ARIZONA and is described as: See Exhibit A attached hereto and made a part hereof**

Magnus Title Agency LLC

By: Doug White 8/2/2023
Doug White Senior Title Officer

SCHEDULE B

1. The lien of real estate taxes or assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies or assessments on real property or in the public records.

2. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

3. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

4. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:

   2023

5. LIABILITIES AND OBLIGATIONS imposed upon said land by reason of its inclusion within the following named District:

   Central Arizona Water Conservation District
   Pinal County Flood Control District
   Queen Creek Irrigation and Drainage District
   Central Arizona Groundwater Replenishment District

6. An easement for public highway and rights incidental thereto, recorded in Docket 163, Page 277.

7. All matters as set forth in Notice of Exercise of Reserved Right-of-Way, recorded in Docket 1416, Page 845 and Agreement recorded in Docket 1444, Page 38.

8. All matters as set forth in covenants, conditions, and restrictions recorded in 1996-013553, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c).

9. An easement for ingress, egress and public and rights incidental thereto, recorded in 1996-015035.

10. An easement for public utilities and irrigation and rights incidental thereto, recorded in 1996-019539.

11. An easement for ingress and egress and rights incidental thereto, recorded in 1996-019540.

12. All matters as set forth in Quarterhorse Farms Irrigation Association Declaration of Bylaws recorded in Fee No. 1999-006145 records of Pinal County, Arizona

13. A Resolution by the County Board of Supervisors, recorded in 2006-003298 purporting to establish a county roadway.

14. THE EFFECT of 121207-AQ1, Rescinding and Replacing Ordinance No. 122000-BS by the County of Pinal recorded as

Instrument No.	2008-001862
Concerning	Open burning Permits

15. All matters as shown on Record of Survey Minor Land Division recorded December 16, 2020, in Instrument No. 2020-131725, records of Pinal County, Arizona.

END OF SCHEDULE B

Magnus Title Agency LLC

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GBLA, we are providing you with this document, which notifies you of the privacy policies and practices of Magnus Title Agency LLC.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.
Information about your transaction we secure from our files, or from our affiliates or others.
Information we receive from a consumer reporting agency.
Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Phone: (602) 792-7310

Fax: (602) 748-2700

Date: _____July 19, 2023_____

Fern Vasl and Pete Acquisito

Escrow No. 099-10127-?

Attn:

Re: 1741 West Green Tree Drive, Queen Creek, AZ 85142

Ref:

In connection with the above referenced order number, enclosed please find the following item(s):

We would like to thank you for providing us this opportunity to serve you. We look forward to working with you in the future.

Sincerely,
Magnus Title Agency LLC

Phone: (602) 792-7310

Fax: (602) 748-2700

Exhibit A

PARCEL NO. 1:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inch Rebar with tag, stamped R.L.S. #32778, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. Thence South 89 Degrees 36 Minutes 57 Seconds West, along the North boundary of the Northeast quarter of Section 20, a distance of 184.80 feet to a Set P.K. Nail with tag, R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING;

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 184.80 feet West of the East Boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel "A";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel "A";

Thence North 00 Degrees 10 Minutes 47 Seconds West parallel to and 316.80 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northwest corner of said Parcel "A";

Thence North 89 Degrees 36 Minutes 57 Seconds East along the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING.

PARCEL NO. 2:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inche Rebar, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. The said Brass Cap, in Hand hole, marking the Northeast corner of Section 20 is also the POINT OF BEGINNING;

Thence South 00 Degrees 10 Minutes 47 Seconds East along the East Boundary of the Northeast quarter of Section 20, a distance of 33.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel “B”;

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 33.00 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 40.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel “B”;

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 40.00 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 379.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel “B”;

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 144.80 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel “B”;

Thence North 00 Degrees 10 Minutes 47 Seconds West parallel to and 184.80 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northwest corner of said Parcel “B”;

Thence North 89 Degrees 36 Minutes 57 Seconds East along the North boundary of the Northeast quarter of Section 20, a distance of 184.80 feet to a Brass Cap, in hand hole, marking the Northeast corner of Section 20, and also being the POINT OF BEGINNING.

DocuSign

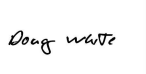
Certificate Of Completion

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Status: Completed
Subject: Complete with DocuSign: MAG - Condition of Title Report.pdf
Source Envelope:
Document Pages: 7
Signatures: 1
Certificate Pages: 1
Initials: 0
AutoNav: Disabled
EnvelopeId Stamping: Disabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Doug White
3200 N Central Ave
Suite 950
Phoenix, AZ 85012
Doug.White@magnustitle.com
IP Address: 72.44.230.155

Record Tracking

Status: Original
8/2/2023 9:35:18 AM
Holder: Doug White
Doug.White@magnustitle.com
Location: DocuSign

Signer Events	Signature	Timestamp
Doug White Doug.White@magnustitle.com Senior Title Officer Magnus Title Agency Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 72.44.230.155	Sent: 8/2/2023 9:35:30 AM Viewed: 8/2/2023 9:35:36 AM Signed: 8/2/2023 9:36:10 AM Freeform Signing

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/2/2023 9:35:30 AM
Certified Delivered	Security Checked	8/2/2023 9:35:36 AM
Signing Complete	Security Checked	8/2/2023 9:36:10 AM
Completed	Security Checked	8/2/2023 9:36:10 AM

Payment Events	Status	Timestamps

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:
(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: SANGEETA DEOKAR
2. Date of Pre-application Review: 07/ 25 /2022 Pre-Application Review No.: Z-PA-125 -22
3. Current Zoning *(Please provide Acreage Breakdown)*: GR- Rural Residential / 2.65 Acres
4. Requested Zoning *(Please provide Acreage Breakdown)*: C-3 General Commercial / 2.65 Acres
5. Parcel Number(s): 104-22-041A and 104-22-041B
6. Parcel Size(s): 104-22-041A: 1.25 / 104-22-041B: 1.40
7. The existing use of the property is as follows: VACANT / AGRICULTURAL
8. The exact use proposed under this request: COMMERCIAL CORNER / INDOOR BASEBALL FACILITY
9. What is the Comprehensive Plan Designation for the subject property: RURAL LIVING (1-2 DU/AC)
10. Is the property located within three (3) miles of an incorporated community? ■ YES ❑ NO
11. Is an annexation into a municipality currently in progress? ❑ YES ☒ NO
12. Is there a zoning violation on the property for which the owner has been cited? ❑ YES ■ NO

    If yes, zoning violation # _____

13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. THE PROPERTY IS GENERALLY BOUNDED BY LOW DENSITY RESIDENTIAL OR VACANT LAND.
14. Explain why the proposed development is needed and necessary at this time. THE PROPOSED DEVELOPMENT IS NEEDED AND NECESSARY AT THIS TIME FOR A SHOPPING CENTER, RESTAURANT AND INDOOR BATTING FACILITY TO ENCOURAGE COMMUNITY ENGAGEMENT AND UNITY CATERING TO THE LOCAL AND SURROUNDING REGION SERVING THE NEED FOR A COMMERCIAL BASE.

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

COMMUNITY DEVELOPMENT
Planning Division

85 N. Pinal St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: N/A

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: INGRESS/EGRESS IS ON THE SITE PLAN, 75 SPACES TO BE PROVIDED

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: INCLUDED ON SITE PLAN: 63 REQUIRED, 75 PROVIDED

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

   NO

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

   DROUGHT TOLERANT AND LOW-WATER PLANTS SHALL BE USED.

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

   SIGNS ARE APPROVED BY SEPERATE PERMIT

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

   NO MANUFACTURING OR PRODUCTION PROCESS WILL BE PERFORMED ON THIS SITE.

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: THE APPEARANCE AND OPERATION OF THE PROPOSED LAND USE WILL MAINTAIN THE INTEGRITY AND CHARACTER OF THE ZONE IN WHICH IS REQUESTED BY FOLLOWING THE CODE REQUIREMENTS FOR A C-3 STRUCTURE.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ■ YES ❑ NO

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

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 21 day of Sept, 2022, at the office of Upfront Planning and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 21 day of September, 2022, before me personally appeared FERN VASI
(Name of signor)

Signature [signature] Date 9-21-22

State of AZ
)ss.
County of Pinal

DREW BENTLEY
Notary Public, State of Arizona
Pinal County
Commission # 595445
My Commission Expires
November 12, 2024
(SEAL)

My Commission Expires 11/12/2024

Signature of Notary Public [signature]

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Jessica Sarkissian/ Upfront Planning & Entitlements, LLC	1811 S Alma School Rd #283, Mesa, AZ 85210	
Name of Applicant	Address	
Signature of Applicant	Jessica@upfrontplanning.com	480-221-6150
	E-Mail Address	Phone Number

Jessica Sarkissian/ Upfront Planning & Entitlements, LLC	1811 S. Alma School Rd #283, Mesa, AZ 85210	
Name of Agent/Representative	Address	
Signature of Agent/Representative	Jessica@upfrontplanning.com	480-221-6150
	E-Mail Address	Phone Number

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

Fern Vasi	1741 W Green Tree Dr. Queen Creek, AZ 85142	
Name of Landowner	Address	
Signature of Landowner	FERNNASidoll5@yahoo.com	505-235-8070
	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Fern Vasi

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

Hereinafter referred to as "Owner," is/are the owner(s) of 2.65 acres located at SWC of Kenworthy Road and Ocotillo Road in Pinal County, and further identified

[Insert Address of Property]

As assessor parcel number 104-22-041A and 041B and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Upfront Planning & Entitlements, LLC

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

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

Fern Vasi
[Signature]
1741 W. Green Tree Dr.
[Address]

Dated: 09/21/2022

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pinal) (SEAL)

The foregoing instrument was acknowledged before me, this 21 day of September, 2022
by Fern Vasi

My Commission Expires 11/12/2024

Drew Bentley
Printed Name of Notary

D Bentley
Signature of Notary

DREW BENTLEY
Notary Public, State of Arizona
Pinal County
Commission # 595445
My Commission Expires
November 12, 2024

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/29/2022 1553
FEE: $30.00
PAGES: 5
FEE NUMBER: 2022-093521

RECORDING REQUESTED BY
Infinity Title Agency LLC

AND WHEN RECORDED MAIL TO:
Fern Vasi
1741 W Green Tree Dr
Queen Creek AZ 85142

ESCROW NO.: 08159708-846-T5M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Noual A Hanna, Trustee of the Noual A Hanna Family Trust, dated March 15 2021
do/does hereby convey to
Fern Vasi, An Unmarried Woman
the following real property situated in Pinal County County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Beneficiary for Noual A Hanna Family Trust dated March 15 2021:
Noual A Hanna
431 E Palo Brea Ct
Gilbert AZ 85296

EXHIBIT "A"

Legal Description

PARCEL NO. 1:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inche Rebar with tag, stamped R.L.S. #32778, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. Thence South 89 Degrees 36 Minutes 57 Seconds West, along the North boundary of the Northeast quarter of Section 20, a distance of 184.80 feet to a Set P.K. Nail with tag, R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING;

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 184.80 feet West of the East Boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel "A";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel "A";

Thence North 00 Degrees 10 Minutes 47 Seconds West parallel to and 316.80 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northwest corner of said Parcel "A";

Thence North 89 Degrees 36 Minutes 57 Seconds East along the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING.

PARCEL NO. 2:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inche Rebar, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. The said Brass Cap, in Hand hole, marking the Northeast corner of Section 20 is also the POINT OF BEGINNING;
Thence South 00 Degrees 10 Minutes 47 Seconds East along the East Boundary of the Northeast quarter of Section 20, a distance of 33.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel "B";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 33.00 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 40.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel "B";

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 40.00 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 379.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel "B";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 144.80 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel "B";

Application Checklist:

A. Check the appropriate item:

❑ This Zone Change is being submitted without a PAD request

❑ This Zone Change is being submitted in conjunction with a PAD request.

The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

❑ Notify all property owners within 1200' (feet)

❑ Hold the meeting within five (5) miles of the subject property

❑ Hold the meeting between 5:00 pm – 9:00 pm

❑ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

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

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

❑ **1.** Title Page

❑ **2.** Purpose of Request

❑ **3.** Description of Proposal

- **a.** Nature of the Project including Proposed Land Use
- **b.** Conformance to adopted Comprehensive Plan
- **c.** Answers to the questions from the **Supporting Information** sheet
- **d.** Location & Accessibility
- **e.** Utilities & Services
- **f.** Neighborhood Meeting Information
- **g.** Appendix, as applicable

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

- ☐ **1.** Legal Description of total site.
- ☐ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☐ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☐ **4.** Location of all Existing & Proposed Structures & Buildings
- ☐ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☐ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☐ **7.** All Points of Ingress & Egress.
- ☐ **8.** Location & Types of Existing & Proposed Landscaping.
- ☐ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☐ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

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

- ☐ **1**. Identify the water service provider
- ☐ **2**. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☐ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- ☐ **4**. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
    - Depth to bedrock & Depth to groundwater
    - Known fissures or land subsidence in the area
    - Known wells in the area, available information on status and water levels
    - Summary of data-gathering efforts and sources of information

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

H. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

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

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

K. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

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

M. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

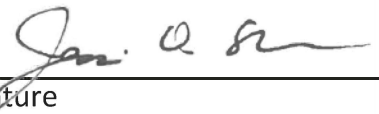
   a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

   ** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

N. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees)*

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

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



7/17/2023

Signature Date

E-Submittal Requirements:

All Zoning Case reviews must be submitted through the online permitting portal which can be found at https://citizenaccess.pinalountyaz.gov/CitizenAccess/ and follow the naming convention provided below.

ePlan Reviews

Plans **MUST** be in **one multi-page PDF** and use following naming format:
Review Type #_Plan Type. For example:

- First Substantive Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1_...etc

- Second Substantive Review
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*
** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

GROTH PAUL D & LAROSA ELIZ...
40264 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

MOONSHADOW HOMEOWNER...
459 N GILBERT RD STE A220
GILBERT, AZ 85234

VARGAS ERIC
2081 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

BACEROTT JEAN PIERRE U
1382 E NARDINI ST
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

NEVITT EDWARD O JR
1595 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

MARGO INVESTMENTS LLLP
21738 E ORION WAY
QUEEN CREEK, AZ 85142

CALL JUSTIN C
1237 S VAL VISTA DR
MESA, AZ 85204

HANSON DAVID & CHERYL
1649 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

SULLIVAN DREW M & KELSEY
1938 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

HUDSON SFR PROPERTY HOL...
2711 N HASKELL AVE STE 2100
DALLAS, TX 75204

CHAUDOIN RIC G & BARBARA ...
MAIL RETURN
,

CURTRIGHT JEREMY L & CHEL...
1956 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

LARNED DIANE & JOSEPH
1991 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

BIEZAD RALPH & ALISON
1769 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

DORT LINDA A
MAIL RETURN
,

ALLEN TIMOTHY S & SHIRELL C...
2009 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

SHARP MINDY
40317 N FRIEND AVE
SAN TAN VALLEY, AZ 85140

VARELA JORGE AARON
1992 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

FIGUEROA MARGARITA
2027 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

BOLLINGER EDWARD & CHRIS...
40376 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

SHARMA MAHDU
2010 E LIPIZZAN DR
SAN TAN VALLEY, AZ 85140

NEMEC CHARLES IV & CHRISTI...
2045 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

MOONSHADOW HOMEOWNER...
459 N GILBERT RD STE A220
GILBERT, AZ 85234

REIFEISS TIMOTHY C
40318 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

BABCOCK JOHNATHAN R & JEN...
2063 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

NELSON LAWRENCE
40394 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

STRADLING DARRELL J
2619 E EMELITA AVE
MESA, AZ 85204

GERMAINE RICHARD K & JILL A
1535 E PAINT HORSE PL
QUEEN CREEK, AZ 85140

GOACHER CARL W & JANET S
1937 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

DE LA TORRE WILLIAM V
1953 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

TRICON SFR 2020-2 BORROWE...
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

CORONEL JOSE DE JESUS RU...
2146 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

NYIRI HEATHER E
1969 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

POLOKOFF ALEXIS & BRAD
2130 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

DOWNEY SUZANNE TURNER & ...
1530 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

RSTK PHOENIX OWNER 1 LP
717 N HARWOOD ST STE 2800
DALLAS, TX 75201

BRAMMER ANGELA M & TIMOT...
2001 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

JACQUES CORAZON E TRUST
1550 E PAINT HORSE PL
QUEEN CREEK, AZ 85142

GAUSE JAY R & SHARON A
1938 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

WHITTINGTON BREANNE
2017 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

ELLIS PATIENCE J & D'ARCY MI...
1421 PROSPECT MOUNTAIN RD
ESTES PARK, CO 80517

PRESTON SHANON
24298 S 199TH ST
QUEEN CREEK, AZ 85142

BLEVINS DEEANN & BLEVINS S...
2033 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

MENTSER MICHAEL & CYNTHIA
1754 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

POOLEY DUANE TRUST
7611 S 9TH WAY
PHOENIX, AZ 85042

CORRAL PALACIOS CESAR & P...
40412 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

SOTO RICK G & CYNTHIA E
40427 N FRIEND AVE
QUEEN CREEK, AZ 85140

TELLECHEA IMELDA MONJARA...
1986 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

FLORES CLAUDIA SANTOS
2049 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

RIOS OSCAR R & CHAIRA AMA...
MAIL RETURN
,

RSTK PHOENIX OWNER 1 LP
717 N HARWOOD ST STE 2800
DALLAS, TX 75201

FELIX LUIS L & TERI M
2065 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

BRANNIGAN ADA ELIZABETH
40448 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

ZEPEDA ASHLEY R
2018 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

NOLAN CHRISTOPHER M & JEN...
1298 E FERRARA CT
SAN TAN VALLEY, AZ 85140

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85281

HORSE & HOUND RENTALS LL...
2050 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

EAGAR SHAROD JAY & MARKIE...
40441 N FRIEND AVE
SAN TAN VALLEY, AZ 85140

KELLY LISA ANN
2001 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

WANG ZHONG JUN
814 STONE MOUNTAIN DR
CONROE, TX 77302

MAGLEBY ALFRED R & HIROMI
466 N 400 E APT 302
PROVO, UT 84606

COLPITTS JOANN
2017 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

MIQUI DAVIS
2082 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

LUJAN JUSTIN & CHRISTELLE
1566 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

LINDBLOM CURTIS C & CATHY
2033 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

KAPLANIS JULIA M
2098 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

MARTINEZ JOHNNY R
1590 E PAINT HORSE PL
SAN TAN VALLEY, AZ 85140

RIVERA CRISTI
2049 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

RICHKAS BRANDON A
2114 E PASO FINO DR
SAN TAN VALLEY, AZ 85140

NELSON GARY
516 E TREMAINE AVE
GILBERT, AZ 85234

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85281

RAUB JAYNA L
40484 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

MARQUEZ FRANCES
40516 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

PAVAO SUSAN M
551 SYKES RD
FALL RIVER, MA 02720

SNOW MURRAY C
739 TRIPLE CROWN ST
HENDERSON, NV 89015

DEENIHAN CODEY M
46083 W SKY LN
MARICOPA, AZ 85139

HENRY ALINA RENEE & SAMMI...
2081 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

MITCHELL ROY BERTRAND JR
1299 E CATINO CT
SAN TAN VALLEY, AZ 85140

LISI JANE
1953 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

SANDERS TRAVIS & DIANE
40520 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

POHM ROBERT F & JENNIFER ...
40510 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

OTERO ANGEL MIGUEL ETAL
1969 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

LCT VENTURES ONE LLC
18716 E OLD BEAU TRL
QUEEN CREEK, AZ 85142

SEKONA LAIONE
40502 N PRZEWALSKI ST
SAN TAN VALLEY, AZ 85140

ENAMORADO-CASTILLO LUCIO...
1985 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

CAMBRIA OCOTILLO HOMEOW...
450 N DOBSON RD STE 201
MESA, AZ 85201

DEAN CHRISTIE
40505 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

ROGERS THOMAS & STACEY M
40517 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

MARTINEZ DANIEL & MARIA J
1297 E BOSI CT
SAN TAN VALLEY, AZ 85140

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

HAYNES KENDRA LEA
MAIL RETURN
,

NIELSON RODNEY D & MARY J ...
1279 E BOSI CT
SAN TAN VALLEY, AZ 85140

MOONSHADOW HOMEOWNER...
459 N GILBERT RD STE A220
GILBERT, AZ 85234

MARONE ROBERT T
2024 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

WHEELER LANCE
18478 E PEARTREE LN
QUEEN CREEK, AZ 85142

FKH SFR PROPCO K LP
1850 PARKWAY PL SE STE 900
MARIETTA, GA 30067

AIM PROPERTIES LLC
4751 E HARMONY CIR
MESA, AZ 85206

CAMBRIA OCOTILLO HOMEOW...
450 N DOBSON RD STE 201
MESA, AZ 85201

RCW PROPERTIES LLC
16621 W CENTRAL ST
SURPRISE, AZ 85388

PINNER JOSIAH L
2227 W PLATA CIR
MESA, AZ 85202

MOONSHADOW HOMEOWNER...
459 N GILBERT RD STE A220
GILBERT, AZ 85234

PARKS SHANNON M
1960 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

APODACA BILLY J
2072 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

VEGA JUAN A
2165 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

GARCIA EDWARD M
1976 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

JENSEN RYAN DAVID
1298 E CATINO CT
SAN TAN VALLEY, AZ 85140

CANFIELD CLIFFORD NEAL LIVI...
2149 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

EASTMAN ANN LIVING TRUST
1992 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

SOBASZKIEWICZ DAVID A & DO...
1318 E CATINO CT
SAN TAN VALLEY, AZ 85140

JONES STEFAN R
2133 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

SAUNDERS GILBERT A & VICKI ...
2008 E SHETLAND DR
SAN TAN VALLEY, AZ 85140

MARCONATO JAMES CHRISTO...
40497 N FRIEND AVE
SAN TAN VALLEY, AZ 85140

HIEBERT LAURA
4019 E TOLEDO ST UNIT 103
GILBERT, AZ 85295

KOPPES CHERYL
40523 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

KARTCHNER MICHAEL
40556 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DUNN ALAN T & ROBYN S
40572 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX L P
1717 MAIN ST STE 2000
DALLAS, TX 75201

WATKINS CAMERON & SHERI
1299 E ALTADONNA CT
SAN TAN VALLEY, AZ 85140

SABHI VENTURES LLC
5004 N WEAVERRIDGE BLVD
PEORIA, IL 61615

LCT VENTURES TWO LLC
18716 E OLD BEAU TRL
SAN TAN VALLEY, AZ 85142

BANYON PROPERTIES
510 N CENTER ST
WILLOW SPRINGS, MO 65793

ANDRADE JESUS & TERESA LI...
18164 NEWMAN AVE
RIVERSIDE, CA 92508

AUSTIN BRENDA A
2146 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

LASALA JAMES V
2179 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

WESTCHESTER LLC
1706 E HERMOSA VISTA DR
MESA, AZ 85203

JACOBS KENNETH
2163 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

LEONARD WILLIAM J & MARIE ...
1419 12TH ST SW
MINOT, ND 58701

TAGGART THOMAS R TR
MAIL RETURN
,

WILLIS EVAN & TAMARA
2147 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

PARENT CHRISTOPHER P
40563 N FRIEND AVE
SAN TAN VALLEY, AZ 85140

OEBERG ANTON LENHART NIK...
1278 E BOSI CT
SAN TAN VALLEY, AZ 85140

KOPP ROBERT III & WILLIAMS ...
2131 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

SUMMERS MICHAEL J & LAURA
1611 E QUARTER HORSE TRL
SAN TAN VALLEY, AZ 85140

KANE WILLIS S
40636 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

PEELER ALVA L TR
2115 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

HOM ALISHA M
2194 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

CORPORATION OF THE PRESI...
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

DNH EQUITY GOLD LLC & DNH ...
1135 N RECKER RD STE 102
MESA, AZ 85205

MONTIJO MARTIN N
MAIL RETURN
,

EQUITABLE PROPERTIES & INV...
1135 N RECKER RD STE 102
MESA, AZ 85205

MOULTON JASON H & RACHEL ...
1279 E ALTADONNA CT
SAN TAN VALLEY, AZ 85140

MERCADO RAUL & ALEIDA
2098 E CASPIAN WAY
SAN TAN VALLEY, AZ 85140

YARGA BRANDAN
1319 E ALTADONNA CT
SAN TAN VALLEY, AZ 85140

GRUNDVIG PAUL B
40668 N LAS PRADERAS ST
SAN TAN VALLEY, AZ 85140

ALLSBURY CHUCK L
40639 N FRIEND AVE
QUEEN CREEK, AZ 85142

CAMBRIA OCOTILLO HOMEOW...
450 N DOBSON RD STE 201
MESA, AZ 85201

ARP 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

TAH HOLDING LP
PO BOX 15087
SANTA ANA, CA 92735

IBARRA ISABEL
2114 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

ARRUBLA GLORIA
2130 E HAFLINGER WAY
SAN TAN VALLEY, AZ 85140

LANDMARVIEW LLC
300 CARLSBAD VILLAGE DR ST...
CARLSBAD, CA 92008

BEAZER PRE-OWNED HOMES L...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

OYLER ASHLEY
MAIL RETURN
,

VONRUNNEN EDWARD C III TR...
6782 HEATON MOOR DR
SAN JOSE, CA 95119

STINSON MARK & SUSAN
1278 E ALTADONNA CT
SAN TAN VALLEY, AZ 85140

TARANTINO VINCENZO & CATH...
3949 KENWOOD DR
SPRING VALLEY, CA 91977

BAXTER BRENDA M & ANTHON...
1318 E ALTADONNA CT
SAN TAN VALLEY, AZ 85140

CAMBRIA OCOTILLO HOMEOW...
450 N DOBSON RD STE 201
MESA, AZ 85201

MOONSHADOW HOMEOWNER...
459 N GILBERT RD STE A220
GILBERT, AZ 85234

MOONSHADOW HOMEOWNER...
459 N GILBERT RD STE A220
GILBERT, AZ 85234

MADRIGAL SANDRA
40691 N FRIEND AVE
QUEEN CREEK, AZ 85142

MATHUS COURTNEY R & BRIAN
1526 E QUARTER HORSE TRL
SAN TAN VALLEY, AZ 85140

SLOBODA ERVIN D & RICKI L
1608 E QUARTER HORSE TRL
SAN TAN VALLEY, AZ 85140

SLOBODA ERVIN D & RICKI L
1608 E QUARTER HORSE TRL
SAN TAN VALLEY, AZ 85140

DE LA RIVA AMADO
1620 E QUARTERHOUSE TRL
QUEEN CREEK, AZ 85142

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

SALT RIVER PROJECT (T&D)
PO BOX 52025
PHOENIX, AZ 85072

PEASE REBECCA
1471 E TRELLIS PL
SAN TAN VALLEY, AZ 85140

WAYNE RANCH COMMUNITY A...
PO BOX 5720
MESA, AZ 85211

CANISALES ANDREW JOSEPH ...
1451 E TRELLIS PL
SAN TAN VALLEY, AZ 85140

BONHAM DAWN
1461 E TRELLIS PL
SAN TAN VALLEY, AZ 85140

LUCERO ELOISA V
1481 E TRELLIS PL
SAN TAN VALLEY, AZ 85140

MCGOWAN MINDY R & JARED J
MAIL RETURN
,

RHINE MARK
40792 N RATTLESNAKE RD
SAN TAN VALLEY, AZ 85140

SALT RIVER PROJECT AG IMP ...
PO BOX 52025
PHOENIX, AZ 85072

ROMERO BRANDI & MICHAEL A...
1457 E HARVEST RD
SAN TAN VALLEY, AZ 85140

PARK CHAN
5095 HARCUM LN
IRVINE, CA 92603

FERGUSON MAC III & NICOLE
1432 E TRELLIS PL
SAN TAN VALLEY, AZ 85140

OP GOLD LLC
2150 E GERMANN RD STE 1
CHANDLER, AZ 85286

ERICKSON PATRICK R & SONYA...
40797 N KENWORTHY RD
SAN TAN VALLEY, AZ 85140

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85281

ROY MICHAEL D & CHRISTINE ...
740 CARMEL AVE
SEAL BEACH, CA 90740

RATTLESNAKE & OCOTILLO LL...
2805 ROLFE RD
MASON, MI 48854

BRAUN ADAM C & LAURA A
1452 E TRELLIS PL
SAN TAN VALLEY, AZ 85140

IH5 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

ODELL SHANDY J & TASHA L
1726 E PRIMAVERA WAY
SAN TAN VALLEY, AZ 85140

STONE REAL PROPERTIES LLC
1620 N 82ND PL
SCOTTSDALE, AZ 85257

RICHARDSON MICHAL J JR & B...
1473 E HARVEST RD
SAN TAN VALLEY, AZ 85140

CRABTREE KENNETH D
40981 N PINON LN
SAN TAN VALLEY, AZ 85140

ANKRAH PRINCE HENRY
MAIL RETURN
,

PULLEN BRANDON & JENNIFER
2232 W EDGEWOOD AVE
MESA, AZ 85202

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

GUARNEROS FELIX VILLEGAS
MAIL RETURN
,

EARLE THOMAS L
11731 MARTHA ANN DR
ROSSMOOR, CA 90720

SCHUELLER KENNETH EDWAR...
4601 CHENNANIT BEACH RD S...
MUKITTEO , WA 98275

BOYER LISA HELENE
1653 S NAVAJO WAY
CHANDLER, AZ 85286

BECICKA JASON LEE
40933 N PINON LN
SAN TAN VALLEY, AZ 85140

VALLEY FARMS UNIT II OWNER...
41968 N OUTBACK RD
SAN TAN VALLEY, AZ 85140

HEINEY DANIEL M & SHARON J...
40850 N RATTLESNAKE RD
SAN TAN VALLEY, AZ 85140

PATTERSON CAMMETTE
40945 N PINON LN
SAN TAN VALLEY, AZ 85140

WORKMAN EDMOND R
41053 N KENWORTHY RD
QUEEN CREEK, AZ 85140

WAYNE RANCH COMMUNITY A...
PO BOX 5720
MESA, AZ 85211

HARRIS JOHN & KAREN
1442 E HARVEST RD
SAN TAN VALLEY, AZ 85140

BREHM DALE A & MASAKO
1551 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

WU YAN G & CHUNG TSAI-PING
1569 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

GRACIANO JOSE MANUEL
1731 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

,

BIAKEDDY ARTHUR
1587 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

GOETSCH KAREN
1749 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

HANNA NOUAL A FAM TRUST
431 E PALO BREA CT
GILBERT, AZ 85296

HANLEY CHERILYN E
1605 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

DUNCAN ALEXANDER W
1767 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

SOLE J ANDREW & RITA I
PO BOX 1589
MARYSVILLE, WA 98270

RATTLESNAKE & OCOTILLO LL...
2805 ROLFE RD
MASON, MI 48854

CHALLENGE INVESTMENTS & ...
23744 S 213TH CT
QUEEN CREEK, AZ 85142

BARNBY TRAVIS & KIMBERLY
1714 E QUARTER HORSE TRL
SAN TAN VALLEY, AZ 85140

WOOD TIMOTHY A & JOANNE ...
42 KELLY CRESCENT
WASAGA BEACH, ON

PFANNENSTIEL SCOTT B
41103 N ROSE LN
SAN TAN VALLEY, AZ 85140

CORPORATION OF THE PRESI...
50 E NORTH TEMPLE FL 22
SALT LAKE CITY, UT 84150

BOLEN JAMES
1641 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

B & M HATCH FAMILY TRUST
41110 N RATTLESNAKE RD
QUEEN CREEK, AZ 85140

,

LAMBERTON RICHARD D & DE...
1659 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

WAYNE RANCH COMMUNITY A...
PO BOX 5720
MESA, AZ 85211

FISHER JHAN M REV TRUST
1371 E SHAMROCK ST
GILBERT, AZ 85295

JENSEN G CURTIS & LUCINDA
1677 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

,

HANNA NOUAL A FAM TRUST
431 E PALO BREA CT
GILBERT, AZ 85296

ROESER JARRETT THOMAS
1695 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

WAYNE RANCH COMMUNITY A...
PO BOX 5720
MESA, AZ 85211

,

SAVILLE JENNIFER L
1713 E MAGNUM RD
SAN TAN VALLEY, AZ 85140

,

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Sangeeta Deokar
2. Date of Pre-application Review: 07 /25/2022 Pre-Application Review No.: Z-PA-125 -22
3. Current Zoning *(Please provide Acreage Breakdown)*: GR
4. Requested Zoning *(Please provide Acreage Breakdown)*: C-3 PAD
5. Parcel Number(s) (Please attach a separate list if more space is needed): 104-22-041A and 041B
6. Parcel Size(s): 2.65
7. The existing use of the property is as follows: vacant
8. The exact use proposed under this request: commercial corner
9. What is the Comprehensive Plan Designation for the subject property: Rural Living
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☐ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ■ NO

    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ■ YES ☐ NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. expansion of the Loop 202 freeway, growth of commercial need in area with new residential homes and master plan developments. Site is located at the SWC of two marjor arterials in Pinal County.
15. Explain why the proposed development is needed and necessary at this time. Desire to located missing ~~restaurant and~~ retail uses in the area here as well as batting cages for youth and recreational sports growing.

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/ 1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

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

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

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

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

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

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

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

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

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

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

I hereby verify that the name list above was obtained on the 21 day of Sept, 2022, at the office of Upfront Planning and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 21 day of September, 2022, before me personally appeared FERN VASI
(Name of signor)

Signature [signature] Date 9-21-22

State of AZ
)ss.
County of Pinal

DREW BENTLEY
Notary Public, State of Arizona
Pinal County
Commission # 595445
My Commission Expires
November 12, 2024
(SEAL)

My Commission Expires 11/12/2024

Signature of Notary Public [signature]

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Jessica Sarkissian/ Upfront Planning & Entitlements, LLC	1811 S Alma School Rd #283, Mesa, AZ 85210	
Name of Applicant	Address	
Signature of Applicant	Jessica@upfrontplanning.com	480-221-6150
	E-Mail Address	Phone Number

Jessica Sarkissian/ Upfront Planning & Entitlements, LLC	1811 S. Alma School Rd #283, Mesa, AZ 85210	
Name of Agent/Representative	Address	
Signature of Agent/Representative	Jessica@upfrontplanning.com	480-221-6150
	E-Mail Address	Phone Number

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

Fern Vasi	1741 W Green Tree Dr. Queen Creek, AZ 85142	
Name of Landowner	Address	
Fern Vasi	FERNNASidoll5@yahoo.com	505-235-8070
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Fern Vasi

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

Hereinafter referred to as "Owner," is/are the owner(s) of 2.65 acres located at SWC of Kenworthy Road and Ocotillo Road in Pinal County, and further identified

[Insert Address of Property]

As assessor parcel number 104-22-041A and 041B and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Upfront Planning & Entitlements, LLC

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

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

Fern Vasi
[Signature]

1741 W. GREEN TREE DR.
[Address]

Dated: 09/21/2022

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pinal)

(SEAL)

The foregoing instrument was acknowledged before me, this 21 day of September, 2022
by Fern Vasi

My Commission Expires 11/12/2024

Drew Bentley
Printed Name of Notary

D Bentley
Signature of Notary

DREW BENTLEY
Notary Public, State of Arizona
Pinal County
Commission # 595445
My Commission Expires
November 12, 2024

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/29/2022 1553
FEE: $30.00
PAGES: 5
FEE NUMBER: 2022-093521

RECORDING REQUESTED BY
Infinity Title Agency LLC

AND WHEN RECORDED MAIL TO:
Fern Vasi
1741 W Green Tree Dr
Queen Creek AZ 85142

ESCROW NO.: 08159708-846-T5M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
Noual A Hanna, Trustee of the Noual A Hanna Family Trust, dated March 15 2021
do/does hereby convey to
Fern Vasi, An Unmarried Woman
the following real property situated in Pinal County County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Beneficiary for Noual A Hanna Family Trust dated March 15 2021:
Noual A Hanna
431 E Palo Brea Ct
Gilbert AZ 85296

EXHIBIT "A"

Legal Description

PARCEL NO. 1:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inche Rebar with tag, stamped R.L.S. #32778, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. Thence South 89 Degrees 36 Minutes 57 Seconds West, along the North boundary of the Northeast quarter of Section 20, a distance of 184.80 feet to a Set P.K. Nail with tag, R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING;

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 184.80 feet West of the East Boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel "A";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel "A";

Thence North 00 Degrees 10 Minutes 47 Seconds West parallel to and 316.80 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 412.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northwest corner of said Parcel "A";

Thence North 89 Degrees 36 Minutes 57 Seconds East along the North boundary of the Northeast quarter of Section 20, a distance of 132.00 feet to a Set PK Nail with tag R.L.S. #49864, marking the Northeast corner of said Parcel "A" and also being the POINT OF BEGINNING.

PARCEL NO. 2:

A portion of the Northeast quarter of Section 20, Township 2 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at a Brass Cap, in hand hole, marking the Northeast corner of Section 20, from which a Pinal County Highway Department Brass Cap, flush to the pavement, marking the North quarter of Section 20, bears South 89 Degrees 36 Minutes 57 Seconds West, a distance of 2640.14 feet, and from which a ½-inche Rebar, marking the East quarter of Section 20, bears South 00 Degrees 10 Minutes 47 Seconds East, a distance of 2640.62 feet. The said Brass Cap, in Hand hole, marking the Northeast corner of Section 20 is also the POINT OF BEGINNING;
Thence South 00 Degrees 10 Minutes 47 Seconds East along the East Boundary of the Northeast quarter of Section 20, a distance of 33.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel "B";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 33.00 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 40.00 feet to a Set PK Nail with tag R.L.S. #49864, marking a corner of said Parcel "B";

Thence South 00 Degrees 10 Minutes 47 Seconds East parallel to and 40.00 feet West of the East boundary of the Northeast quarter of Section 20, a distance of 379.50 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southeast corner of said Parcel "B";

Thence South 89 Degrees 36 Minutes 57 Seconds West parallel to and 412.50 feet South of the North boundary of the Northeast quarter of Section 20, a distance of 144.80 feet to a Set PK Nail with tag R.L.S. #49864, marking the Southwest corner of said Parcel "B";

Application Checklist:

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

A. Check the appropriate item:

☐ This PAD is being submitted without a zone change request

☒ This PAD is being submitted in conjunction with a zone change request.
The applicant must complete a zone change application. – ***(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).***

B. Hold a Neighborhood/Community Meeting:

☐ **1.** Notify all property owners within 1200' (feet)

☐ **2.** Hold the meeting within five (5) miles of the subject property

☐ **3.** Hold the meeting between 5:00 pm – 9:00 pm

☐ **4.** Include with the application the following:

- ☐ Copy of Notice of Neighborhood/Community Meeting
- ☐ List of property owners notified - ***(Use page 2 of this application)***
- ☐ Minutes of the meeting
- ☐ Attendance sign-in sheet with names & addresses

☑ **C. Submit** a completed **"Agency Authorization"** form ***(if applicable, Use page 4 of this application)***.

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

☑ **1.** Title Page

☑ **2.** Purpose of Request

☑ **3.** Description of Proposal

- ☐ Nature of the Project
- ☐ Proposed Land Uses
- ☐ Building Types & Densities
- ☐ Conformance to adopted Land Use Plans
- ☐ Circulation and Recreation Systems

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

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
  - ☐ Minimum Lot Area
  - ☐ Minimum Lot Width
  - ☑ Minimum Building Setbacks
  - ☑ Maximum Building Height
  - ☑ Minimum Distance between main & detached accessory buildings
  - ☐ Buildable Area
- **Amended Use Tables:**
  - ☑ Permitted Uses
  - ☐ Non-Permitted Uses
- **Utilities & Services Table of type and source:**
  - ☑ Sewer
  - ☑ Water
  - ☑ Electric
  - ☑ Telephone
  - ☑ Police
  - ☑ Fire
  - ☐ Schools
  - ☑ Solid Waste Disposal

☐ 24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

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

- ☐ Zoning Boundaries
- ☐ Street Alignment
- ☐ Open Space
- ☐ Trails

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

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

❑ **1. Site Plan:**

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

- ❑ Location and types of existing and proposed landscaping.
- ❑ Designated Flood Zone

❑ **2. Quantitative Development Data Tables**

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

❑ **3. Submit** an **Open Space & Recreation Plan** ("OSRP") that includes – *Refer to Chapter 2.176*

- ❑ **Reviewed** the Pinal County Open Space & Recreational Area Guideline
- ❑ **Site Analysis**

- Aerial Photo
- Preferred scale of 1"=50' *(maximum scale of 1"=100')*
- Site Analysis should be produced in an **8½" X 11" format for text**
- Site Analysis should be produced in an **24" X 36" format for plans* (coordinate this requirement with your case coordinator)**

❑ Total acreage of proposed development

❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

❑ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulationsystem
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

❑ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

❑ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulationsystem
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

❑ A pedestrian circulation system

❑ A Slope Analysis identifying the following slope categories:

- 1) 0% - 5%
- 2) 5% - 10%
- 3) 10% and greater

❑ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.

❑ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.

❑ Identification of potential view corridors

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

❑ **4. Submit** a **Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC*:

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

❑ **5. Submit a report utilizing the Arizona Game and Fish** ERT online review tool for Habitat and Riparian area identification.

☑ **Reviewed, Met,** and/or **addressed the** following in Chapter 2.176of the PCDSC:

N/A
- ❑ Minimum requirements for Open Space – (Section 130)
- ❑ Uses permitted within open space areas – (Section 140)
- ❑ Uses prohibited within open space areas – (Section 150)
- ❑ Minimum requirements for recreation areas – (Section 160)
- ❑ Minimum requirements for multi-use paths and trails – (Section 170)
- ❑ Minimum requirements for storm water retention & detention basins – (Section 180)
- ❑ Minimum requirements for streetscapes & entryways – (Section 190)
- ❑ Minimum requirements for conservation open space – (Section 200)

❑ **Submit** a **Master Sign Plan** detailing the location and type ofall proposed signage for the project. *(signage must be approved under separate permit, the PAD document cannot alter development standards for signs)*

N/A

☐ **Submit** a **Preliminary Drainage Report***

☐ **Submit** a **Preliminary Traffic Impact Assessment** (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)

☐ **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries

☐ **Aware** that earth fissure maps are available online from theArizona State Geologic Survey.

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

☐ **Submit** separate preliminary reports or master plans for:

- ☐ Storm water drainage
- ☐ Wastewater & Domestic water service.

☐ **Submit** additional materials required for specific types ofcommercial and industrial uses as follows *(as applicable)*:

☐ **Commercial Uses:**

- Retail sales floor area and total area proposed for commercial development
- Type of uses proposed

☐ **Industrial Uses**

- Total Area proposed for industrial uses
- Types of uses proposed
- Anticipated employment for development per major phases

☐ **Standards of:**

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation
- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)

- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

☐ **Complete and Submit the** "Comprehensive Plan Compliance Checklist"

☑ Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees

☑ **Submit** documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/.
Please call or email the Planning Division for more information.

☐ **Submit**

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

OR

☑ An AutoCAD (.dwg file), which includes the following layers:

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

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

☑ **Aware** that all newspaper advertising fees must be paid by the applicant in addition to application fees.

☑ **Aware** that all public works fees are due at application submittal and for each subsequent submittal

☑ **Aware** that on property owner notifications that exceed 30 mail outs the applicant will be responsible for **notice prep and postage**

☑ **Aware** that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

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

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

Sept 21 , 2022

Signature Date

Planned Area Development

For

San Tan Commercial 3

2.65 acres
at
SWC of Ocotillo and Kenworthy Roads

Project Narrative

PZ-046-23; PZ-PD-001-23

Submitted by:

Upfront Planning & Entitlements, LLC

1811 S. Alma School Road #283
Mesa, AZ 85210

Submitted to:

Pinal County
85 N Florence Street Florence,
AZ 85132

August 2023

1. Purpose of Request

Upfront Planning & Entitlements, is pleased to submit for your consideration a Rezone from GR - General Rural to a C-3 PAD General Commercial for these currently vacant parcels. The parcel numbers are 104-22-041A & 104-22-041B located at the southwest corner of the intersection of Ocotillo Rd and Kenworthy Rd in Pinal County. The parcels are on ± 2.65 acres, parcel 104-22-041A being 1.25 acres and parcel 104-22-041B 1.40 acres.



2. Description of Proposal

The property is being proposed to a rezone from GR – General Rural (**see Existing Zoning Exhibit**) to C-3 General Commercial to transform the current vacant parcels into a commercial corner with outdoor baseball batting cages and small retail shops to serve the large residential population of master plans and incoming residents with the addition of the nearby freeway corridors (**see Proposed Zoning Exhibit**). The proposed complex will adhere to all development standards.

Proposed Land Use Summary

Under the proposed development plan, a total of 3 commercial buildings would be proposed. Two stand along retail buildings and an indoor recreational batting cage facility; (**see Conceptual Site Plan**). These commercial uses are proposed as to serve a need of an under served area for commercial uses due to the fast development of residential master plans over the last 10 years with a slower commercial base. This corner being two arterials and its ability to be easily accessed provides a good location to serve those residents. (**see Table 2 - Land Use Summary**).

Commercial

The Proposed Site Plan contemplates a commercial corner with indoor batting cages and some retail shops to cater to the local community and surrounding region. Because of the surrounding land uses, a PAD overlay will be also added to restrict some of those C-3 General Commercial uses which may not be appropriate for this location while still allowing for the retail and recreational batting cages.

Permitted Uses

The project is proposed to provide commercial permitted uses that is consistent with those of the C-3 General Commercial base zoning district, as outlined in **Table 4 - Permitted Uses**. It should be noted that this palette of permitted uses also includes their accessory buildings and uses. Any uses not identified herein, are prohibited.

3. Relationship to Surrounding Properties

The Project is located south of Ocotillo Road and along the west side of Kenworthy Road. Located one-mile to the west of the property is a similarly zoned and a more intense commercial center which also capitalizes on the principal arterial Ocotillo Road and the Regional arterial Roadway Ironwood Road. (**see Vicinity Map**)

The property is generally bounded by low density residential or vacant land. The Comprehensive Plan Land Use classifications, along with he existing zoning and uses for the parcels adjacent to the Property, are listed in the following table (**Table 1 - Adjacent Land Uses**):

Table 1 – Adjacent Land Uses

Direction	Comp Plan Land Use	Existing Zoning	Existing Use
North	Urban Transition	MR	Agricultural
South	Rural Living	GR	Residential
East	Suburban Neighborhood	CB-2	Vacant
West	Rural Living	GR	Residential

4. Public Services

Public Service	Details	Contact	Email	Phone Number
Fire Protection	Rural Metro will be on contract to provide to this site.	Chief Tim Soule	RuralMetroFire@gmr.net	(800)624-5835
Police/ Public Safety	The Pinal County Sheriff's Department will provide law enforcement and protection services for the site. These services will be provided with existing facilities and resources which are adequate for the proposed development.	Chief Deputy Matthew Thomas	Matthew.Thomas@pinal.gov	(520)866-5133
Solid Waste Disposal	The site will have a contract for solid waste collection services.	Victoria	redempticnjunkremoval@outlook.com	(928)750-8701
Schools	Given the proposed project plan there will be no full-time residents aside from the property owner there is no proposed increased demand to the school district.	Priscilla Almanza	palmanza@jocombs.org	(480)987-5300

5. Community Services

The development of any residential community will generate additional demand for community services. In the case of commercial developments there are no residents so no additional community facilities are proposed while the site will serve the adjacent community needs.

6. Location & Accessibility

Location

The project is located in section 20, Township 2 South, Range 8 East, near Queen Creek in unincorporated Pinal County, south of Ocotillo Road and just west of Kenworthy Road. The property is also located in close proximity to the Loop 202 extension as it has an interchange to the north for Kenworthy Road.

Access

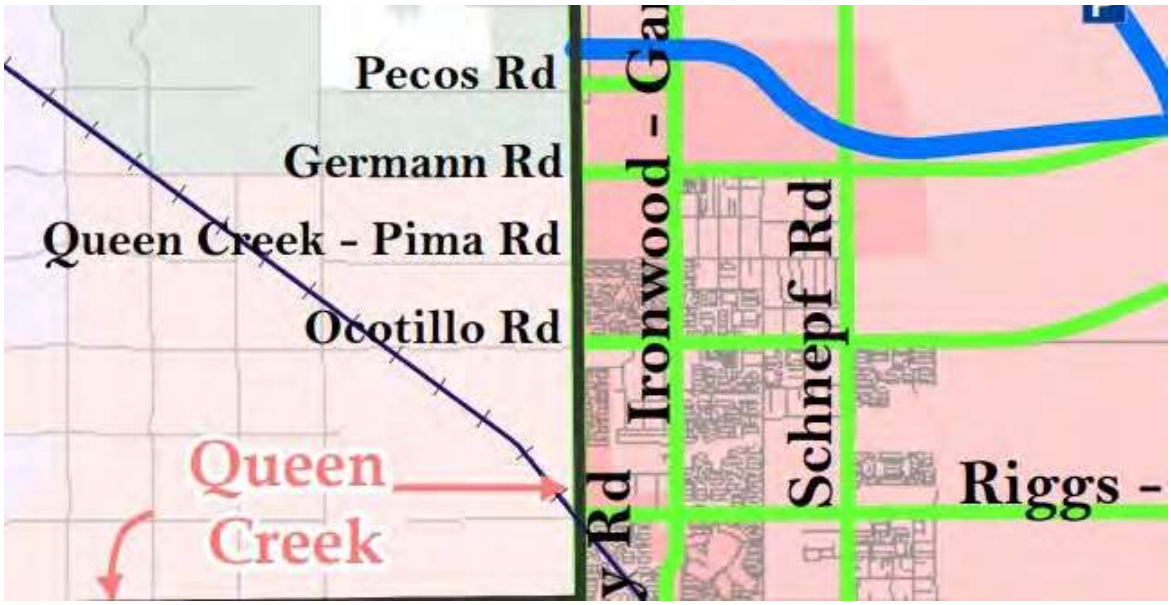
The parcel will be accessed with both Kenworthy and Ocotillo Roads. The project site is also located just to the east of Ironwood Drive, a major regional arterial for the County and Loop 202 freeway extension is also within 3 miles of the site. Ocotillo Road is also in the process of being widened to the north to address regional circulation needs in this part of the County.

Street Improvements

Roadway dedications along Ocotillo and Kenworthy Roads may be required to fulfill the existing ROW dedications along those roads.

7. RSRSM Compliance

The Project's primary access will be via Ocotillo Road which is designated as a Principal Arterial on the 2020 Regional Significant Routes Map Update.



8. Utilities & Services

Water Service

Portable water service will be connected to the Town of Queen Creek water with nearby water lines.

Wastewater Service

Wastewater service will be provided by San Tan Valley.

Electrical Service

Currently the property is within the service area of SRP. Existing infrastructure is able to serve the site.

Cable TV/Data Service

The property is within the service area of Cox and Century Link as well as similar providers.

9. Ownership & Control

All internal driveways and access points will be maintained by the property owner. Dry utility improvements such as electric, natural gas, and data lines, will be owned and maintained by the providers of those services as identified in **(Table 5 - Utilities & Services)**

10. Timing of Development

The project is envisioned to begin development and site plan process as soon as the entitlement is completed.

11. Conformance with Comprehensive Plan

The project is classified as *Moderate Low Density Residential (1 - 3.5 du/ac)* in the Pinal County Comprehensive Plan (**See Comprehensive Plan Exhibit).**

The site is also located with the Gateway / Superstition Vistas Growth Area within the Comprehensive Plan as shown on the County's Comprehensive Plan GIS layers.

The requested C-3 General Commercial zoning conforms to the requirments and goals established in this Comprehensive Plan Land Use category. As indicated on the Comprehensive Plan Compliance Checklist included with this request and attached here to (**See Comprehensive Plan Compliance Checklist)**, the proposed Project is in conformance with the County's Vision Components, including *Sense of Community, Mobility & Connectivity* and *Happy Healthy Residents.*

The application will also respond to the Comprehensive Plan's Vision and specifically addresses a number of goals and policies, including the following:

Policy 3.1.2
"Encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities."

This project location along two arterials and surrounded by so many nearby developments will be able to utilize the existing infrastructure in place and maximize services to the site while providing the needed commercial component to this under-serviced area of the County which residents have often been requesting in public meetings and through the development forums during the San Tan Area Plan outreach process.

Objective 3.4.4
"Promote community development and economic growth through alternative land use and development."

This project provides some commercial uses and employment opportunities in a very large area of residential without nearby services to provide for the entire population. This project will serve the undeserved area and diversity the community and also provide a multi-generational site which serves many demographics.

Policy 3.7.1.5
"Locate compatible land uses along major transportation corridors and protect the viability of these as economic development opportunities."

proposed project is located along and also in close proximity a hub of major transpiration corridors for the San Tan area in Pinal County. This development will further spur the economic vitality of the area demonstrating the need for more services and quality projects.

This proposal is able to provide a higher intensity use while keeping in line with that lower intensity uses with commercial services and restaurants without the need for drive-thrus or more intense projects and users while being able to provide for a community need while also being a low impact to the surrounding community.

12. San Tan Valley Special Area Plan

The project site is located within the San Tan Area Plan. The Area Plan shows the area as Rural Living. The Rural Living category allows for a smaller number of commercial uses which shall be no larger than 5 acres and located along collector or above roadway classifications. This site is located along two arterial roadways and is just under 3 acres. For non-residential uses the development intensity is listed as 0.30 FAR. This proposed project has a FAR of 0.22, therefore meeting the San Tan Valley Special Area Plan requirements.

Adjacent corners to the site are designated as Suburban neighborhoods in the Area Plan.

13. Fences, Walls & Screening

The project proposes fences as required for the project adjacent to residential areas or for proper screening.

14. Landscaping

There are currently existing trees on site however the site will be revegetated as it looks to be previously cleared mostly and the landscaping will meet the County commercial requirements.

15. Preliminary Hydrology & Drainage

Existing Site & Drainage Conditions

The subject property is currently vacant, although there has been significant previous grading activity. The site features very mild slopes, generally less than 0.5% from east to west, which is consistent with the prevailing drainage pattern in the general area. It is possible that the previous grading activity may have interrupted this east to west pattern slightly within the onsite area. Historical aerial photographs at the site also indicate that the southeast portion of the site appears to have been utilized in recent years for some unknown activity, while the western and northern areas of the site appear to have been simultaneously utilized for shallow storm water retention. This activity appears to have ceased since that time, however. The site still features shallow sheet flow over earthen ground generally from east to west.

Storm water from offsite areas is not expected to impact the project site. Kenworthy Road, and the existing Moon Shadow Subdivision on the east side of the project site serve as impediments to offsite flows entering the project site.

Proposed Site & Drainage Conditions

The proposed grading scheme is intended to feature accommodation for onsite storm water discharges in the form of sheet flow over paved surfaces, and possible valley-gutter flow. The site grading would direct these onsite storm water discharges to one of two proposed underground chamber systems with the intent of storing the entire volume of the 1% annual chance (100-year) rainfall-runoff event at the site. Storm water would enter one of these chamber systems through inlet grates/catch basins on the paved surface, which would be located in the northwest and southwest corners of the project site. Disposal of the captured storm water would be through infiltration into the soil below the chambers, and also possibly through an installed drywell if it is found that the soil does not infiltrate quickly enough to meet Pinal County's 36-hour disposal requirement. More detail of the conceptual drainage plan, and the underground chamber systems, can be found in the Preliminary Drainage Report that accompanies this document.

Flood Zone

The property is located outside of any hazardous flood plains, within Flood Zone "X", being outside of the 0.2% annual chance (500-year) flood hazard area. This is identified on the FEMA FIRM Map Panel 04021C0475E with the effective date of December 04, 2007.

16. Commercial Uses

This site is for a proposed commercial corner including retail, restaurant and recreational activities. Commercial uses shall consist of those uses listed in the permitted use table for C-3 General Commercial in ***Table 4.*** Permitted commercial uses shall include uses which can serve the local community as well as some more for the expanded area who wish to use the batting cages which are not currently located nearby. Uses not listed within the table are not permitted.

17. Tables

Table 1 – Adjacent Land Uses

Direction	Comp Plan Land Use	Existing Zoning	Existing Use
North	Urban Transition	MR	Agricultural
South	Rural Living	GR	Residential
East	Suburban Neighborhood	CB-2	Vacant
West	Rural Living	GR	Residential

Table 2 – Land Use Summary

Land Use Designation	Gross Acres	% of Acres
C-3	± 2.65	100%
Total Development Area	± 2.65	100%

Table 3 – Proposed C-3 Commercial Development Standards

Development Standards	C-3 Development Standards	Proposed C-3 Development Standard
Front Yard	20-feet	**10-feet**
Side Yard	0 feet 25 feet for rural/ residential 7 feet for detached accessory dwellings	0 feet **10 feet for rural/ residential** 7 feet for detached accessory dwellings
Rear Yard Setback	25 feet	25 feet
Lot Coverage	NA	NA
Maximum Height	40-feet	40-feet
Wall Heght	Minimum six-foot wall between this zone and a rural or residential zone; minimum ten-foot landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.	Minimum six-foot wall between this zone and a rural or residential zone; minimum ten-foot landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.
Mimimum distance between main buildings:	None; 14 feet between detached accessory building and commercial	None; 14 feet between detached accessory building and commercial
Detached accessory buildings • Min distance to Main building	 7-feet 15-feet	 7- feet 15-feet
• Min distance to front lot line • Min distance to side lot line • Min distance to reat lot line • Maximmum height • Maximum lot coverage	0-feet/ 15- feet abutting rural or residential 4-feet 20’ within required rear yard / 35’ within the buildable area 40% of the min rear yard and any additional space within the buildable area	0-feet/ 15- feet abutting rural or residential 4-feet 20’ within required rear yard / 35’ within the buildable area 40% of the min rear yard and any additional space within the buildable area

Table 4 - C-3 PAD General Commercial Permitted Uses

Use Description	Principally Permitted	Specially Permitted
Amusements such as billiard or pool hall, bowling alley, theaters, gymnasium, arcade, shooting gallery, skating rink, archery range, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis	X	
Assisted living facility	X	
Automotive repair, garages, welding shops, machine shops, outdoor storage or sales	X	
Bar, cocktail lounge, night club, or tavern, not within a restaurant, dance floor permitted	X	
Builders' supplies including sales of lumber	X	
Child care center	X	
Church, subject to the requirements set forth in PCDSC 2.150.220	X	
College and arts, business, technical, and trade schools	X	
Community service agency, library or museum	X	
Government structures, fire district stations, sheriff's facilities, and their accessory uses	X	
Health club or fitness center	X	
Hospital, health care facility or urgent care facility	X	
Light manufacturing or assembling incidental to retail sales by business engaged in manufacturing, processing, assembling, treatment, installation and repair of products	X	
Motel or hotel with accessory uses, including restaurant, incidental retail sales and services, personal services and recreational facilities	X	
Offices	X	
One dwelling unit, conventional construction, as an accessory to an established use	X	
Parks	X	
Private club or lodge, fraternal and service organizations (nonprofit)	X	
Private schools	X	
Restaurant. This allows the following: Indrro and outdoor food service with or without alcoholic beverage service at the table; indoor and outdoor live entertainment; and Drive-through food service for food and nonalcohoic beverages	X	
Restaurant, including a cocktail lounge or bar; dance floor permitted	X	
Retail sales establishments	X	
Sale, rental or display of: automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes, motorcycles and accessories, agricultural supplies and machinery; barber's supplies or beauty shop equipment, boats, clothing or accessories (wholesale), feed (wholesale), garage equipment, hardware (retail or wholesale), household appliances, sewing machines, etc., office equipment (safes, business machines, etc.), orthopedic appliances (trusses, wheelchiars, etc.), painting equipment or supplies (paint, varnish, etc.), pet (no boarding or hospital), tents or awnings (wholesale), secondhand goods: personal, furniture, books, magazines, automobiles, but not secondhand auto parts	X	
School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)	X	

Service establishments	X	
arterial or collector streets; all access lanes within the facility shall be of paved or concrete surface; there shall be a landscaped buffer setback with a minimum six-foot or maximum eight-foot decorative masonary wall; there shall be no razor or barbed wire; and the light source of any outdoor security lighting shall not be visible from adjoining residential properties	X	
Some uses are allowed in all zoning districts based on statutory exemptions or because a governmental entity or governmental agency is performing a governmental function	X	
Veterinary hospitals or kennels, provided no building or structure housing animals is within 40 feet of any site boundary abutting property in a rural or residential zone.	X	
Wireless communication facilities		X

*Note: The permitted uses listed herein shall also include all associated accessory building and uses. *Uses not listed within the table are not permitted

Table 5 - Utilities & Services

Utility	Provider	Contact	Email	Phone
Water Service	Town of Queen Creek	Anayesi Woodward	newmeterrequest@queencreekaz.gov	(480) 358-3450
Wastewater	Town of Queen Creek	Alvero Bonilla	Alvaro.bonilla@queencreekaz.gov	(480) 358-3450
Electrical Service	SRP	Carol Black	help@srpnet.com	(602) 236-8833
Cable TV/ Data Service	Cox	Aun Saing	Aun.saing@cox.com	(877) 984-0183
Solid Waste Disposal	Garbage Guy	CG	info@garbageguy.com	(480) 241-0110
Fire Protection	Rural Metro	Cynthia Aldaco	ruralmetrofire@gmr.net	(800) 624-5835
Police/ Public Safety	Pinal County Sheriff	Contact Sherriff's Office for info	Contact Sherriff's Office for info	(520) 866-5111

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☒ Is consistent with the **Sense of Community** vision component

Please explain:
The Property is being proposed to transform the current parcels into a commercial corner with indoor baseball batting cages. The proposed complex will adhere to all development standards within the PAD. In addition to the batting cages a restaurant and small retail shops are proposed as well to add to the commercial corner.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

The proposal:

☒ Is consistent with the **Mobility and Connectivity** vision component

Please explain:
Roadway dedications along Ocotillo and Kenworthy Roads may be required to fulfill the existing ROW dedications along those roads. The parcel will be accessed from both Kenworthy and Ocotillo Roads. The project site is located just to the east of Ironwood Drive, a major regional arterial for the County and the Loop 202 freeway extension is also within 3 miles of the site.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Economic Sustainability** vision component

Please explain:
The Proposed Site Plan contemplates a commercial corner with a restaurant, indoor batting cages and some retail shops to cater to the local community and surrounding region. These commercial uses are proposed as to serve a need of an underserved area for commercial uses due to the fast development of residential master plans over the last 10 years with a slower commercial base.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☒ Is consistent with the **Open Spaces and Places** vision component

Please explain:
The Property is being proposed to transform the current parcels into a commercial corner with indoor baseball batting cages intended to foster camaraderie in the community through serving various age groups and demographics on one corner.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☒ Is consistent with the **Environmental Stewardship** vision component

Please explain:
The project is located in an infill portion along two major arterials in the County and will utilize natural vegetation and drainage requirements of the county.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☒ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:
This use is appealing and useful to nearby residents as well as the incoming residents for local baseball and softball opportunities, and sit down dining opportunities and engages citizens with their neighbors and surrounding community.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:
This site does not add any residential housing or new residents to the area, however it may in the future provide opportunities for learning sessions with local coaches and parents.

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

☒ Are shown as indicated on the Land Use and Economic Development graphic

☒ Are not shown as indicated on the Land Use and Economic Development graphic

The Comp Plan Land Use graphic depict an area of medium density and Economic Development as employment. The proposed Project is in conformance with the County's Vision Components, including Sense of Community, Mobility & Connectivity and Healthy Happy Residents. It also specifically addresses a number of its Goals and Policies, including the following: Policy 3.1.2, Objective 3.4.4, and Policy 3.7.1.5.

Consistency with the Mixed Use Activity Center Concept

The project land uses:

☐ Meet the Mixed Use Activity Center requirements

☒ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

Mixed use developments incorporate residential, commercial and employment uses. By zoning this property commercial, the venue will serve as a community gathering place, entertainment venue, and education / training while supporting the theme of healthy, happy residents.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

The land use shown on the Comp Plan outlines the area as medium residential, the site is a clustering of multiple services and activities that support community interactin and health.

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

☒ Are consistent with the applicable Planning Guidelines described in the Land Use element

The land uses are consistent with the medium density of 1-3.5 du/acre as the PAD zoning has been modified to ensure the consistency remains as there is not an existing zoning which matches for the commercial uses, restaurant and indoor batting cage facility.

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

☒ Is consistent with the Economic Development element

☐ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The site adds to the economic development needs of the area while supporting growth along Ironwood Drive.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

☒ Clusters development to protect open space and agriculture

☒ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:
The site supports land use transition by encouraging residents to engage as a community while preparing for the land use intensities currently zoned on the surrounding properties and ensuring compatibility that attribute to a healthy, happy lifestyle.

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to <u>all</u> projects/proposals/actions.

The proposal:

☐ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter

☒ Includes additional information about how the development addresses the open space Vision and goals

Please explain:
The site provides ample Neighborhood Commercial goods and services serving the surrounding and anticipated residential population.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

☒ Address environmentally sensitive areas it may impact.

☐ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:
The site does not have any riparian, sensitive habitat or archaeological sensitive areas on site as shown on the map and report in the narrative.

Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

☒ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:
The project is envisioned to begin development and site plan process as soon as the entitlement is completed.



Vicinity Map

UPFRONT
Planning & Entitlements, LLC

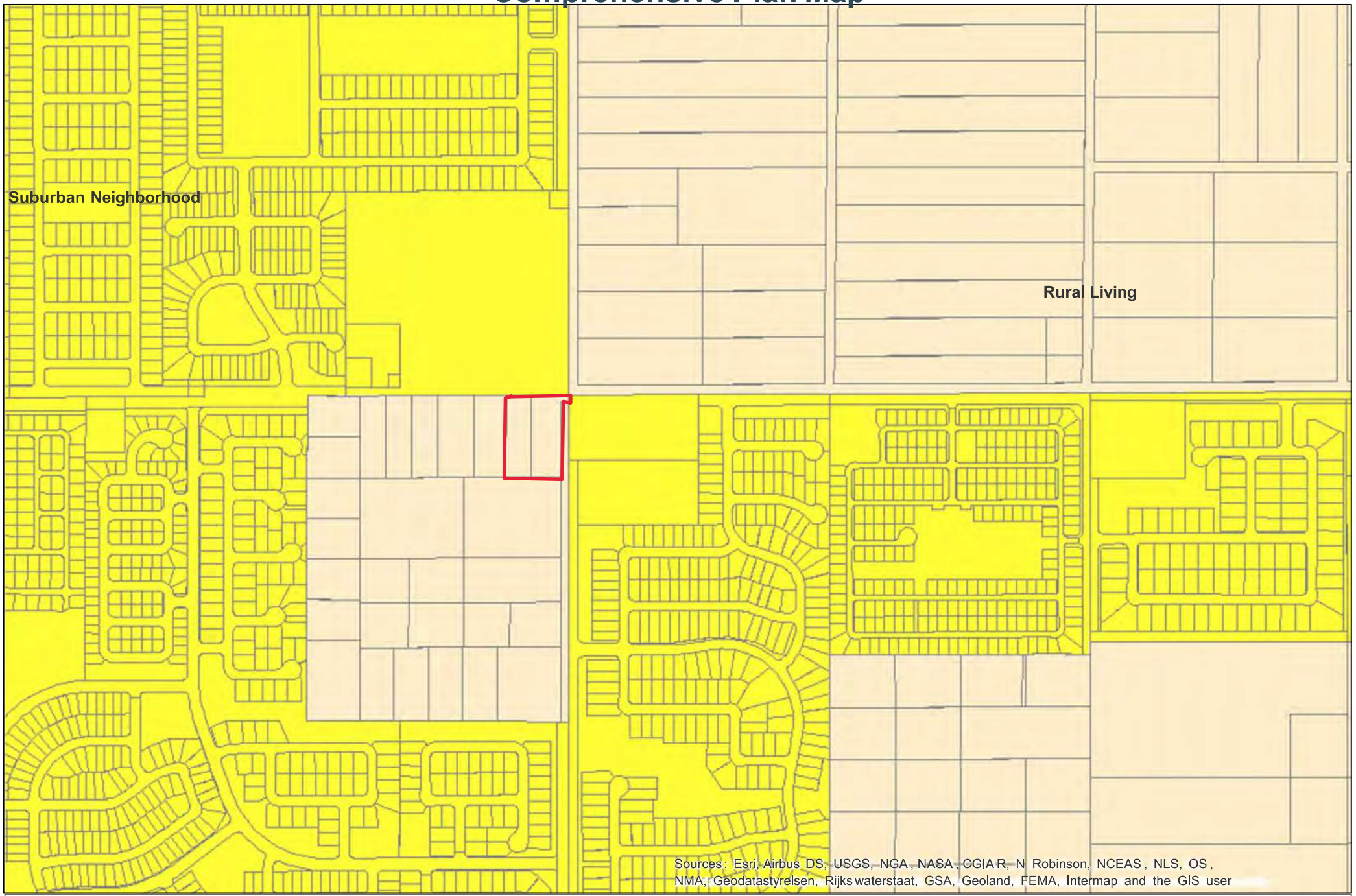


Context Map

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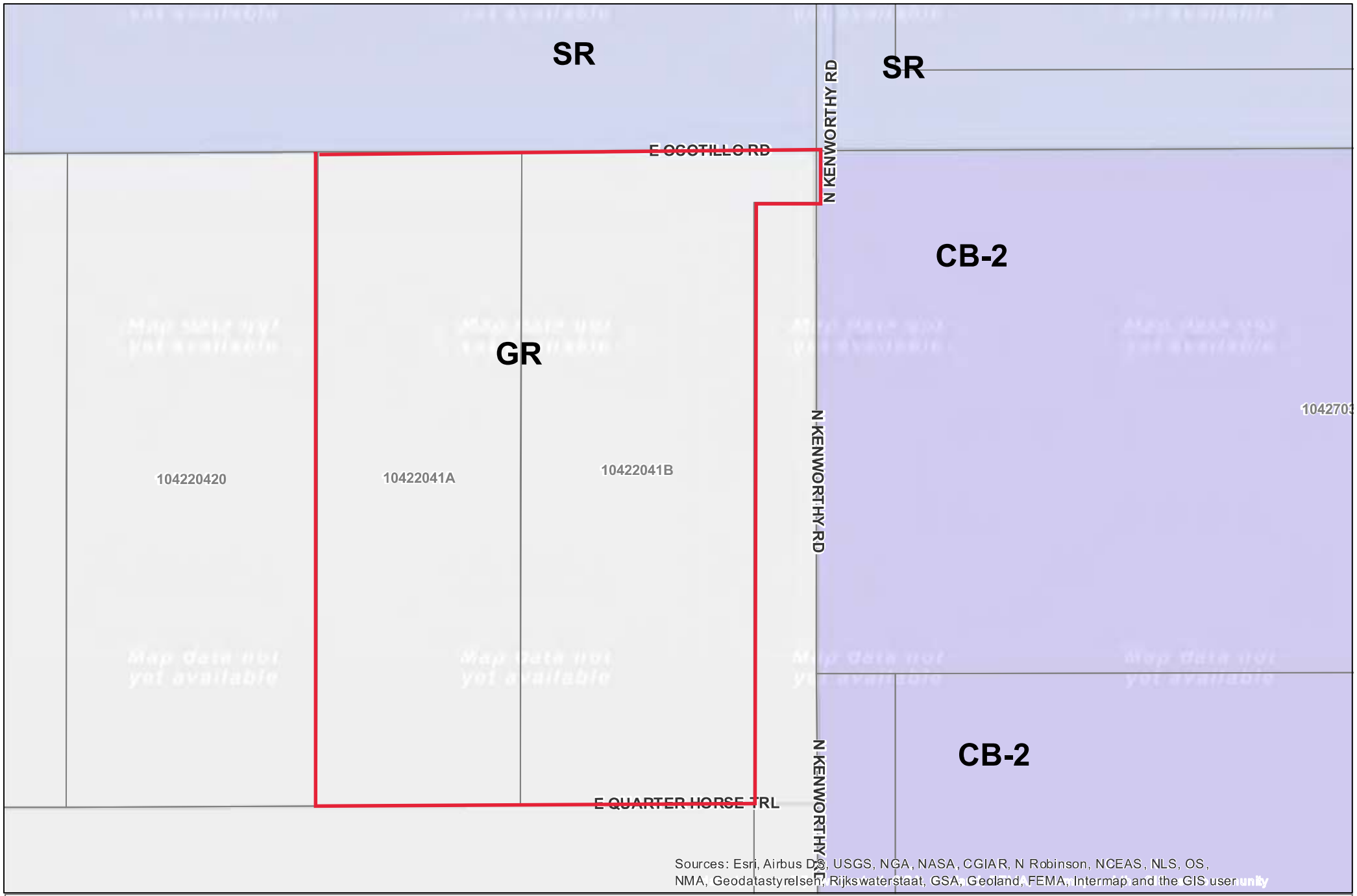
Comprehensive Plan Map



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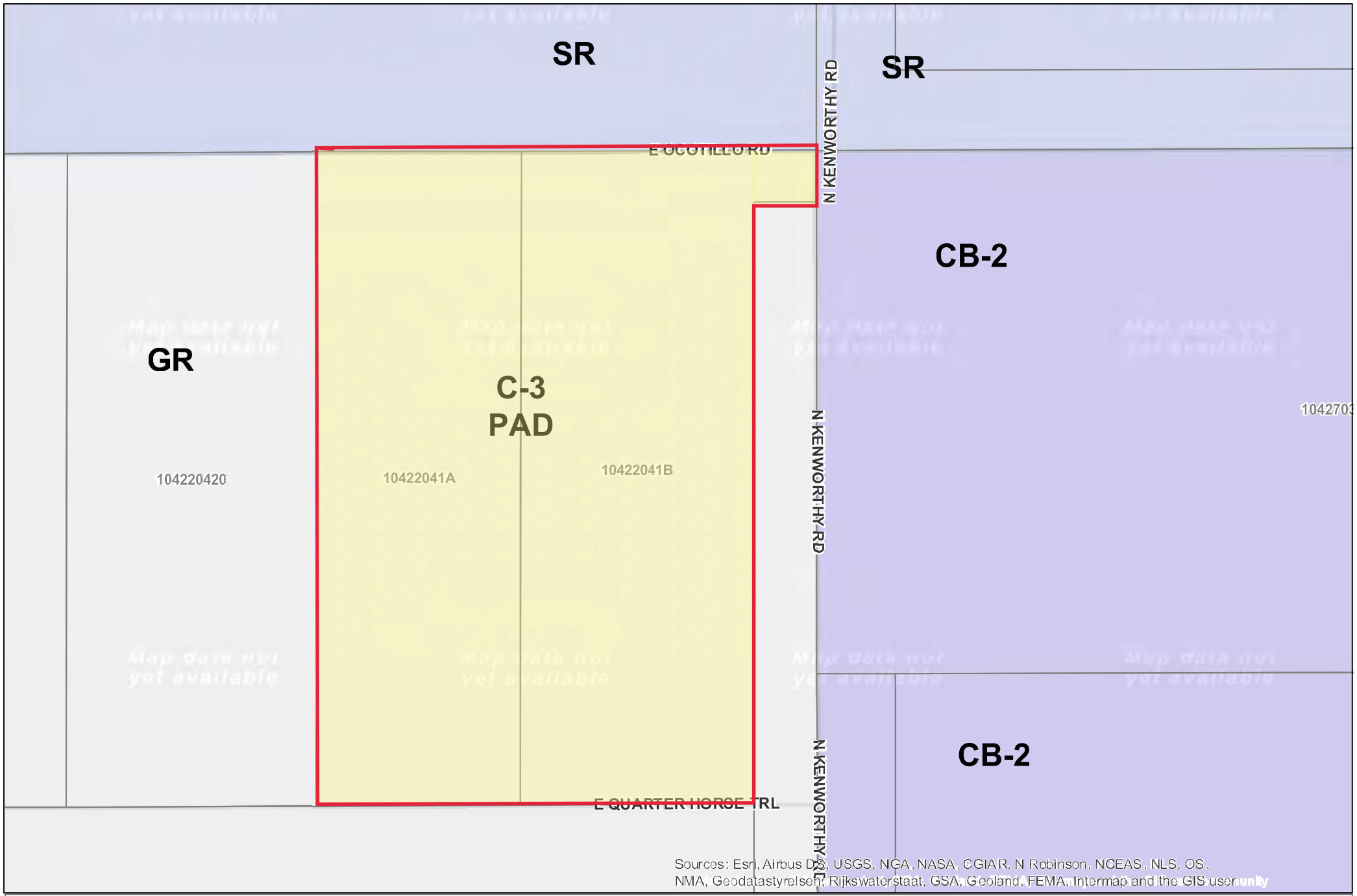
Existing Zoning Map



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Proposed Zoning Map



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PINAL COUNTY

Patrick Roberts <patrick.roberts@pinal.gov>

Case PZ-046-023 and PZ-PD-001-23

4 messages

Kimberly Barnby <kbarnby2016@gmail.com> Thu, Dec 7, 2023 at 4:25 PM
To: "Patrick.Roberts@pinal.gov" <Patrick.Roberts@pinal.gov>

Pinal County Community Development Department,

I am wri ng this email AGAINST the following cases: PZ-046-023 and PZ-PD-001-23 to be permi ed. I do not believe this proposed has the best interest of the community. We have enough commercial complexes in the area and another one is not needed. We were given 1 community mee ng and that is it. I am wri ng this email because my wri en statement was needed by 5pm - we recieved a less than 24 hour no ce of this needing to be submi ed.

Kimberly Barnby
1714 E. Quarter Horse Trail
San Tan Valley, AZ 85140

Patrick Roberts <patrick.roberts@pinal.gov> Thu, Dec 7, 2023 at 4:40 PM
To: Kimberly Barnby <kbarnby2016@gmail.com>

Good afternoon Kimberly,
Your comment has been received, and will be included in the packet going forward. I would like to clarify that the statement referenced from the notice of hearing is not a deadline to receive comments. Comments both written or verbal will be received up until the day of the hearing. The 12/7 requirement has been a standard internal requirement in place to ensure staff has time to prepare documentation of comments for the Planning and Zoning Commission in advance of the hearing. Staff has also obligated to omit this statement from future notices due to its confusing wording. I also received a phone call from Travis Barnby at your address and clarified this topic with him and emailed him a copy of the full case documents. Please let me know if you have any additional questions or concerns.

Thank you,
Patrick Roberts
Senior Planner
Pinal County Development Services
PINAL COUNTY
Patrick.Roberts@pinal.gov
520-866-6409

[Quoted text hidden]

Kimberly Barnby <kbarnby2016@gmail.com> Thu, Dec 7, 2023 at 5:02 PM
To: Patrick Roberts <patrick.roberts@pinal.gov>

Dear Patrick,

And I would like to speak at the hearing.

Okay thank you for the clarification. Is there any way that we can get the verbal information on the physical board changed, so that it will not deter other neighbors from submitting a written statement.

Thank you,