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

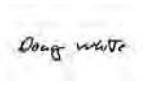
Certificate Of Completion

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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
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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

MEETING DATE: DECEMBER 21, 2023

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-046-23 & PZ-PD-001-23, (SAN TAN 3 PAD)**

CASE COORDINATOR: PATRICK ROBERTS, SENIOR PLANNER

Executive Summary: *Fern Vasi, landowner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting a Rezone and Planned Area Development Overlay to allow for development of a commercial complex.*

If This Request is Approved:
This case will be forwarded to the Board of Supervisors with a favorable recommendation. The applicant will be eligible to pursue site plan review for the commercial complex contingent upon such approval.

Staff Recommendation/Issues for Consideration/Concern:
Staff recommends **approval** of the, Zone Change (PZ-046-23), and Planned Area Development (PAD) overlay (PZ-PD-001-23), with attached stipulations.

LEGAL DESCRIPTION: Legals on file.

TAX PARCELS: 104-22-041A & 104-22-041B

LANDOWNER: Fern Vasi

AGENT: Upfront Planning and Entitlements LLC – Jessica Sarkissian.

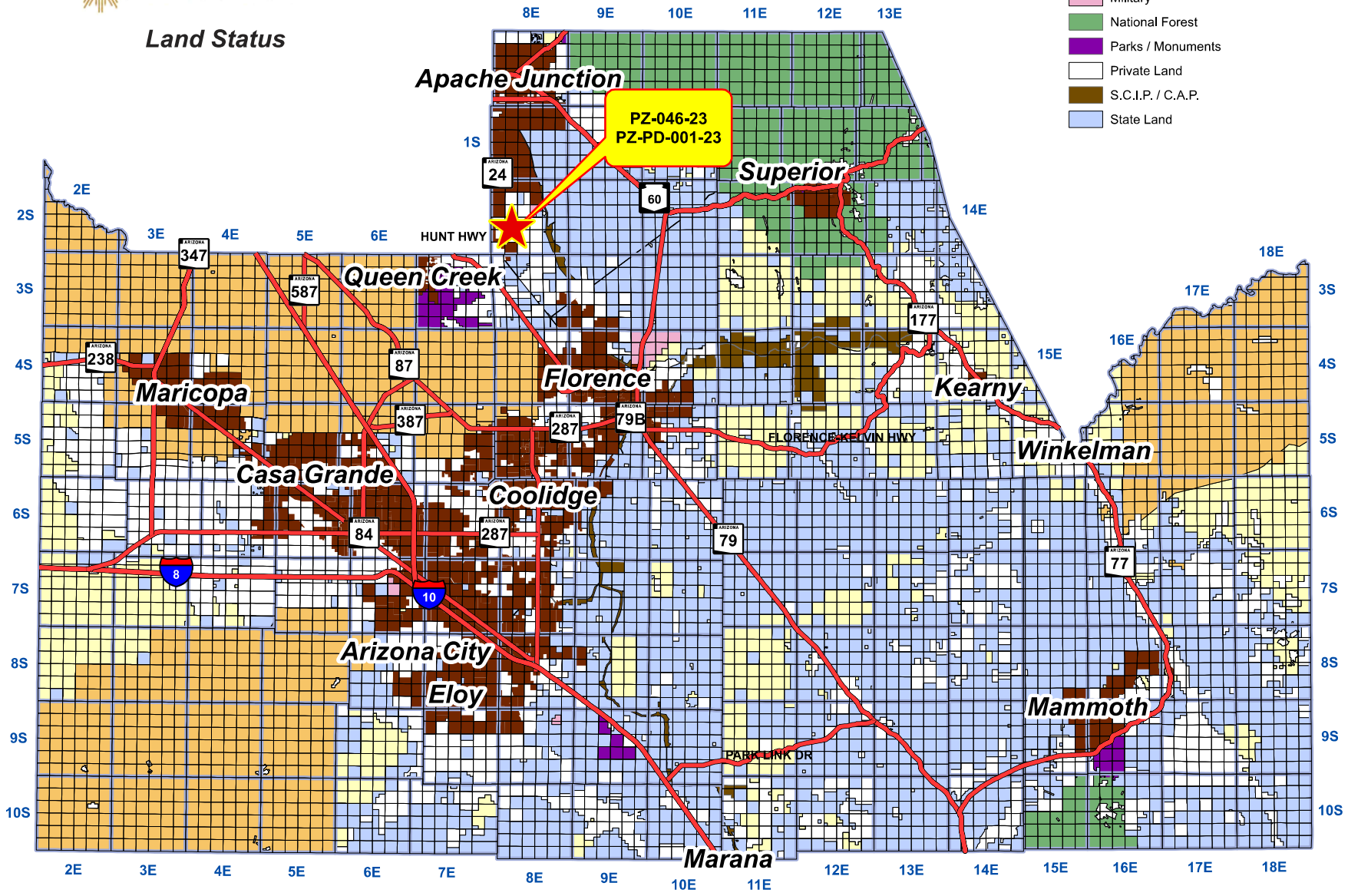
REQUESTED ACTIONS & PURPOSE:

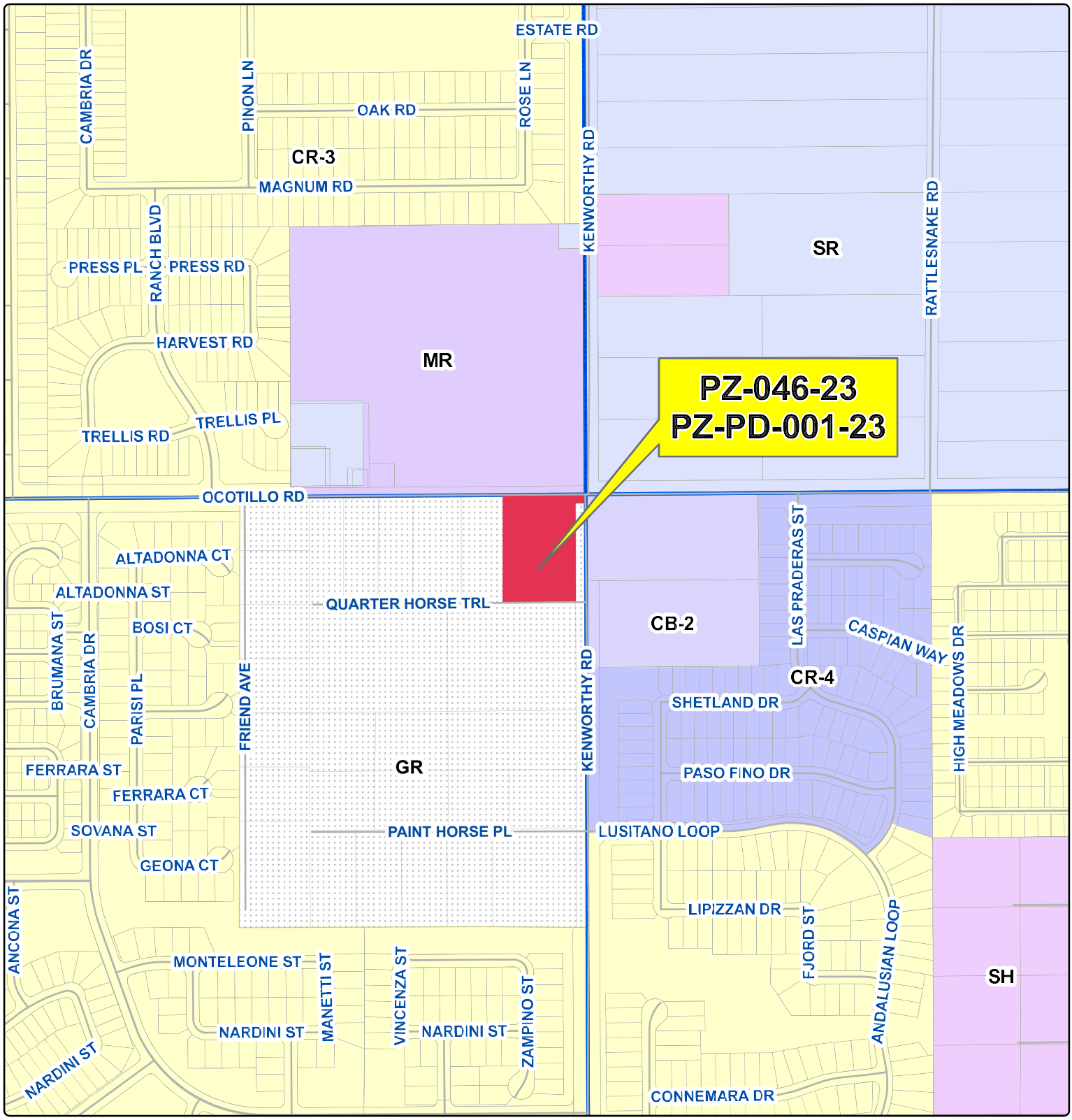
1. **PZ-046-23 – PUBLIC HEARING/ACTION:** Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting an approval of a rezone of 2.65± acres from from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a commercial complex; situated in Section 20, T02S, R08E G&SRB&M; Tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

2. **PZ-PD-001-23 – PUBLIC HEARING/ACTION:** Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.65± acres, situated in the Northern

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

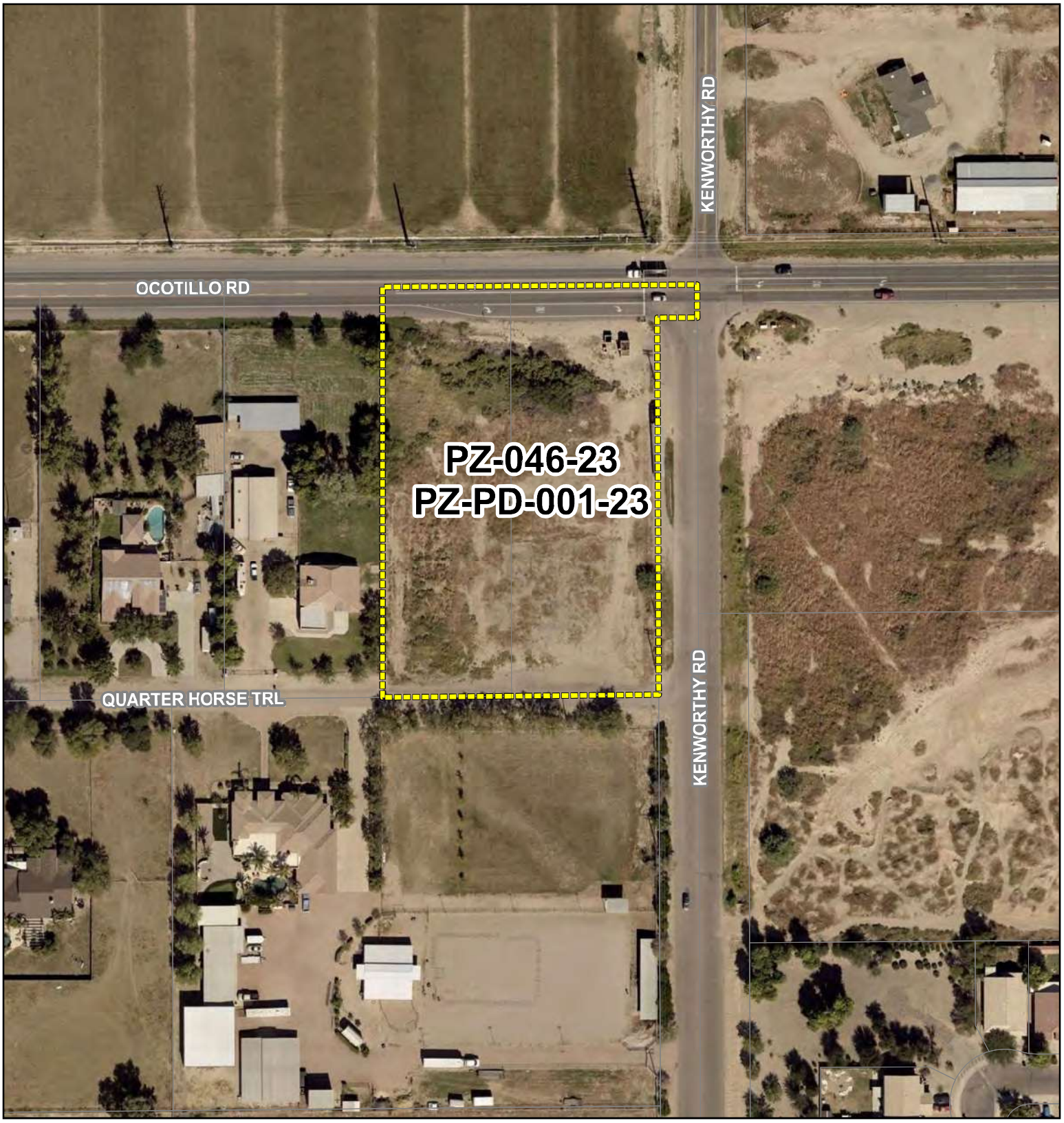
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in the Northern quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

SEC 20, TWN 02S, RNG 08E

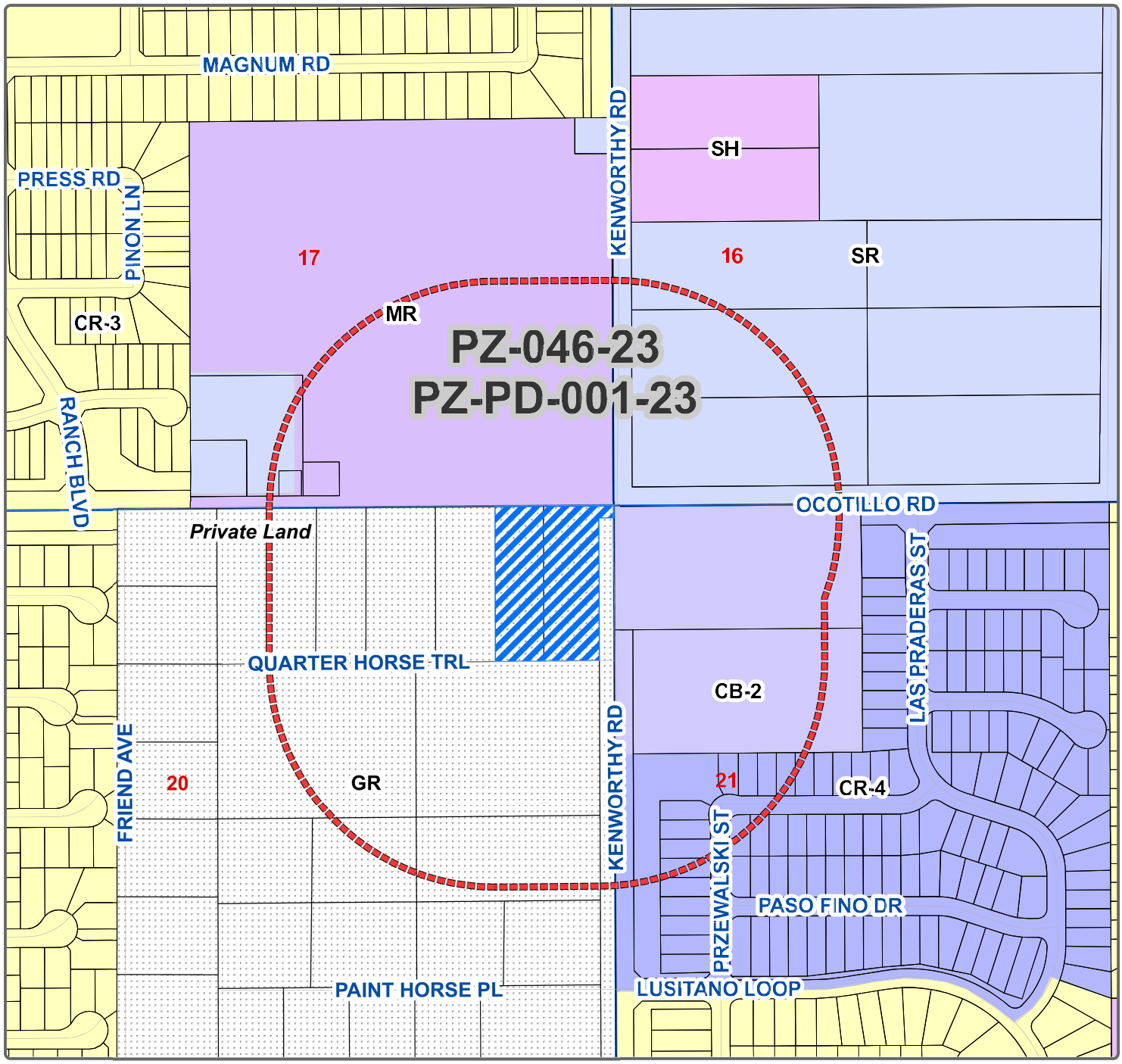
Owner/Applicant: FERN VASI, OWNER, JESSICA SARKISSIAN, UPFRONT PLANNING AND ENTITLEMENTS LLC, AGENT/APPLICANT			
Drawn By: GIS / IT / SAH			Date: 12/04/2023
Sheet No. 1 of 1	Section 20	Township 02S	Range 08E
Case Number: PZ-046-23, PZ-PD-001-23			



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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



Community Development

PZ-046-23 – PUBLIC HEARING/ACTION: Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting an approval of a rezone of 2.65± acres from from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a commercial complex; situated in Section 20, T02S, R08E G&SRB&M; Tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

PZ-PD-001-23 – PUBLIC HEARING/ACTION: Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.65± acres, situated in the Northern quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: STV SAP Rural Living

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in the Northern quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

SEC 20, TWN 02S, RNG 08E

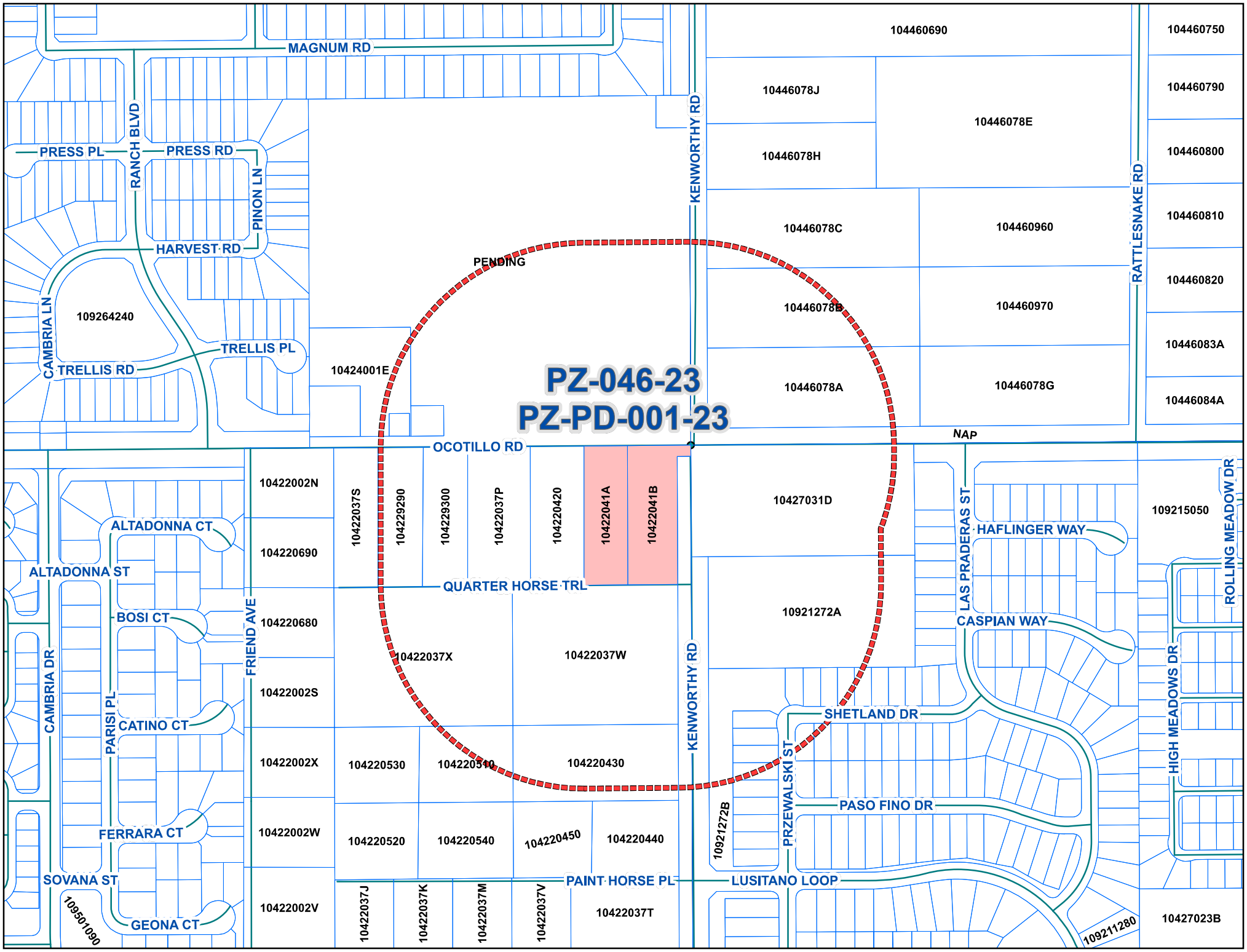
Sheet No. 1 of 1

Owner/Applicant: FERN VASI, OWNER
JESSICA SARKISSIAN – UPFRONT PLANNING AND ENTITLEMENTS LLC, AGENT/APPLICANT

Drawn By:	Date:
GIS / IT/ SAH	12/04/2023

Section	Township	Range
20	02S	08E

Case Number: PZ-046-23, PZ-PD-001-23


PZ-046-23
PZ-PD-001-23
PENDING
MAGNUM RD
PRESS PL
PRESS RD
RANCH BLVD
PINON LN
HARVEST RD
CAMBRIA LN
TRELLIS PL
TRELLIS RD
KENWORTHY RD
RATTLESNAKE RD
OCOTILLO RD
NAP
QUARTER HORSE TRL
ALTADONNA CT
ALTADONNA ST
BOSI CT
CAMBRIA DR
PARISI PL
CATINO CT
FERRARA CT
SOVANA ST
GEONA CT
FRIEND AVE
PAINT HORSE PL
LUSITANO LOOP
PASO FINO DR
SHETLAND DR
PRZEWALSKI ST
LAS PRADERAS ST
HAFLINGER WAY
CASPIAN WAY
ROLLING MEADOW DR
HIGH MEADOWS DR
109264240
10424001E
104460690
10446078J
10446078E
10446078H
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10422002N
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10422929O
10422930O
10422937P
10422042O
10422041A
10422041B
10427031D
109215050
10921272A
10422037X
10422037W
10422002S
10422002X
104220530
104220510
104220430
10422002W
104220520
104220540
104220450
104220440
10921272B
10422002V
10422037J
10422037K
10422037M
10422037V
10422037T
109501090
109211280
10427023B

quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

LOCATION: The subject site is located on the Southwest corner of E Ocotillo Rd and N Kenworthy Rd, approximately 1-mile East of Incorporated Queen Creek within San Tan Valley.

DEVELOPMENT AREA: 2.65± acres

SAN TAN VALLEY SPECIAL AREA PLAN DESIGNATION: Rural Living (0-1 DU/AC);

EXISTING ZONING AND USE: The subject site is zoned General Rural (GR). Current use is vacant land.

SURROUNDING ZONING AND LAND USE:

North: MR Multiple Residence – (PZ-PD-041-22), SR Suburban Ranch.
South: GR General Rural, CR-3 Single Residence.
East: CB-2 General Business, CR-4 Multiple Residence.
West: GR (General Rural), CR-3 Single Residence, MH Mobile Home

PUBLIC PARTICIPATION:

Neighborhood Meeting:	November 15, 2022
Public Notice Mail-Out:	December 5, 2023
Newspaper Advertising:	November 2, 2023
Site Posting:	December 6, 2023

SITE DATA/FINDINGS:
FLOOD ZONE: The subject site is in Flood Zone "X" of minimal floodplain hazard.

ACCESS: This proposed commercial center has indicated two points of Ingress/Egress and appropriate internal circulation plans and parking to meet county requirements for this type of development. Access is proposed off both Ocotillo Road to the north and Kenworthy Road to the east.

HISTORY: The properties are currently owned by Fern Vasi as of 2022, and maintains base zoning of GR (General Rural). This site has remained undeveloped through the extent of its history.

ANALYSIS: The San Tan 3 project, proposing a rezoning and Planned Area Development (PAD), intends to re-designate 2.65± acres of land from GR (General Rural) to C-3/PAD (General Commercial), to allow a commercial complex providing for a strip shopping center, standalone retail and an indoor batting cage facility as shown on the proposed development plan. This project seeks to respond to localized growth in this area and provide commercial services in a centralized area of San Tan Valley.

While the comprehensive plan designation in this area intends to support residential development at or below one dwelling unit per acre, commercial uses are supported as alternate development types within the Rural Living designation on the basis of supporting rural residential development. Such developments must be under five acres in area, and located along collector or higher roadway classifications. Kenworthy Rd and Ocotillo Rd both meet this requirement. As part of the site plan approval for this project, a certain amount of roadway width will need to be dedicated for expansion of these streets to accommodate a level of traffic expected due to this development.

This concept of neighborhood commercial use would bring services specifically catering to local communities. This site is ideal for this type of development given its location on a crossroads of two collector roadways. The northwest corner opposite this project has already been approved by the Board of Supervisors for the Elux at Ocotillo Multifamily development which is currently under site plan review to introduce 269 residential units within direct proximity to this location. Similarly, the nearby Ironwood and Ocotillo Multi-family development approved by the Board of Supervisors introduces 711 new residential units. Additional commercial in this location will offer benefits to the residential growth this region has been experiencing.

Non-residential developments within this designation are also held to a Floor Area Ratio of 0.30 FAR. The intent of this ratio is to promote restrictions to density that would clash with neighboring residential uses and the traditional densities associated with residential areas. This project is 2.65 acres, and offers a Floor Area Ratio of 0.22 under the proposed development plan. Staff finds that while the residential intent of this land use plan is primary, the proposed commercial development is still compliant with the goals of the Special Area Plan.

The following table displays proposed amendments to development standards:

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

The following table displays proposed uses permitted by this proposal:

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 nonalcoholic 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**

The following table displays utilities and services that shall provide service to the proposed development:

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

The **Pinal County Community Development Department Engineering Division,** the **Pinal County Air Quality Control District,** and the **Pinal County Flood Control District have** reviewed the proposal and their respective stipulations are included in this Staff Report.

PUBLIC PARTICIPATION:

To date, the county has received opposition comments from six neighbors regarding the project. Copies of letters received have been included in the packet. Several of these citizens called in to express concern over this proposed development. These concerns included the following list of topics.

- Loss of property value.
- Potential future ownership or uses and compatibility concern.
- Disapproval of introducing commercial uses into a residential area.
- Concern of road maintenance responsibility and degradation.

Several residents also expressed concern regarding county notice requirements. These applicants were concerned that language on the notice of hearing indicated only 24 hours to respond for written comments to be included in the packet. Members of staff have made every effort to clarify this confusion and maintains that public comment is received up until the planning and zoning commission hearing, and beyond the planning and zoning commission hearing in anticipation of the case being brought before the Pinal County Board of Supervisors. While the notice text has been previously vetted to ensure legal compliance, as a result of this misunderstanding, the notice text is being amended going forward to avoid confusion under future cases. The applicant has also received public comments that have been addressed in their citizen review report.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by the Minor Comprehensive Plan amendment, rezoning, and Planned Area Development requests under planning cases PZ-046-23, & PZ-PD-001-23. Furthermore, the Commission must determine that this zone change and PAD amendment overlay will promote the orderly growth and development of the County, at this location and time, and that this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C. NEIGHBORHOOD IMPACT
D. FLOOD CONTROL
E. TRAFFIC IMPACT
F. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Fern Vasi, landowner, Upfront Planning and Entitlements LLC – Jessica Sarkissian, agent/representative, have submitted the proper applications and evidence sufficient to warrant a Community Development Director's recommendation as provided in the Ordinance. Staff provides the following summary and findings together with the information on the previous pages of this staff report:

1. The submitted applications for this land use request are for approval of a rezoning, and Planned Area Development.
2. If the applications are approved, the subject property will be rezoned from the current zoning to C-3 (General Commercial) (2.65± ac), and allow a commercial development on 2.65± ac acres of land.
3. To date, six neighbors have voiced opposition.
4. The property has legal access.
5. Granting of the rezoning and PAD, will require after the time of approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-046-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with one (1) stipulation.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed zoning districts, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward case **PZ-046-23** to the Board of Supervisors with a favorable recommendation.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMENDED MOTION (PZ-046-23): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 1 stipulation as listed in the staff report:***

1. Approval of this zone change (**PZ-046-23**) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PD-001-23): Staff finds, with the testimony and evidence provided and presented, that this PAD amendment request will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan. Staff recommends that the Commission forward **PZ-PD-001-23** to the Board of Supervisors with a favorable recommendation with the attached stipulations.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMEND MOTION (PZ-PD-001-23): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 10 stipulations as listed in the staff report:***

1. The stipulations listed herein pertain to the area described in case PZ-PD-001-23;

2. Approval of this PAD (PZ-PD-001-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

3. San Tan 3 Planned Area Development (PAD) Overlay District (PZ-PD-001-23) is to be developed as shown by the site plan/development plan dated August 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-046-23;

5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

7. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat being scheduled for the Planning & Zoning Commission;

8. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

9. All right-of-way dedication shall be free and unencumbered;

10. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

Date Prepared: 12/14/23
Date Revised: 12/15/23

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **21st** DAY OF **DECEMBER, 2023**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONE** AND **A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT AMENDMENT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-046-23 – PUBLIC HEARING/ACTION: Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting an approval of a rezone of 2.65± acres from from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a commercial complex; situated in Section 20, T02S, R08E G&SRB&M; Tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

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

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

DATED ON THIS **26th** DAY OF **OCTOBER, 2023** by Pinal County Planning & Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 2973, FLORENCE AZ 85132 NO LATER THAN 5:00 P.M. ON **DECEMBER 7th, 2023**. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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

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PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

NO LATER THAN 5:00 PM ON DECEMBER 7th, 2023
Contact for this matter: Patrick Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409

***Anything below this line is not for publication.*]**
PUBLISH ONCE:
Pinal Central Dispatch

CASA GRANDE VALLEY NEWSPAPERS INC
200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1| Memo Bill Period	2| Advertiser/Client Name
10/2023	UPFRONT PLANNING & ENTITLEMENT

23| Total Amount Due	*Unapplied Amount	3| Terms of Payment
83.56		

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00

4| Page Number	5| Memo Bill Date	6| Billed Account Number	7| Advertiser/Client Number
1	10/31/23	19218 CHRIS.	19218

8\| Billed Account Name and Address

UPFRONT PLANNING & ENTITLEMENTS, LLC
2733 N. POWER RD #102-482
MESA AZ 85215

Amount Paid: _____

Comments:

Ad #: 183837

Please Return Upper Portion With Payment

10| Date	11| Newspaper Reference	12|13|14| Description-Other Comments/Charges	15| SAU Size 16| Billed Units	17| Times Run 18| Rate	19| Gross Amount	20| Net Amount
11/02/23	183837	PZ-046-23	1.0X14.19	1		
	PWEEK	NOTICE OF PUBLIC HEARI	14.25	82.08	82.08	83.56
		11/02				
		CGIT CGPC				
	AZTPT	AZ TPT TAX		1.48		

PAID
10-31-23

Statement of Account - Aging of Past Due Amounts

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23| Total Amount Due
0.00	0.00	0.00	0.00		83.56

CASA GRANDE VALLEY NEWSPAPERS INC.
(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24| Invoice	25| Advertiser Information			
	1| Billing Period	6| Billed Account Number	7| Advertiser/Client Number	2| Advertiser/Client Name
183837	10/2023	19218	19218	UPFRONT PLANNING & ENTI

STATE OF ARIZONA

COUNTY OF PINAL } ss.

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PO BOX 749
FLORENCE, AZ 85132
NO LATER THAN 5:00 PM ON DECEMBER 7th, 2023
Contact for this matter: Patrick Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone # (520) 866-6409
No. of publications: 1; date of publication: Nov. 02, 2023.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Pinal Central Dispatch, a newspaper section published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issue. The publications thereof having been on the following date:

11/02/2023

PINAL CENTRAL DISPATCH

By K K Cooper
agent and/or publisher of the Pinal Central Dispatch

Sworn to before me this 13th
day of Nov. A.D., 2023

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

Vicki Morris
Notary Public
Pinal County, Arizona
My Comm. Exp. [illegible]-20-24
Commission [illegible]

CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 12/6/23.

PLANNING & DEVELOMENT DEPARTMENT

BY:  Patrick Roberts, Senior Planner DATED: 12/15/23

[signature] *[print name and title*]

[*Insert copy of notice(s) that was/were posted, which should be the same as the published/mailed notice*.]

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FLORENCE, AZ 85132

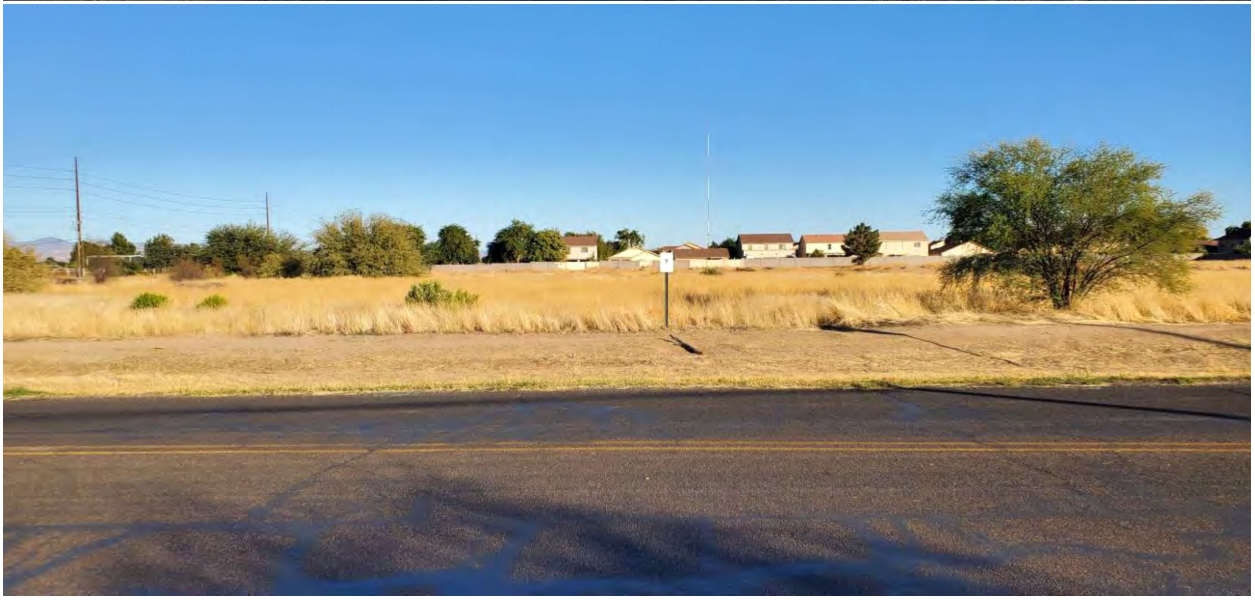
NO LATER THAN 5:00 PM ON DECEMBER 7th, 2023
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PUBLISH ONCE:
Pinal Central Dispatch

Kenworthy Rd:







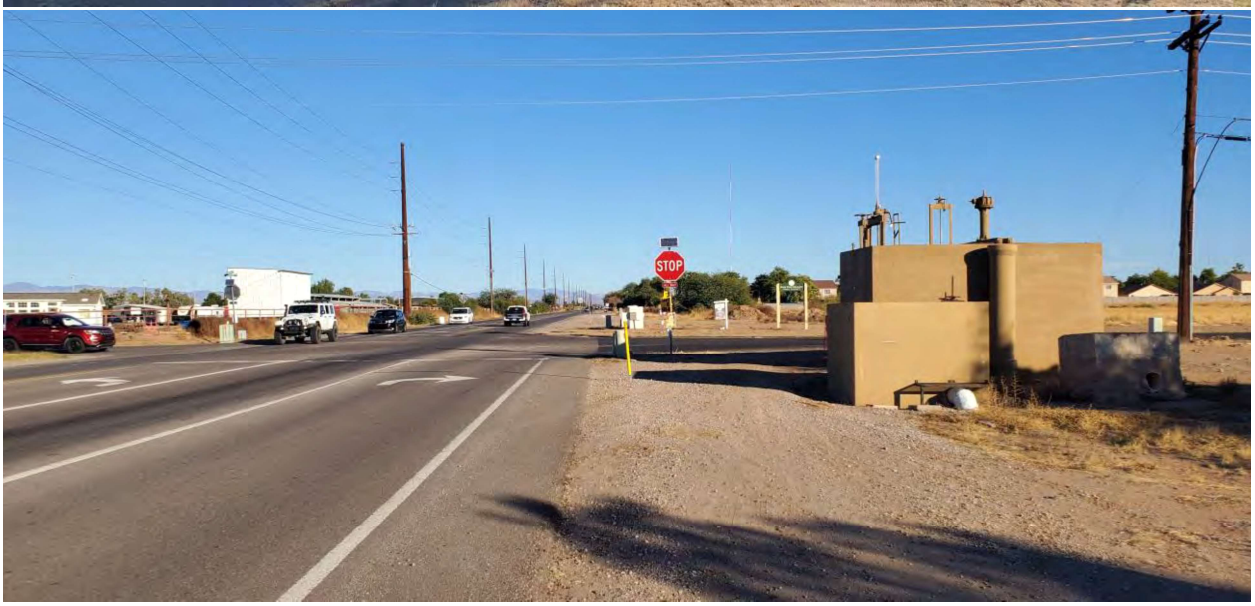

PINAL COUNTY
Public Hearings
Case Number: PZ-046-23 & PZ-PD-001-23 (San Tan 3)
Existing Zoning: GR
Proposed Zoning: C-3 PAD
Commercial Acreage: 2.65 acres
Applicant Name: Upfront Planning & Entitlements, LLC; Jessica Sarkissian
Applicant Phone Number: 480-221-6150
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
Public Hearing
NOTICE


PINAL COUNTY
Public Hearings
Case Number: PZ-046-23 & PZ-PD-001-23 (San Tan 3)
Existing Zoning: GR
Proposed Zoning: C-3 PAD
Commercial Acreage: 2.65 acres
Applicant Name: Upfront Planning & Entitlements, LLC; Jessica Sarkissian
Applicant Phone Number: 480-221-6150
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
Public Hearing
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Ocotillo Rd:


HAY


PINAL COUNTY
Public Hearings
Case Number: PZ-046-23 & PZ-PD-051-23 (San Tan 3)
Existing Zoning: GR
Proposed Zoning: CI-1 PAD
Commercial Acreage: 2.85 acres
Applicant Name: Upfront Planning & Entitlements, LLC.
Jessica Sarkissian
Applicant Phone Number: 480-221-6150
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
Public Hearing
NOTICE


STOP




PINAL COUNTY
Public Hearings
Case Number: PZ-046-23 & PZ-PD-001-23 (San Tan 3)
Existing Zoning: GR
Proposed Zoning: C-3 PAD
Commercial Acreage: 2.65 acres
Applicant Name: Upfront Planning & Entitlements, LLC; Jessica Sarkissian
Applicant Phone Number: 480-221-6150
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
Public Hearing
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF DECEMBER 2023, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

PZ-PD-001-23–PUBLIC HEARING/ACTION: Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting an approval of a rezone of 2.65± acres from from **GR (General Rural Zone)** to **C-3 (General Commercial Zoning District)**, to allow development of a commercial complex; situated in Section 20, T02S, R08E G&SRB&M; Tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

PZ-PD-001-23–PUBLIC HEARING/ACTION: Fern Vasi, owner, Jessica Sarkissian – Upfront Planning and Entitlements LLC, agent/applicant, requesting approval of a **Planned Area Development (PAD)** Overlay District, to apply C-3 PAD development standards on 2.65± acres, situated in the Northern quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 104-22-041A and 104-22-041B (legal on file), located on the southwest corner of Ocotillo Rd and Kenworthy Rd in San Tan Valley, in Pinal County.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#

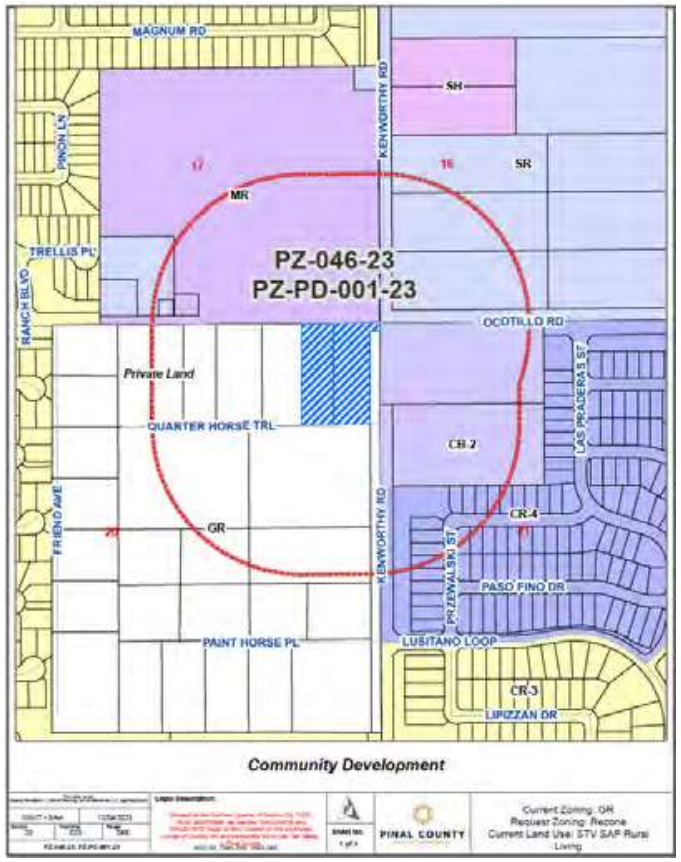
ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above), your name, address, telephone number and property tax parcel number (Print or type) A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing.

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

WRITTEN STATEMENTS FOR OR AGAINST THE PROPOSAL MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N.FLORENCE STREET) FLORENCE, AZ 85132, OR BY EMAIL TO THE CASE COORDINATOR INDICATED BELOW.

NO LATER THAN **5:00 PM ON DECEMBER 7, 2023**
Contact for this matter: Patrick Roberts, Senior Planner
e-mail address: Patrick.roberts@pinal.gov
Phone # (520) 866-6409



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85123

NOTICE OF PUBLIC HEARING

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 #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";

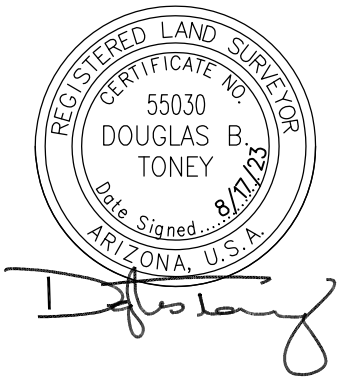
THENCE SOUTH 89 DEGREES 36 MINUTES 57 SECONDS WEST PARALLEL TO AND 33.00 FEET SOUTH OF THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 40.00 FEET TO A SET PK NAIL WITH TAG R.L.S. #49864, MARKING A CORNER OF SAID PARCEL "B";

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.



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.:
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City/ST/Zip:

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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/. *

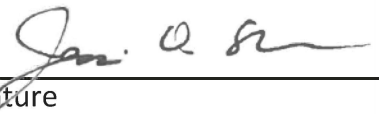
   a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

   ** 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*