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

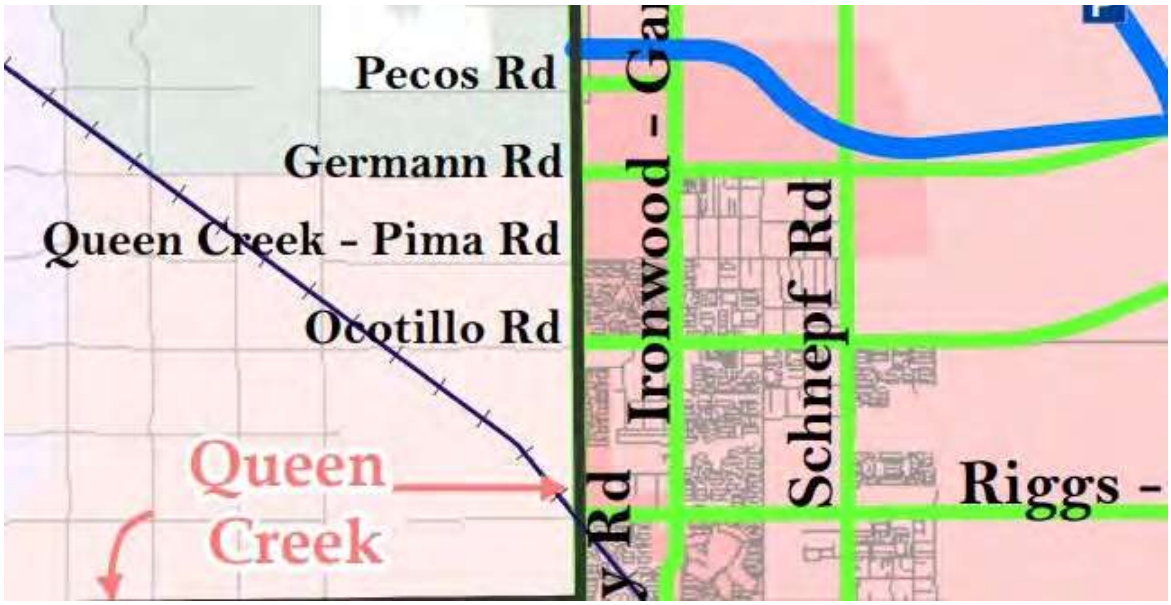
The parcel will be accessed with both Kenworthy and Ocotillo Roads. The project site is also located just to the east of Ironwood Drive, a major regional arterial for the County and Loop 202 freeway extension is also within 3 miles of the site. Ocotillo Road is also in the process of being widened to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

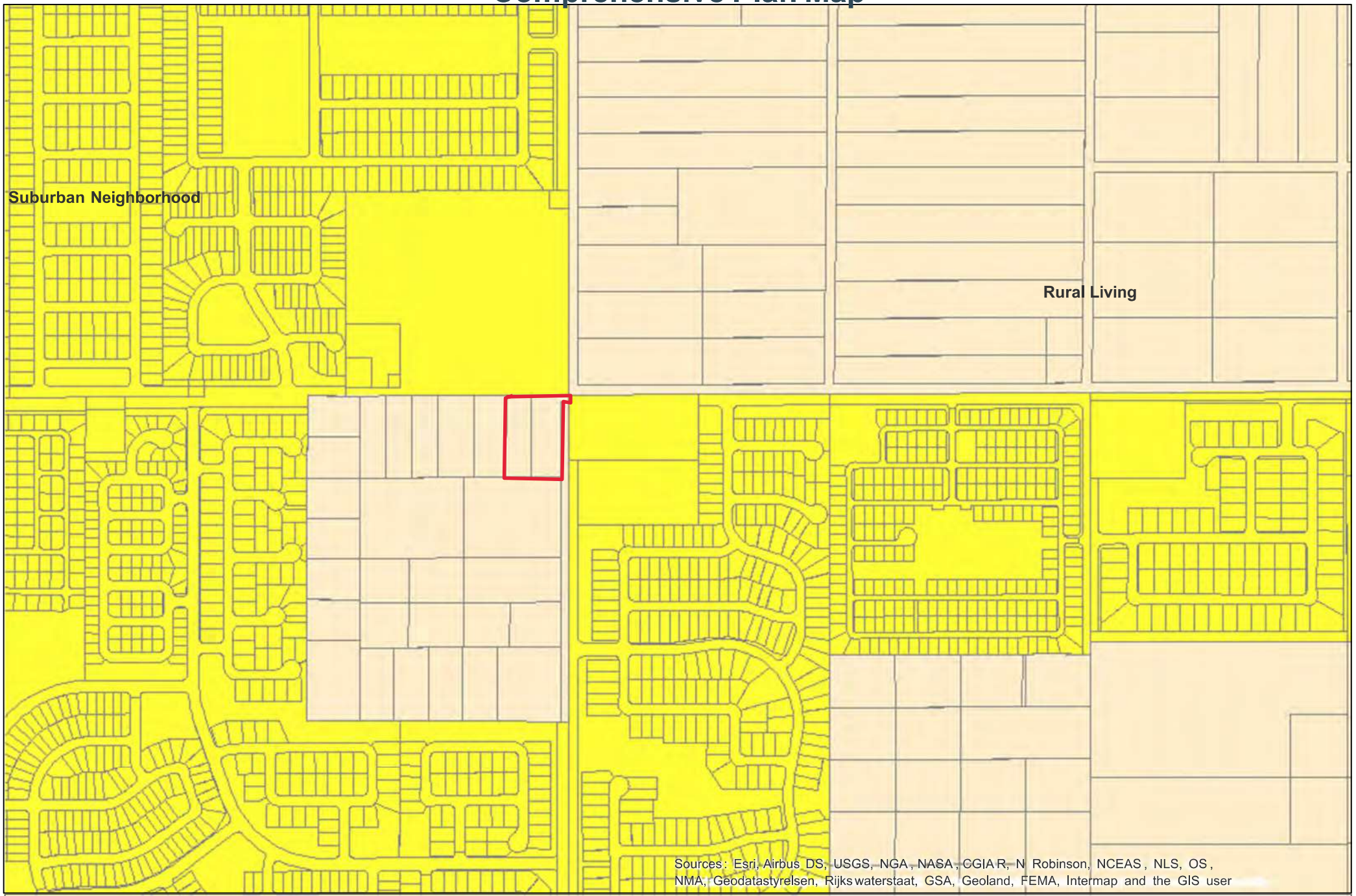


Context Map

UPFRONT
Planning & Entitlements, LLC

PINAL COUNTY
WIDE OPEN OPPORTUNITY

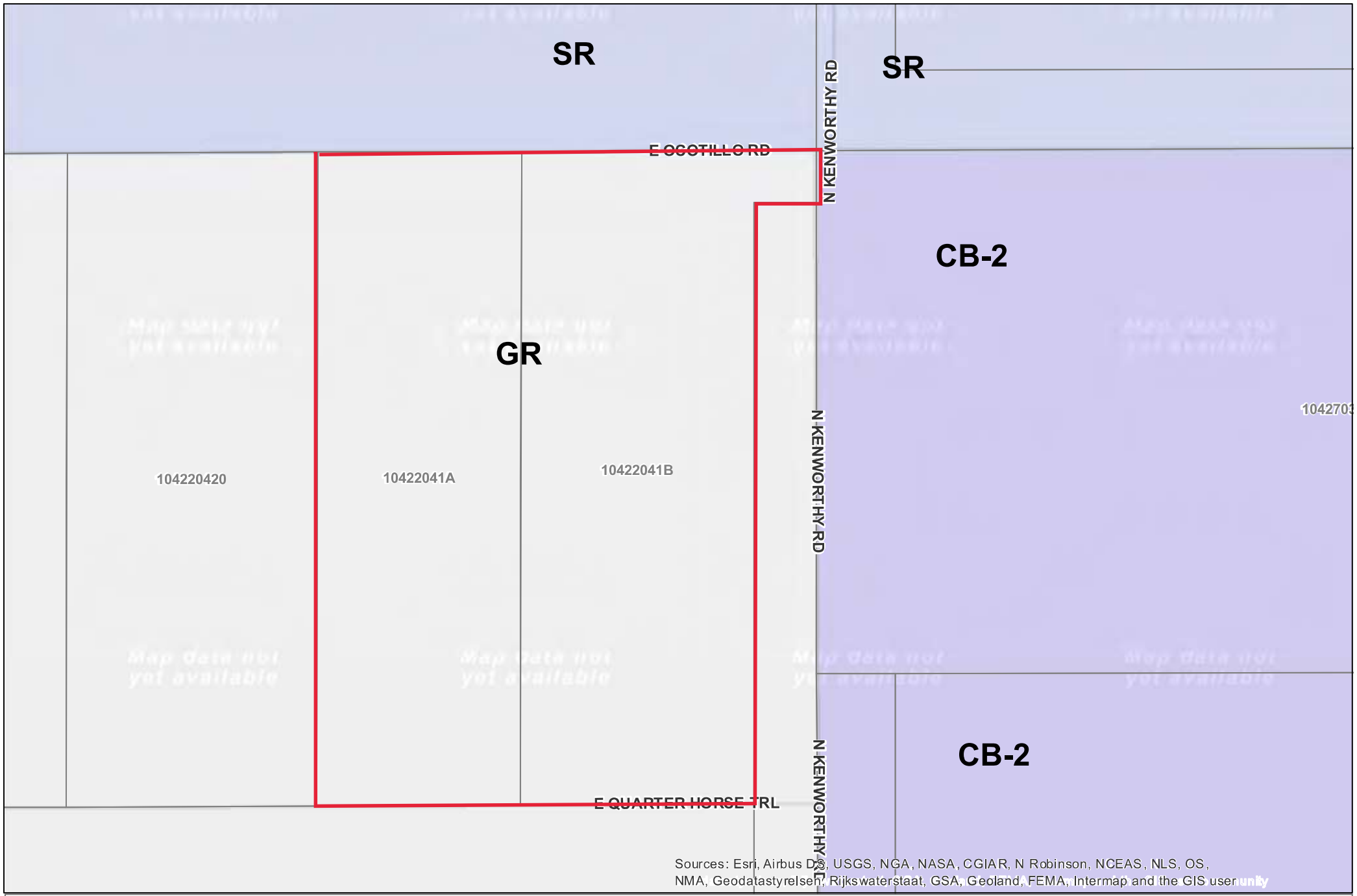
Comprehensive Plan Map



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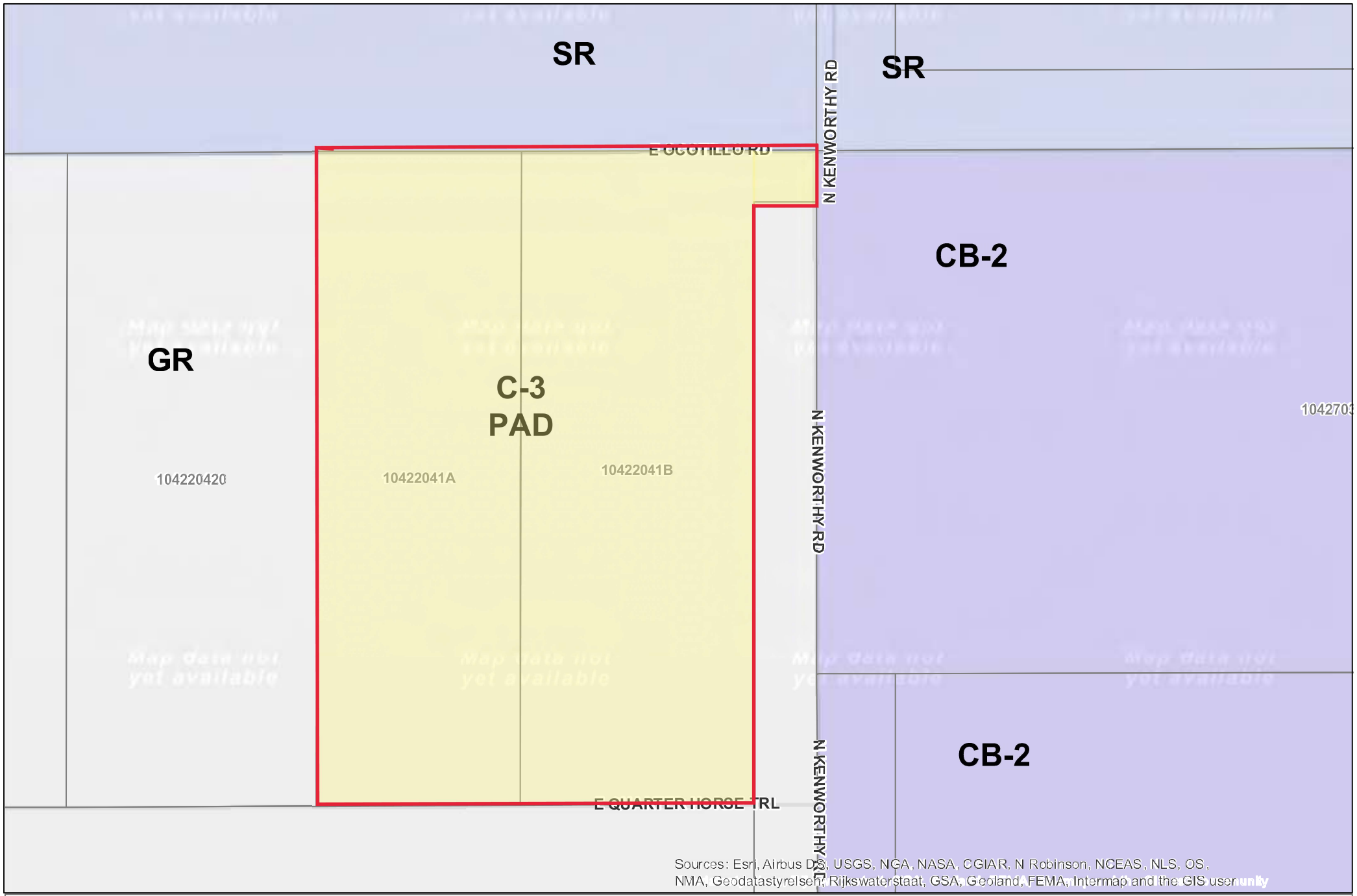
Existing Zoning Map



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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,

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

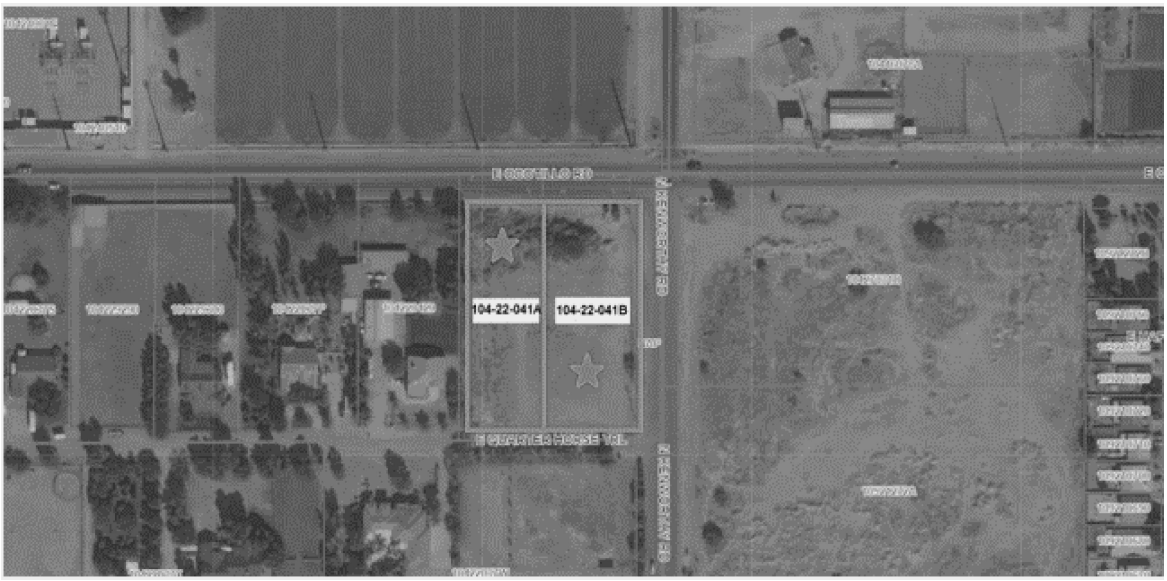
A project is being proposed within your vicinity in Pinal County at the site listed below. As required by the County, this notice is being sent to you because a property listed in your name is located within 1,200 feet of the site. This notice is being sent to you to inform you of this proposal and to provide you with an opportunity to relay any questions, issues, or concerns regarding this proposed project to the contact person listed below. This site has not yet been formally submitted to the County for a rezone.

Request: Rezoning with a PAD request to rezone the site from GR to C-3 PAD for retail shops and an indoor batting cage facility.

Proposal: Rezone to allow commercial use of indoor batting cage facility and retail shops.

Location: Located at the southwest corner of the intersection of Ocotillo Rd and Kenworthy Rd.

Size: 2.65 acres

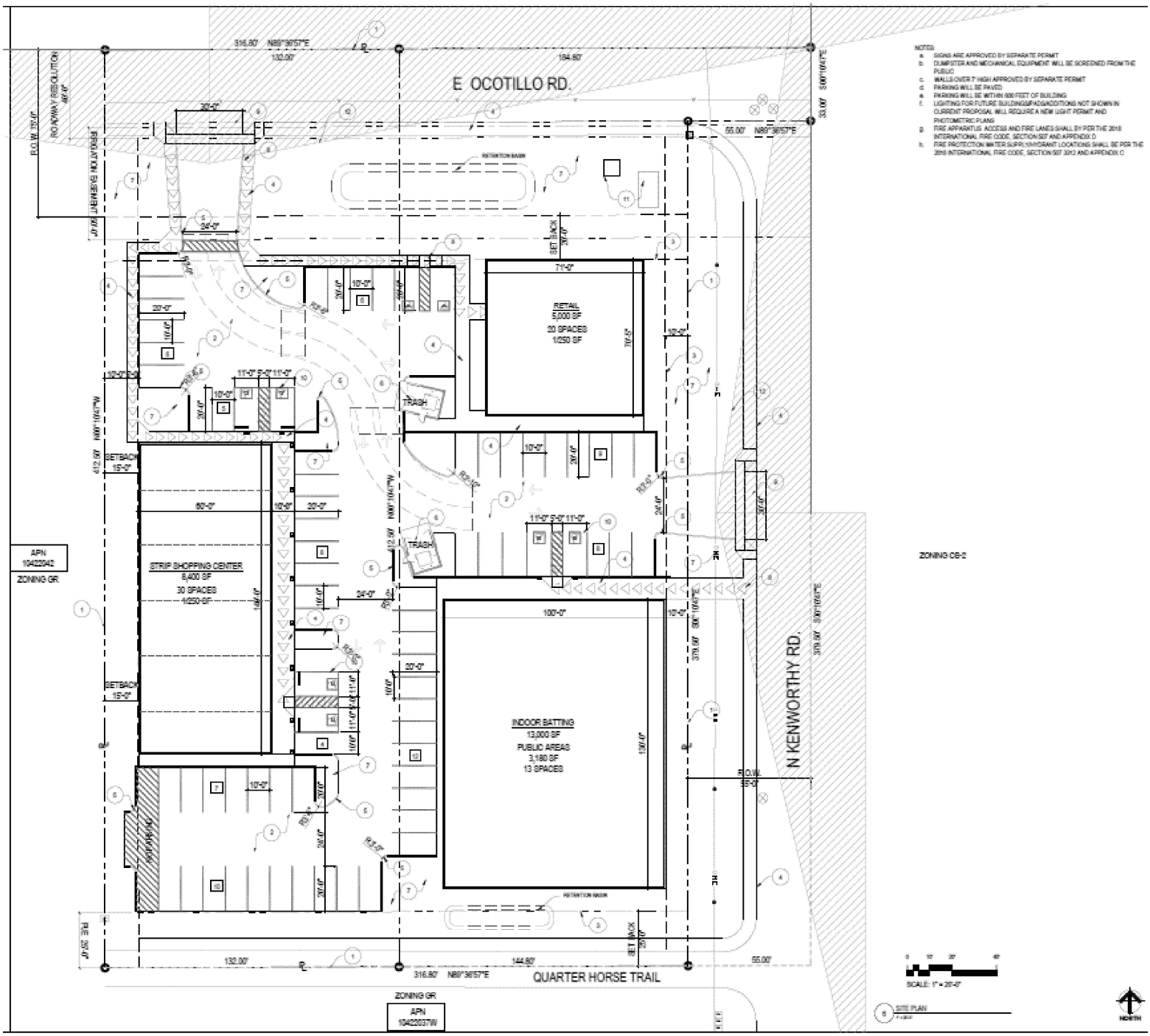


You are cordially invited to a neighborhood meeting regarding this proposed rezoning in your area.

Tuesday, November 15th, 2022
5:30 pm
Simonton Elementary; Multi-Purpose Room
40300 N Simonton Blvd, San Tan Valley, AZ 85140

If you have any questions regarding this Neighborhood Meeting please contact Jessica Sarkissian at Jessica@UpfrontPlanning.com or by phone at: (480) 221-6150.

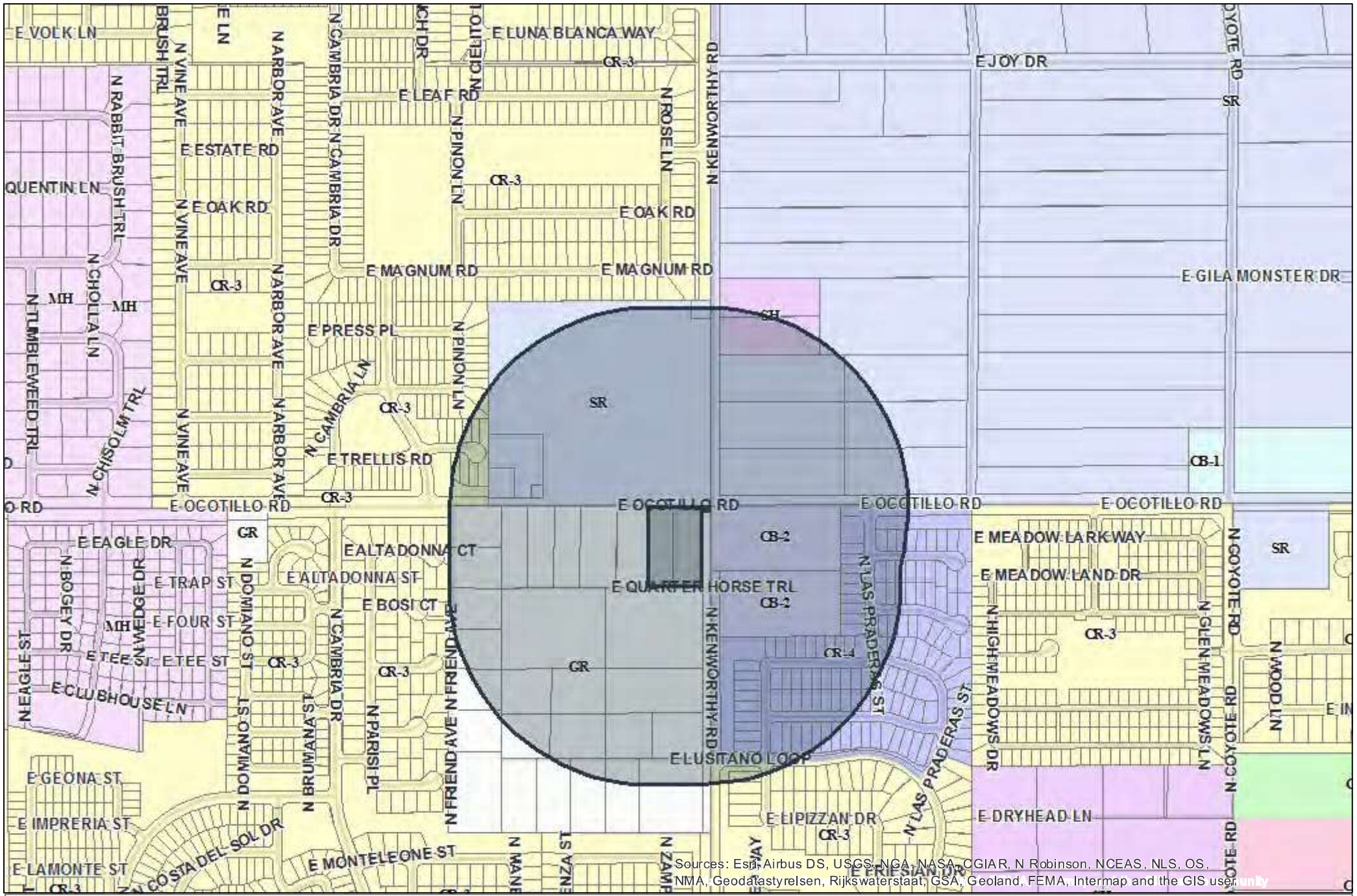
THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE IF THE APPLICATION IS SUBMITTED OR SCHEDULED FOR HEARING.



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PINAL COUNTY
WIDE OPEN OPPORTUNITY

1200' Buffer Map



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user...

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Pecan 3 Commercial

Neighborhood Meeting Sign-In Sheet

Tuesday, November 15, 2022; 5:30 pm

Simonton Elementary Multi-Purpose Room: 40300 N Simonton Blvd, San Tan Valley, AZ 85140

NAME	ADDRESS	PHONE	EMAIL
Amber Knapp	1811 S Alma School Rd #283, Mesa, AZ 85210		Amber@upfrontplanning.com
Jessica Sarkissian	1811 S. Alma School Rd #283, Mesa, AZ 85210	480-221-6150	Jessica@upfrontplanning.com
Pete Acquisto		505-235-8070	minisilver@aol.com
Dave Hanson	1649 E Paint Horse PL 85140	480-226-0746	
Dd Dimarco	1547 Dobbs	45-794-0042	
Alex Botsford	3371 W Goldmine Mine Cir		
Travis Barnby	1714 E Quarter Horse Trl	480 694 8040	
Kimberly Barnby	1714 E. Quarter Horse Trail 85140	480 694 8040	
Amado de la Rua	1620 E Quarter Horse trail	602 573-1037	
Jill Germaine	1535 E Paint Horse Pl	602-885-1348	jagermaine8@gmail.com
Rich Germaine	1535 E Paint Horse Pl	602-478-1410	
Mike Summers	1611 E Quarterhouse Trl	602-828-2076	
Eastman	Moon Shadow	253-266-6563	AE9577xx@aol.com - Banjoed@aol.com
BRIAN MATHUS	1526 E QUARTER HORSE TRAIL SAN TAN VALLEY AZ	480 229 7171	CBMATHUS@GMAIL
Courtney Mathus	1526 E. Quarter Horse Trl SVL, AZ 85140	480 329 7249	Cbmathus@Gmail.com

Pecan 3 Commercial

Neighborhood Meeting Sign-In Sheet

Tuesday, November 15, 2022; 5:30 pm

Simonton Elementary Multi-Purpose Room: 40300 N Simonton Blvd, San Tan Valley, AZ 85140

NAME	ADDRESS	PHONE	EMAIL
Denis McNamara	43528 N JACKRABBIT Rd	480 797 8549	dcmac1977@gmail.com

UPFRONT
Planning & Entitlements, LLC

San Tan 3 Commercial Rezone and PAD Request
Neighborhood Meeting held at Simonton Elementary:
40300 N Simonton Blvd, San Tan Valley, AZ 85140
November 15, 2022
5:30 PM Start Time

In attendance:
Jessica Sarkissian, UpFront Planning & Entitlements, LLC
Amber Knapp, UpFront Planning & Entitlements, LLC
Dave Hanson, Resident
DD Dimprco, Resident
Alex Botsford, Resident
Travis Barnby, Resident
Kimberly Barnby, Resident
Amado De La Riva, Resident
Jill Germaine, Resident
Rick Germaine, Resident
Mike Summers, Resident
Castinam, Resident
Brian Mathus, Resident
Courtney Mathus, Resident
Denis McNamara, Resident

Meeting Notes:

This meeting is part of the neighborhood outreach process as required by the County of Pinal and all neighbors within 1,200 feet were invited to this meeting. The meeting was held on Wednesday November 15, 2022 at 5:30pm at Simonton Elementary School Multi-Purpose Room. The meeting materials included four large displays, two arial maps with the location highlighted as well as two site plans to show residents what the proposed Indoor Baseball Complex, retail shop and parking would look like.

A presentation was presented to attendees:

Jessica Sarkissian opened the meeting at 5:30 PM to attendees and began the presentation at 5:35 PM. She began going over the meeting materials that were presented.

Jessica presented a following large displays and details:

- A context location map; E Ocotillo Rd and N Kenworthy Rd
- An aerial display showing the site and surrounding properties; The Request is for an indoor baseball facility with a retail shop on site.
- A proposed project layout showing lotting and landscape and open space; The proposed area will have the indoor baseball facility along N Kenworthy Rd, and retail shops along E Ocotillo Rd. The site plan shows where the walls and trees are proposed on site.

Jessica Sarkissian then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Neighbor Question: What about the sound coming from this and the neighbors surrounding the property, baseball is loud, even indoors.

- *Response: There will be a block wall along the west side of the property, protecting the residence from the sound. The proposed wall will be 7 ft.*

Neighbor Question: There isn't going to be enough parking for all of the people this will bring.

- *Response: The amount of parking correlates with the Pinal County zoning code.*

Neighbor Question: We don't want an indoor batting cage because people will be parking on E Quarter Horse Trl and blocking up Kenworthy.

- *Response: The amount of parking correlates with the Pinal County zoning code.*

Neighbor Question: Ocotillo won't support the traffic and it's not going to be widened because it leads to nowhere.
Response: Ocotillo is in the process of being acquired.

Neighbor Question: Is Queen Creek Water on Site already?

- *Response: Yes.*

Neighbor Question: Is there already Sewer on Kenworthy?

- *Response: Yes.*

Neighbor Question: If you rezone this to commercial what happens when the indoor baseball facility closes? What will go here?

- *Response: It goes through a site plan. Let's make a list of what you would like to see here.*

Jessica Question: What is something that you would like to see here?

- *Response: Nothing, keep it as it is. If that's not an option a house. Or RV storage.*

Jessica then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for herself and to communicate any additional questions or concerns.

Meeting End Time: 6:15 PM


SIMONTON


SIMONTON

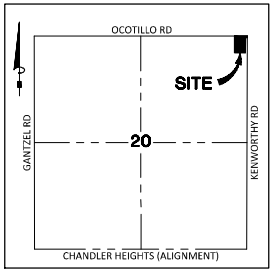

Ocotillo Rd
E Ocotillo Rd
SITE
Context Map
UPFRONT


Vicinity Map
UPFRONT


UPFRONT
Bowman

ALTA/NSPS LAND TITLE SURVEY
APN 104-22-041A & 104-22-041B

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

SHEET INDEX

1 COVER, NOTES, SCHEDULE 'B' ITEMS
2 SITE DETAIL & EASEMENTS

NOTES

1. PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.

2. PURSUANT TO TABLE "A", ITEM NUMBER 1, MONUMENTS WILL BE PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.

3. PURSUANT TO TABLE "A", ITEM NUMBER 2, THE CURRENT ADDRESS IS NOT AVAILABLE

4. PURSUANT TO TABLE "A", ITEM NUMBER 3, ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0475E, DATED DECEMBER 4, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X": AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

5. PURSUANT TO TABLE "A", ITEM NUMBER 4, THE GROSS AREA OF THE SUBJECT PARCEL AS DESCRIBED IN THE LEGAL DESCRIPTION IS XXXXXX SQUARE FEET OR XXXX ACRES, MORE OR LESS.

6. PURSUANT TO TABLE "A", ITEM NUMBER 6(A) THE CURRENT ZONING CLASSIFICATION HAVE NOT BEEN PROVIDED BY THE INSURER.

7. PURSUANT TO TABLE "A", ITEM NUMBER 7(A), THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

8. PURSUANT TO TABLE "A", ITEM NUMBER 8, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE, ETC ARE SHOWN HEREON.

9. PURSUANT TO TABLE "A", ITEM NUMBER 11, VISIBLE SURFACE UTILITIES WITHIN THE SUBJECT PARCEL ARE SHOWN HEREON. NO RECORD MAPS FROM UTILITY OPERATING AGENCIES WERE REVIEWED. LOCATION OF UNDERGROUND UTILITIES ARE UNKNOWN.

10. PURSUANT TO TABLE "A", ITEM NUMBER 13, NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS ARE SHOWN HEREON.

11. PURSUANT TO TABLE "A", ITEM NUMBER 16, AND TO THE BEST OF MY KNOWLEDGE, THE SURVEYOR HAS NOT OBSERVED EVIDENCE OF EARTH MOVING WORK OR SITE CONSTRUCTION UNDERWAY OR RECENTLY COMPLETED (EXCEPT AS SHOWN HEREON.) THE SURVEYOR AND FIELD PERSONNEL UNDER THE SURVEYOR'S DIRECTION ARE NOT TRAINED OR QUALIFIED CONTRACTORS AND CANNOT ACCURATELY IDENTIFY RECENT CONSTRUCTION. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM A REGISTERED CONTRACTOR OR OTHER QUALIFIED PARTY.

12. ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND RECORD UNLESS OTHERWISE NOTED.

TITLE REPORT SCHEDULE B - REVIEW

THE TITLE DOCUMENTS FOR THE SURVEYED PROPERTY HEREIN DESCRIBED WERE PROVIDED BY MAGNUS TITLE AGENCY LLC, ESCROW NO. 099-10127-?, EFFECTIVE DATE: July 19, 2023, AND WITH RESPECT TO THE ITEMS IDENTIFIED AS EXCEPTIONS ON SCHEDULE B OF CONDITION OF TITLE REPORT WITH RESPECT TO THE SURVEYED PROPERTY:

(a) THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE CONDITION OF TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

(b) THE FOLLOWING ITEMS OF THE SPECIAL EXCEPTIONS ARE SURVEY RELATED MATTERS, PERTAIN TO THE SURVEYED PROPERTY AND ARE SHOWN ON THE SURVEY OR UNLESS OTHERWISE EXPLAINED AS HOW THEY AFFECT THE SURVEYED PROPERTY, (NON SURVEY RELATED ITEMS ARE NOT LISTED):

(xx) (c) DENOTES SCHEDULE B ITEMS SHOWN HEREON.

(6)	ITEM 6	PROPERTY IS SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO, RECORDED IN DOCKET 163, PAGE 277. (ITEM IS SHOWN HEREON)
(7)	ITEM 7	PROPERTY IS SUBJECT TO 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. (ITEM IS SHOWN HEREON)
(9)	ITEM 9	PROPERTY IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC AND RIGHTS INCIDENTAL THERETO, RECORDED IN 1996-015035. (ITEM IS SHOWN HEREON)
(10)	ITEM 10	PROPERTY IS SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION AND RIGHTS INCIDENTAL THERETO, RECORDED IN 1996-019539. (ITEM IS SHOWN HEREON)
(11)	ITEM 11	PROPERTY IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, RECORDED IN 1996-019540. (ITEM IS SHOWN HEREON)
(13)	ITEM 13	PROPERTY IS SUBJECT TO A RESOLUTION BY THE COUNTY BOARD OF SUPERVISORS, RECORDED IN 2006-003298 PURPORTING TO ESTABLISH A COUNTY ROADWAY. (ITEM IS SHOWN HEREON)
	ITEM 15	PROPERTY IS SUBJECT TO 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. (ITEM IS BLANKET IN NATURE)

BASIS OF BEARINGS

NORTH 89°36'57" EAST ALONG THE north LINE 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, ACCORDING TO THE MINOR LAND DIVISION RECORDED IN FEE NO. 2020-131725, PINAL COUNTY RECORDS.

LEGAL DESCRIPTION PER TITLE COMMITMENT

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.

SURVEYOR'S CERTIFICATE

TO: FERN VASL;
PETE ACQUISITO;
MAGNUS TITLE AGENCY LLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 11A, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/15/23.

DOUGLAS B. TONEY — R.L.S. #55030 — 8/16/23 DATE
dtoney@bowman.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
ARIZONA U.S.A.

Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #220
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanaz.com

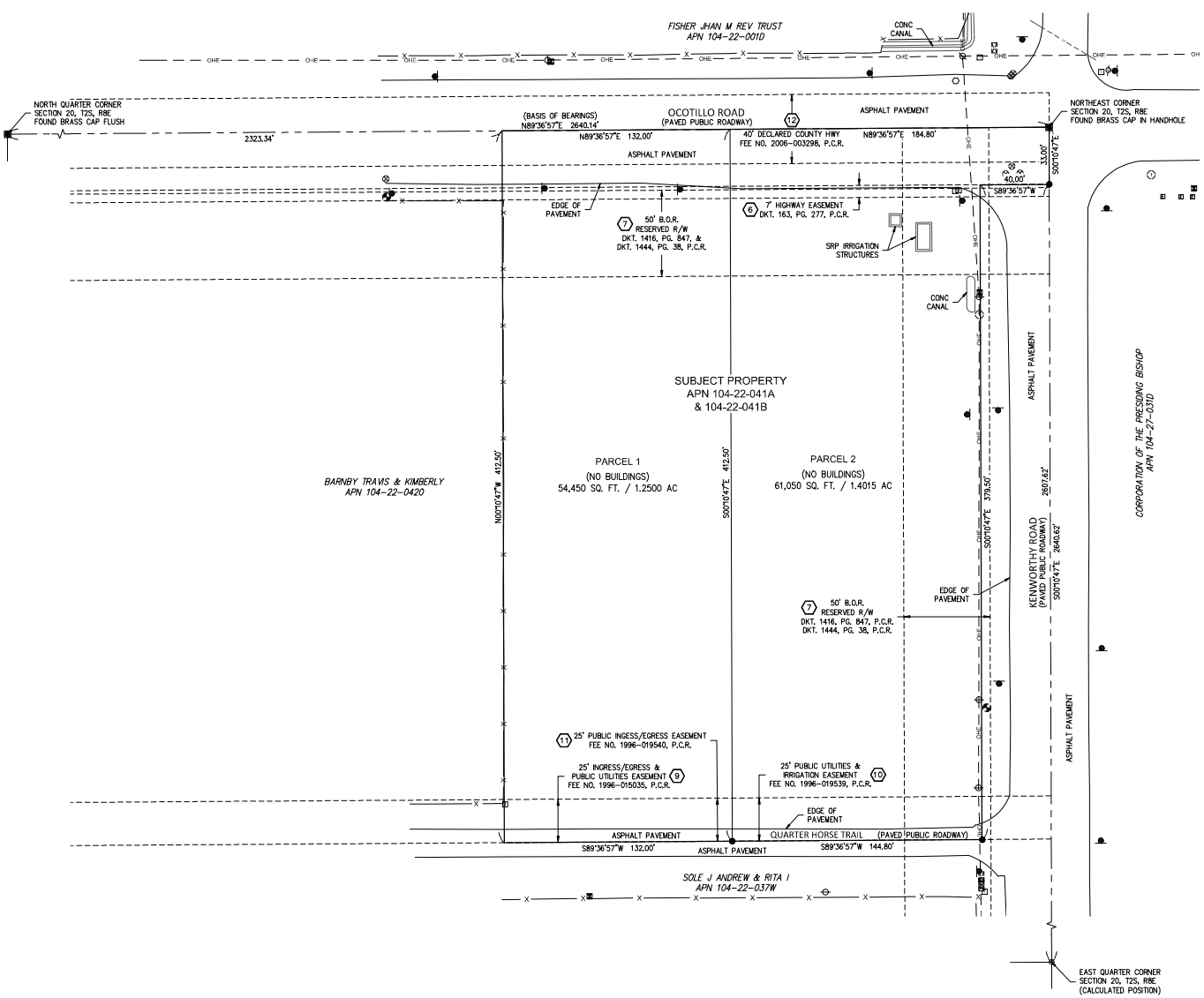
ALTA/NSPS LAND TITLE SURVEY
APN 104-22-041A & 104-22-041B
SAN TAN VALLEY, ARIZONA

REVISION	DATE

© Bowman Consulting Group, Ltd.

DATE: 8/16/23
PROJ NO: 051368-01
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
N.T.S.

File: K:\051368 - San Tan 2-acre Commercial Site\051368-01-001\Survey_MXD\051368-01-ALTA.dwg Printed: Aug 16, 2023



Bowman
Bowman Consulting Group, Ltd.
1600 N Desert Drive, #230
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanlla.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B. TONEY
ARIZONA U.S.A.

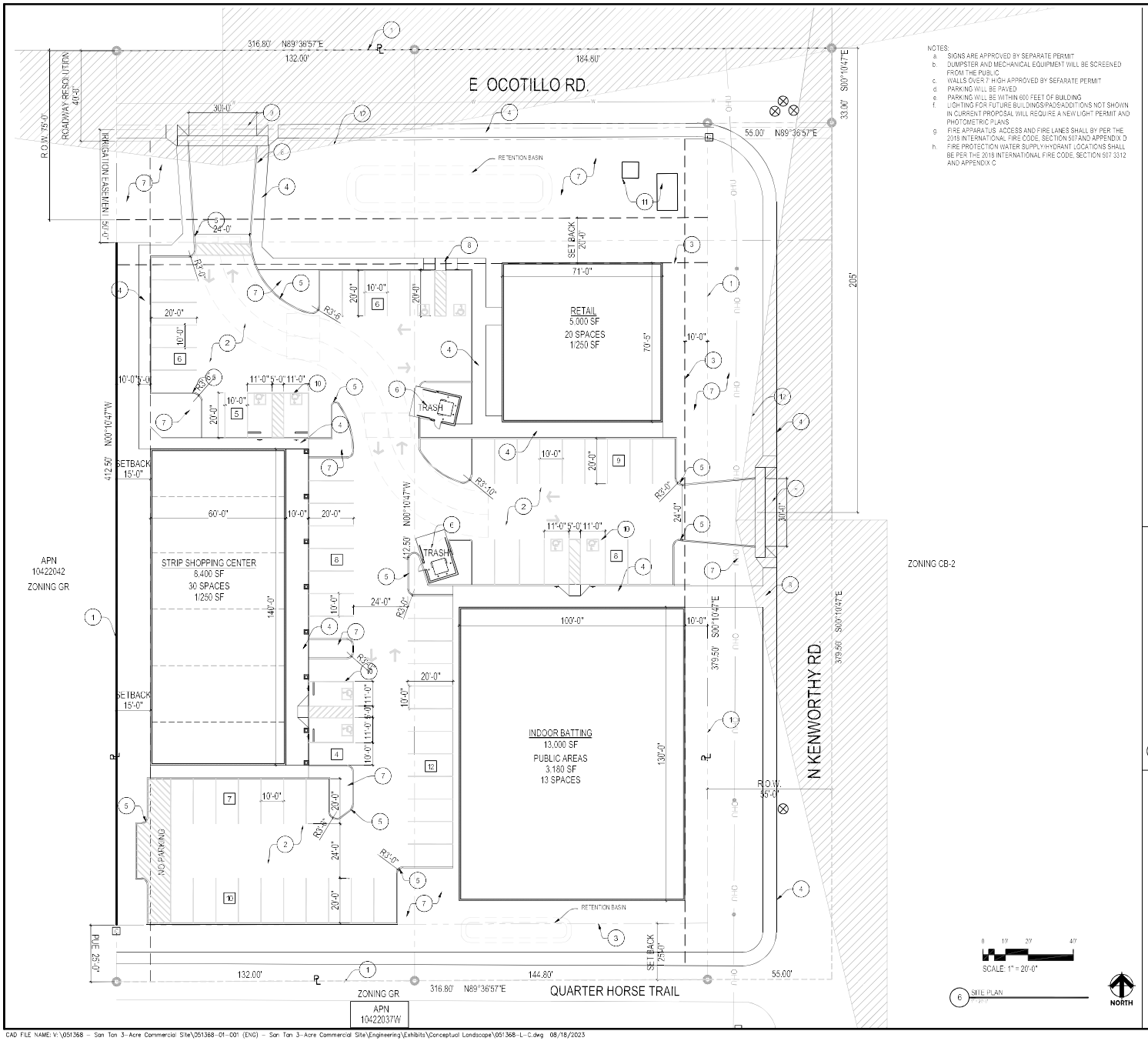
ALTA/NSPS LAND TITLE SURVEY
APN 104-22-041A & 104-22-041B
SAN TAN VALLEY, ARIZONA

REVISION	DATE

© Bowman Consulting Group, Ltd.

DATE: 8/16/23
PROJ NO: 051368-01
TASK NUM: 001
DRAWN BY: TL
CHECKED: DT
QUALITY:
CLIENT NO:
SCALE
1" = 30'

File: K:\051368 - San Tan 2-Acre Commercial Site\051368-01-CDP (SUP)\Survey_DWG\051368-01-ALTA.dwg Plotted: Aug 16, 2023



NOTES:

a. SIGNS ARE APPROVED BY SEPARATE PERMIT
b. DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC
c. WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT
d. PARKING WILL BE PAVED
e. PARKING WILL BE WITHIN 600 FEET OF BUILDING
f. LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS
g. FIRE APPARATUS ACCESS AND FIRE LANES SHALL BY PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 AND APPENDIX D
h. FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507.3.3.12 AND APPENDIX C

PROJECT LOCATION	NEW RETAIL DEVELOPMENT E. OCOTILLO RD. & N. KENWORTHY RD. PINAL COUNTY, ARIZONA 85296
PROJECT NARRATIVE	SHOPPING CENTER , RESTAURANT AND INDOOR BATTING
UTILITIES	WATER : QUEEN CREEK WATER SEWER : SAN TAN VALLEY ELECTRIC : SRP GAS : SOUTHWEST GAS
HEALTH DEPARTMENT	PINAL COUNTY HEALTH DEVELOPMENT 866-791-0933
ZONING	GR
PROPOSED ZONING	C-3 PAD
PROPERTY DESCRIPTION	A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 02 SOUTH, RANGE 08 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE WEST A DISTANCE OF 184.80 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH A
ASSESSOR PARCEL #	APN 104-22-041A & 104-22-041B
SITE AREA COVERAGE	SITE : 115,499 S.F. OR 2.65 AC. NET @ 50% =57,749.5 S.F. RETAIL : 5,000 S.F. BATTING CAGE : 3,180 S.F. SHOPPING CENTER 8,400 S.F. 12,000 S.F. 10.40% LOT COVERAGE

SITE ACREAGE (SITE SQUARE FOOTAGE/SOURCE)
NET 2.65 ACRES (115,499 S.F.)

NEW BUILDING DATA :
- BUILDING NORTH "NEW RETAIL" NEW 1-STORY COMMERCIAL BUILDING (5,000 S.F.) 20'-0" HEIGHT
- BUILDING WEST "SHOPPING CENTER" NEW RETAIL BUILDING (8,400 S.F.) 20'-0" HEIGHT
- BUILDING SOUTH "BATTING CAGE" NEW BUILDING (13,000 S.F.) 20'-0" HEIGHT

NEW BUILDINGS GROSS FLOOR AREA : 12,000 SQUARE FEET

NUMBER OF FLOORS/STORIES : ONE STORY

MAX. HEIGHT 40 FEET ALLOWABLE

MAX. HEIGHT 20'-0" PROVIDED

LANDSCAPE CALCULATIONS
LOT SIZE ..... 115,499 S.F.
LANDSCAPE AREA ..... 54,598 S.F. 29.61%
PAVING/LOT AREA ..... 60,773.99 S.F.

IMPERVIOUS SURFACE EXISTING ..... 190,99.5 S.F.
IMPERVIOUS SURFACE PROPOSED ..... 32,773.99 S.F.

FLOOD ZONE X

PARKING CALCULATIONS
NEW RETAIL ..... 5,000 S.F. @ 250 = ... 20 SPACES
"BATTING CAGE" ..... 3,180 S.F. @ 250 = (12.72) 13 SPACES
"SHOPPING CENTER" ..... 8,400 S.F. @ 250= ..... 34 SPACES
TOTAL REQUIRED ..... 68 SPACES
PROVIDED ..... 75 SPACES

3 SITE PROJECT DATA

BOUNDARY LINE
MONUMENT LINE
~~SIDE~~ ~~RING~~ SETBACK LINE
WATER SERVICE LINE
SEWER LINE
~~OVERHEAD~~ UTILITY LINE
FENCE LINE
CARPORT LINE
SEWER CLEAN OUT
WM WATER METER WATER
SERVICE OUTLET
GAS METER

2 SITE PLAN LEGEND

1 PROPERTY LINE
2 NEW ASPHALT PAVING
3 SETBACK LINE
4 NEW CONCRETE SIDEWALK
5 NEW CONCRETE CURB
6 NEW TRASH ENCLOSURE (PHOENIX STANDARD DETAIL)
7 NEW LANDSCAPING AREA
8 ADA ACCESSIBLE ROUTE
9 CONCRETE SITE ACCESS
10 NEW ADA PARKING SPACES
11 IRRIGATION CONCRETE CONTROL BOX
12 SIGHT VISIBILITY TRIANGLES

5 SITE PLAN KEYNOTES

0 1/7 2/7 4/7
SCALE: 1" = 20'-0"

6 SITE PLAN
1" = 20'-0"

NORTH

Bowman
Bowman
3275 W. Ina Road, Suite 220
Tucson, Arizona 85741
Phone: (520) 463-3000
Phone: (866) 690-8660
www.bowman.com
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SITE PLAN
NEW RETAIL DEVELOPMENT
E. OCOTILLO DR. & N. KENWORTHY RD.
PINAL COUNTY, ARIZONA 85296
APN: 10422041

051368-01-001
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION

TJ DESIGN	RO DRAWN	TJ CHKD
SCALE H: V:		

JOB No. 051368-01-001
DATE : 08/15/23

SHEET 01 OF 01

CAD FILE NAME: V:\051368 - San Tan 3-Acre Commercial Site\051368-01-001 (ENG) - San Tan 3-Acre Commercial Site\Engineering\Exhibits\Conceptual Landscape\051368-L-C.dwg 08/18/2023



NOTES:

a. SIGNS ARE APPROVED BY SEPARATE PERMIT
b. DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC
c. WALLS OVER 7' HIGH APPROVED BY SEPARATE PERMIT
d. PARKING WILL BE PAVED
e. PARKING WILL BE WITHIN 600 FEET OF BUILDING
f. LIGHTING FOR FUTURE BUILDINGS/PADS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS
g. FIRE APPARATUS ACCESS AND FIRE LANES SHALL BY PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507 AND APPENDIX D
h. FIRE PROTECTION WATER SUPPLY/HYDRANT LOCATIONS SHALL BE PER THE 2018 INTERNATIONAL FIRE CODE, SECTION 507.3312 AND APPENDIX C

CONCEPTUAL PLANT PALLETE

TREES



Prosopis glandulosa 'AZT' 'AZT Thornless Honey Mesquite' 24" Box

Chilopsis linearis 'AZT Desert Amethyst' Desert Amethyst Desert Willow 24" Box

Fraxinus velutina 'Arizona' Arizona Velvet Ash 24" Box

Pistacia chinensis 'Red Push' Red Push Chinese Fistache 24" Box

SHURBS / ACCENTS / GROUNDCOVER

- Eremophila maculata 'Valentine' / Valentine Spotted Emu Bush 5 gal.
- Calliandra x 'Maricopa Red' / Maricopa Red Fairy Duster 5 gal.
- Lantana camara 'Radiation' / Radiation Lantana 5 gal
- Tecoma x 'Orange Jubilee' / Orange Jubilee Yellow Bells 5 gal.
- Verbena goodingii / Scented Verbena 5 gal.
- Hesperaloe funifera / Giant Hesperaloe 5 gal
- Hesperaloe parviflora / Red Yucca 5 gal.
- Pedilanthus bracteatus / Slipper 5 gal.

ZONING CB-2

SCALE: 1" = 20'-0"

6 SITE PLAN

NORTH

PROJECT LOCATION:	NEW RETAIL DEVELOPMENT E. OCOTILLO RD & N KENWORTHY RD PINAL COUNTY, ARIZONA 85140
PROJECT NARRATIVE:	SHOPPING CENTER , RESTAURANT AND INDOOR BATTING
UTILITIES:	WATER - QUEEN CREEK WATER SEWER - SAN TAN VALLEY ELECTRIC - SRP GAS - SOUTHWEST GAS
HEALTH DEPARTMENT:	PINAL COUNTY HEALTH DEPARTMENT 000-000-0000
ZONING:	CR
PROPOSED ZONING:	C-3 PAD
PROPERTY DESCRIPTION:	A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 02 SOUTH, RANGE 08 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE WEST A DISTANCE OF 184.80 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH A
ASSESSOR PARCEL #:	APN 104-22-041A & 104-22-041B
SITE AREA COVERAGE:	SITE - 115,499 S.F. OR 2.65 AC. NET @ 50% =57,749.5 S.F. RETAIL - 5,000 S.F. BATTING CAGE - 3,180 S.F. SHOPPING CENTER - 8,400 S.F. 16,580 S.F. 14.48% LOT COVERAGE
SITE ACREAGE (SITE SQUARE FOOTAGE/SOURCE NET:	2.65 ACRES (115,499 S.F.)

NEW BUILDING DATA:

- BUILDING NORTH "NEW RETAIL" - NEW 1-STORY COMMERCIAL BUILDING (5,000 S.F.) 28'-6" HEIGHT
- BUILDING WEST "SHOPPING CENTER" NEW RETAIL BUILDING (8,400 S.F.) 28'-9" HEIGHT
- BUILDING SOUTH "BATTING CAGE" NEW BUILDING (13,000 S.F.) 28'-9" HEIGHT

NEW BUILDINGS GROSS FLOOR AREA : 12,000 SQUARE FEET

NUMBER OF FLOORS/STORIES : ONE STORY

MAX. HEIGHT : 40 FEET ALLOWABLE

MAX. HEIGHT: 28'-6" PROVIDED

LANDSCAPE CALCULATIONS:

LOT SIZE	115,499 S.F.
LANDSCAPE AREA	34,649.8 S.F. 29.91%
PARKING LOT AREA	32,773.86 S.F.
IMPERVIOUS SURFACE EXISTING	199,06.6 S.F.
IMPERVIOUS SURFACE PROPOSED	32,773.86 S.F.

FLOOD ZONE : X

PARKING CALCULATIONS:

"NEW RETAIL"	5,000 S.F. @ 250 =	20 SPACES
"BATTING CAGE"	3,180 S.F. @ 250 = (12.72)	13 SPACES
"SHOPPING CENTER"	8,400 S.F. @ 250=	33 SPACES
	TOTAL REQUIRED	66 SPACES
	PROVIDED	75 SPACES

3 SITE PROJECT DATA

- BOUNDARY LINE
- MONUMENT LINE
- BUILDING SETBACK LINE
- WATER SERVICE LINE
- SEWER LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- CARPORT LINE
- SEWER CLEAN OUT
- WM WATER METER WATER
- SERVICE OUTLET
- GAS METER

2 SITE PLAN LEGEND

1. PROPERTY LINE
2. NEW ASPHALT PAVING
3. SETBACK LINE
4. NEW CONCRETE SIDEWALK
5. NEW CONCRETE CURB
6. NEW TRASH ENCLOSURE (PHOENIX STANDARD DETAIL)
7. NEW LANDSCAPING AREA
8. ADA ACCESSIBLE ROUTE
9. CONCRETE SITE ACCESS
10. NEW ADA PARKING SPACES
11. IRRIGATION CONCRETE CONTROL BOX
12. SIGHT VISIBILITY TRIANGLES

5 SITE PLAN KEYNOTES

Bowman

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3275 W. Ina Road, Suite 220
Tucson, Arizona 85741
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Phone: (561) 907-5900

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PRELIMINARY LANDSCAPE PLAN

NEW RETAIL DEVELOPMENT

E. OCOTILLO DR. & N. KENWORTHY RD.

PINAL COUNTY, ARIZONA 85296

APN: 10422041

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TRAFFIC IMPACT ANALYSIS

San Tan 3
(New Retail Development and Indoor Batting Cages)
Southwest Corner of Kenworthy Road and Ocotillo Road
Pinal County, Arizona

PREPARED FOR
Mr. Pete Acquisto
1741 West Green Tree Drive
Queen Creek, Arizona 85142

PREPARED BY

UCG
United Civil Group

APPROVED BY:

_____ _____
PINAL COUNTY ENGINEER DATE
PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVAL EXPIRES: _____ DATE

County Case Number: PZ-PD-001-23

TRAFFIC IMPACT ANALYSIS

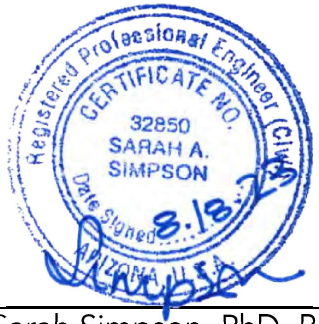
San Tan 3
(New Retail Development and Indoor Batting Cages)
Southwest Corner of Kenworthy Road and Ocotillo Road
Pinal County, Arizona

October 12, 2022
Revision #1: August 18, 2023

UCG Project Number: TR22095

PREPARED FOR
Mr. Pete Acquisto
1741 West Green Tree Drive
Queen Creek, Arizona 85142

PREPARED BY
United Civil Group
2803 N. 7th Avenue
Phoenix, Arizona 85007
602-265-6155



CONDUCTED BY _____
Sarah Simpson, PhD, PE
President

TABLE OF CONTENTS

I. INTRODUCTION AND SUMMARY 4

A. Purpose of the Report 4
B. Study Objectives 4
C. Conclusions and Recommendations 5

II. PROPOSED DEVELOPMENT 7

A. Site Location 7
B. Land Use 7
C. Phasing and Timing 7
D. Site Accessibility 7

III. STUDY AREA CONDITIONS 11

A. Study Area 11
B. Study Area Land Use 11
C. Anticipated Future Development and Planned Improvements 11

IV. EXISTING ROADWAY CONDITIONS 12

A. Physical Characteristics 12
B. Existing Traffic Volumes 13
C. Existing Traffic Observations and Issues 15
D. Crash Data 15
E. Intersection Level of Service Analyses 16
E.1 HCM Capacity Analyses and Levels of Service 16

V. PROJECTED TRAFFIC 19

A. Trip Generation 19
B. Trip Distribution 20
C. Projected Background Traffic 22

VI. TRAFFIC AND IMPROVEMENT ANALYSIS 24

A. Accessibility to Proposed development 24
B. Roadway and Intersection Geometric Improvements 24
C. Auxiliary Lane Analyses 25
C.1. Right Turn Lane Warrants 25
C.2. Right Lane Queue and Storage Length Analysis 25
D. Traffic Signal Warrant Analysis 26
E. Intersection Sight Distance 28
F. Total Traffic 28

VII. CONCLUSIONS AND RECOMMENDATIONS 33

VIII. LIMITATIONS 34

IX. SOURCES 36

LIST OF TABLES

TABLE 1: CRASH SEVERITY SUMMARY – OCOTILLO ROAD/KENWORTHY ROAD 15
TABLE 2: COLLISION MANNER SUMMARY 15
TABLE 3: INTERSECTION LEVELS OF SERVICE AND DELAY 16
TABLE 4: 2022 EXISTING CONDITIONS INTERSECTION LEVELS OF SERVICE 18
TABLE 5: PROPOSED DEVELOPMENT TRIP GENERATION 19
TABLE 6: TRIP DISTRIBUTION PERCENTAGES 20
TABLE 7: 2025 BACKGROUND CONDITIONS INTERSECTION LEVELS OF SERVICE 22
TABLE 8: RIGHT TURN LANE ANALYSIS 26
TABLE 9: 2025 TOTAL CONDITIONS INTERSECTION LEVELS OF SERVICE (WITHOUT IMPROVEMENTS) 29
TABLE 10: 2025 TOTAL CONDITIONS INTERSECTION LEVELS OF SERVICE (WITH IMPROVEMENTS) 29
TABLE 11: LOS COMPARISONS FOR KENWORTHY ROAD/OCOTILLO ROAD 29

LIST OF FIGURES

FIGURE 1: VICINITY MAP 8
FIGURE 2: AERIAL VIEW 9
FIGURE 3: SITE PLAN 10
FIGURE 4: EXISTING CONDITIONS – YEAR 2021 14
FIGURE 5: SITE GENERATED TRAFFIC AND TRIP DISTRIBUTION – FULL BUILDOUT 21
FIGURE 6: FUTURE BACKGROUND TRAFFIC – YEAR 2025 23
FIGURE 7: TOTAL TRAFFIC – YEAR 2025 31
FIGURE 8: RECOMMENDATIONS 32



APPENDIX A . . . Traffic Counts
APPENDIX B . . . Capacity Analyses
APPENDIX C. . . Other Known Development
APPENDIX D. . . Signal Warrant
APPENDIX E. . . Comments and Responses

I. INTRODUCTION AND SUMMARY

A. PURPOSE OF THE REPORT

United Civil Group was retained by Mr. Pete Acquisto to perform this Traffic Impact Analysis (TIA) for the proposed San Tan 3 (New Retail Development and Indoor Batting Cages) located on the southwest corner of Kenworthy Road and Ocotillo Road in Pinal County, Arizona. The development is planned on approximately 2.65 acres of vacant land and will include a strip retail plaza, retail outparcel and indoor batting cages.

United Civil Group performed this TIA in general accordance with the requirements as specified in the Pinal County *Traffic Impact Assessment Guidelines & Procedures* dated January 2007, locally accepted standards, and industry practice. Based on the Pinal County TIA Guidelines, this development falls under a Category I – Small Development with less than 500 peak hour trips. The study horizon for this development includes the opening year of the development. The minimum study limits include all site accesses, all state highways, signalized intersections, and/or major unsignalized street intersections within 1/2 mile of the site boundary.

B. STUDY OBJECTIVES

This study is intended to investigate the existing and future traffic conditions and identify any potential roadway improvements necessary to serve San Tan 3. Major study objectives of this traffic report are as follows:

- Determine the existing morning and evening peak hour traffic volumes at the study area intersection of Kenworthy Road/Ocotillo Road.
- Analyze the existing study area intersections as well as the planned site access intersections for the development.
- Where applicable, recommend safety, intersection and/or roadway improvements sufficient to meet the needs of the development and adjacent roadway network due to the additional site generated traffic volumes.

C. Conclusions and Recommendations

The proposed San Tan 3 (New Retail Development and Indoor Batting Cages) is a planned commercial/retail development located on the southwest corner of Ocotillo Road and Kenworthy Road. The commercial/retail development will include a strip retail plaza, retail outparcel, and indoor batting cages and is planned to be constructed in one phase with full occupancy by 2025. Full buildout (2025) was analyzed based on Pinal County Traffic Impact Analysis Guidelines & Procedures to identify any foreseen traffic impacts after the site is fully constructed and occupied.

The proposed San Tan 3 Development is planned to have two accesses. Access A, a right in/right out driveway, is the primary access into the development and planned to be located on Ocotillo Road approximately 280 feet west of Kenworthy Road, measured center of roadway to center of driveway. Access B will be the secondary access and is planned as a full movement driveway. Access B located on Kenworthy Road approximately 200 feet south of Ocotillo Road, measured center of roadway to center of driveway.

After full build-out of the development, per ITE's *Trip Generation Manual 11th Edition*, the New Retail Development with Indoor Batting is forecasted to 1,015 total daily trips, with 35 trips in the morning peak hour and 118 trips in the evening peak hour.

Kenworthy Road and Ocotillo Road will be the main routes to the New Retail Development and Indoor Batting Cages. Per the Pinal County Community Development website, Kenworthy Road is classified as a minor arterial with 110 feet of right of way. In the future, Kenworthy Road will be developed with two lanes of traffic in each direction separated by a raised median. Therefore, half street improvements are planned along the site's eastern boundary. The half street cross section includes Kenworthy Road as a minor arterial roadway with 55 feet of right of way measured centerline to right of way line. Per the Pinal County Community Development website, Ocotillo Road is classified as a principal arterial with 150 feet of right of way. In the future, Ocotillo Road will be developed with three lanes of traffic in each direction separated by a raised median. Therefore, half street improvements are planned along the site's southern boundary. The half street cross section includes Ocotillo Road as a principal arterial roadway with 75 feet of right of way measured centerline to right of way line.

Using 2023 existing traffic counts, a traffic signal is warranted at the intersection of Kenworthy Road/Ocotillo Road. Therefore, a traffic signal at this intersection was analyzed in the background and total traffic conditions for the year 2025.

Through the 2025 total traffic conditions, all study area intersections operate at an acceptable LOS C or better. For the intersection of Kenworthy Road/Ocotillo Road, it was assumed that the signal will be installed as an interim condition and that ultimate

widening of the intersection will not yet have occurred. When the intersection is constructed to its ultimate geometry, the LOS at this intersection will improve.

Proper intersection sight distance and sight triangles shall be provided and maintained at all site access driveways of the proposed development to give drivers exiting the site a clear view of oncoming traffic. The landscape and hardscape (monument signs) within the sight triangles must not obstruct the driver's view of the adjacent travel lanes.

Based on this TIA, the following roadway and intersection improvements are proposed.

BUILDOUT – 2025
By the New Development and Indoor Batting Cages

- Construct half street improvements on Kenworthy Road (minor arterial) along the site's eastern boundary. This improvement should provide 55 feet of right of way, measured from centerline to right of way line.
- Construct half street improvements on Ocotillo Road (principal arterial) along the site's northern boundary. This improvement should provide 75 feet of right of way, measured from centerline to right of way line.
- Construct a raised median on Ocotillo Road along the site's boundary. The raised median will limit Access A to right-in/Right-out only.
- Install a continuous right turn deceleration lane on Ocotillo Road from Kenworthy Road west of Access A.
- Install a right turn deceleration lane on Kenworthy Road at Access B. Due to the configuration of the site and the available frontage on Kenworthy Road between Ocotillo Road and Quarter Horse Trail, the turn lane should be reduced to 50 feet of storage with an 80-foot taper.
- Install an interim two way left turn lane on Kenworthy Road within the vicinity of the site to accommodate northbound left turning vehicles at Ocotillo Road.
- Developer to contribute 25% to the cost of the signal at the intersection of Kenworthy Road/Ocotillo Road.

By Others

- Per the approved TIA for Elux Multifamily Development, the developer of the property is to contribute 25% toward the cost of the signal at the intersection of Kenworthy Road/Ocotillo Road. It is anticipated that Pinal County will contribute the remaining 50% of the signal cost because no known development is planned for the northeast or southeast corners of the intersection at this time.

II. PROPOSED DEVELOPMENT

A. Site Location

The proposed New Retail Development and Indoor Batting Cages is planned for a vacant parcel of land located on the southwest corner of Kenworthy Road and Ocotillo Road in Pinal County, Arizona. **Figures 1 and 2** present the location of the proposed Development within the context of the immediate area and its location within Pinal County.

B. Land Use

The approximately 2.65-acre development is currently vacant land. In the future, the New Retail Development and Indoor Batting Cages is planned to consist of an 8,400 square strip retail plaza, 5,000 square foot retail outparcel, and 13,000 square foot indoor batting cages.

C. Phasing and Timing

The New Retail Development and Indoor Batting Cages are planned to be constructed in one phase with completion by 2025.

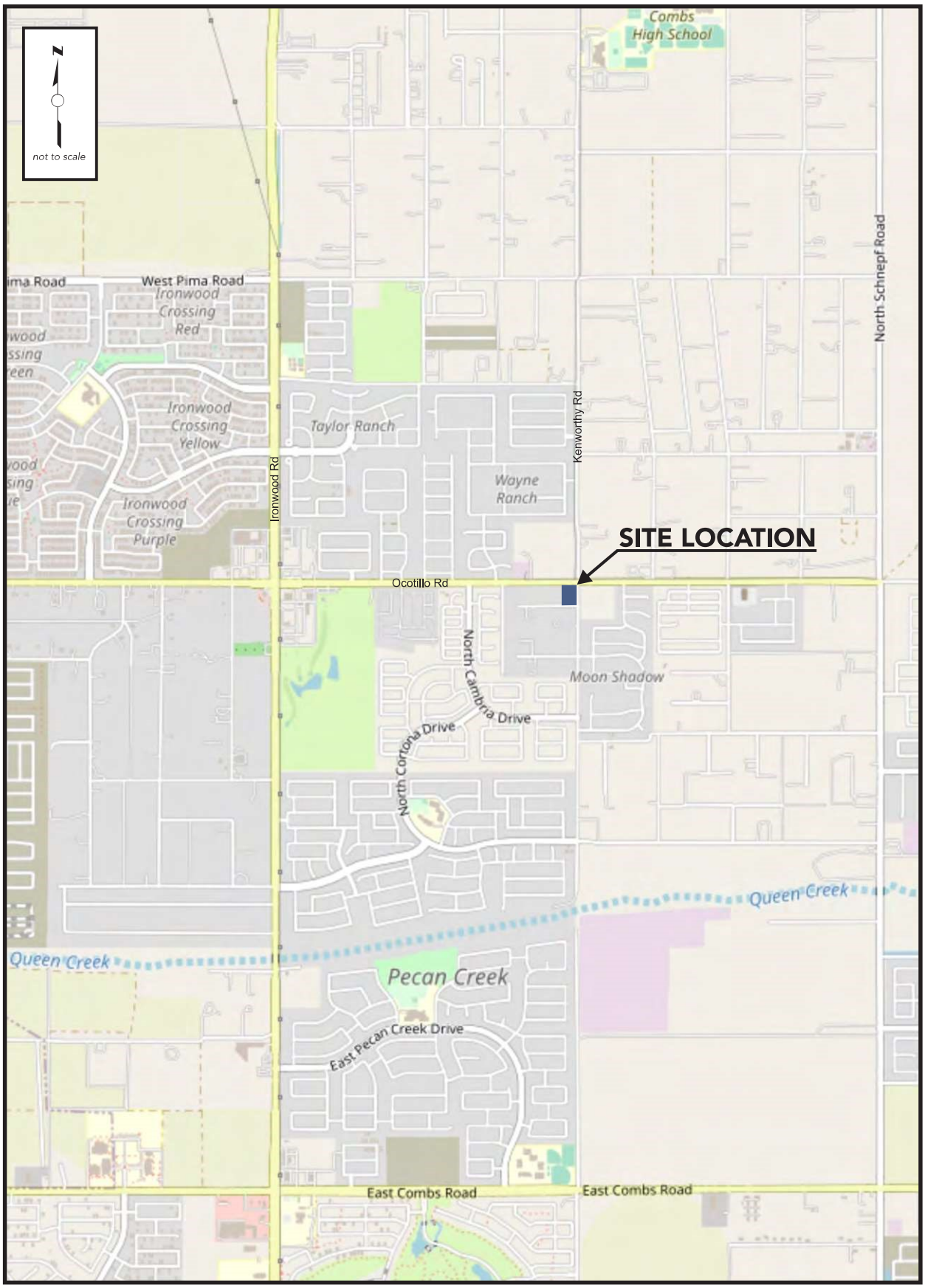
D. Site Accessibility

The San Tan 3 Development is planned to have two accesses as follows:

- **Access A** is located on Ocotillo Road approximately 280 feet west of Kenworthy Road and is planned as a right in/right out only movement driveway.
- **Access B** is located on Kenworthy Road approximately 200 feet south of Ocotillo Road and 215 feet north of Quarter Horse Trail and is planned as a full movement driveway.

All site access points should be designed per Pinal County Subdivision & Infrastructure Design Manual. Per the Pinal County Access Management Manual Final Report dated February 2017, driveway spacing criteria per Table 1 (Access Management Manual) is met for Access A proposed. Access B does not meet the requirements for full access; therefore, a waiver is requested to allow full access to provide better site circulation and reduce possible U-turn movements at the Ocotillo Road/Kenworthy Road intersection.

Figure 3 illustrates the layout of the proposed development in relation to the location of the site access points.



ArcGIS - 2022

Figure 1: Vicinity Map

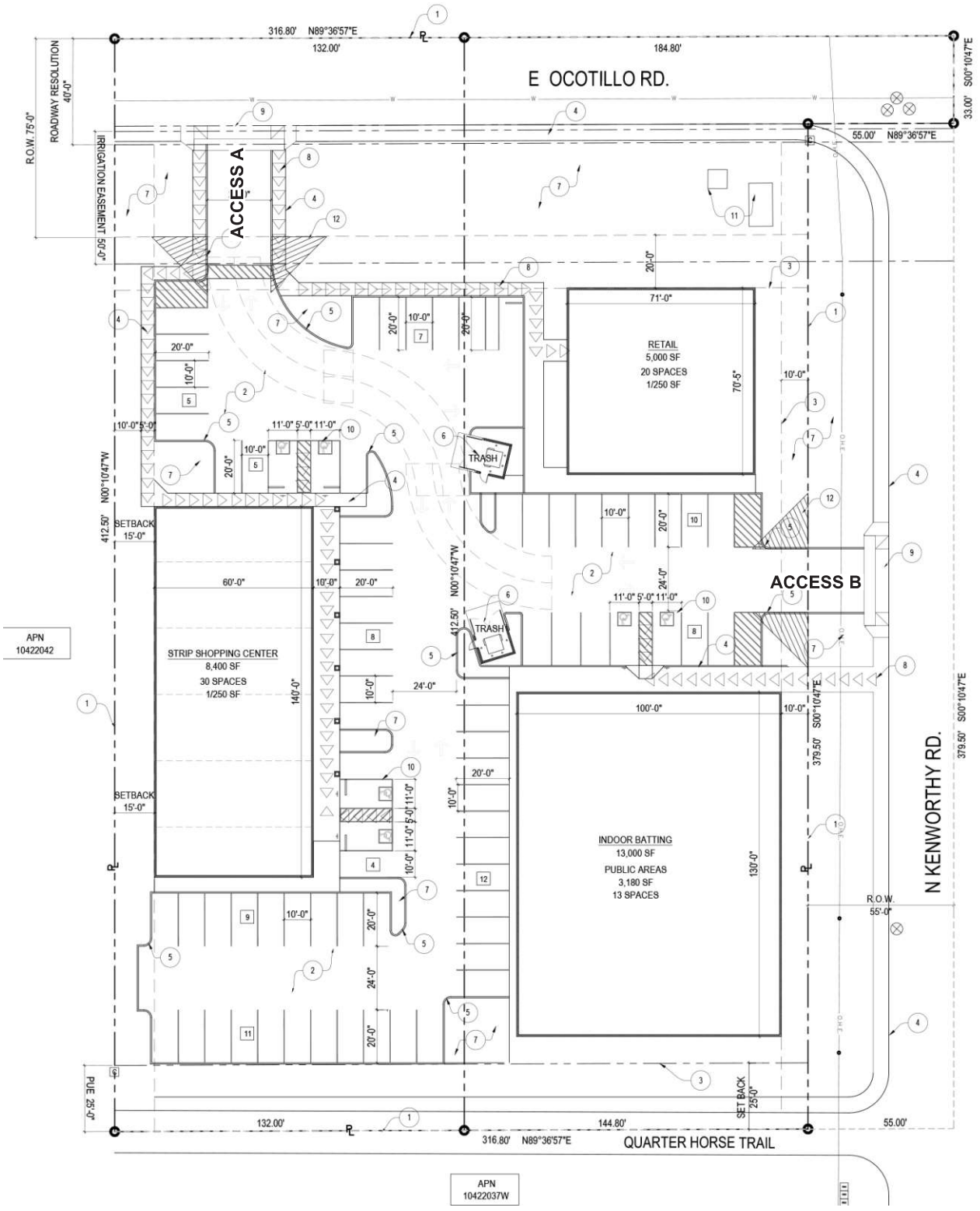
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Figure 2: Aerial View

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not to scale

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Figure 3: Site Plan

III. STUDY AREA CONDITIONS

A. Study Area

Based on the forecasted trip generation of New Retail Development and Indoor Batting Cages, the proposed development falls under Category I – Small Development with less than 500 peak hour trips. The minimum study limits include all site accesses, all state highways, signalized intersections, and/or major unsignalized street intersections within 1/2 mile of the site boundary. According to these guidelines, the study area includes the existing intersections of:

- Kenworthy Road/Ocotillo Road
- All site access intersections

B. Study Area Land Use

The following describes the existing land uses near the subject site.
SUBJECT SITE: vacant land
NORTH: Ocotillo Road followed by vacant land planned for multifamily development
SOUTH: Quarter Horse Trail followed by single-family homes
EAST: Kenworthy Road followed by vacant land
WEST: single-family homes

C. Anticipated Future Development and Planned Improvements

Two future developments are anticipated within the vicinity of proposed development and included in the background trip generation estimates.

The Elux at Ocotillo Development will be located on the northwest corner of Kenworthy Road and Ocotillo Road in Pinal County, Arizona. The approximate 23.75-acre development is currently agricultural land. In the future, the Elux at Ocotillo Development is planned as a multifamily residential community with 254 dwelling units. After full build-out of the development, Elux at Ocotillo is forecasted to generate 1,712 total daily trips, with 102 trips in the morning peak hour and 130 trips in the evening peak hour

Wales Ranches is proposed within the vicinity of the site. Therefore, trips generated by the Wales Ranches development were included in this TIA. Wales Ranches is a proposed mixed land use development located on approximately 640 acres on the northwest corner of Schnepf Road/Combs Road. Overall, the site is planned to contain an elementary school, 1,905 single family dwelling units, 340 multi-family dwelling units, approximately 52.9 acres of industrial and approximately 18.5 acres of commercial development. Phase 1 of the Wales Ranches development is planned to be constructed and occupied by the year 2025 and will consist of 710 single family homes. Trips forecasted to be generated from Phase 1 of the Wales Ranches development are included in the background traffic for this TIA.

Excerpts from the development TIAs are included in **Appendix C.**