When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2024-PZ-PD-016-23

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PLANNED AREA DEVELOPMENT OVERLAY (PZ-PD-016-23) FOR CERTAIN PROPERTIES LOCATED AT THE RED ROCK INTERCHANGE ON I-10, IN RED ROCK AREA (TAX PARCELS: 410-10-001C, 410-10-003V, 410-11-004B, 410-11-004C, 410-11-009D AND 410-12-001J) PROVIDING FOR A PAD OVERLAY FOR A SINGLE RESIDENCE ZONING DISTRICTS (R-7 AND R-9), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. **PZ-PD-016-23**; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION

WHEREAS, the Pinal County Board of Supervisors ("Board") is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and

WHEREAS, on July 24, 2023, the Pinal County Community Development Department ("Department") received an application from RRV South LP, Robert Bambauer, owner/applicant, Brian Underwood, The Planning Center, agent, of property located at the Red Rock interchange on I-10, in Pinal County (Parcels: 410-10-001C, 410-10-003V, 410-11-004B, 410-11-004C, 410-11-009D and 410-12-001J), legally described in the attached Exhibit A (the "Property") to rezone the Property from CR-3 PAD and CR-4 PAD, to R-7 PAD and R-9 PAD (Case No. **PZ-PD-016-23**); and

WHEREAS, on December 21, 2023, the Pinal County Planning and Zoning Commission ("Commission") held a public hearing on Case No. **PZ-PD-016-23**, giving no less than 15-day notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed Amendment; and

WHEREAS, following the public hearing, the Commission voted 7-0 in favor of forwarding a recommendation of approval to the Board with 16 Stipulations of Approval set forth in the attached Exhibit B (the "Stipulations"); and

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: A PAD overlay shall be applied to the property legally described and depicted in the attached Exhibit A, and is hereby approved subject to 16 Stipulations of Approval set forth in the attached Exhibit B.

(Signatures appear on the following page)

ORDINANCE NO. 2024-PZ-PD-016-23

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED THIS 7TH DAY OF FEBRUARY, 2024, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"
TO
ORDINANCE NO. 2024-PZ-PD-016-23

LEGAL DESCRIPTION (RED ROCK VILLAGE)

R-7 ZONE (SINGLE RESIDENCE ZONING DISTRICT- PART 1)

LOCATED WITHIN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND GENERAL LAND OFFICE IRON PIPE, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE, ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST THEREOF BEARS N89°45'33"E A DISTANCE OF 2628.01 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID SECTION 9, N89°45'33"E A DISTANCE OF 1708.40 FEET;

THENCE, LEAVING THE SOUTH LINE OF SAID SECTION 9, N00°00'00"E A DISTANCE OF 1138.96 FEET TO THE **POINT OF BEGINNING**;

THENCE, S89°45'33"W A DISTANCE OF 167.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 1217.78 FEET, WITH A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 46°30'56";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S46°16'29"W, A DISTANCE OF 169.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 610.22 FEET, WITH A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 43°42'14";

THENCE, S89°58'43"W A DISTANCE OF 279.27 FEET;

THENCE, N00°01'17"W A DISTANCE OF 143.61 FEET;

THENCE, S89°58'43"W A DISTANCEOF 127.84 FEET;

THENCE, N00°01'17"W A DISTANCEOF 676.45 FEET;

THENCE, N37°59'47"W A DISTANCE OF 103.32 FEET;

THENCE, N00°01'17"W A DISTANCE OF 115.00 FEET;

THENCE, N89°58'43"E A DISTANCE OF 103.46 FEET;

THENCE, N00°00'56"E A DISTANCE OF 184.68 FEET;

THENCE, N08°49'20"W A DISTANCE OF 421.75 FEET;

THENCE, N11°41'45"E A DISTANCE OF 69.63 FEET;

THENCE, N34°50'29"W A DISTANCE OF 24.35 FEET;

THENCE, N73°05'35"W A DISTANCE OF 49.55 FEET;

THENCE, N15°02'53"E A DISTANCE OF 115.67 FEET;

THENCE, S75°16'03"E A DISTANCE OF 24.65 FEET;

THENCE, N14°25'02"E A DISTANCE OF 50.00 FEET;

THENCE, N75°31'05"W A DISTANCE OF 4.94 FEET;

THENCE, N14°32'48"E A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 699.51 FEET, WITH A RADIUS OF 2070.00 FEET AND THE RADIAL BEARING OF N14°32'48"E AND A CENTRAL ANGLE OF 19°21'43";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S02°44'20"E, A DISTANCE OF 16.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 576.05 FEET, WITH A RADIUS OF 2086.00 FEET AND THE RADIAL BEARING OF N04°47'57"W AND A CENTRAL ANGLE OF 15°49'20";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N76°46'55"E, A DISTANCE OF 200.00 FEET;

THENCE, N63°44'13"E A DISTANCE OF 20.45 FEET;

THENCE, N50°41'30"E A DISTANCE OF 200.00 FEET;

THENCE, N56°48'58"E A DISTANCE OF 543.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 158.77 FEET, WITH A RADIUS OF 264.89 FEET AND A CENTRAL ANGLE OF 34°20'32";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S88°46'54"E, A DISTANCE OF 134.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 333.00 FEET, WITH A RADIUS OF 1017.24 FEET AND A CENTRAL ANGLE OF 18°45'22" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 121.89 FEET, WITH A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 27°56'03";

THENCE, S42°05'28"E A DISTANCE OF 762.44 FEET;

THENCE, S35°42'26"E A DISTANCE OF 245.47 FEET;

THENCE, CONTINUING ALONG SAID LINE, S35°42'26"EA DISTANCE OF 923.82 FEET TO

THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 243.77 FEET, WITH A RADIUS OF 342.00 FEET AND A CENTRAL ANGLE OF 40°50'21";

THENCE, S76°32'47"EA DISTANCE OF 220.52 FEET;

THENCE, S35°40'50"E A DISTANCE OF 105.23 FEET;

THENCE, S54°44'34"W A DISTANCE OF 1437.69 FEET;

THENCE, S37°43'39"E A DISTANCE OF 1365.93 FEET;

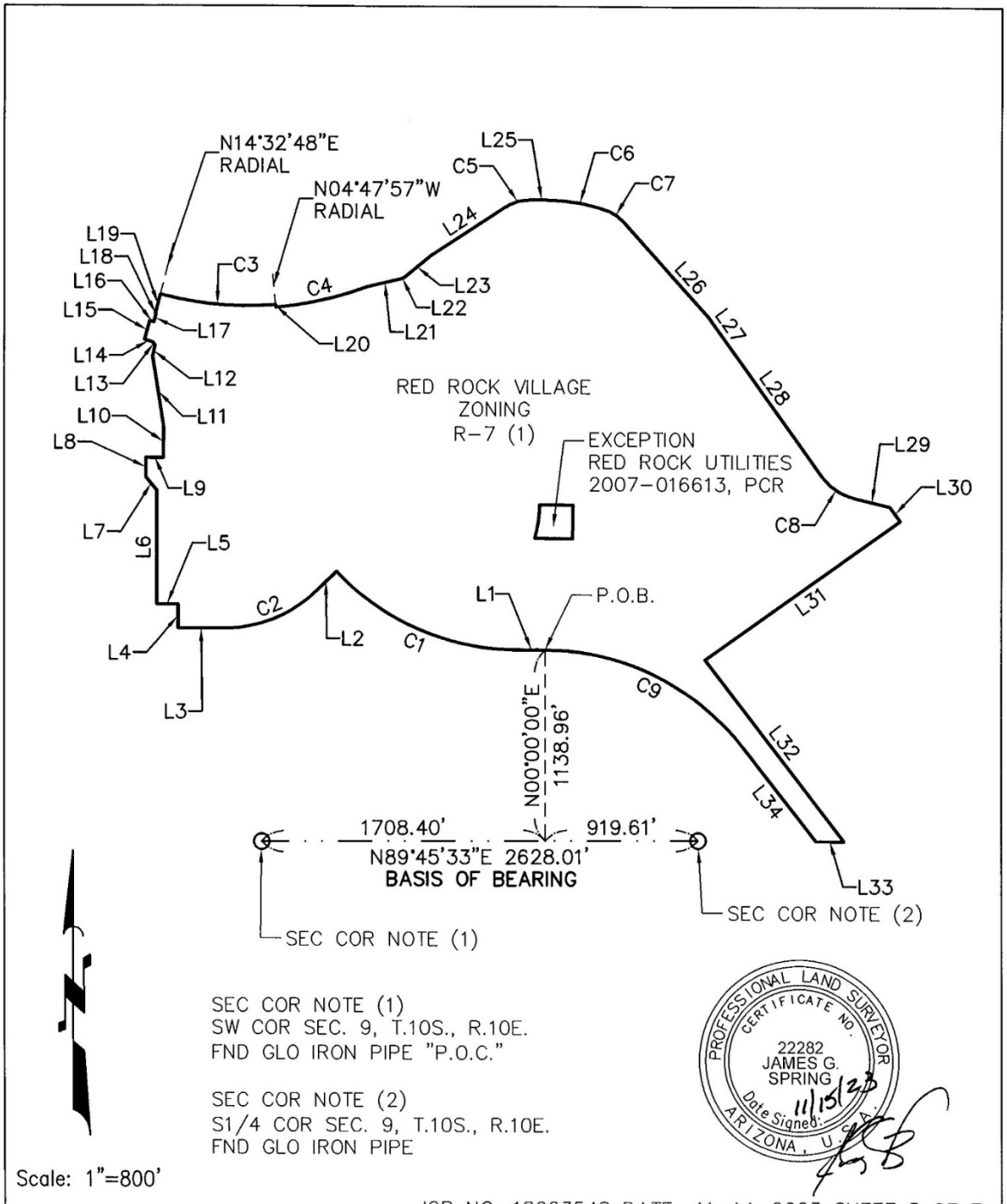
THENCE, N89°49'23"W A DISTANCE OF 168.61 FEET;

THENCE, N38°06'54"W A DISTANCE OF 715.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 1364.65 FEET, WITH A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 52°07'33" TO THE **POINT OF BEGINNING.**

EXCEPT A PARCEL OF LAND DESCRIBED AS RED ROCK UTILITIES FEE NO. 2007-016613, RECORDS OF PINAL COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 8,565,546 SQUARE FEET OR **196.64** ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.



SEC COR NOTE (1)
SW COR SEC. 9, T.10S., R.10E.
FND GLO IRON PIPE "P.O.C."

SEC COR NOTE (2)
S1/4 COR SEC. 9, T.10S., R.10E.
FND GLO IRON PIPE

Scale: 1"=800'

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G.
SPRING
Date Signed: 11/15/23
ARIZONA, U.S.A.

JOB NO. 18003548 DATE: 11-14-2023 SHEET 5 OF 7

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

EXHIBIT "A"
ZONING EXHIBIT R-7 (1)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (1)\18003548 RR SOUTH R-7 (1) BDRY 1.DWG SAVE DATE: 11/14/2023 2:35 PM PLOT DATE: 11/14/2023 3:45 PM

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S89°45'33"W	167.74'	L18	N75°31'05"W	4.94'
L2	S46°16'29"W	169.53'	L19	N14°32'48"E	120.00'
L3	S89°58'43"W	279.27'	L20	S02°44'20"E	16.01'
L4	N00°01'17"W	143.61'	L21	N76°46'55"E	200.00'
L5	S89°58'43"W	127.84'	L22	N63°44'13"E	20.45'
L6	N00°01'17"W	676.45'	L23	N50°41'30"E	200.00'
L7	N37°59'47"W	103.32'	L24	N56°48'58"E	543.98'
L8	N00°01'17"W	115.00'	L25	S88°46'54"E	134.57'
L9	N89°58'43"E	103.46'	L26	S42°05'28"E	482.50'
L10	N00°00'56"E	184.68'	L27	S35°42'26"E	245.47'
L11	N08°49'20"W	421.75'	L28	S35°42'26"E	670.90'
L12	N11°41'45"E	69.63'	L29	S76°32'47"E	220.52'
L13	N34°50'29"W	24.35'	L30	S35°40'50"E	105.23'
L14	N73°05'35"W	49.55'	L31	S54°44'34"W	1437.69'
L15	N15°02'53"E	115.67'	L32	S37°43'39"E	1365.93'
L16	S75°16'03"E	24.65'	L33	N89°49'23"W	168.61'
L17	N14°25'02"E	50.00'	L34	N38°06'54"W	715.78'



Scale: 1"=800'



JOB NO. 18003548 DATE: 11-14-2023 SHEET 6 OF 7

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EXHIBIT "A"
ZONING EXHIBIT R-7 (1)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (1)\18003548 RR SOUTH R-7 (1) BDRY 1.DWG SAVE DATE: 11/14/2023 2:35 PM PLOT DATE: 11/14/2023 3:45 PM

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	1217.78'	1500.00'	046°30'56"
C2	610.22'	800.00'	043°42'14"
C3	699.51'	2070.00'	019°21'43"
C4	576.05'	2086.00'	015°49'20"
C5	158.77'	264.89'	034°20'32"
C6	333.00'	1017.24'	018°45'22"
C7	121.89'	250.00'	027°56'03"
C8	243.77'	342.00'	040°50'21"
C9	1364.65'	1500.00'	052°07'33"





Scale: 1"=800'

JOB NO. 18003548 DATE: 11-14-2023 SHEET 7 OF 7

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EXHIBIT "A"
ZONING EXHIBIT R-7 (1)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (1)\18003548 RR SOUTH R-7 (1) BDRY 1.DWG SAVE DATE: 11/14/2023 2:35 PM PLOT DATE: 11/14/2023 3:46 PM

EXHIBIT "A" (Continued)
TO
ORDINANCE NO. 2024-PZ-PD-016-23

LEGAL DESCRIPTION (RED ROCK VILLAGE)

R-7 ZONE (SINGLE RESIDENCE ZONING DISTRICT- PART 2)

LOCATED WITHIN A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR WITH CAP AFFIXED RLS 19344, ACCEPTED AS THE CENTER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST THEREOF BEARS S89°55'15"E A DISTANCE OF 2638.84 FEET;

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 5, S89°55'15"E A DISTANCE OF 1234.34 TO THE **POINT OF BEGINNING**;

THENCE, S23°26'58"E A DISTANCE OF 678.19 FEET; THENCE, S08°56'10"E A DISTANCE OF 132.69 FEET; THENCE, S00°07'59"W A DISTANCE OF 334.93 FEET;

THENCE, S06°30'08"W A DISTANCE OF 411.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 325.33 FEET, WITH A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 49°42'26";

THENCE, S38°06'54"E A DISTANCE OF 428.90 FEET;

THENCE, CONTINUING ALONG SAID LINE, S38°06'54"EA DISTANCE OF 742.20 FEET;

THENCE, S00°01'36"W A DISTANCE OF 512.01 FEET;

THENCE, N89°45'51"EA DISTANCE OF 585.00 FEET;

THENCE, S00°09'33"EA DISTANCE OF 244.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.68 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 89°43'18";

THENCE, S00°08'48"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 52.00 FEET, WITH A RADIUS OF 33.00 FEET AND THE RADIAL BEARING OF S00°26'02"E AND A CENTRAL ANGLE OF 90°16'29";

THENCE, S00°09'33"E A DISTANCE OF 424.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 54.39 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 94°25'58" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 303.54 FEET, WITH A RADIUS OF 1941.00 FEET AND A CENTRAL ANGLE OF 08°57'36";

THENCE, N76°56'11"W A DISTANCE OF 119.05 FEET;

THENCE, N72°41'43"W A DISTANCE OF 38.15 FEET;

THENCE, N17°51'59"E A DISTANCE OF 10.00 FEET;

THENCE, N75°43'22"E A DISTANCE OF 79.47 FEET;

THENCE, N54°24'01"E A DISTANCE OF 99.34 FEET;

THENCE, N11°48'24"E A DISTANCE OF 104.37 FEET;

THENCE, N18°35'41"E A DISTANCE OF 107.90 FEET;

THENCE, N00°26'15"W A DISTANCE OF 5.61 FEET;

THENCE, N81°29'24"W A DISTANCE OF 144.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 11.32 FEET, WITH A RADIUS OF 200.00 FEET AND THE RADIAL BEARING OF N81°29'24"W AND A CENTRAL ANGLE OF 03°14'37";

THENCE, N84°44'02"W A DISTANCE OF 25.00 FEET;

THENCE, N25°00'1111W A DISTANCE OF 21.97 FEET;

THENCE, S89°33'45"W A DISTANCE OF 100.95 FEET;

THENCE, N22°30'52"W A DISTANCE OF 16.19 FEET;

THENCE, N00°16'02"E A DISTANCE OF 31.48 FEET;

THENCE, N89°43'58"W A DISTANCE OF 36.71 FEET;

THENCE, N81°08'59"W A DISTANCE OF 167.06 FEET;

THENCE, S17°51'59"W A DISTANCE OF 140.79 FEET;

THENCE, N72°08'01"W A DISTANCE OF 16.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 78.14 FEET, WITH A RADIUS OF 1625.00 FEET AND A CENTRAL ANGLE OF 02°45'19";

THENCE, S15°06'40"W A DISTANCE OF 179.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 403.96 FEET, WITH A RADIUS OF 1396.30 FEET AND THE RADIAL BEARING OF S15°55'41"W AND A CENTRAL ANGLE OF 16°34'34" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 48.19 FEET, WITH A RADIUS OF RADIUS OF 33.00 FEET AND THE RADIAL BEARING OF N03°18'19"E AND A CENTRAL ANGLE OF 83°40'27";

THENCE, S86°58'46"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 48.32 FEET, WITH A RADIUS OF 32.49 FEET AND THE RADIAL BEARING OF S86°06'17"W AND A CENTRAL ANGLE OF 85°13'32" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 151.32 FEET, WITH A RADIUS OF 1405.95 FEET AND THE RADIAL BEARING OF S05°27'03"E AND A CENTRAL ANGLE OF 06°09'59";

THENCE, N39°04'48"W A DISTANCE OF 1114.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 67.04 FEET, WITH A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 06°44'21";

THENCE, N44°10'50"E A DISTANCE OF 31.54 FEET;

THENCE, N88°56'39"E A DISTANCE OF 510.00 FEET;

THENCE, N80°24'21"E A DISTANCE OF 112.11 FEET;

THENCE, N67°32'37"E A DISTANCE OF 191.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 286.49 FEET, WITH A RADIUS OF 1249.82 FEET AND THE RADIAL BEARING OF S67°44'58"W AND A CENTRAL ANGLE OF 13°08'01";

THENCE, N34°40'38"W A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 652.04 FEET, WITH A RADIUS OF 675.54 FEET AND THE RADIAL BEARING OF N55°20'48"E AND A CENTRAL ANGLE OF 55°18'11";

THENCE, N20°40'25"E A DISTANCE OF 30.00 FEET;

THENCE, N33°31'26"E A DISTANCE OF 385.72 FEET;

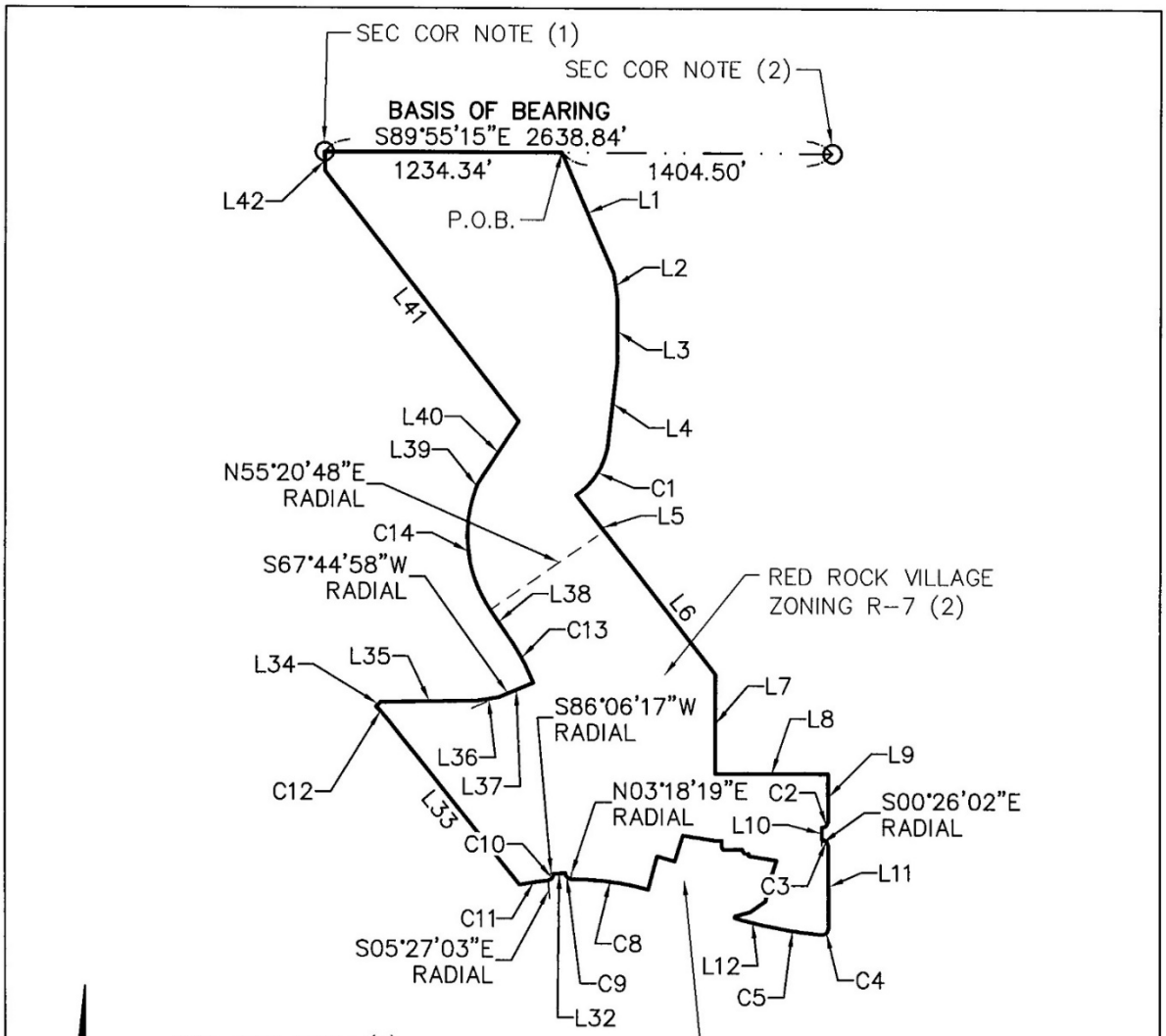
THENCE, N38°06'54"W A DISTANCE OF 1641.51

THENCE, N01°03'21"W A DISTANCE OF 97.74 FEET;

THENCE, S89°55'15"E A DISTANCE OF 1234.34 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 4,083,832 SQUARE FEET OR **93.75** ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.



SEC COR NOTE (1)
CENTER SEC. 5, T.10S., R.10E.
FND 1/2" REBAR WITH YELLOW PLASTIC
CAP STAMPED LS 19344 "P.O.C."

SEC COR NOTE (2)
E 1/4 COR SECTION 5, T.10S., R.10E.
FND GLO IRON PIPE

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G.
SPRING
Date Signed: 11/15/23
ARIZONA

Scale: 1"=800'

JOB NO. 18003548 DATE: 11-14-2023 SHEET 6 OF 9

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

EXHIBIT "A"
ZONING EXHIBIT R-7 (2)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (2)\18003548 RR SOUTH R-7 2 BDRY 2.DWG SAVE DATE: 11/14/2023 2:35 PM PLOT DATE: 11/14/2023 3:38 PM

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S23°26'58"E	678.19'	L22	N25°00'11"W	21.97'
L2	S08°56'10"E	132.69'	L23	S89°33'45"W	100.95'
L3	S00°07'59"W	334.93'	L24	N22°30'52"W	16.19'
L4	S06°30'08"W	411.52'	L25	N00°16'02"E	31.48'
L5	S38°06'54"E	428.90'	L26	N89°43'58"W	36.71'
L6	S38°06'54"E	742.20'	L27	N81°08'59"W	167.06'
L7	S00°01'36"W	512.01'	L28	S17°51'59"W	140.79'
L8	N89°45'51"E	585.00'	L29	N72°08'01"W	16.83'
L9	S00°09'33"E	244.15'	L31	S15°06'40"W	179.13'
L10	S00°08'48"W	60.00'	L32	S86°58'46"W	60.00'
L11	S00°09'33"E	424.68'	L33	N39°04'48"W	1114.23'
L12	N76°56'11"W	119.05'	L34	N44°10'50"E	31.54'
L13	N72°41'43"W	38.15'	L35	N88°56'39"E	510.00'
L14	N17°51'59"E	10.00'	L36	N80°24'21"E	112.11'
L15	N75°43'22"E	79.47'	L37	N67°32'37"E	191.01'
L16	N54°24'01"E	99.34'	L38	N34°40'38"W	150.99'
L17	N11°48'24"E	104.37'	L39	N20°40'25"E	30.00'
L18	N18°35'41"E	107.90'	L40	N33°31'26"E	385.72'
L19	N00°26'15"W	5.61'	L41	N38°06'54"W	1641.51'
L20	N81°29'24"W	144.19'	L42	N01°03'21"W	97.74'
L21	N84°44'02"W	25.00'			

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G.
SPRING
Date Signed: 11/15/23
ARIZONA, U.S.A.

JOB NO. 18003548 DATE: 11-14-2023 SHEET 7 OF 9

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EXHIBIT "A"
ZONING EXHIBIT R-7 (2)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (2)\18003548 RR SOUTH R-7 2 BDRY 2.DWG SAVE DATE: 11/14/2023 2:35 PM PLOT DATE: 11/14/2023 3:38 PM

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	325.33'	375.00'	049°42'26"
C2	51.68'	33.00'	089°43'18"
C3	52.00'	33.00'	090°16'29"
C4	54.39'	33.00'	094°25'58"
C5	303.54'	1941.00'	008°57'36"
C6	11.32'	200.00'	003°14'37"
C7	78.14'	1625.00'	002°45'19"
C8	403.96'	1396.30'	016°34'34"
C9	48.19'	33.00'	083°40'27"
C10	48.32'	32.49'	085°13'32"
C11	151.32'	1405.95'	006°09'59"
C12	67.04'	570.00'	006°44'21"
C13	286.49'	1249.82'	013°08'01"
C14	652.04'	675.54'	055°18'11"



JOB NO. 18003548 DATE: 11-14-2023 SHEET 8 OF 9

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EXHIBIT "A"
ZONING EXHIBIT R-7 (2)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (2)\18003548 RR SOUTH R-7 2 BDRY 2.DWG SAVE DATE: 11/14/2023 3:38 PM PLOT DATE: 11/14/2023 3:39 PM

EXHIBIT "A" (Continued)
TO
ORDINANCE NO. 2024-PZ-PD-016-23

LEGAL DESCRIPTION (RED ROCK VILLAGE)

R-7 ZONE (SINGLE RESIDENCE ZONING DISTRICT- PART 3)

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP FLUSH, STAMPED RLS 35545, 2005 ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 8, FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE ACCEPTED AS THE NORTHEAST CORNER
OF SECTION 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST, THEREOF BEARS N89°45'51"E A DISTANCE OF 2628.91 FEET;

THENCE, ALONG THE NORTH LINE OF SAID SECTION 8, N89°45'51"E A DISTANCE OF 290.36 FEET;
THENCE, LEAVING THE NORTH LINE OF SAID SECTION 8, S00°00'00"EA DISTANCE OF 487.49 FEET TO THE POINT OF BEGINNING;

THENCE, S39°04'48"E A DISTANCE OF 817.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 120.41 FEET, WITH A RADIUS OF 1405.00 FEET AND THE RADIAL BEARING OF S18°34'35"EAND A CENTRAL ANGLE OF 04°54'37";

THENCE, S66°30'49"W A DISTANCE OF 229.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 51.84 FEET, WITH A RADIUS OF 33.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE, N23°29'11"W A DISTANCE OF 179.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 296.42 FEET, WITH A RADIUS OF 710.00 FEET AND A CENTRAL ANGLE OF 23°55'13" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 41.28 FEET, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°36'19";

THENCE, NOS002'21"E A DISTANCE OF 60.00 FEET;

THENCE, N84°57'39"W A DISTANCE OF 130.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

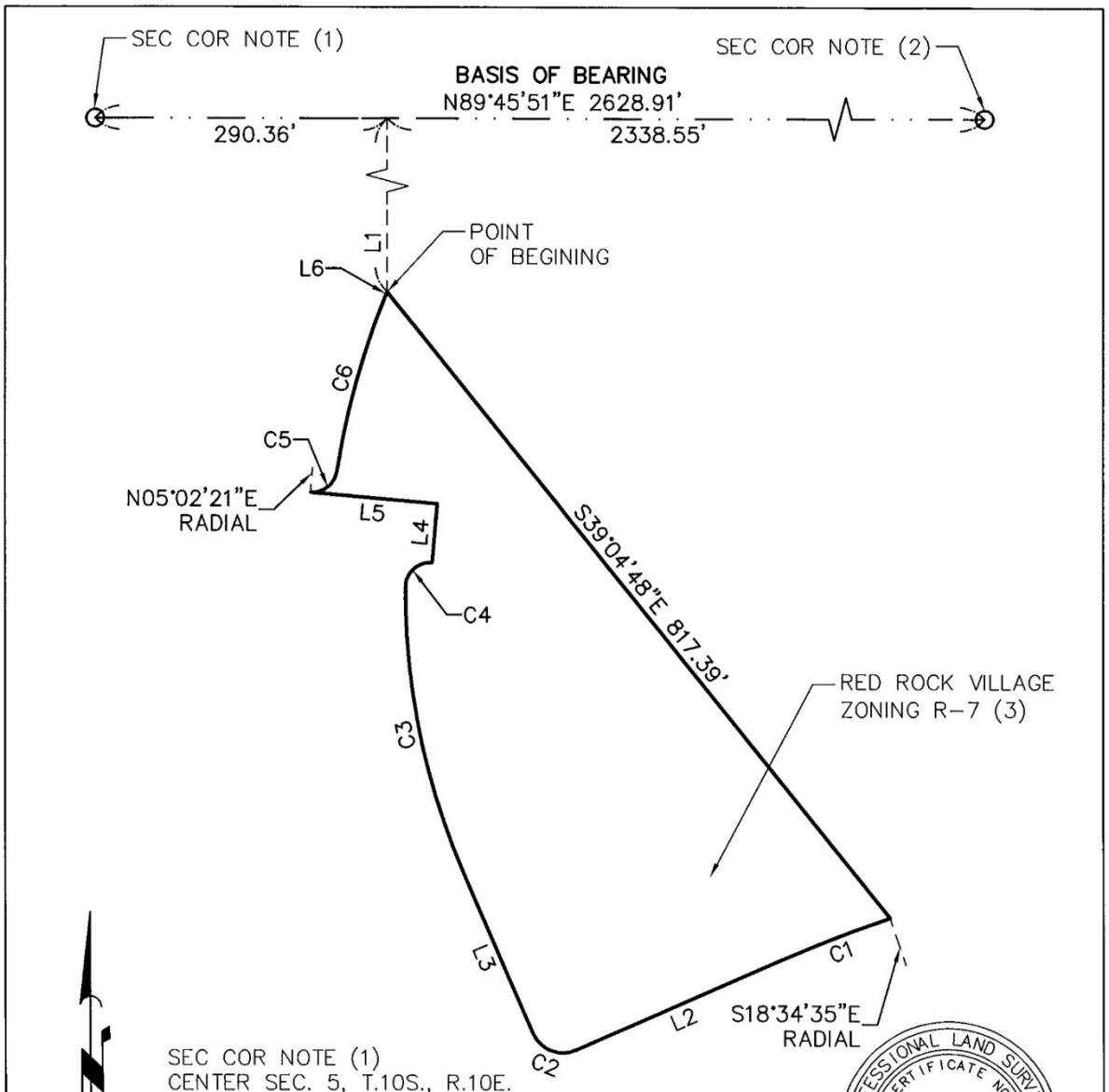
THENCE, NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.58 FEET, WITH A RADIUS OF 25.00 FEET AND THE RADIAL BEARING OF N05°02'21"E AND A CENTRAL ANGLE OF 86°07'50" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE RIGHT;

THENCE, NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 186.13 FEET, WITH A RADIUS OF 790.00 FEET AND A CENTRAL ANGLE OF 13°29'56";

THENCE, N22°24'28"E A DISTANCE OF 4.06 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 181,650 SQUARE FEET OR **4.170** ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.



JOB NO. 18003548 DATE: 11-14-2023 SHEET 3 OF 4

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EXHIBIT "A"
ZONING EXHIBIT R-7 (3)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (3)\18003548 RR SOUTH R-7 (3).DWG SAVE DATE: 11/15/2023 5:44 AM PLOT DATE: 11/15/2023 5:56 AM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°00'00"E	487.49'
L2	S66°30'49"W	229.55'
L3	N23°29'11"W	179.06'
L4	N05°02'21"E	60.00'
L5	S84°57'39"E	130.35'
L6	N22°24'28"E	4.06'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	120.41'	1405.00'	004°54'37"
C2	51.84'	33.00'	090°00'00"
C3	296.42'	710.00'	023°55'13"
C4	41.28'	25.00'	094°36'19"
C5	37.58'	25.00'	086°07'50"
C6	186.13'	790.00'	013°29'56"



JOB NO. 18003548 DATE: 11-14-2023 SHEET 4 OF 4

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EXHIBIT "A"
ZONING EXHIBIT R-7 (3)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-7 (3)\18003548 RR SOUTH R-7 (3).DWG SAVE DATE: 11/14/2023 3:23 PM PLOT DATE: 11/14/2023 3:26 PM

EXHIBIT "A" (Continued)
TO
ORDINANCE NO. 2024-PZ-PD-016-23

LEGAL DESCRIPTION (RED ROCK VILLAGE)

R-9 ZONE (SINGLE RESIDENCE ZONING DISTRICT- PART 1)

LOCATED WITHIN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND GENERAL LAND OFFICE IRON PIPE, ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE, ACCEPTED AS THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 10 EAST THEREOF BEARS N89°45'33"E A DISTANCE OF 2628.01 FEET;

THENCE, S89°35'21"W A DISTANCE OF 567.56 FEET;

THENCE, N00°01'17"W A DISTANCE OF 1058.51 FEET;

THENCE, N89°58'43"E A DISTANCE OF 63.92 FEET;

THENCE, N00°01'17"W A DISTANCE OF 215.00 FEET;

THENCE, N89°58'43"E A DISTANCE OF 279.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 610.22 FEET, WITH A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 43°42'14";

THENCE, N46°16'29"E A DISTANCE OF 169.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 1217.78 FEET, WITH A RADIUS OF 1500.00 FEET AND THE RADIAL BEARING OF N46°16'29"E AND A CENTRAL ANGLE OF 46°30'56";

THENCE, N89°45'33"E A DISTANCE OF 167.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 1364.65 FEET, WITH A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 52°07'33";

THENCE, S38°06'54"E A DISTANCE OF 715.78 FEET;

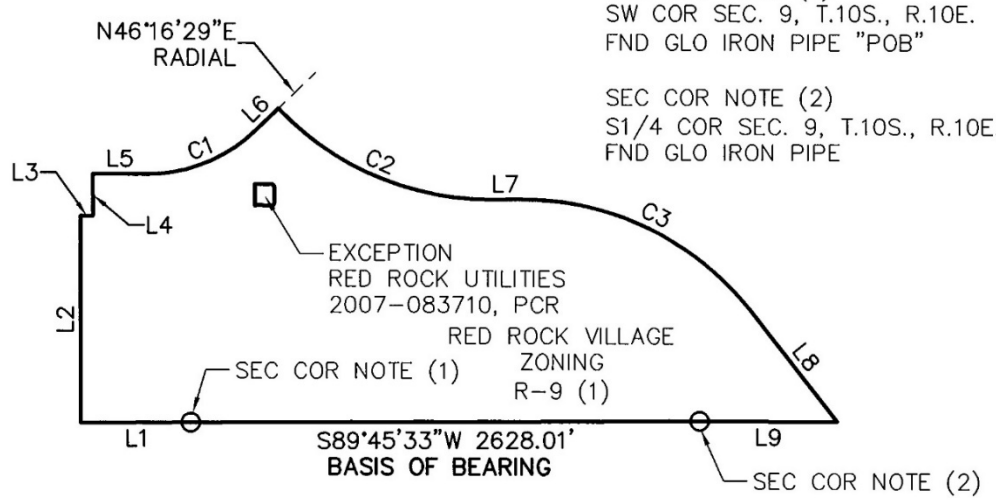
THENCE, N89°49'23"W A DISTANCE OF 708.67 FEET;

THENCE, S89°45'33"W A DISTANCE OF 2628.01 FEET TO THE **POINT OF BEGINNING**.

EXCEPT A PARCEL OF LAND DESCRIBED AS RED ROCK UTILITIES FEE NO. 2007-083710, RECORDS OF PINAL COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 4,199,877 SQUARE FEET OR **96.41** ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S89°35'21"W	567.56'	L6	N46°16'29"E	169.53'
L2	N00°01'17"W	1058.51'	L7	N89°45'33"E	167.74'
L3	N89°58'43"E	63.92'	L8	S38°06'54"E	715.78'
L4	N00°01'17"W	215.00'	L9	N89°49'23"W	708.67'
L5	N89°58'43"E	279.27'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	610.22'	800.00'	043°42'14"
C2	1217.78'	1500.00'	046°30'56"
C3	1364.65'	1500.00'	052°07'33"



Scale: 1"=800'

JOB NO. 18003548 DATE: 11-14-2023 SHEET 3 OF 3

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EXHIBIT "A"
ZONING EXHIBIT R-9 (1)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-9 (1)\18003548 RR SOUTH R-9 (1) BDRY 1.DWG SAVE DATE: 11/14/2023 3:42 PM PLOT DATE: 11/14/2023 3:43 PM

EXHIBIT "A" (Continued)
TO
ORDINANCE NO. 2024-PZ-PD-016-23

LEGAL DESCRIPTION (RED ROCK VILLAGE)

R-9 ZONE (SINGLE RESIDENCE ZONING DISTRICT- PART 2)

LOCATED WITHIN A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 10 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH REBAR WITH CAP AFFIXED RLS 19344, ACCEPTED AS THE CENTER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST FROM WHICH A FOUND GENERAL LAND OFFICE IRON PIPE, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 10 EAST THEREOF BEARS S89°55'15"EA DISTANCE OF 2638.84 FEET;

THENCE, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 5, S01°03'21"E A DISTANCE OF 97.74 TO THE **POINT OF BEGINNING**;

THENCE, S38°06'54"E A DISTANCE OF 1641.51 FEET;

THENCE, S33°31'26"W A DISTANCE OF 385.72 FEET;

THENCE, S20°40'25"W A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 652.04 FEET, WITH A RADIUS OF 675.54 FEET AND THE RADIAL BEARING OF S69°21'01"E AND A CENTRAL ANGLE OF 55°18'11";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S34°40'38"E, A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 286.49 FEET, WITH A RADIUS OF 1249.82 FEET AND THE RADIAL BEARING OF S54°36'57"W AND A CENTRAL ANGLE OF 13°08'01";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S67°32'37"W, A DISTANCE OF 191.01 FEET;

THENCE, S80°24'21"W A DISTANCE OF 112.11 FEET;

THENCE, S88°56'39"W A DISTANCE OF 510.00 FEET;

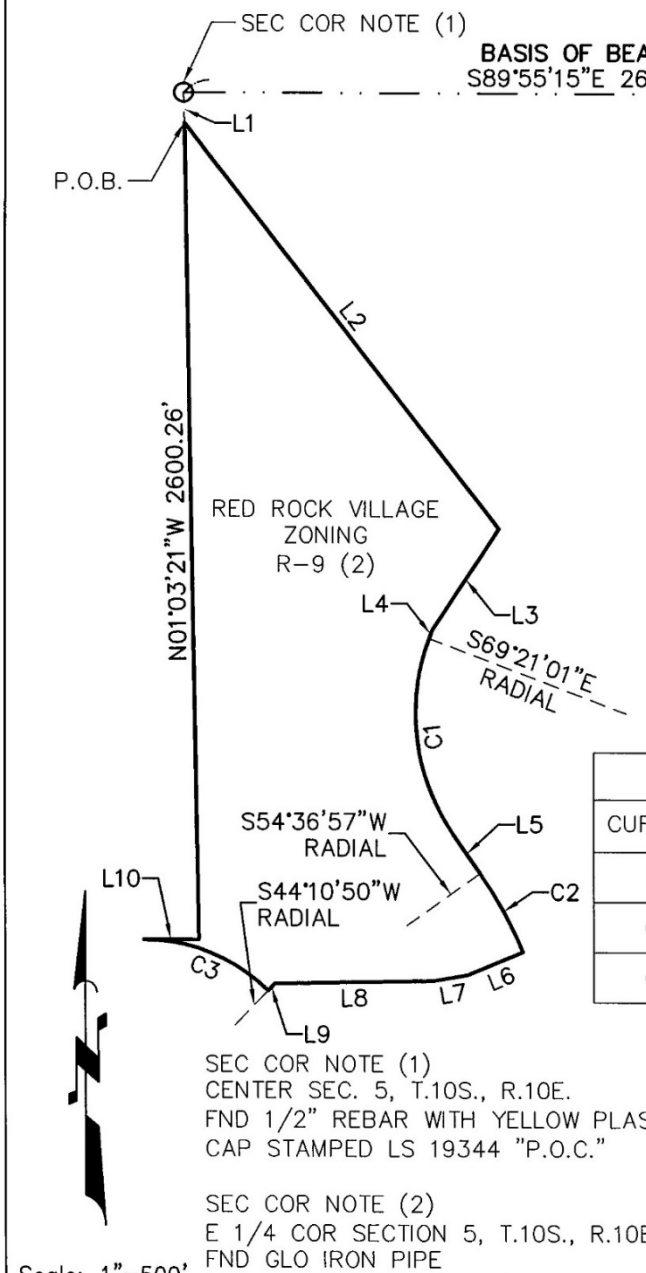
THENCE, S44°10'50"W A DISTANCE OF 31.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT;

THENCE, WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 441.87 FEET, WITH A RADIUS OF 570.00 FEET AND THE RADIAL BEARING OF S44°10'50"W AND A CENTRAL ANGLE OF 44°25'00";

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N89°45'51"E, A DISTANCE OF 176.75 FEET; THENCE, N0l003'21"W A DISTANCE OF 2600.26 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,835,480 SQUARE FEET OR **42.14** ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°03'21"E	97.74'
L2	S38°06'54"E	1641.51'
L3	S33°31'26"W	385.72'
L4	S20°40'25"W	30.00'
L5	S34°40'38"E	150.99'
L6	S67°32'37"W	191.01'
L7	S80°24'21"W	112.11'
L8	S88°56'39"W	510.00'
L9	S44°10'50"W	31.54'
L10	N89°45'51"E	176.75'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	652.04'	675.54'	055°18'11"
C2	286.49'	1249.82'	013°08'01"
C3	441.87'	570.00'	044°25'00"

SEC COR NOTE (1)
CENTER SEC. 5, T.10S., R.10E.
FND 1/2" REBAR WITH YELLOW PLASTIC
CAP STAMPED LS 19344 "P.O.C."

SEC COR NOTE (2)
E 1/4 COR SECTION 5, T.10S., R.10E.
FND GLO IRON PIPE

PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO.
22282
JAMES G.
SPRING
Date Signed: 11/15/23
ARIZONA, U.S.A.

Scale: 1"=500'

JOB NO. 18003548 DATE: 11-14-2023 SHEET 3 OF 3

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EXHIBIT "A"
ZONING EXHIBIT R-9 (2)
RED ROCK VILLAGE
PINAL COUNTY, ARIZONA

K:\18003548-ME RED ROCK\DWG\SURVEY\ZONING EXHIBITS\R-9 (2)\18003548 RR SOUTH R-9 2 BDRY 2.DWG SAVE DATE: 11/14/2023 3:16 PM PLOT DATE: 11/14/2023 3:29 PM

EXHIBIT "B"
TO
ORDINANCE NO. 2024-PZ-PD-016-23

[Stipulations of Approval]

1. Approval of RRV PAD amendment (PZ-PD-016-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. Red Rock Village Planned Area Development (PAD) amendment overlay district (PZ-PD-016-23) is to be developed as shown by the site plan/development plan dated November 15, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-042-23;

4. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;

5. A drainage report will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved Drainage Plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;

6. Applicant to dedicate 110' full width street right-of-way for dedication and road improvements for the Aguire Lane road alignment between Sasco Road and the south boundary of the PAD per the Pinal County Subdivision Standards, or as approved by the County Engineer;

7. Per Section 702.6 of the Pinal County Subdivision Regulations there shall be a minimum of two permanent access points to the subject property. Approval of adequate access or approval of a Waiver Request shall be approved by the County Engineer prior to the Tentative Plat going before the Planning and Zoning Commission;

8. Submit a copy of a Geotechnical Report to Pinal County Public Works for review;

9. All development standards per prior approved case PZ-PD-015-08 will be followed with no deviations;

10. Applicant to follow landscape standards per design guidelines set forth in the PAD narrative dated November 15, 2023. All plant material to follow Arizona low water use plant list per ADWR;

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

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

13. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

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

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

16. For detached accessory buildings, the setback distance for side and rear lot lines shall be a minimum of 5 feet.