Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: MARCH 21, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-005-23**, **PZ-035-23 & PZ-PD-010-23 (TELA PERALTA)**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary:
Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant requesting an approval for a non-major comprehensive plan amendment to designate 124.83 ± acres from Major Open Space (1du/ac) to General Commercial along with a rezone from General Rural (GR), Local Business Zone (CB-1), Manufactured Home Zone (MH) to General Commercial Zoning District (C-3) with a PAD overlay to allow for development of an eco-resort in the Superstition area, north-east of the Peralta Regional Park, Pinal County.

<u>If This Request is Approved:</u>
The applicant will apply for building permits under the new development and design standards.

<u>Staff Recommendation/Issues for Consideration/Concern:</u>
Staff recommends approval of land-use change (PZ-PA-005-23), zone change (PZ-035-23) and planned area development (PAD) overlay (PZ-PD-010-23), with attached stipulations.

LEGAL DESCRIPTION: Parcels of land being situated within portion of in Section 32, Township 1 North, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.

TAX PARCEL: 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file)

LANDOWNER: Amy J Doyle, Rafter D Cattle Co. Inc.

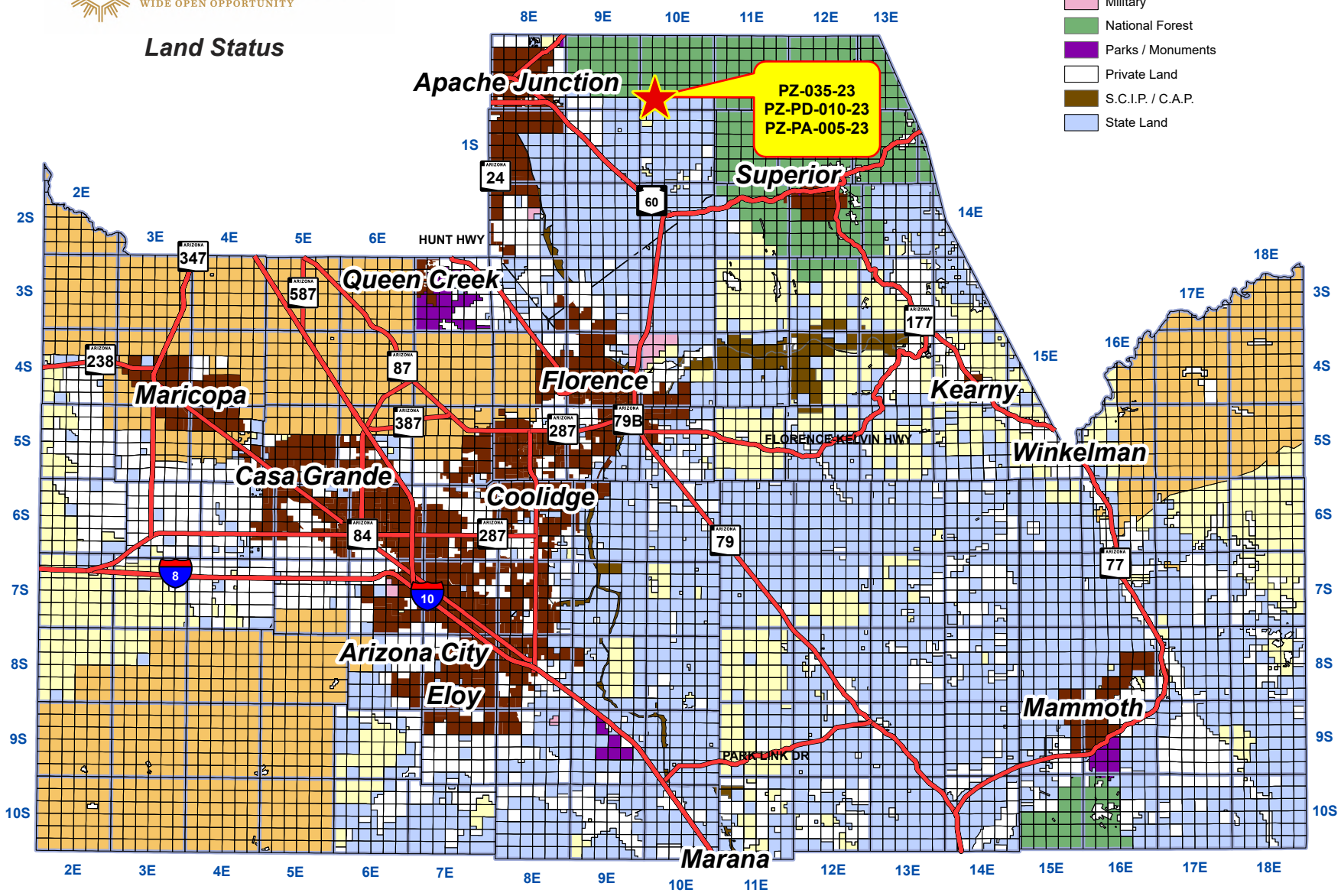
AGENT: Jordan Rose, Rose Law Group

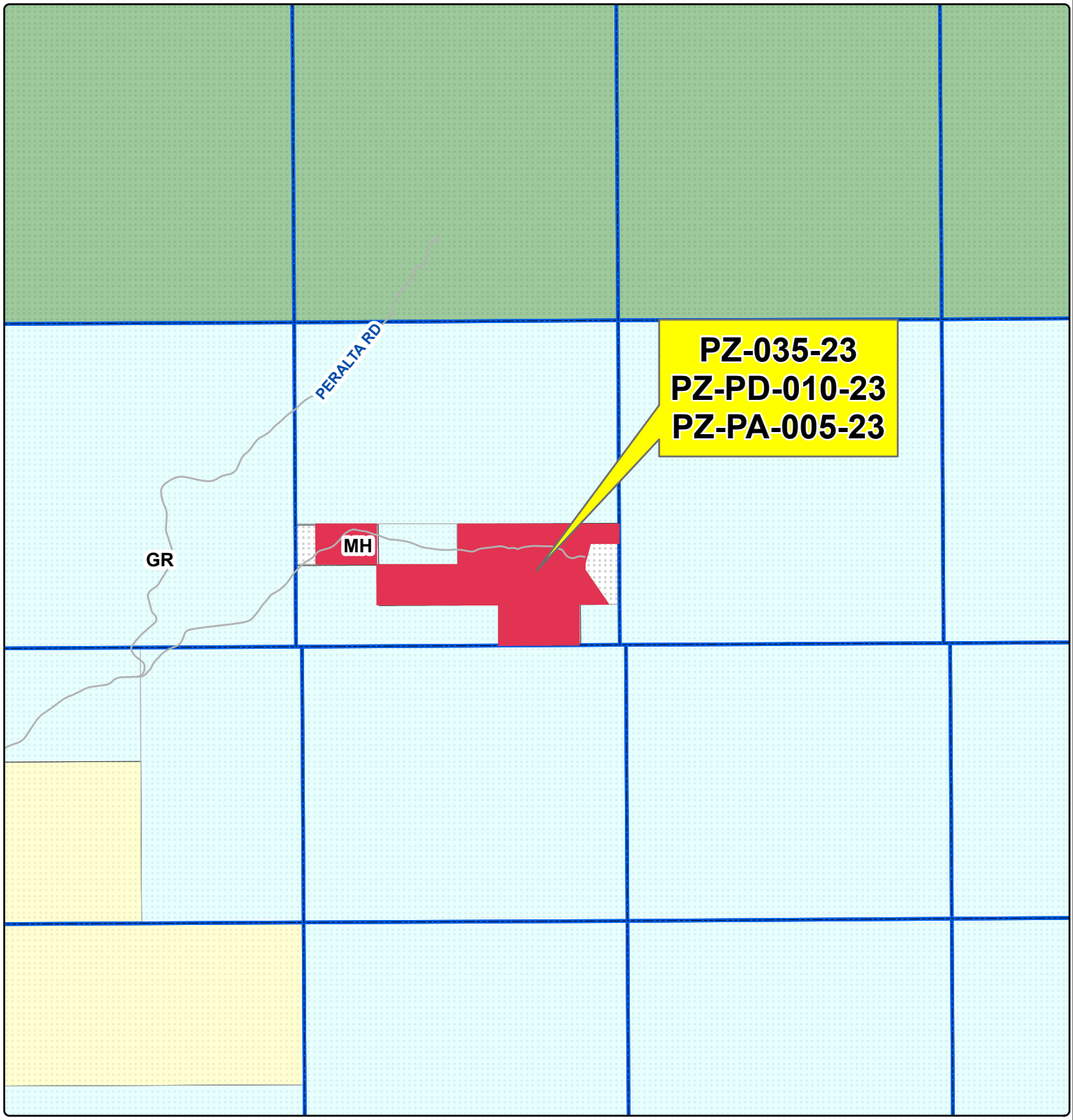
REQUESTED ACTION & PURPOSE: (Three cases)

1. **PZ-PA-001-23 PUBLIC HEARING/ACTION:** Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant requesting a Non-Major Comprehensive Plan Amendment to designate 124.83± acres from Major Open Space (1du/ac) to General Commercial, situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

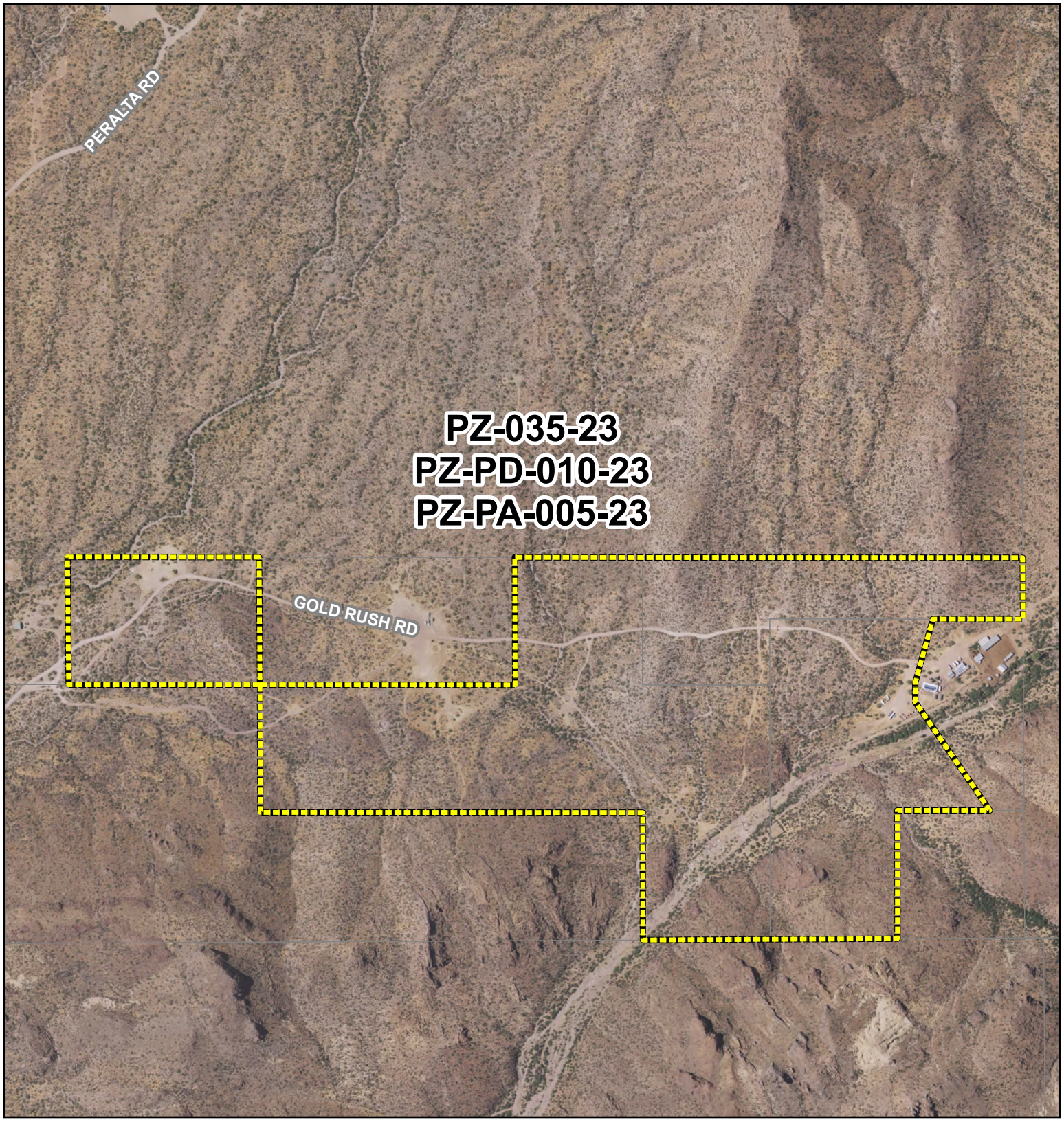
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.

SEC 32, TWN 01N, RNG 10E

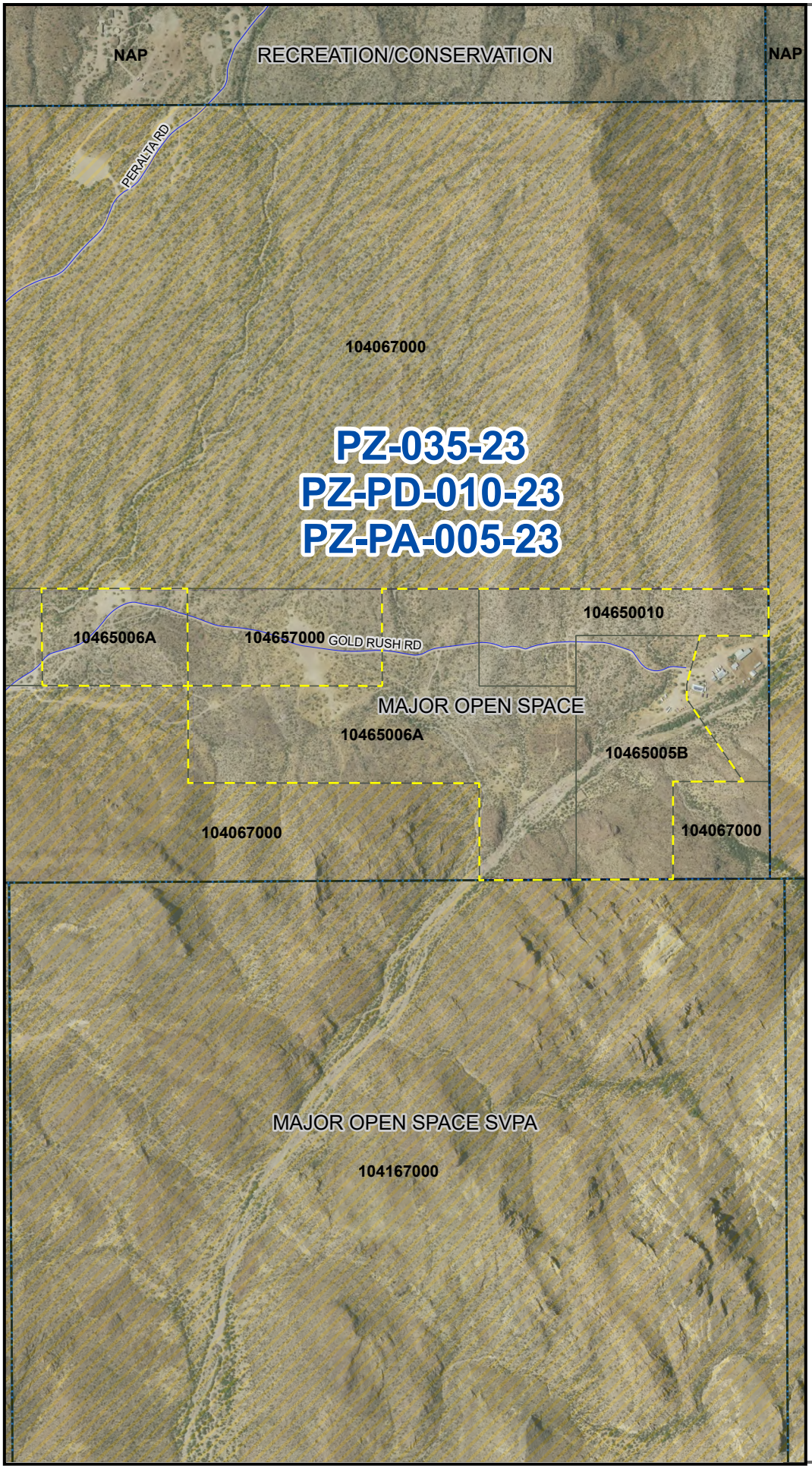
Owner/Applicant:	AMY J DOYLE, RAFTER D CATTLE CO. INC., OWNER, JORDAN ROSE, ROSE LAW GROUP, AGENT/APPLICANT		
Drawn By:	GIS / IT / SAH	Date:	02/16/2024
Sheet No. 1 of 1	Section 32	Township 01N	Range 10E
Case Number:	PZ-000-23, PZ-PD-000-23, PZ-PA-000-23		



Community Development

PZ-035-23
PZ-PD-010-23
PZ-PA-005-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY



PINAL COUNTY
WIDE OPEN OPPORTUNITY

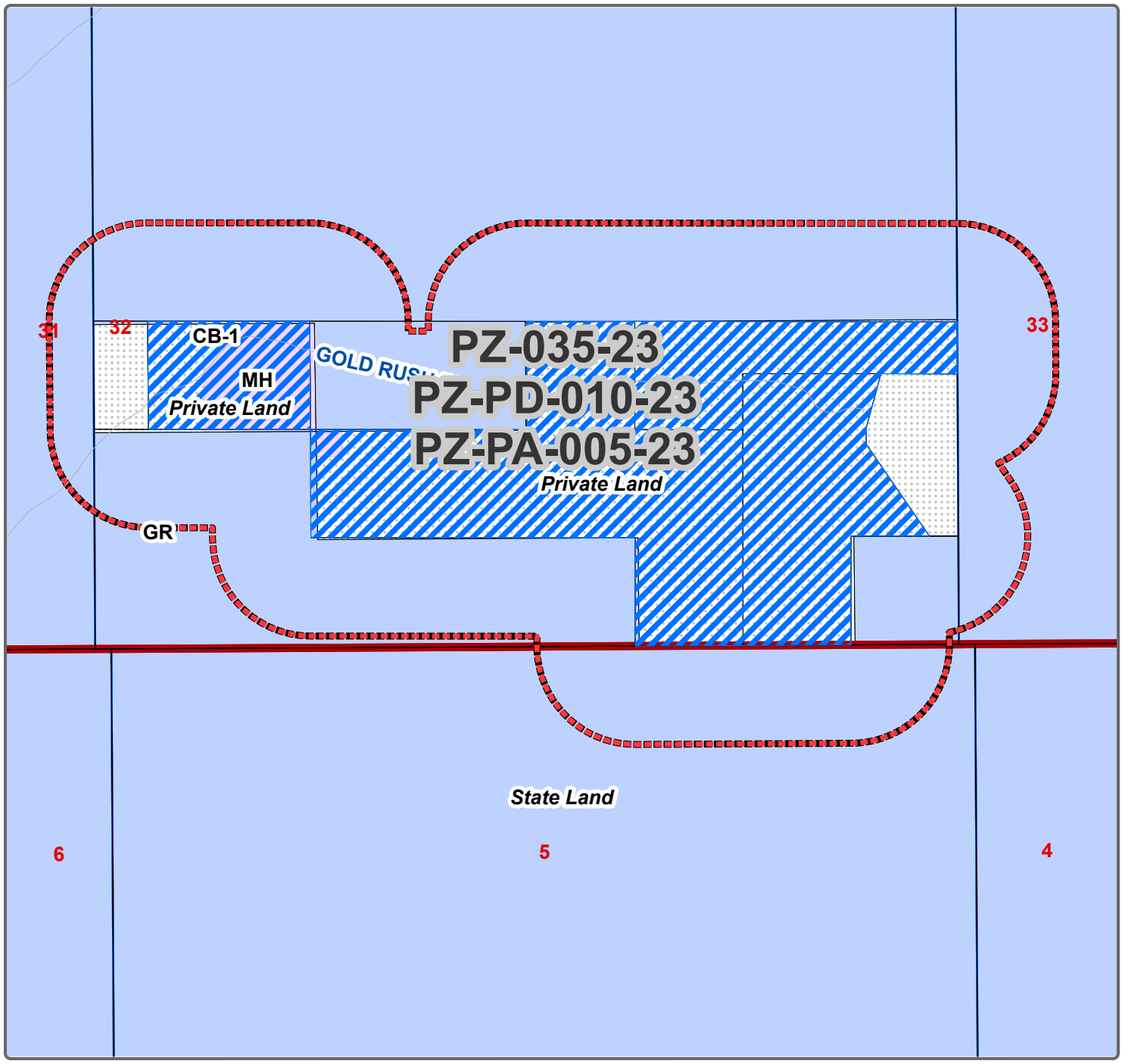
PZ-035-23
PZ-PD-010-23
PZ-PA-005-23

FROM:

MAJOR OPEN SPACE

TO:

GENERAL COMMERCIAL



Planning and Zoning

PZ-PA-005-23 – PUBLIC HEARING/ACTION: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant requesting a Non-Major Comprehensive Plan Amendment to designate 134.86± acres from Major Open Space (1du/ac) to General Commercial, situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.
PZ-035-23 – PUBLIC HEARING/ACTION: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant, requesting an approval of a rezone from GR (General Rural Zone), CB-1 (Local Business Zone), MH (Manufactured Home Zone), of 134.86± acres to C-3 (General Commercial Zoning District), to allow development of an Eco-Resort; situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.
PZ-PD-010-23 – PUBLIC HEARING/ACTION: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 134.86± acres, to allow development of a luxury Eco-Resort; situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County

Current Zoning: GR, CB-1, MH | Requested Zoning: Rezone | Current Land Use: Major Open Space

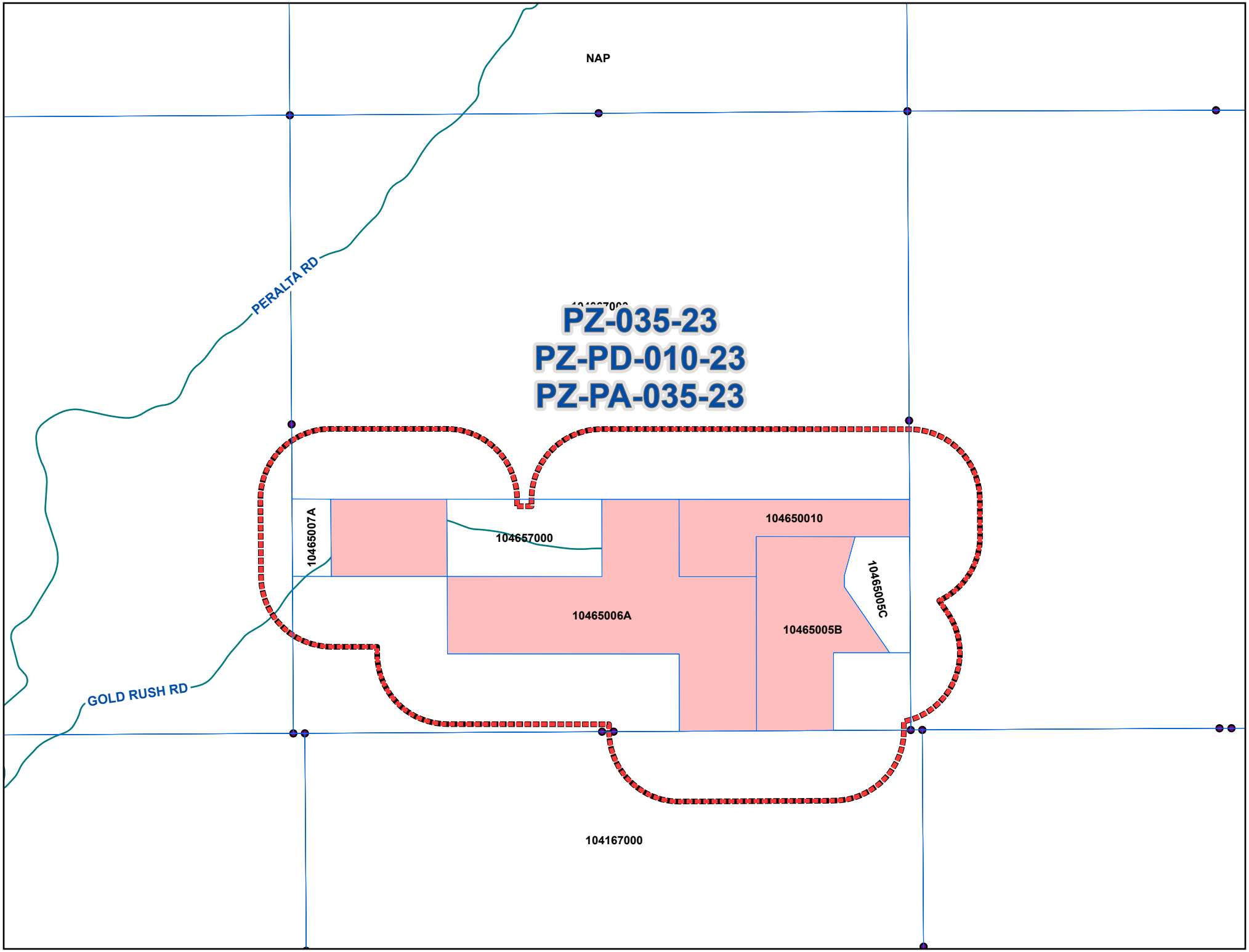
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.

SEC 32, TWN 01N, RNG 10E

Owner/Applicant: AMY J DOYLE, RAFTER D CATTLE CO. INC., OWNER, JORDAN ROSE, ROSE LAW GROUP, AGENT/APPLICANT			
Drawn By: GIS / IT /SAH		Date: 02/16/2024	
Sheet No. 1 of 1	Section 32	Township 01N	Range 10E
Case Number: PZ-035-23, PZ-PD-010-23, PZ-PA-005-23			


NAP
PERALTA RD
PZ-035-23
PZ-PD-010-23
PZ-PA-035-23
10465007A
104657000
104650010
10465005C
10465006A
10465005B
GOLD RUSH RD
104167000

2. **PZ-037-23 PUBLIC HEARING/ACTION:** Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant, requesting an approval of a rezone from GR (General Rural Zone), CB-1 (Local Business Zone), MH (Manufactured Home Zone), of 124.83± acres to C-3 (General Commercial Zoning District), to allow development of an Eco-Resort; situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.

3. **PZ-PD-009-23 PUBLIC HEARING/ACTION:** Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 124.83± acres, to allow development of a luxury Eco-Resort; situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.

LOCATION: Located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County.

SIZE: 124.83± acres.

COMPREHENSIVE PLAN: This site and the surrounding properties are designated Major Open Space (1du/ac) under the Pinal County Comprehensive Plan.

EXISTING ZONING: The subject property is currently zoned General Rural (GR) and has an operational cattle ranch. Surrounding areas around the project are also zoned General Rural (GR) and part of the larger Open Space.

SURROUNDING ZONING:

North: General Rural (GR); vacant
South: General Rural (GR); vacant
East: General Rural (GR); vacant
West: General Rural (GR); vacant

PUBLIC PARTICIPATION:

Neighborhood Meeting:	August 28, 2023
Agency mail out:	February 27, 2024
Property Mail-out:	February 27, 2024
Newspaper Advertising:	February 29, 2024
Site posting:	February 22, 2024

FINDINGS/SITE DATA:

History, Site Environs:

Tela Peralta is part of the Superstition Mountain's natural desert environment. Surrounded by Arizona State Trust, National Forest and Bureau of Land Management, this region has remained

vacant and undeveloped. Land in the southwest direction, approximately 0.77 miles of Tela Peralta is the Pinal County Park, Peralta Regional Park.

The Backus/Doyle family has operated cattle ranching for generations and has set standards for responsible land management. Due to its unique setting, the site has gradually been used for hosting weddings and events within the temporary facilities of the ranch. This area is slowly growing as a local outdoor and family recreational use. The growth surrounding this region has contributed to expanded interest in careful development of this natural area.

Proposed Use:
Tela Peralta will be an eco-resort secluded within the Sonoran Desert Environment of the Superstition Vista Mountain region.

Flood Zone:
The site has two Flood Zones "X" and "A". "X" is an area that is determined to be outside the 100 and 500 year flood plain. Site Hydrology analysis shows there are two natural drainage channels. The northwest drainage and a large southwest drainage that borders the site along the cattle ranch. Watershed areas along with the drainage channels form the riparian habitat that transects the project area. Riparian habitats have a unique ecology that contribute to the physical settings of the region that include the soils, flora and fauna directly dependent on the water flowing in these washes. Erosion hazard anticipated due to any future development have been addressed in the stipulations for building setbacks in the development standards along the watercourse.

Access:
Tela Peralta is located in unincorporated Pinal County east of U.S. Highway 60 off Peralta Road, at the end of the Gold Rush Road near Gold Canyon. The cattle ranch is accessed by the Gold Rush Road. The access is via a dirt road that is not currently compliant with the requirements of the proposed commercial use of the property. The commercial venture at the proposed scale will require the applicant to improve the primary access road from Peralta east to the entrance of the development. Access to the proposed resort will be via improved Peralta road to the east entrance to the proposal. Internal driveways, development would be minimally disturbing to the natural setting and follow all guidelines set forth by the County engineer.

ANALYSIS:
Comprehensive Plan
The Tela Peralta proposal encompasses 124.83 acres and includes three parcels currently designated as Major Open Space in the Pinal County Comprehensive Plan. The area is part of the Superstition Vistas, south of the Superstition Mountains Wilderness Area. This region is described as the "jewel among the Arizona trust Lands" by the Arizona State Land Department due to its location and environmental assets in the Pinal County Comprehensive Plan. As quoted by Mark Winkleman, Arizona State Land Commissioner from 2006-2009, "The property borders thousands of acres of public lands managed by Tonto National Forest and the U.S. Bureau of Land Management." This makes the property marketable and offers an opportunity to develop in a sustainable manner and serve as a model for large development in similar environmentally sensitive zones. The site has been a host to an active cattle ranch for decades by the Backus/Doyle families in a sustainable manner.

Tela Peralta is a proposal requested by the Backus/Doyle families as an Eco-resort that showcases the region's unique environmental assets through responsible development of the properties. The

owners have offered an opportunity for sustainable development that aligns with the intent as stated in the Comprehensive plan document and serve as model for similar developments in the sensitive regions of the County that would require integrating the environment, transportation, economic development and an efficient land-use pattern that respects nature. Land-use change requested is from Major Open Space to Commercial for the proposal.

Additionally, the Superstition Vistas region of Pinal County has been identified as a 'Growth area' in the Pinal County Comprehensive Plan. This region has noticed growing tourism and recreational needs due to the expanding housing and tourism market surrounding the Superstition Mountains. One principal of the Pinal County Comprehensive plan exemplified through this development is the idea of Context Sensitive site design in relation to Open Space areas. Context sensitivity speaks to development that addresses environmental characteristics, surrounding land uses, and development scale. The Pinal County Comprehensive plan also references development that fits physical setting such as scenic, aesthetic and environmental resources. For this project, this speaks to the need to incorporate the design of this development into the surrounding desert landscape. The design of this project has committed to these concepts by incorporating elements of the surrounding topography into building and road design. The project further commits to salvage an inventory of plant species on the property and replant them into their landscape design in order to maintain uniform aesthetic appeal of the project with the surrounding environment.

The Pinal County Comprehensive Plan also discusses the goal for Major Open Space areas to preserve for recreational uses. One benefit of this site is the proximity of the venue to Peralta Regional Park. This regional park offers a wealth of outdoor active recreation activities ideally optimized to the county's interpretation of the Major Open Space Designation. Tela Peralta contributes to this park by offering a resort option not otherwise available within the area. While Peralta Regional Park offers campsite rentals within its uses, Tela Peralta capitalizes on a missed niche of public clients by offering expanded accommodations to guests wishing to stay in the region. For instance, Active-Adult and Senior clients may be physically unable to utilize campground accommodations, but can utilize resort uses and travel the short distance to Peralta Regional Park to enjoy the amenities offered by the park.

Staff acknowledges an additional aspect of the Pinal County Comprehensive Plan's understanding of the Major Open Space designation is its inability to anticipate new eco-friendly and sustainable practices. The Comprehensive plan itself states "Further study is necessary to determine the most appropriate configuration of open space and to develop a strategy for preserving it." In the time since this section of the Comprehensive Plan was last updated in 2009, staff has identified a shift in market practices that places greater emphasis on environmental preservation. Tela Peralta presents one such innovative project that the literal definitions of the Pinal County Comprehensive Plan fails to capture. Staff hopes to present updated language for approval to the Comprehensive Plan in a future amendment to better prepare the County for these new eco-friendly designs and the benefits and challenges they introduce.

Rezone and PAD

Tela Peralta application is requesting a rezone of 124.83 acres from General Rural (GR) to General Commercial Zoning District (C-3) with a PAD overlay. Pinal County allows for PAD overlays in order to provide a better product with flexibility in development standards tailored to the uses of the resort.

This proposal includes a total number of 43 units for the guests and 8 employee bunkhouses for the staff with a density of 0.41 units/acre. The resort facilities would also include main guest venue,

restaurant with wine tasting area, large, small and medium event spaces, holistic spa facilities, gift shop, eco amphitheater interspersed with connecting trails across the venue.

Currently there are no services to the site with respect to water, electricity and sewer. Water supply is planned to be hauled from off-site stored in large water holding tanks along with the existing wells on the site. Sewer disposal will be designed with conventional septic systems for the resort units. Plan for power on the resort is through a distributed systems of solar arrays as stated in the PAD narrative, on covered parking lots besides resort buildings. Site generated trash will be serviced by private contract with Waste Connections of Arizona. While provision of these services is adequate to address staff requirements at this phase of development, staff notes a point of concern regarding the exclusive reliance upon on-site utility services for a significant commercial endeavor.

Over 35% of the site will be preserved and protected as open space to ensure that the natural landscape and tranquil environment is maintained along with the recreational amenities and experiences of the Southwest desert environ.

Development Standards
The PAD narrative outlines the development standards as adopted for Tela Peralta are shared below:

Table 3: *Amended Development Standards Table*

Regulation	**Base Zoning Regulation (C-3)**	**Tela Peralta PAD**
Minimum Width	None	None
Minimum Setbacks from Non-Residential (Front/Side/Rear)	20'/0'+0'/25'	20'/0'+0'/25'
Minimum Setbacks from Residential (Front/Side/Rear)	20'/25'+25'/25'	20'/25'+25'/25'
Min. Distance Between Main Buildings	None; 14' between detached accessory dwelling and commercial.	None; 14' between detached accessory dwelling and commercial.
Maximum Height (Building)	40'	40'
Minimum screening	6' solid wall adjacent to rural or residential zone; minimum 10' landscape strip, including parking.	**3' tall fence adjacent to rural, residential, or commercial zone**

The layout of the resort units and all structure would follow along the contours with minimal disturbances to the natural environment to capitalize natural views, corridors, and beauty of the landscape.

Items for Commission Consideration:

- The proposed rezoning to C-3 will allow for the development of an eco-resort.
- This project generates traffic that will warrant the roadway improvements, traffic signals at locations identified in the Traffic report and refined at Site plan submittal by the applicant.
- The proposed use of a resort can be considered as a suitable use with development standards being adhered to as stipulated by the County.
- The proposal contributes to goals established in the Gold Canyon area to support eco-tourism and preserve natural landscapes.

The **Pinal County Community Development Department Engineering Division** reviewed the proposal and their comments are incorporated in the stipulations of this report.

The **Pinal County Air Quality Control District** reviewed the proposal and their comments are incorporated in the stipulations of this report.

The **Pinal County Public Works** reviewed the proposal and their comments are incorporated in the stipulations of this report.

The **Pinal County Open Space and Trails Division** reviewed the proposal and their comments are incorporated in the stipulations of this report.

Staff notes in regards to public participation, a solicitation for comments and questions period was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within 1,200 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions at any time during the process. As of 3/14/2024, thirteen letters in opposition and one letter in support have been received.

PUBLIC COMMENT:
To date thirteen letters in opposition have been received.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Minor Comprehensive Plan amendment, Rezone and a PAD overlay, request under Planning Cases PZ-PA-005-23, PZ-035-24 and PZ-PD-010-23. Furthermore, the Commission must determine that this land-use change, zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL

E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Minor Comprehensive Plan Amendment, Rezone and Planned Area Development.
2. To date, eight letters in opposition have been received.
3. The property has legal access from Peralta Road.
4. The subject property is currently designated as Major Open Space as per the Pinal County Comprehensive Plan.
5. Granting of the PAD Amendment will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PA-005-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval on this request however:

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that these Non-Major Comprehensive Plan Amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-005-23 to the Board of Supervisors with a favorable recommendation.

STAFF RECOMMEND MOTION (PZ-PA-005-23): ***I move the Planning and Zoning Commission forward a recommendation of approval of Case PZ-PA-005-23 with no stipulations.***

STAFF RECOMMENDATION (PZ-035-23): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion:

STAFF RECOMMEND MOTION (PZ-035-23): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with one stipulation as listed in the staff report:***

1. Approval of this zone change (**PZ-035-23**) 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.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-035-23** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMENDATION (PZ-PD-010-23): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-010-23 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-010-23): ***I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 43 stipulations as listed in the staff report:***

1. Applicant/owner shall utilize decomposed granite or other dust-control measure(s) for the 24' ingress-egress, resort units, and parking, as approved by the County Engineer and Air Quality Departments. Where possible, to preserve a rural and natural appearance, paving should be avoided;

2. Applicant /developer to provide ADA compliant parking for commercial components of the Tela Peralta PZ-PD-010-23;

3. Applicant/developer to provide parking markers to delineate 20X10 parking stalls/bays along with decomposed granite/ crushed rock as paving. Parking markers will consist of bumper stops, railroad ties and/or Ceramic Road Reflectors (Bot Dots) throughout the commercial portions of the project. Parking plan will be subject to the approval of the Community Development Director;

4. Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4, as applicable. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5;

5. Final design of fences, walls and screening (Including wildlife fencing for boundary lines in accordance with Arizona Game and Fish) will be subject to the approval of the Community Development Director;

6. Applicant to follow Landscaping standards as specified for future development of recreation areas to preserve and enhance natural and native vegetation; as approved by the Community Planning Director:

a. Selection of all plant material to be selected from Arizona Department of Water Resources Low water Use/Drought Tolerant Plant list for the PINAL Active Management Area;
b. Minimum tree: one tree per 25 feet of lineal street/access frontage;
c. 50% of the required trees shall be 24-inch box size or larger;
d. All trees shall be planted and staked in accordance with the Arizona Nursery Association Standards;
e. 50% of shrubs shall have a minimum size of 5 gallons and shall be planted to complement the placement of trees;

7. Applicant/Developer to follow the development guidelines of 50' 00 erosion hazard setback along any water course as provided by a Drainage Engineer;

8. Applicant to follow the setback buffer measured from the top edge of the stream channel, of 150 feet from any identified riparian areas per Arizona Game and Fish Department;

9. Site Plan application for Tela Peralta will be required once the zoning is approved by the Board of Supervisors;

10. Natural Landscape buffer of 50 ft to be provided all along the boundary of the rezoned property line that abuts Rural and Residential Zones;

11. 35 percent of significant stands of natural vegetation shall be preserved and protected from alteration or destruction on an exhibit, unless a mitigation plan is approved in conjunction with the project. Salvaged plants(able to be salvaged) shall be planted on site to remediate effects of all disturbed areas;

12. All undisturbed washes with an average flow rate of 200 cubic feet per second or greater shall be preserved in an undisturbed condition and the habitat value preserved in its original condition unless the disturbance is related to roadway, flood control or other infrastructure related projects and approved by the Community Development Director. When natural washes are preserved they shall provide connectivity to adjacent parcels;

13. Developed open space except for multi-use paths and trails outside of a designated open space area shall not include parcels that are less than 100 feet wide, measured at the widest point, and one-quarter acre in area. Multi-use paths and trails located outside the designated open space areas may count as developed open space;

14. The following activities and land uses shall not be counted as a part of any required open space category within a proposed development:

    a. Streets, alleys, and other public or private rights-of-way; vehicular drives; parking, loading, and storage areas;
    b. Required setback areas;
    c. The unbuilt portions of a lot;

d. Areas reserved for the exclusive use or benefit of an individual owner or tenant;
e. Small remnant parcels;
f. Landscape tracts at the end of blocks unless they meet the size and design requirements set forth in PCDSC 2.176.100(G);
g. Channelized or altered drainage ways unless they meet the size and design requirements set forth in PCDSC 2.176.180; and
h. Indoor facilities not part of a recreation area;

15. Waste generated on the site will be responsibility of the owner to dispose of or contract to hauling services;

16. Applicant/owner to follow Lighting Zone 1 Development Service Code for outdoor lighting for PZ-PD-010-23;

17. Applicant to follow all guidelines for minimum amount of light recommended by Arizona Game and Fish Department for safety purposes within the residential development;

18. Applicant to use motion sensing lighting and narrow spectrum lighting to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure lighting reaches only areas needing illumination;

19. 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;

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

21. 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;

22. 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 and/or State Land department (ASLD);

23. Any amendments/changes to Tela Peralta (PZ-PD-010-23) will follow all procedures in Chapter 2.176.260. - Amendments to the PAD overlay zoning district;

24. The permitted uses in this Planned Area Development (PAD) stipulated herein shall be limited to the uses on EXHIBIT A 1.5, of the applicant's PAD document except service establishment not defined;

25. Applicant/Owner/Developer to provide a development plan showing wildlife area not to be impacted by development (35 percent) prior to site plan submittal;

26. Applicant to maintain washes in their natural state and without barriers (fencing) to reduce potential effects to vegetation and wildlife distributions and abundance beyond the project area

as identified and recommended by the Arizona Game and Fish Department;

27. Applicant/owner to follow Arizona Game and Fish Department wildlife friendly culvert designs; Perimeter/boundary buffering (of natural vegetation) with 50' width;

28. On the ground archaeological survey and appropriate mitigation, measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to submittal of any development plan;

29. Any events taking place at the amphitheater location with consistent noise or light use will be restricted to abide quiet hours in accordance with the Pinal County Noise Ordinance (Chapter II. - NOISE[2], Section 10-24);

30. Preservation of natural areas such as dense stands of native vegetation, rocky outcrops, slopes greater than 15 %, and riparian habitat; as required by Pinal County Development Services Code (Chapter's 3.25.010 and 3.25.030);

31. Salvage and mitigation plan for the uprooting of any Saguaro and other protected species are required in accordance with State legislation provided by the Arizona Department of Agriculture;

32. Applicant to follow State Native Plant Laws (ARS 3-901 through 3-934) and rules (AAC R3-3-1101 through R3-3-1110) where plants need to be conserved either through transplanting or allowing salvagers to remove them to other locations;

33. Prohibition of exotic and invasive species in landscaping as listed below:
Fountain grass (Pennisetum setaceum).
Oncosiphon piluliferum.
Buffelgrass (Pennisetum ciliare).
Johnson grass (Sorghum halapense).
Giant reed (Arundo donax)
Common crabgrass (Digitaria sanguinalis)
Pampas grass (Cortaderia selloana)
Red brome(Bromus rubens)
Mediterranean grass(Schismus spp.)
Tree of heaven (Ailanthus altissima)
African sumac (Rhus lancea)
Russian olive (Eleagnus angustifolia)
Salt cedar/Tamarisk (Tamarix pertandra T. ramosissima)
Bermuda grass (Cynodon dactylon)
Excluding sod hybrid Bermuda Lovegrasses (Eragrostis spp.)
Excluding Plains lovegrass (Eragrostis intermedia)
African rue (Peganum harmala)
Iceplant (Mesembryanthemem crystallinum)
Arabian Grass (Schismus arabicus)
Natal Grass (Melinis repens (Rhynchelythrum repens)
Aquatics Eurasian Watermilfoil (Myriophyllum spicatum)

Giant Salvinia (Salvinia molesta)
Hydrilla (Hydrilla verticillata)
Water hyacinth (Eichhomia crassipes);

34. The following uses to be allowed along with any other additional uses related to resort and approved by the Community Planning Director;

Permitted Uses*	Resort, Hotel with accessory uses, including restaurant, retail sales and services, personal services and recreational facilities. Detached residential units. Weddings and other events. Amusements, such as bowling alley, theaters, gymnasium, archery, and similar. Bar, cocktail lounge, night club, tavern, dance floor. Health club or fitness center. Restaurant, including a cocktail lounge or bar. Retail sales establishments. Service establishments.

35. The primary access road from Peralta Road east to the entrance of the development shall be improved to a minimum all-weather access standard to support the proposed traffic volumes, promote safe ingress/egress of emergency vehicles and to provide dust abatement. The internal driveways, camping sites, and parking areas may utilize alternative surface treatments or other dust-control measures meeting international fire code (IFC) requirements, as approved by the County Engineer;

36. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;

37. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards and as approved by the County Engineer and Arizona State Land Department;

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

39. 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;

40. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan

submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;

41. Portions of the proposed development are located within a Special Flood Hazard Area, designated as Flood Zone A, as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area;

42. The Applicant to apply to Arizona State Land Department for easements or land purchase to be able to access internal roads through State Trust land; and

43. Applicant to apply for a Special Land Use permit for recreational use and activities on the State Trust Land.

Date Prepared: 03/07/2024 SD
Date Updated: 03/13/2024 PR/SD

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.

D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public meeting with the Citizens Advisory Committee.

D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

a. 0-499 mailouts: $4,478.00
b. 500 or more mailouts: $4,824.00
c. With accompanying zone change: $3,354.00

COMMUNITY DEVELOPMENT
Planning Division

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

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & 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. The legal description of the property: See attached ALTA survey.

2. Parcel Number(s): 104-65-006A, 104-65-005B, 104-65-005C & 104-65-0010 Total Acreage: 134.86

3. Current Land Use Designation: Major Open Space

4. Requested Land Use Designation: Commercial

5. Date of Concept Review: 11/8/22 Concept Review Number: Z-PA-162-22

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):
Please see narrative.

7. Discuss any recent changes in the area that would support yourapplication.
Please see narrative.

8. Explain why the proposed amendment is needed and necessary at thistime.
Please see narrative.

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

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- ☐ A. **Certified Boundary Survey,** including legal descriptions of the proposed designations
- ☐ B. Location map which identifies the property and its relationship to Pinal Countyenvirons.
- ☐ C. Map showing the topography of the property.
- ☐ D. Site map which specifically identifies the property including parcels under separate ownership.
- ☐ E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- ☐ F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- ☐ G. Non-refundable filing fee as shown on the cover page.
- ☐ H. Narrative in PDF format.
- ☐ I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

Please call or email the Planning Division for more information.

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.

RAFTER D CATTLE CO INC — 602·320·4209

Name of Landowner (Applicant) — Address — Phone Number

Amy J Doyle, President — amyjdoyle@Cox.net

Signature of Landowner (Applicant) — E-Mail Address

Jordan Rose (Rose Law Group) — 7144 E. Stetson Dr. Ste 300, Scottsdale, AZ 85251 — 480-505-3936

Name of Agent — Address — Phone Number

oabdallah@roselawgroup.com

Signature of Agent — E-Mail Address

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

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners 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 Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

RAFTER D CATTLE CO INC, an Arizona corporation
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 134.86 acres located at East of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road, and further identified
[Insert Address of Property]

as assessor parcel number 104-65-006A, 104-65-005B, 104-65-005C & 104-65-0010 and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group
[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

[Signature]	***[Signature]***
[Address]	***[Address]***
Dated: _____	Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of_____by _____.
[Insert Name of Signor(s)]

My commission expires_____

Printed Name of Notary	Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

RAFTER D CATTLE co
[Insert Company or Trustee's Name]

By: Amy J Doyle
[Signature of Authorized Officer or Trustee]

Its: President
[Insert Title]

Dated: December 13, 2022

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 13 day of Dec, 2022, by Amy J Doyle, President of
[Insert Signor's Name] *[Insert Title]*
Rafter D Cattle Co Inc, an Arizona Corporation
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Marilynn Pflaster
Notary Public

My commission expires: MARILYNN PFLASTER NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMMISSION # 586175 MY COMMISSION EXPIRES JULY 19, 2023

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of_____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

_____ of _____
[Title of Office Held] *[Second Company]*

As_____for_____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

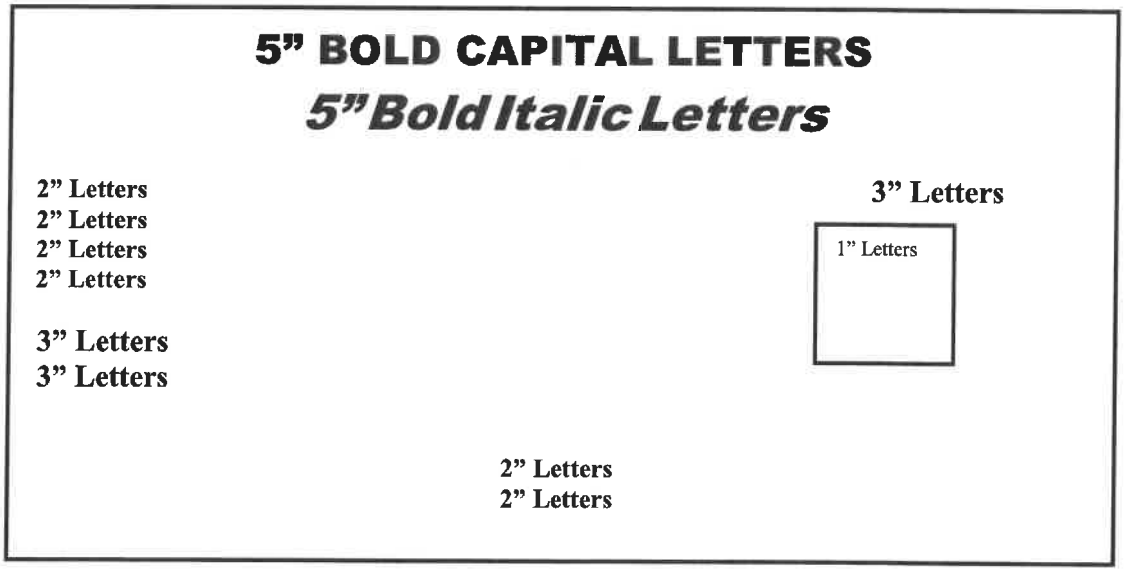
_____ _____
Printed Name of Notary Signature of Notary

Pinal County Broadcast Notification Signs:

Comprehensive Plan Amendment <u>Site Posting Requirements</u>

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 21 days before the Planning Commission hearing (Non-Major Amendments) <u>or</u> 21 days before the first Citizen's Advisory Committee meeting (Major Amendments)
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **White**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Comprehensive Plan Amendment Cases:

4 Feet Tall by 8 Feet Wide

PINAL COUNTY

Public Hearings

Case Number:
Existing Comprehensive Plan Designation:

Proposed Comprehensive Plan Designation:

Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I,_____, Applicant for case_____(Case number), personally caused_____sign(s) to be posted in a visible place on or near the proposed project site on_ _____(Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this_____day of_____, 20_____.

_____
Notary Public

My Commission Expires: _____

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/ When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:
Review Type #_Plan Type. For example:

- First Submittal Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1 _...etc

- Second Substantive Review (only resubmit items that are being amended)
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

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

Tela Peralta

Non-Major Comprehensive Plan Amendment on 124.83 acres located East of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County

Presented by:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

Jordan Rose
Omar Abdallah
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3939
omar@roselawgroup.com

On behalf of:

Rafter D. Cattle Company

1st Submittal: May 2023

2nd Submittal: December 2023

TABLE OF CONTENTS

1. Introduction and Purpose of Request 3
2. Existing Conditions 3
3. Description of Proposal 3
4. Justification for Comprehensive Plan Amendment 4

List of Exhibits

Exhibit A: Vicinity Map 6
Exhibit B: Comprehensive Plan 7
Exhibit C: Conceptual Site Plan 8
Exhibit D: Conceptual Illustrative Site Plan 9
Exhibit E: Existing and Proposed Comprehensive Plan 10

1. Introduction and Purpose of Request

This request is made by the Backus/Doyle families who have held and cared for this land for generations with an understanding of how to be outstanding stewards of such a wonderful natural resource. The families have decided to share the beauty of the area with the world and intend to develop what will be the finest boutique luxury eco-resort in the country and a first of its kind.

The subject property is approximately 124.83 acres located East of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County and is described as APNs 104-65-006A, 104-65-005B, & 104-65-0010 (the "Site"). See ***Exhibit A – Vicinity Map*** for a depiction of the Site. The Site is currently home to a working cattle ranch and is surrounded by primarily by vacant land. As more fully described in the following sections, the purpose of this request is to process a Non-Major Comprehensive Plan Amendment for the Site from Major Open Space to Commercial in order to facilitate a one-of-a-kind boutique luxury eco-resort that will serve as an exciting and new attraction for Pinal County residents and visitors from around the country and world. A rezoning of the Site from GR, MH & CB-1 to C-3 with a PAD is proposed in conjunction with this request.

2. Existing Conditions

The Site is currently designated as Major Open Space in the Pinal County Comprehensive Plan and operates as a working cattle ranch while successfully planning and executing weddings and other special events through the utilization of a temporary use permit. The surrounding area is vacant land designated as Major Open Space SVPA. See attached ***Exhibit B – Comprehensive Plan.***

Pinal County has experienced significant population and employment growth, with tourism growing in tandem. The uses proposed for the Site will provide Pinal County with a wonderful opportunity to showcase its proud and majestic beauty. Such a pristine location for this proposal combined with the incredible growth of Pinal County support this application and development of Tela Peralta.

3. Description of Proposal

Tela Peralta will be a boutique luxury eco-resort catering to an intimate number of distinguished guests. The proposed rezoning of the Site will allow the development of permanent structures to establish a unique resort secluded in one of the most beautiful places in the world.

This boutique luxury eco-resort is designed to be minimally invasive in order to preserve the natural beauty of the land while also providing upscale features to its guests. This design gives an air of seclusion in the wilderness at no cost to luxurious comfort. The eco-resort will contain 43 accommodations (single rooms and resort residences) that will serve as lodging for guests. Additionally, 8 employee bunkhouses are proposed to accommodate resort staff. These 51 units will be designed using the same theme as the main building with upscale amenities at an overall

density of approximately 0.41 units per acre. As described in the associated PAD request, if market demands or financial feasibility require an additional number of units, however, the owner may seek to construct additional units. The development of additional units in excess of the 51 units currently proposed, but not to exceed an overall density of 1 unit per acre, shall be reviewed for administrative approval by the Pinal County Development Director.

Complementing the boutique luxury eco-resort experience, the Doyle family plans on utilizing what will remain of the current cattle ranch (APN 104-65-005C), which is not a part of this request) to provide guests with an immersive Western style experience unique to this type of upscale venue. Activities at or offered by the resort would include, but are not limited to, gold panning, rock climbing, mountain biking, archery, jeep tours, horseback riding, and similar. These activities would be conducted in a manner conducive to preserving the natural beauty of the property. Where these activities are not available on Site at Tela Peralta, Tela Peralta will offer transportation to such places. If permits or approvals are required, Tela Peralta will ensure that such permits or approvals are obtained. This cattle ranch and desert experience is a part of the land's heritage that will truly allow guests an experience unique to the Superstition Mountains. ***Exhibit C – Conceptual Site Plan*** and ***Exhibit D – Conceptual Illustrative Site Plan*** illustrate the above described uses and their potential locations.

In order to facilitate the above-described uses, this proposal proposes a Non-Major Comprehensive Plan Amendment from Major Open Space to Commercial. As mentioned previously, a rezoning to C-3 and a PAD Overlay is also being processed concurrently with this application. The proposed zoning and comprehensive plan designations are intended to accommodate Tela Peralta's uses. See ***Exhibit E – Existing and Proposed Comprehensive Plan***.

4. Justification for Comprehensive Plan Amendment

The applicant and owners understand that the Site is currently designated Major Open Space, which is a designation used on lands the County is interested in preserving for recreation purposes or for cultural or ecological reasons. The owners have owned the Site for generations, and like the County, share a desire to preserve the sanctity of the land. This is why they're proposing Tela Peralta, a boutique luxury eco-resort that will offer a one-of-a-kind escape to enjoy the pristine natural landscape and majesty of the Superstition Mountains. As such, while an amendment to the Commercial designation is proposed, the actual use of the land will fit within the intentions and objectives of the Major Open Space designation.

The Site's natural beauty is a primary feature of the experience, so the owners have intentionally designed it to be minimally invasive and low impact. Additionally, a number of recreational opportunities will be offered by the resort such as horseback riding, trails, gold panning and more. Tela Peralta is intentionally planned to meet the County's interest in "preserving for recreation purposes…or ecological reasons." (see Comprehensive Plan, pg 91). Additionally, the Major Open Space designation notes that "further study is necessary to determine the most appropriate configuration of open space and to develop a strategy for preserving it." The owners, who have used the Site for ranching for decades, are intimately familiar with its features. They have worked carefully with their architects, engineers, and other consultants to study the land

to identify the most appropriate locations for development that would result in the least impact to the natural environment.

Finally, the proposal is supported by the Planning Guidelines which are intended to provide direction and guidance for Major Open Space development. The Planning Guidelines provide that, among other things, (1) recreational amenities, parks, trails and open space should be designed as an integral part of the project, (2) open space is encouraged to be part of and connected to a larger, integrated regional system, (3) county-wide trails system should be integrated into developments where appropriate, and (4) integrate the natural terrain, habitats, drainageways, riparian areas, wildlife corridors, foothills and other natural features into project design where possible. Tela Peralta meets these guidelines by offering a number of recreational amenities that utilize the preserved environment. Additionally, the Site is close to County trails systems, and is integrated with the surrounding natural terrain. The proposal also meets the Major Open Space objective of maintaining a below 1 du/ac density, which Tela Peralta will not exceed.

For the above-described reasons, the proposal preserves the objectives of the existing Major Open Space designation. That said, a non-major Comprehensive Plan amendment to Commercial is requested to support the proposed commercial uses related to the resort. While the uses will be commercial in nature, they will operate in a way that preserves the sanctity of the environment and prioritizes preservation, such that the prior Major Open Space designation's objectives are also met.

Exhibit A
Vicinity Map

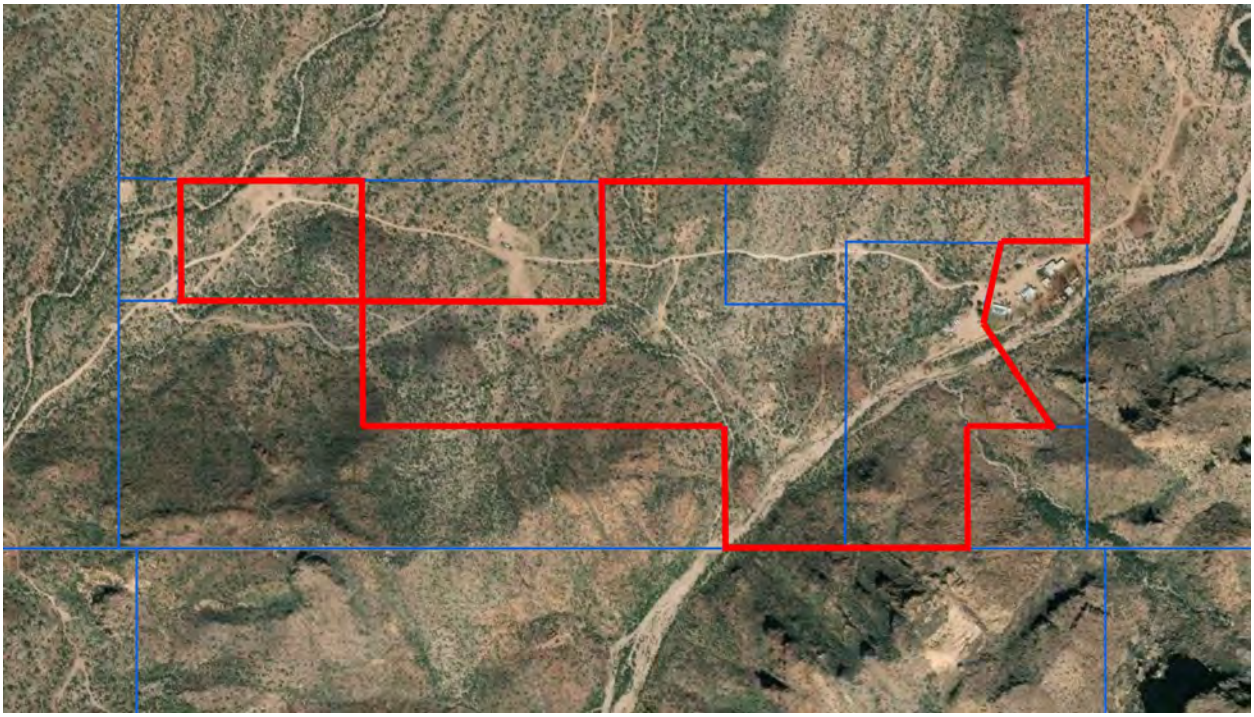


Exhibit B
Comprehensive Plan

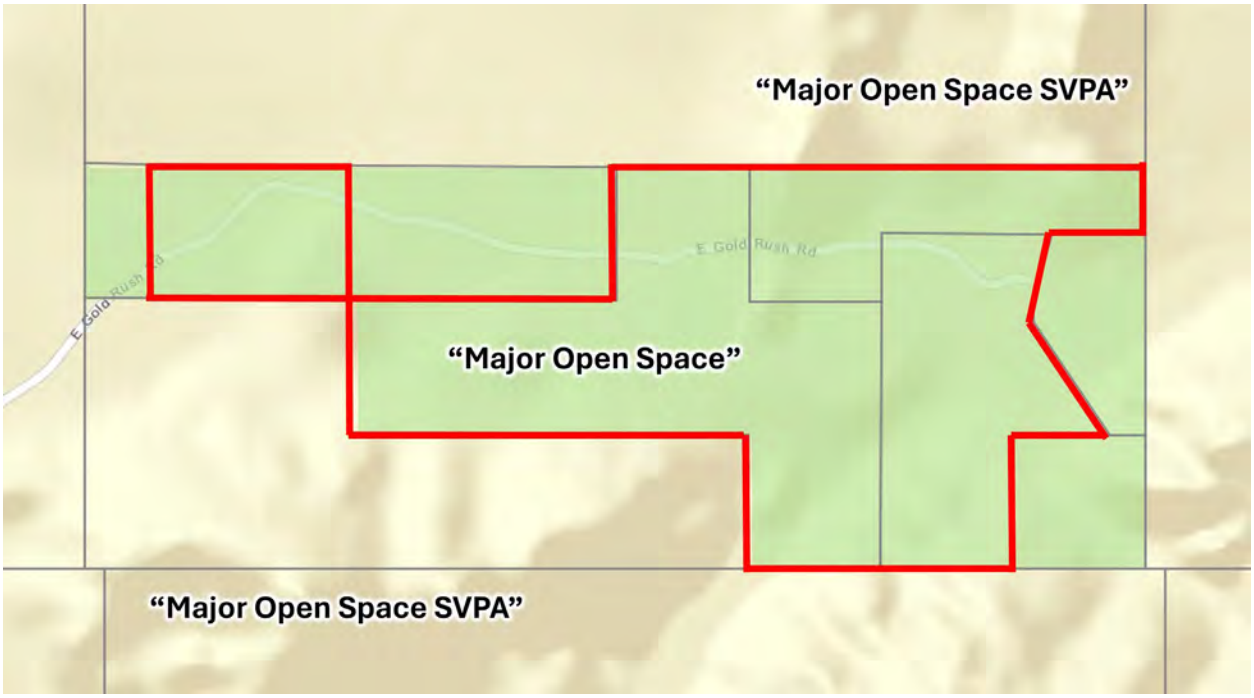
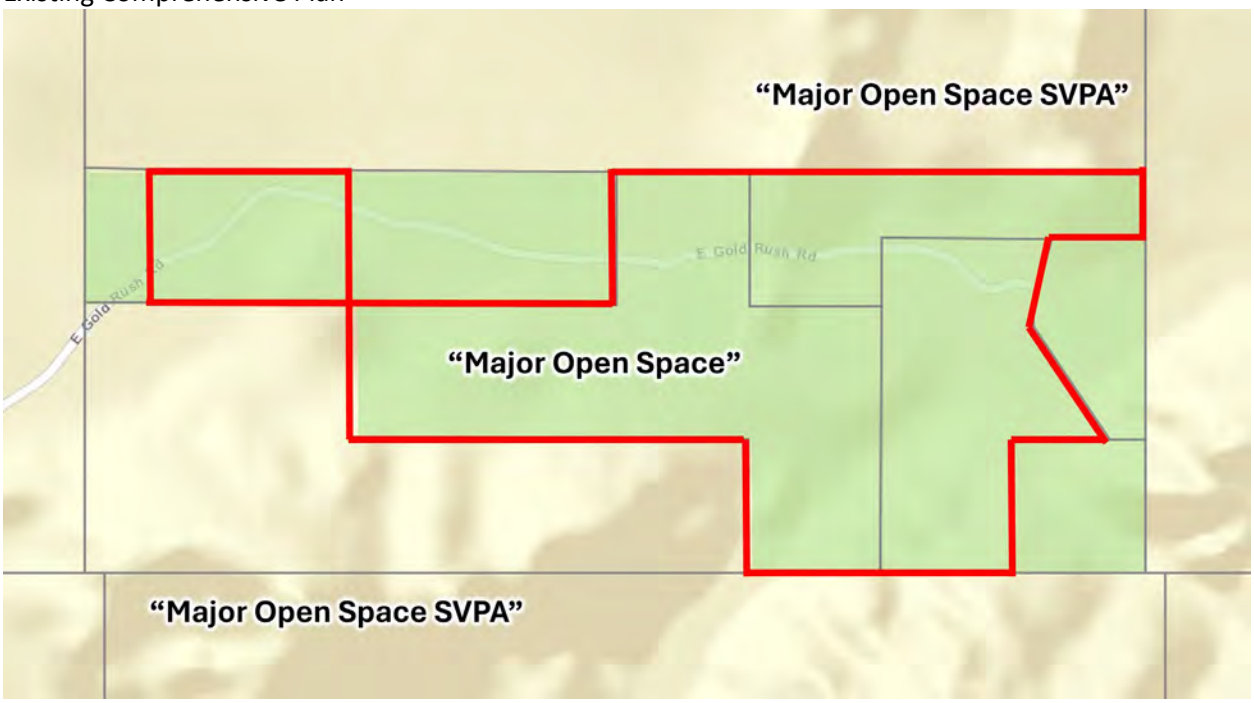


Exhibit C
Conceptual Site Plan

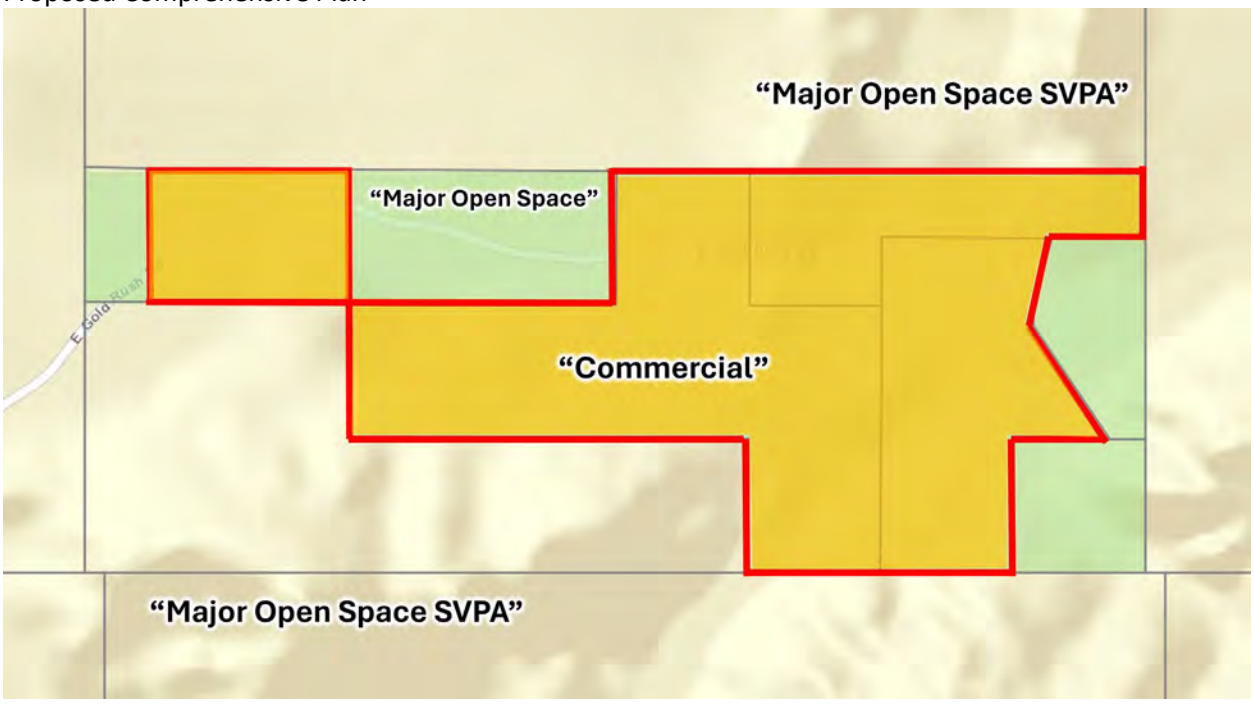
Exhibit D
Conceptual Illustrative Site Plan

Exhibit E
Existing and Proposed Comprehensive Plan

Existing Comprehensive Plan



Proposed Comprehensive Plan



Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a rezone).*****

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a **Zone Change Application** with the required supporting documentation using the attached forms.******

4. Submit the following fees made payable to Pinal County in accordance with Section [2.166.050] of the PCDSC:

   a. 0-499 mail-outs: $4,478.00
   b. 500 or more mail-outs: $4,880.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00 (*Fees are due at application submittal and at subsequent reviews)
   e. Advertising and postage fees shall be paid by the applicant

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf

** ***Your application must be submitted digitally following the naming format at the end of the application form via the online submittal site at:*** https://citizenaccess.pinalountyaz.gov/CitizenAccess/.
Please call or email the Planning Division for more information.

*** **A Zone Change is not effective until 31 days after approval by the Board of Supervisors**

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

Formal Zoning Change & Property Information:

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

1. Pinal County Staff Coordinator: _____
2. Date of Pre-application Review:__/_____/_____ Pre-Application Review No.: Z-PA-_____-_____
3. Current Zoning *(Please provide Acreage Breakdown)*: _____
4. Requested Zoning *(Please provide Acreage Breakdown)*: _____
5. Parcel Number(s): _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____
8. The exact use proposed under this request: _____
9. What is the Comprehensive Plan Designation for the subject property: _____
10. Is the property located within three (3) miles of an incorporated community? ❑ ~~YES~~ ❑ NO
11. Is an annexation into a municipality currently in progress? ❑ YES ❑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ❑ YES ❑ NO

    If yes, zoning violation # _____

13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes._____
    _____
    _____
14. Explain why the proposed development is needed and necessary at this time. _____
    _____
    _____

INV#:_____AMT:_____DATE:_____CASE:_____Xref:_____

SUPPORTING INFORMATION

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

_____

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: _____

_____

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: _____

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

_____

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

_____

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

_____

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

_____

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: _____

_____

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

   ❑ YES ❑ NO

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

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/ 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.: 104-65-006A
Name: Rafter D Cattle Co Inc.
Address: 6293 E. Monterra Way
City/ST/Zip: Scottsdale, AZ 85266

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

Parcel No.: 104-65-005B
Name: Rafter D Cattle Co Inc.
Address: 6293 E. Monterra Way
City/ST/Zip: Scottsdale, AZ 85266

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

Parcel No.: 104-65-007A
Name: Superstition Area Land Trust
Address: PO Box 582
City/ST/Zip: Apache Junction, AZ 85117

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

Parcel No.: 104657000
Name: Arizona State Land Department
Address: 1616 W. Adams St.
City/ST/Zip: PHoenix, AZ 85007

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 5th day of October, 2022, at the office of Rose Law Group and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 14th day of October, 2022, before me personally appeared Omar Abdallah
(Name of signor)

Signature [signature] Date 10/14/22

State of Arizona
)ss.
County of Maricopa

(SEAL)

My Commission Expires June 5, 2023

Signature of Notary Public Angelica Van Balen

ANGELICA VAN BALEN
Notary Public
Commission Number 563800
Expires: June 5, 2023
Maricopa County

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.

Rafter D Cattle Co. dba Tila Peralta — 6293 E. Montana Way Scottsdale, AZ 85266

Name of Applicant — Address

Amy J Doyle, President — amyjdoyle@cox.net — 602.320.4209

Signature of Applicant — E-Mail Address — Phone Number

Jordan Rose; Rose Law Group — **7144 E. Stetson Dr. Suite 300 Scottsdale, AZ 85251**

Name of Agent/Representative — Address

phogan@roselawgroup.com — **480-240-5644**

Signature of Agent/Representative — 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.

Amy J Doyle — 6293 E. Montana Way, Scottsdale, Az 85266

Name of Landowner — Address

Amy J Doyle — amyjdoyle@cox.net — 602.320.4209

Signature of Landowner — E-Mail Address — Phone Number

PROPERTY OWNER / AGENT AUTHORIZATION

APPLICATIONS FOR TEMPORARY USE PERMIT, PRE-APPLICATION, AND REZONING

Property Address: **+/-115 acres generally located east of the northeast corner of Peralta Road and Gold Water Rush Rd.**

Assessor's Parcel No. **APN# 104-65-006A, 104-65-005B & 104-65-005C**

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant, Rose Law Group, to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Owner's Printed Name: Amy J Doyle

Owner's Title/Company: Rafter D Cattle Co./President

Owner's Authorized Signature: Amy J Doyle

Date: 8/11/2021

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners 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 Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

RAFTER D CATTLE CO INC, an Arizona corporation
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 134.86 acres located at East of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road, and further identified
[Insert Address of Property]

as assessor parcel number 104-65-006A, 104-65-005B, 104-65-005C & 104-65-0010 and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group
[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

[Signature]	***[Signature]***
[Address]	***[Address]***
Dated: _____	Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of_____by _____.
[Insert Name of Signor(s)]

My commission expires_____

Printed Name of Notary	Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

RAFTER D CATTLE co
[Insert Company or Trustee's Name]

By: Amy J Doyle
[Signature of Authorized Officer or Trustee]

Its: President
[Insert Title]

Dated: December 13, 2022

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 13 day of Dec, 2022, by Amy J Doyle, President of
[Insert Signor's Name] *[Insert Title]*
Rafter D Cattle Co Inc, an Arizona Corporation
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Marilynn Pflaster
Notary Public

My commission expires: MARILYNN PFLASTER NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMMISSION # 586175 MY COMMISSION EXPIRES JULY 19, 2023

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of_____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

_____ of _____
[Title of Office Held] *[Second Company]*

As_____for_____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

Application Checklist:

A. **Check the appropriate item:**

❑ This Zone Change is being submitted without a PAD request

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

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

B. **Hold a Neighborhood/Community Meeting:**

❑ Notify all property owners within 1200' (feet)

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

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

❑ Include with the application the following:

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

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

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

❑ **1.** Title Page

❑ **2.** Purpose of Request

❑ **3.** Description of Proposal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Patrick Hogan

Signature Date

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a **PAD Application** with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00 (*Fees are due at application submittal and at subsequent reviews)

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here:
http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf

** Your **application must be submitted digitally** via the online portal at:
https://citizenaccess.pinalcountyaz.gov/CitizenAccess/.
Please call or email the Planning Division for more information.

*** **A PAD Overlay is not effective until 31 days after approval by the Board of Supervisors**

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: _____
2. Date of Pre-application Review: 11/_____/_____ Pre-Application Review No.: Z-PA-_____-_____
3. Current Zoning *(Please provide Acreage Breakdown)*: _____
4. Requested Zoning *(Please provide Acreage Breakdown)*: _____
5. Parcel Number(s) (Please attach a separate list if more space is needed): _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____
8. The exact use proposed under this request: _____
9. What is the Comprehensive Plan Designation for the subject property: _____
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._____
    _____
    _____
15. Explain why the proposed development is needed and necessary at this time. _____
    _____

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.: 104-65-006A
Name: Rafter D Cattle Co Inc.
Address: 6293 E. Monterra Way
City/ST/Zip: Scottsdale, AZ 85266

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

Parcel No.: 104-65-005B
Name: Rafter D Cattle Co Inc.
Address: 6293 E. Monterra Way
City/ST/Zip: Scottsdale, AZ 85266

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

Parcel No.: 104-65-007A
Name: Superstition Area Land Trust
Address: PO Box 582
City/ST/Zip: Apache Junction, AZ 85117

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

Parcel No.: 104657000
Name: Arizona State Land Department
Address: 1616 W. Adams St.
City/ST/Zip: PHoenix, AZ 85007

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 5th day of October, 2022, at the office of Rose Law Group and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 14th day of October, 2022, before me personally appeared Omar Abdallah
(Name of signor)

Signature [signature] Date 10/14/22

State of Arizona
)ss.
County of Maricopa

(SEAL)

My Commission Expires June 5, 2023

Signature of Notary Public Angelica Van Balen

ANGELICA VAN BALEN
Notary Public
Commission Number 563800
Expires: June 5, 2023
Maricopa County

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.

Rafter D Cattle Co. dba Tila Peralta — 6293 E. Montana Way Scottsdale, AZ 85266

Name of Applicant — Address

Amy J Doyle, President — amyjdoyle@cox.net — 602.320.4209

Signature of Applicant — E-Mail Address — Phone Number

Jordan Rose; Rose Law Group — **7144 E. Stetson Dr. Suite 300 Scottsdale, AZ 85251**

Name of Agent/Representative — Address

phogan@roselawgroup.com — **480-240-5644**

Signature of Agent/Representative — 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.

Amy J Doyle — 6293 E. Montana Way, Scottsdale, Az 85266

Name of Landowner — Address

Amy J Doyle — amyjdoyle@cox.net — 602.320.4209

Signature of Landowner — E-Mail Address — Phone Number

PROPERTY OWNER / AGENT AUTHORIZATION

APPLICATIONS FOR TEMPORARY USE PERMIT, PRE-APPLICATION, AND REZONING

Property Address: **+/-115 acres generally located east of the northeast corner of Peralta Road and Gold Water Rush Rd.**

Assessor's Parcel No. **APN# 104-65-006A, 104-65-005B & 104-65-005C**

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant, Rose Law Group, to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Owner's Printed Name: Amy J Doyle

Owner's Title/Company: Rafter D Cattle Co./President

Owner's Authorized Signature: Amy J Doyle

Date: 8/11/2021

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners 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 Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

RAFTER D CATTLE CO INC, an Arizona corporation
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 134.86 acres located at East of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road, and further identified
[Insert Address of Property]

as assessor parcel number 104-65-006A, 104-65-005B, 104-65-005C & 104-65-0010 and legally described as follows:
[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Rose Law Group
[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

[Signature]	***[Signature]***
[Address]	***[Address]***
Dated: _____	Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of_____by _____.
[Insert Name of Signor(s)]

My commission expires_____

Printed Name of Notary	Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

RAFTER D CATTLE co
[Insert Company or Trustee's Name]

By: Amy J Doyle
[Signature of Authorized Officer or Trustee]

Its: President
[Insert Title]

Dated: December 13, 2022

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 13 day of Dec, 2022, by Amy J Doyle, President of
[Insert Signor's Name] *[Insert Title]*
Rafter D Cattle Co Inc, an Arizona Corporation
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Marilynn Pflaster
Notary Public

My commission expires: MARILYNN PFLASTER NOTARY PUBLIC - ARIZONA MARICOPA COUNTY COMMISSION # 586175 MY COMMISSION EXPIRES JULY 19, 2023

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of_____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

_____ of _____
[Title of Office Held] *[Second Company]*

As_____for_____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

_____ _____
Printed Name of Notary Signature of Notary

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
- ❑ **5.** Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.

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 planning unit**
- ❑ **18. Total number of parking spaces for recreational facilities**
- ❑ **19. Type of landscaping**
- ❑ **20. Preliminary hydrologic data and a statement on drainage**
- ❑ **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 base zone.
    - ❑ 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:**
    - o **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 days prior 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:

- ❑ 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)*

- ❑ **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 the Arizona 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 of commercial 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 havereviewed 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

10/14/22

Signature Date

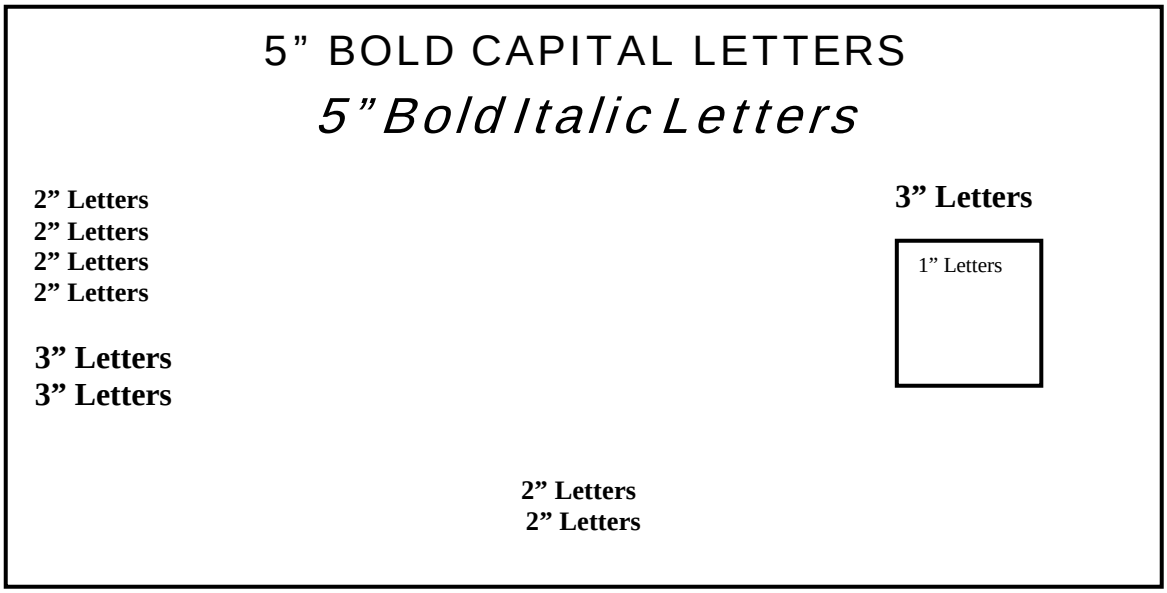
Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits & Industrial Use Permits

<u>Site Posting Requirements</u>

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    - **a.** 4 Feet Tall by 8 Feet Wide
    - **b.** Top of the sign shall be 6 feet above the ground
    - **c.** Laminated plywood or MDO board
    - **d.** Attached to 2 – 4" by 4" wooden poles
    - **e.** All surfaces, including edges shall be painted **Yellow**
    - **f.** **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:

(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

Special Use Permit and Industrial Use Permit Cases

(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning:
Proposed SUP/IUP Use:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/ When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:
Review Type #_Plan Type. For example:

- First Submittal Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1 _...etc

- Second Substantive Review (only resubmit items that are being amended)
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

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

Tela Peralta

Rezoning & PAD Request
Case # Z-PA-053-20

Project Narrative

Presented by:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

Jordan Rose
Omar Abdallah
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-505-3939
omar@roselawgroup.com

1st SUBMITTAL: May 2023

2nd SUBMITTAL: December 2023

On behalf of:

Rafter D. Cattle Company

Table of Contents

I. Purpose of Request 4
II. Description of Proposal 5
III. Relationship to surrounding properties within one mile 6
IV. Schools 7
V. Public Services/Community Services 8
VI. Location, Accessibility & Circulation 8
VII. Compliance with RSRSM 8
VIII. Utilities, Service Providers, and Agencies 9
IX. Ownership and Control 11
X. Timing of Development (Phasing Schedule) 12
XI. Conformance with Comprehensive Plan 12
XII. Recreational Amenities 13
XIII. Signs, Fences, Walls & Screening 15
XIV. Total Dwelling Units 15
XV. Parking for Recreational Facilities 15
XVI. Landscaping & Open Space Plan 15
XVII. Preliminary Hydrology and Drainage 16
XVIII. Additional Information for Commercial & Industrial Uses 16
XIX. Tables 17
XX. Conclusion 19

List of Tables

Table 1: *On site & Surrounding Uses, Comprehensive Plan, & Zoning Designations* 17
Table 2: *Land Use Table* 17
Table 3: *Amended Development Standards Table* 18
Table 3: *Use Table* 18

Exhibits

Exhibit A Context Plan & Site Analysis 20
Exhibit B Existing & Proposed Zoning 21
Exhibit C Site Plan 22
Exhibit D Conceptual Landscape Plan 23
Exhibit E Conceptual Plan 24
Exhibit F Site Programs 25
Exhibit G Conceptual Open Space Plan 26
Exhibit H Conceptual Illustrations 27

Tela Peralta Resort Narrative

Project Summary

Location: East of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorporated Pinal County. A visual depiction of the location is provided in **Exhibit A: Context Plan & Site Analysis**.

Property Size: 124.83 acres (APNs: 104-65-006A, 104-65-005B, & 104-65-0010) (the "Site").

Proposed Density: 51 resort units (single rooms and resort residences) and employee bunkhouses which would be an equivalent of approximately 0.41 units per acre (see Section XIII).

Zoning

- Existing Zoning: GR, MH, & CB-1
- Proposed Zoning: C-3 PAD

I. Purpose of Request

The owner of the Site is a long time Pinal County ranching family. The Backus/Doyle families (the "Owners") have cared for this land for decades and understand how to be good stewards of this natural resource. The family has decided to share the beauty of the area with the world and intends to develop what will be a boutique luxury eco-resort. The goal is to create the finest boutique luxury eco-resort in the country with design and overall guest experience that will compete with the best resorts in the world. The Backus/Doyle families are thrilled to share the beautiful Superstition Mountains with guests. The proposed application will amend the zoning of the approximately 124.83-acre Site in order to allow for the implementation of this vision.

Surrounded by the awe-inspiring majesty of the Superstition Mountains, this beautifully serene Site has established a superlative track record of hosting weddings, events, and overnight guests with their temporary facilities. This application will rezone the approximately 124.83-acre Site to allow for permanent eco-sensitive structures to be built, thereby transforming the temporary wedding and event space into a boutique luxury eco-resort that can further enhance Pinal County's sterling reputation and showcase a rare jewel amongst the mountains. As an eco-resort, Tela Peralta's design and structures prioritize the natural environment by limiting developed areas. Additionally, structures will be built to standards that recognize the sensitive nature of the area by using environmentally friendly materials and construction methods.

The Site is ideal for the proposed change as it is surrounded mostly by State Trust Land that has remained vacant and undeveloped under management by the Arizona State Land Department. While the State Trust Land can certainly be planned and auctioned in the future, this

gives the picturesque location the perfect opportunity to offer guests a one-of-a-kind escape to enjoy an immersive and secluded desert experience.

The Site currently operates a working cattle ranch while successfully planning and executing weddings and other special events through the utilization of a temporary use permit. Since the approval of the temporary use permit, all events at the ranch have been executed with temporary amenities.

This rezoning would allow the development of a permanent boutique luxury eco-resort to accommodate an intimate number of overnight guests. The main building will serve as the marquee destination for the guest experience with a beautifully minimal design that blends seamlessly into the natural landscape while providing upscale amenities comprised of a lounge, kitchen, restrooms, and a dining hall and entertainment space.

Complementing the main building will be 43 accommodations that will serve as lodging for guests. Additionally, 8 employee bunkhouses are proposed to accommodate resort staff. These structures will be designed using the same theme as the main building with upscale amenities at an overall density of approximately 0.41 units per acre. Each structure will be accessible by an individual path and surrounded by natural vegetation to provide a feeling of seclusion and immersion in the breathtaking desert landscape. Every structure will also ensure that guests have a stunning view of the magnificent mountains and luminous night sky unique to the desert experience.

Applicant Background

The Backus/Doyle family has held this land for generations. They have been leaders in sustainable cattle ranching. They have won awards showing the world that Arizona cattle can be of a high quality even when raised in the unforgiving desert climate. The family is synonymous with responsible land management and has set the standard. They have spent every day enjoying the beauty of this secluded area of the world and are now so thrilled to be able to have the resources to develop what they hope will be considered a “wonder” of Pinal County.

II. Description of Proposal

Tela Peralta will be a boutique luxury eco-resort catering to an intimate number of distinguished guests. The proposed rezoning of the site will allow the development of permanent structures to establish a unique resort secluded in one of the most beautiful places in the world.

In conjunction with creative architects and with the family’s familiarity with the surrounding environment, the Doyle family has designed the resort to convey an instant feeling of relaxed luxury. Upon entering the property, guests are greeted by an entry drive lined with beautiful Sonoran landscaping that will lead them to the stunning main building.

This building serves as the focal point for the guest experience and guests will marvel at its unique design. The building is an eco-resort guest venue that is dramatically long in order to more seamlessly blend into the environment. It serves as a lantern in the desert to warmly welcome

guests at night. Here, the lounge and lobby are at the forefront allowing for guests to relax before venturing toward the back of the building where the space dramatically unfolds into a luxurious dining hall.

Once guests have finished dining, they will have the pleasure of embarking down one of several articulately curated pathways to their lodgings. The lodgings for guests will consist of the same theme and design as the main building, giving the overall development a unifying quality. Guests will be able to soak in the grandeur of the desert through both the stunning views and beautiful landscaping.

Tela Peralta is designed to be minimally invasive in order to preserve the natural beauty of the land while also providing upscale features to its guests. This design gives an air of seclusion in the wilderness at no cost to luxurious comfort.

Complementing the boutique luxury eco-resort experience, the Doyle family plans on utilizing the current cattle ranch to provide guests with an immersive Western style experience unique to this type of upscale venue. Activities would include, but are not limited to, gold panning, rock climbing, mountain biking, archery, jeep tours, horseback riding, and similar activities. These activities would be conducted in a manner conducive to preserving the natural beauty of the property, and are described in more detail in subsequent paragraphs. This cattle ranch experience is a part of the land's heritage that will truly allow guests an experience unique to the Superstition Mountains.

In order to allow the above-described resort uses, the Doyle Family proposes to rezone the property from GR, MH & CB-1 to C-3 with a PAD. The proposed zone change with a PAD overlay is appropriate as the PAD can be used to prohibit uses on the property that are inconsistent with the sensitive nature of the land and surrounding area. A depiction of the existing and proposed zoning is provided in **Exhibit B: Existing & Proposed Zoning.**

III. Relationship to surrounding properties within one mile

The Tela Peralta property consists of a 124.83 -acre ranch that is currently zoned GR, MH, & CB-1.

Most of the properties adjacent to the proposed Site are vacant undeveloped parcels of land with the nearest single-family home over four miles away to the west. Immediately east of the Site is land owned by the Backus/Doyle families and contains structures related to cattle ranching. The land uses describing the adjacent parcels are listed below.

North: vacant (GR)
East: vacant (GR)/cattle ranching (GR)
South: vacant (GR)
West: vacant (GR)

Development of the Pinal County Park (Peralta Regional Park) was recently completed and is located southwest of the Site. The Peralta Regional Park was minimally developed for a back country park experience in the pristine Sonoran Desert. It has 9+ miles of multi-use/non-motorized trail, 18 picnic sites and 2 large group picnic sites, an equestrian staging area, a telescope pad for stargazing, 31 drive up tent-camping sites, and 7 walk in-backpacking sites. This park is envisioned to provide visitors with undisturbed and peaceful back country passive recreation opportunities.

Tela Peralta, a boutique luxury eco-resort that aims to promote the natural environment will complement the Peralta Regional Park in several ways. Specifically, Tela Peralta is designed to provide a one-of-a-kind escape for guests to enjoy the pristine natural landscape and majesty of the Superstition Mountains. As such, the Site's natural beauty is a primary feature of the experience, so it is uniquely planned to be minimally invasive and low impact. Guests of Tela Peralta recognize that the natural landscape and environment is the primary appeal, and will stay at Tela Peralta for this reason. They are the same type of guest that will appreciate the Peralta Regional Park and what it offers. Guests of Tela Peralta will want to visit the Peralta Regional Park to enjoy the trails, natural terrain, and the habitat. Guests will certainly want to enjoy the picnic sites too. As guests of Tela Peralta, a boutique luxury eco-resort, the County can be confident that these individuals will appreciate and enjoy the Peralta Regional Park respectfully.

As a result of the surrounding area's longstanding vacant and undeveloped condition, this proposal will have no negative implications on any neighbors. That said, although there will be no impact to neighbors by the use, Tela Peralta is designed to be minimally invasive to the desert landscape. Through sensitive design and a low proposed density of just 0.41 units per acre, which is not to exceed 1 unit per acre, Tela Peralta will preserve the natural condition of the property and surrounding properties within one mile.

IV. Schools

The Site is within the Apache Junction Unified District with the nearest elementary school in that district being the Peralta Trail Elementary School (6 miles) and the nearest high school being the Apache Junction High School (15 miles). The District and Elementary School's contact information is provided below:

Apache Junction Unified District

- Address: 1575 West Southern Avenue, Apache Junction, Arizona 85120
- Phone: 480-982-1110

Apache Junction High School

- Address: 2525 S. Ironwood Drive, Apache Junction, Arizona 85120
- Phone: 480-474-3980

Since Tela Peralta is a proposed boutique luxury eco-resort with a small number of units, it is not anticipated that this proposal will have any impact on the school district. Resort guests are typically visiting only for temporary, short-term stays.

V. Public Services/Community Services

Police protection, fire and emergency medical services for Tela Peralta will be provided by the Pinal County Sheriff and the Superstition Fire & Medical District. In connection with this proposal, the Owners met with the Fire District which informed them that they had no concerns. The nearest police department is at 5750 S Kings Ranch Rd, Gold Canyon, AZ 85118, approximately 7 miles away from the Site, and the nearest fire station is Station 264 at 7557 US-60, Gold Canyon, AZ 85118, approximately 10 miles from the Site.

VI. Location, Accessibility & Circulation

Tela Peralta is located in unincorporated Pinal County east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road near the Town of Gold Canyon. The Site is primarily surrounded by vacant Arizona State Trust, National Forest, and Bureau of Land Management land that is currently zoned GR with the nearest single-family home over four miles away to the west. There is a small property (104-65-007A) adjacent to the western border of the site that is owned by the Superstition Area Land Trust. Land in the southwest direction of Tela Peralta was recently developed as a Pinal County park.

The Site's unique location offers spectacular views of the Superstition Mountains. The Site's landscape, and the landscape of the surrounding area is virtually untouched natural desert. Except for land owned by the Owner proposing this request, the Site is also miles away from any other development. Together, the Site's incredible views, natural landscape, and distance from other development make it ideally located for the proposed boutique luxury eco-resort. Additionally, the boutique luxury eco-resort is specifically designed to be sensitive to the natural environment thereby minimizing any impact to the landscape.

A vicinity map is provided in **Exhibit A: Context Plan & Site Analysis**.

VII. Compliance with RSRSM

According to Pinal County's 2017 RSRSM Update, Tela Peralta is in full compliance, as there are no existing or planned RSRSM facilities adjacent to the project. Tela Peralta will be fully compliant with Pinal County's Regionally Significant Routes for Safety and Mobility Access Management Manual. As discussed previously, the Site is adjacent to and will be accessed by Peralta Road. In order to ensure access to Tela Peralta and simultaneously preserve the flow of traffic in the surrounding system, ADOT has been contacted and is providing input on this proposal.

VIII. Utilities, Service Providers, and Agencies

The Tela Peralta project plans to utilize a combination of existing utilities and brought in services to meet all the needs on site. The proposed utility and service providers are anticipated, but may be substituted for similar utility and service providers pending final utility design and contract evaluation.

Water

- Water supply for event locations to be hauled from offsite and stored in "attic mounted" large volume water-holding tanks, and gravity-fed system and auxiliary pump as needed pending engineering.
- Water supply for groupings of 5-10 guest lodging spaces, bunkhouses and eco destinations (i.e.: Holistic Healing Spa, Event Sites, etc.) to be hauled from offsite and stored in large volume water-holding tanks, and gravity-fed system pending engineering.
- Existing ranch services (hauled water and wells) to be maintained and operated.

Sewer/Wastewater

- Eco-Resort Guest Venue to be plumbed to conventional septic with leach field system per forthcoming engineering.
- Groupings of 5-10 guest lodging spaces, bunkhouses and eco destinations (i.e.: Holistic Healing Spa, Event Sites, etc.) plumbed to conventional septic with leach field system per forthcoming engineering.
- Existing ranch septic system to be maintained.
- Additional portable or mobile toilets to be provided as needed.

Propane

- On site propane storage located at Eco-Resort Guest Venue and other secondary event locations as needed, or on a temporary basis.
- Dual fuel generators may be used around site pending future engineering.
- Contact:
    - Canyon State Propane
      5700 W. Buckeye Rd, Phoenix, AZ 85043
      Canyonstatepropane.com
      602-457-6223

Telecom/Data

- To be provided via cellular service or Starlink pending provider consultation and contract.
- Contact:
    - Starlink Inc.
      500 Center Ridge Dr. Austin, TX 78753
      Starlink.com

Electricity

- Primary photovoltaic array to be located above designated parking areas to provide power for Eco-Resort Guest Venue with dual-fuel and/or diesel generator backup power, pending engineering.
- Secondary photovoltaic arrays to be located in proximity of tent groupings, bunkhouses and eco destinations (i.e: Holistic Healing Spa, Event Sites, etc.) as needed to provide power for those uses, each with dual-fuel and/or diesel generator backup power, pending engineering.
- Individualized photovoltaic systems per lodging space are to be located on or adjacent to each lodging space for individual patron guest needs pending engineering.
- Existing Ranch solar system.
- Contact:
    - Titan Solar Power
      525 W. Baseline Rd., Mesa, AZ 85210
      Titansolarpower.com
      855-729-7652

Trash Collection/Recycling

- Site generated trash will be serviced by private contract pending consultation and contract with Waste Connections of Arizona.
- Contact:
    - Waste Connections of Arizona
      3755 S. Royal Palm Rd. Apache Junction, AZ 85119
      Wasteconnections.com
      480-983-9100

Fire

- Superstition Fire & Medical District
- Contact:
    - 565 N. Idaho Rd. Apache Junction, AZ 85119
      www.sfmd.az.gov
      480-982-4440

Pinal County Flood Control District

- Contact
    - 888-431-1311
      FloodControl@pinal.gov
      31 N Pinal Street
      Florence, AZ 85132

Arizona State Land Department

- Contact:
    - One North Central Ave., Suite 800, Phoenix, AZ 85004-4427

Land.az.gov
Blm_az_asoweb@blm.gov
602-417-9200

Bureau of Land Management (Arizona)

- Contact:
  - 1849 C Street NW, Washington, DC 20240
  - blm.gov/Arizona
  - 202-208-3801

Pinal County

- Contact:
  - P.O. Box 2973, Florence, AZ 85132
  - planningdivision@pinal.gov
  - 520-509-3555

Noise and Lighting

Preserving the tranquil environment of the rural desert area is of upmost importance to the Doyle Family. Therefore, noise regulation agreements will be required of guests and vendors that will be enforced by onsite management. All exterior lighting including the parking lot area will comply with Lighting Zone 3 set forth in Section 2.195.030 of the Pinal County Development Services Code which is otherwise known as the "Dark Sky Ordinance." The Doyle Family is committed to minimizing light and glare impacts in order to maintain and preserve the natural and tranquil environment that complements the boutique luxury eco-resort.

Lighting in this lighting zone shall not exceed 100% of the maximum lighting power density limits established in the currently adopted version of the international energy conservation code, or a lumen density of 19 lumens per square foot, whichever is less. Additional specifications related to site lighting are provided in **Exhibit C: Site Plan**.

Importantly, the property is isolated from neighbors with the closest residential neighborhood being over 4 miles away. Immediately surrounding areas are comprised of large, vacant State Trust Lands. As a result, in addition to noise and light mitigation that will be implemented by the Owners, there is a significant amount of buffer due to the vast desert landscape. Therefore, there will be no negative impacts due to noise, glare or light.

The above described noise and light mitigation strategies are intended to prevent any noise and light impact to the Peralta Regional Park, which is approximately 0.77 miles away. The Owners share the County's interest in preserving the dark skies and quietness of the desert environment as it is an important feature of Tela Peralta too.

IX. Ownership and Control

Rafter D. Cattle Company and/or the Owners intend to own, operate, and maintain Tela Peralta, including its amenities, landscaping, open space, streets, recreation areas, refuse disposal

and utility systems, and other infrastructure, into the foreseeable future. All of Tela Peralta, including all internal roads, will be privately owned, operated and maintained. Resort residences will be detached residential units owned by individual owners who will be subject to rules and regulations recorded against the units as deed restrictions put in place by the eco-resort. Resort residence units will be placed in the eco-resort's rental pool to be rented as unique, high-end resort villas offered by Tela Peralta.

X. Timing of Development (Phasing Schedule)

If this request is approved by Pinal County, the Owner intends to immediately proceed with design and development of Tela Peralta. It is anticipated that Tela Peralta will be developed in three phases, as depicted in the conceptual site plan provided in **Exhibit C: Site Plan** and outlined below:

Phase 1: Eco-Resort Guest Venue and Resort Residences

Phase 2: Guest Eco Lodging

Phase 3: Remaining Scope (Holistic Healing Spa, Amphitheater, Medium-Small Event Tents, etc.)

While the above phasing schedule is anticipated, it is intended to be flexible and subject to change based on project needs.

XI. Conformance with Comprehensive Plan

The property is currently designated as Major Open Space in the Pinal County Comprehensive Plan. A concurrent Non-Major Comprehensive Plan Amendment is being processed with this application to amend the property's designation to Commercial to accommodate the proposed uses.

The Owner understands that the Site is currently designated Major Open Space, which is a designation used on lands the County is interested in preserving for recreation purposes or for cultural or ecological reasons. The owners have owned the Site for generations, and like the County, share a desire to preserve the sanctity of the land. This is why they're proposing Tela Peralta, a boutique luxury eco-resort that will offer a one-of-a-kind escape to enjoy the pristine natural landscape and majesty of the Superstition Mountains. As such, while an amendment to the Commercial designation is proposed, the actual use of the land will fit within the intentions and objectives of the Major Open Space designation. For this reason, the density proposed is very low at just 0.41 units per acre, not to exceed 1 unit per acre.

The Site's natural beauty is a primary feature of the experience, so the owners have intentionally designed it to be minimally invasive and low impact. Additionally, a number of recreational opportunities will be offered by the resort such as horseback riding, trails, gold panning and more. Tela Peralta is intentionally planned to meet the County's interest in "preserving for recreation purposes…or ecological reasons." (see Comprehensive Plan, pg 91).

Additionally, the Major Open Space designation notes that "further study is necessary to determine the most appropriate configuration of open space and to develop a strategy for preserving it." The owners, who have used the Site for ranching for decades, are intimately familiar with its features. They have worked carefully with their architects, engineers, and other consultants to study the land to identify the most appropriate locations for development that would result in the least impact to the natural environment.

Finally, the proposal is supported by the Planning Guidelines which are intended to provide direction and guidance for Major Open Space development. The Planning Guidelines provide that, among other things, (1) recreational amenities, parks, trails and open space should be designed as an integral part of the project, (2) open space is encouraged to be part of and connected to a larger, integrated regional system, (3) county-wide trails system should be integrated into developments where appropriate, and (4) integrate the natural terrain, habitats, drainageways, riparian areas, wildlife corridors, foothills and other natural features into project design where possible. Tela Peralta meets these guidelines by offering a number of recreational amenities that utilize the preserved environment. Additionally, the Site is close to County trails systems, and is integrated with the surrounding natural terrain. The proposal also meets the Major Open Space objective of maintaining a below 1 du/ac density, which Tela Peralta will not exceed.

For the above-described reasons, the proposal preserves the objectives of the existing Major Open Space designation. While resort land uses are proposed, Tela Peralta is designed to be minimally invasive to the natural environment and will have no negative impact on surrounding properties. That said, a non-major Comprehensive Plan amendment to Commercial is requested to support the proposed commercial uses related to the resort. While the uses will be commercial in nature, they will operate in a way that preserves the sanctity of the environment and prioritizes preservation, such that the prior Major Open Space designation's objectives are also met.

XII. Recreational Amenities

Tela Peralta is envisioned as a boutique luxury eco-resort that utilizes the natural landscape to contour its design in such a way that allows for the showcasing of the breathtaking environment while providing recreational amenities and experiences illustrative of the Southwestern desert lifestyle. Consistent with the goals and vision of the Pinal County Comprehensive Plan, Tela Peralta will feature a network of multi-use earthen pathways that connect every facility to every amenity in a seamless and unassuming manner.

With approximately 124.83 acres of space, Tela Peralta will have ample opportunity to provide the types of recreational amenities and experiences the desert is so well known for. Since the design of the guest lodging and the main hall is minimally invasive, guests will have their pick of a wealth of options. Below is a description of just some of the State-of-the-Art recreation areas and amenities proposed for Tela Peralta. The hours that these activities will take place, along with group sizes, will be those that are typically expected and appropriate for such activities. Any routes used or sites visited will be with proper permits or permissions obtained.

Sonoran Culinary Experience – Guests can enjoy gourmet food and beverages consumption located throughout Tela Peralta. Associated restaurant and dining activities provide sustainable Sonoran cuisine.

Horseback Riding – Maintaining the area's cultural heritage, Tela Peralta will provide this most Western of experiences. Guests will have the opportunity to explore the awe-inspiring magnificence of the property with experienced guides leading the way. This will undoubtedly be one of the most sought-after activities for those staying at the resort and it gives Tela Peralta the opportunity to showcase the stunning beauty of the area as well as give a glimpse into its history. As depicted in **Exhibit A: Context Plan & Site Analysis**, there are numerous parks and trail systems outside of Tela Peralta too. Tela Peralta will offer transportation to these sites. Where permits are required, Tela Peralta will obtain, or facilitate obtaining of such permits for guests.

Gold Panning – In keeping with the theme of historical and environmental preservation, Tela Peralta plans to offer guests the chance to "strike it rich" with authentic gold panning. The activity itself is proposed to be eco-friendly while maintaining authenticity. Guests and their children can learn how to pan for gold the way generations did before them.

Wine Tasting and Culinary Experiences – Several event sites are proposed around the property that will enable a variety of wine tastings and culinary experiences. Guests can enjoy the wine and cuisine of the Sonoran Desert while taking in the beauty of the mountains.

Holistic Healing Spa – A health spa is proposed to be located in the northeast portion of the property. This top-of-the-line health spa will welcome guests to unwind in a uniquely Sonoran way. Guests will first enter to check in before being led into a beautiful waiting garden. They will then be whisked away for an experience that utterly relaxes while specifically catering to guests needs.

Eco Amphitheater – This proposed amphitheater would seamlessly integrate into the natural surroundings and provide the perfect place for guests to enjoy a number of entertainments such as concerts, shows, and conferences. The hours of when the amphitheater would be used will be those that are appropriate considering any noise impacts to surrounding areas.

Rock Climbing/Mountain Biking/Jeep Tours/Trails – Outdoor activities such as rock climbing, mountain biking, jeep tours, and exploring the trails give guests the opportunity to experience the sensational desert landscape and exciting topography. Where these outdoor spaces are not available on Site at Tela Peralta, Tela Peralta will offer transportation to such places. If permits or approvals are required, Tela Peralta will ensure that such permits or approvals are obtained.

A depiction of the anticipated locations for the recreational amenities is provided **Exhibit E: Conceptual Plan** and **Exhibit F: Site Programs**.

XIII. Signs, Fences, Walls & Screening

Any signs at Tela Peralta will be discrete and in keeping with the eco-friendly, non-impactful theme of the overall luxury resort. A sign will be located at the front entrance and there will be typical way-finding signs throughout the resort.

Fencing standards and design for Tela Peralta, including their location, is carefully planned to provide a balance of privacy, screening and visual access to the community's abundant open space and recreational amenities. Fencing lines the outer perimeter of Tela Peralta to ensure visibility of the surrounding natural view corridors is maintained. The fencing will also separate the Site from grazing activities on adjacent ASLD land.

XIV. Total Dwelling Units

Tela Peralta is envisioned to contain 36 eco lodging single rooms and 7 resort residences for resort guests, and 8 bunkhouses for resort employees, for a total density of approximately 0.41 units per acre (51 units). If market demands or financial feasibility require an additional number of units, however, the Owner may seek to construct additional units. The development of additional units in excess of the 51 units currently proposed, but not to exceed an overall density of 1 unit per acre, shall be reviewed for administrative approval by the Pinal County Development Director.

XV. Parking for Recreational Facilities

As depicted in **Exhibit C – Site Plan**, Tela Peralta anticipates having approximately 69 parking spaces located near the main eco-resort guest venue. This allows guests to leave their vehicles behind and venture into the resort to enjoy the unique immersive experience that awaits them. Additionally, each resort residence (7) is provided two garage parking spaces, and 10 spaces are provided for employee bunkhouses.

A parking statement is provided which supports the proposal's parking needs.

XVI. Landscaping & Open Space Plan

The Tela Peralta experience is centered on the local desert and the beauty of the surrounding Superstition Mountains. As such, all existing and proposed vegetation is native to the Sonoran Desert. Plants such as trees, cacti, and some large bushes that need to be displaced during the course of construction of this eco-development will be salvaged and preserved on site with the utmost care, and per plant salvage guidelines. These salvaged plants will be reintroduced in the surrounding areas once construction has concluded. A conceptual landscape plan is provided in **Exhibit D: Conceptual Landscape Plan**, which contains an inventory of all plant material and provides details on the inventory and salvage strategy. Additionally, the Landscape Plan identifies areas of development that would propose landscaping intended to mimic that of the existing Sonoran Desert biome.

While on Site footpaths do not directly connect with any Pinal County trail systems, there are several parks and trails nearby, as depicted in **Exhibit A: Context Plan & Site Analysis**. Tela Peralta will offer transportation to these sites. Where permits are required, Tela Peralta will obtain, or facilitate obtaining of such permits for guests.

Exhibit G: Conceptual Open Space Plan illustrates what areas are anticipated to be developed and contain amenities serving the eco-resort, along with vehicular traffic routes between them. The Open Space Plan additionally illustrates areas anticipated to be conservation areas that would not be disturbed. Finally, the Open Space Plan illustrates areas that would be lightly disturbed, including residential areas that would have light footpaths where displaced specimens would be reintroduced, and agricultural areas that would have light footpaths but support grazing.

XVII. Preliminary Hydrology and Drainage

The existing Site is composed of undeveloped mountainous terrain within the Superstition Mountains and the site will comply with all regulations set forth in the Pinal County Drainage Manual. Surface runoff drains naturally to one of the two existing washes traversing the site and no retention basins are necessary. Due to the impervious nature of rock outcrops and high surface runoff generation anticipated from steep and rock desert hillslopes, any proposed improvements or modifications are not anticipated to increase flood risk or negatively impact adjacent properties. Offsite flows will be conveyed through the site via the existing natural watercourses per their historic pattern.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) indicates that the site falls outside of the 0.2% annual chance floodplain. A Preliminary Drainage Report is provided with this application.

XVIII. Additional Information for Commercial & Industrial Uses

Tela Peralta is a boutique luxury eco-resort, complete with a number of recreational amenities accessory to the underlying use. As such, there are no industrial uses proposed for the Site. Commercial uses include the resort and ancillary resort facilities, which are described below.

Holistic Healing Spa – Guests can enjoy a wide variety of exclusive wellness treatments unique to the Sonoran Desert at Tela Peralta, including a holistic healing spa tucked into the desert landscape. The holistic healing spa will offer special treatments to relax the mind, soul and body using dance, art, music, meditation and other relaxation techniques, as well as physical approaches such as yoga or Tai Chi.

Eco Amphitheater – Guests can enjoy a one-of-a-kind outdoor open air event facility experience at the foot of the Dacite Cliffs. The Amphitheater holds a capacity of almost 200 persons, and can be used for music events, speaking engagements, community meetings and more.

Eco-Resort Guest Venue – Guests will receive a world class reception at the awe inspiring earthen and canvas eco-resort guest venue, which is situated along the edge of a natural desert wash, and looking towards the epic Dacite Cliffs. This space can be used for various events, including weddings, corporate meetings and events, speaking engagements and more.

Small Event Site – The small event sites allow for small events of 2-50 persons, and are intended for intimate and special events, such as small weddings, corporate retreats, and similar events.

Medium Event Site – The medium event sites allow for medium events of 50-200 guests, and are intended for medium sized weddings, corporate retreats, and other events.

Large Event Site – The large event site is allows for large events of 200-400 guests, and is intended for large event hosting, weddings, corporate treats, and other events.

Gift Shop – The eco-resort gift shop is curated with gifts and art by local artisans, made with natural desert materials and resources allowing guests to memorialize their stay, and share their experience with others.

XIX. Tables

Table 1: *On site & Surrounding Uses, Comprehensive Plan, & Zoning Designations*

	Land Use	**Zoning**
Site	Cattle Ranch	GR, MH, CB-1
North	Vacant State Trust Land	GR
East	Vacant State Trust Land/Cattle Ranch	GR
South	Vacant State Trust Land	GR
West	Vacant Superstition Area Land Trust	GR

Table 2: *Land Use Table*

Total Gross Site Acreage	**124.83 Acres**
Total Commercial	124.83 Acres
Total Industrial Acreage	0.00 Acres
Parking Sizes	Approx. 10’ x 30’ (300 SF) – 66 Spaces Approx. 20’ x 30’ (600 SF) – 3 Spaces Resort Residences – 14 Garage Spaces Employee Bunkhouses – 10 Spaces
Total Spaces	93
Overall Project Density	0.41 DU/Acre (maximum 1.0 DU/Acre)*

*Density may be increased to 1.0 units per acre with Planning Director approval.

Table 3: *Amended Development Standards Table*

Regulation	Base Zoning Regulation (C-3)	Tela Peralta PAD
Minimum Width	None	None
Minimum Setbacks from Non-Residential (Front/Side/Rear)	20'/0'+0'/25'	20'/0'+0'/25'
Minimum Setbacks from Residential (Front/Side/Rear)	20'/25'+25'/25'	20'/25'+25'/25'
Min. Distance Between Main Buildings	None; 14' between detached accessory dwelling and commercial.	None; 14' between detached accessory dwelling and commercial.
Maximum Height (Building)	40'	40'
Minimum screening	6' solid wall adjacent to rural or residential zone; minimum 10' landscape strip, including parking.	**3' tall fence adjacent to rural, residential, or commercial zone**

Table 3: *Use Table*

Permitted Uses*	Resort, Hotel with accessory uses, including restaurant, retail sales and services, personal services and recreational facilities. Detached residential units. Weddings and other events. Amusements, such as bowling alley, theaters, gymnasium, archery, and similar. Bar, cocktail lounge, night club, tavern, dance floor. Health club or fitness center. Restaurant, including a cocktail lounge or bar. Retail sales establishments. Service establishments.

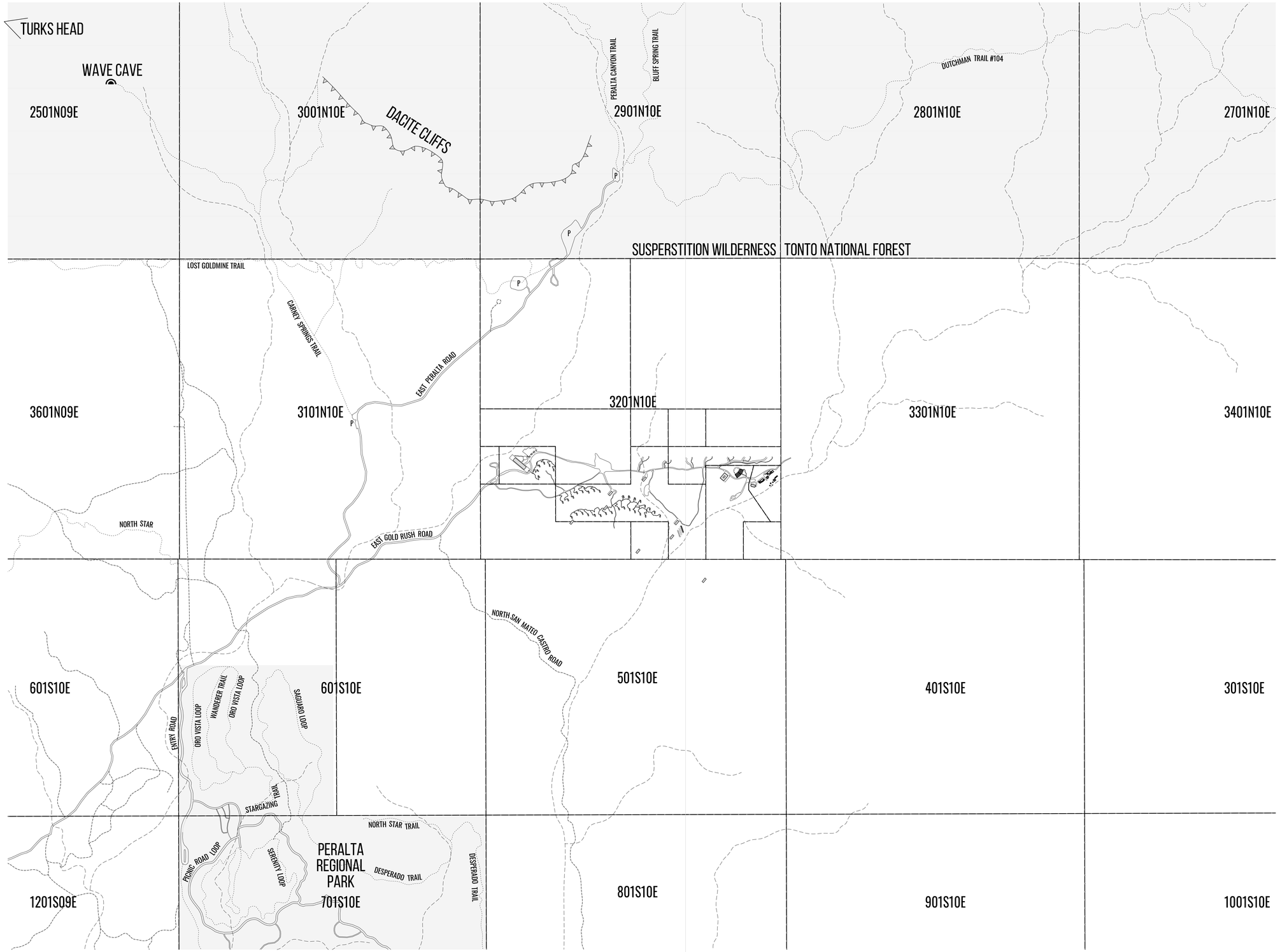
Non-Permitted Uses	All other uses.

*Similar uses shall be permitted, as determined by the Planning Director.

XX. Conclusion

For generations, this majestic property has been under the diligent care of the Backus/Doyle families. Their stewardship of the land evinces the type of treatment needed in developing and caring for a boutique luxury eco-resort such as Tela Peralta. Along with their stewardship, the property is perfectly situated for a resort like this. Nestled in the beatific embrace of the Superstition Mountains and enveloped by the full glory of the Sonoran Desert, Tela Peralta will serve as a luxurious getaway from the mundanity of the day-to-day. Renderings in **Exhibit H: Conceptual Illustrations** illustrate the proposal. With a diverse menu of recreations, from gold panning to wine tasting, guests can curate their experience of this magnificent land how they see fit. A fun filled day of Sonoran cuisine and helicopter tours will fade into a peacefully immersive night under the grand desert sky. Words can scarcely do justice to this resort and Tela Peralta is eager to provide the experience once given the opportunity.

Exhibit A
Context Plan & Site Analysis



01 | A1.6 CONTEXT PLAN & SITE ANALYSIS
SCALE: 1" = 800'-0"

PROXIMITY

ON SITE FOOTPATHS DO NOT DIRECTLY CONNECT WITH ANY PINAL COUNTY TRAIL SYSTEMS

ALL DISTANCES PROVIDED REPRESENT THE WALKING DISTANCE ALONG LOCAL ROADS SUCH AS EAST GOLD MINE RUSH ROAD FROM THE PROPERTY LINE TO THE RECREATION FACILITY OR TRAILHEAD.

SUPERSTITION AREA LAND TRUST	0' ADJACENT PROPERTY
PERALTA REGIONAL PARK	6560'
CARNEY SPRINGS TRAILHEAD	6,970'
LOST GOLDMINE EAST TRAILHEAD	11,170'
PERALTA TRAILHEAD	13,400'

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

A1.6

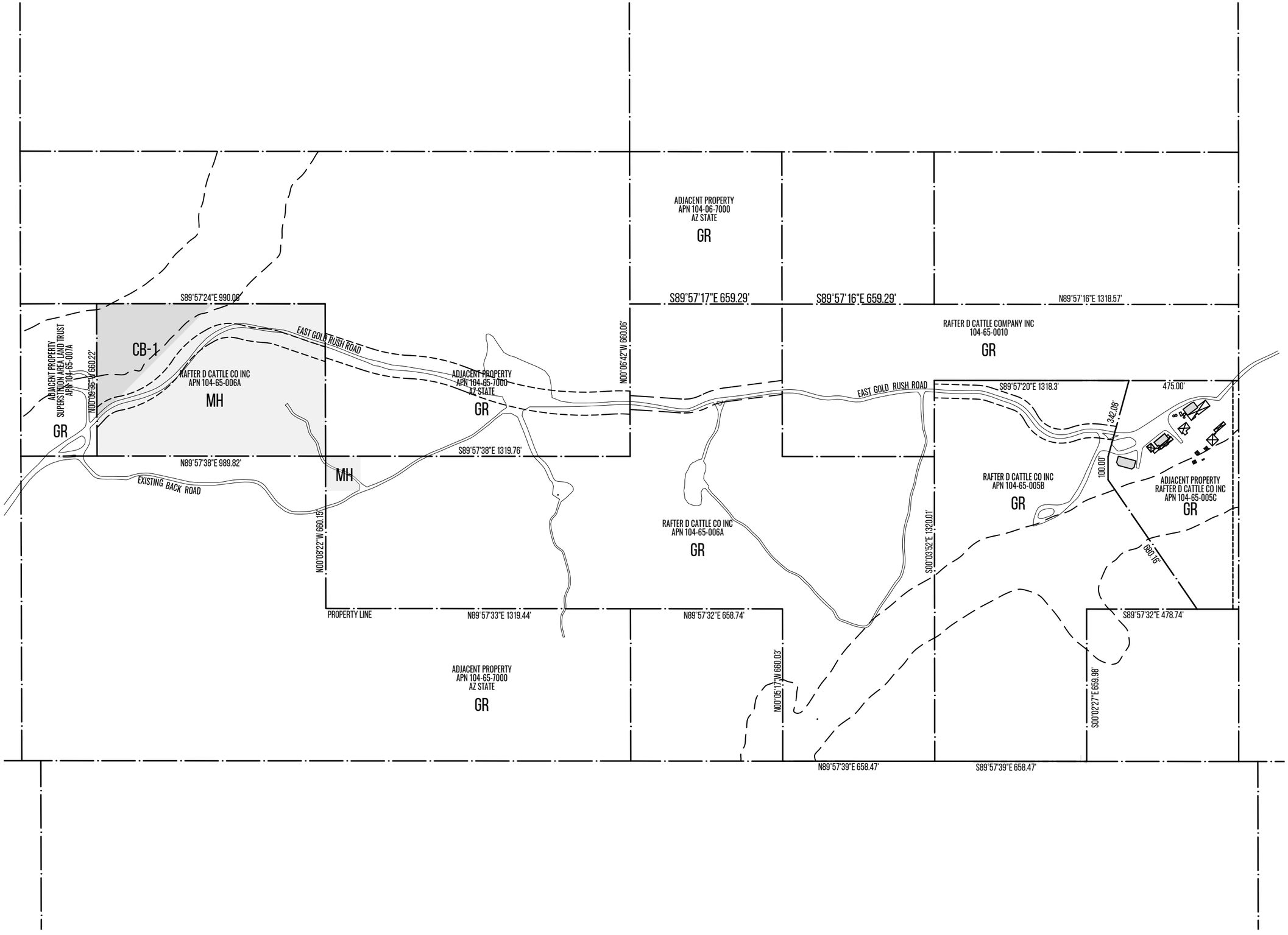
CONTEXT PLAN & SITE ANALYSIS
SCALE: 1" = 800'-0"

0' 400' 800' 1600' 2400'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

Exhibit B
Existing & Proposed Zoning

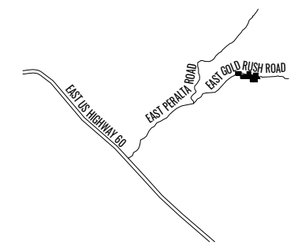


01 | A1.0E EXISTING ZONING EXHIBIT
SCALE: 1" = 400'-0"

GR ZONING

MH ZONING

CB-1 ZONING



VICINITY MAP

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

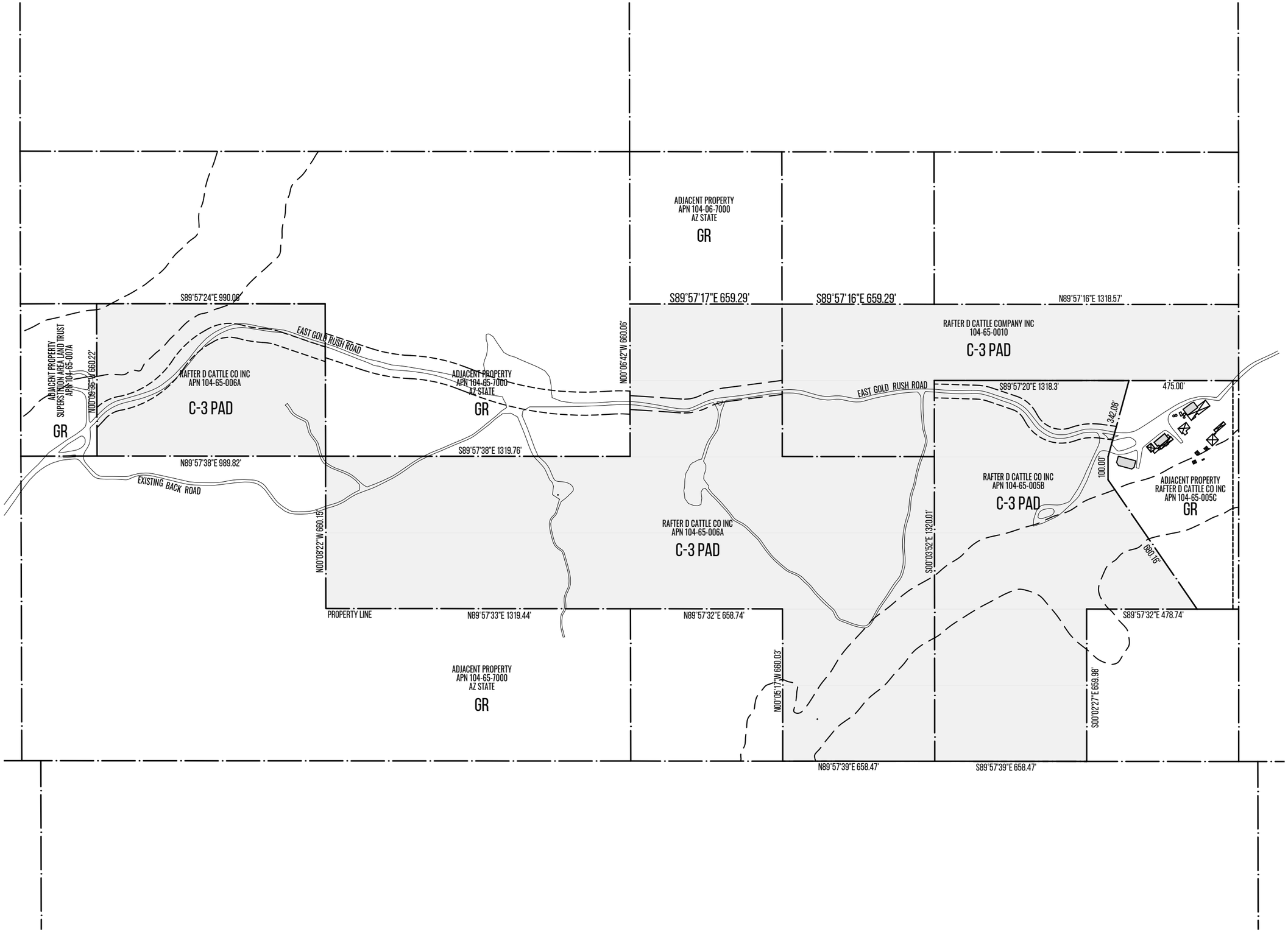
A1.0E

EXISTING ZONING EXHIBIT
SCALE: 1" = 400'-0"

0' 100' 200' 400' 600'

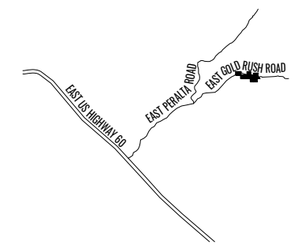
N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com



01 | A1.0P PROPOSED ZONING EXHIBIT
SCALE: 1" = 400'-0"

C-3 PAD ZONING



VICINITY MAP

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

A1.0P

PROPOSED ZONING EXHIBIT
SCALE: 1" = 400'-0"

0' 100' 200' 400' 600'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

Exhibit C
Site Plan

ELECTRICAL

TITAN SOLAR POWER
525 W BASELINE RD, MESA, AZ 85210
TITANSOLARPOWER.COM
1.855.729.7652

PRIMARY PHOTOVOLTAIC ARRAY TO BE LOCATED ABOVE DESIGNATED PARKING AREAS TO PROVIDE POWER FOR ECO RESORT GUEST VENUE W/ DUAL-FUEL AND/OR DIESEL GENERATOR BACKUP POWER, PENDING ENGINEERING. SECONDARY PHOTOVOLTAIC ARRAYS TO BE LOCATED IN PROXIMITY OF TENT GROUPINGS, BUNKHOUSES AND ECO DESTINATIONS (IE: HOLISTIC HEALING SPA, EVENT SITES, ETC) AS NEEDED TO PROVIDE POWER FOR THOSE USES, EACH W/ DUAL-FUEL AND/OR DIESEL GENERATOR BACKUP POWER, PENDING ENGINEERING
INDIVIDUALIZED PHOTOVOLTAIC SYSTEMS PER TENT / SPECIALTY TENT ARE TO BE LOCATED ON OR ADJACENT TO EACH TENT FOR INDIVIDUAL PATRON GUEST NEEDS PENDING ENGINEERING
EXISTING RANCH SOLAR SYSTEM

WATER

WATER SUPPLY FOR EVENT LOCATIONS TO BE HAULED FROM OFFSITE AND STORED IN "ATTIC MOUNTED" LARGE VOLUME WATER-HOLDING TANKS, AND GRAVITY-FED SYSTEM AND AUXILIARY PUMP AS NEEDED PENDING ENGINEERING
WATER SUPPLY FOR GROUPINGS OF 5-10 GUEST TENTS, BUNKHOUSES AND ECO DESTINATIONS (IE: HOLISTIC HEALING SPA, EVENT SITES, ETC) TO BE HAULED FROM OFFSITE AND STORED IN LARGE VOLUME WATER-HOLDING TANKS, AND GRAVITY-FED SYSTEM PENDING ENGINEERING
EXISTING RANCH SERVICES (HAULED WATER AND WELLS) TO BE MAINTAINED AND OPERATED

WASTE WATER

ECO RESORT GUEST VENUE TO BE PLUMBED TO CONVENTIONAL SEPTIC WITH LEACH FIELD SYSTEM PER FORTHCOMING ENGINEERING
GROUPINGS OF 5-10 TENT GROUPINGS, BUNKHOUSES AND ECO DESTINATIONS (IE: HOLISTIC HEALING SPA, EVENT SITES, ETC) PLUMBED TO CONVENTIONAL SEPTIC WITH LEACH FIELD SYSTEM PER FORTHCOMING ENGINEERING
EXISTING RANCH SEPTIC SYSTEM TO BE MAINTAINED
ADDITIONAL PORTABLE OR MOBILE TOILETS TO BE PROVIDED AS NEEDED BY OWNERS

PROPANE

CANYON STATE PROPANE
5700 W BUCKEYE RD, PHOENIX, AZ 85043
CANYONSTATEPROPANE.COM
602.457.6223

ON SITE PROPANE STORAGE LOCATED AT ECO RESORT GUEST VENUE AND OTHER SECONDARY EVENT LOCATIONS AS NEEDED, OR ON A TEMPORARY BASIS.
DUAL FUEL GENERATORS MAY BE USED AROUND SITE PENDING FUTURE ENGINEERING

TELECOM/DATA

STARLINK INC (DATA SUPPLIER)
500 CENTER RIDGE DR AUSTIN, TX 78753 UNITED STATES
STARLINK.COM

TO BE PROVIDED VIA CELLULAR SERVICE OR STARLINK PENDING PROVIDER CONSULTATION AND CONTRACT

TRASH RECYCLING

WASTE CONNECTIONS OF ARIZONA (TRASH AND RECYCLING)
3755 S. ROYAL PALM ROAD
APACHE JUNCTION ARIZONA 85119
WASTECONNECTIONS.COM
480.983.9100

TO BE SERVICED BY PRIVATE CONTRACT PENDING CONSULTATION AND CONTRACT WITH WASTE CONNECTIONS OF ARIZONA

FIRE

PINAL COUNTY FIRE DEPARTMENT

SITE INFO

THE LOCAL PINAL COUNTY FIRE DEPARTMENT STATION HAS REVIEWED THE SITE PLAN AND HAS NO CONCERNS

HISTORIC DRAINAGE FLOWS AND PATTERNS TO BE MAINTAINED

REFERENCE A1.4 FOR CONCEPTUAL LANDSCAPE PLAN

REFERENCE A1.5 FOR SITE PROGRAMS AND DESCRIPTIONS

OWNERS TO CONTROL AND MAINTAIN ALL LANDSCAPING, OPEN AREAS, STREETS, RECREATION FACILITIES AND REFUSE DISPOSAL

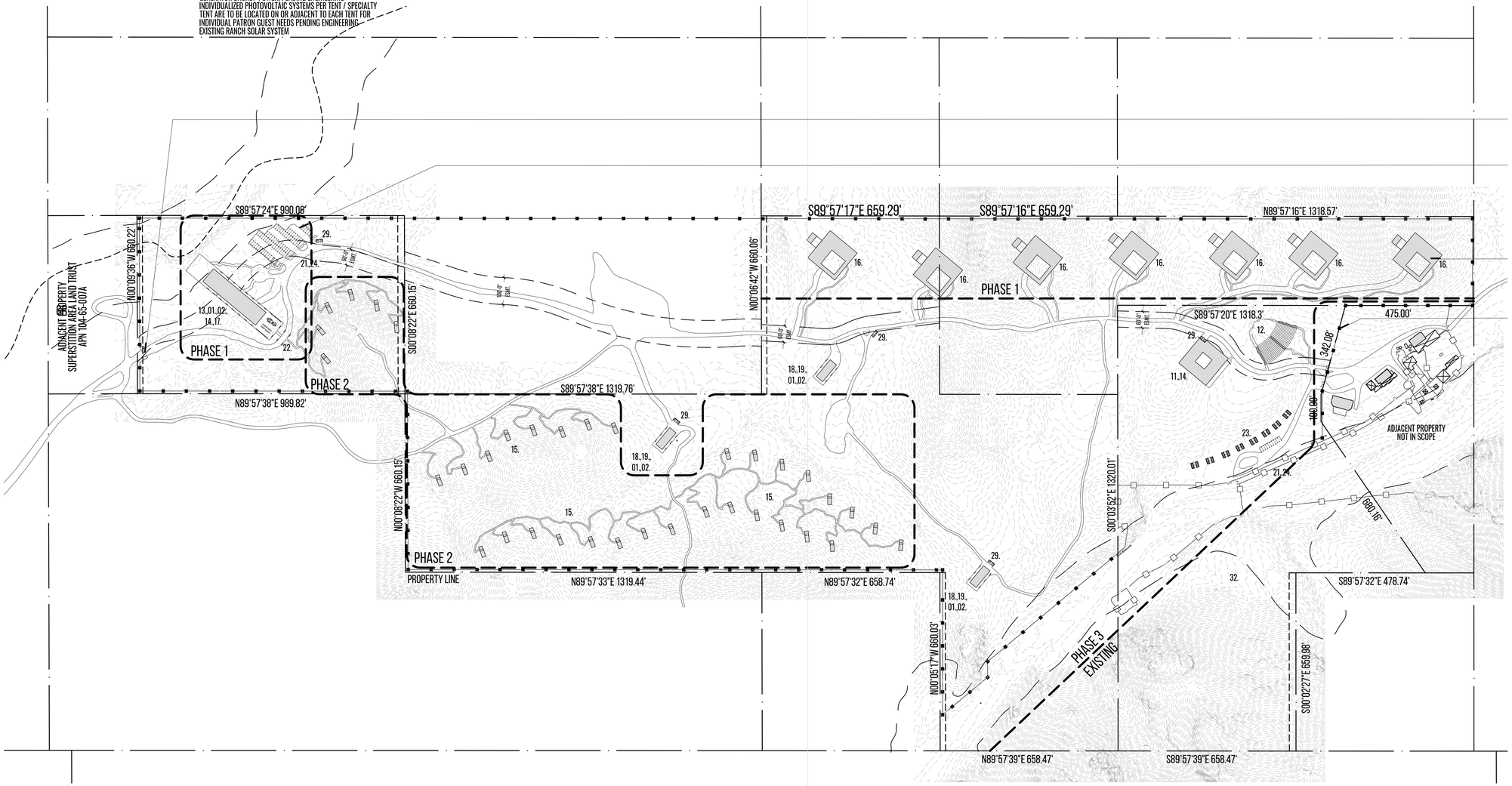
ALL ONSITE VEHICULAR ROADS TO BE REDUCED SPEED, DECOMPOSED GRANITE ROADS, MAINTAINED BY THE OWNERS

ALL ONSITE PATHWAYS TO BE LOW DISTURBANCE DECOMPOSED GRANITE FOOTPATHS/TRAILS, MAINTAINED BY THE OWNERS

DANCING SPACES, LIVE PERFORMANCES, SHOPS AND CONVENIENCE TO BE LOCATED AT ECO RESORT GUEST VENUE, MEDIUM/SMALL EVENT TENTS, ECO AMPHITHEATER, OR OPEN AIR SPACES THROUGHOUT SITE AS NEEDED FOR GUEST EVENTS

LOUNGE, KITCHEN, DINING TO BE LOCATED AT ECO RESORT GUEST VENUE, MEDIUM/SMALL EVENT TENTS OR OPEN AIR SPACES THROUGHOUT SITE AS NEEDED FOR GUEST EVENTS

PUBLIC RESTROOMS TO BE LOCATED IN ECO RESORT GUEST VENUE. ADDITIONAL RESTROOMS WILL BE USED ON AN AS NEEDED BASIS TO MEET THE EVENT DEMAND. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN



01 | A1.0 SITE PLAN
SCALE: 1" = 200'-0"

30'-0" WIDE DOUBEL LEAF ENTRY GATE, GATE TO REMAIN OPEN DURING BUSINESS HOURS

66 TYPICAL PARKING SPACES PROVIDED, 3 HANDICAP SPACES PROVIDED ADJACENT TO ECO RESORT GUEST VENUE

EACH RESIDENCE TO HAVE DOUBLE GARAGE SPACE

PER PAD MODIFIED DEVELOPMENT STANDARD, MINIMUM 3-FOOT FENCE BETWEEN EXISTING RESIDENTIAL ZONE AND PROPOSED LUXURY ECO-RESORT C-3 USE

PARKING

ECO RESORT GUEST VENUE	
TYPICAL PARKING SPACES	66 SPACES
HANDICAP PARKING SPACES	3 SPACES
TOTAL	69 SPACES
RESIDENCES	14 GARAGE SPACES
EMPLOYEE BUNKHOUSES	10 SPACES

REFERENCE SEPARATE TRAFFIC IMPACT STATEMENT

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

A1.0

SITE PLAN
SCALE: 1" = 200'-0"

0' 100' 200' 400' 600'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

SITE LIGHTING ZONE 3

LIGHTING MUST CONFORM WITH THE REQUIREMENTS OF PINAL COUNTY LIGHTING ZONE 3 SET FORTH IN 2.195.030.

LIGHTING IN THIS LIGHTING ZONE SHALL NOT EXCEED 100 PERCENT OF THE MAXIMUM LIGHTING POWER DENSITY LIMITS ESTABLISHED IN THE CURRENTLY ADOPTED VERSION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, OR A LUMEN DENSITY OF 19 LUMENS PER SQUARE FOOT, WHICHEVER IS LESS.

ALL NON-SECURITY LIGHTING SHALL BE TURNED OFF BY 10:00 P.M. OR WITHIN ONE HOUR AFTER CLOSE-OF-BUSINESS, WHICHEVER IS LATER. A NIGHTTIME REDUCTION OF AT LEAST 50 PERCENT IN OVERALL LD OR LPD IS REQUIRED.

POLE- OR WALL-MOUNTED LUMINAIRES OF LESS THAN OR EQUAL TO 3,500 INITIAL LUMENS MAY BE SEMI-CUTOFF, CUTOFF, OR FULL-CUTOFF. ALL OTHER POLE OR WALL-MOUNTED LUMINAIRES SHALL BE FULL-CUTOFF. BOLLARDS SHALL BE FULL-CUTOFF, OR LOUVERED WITH COATED LAMPS, OR OF A TYPE WHERE THE LAMP IS SHIELDED AND NOT DIRECTLY VISIBLE.

THE MAXIMUM INITIAL VERTICAL ILLUMINANCE AT ANY CALCULATION POINT SHALL NOT EXCEED 1.50 FOOTCANDLES DURING NORMAL BUSINESS EVENING HOURS, AND 0.80 FOOTCANDLES AFTER THE FACILITY ENTERS SECURITY-LIGHTING-ONLY OPERATING MODE.

INTERIOR FIXTURES VISIBLE FROM ANY RESIDENTIAL PROPERTY SHALL BE FULL-CUTOFF. ALL OTHERS MAY BE SEMI-CUTOFF OR CUTOFF, BUT SHALL POSSESS DIFFUSING LENSES OR SHIELDING SO THE LAMP IS NOT DIRECTLY VISIBLE FROM OFF SITE. ROOF FIXTURES SHALL BE FULL-CUTOFF, SET BACK A MINIMUM OF 25 FEET FROM THE EDGE, AND SHALL NOT EXCEED 16 FEET IN HEIGHT.

SITE LIGHTING CONTD.

SINGLE FAMILY RESIDENCES - EXISTING RANCH:

ALL OUTDOOR FIXTURES EXISTING AND FULLY INSTALLED PRIOR TO THE EFFECTIVE DATE OF THIS CHAPTER, EXCEPT FOR LUMINAIRES WITH A MERCURY VAPOR LIGHT SOURCE, MAY REMAIN "NONCONFORMING" INDEFINITELY; PROVIDED, HOWEVER, THERE SHALL BE NO CHANGE IN USE, REPLACEMENT, STRUCTURAL ALTERATION, OR RESTORATION OF OUTDOOR LIGHT FIXTURES AFTER NOT BEING USED FOR A PERIOD OF 12 CONSECUTIVE MONTHS UNLESS IT THEREAFTER CONFORMS TO THE PROVISIONS OF THIS CHAPTER. THIS DOES NOT INCLUDE THE STANDARD MAINTENANCE REPLACEMENT OF LAMPS AND/OR BALLASTS.

ALL FIXTURES OF GREATER THAN 1,800 LUMENS SHALL BE SHIELDED AND/OR LOCATED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ANY OF THE PROPERTY LINES. THE MOUNTING HEIGHT OF ANY BUILDING-MOUNTED FIXTURE SHALL NOT EXCEED 20 FEET FROM FINISHED GRADE TO THE CENTER OF THE FIXTURE. SPILL LIGHT AT ANY POINT ON ANY OF THE PROPERTY LINES SHALL NOT EXCEED 0.80 FOOTCANDLES BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. ALL NONCONFORMING FIXTURES SHALL BE TURNED OFF BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M.

MOTION-SENSOR-CONTROLLED LIGHTING. MOTION-SENSOR CONTROLLED FIXTURES BEING UTILIZED FOR SECURITY OR SAFETY PURPOSES, WITH A WATTAGE OF LESS THAN OR EQUAL TO 100 WATTS (1,800 LUMENS) PER LAMP, ARE EXEMPT FROM THESE PROVISIONS.

SITE PROGRAMS

01. SONORAN CULINARY EXPERIENCE
02. WINE TASTING
03. HORSEBACK RIDING
04. ROCK CLIMBING
05. MOUNTAIN BIKING
06. JEEP TOURS
07. NOT USED
08. NOT USED
09. GOLD PANNING
10. NOT USED
11. HOLISTIC HEALING SPA
12. ECO AMPITHEATER
13. ECO RESORT GUEST VENUE
14. GIFT SHOP
15. ECO LODGING SINGLE ROOM
16. RESORT RESIDENCES
17. LARGE EVENT SITE
18. MEDIUM EVENT SITE
19. SMALL EVENT SITE
20. FOOD PREPARATION
21. PARKING
22. TRANSPORTATION DROPOFF
23. EMPLOYEE BUNKHOUSE
24. SOLAR SHADING
25. NOT USED
26. WATER STORAGE
27. CELLULAR SERVICE
28. WATER WELL HEAD
29. TRASH & RECYCLING
30. SEPTIC SYSTEMS
31. NOT USED
32. CATTLE RANCH
33. NOT USED

SYMBOL LEGEND

PROPERTY LINES
SETBACK LINES
DEVELOPMENT PHASE LINES
EAST GOLD RUSH EASEMENT & FEMA FLOOD BOUNDARIES
TOPOGRAPHY LINES 2'-0" INTERVAL
ROADS - STABILIZED DECOMPOSED GRANITE
PEDESTRIAN PATHS - DECOMPOSED GRANITE
EXISTING T-POST AND WIRE FENCE
PROPOSED POST AND WIRE FENCE

ECO RESORT GUEST VENUE (13.)
15,400 GROSS SQFT

ECO AMPITHEATER (12.)

HOLISTIC HEALING SPA (11.)
12,000 GROSS SQFT

MEDIUM/SMALL EVENT (18.)
2,418 GROSS SQFT - 3 TOTAL

ECO LODGING SINGLE ROOM (15.)
566 GROSS SQFT - 36 TOTAL

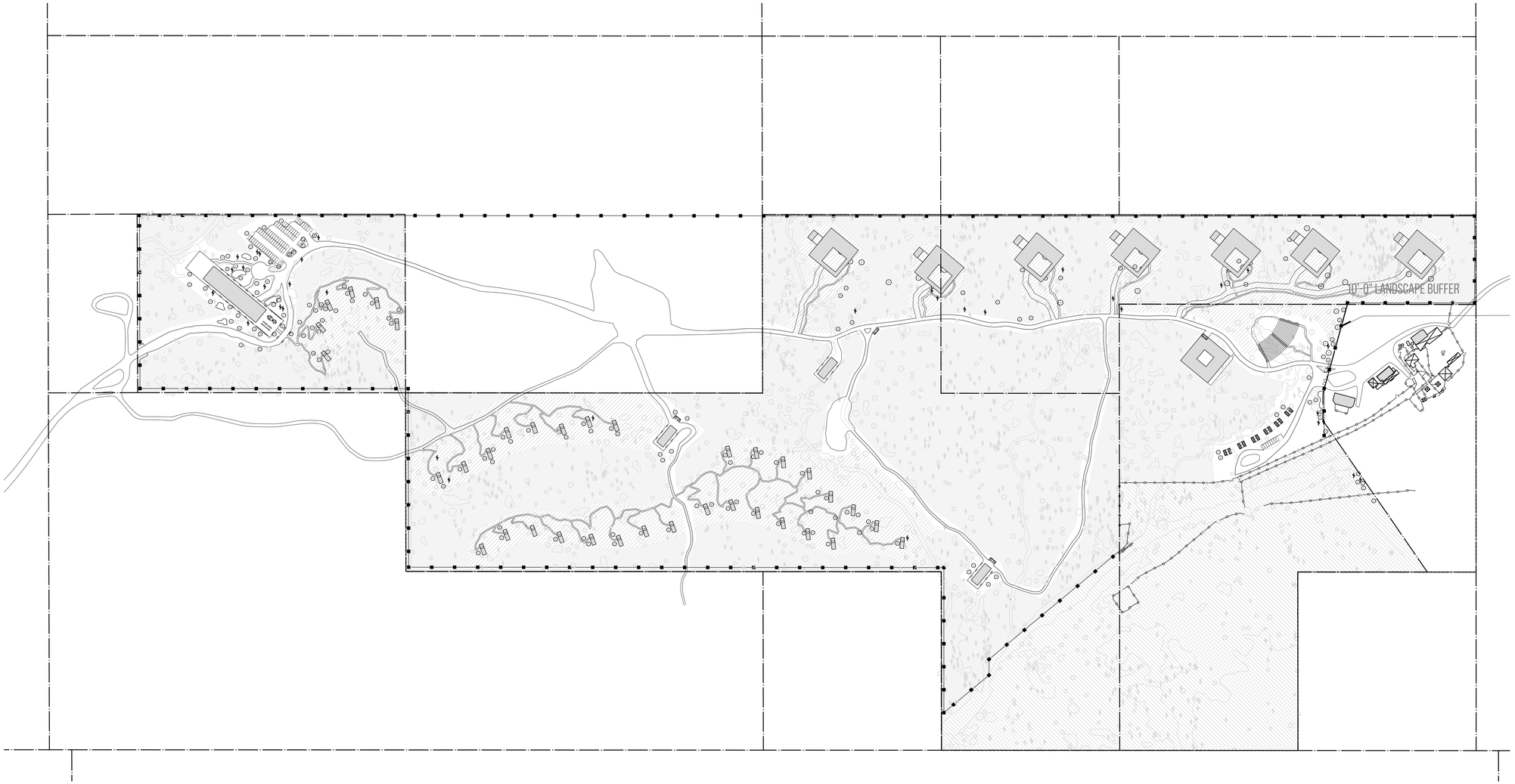
RESORT RESIDENCES (16.)
4,800 NET SQFT - 7 TOTAL

EMPLOYEE BUNKHOUSE (23.)
520 GROSS SQFT - 8 TOTAL

TRASH & RECYCLING (29.)

PARKING STALL (21.) STABILIZED DECOMPOSED GRANITE
INTEGRAL COLOR CONCRETE BENCHES TO MATCH NATIVE SOIL

Exhibit D
Conceptual Landscape Plan



01 | A1.4 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 200'-0"

LANDSCAPE TOTALS

COMMON NAME	BOTANICAL NAME	APPROX. PLANT TOTAL EXISTING / SALVAGED
VELVET MESQUITE	Prosopis velutina	320 / 20
FOOTHILL PALO VERDE	Parkinsonia microphylla	1280 / 150
SAGUARO CACTUS	Carnegiea gigantea	1020 / 40
TEDDY BEAR CHOLLA	Cylindropuntia bigelovii	-
BUCKHORN CHOLLA	Cylindropuntia Acanthocarpa	-
FISHHOOK BARREL CACTUS	Ferocactus wislizenii	-
OCOTILLO	Fouquieria splendens	-
BRITTLEBUSH	Encelia farinosa	-
POINTLESS MANZANITA	Arctostaphylos pungens	-
CREOSOTE BUSH	Larrea tridentata	-
BROWN SPINE PRICKLY PEAR	Opuntia phaeacantha	-
HEDGEHOG CACTUS	Echinocereus engelmannii	-

SYMBOL LEGEND

- CONSERVATION AREA - NO DISTURBANCE
- PRESERVED AREA RESIDENTIAL (LIGHT DISTURBANCE) - LIGHT FOOTPATHS SERVING RESORT UNITS AND GUEST AMENITIES. DISPLACED SPECIMENS TO BE REINTRODUCED IN THESE AREAS
- PRESERVED AREA AGRICULTURAL (LIGHT DISTURBANCE) - LIGHT FOOTPATHS AND GRAZING THAT SERVES THE ADJACENT AGRICULTURAL USES
- PROPOSED OR REINTRODUCED NATIVE TREES
- PROPOSED OR REINTRODUCED SAGUAROS
- PROPOSED OR REINTRODUCED NATIVE SHRUBS (SYMBOL SIZE MAY VARY)
- EXISTING NATIVE TREES
- EXISTING SAGUAROS
- EXISTING SHRUBBERY & GROUND VEGETATION (SYMBOL SIZE MAY VARY)
- EXISTING T-POST AND WIRE FENCE
- PROPOSED POST AND WIRE FENCE

INVENTORY/SALVAGE STRATEGY

100% OF THE EXISTING AND PROPOSED VEGETATION ON SITE IS NATIVE TO THE SONORAN DESERT. THE LANDSCAPE DESIGN PHILOSOPHY FOR THIS PROJECT IS ROOTED IN A RESPECT AND APPRECIATION FOR THE INDIGENOUS LANDSCAPE OF THIS UNIQUE AND BEAUTIFUL SITE. CREATING AN UNNATURAL LANDSCAPE IS NOT CONSISTENT WITH OUR APPROACH TO THE LAND OR THE CONSERVATION EFFORT THAT UNERLIES THE LUXURY ECO RESORT.

ANY PLANTS THAT ARE DISPLACED DURING THE COURSE OF CONSTRUCTION OF THIS ECO DEVELOPMENT WILL BE SALVAGED AND PRESERVED ON SITE WITH UTMOST CARE, AND PER PLANT SALVAGE GUIDELINES. THESE SALVAGED PLANTS WILL BE REINTRODUCED IN THE SURROUNDING AREAS ONCE CONSTRUCTION HAS CONCLUDED.

LANDSCAPE STANDARDS

ON SITE FOOTPATHS DO NOT DIRECTLY CONNECT WITH ANY PINAL COUNTY TRAIL SYSTEMS

ANY NATIVE REINTRODUCED SPECIES MUST MEET THE FOLLOWING CRITERIA:

- TREE SPECIMENS TO BE 24 INCH BOXES MINIMUM
- SHRUBS TO BE 5-GALLON MINIMUM
- SURROUNDING SURFACE TO BE DECOMPOSED GRANITE TO MATCH EXISTING MADISON GOLD

3'-0" POST AND WIRE FENCE BETWEEN EXISTING RANCH AND COMMERCIAL USES ON SITE

10'-0" LANDSCAPE BUFFER BETWEEN EXISTING RANCH AND COMMERCIAL USES ON SITE TO BE PLANTED WITH TREES 30 FEET ON CENTER AND WITH MATURE TREES NEXT TO EXISTING HOME

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

A1.4

CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 200'-0"

0' 100' 200' 400' 600'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

Exhibit E
Conceptual Plan

01 | A1.2 CONCEPTUAL PLAN KEYED
SCALE: 1" = 200'-0"

SITE PROGRAMS

01. SONORAN CULINARY EXPERIENCE
02. WINE TASTING
03. HORSEBACK RIDING
04. ROCK CLIMBING
05. MOUNTAIN BIKING
06. JEEP TOURS
07. NOT USED
08. NOT USED
09. GOLD PANNING
10. NOT USED
11. HOLISTIC HEALING SPA
12. ECO AMPITHEATER
13. ECO RESORT GUEST VENUE
14. GIFT SHOP
15. ECO LODGING SINGLE ROOM
16. RESORT RESIDENCES
17. LARGE EVENT SITE
18. MEDIUM EVENT SITE
19. SMALL EVENT SITE
20. FOOD PREPARATION
21. PARKING
22. TRANSPORTATION DROPOFF
23. EMPLOYEE BUNKHOUSE
24. SOLAR SHADING
25. NOT USED
26. WATER STORAGE
27. CELLULAR SERVICE
28. WATER WELL HEAD
29. TRASH & RECYCLING
30. SEPTIC SYSTEMS
31. NOT USED
32. CATTLE RANCH
33. NOT USED

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

A1.2

CONCEPTUAL PLAN KEYED
SCALE: 1" = 200'-0"

0' 100' 200' 400' 600'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

Exhibit F
Site Programs

01. SONORAN CULINARY EXPERIENCE

GUESTS CAN ENJOY GOURMET FOOD AND BEVERAGES CONSUMPTION LOCATED THROUGHOUT THE RESORT/RANCH. ASSOCIATED RESTAURANT ACTIVITIES PROVIDE SUSTAINABLE SONORAN CUISINE. NOT ALL LOCATIONS KEYED IN CONCEPTUAL PLAN

02. WINE TASTING

GUESTS CAN ENJOY AN EXQUISITE ONCE IN A LIFETIME EXQUISITE WINE AND SPIRITS TASTING IN THE DESERT. NOT ALL LOCATIONS FOR THIS OFFERING ARE KEYED IN CONCEPTUAL PLAN

03. HORSEBACK RIDING

HOURSEBACK TOURS PICK-UP/DROP-OFF LOCATION AT MAIN EVENT TENT SITE. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

04. ROCK CLIMBING

GUESTS CAN TEST THEIR FITNESS AND AGILITY CLIMNING NATURAL ROCK FORMATIONS. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

05. MOUNTAIN BIKING

GUESTS CAN EXERCISE CONNECT WITH NATURE AND EXPLORE THE EPIC LANDSCAPE BY MOUNTAIN BIKE. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN.

06. JEEP TOURS

JEEP TOURS THROUGH SENSATIONAL DESERT LANDSCAPE AND EXCITING TOPOGRAPHY ALLOW GUESTS TO VENTURE DEEPER INTO THE SURROUNDING WILDERNESS OF THIS BEAUTIFUL DESERT DESTINATION. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

07. NOT USED

08. NOT USED

09. GOLD PANNING

GUESTS CAN CONNECT WITH ARIZONA'S LONG AND RICH HISTORY OF GOLD PROSPECTING WHILE GOLD PANNING OR 'PLACER MINING' ON THIS EXCEPTIONALLY BEAUTIFUL DESERT SITE. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

10. NOT USED

11. HOLISTIC HEALING SPA

GUEST CAN ENJOY A WIDE VARIETY OF EXCLUSIVE WELLNESS TREATMENTS UNIQUE TO THE SONORAN DESERT AT THIS WORLD CLASS SPA, TUCKED INTO THE DESERT LANDSCAPE.

12. ECO AMPHITHEATER

GUEST CAN ENJOY A ONE OF KIND OUTDOOR OPEN AIR EVENT FACILITY EXPERIENCE AT THE FOOT OF THE DACITE CLIFFS AT THIS APPROXIMATELY 200 PERSON AMPHITHEATER.

13. ECO RESORT GUEST VENUE

GUESTS WILL RECEIVE A WORLD CLASS RECEPTION AT THE AWE INSPIRING EARTHEN AND CANVAS ECO RESORT GUEST VENUE SITUATED ALONG THE EDGE OF A NATURAL DESERT WASH, AND LOOKING TOWARDS THE EPIC DACITE CLIFFS.

14. GIFT SHOP

THE ECO RESORT GIFT SHOP IS CURATED WITH GIFTS AND ART BY LOCAL ARTISANS, MADE WITH NATURAL DESERT MATERIALS AND RESOURCES ALLOWING GUESTS TO MEMORIALIZE THEIR STAY, AND SHARE THEIR EXPERIENCE WITH OTHERS.

15. ECO LODGING SINGLE ROOM

EACH ONE OF THESE ICONIC ONE PERSON OR ONE COUPLE ROOMS OFFERS LUXURIOUS COWBOY COMFORTS AS WELL AS UNIQUE AND PRIVATE VIEWS OF THE EPIC SURROUNDING LANDSCAPE, (36) TOTAL

16. RESORT RESIDENCES

ON SITE RESIDENCES WILL BE LEASED TO OWNERS WHO WILL SHARE IN ENJOYING THE RESORT AMENITIES. EACH RESIDENCE ENJOYS UNIQUE AND PRIVATE VIEWS OF THE EPIC SURROUNDING LANDSCAPE, (7) TOTAL

17. LARGE EVENT SITE

200-400 GUEST LARGE EVENT HOSTING, WEDDING, AND CORPORATE RETREATS ETC.

18. MEDIUM EVENT SITE

50-200 GUEST MEDIUM EVENT HOSTING, WEDDING, AND CORPORATE RETREATS ETC, (3) TOTAL

19. SMALL EVENT SITE

2-50 INTIMATE AND SPECIAL EVENTS. NOT ALL LOCATIONS KEYED IN CONCEPTUAL PLAN

20. FOOD PREPARATION

RESTAURANT AND EVENT FOOD MAY BE PREPARED ON SITE. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

21. PARKING

84 TOTAL PARKING SPACES DISTRIBUTED AT ECO RESORT GUEST VENUE ECO LODGING DOUBLE ROOMS, BUNKHOUSES. PARKING SPACES AND BUS STAGING AREA LOCATED ON DUST CONTROLLED DRIVING SURFACE

22. TRANSPORTATION DROPOFF

PRIMARY PICK-UP/DROP-OFF LOCATION AT ECO RESORT GUEST VENUE SITE ALONG EAST GOLD RUSH ROAD. NOT ALL LOCATIONS KEYED IN CONCEPTUAL PLAN

23. EMPLOYEE BUNKHOUSES

OVERNIGHT EMPLOYEE SLEEPING AREAS, SLEEPS 1-2 PERSONS, (8) TOTAL

24. SOLAR SHADING

PHOTOVOLTAIC SHADE SYSTEM LOCATED ABOVE BUILDINGS, PARKING, WESTERN ACTIVITY RANGE, AND BUILDINGS WHERE APPLICABLE. NOT ALL LOCATIONS KEYED IN CONCEPTUAL PLAN

25. NOT USED

26. WATER STORAGE

WATER TO BE STORED ON SITE FOR USE WITH THE RANCH AND RESORT. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

27. CELLULAR SERVICE

CELLPHONE TOWER AND INTERNET CONNECTIVITY TO PROVIDE RECREATIONAL ACCESS FOR GUESTS, STAFF, AND REMOTE WORKING FOR CORPORATE VISITORS. LOCATION NOT KEYED IN CONCEPTUAL PLAN

28. WATER WELL HEAD

DRILLED WELL & CASING WITH SUBMERSIBLE PUMP AND GENERATOR. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

29. TRASH & RECYCLING

STRUCTURES TO CONCEAL TRASH AND RECYCLING ARE DESIGNED TO BLEND IN WITH THE DESERT LANDSCAPE WHILE SECURING TRASH AND RECYCLING FROM CONTAMINATING THIS BEAUTIFUL NATURAL DESERT ENVIRONMENT.

30. SEPTIC SYSTEMS

SEPTIC SYSTEMS ARE NECESSARY FOR THE PRIMARY GUEST SPACES AND STRUCTURES. LOCATIONS NOT KEYED IN CONCEPTUAL PLAN

31. NOT USED

32. CATTLE RANCH

DESIGNATED AREAS ARE HOME TO LIVESTOCK ASSOCIATED WITH THIS DECADES OLD FUNCTIONING FAMILY RANCH.

33. NOT USED

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

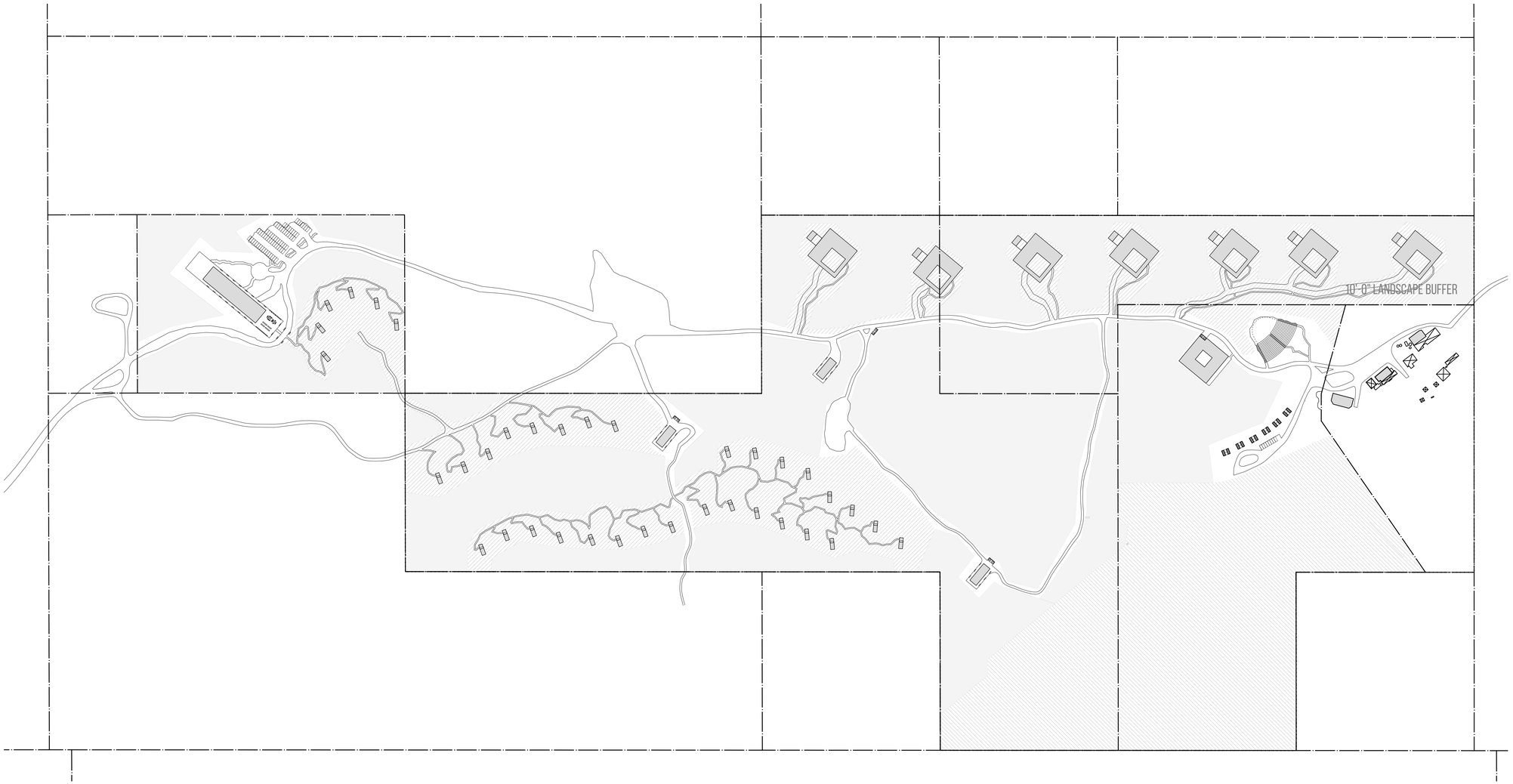
© 12/08/2023

A1.5

SITE PROGRAMS

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

Exhibit G
Conceptual Open Space Plan



01 | A1.7 CONCEPTUAL OPEN SPACE PLAN
SCALE: 1" = 200'-0"

SYMBOL LEGEND

	DEVELOPMENT AREA	- AMENITIES SERVING THE ECO RESORT AND VEHICULAR TRAFFIC ROUTES BETWEEN THEM
	CONSERVATION AREA	- NO DISTURBANCE
	PRESERVED AREA RESIDENTIAL (LIGHT DISTURBANCE)	- LIGHT FOOTPATHS SERVING RESORT UNITS AND GUEST AMENITIES. DISPLACED SPECIMENS TO BE REINTRODUCED IN THESE AREAS
	PRESERVED AREA AGRICULTURAL (LIGHT DISTURBANCE)	- LIGHT FOOTPATHS AND GRAZING THAT SERVES THE ADJACENT AGRICULTURAL USES

OPEN SPACE NOTES

ON SITE FOOTPATHS DO NOT DIRECTLY CONNECT WITH ANY PINAL COUNTY TRAIL SYSTEMS

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

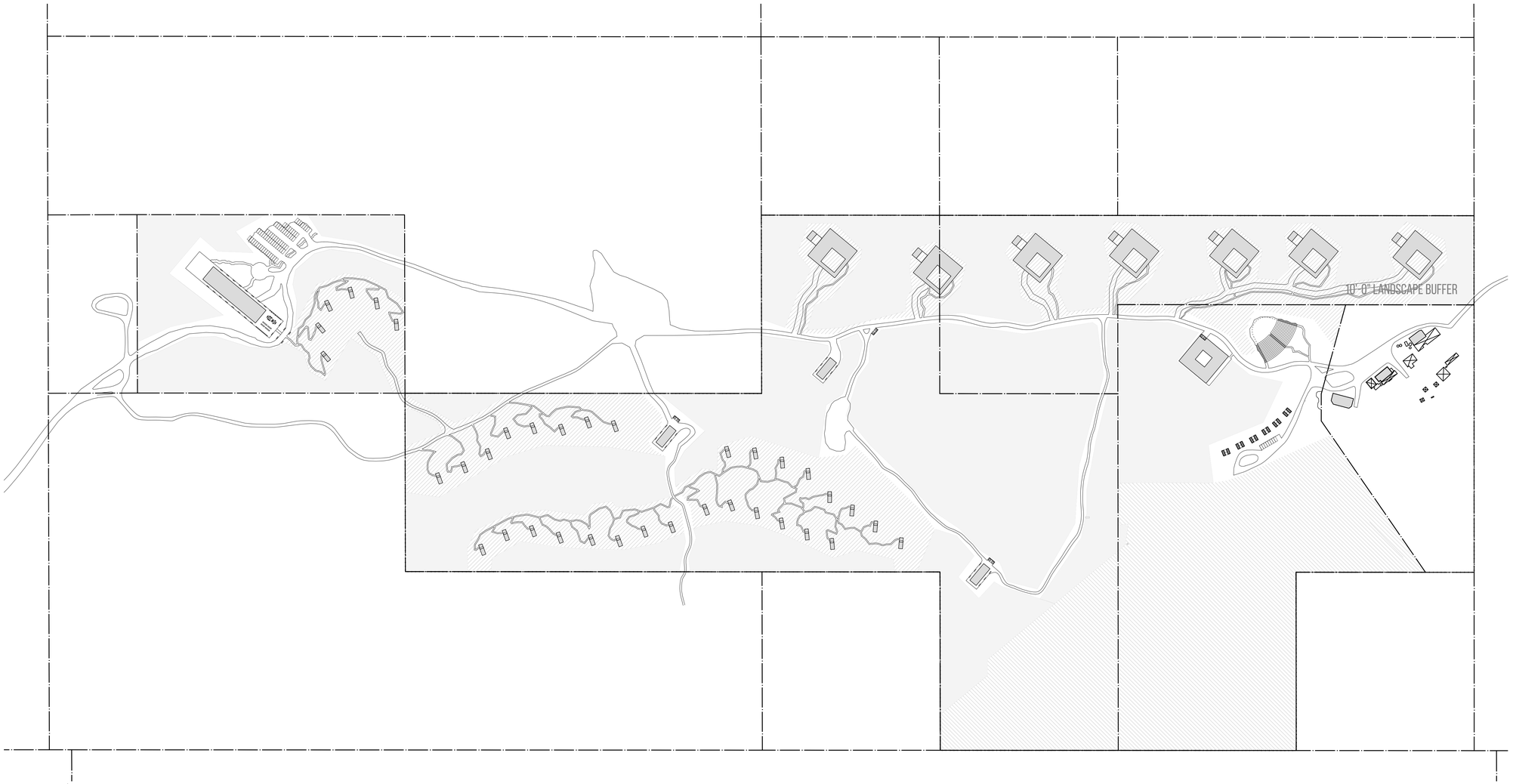
A1.7

CONCEPTUAL OPEN SPACE PLAN
SCALE: 1" = 200'-0"

0' 100' 200' 400' 600'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com



01 | A1.7 CONCEPTUAL OPEN SPACE PLAN
SCALE: 1" = 200'-0"

SYMBOL LEGEND

	DEVELOPMENT AREA	- AMENITIES SERVING THE ECO RESORT AND VEHICULAR TRAFFIC ROUTES BETWEEN THEM
	CONSERVATION AREA	- NO DISTURBANCE
	PRESERVED AREA RESIDENTIAL (LIGHT DISTURBANCE)	- LIGHT FOOTPATHS SERVING RESORT UNITS AND GUEST AMENITIES. DISPLACED SPECIMENS TO BE REINTRODUCED IN THESE AREAS
	PRESERVED AREA AGRICULTURAL (LIGHT DISTURBANCE)	- LIGHT FOOTPATHS AND GRAZING THAT SERVES THE ADJACENT AGRICULTURAL USES

OPEN SPACE NOTES

ON SITE FOOTPATHS DO NOT DIRECTLY CONNECT WITH ANY PINAL COUNTY TRAIL SYSTEMS

MINIMUM 35% OPEN SPACE WILL BE MAINTAINED

TELA PERALTA

APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

© 12/08/2023

A1.7

CONCEPTUAL OPEN SPACE PLAN
SCALE: 1" = 200'-0"

0' 100' 200' 400' 600'

N

kaiserworks
915 East Pierce Street
Phoenix, Arizona 85006
(602) 697-1205
christophkaiser.com

Exhibit H
Conceptual Illustrations

Citizen Participation Report

Tela Peralta Resort (##PZ-Z-PA-053-20)

Pinal County, Arizona

August 28, 2023

Prepared By:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

Patrick Hogan

7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
480-240-5644
phogan@roselawgroup.com

Project Proposal
The following documents citizen notification efforts for the proposed Tela Peralta Resort (#Z-PA-053-20) to rezone approximately 134 acres from General Rural (GR), Manufactured Home (MH), and Local Business (CB-1) to C-3 PAD.

Notification Area Map
Attached is a map of the 1200 foot buffer area within which all property owners that were notified first on September 14, 2022 then on August 16, 2023 of the requests and the Open House to take place on Thursday, September 29, 2022 and Monday, August 28, 2023 at the Best Western Gold Canyon Inn & Suites (8333 East Sunrise Sky Drive, Gold Canyon 85118).

Contacted Parties
A complete list of the property owners and HOA's within 1200 ft of the site that was contacted through the outreach efforts is attached. Property ownership was determined based on records obtained from the Pinal County Assessor's website.

Contact Dates and Methods
Notification letters were mailed via First Class U.S. Mail postmarked September 14, 2022 to the lists mentioned above. The letter contained all of the required and pertinent information regarding the request along with an invitation to join the Applicant's Team for an in-person Open House meeting to be held at the Best Western Gold Canyon Inn & Suites (8333 East Sunrise Sky Drive, Gold Canyon 85118) on September 29, 2022 from 5:30PM-6:30PM. A copy of the letter and an affidavit of notification is attached.

Notification letters for the second Open House Meeting were mailed via First Class U.S. Mail postmarked August 16, 2023 to the lists mentioned above. The letter contained all of the required and pertinent information regarding the request along with an invitation to join the Applicant's Team for an in-person Open House meeting to be held at the Best Western Gold Canyon Inn & Suites (8333 East Sunrise Sky Drive, Gold Canyon 85118) on August 28, 2023 from 5:00PM-6:00PM. A copy of the letter and an affidavit of notification is attached.

Site Posting
The site will be posted as instructed by County staff with the required application information and details of upcoming public hearings.

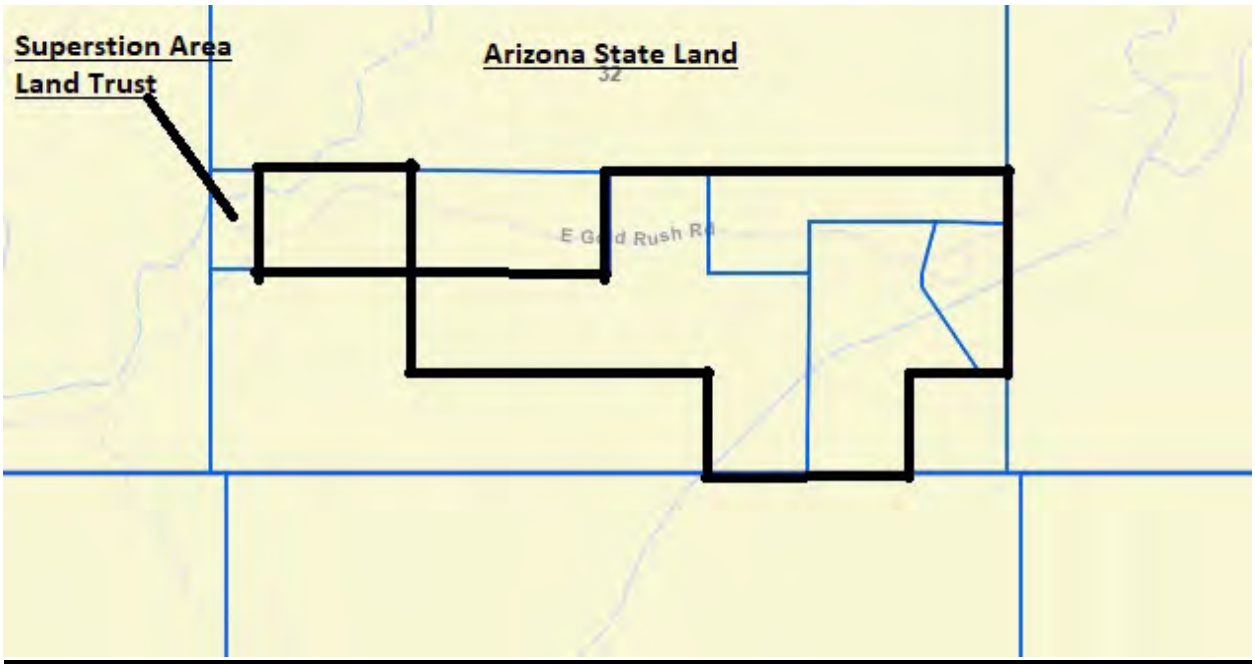
Open House Meeting Summary:
An in-person Open House meeting was held on Thursday, September 29, 2022 at the Best Western Gold Canyon Inn & Suites. The Applicant's team arrived at 5:00PM to set up a table with copies of conceptual site plan and rezoning information at the site location describing the proposal. The meeting began at 5:30PM and ended at 6:30PM. There were NO attendees from the general public.

A second in-person Open House meeting was held on Monday, August 28, 2023 at the Best Western Gold Canyon Inn & Suites. The Applicant's team arrived at 5:00PM to set up a table with copies of conceptual site plan and rezoning information at the site location describing the proposal. The meeting began at 5:00PM and ended at 6:00PM. There were NO attendees from

the general public.

Ongoing Communication with Neighbors:
The Applicant Team has provided contact information to the neighbors and intends to provide continuous and open communication with the general public. All correspondence and feedback received from the community will be documented and submitted to the city as a part of the Citizen Participation Report. The Applicant Team has received no calls or emails on the proposal from the public since the hosting of the Open House.

AREA MAP


Superstion Area
Land Trust
Arizona State Land
32
E Gold Rush Rd

PROPERTY OWNERS

- Superstition Area Land Trust
  PO Box 582
  Apache Junction, Arizona 85117

- Arizona State Land Department
  1110 W. Washington St.
  Phoenix, Arizona 85007

NOTIFICATION LETTER

Affidavit of Notification

Application No: Case #Z-PA-053-20

Applicant Name: Rafter D. Cattle Co.

Location: 20765 East Gold Rush Road, Gold Canyon, Arizona 85118

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Applicant/Representative Signature **Date** 8/16/23

This instrument was acknowledged before me on this 16th **day of** August,

20 23, **by** Kayla Bertoldo. **In witness whereof**

I hereunto set my hand and official seal.

Angelica Van Balen
Notary Public

My commission expires June 5, 2027

ANGELICA VAN BALEN
Notary Public - Arizona
Maricopa County
Commission # 650098
My Comm. Expires Jun 5, 2027

ROSE LAW GROUPpc
RICH ▪ CARTER ▪ FISHER

OMAR ABDALLAH
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.240.5641 Fax 480.505.3925
OAbdallah@RoseLawGroup.com
www.RoseLawGroup.com

August 21, 2023

Dear Property Owner, Neighborhood Association Representative, or other Interested Party,

The purpose of this letter is to inform you that Rose Law Group, on behalf of our client, Rafter D. Cattle Co., intends to submit an application for development entitlements on unincorporated property generally located at 20765 East Gold Rush Road, Gold Canyon, Arizona 85118 and nearby parcels (east of Highway 60 off Peralta Rd, at the end of Gold Rush Rd). The request proposes a rezoning on approximately 135 acres of land from GR, MH and CB-1 to Commercial (C-3) zoning with a Planned Area Development (PAD) Overlay. Additionally, a Non-Major Comprehensive Plan Amendment from Major Open Space to Commercial is requested. The purpose of the rezoning and comprehensive plan amendment is to allow the development of a unique upscale resort.

Attached is an aerial showing the location of the proposed Tela Peralta parcels that are the subject of this rezoning. Please join use for an Open House Meeting to learn more about the project. Our team will be available to provide details on the project.

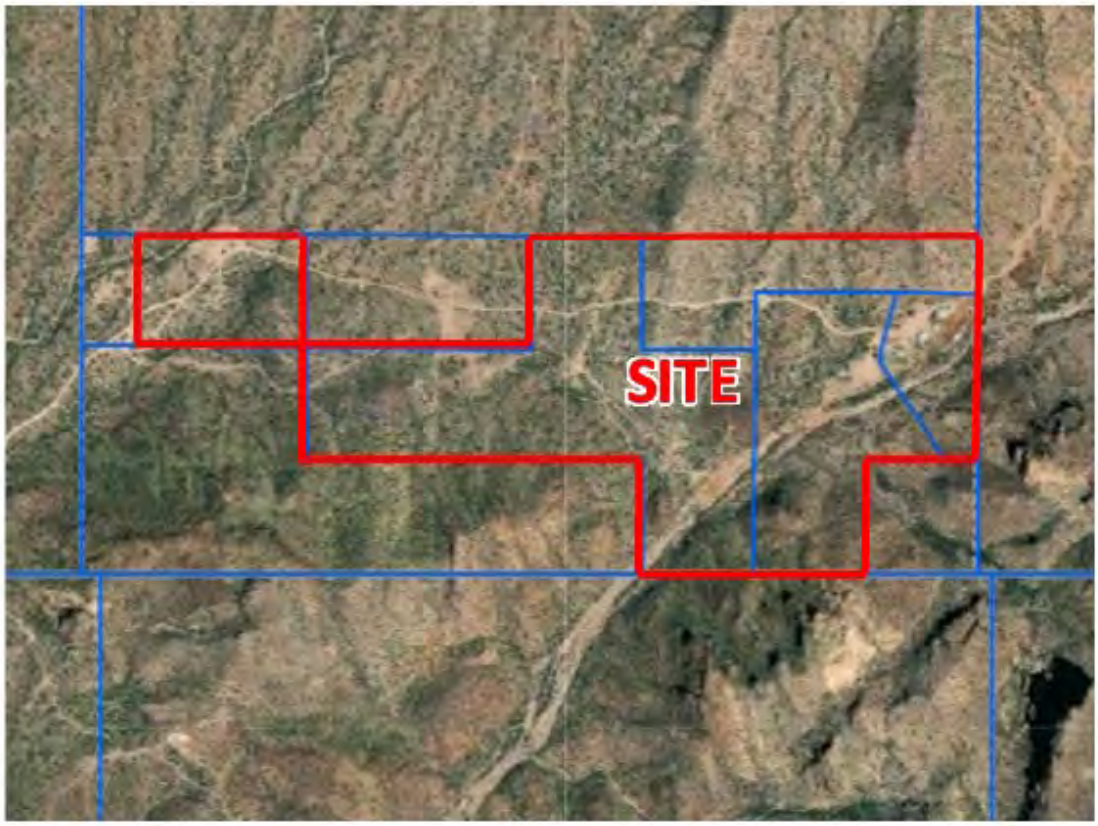
Monday, August 28, 2023
Anytime between 5:00PM – 6:00PM
Best Western Gold Canyon Inn & Suites
In the Kachina Room
8333 East Sunrise Sky Drive
Gold Canyon, Arizona 85118

If you are unable to attend, you are more than welcome to contact me directly at 480-240-5641 or omar@roselawgroup.com to learn more. The Pinal County Planning staff assigned to this case is Sangeeta Deokar and can be reached at Sangeeta.Deokar@pinal.gov or 520-509-3555. You may provide public comment over the phone or in writing by referencing Case #Z-PA-053-20. All public comment will be made part of the case file.

Again, I am available and happy to answer any questions or hear any comments you may have regarding this project.

Sincerely,

/s/ Omar Abdallah
Omar Abdallah


SITE

SITE
GOLD CANYON
E GOLD RUSH RD
US HWY 60

SUPERSTITION AREA LAND TRUST
PO BOX 582
APACHE JUNCTION, AZ 85117

RAFTER D CATTLE CO INC
2929 N 44TH ST STE 120
PHOENIX, AZ 85018

RAFTER D CATTLE CO INC
6293 E MONTERRA WAY
SCOTTSDALE, AZ 85266

RAFTER D CATTLE CO INC
6293 E MONTERRA WAY
SCOTTSDALE, AZ 85266

RAFTER D CATTLE COMPANY I...
6293 E MONTERRA WAY
SCOTTSDALE, AZ 85266

RAFTER D CATTLE CO INC
6293 E MONTERRA WAY
SCOTTSDALE, AZ 85266

RAFTER D CATTLE CO INC
6293 E MONTERRA WAY
SCOTTSDALE, AZ 85266

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

WHEN RECORDED MAIL TO:

(17) w/c
Title One Agency, Inc.

DATE/TIME: 12/13/06 1024
FEE: $26.00
PAGES: 17
FEE NUMBER: 2006-170196

05-03055

CAPTION READING

STATE LAND DEPARTMENT
STATE OF ARIZONA

RIGHT OF WAY

STATE LAND DEPARTMENT
STATE OF ARIZONA

Right of Way

R/W No. 16-110391

THIS RIGHT OF WAY ("Right of Way") is entered into by and between the State of Arizona (as "Grantor") by and through the Arizona State Land Department and

PINAL COUNTY

("Grantee"). In consideration of payment and performance by the parties of each of the provisions set forth herein, the parties agree as follows:

EXTENT OF DOCUMENT

"Additional Conditions", "Exhibits", and "Appendixes" are an integral part of this document. In case of a conflict between the printed boiler document and the additional conditions, exhibits, or appendixes, the applicable additional condition, exhibit, or appendix shall be considered the governing document and supersede the printed boiler, but only to the extent necessary to implement the additional condition, exhibit, or appendix, and only if the additional condition, exhibit, or appendix does not conflict with governing state or federal law.

ARTICLE 1
SUBJECT LAND

1.1 Grantor grants to Grantee a Right of Way on, over, through, and across the State lands described in Appendix A attached hereto ("Subject Land").

1.2 Grantee makes use of the Subject Land "as is", and Grantor makes no express or implied warranties as to the physical condition of the Subject Land.

ARTICLE 2
TERM

2.1 The term of this Right of Way commences on November 10, 2006 ("Commencement Date"), and runs for a perpetual term ("Expiration Date"), unless sooner canceled or terminated as provided herein or as provided by law.

ARTICLE 3
RENT

3.1 Rental is due in advance for the term of this Right of Way document.

3.2 If the Grantee should fail to pay rental when due, or fail to keep the covenants and agreements herein set forth, the Commissioner, at his option, may cancel said Right of Way or declare the same forfeited in the manner provided by law.

ARTICLE 4
PURPOSE AND USE OF SUBJECT LAND

4.1 The purpose of this Right of Way is the location, construction, operation, and maintenance of:

public road.

4.2 No material may be removed by Grantee or its contractors without the written approval of the Commissioner.

4.3 Grantee shall not exclude from use the State of Arizona, its lessees or grantees, or the general public the right of ingress and egress over this Right of Way.

4.4 Grantee shall acquire required permits prior to construction, and adhere to all applicable rules, regulations, ordinances, and building codes as promulgated by the local jurisdiction and any applicable State or Federal agencies.

4.5 All use of State land outside the Right of Way must be applied for and authorized in accordance with applicable law.

4.6 Grantee shall not sublet or assign this Right of Way or any portion thereof without the written consent of the Grantor.

4.7 The Grantor retains ownership of the Subject Land. The use of this Right of Way is to be non-exclusive. This Right of Way is sold subject to existing reservations, easements, or rights of way heretofore legally obtained and now in full force and effect.

4.8 When necessary for Grantee's reasonable use of this Right of Way for the purposes for which the grant is made, it shall be deemed to include the rights in, upon, over, and across the described Subject Land to erect, construct, reconstruct, replace, repair, and maintain the facilities authorized by this Right of Way.

4.9 Grantee shall have the right to erect, maintain, and use gates in all fences under the control of the Grantor which now cross or shall hereafter cross said Right of

Way, and to trim, cut, and clear away trees or brush whenever in its judgment the same shall be necessary for the convenient and safe exercise of the right herein provided.

4.10 Grantee shall not fence any portion of this Right of Way unless specifically authorized in the attached additional conditions without prior written consent of Grantor, nor shall Grantee exclude from the use of the surface thereof the State of Arizona or its lessees or grantees as reserved in Paragraph 10.1.

ARTICLE 5
CONFORMITY TO LAW

5.1 This Right of Way is subject to applicable laws and covenants relating to State lands.

ARTICLE 6
CANCELLATION, TERMINATION AND ABANDONMENT

6.1 This Right of Way is subject to cancellation pursuant to A.R.S. § 38-511.

6.2 If at any time the Right of Way ceases to be used for the purpose for which it was granted, it shall become void, and the right to use the Subject Land and all the rights of Grantee hereunder shall revert to the Grantor.

6.3 Upon revocation or termination of the Right of Way, the Grantee shall remove all equipment or facilities and, so far as is reasonably possible, restore and/or rehabilitate the Subject Land to its original condition, and to the satisfaction of the Commissioner.

ARTICLE 7
INDEMNITY

7.1 This provision is pursuant to the July 12, 2000 memorandum issued by the Risk Management Section of the Arizona Department of Administration applicable to all political subdivisions of the State.

Each party (as "indemnitor") agrees to indemnify, defend, and hold harmless the other party (as "indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorneys' fees) (hereinafter collectively referred to as "claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such claims which result in vicarious/derivative liability to the indemnitee, are caused by the act, omission, negligence, misconduct, or fault of the indemnitor, its officers, officials, agents, employees, or volunteers.

ARTICLE 8
RESERVATIONS; RELINQUISHMENTS

8.1 Grantor reserves the right to grant other rights in, upon, over, and across the described Subject Land for any purpose whatsoever not inconsistent or incompatible with the use allowed by this indenture, and the Grantee agrees not to exclude the Grantor or its lessees or grantees from the use of the Subject Land herein described.

8.2 Grantor reserves all natural resources, timber, and minerals (including oil or gas) in or upon the described Subject Land, and the right to grant leases, permits, easements, and/or rights of way to extract such resources as provided by law and in a manner not inconsistent or incompatible with Grantee rights hereunder. Where inconsistent or incompatible uses exist, the Grantor will require the applicant therefor to indemnify Grantee for loss it might suffer by reason of such use.

8.3 Grantor reserves the right to relinquish to the United States pursuant to the U.S. Act of August 30, 1890, land needed for irrigation works in connection with a government reclamation project.

ARTICLE 9
LOCATION, CONSTRUCTION AND MAINTENANCE

9.1 Grantee shall ensure full compliance with the terms and conditions of this Right of Way by its agents, employees, and contractors (including sub-contractors of any tier), and the employees of each of them and shall include the terms and conditions in all contracts and sub-contracts which are entered into by any of them.

9.2 Failure or refusal of Grantee's agents, employees, contractors, sub-contractors, or their employees to comply with these terms and conditions shall be deemed to be the failure or refusal of Grantee.

ARTICLE 10
NATIVE PLANTS AND ARCHAEOLOGICAL RESOURCES

10.1 If the removal of plants protected under the Arizona Native Plant Law is necessary to enjoy the privilege of this Right of Way, the Grantee hereunder must obtain the written permission of the Grantor and the Arizona Department of Agriculture prior to removal of those plants.

10.2 Grantee shall promptly notify the Commissioner of the amount of flora, if any, which will be cut, removed, or destroyed in the construction and maintenance of said Right of Way and shall pay the Grantor such sum of money as the Commissioner may determine to be the full value of the flora to be so cut, removed, or destroyed. Grantee shall notify the Grantor and the Arizona Department of Agriculture 30 days prior to any destruction or removal of native plants to allow salvage of those plants where possible.

10.3 Prior to surface disturbance, the Grantee hereof shall provide evidence of archaeological clearance to the Grantor. Archaeological surveys and site mitigation must be conducted in accordance with rules and regulations promulgated by the Director, Arizona State Museum. In the event additional archaeological resources are detected by Grantee after receipt of archaeological clearance, all work shall cease and notification shall be given to the Director, Arizona State Museum, and Grantor.

ARTICLE 11
GRANTEE SHALL PROTECT AND RESTORE THE SUBJECT LAND

11.1 Grantee shall be required, upon completion of Right of Way construction, to make such rehabilitation measures on the State lands, including but not limited to restoration of the surface, revegetation, and fencing as determined necessary by the Grantor.

11.2 Grantee shall conduct all construction and maintenance activities in a manner that will minimize disturbance to all land values including, but not limited to vegetation, drainage channels, and streambanks. Construction methods shall be designed to prevent degradation of soil conditions in areas where such degradation would result in detrimental erosion or subsidence. Grantee shall take such other soil and resource conservation and protection measures on the Subject Land under grant as determined necessary by the Grantor.

11.3 Costs incurred by the Grantee in complying with restoration and rehabilitation requirements, as determined by the Department, on State lands shall be borne by the Grantee.

11.4 Grantee shall conduct its operations on the Subject Land in such a manner as is consistent with good environmental practices. Grantee shall exert reasonable efforts to avoid damage of protected flora, and restore the surface to its condition prior to the occupancy thereof by Grantee.

ARTICLE 12
MISCELLANEOUS

12.1 The described Subject Land shall be used only for the purpose stated in Paragraph 4.1, and as may be further detailed elsewhere in this document.

12.2 This Document is submitted for examination and shall have no binding effect on the parties unless and until executed by the Grantor (after execution by the Grantee), and until a fully executed copy is delivered to the Grantee.

12.3 In the event of a dispute between the parties to this Right of Way, it is agreed to use arbitration to resolve the dispute, but only to the extent required by A.R.S. § 12-

1518. In no event shall arbitration be employed to resolve a dispute which is otherwise subject to administrative review by the Department.

12.4 Insurance provisions are intentionally omitted from this Permit pursuant to the July 12, 2000 memorandum issued by the Risk Management Section of the Arizona Department of Administration to all political subdivisions of the State.

12.5 The Grantor does not represent or warrant that access exists over other State lands which intervene respectively between the above Right of Way and the nearest public roadway.

12.6 If for any reason the State of Arizona does not have title to any of the Subject Land described herein, this Right of Way shall be null and void insofar as it relates to the land to which the State has failed to receive title.

12.7 Every obligation of the State under this Right of Way is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation. If funds are not allocated and available for the continuance of this Right of Way, this Right of Way may be terminated by the State at the end of the period for which funds are available. No liability shall accrue to the State in the event this provision is exercised, and the State shall not be obligated or liable for any future payments or any damages as a result of termination under this paragraph.

12.8 The parties agree to be bound by applicable State and Federal rules governing Equal Employment Opportunity, Non-discrimination and Disabilities, including Executive Order No. 99-4.

12.9 Within 30 days of project completion, Grantee shall submit a completed certificate of construction (copy attached).

ADDITIONAL CONDITION
LEGALS EXHIBIT
No. 16-110391

The legal descriptions for this right of way are detailed as follows:

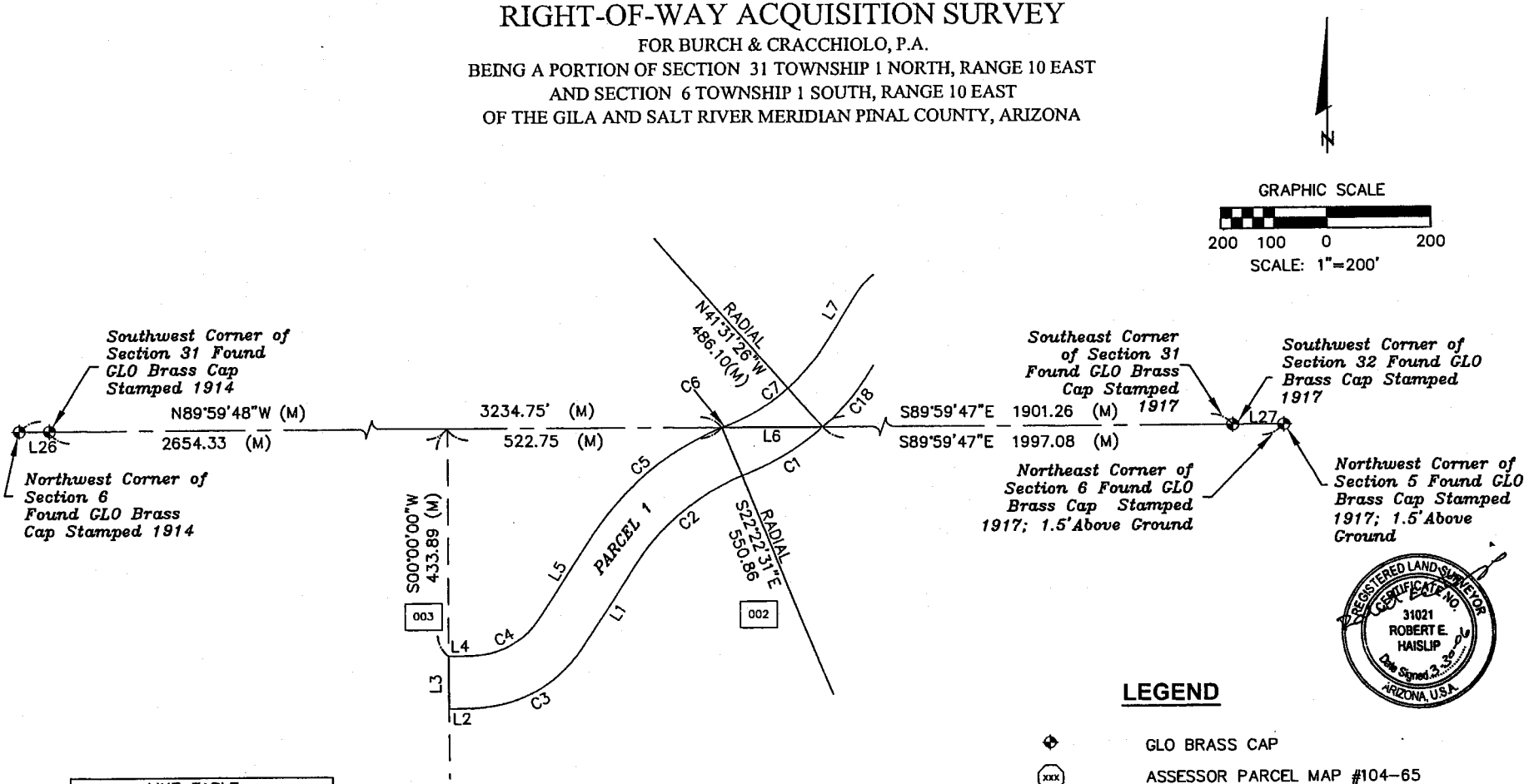
See Exhibit "A"

Subject to Grantor's rules and policies then in place and as a result of construction related restrictions, Grantor and Grantee may agree to modify the legal description by Grantee submitting "as Built" or "proposed realignment" legals, depending on the situation, to the Grantor for Grantor's review. If approved by Grantor and additional acreage is impacted, Grantee agrees to pay an appraised or pro-rated charge as the Grantor determines is appropriate. No refund will be made for a reduction in acreage.

RIGHT-OF-WAY ACQUISITION SURVEY

FOR BURCH & CRACCHIOLO, P.A.

BEING A PORTION OF SECTION 31 TOWNSHIP 1 NORTH, RANGE 10 EAST
AND SECTION 6 TOWNSHIP 1 SOUTH, RANGE 10 EAST
OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
31021
ROBERT E. HAISLIP
Date Signed 3-3-09
ARIZONA, U.S.A.

LEGEND

- GLO BRASS CAP
- (XXX) ASSESSOR PARCEL MAP #104-65
- SECTION LINE
- (XXX) ASSESSOR PARCEL MAP #106-06
- XXX ASSESSOR PARCEL MAP #104-16
- 1/2" REBAR

LINE TABLE		
LINE	LENGTH	BEARING
L1	186.72	S33°10'33"W
L2	48.66	N88°35'57"E
L3	100.03	S00°00'00"E
L4	46.21	N88°35'57"E
L5	186.72	S33°10'33"W
L6	192.49	N89°59'48"W
L7	97.00	S30°57'51"W
L26	57.67	N89°59'48"W
L27	95.79	N89°58'09"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	17[illegible].08	486.1[illegible]	20°16'59"
C2	280.00	450.86	3[illegible]°34'59"
C3	243.16	251.38	55°25'24"
C4	146.43	151.38	55°25'24"
C5	331.20	550.86	34°26'56"

can-am engineering geomatics
1423 S. Higley Rd., Bldg. 9, Suite 122, Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

NO.	REVISION	BY	DATE

RIGHT OF WAY ACQUISITION SURVEY

BURCH & CRACCHIOLO, P.A.
PINAL COUNTY, ARIZONA

DESIGNED: MJG
DRAWN: MJG
CHECKED: REH
DATE: 3/27/2009
SCALE: 1" = 200'
PROJ. #: 2009130
FILE: 2009130.dwg

SHEET
SHEET: 1
OF: 6

RIGHT-OF-WAY ACQUISITION SURVEY

FOR BURCH & CRACCHIOLO, P.A.

BEING A PORTION OF SECTION 31 TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 31021 ROBERT E. HAISLIP Date Signed 3-30-06 ARIZONA, U.S.A.

LINE TABLE		
LINE	LENGTH	BEARING
L1	186.72	N33°10'33"E
L6	192.49	N89°59'48"W
L7	97.00	S30°57'51"W
L8	831.16	S82°59'48"W
L9	237.92	S35°37'06"W
L10	59.36	S61°29'20"W
L11	157.08	N00°09'51"W
L12	59.36	S61°29'20"W
L13	237.92	N35°37'06"E
L14	831.16	N82°59'48"E
L15	97.00	N30°57'51"E
L29	5.50	N28°42'35"E
L30	5.50	S28°42'35"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	172.08	486.10	20°16'59"
C5	331.20	550.86	34°26'56"
C6	10.90	550.86	1°08'03"
C7	254.69	386.10	37°47'41"
C8	160.21	176.41	52°01'57"
C9	248.07	300.00	47°22'42"
C10	330.52	732.00	25°52'14"
C11	154.47	270.00	32°46'45"
C12	220.80	850.20	14°52'48"
C13	80.93	750.20	6°10'53"
C14	211.68	370.00	32°46'45"
C15	285.36	632.00	25°52'14"
C16	330.76	400.00	47°22'42"
C17	69.39	76.41	52°01'57"
C18	148.57	486.10	17°30'42"

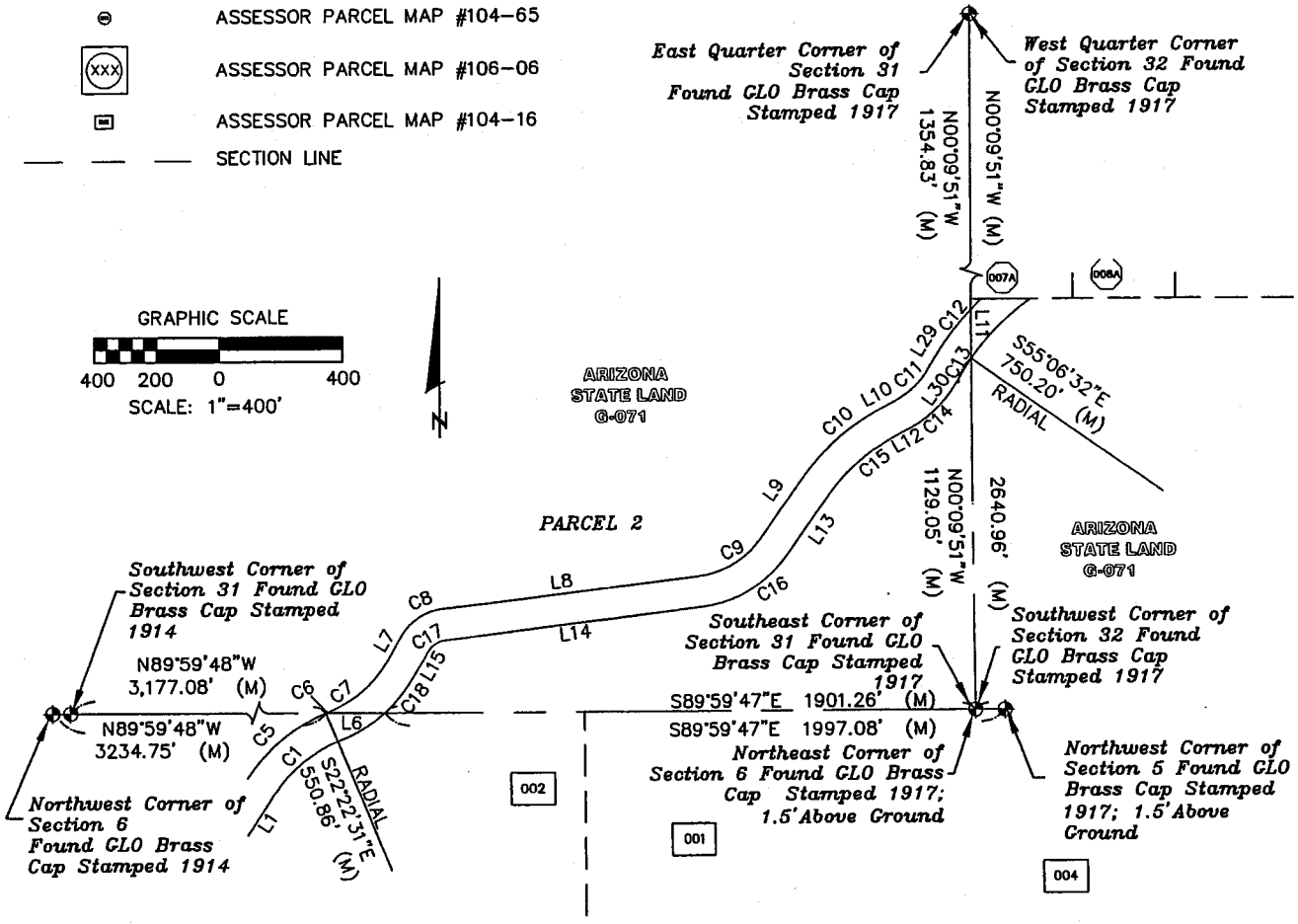
LEGEND

- GLO BRASS CAP
- 1/2" REBAR
- ASSESSOR PARCEL MAP #104-65
- (XXX) ASSESSOR PARCEL MAP #106-06
- ASSESSOR PARCEL MAP #104-16
- SECTION LINE

GRAPHIC SCALE

400 200 0 400

SCALE: 1"=400'



can-am engineering geomatics
1423 S. Higley Rd., Bldg. 9, Suite 122, Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

NO.	REVISION	BY	DATE

RIGHT OF WAY ACQUISITION SURVEY

BURCH & CRACCHIOLO, P.A.

PINAL COUNTY, ARIZONA

DESIGNED: MJG
DRAWN: MJG
CHECKED: REH
DATE: 3/27/2006
SCALE: 1" = 200'
PROJ. # 2005130
FILE: 2005130.dwg

SHEET

SHEET: 2 OF: 6

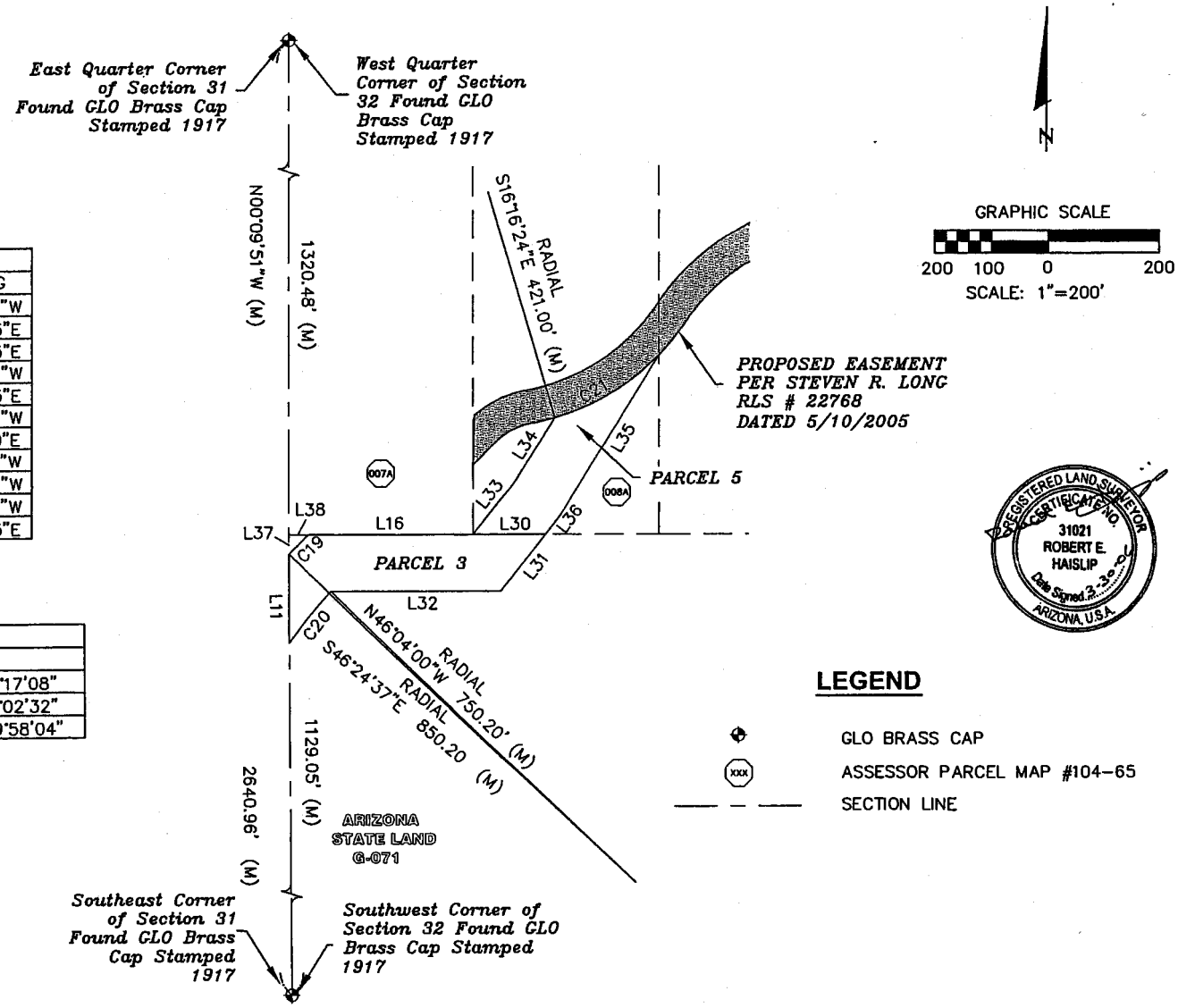
RIGHT-OF-WAY ACQUISITION SURVEY

FOR BURCH & CRACCHIOLO, P.A.

BEING A PORTION OF SECTION 32 TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

LINE TABLE		
LINE	LENGTH	BEARING
L11	157.08	N00°09'51"W
L16	295.24	S89°57'35"E
L30	127.12	S89°57'35"E
L31	127.12	S38°09'59"W
L32	302.88	S89°57'35"E
L33	116.68	S38°09'59"W
L34	136.11	N31°23'50"E
L35	335.39	S31°23'50"W
L36	44.11	S38°09'59"W
L37	34.35	N00°09'51"W
L38	34.71	S89°57'35"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	
C19	48.75'	850.20'	3°17'08"
C20	118.40'	750.20'	9°02'32"
C21	220.20'	421.00'	29°58'04"



can-am engineering geomatics
1423 S. Higley Rd., Bldg. 9, Suite 122, Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

NO.	REVISION	BY	DATE

RIGHT OF WAY ACQUISITION SURVEY

BURCH & CRACCHIOLO, P.A.
PINAL COUNTY, ARIZONA

DESIGNED: MJG
DRAWN: MJG
CHECKED: REH
DATE: 3/27/2006
SCALE: 1" = 200'
PROJ #: 2005130
FILE: 2005130.dwg

SHEET

SHEET: 3
OF: 6

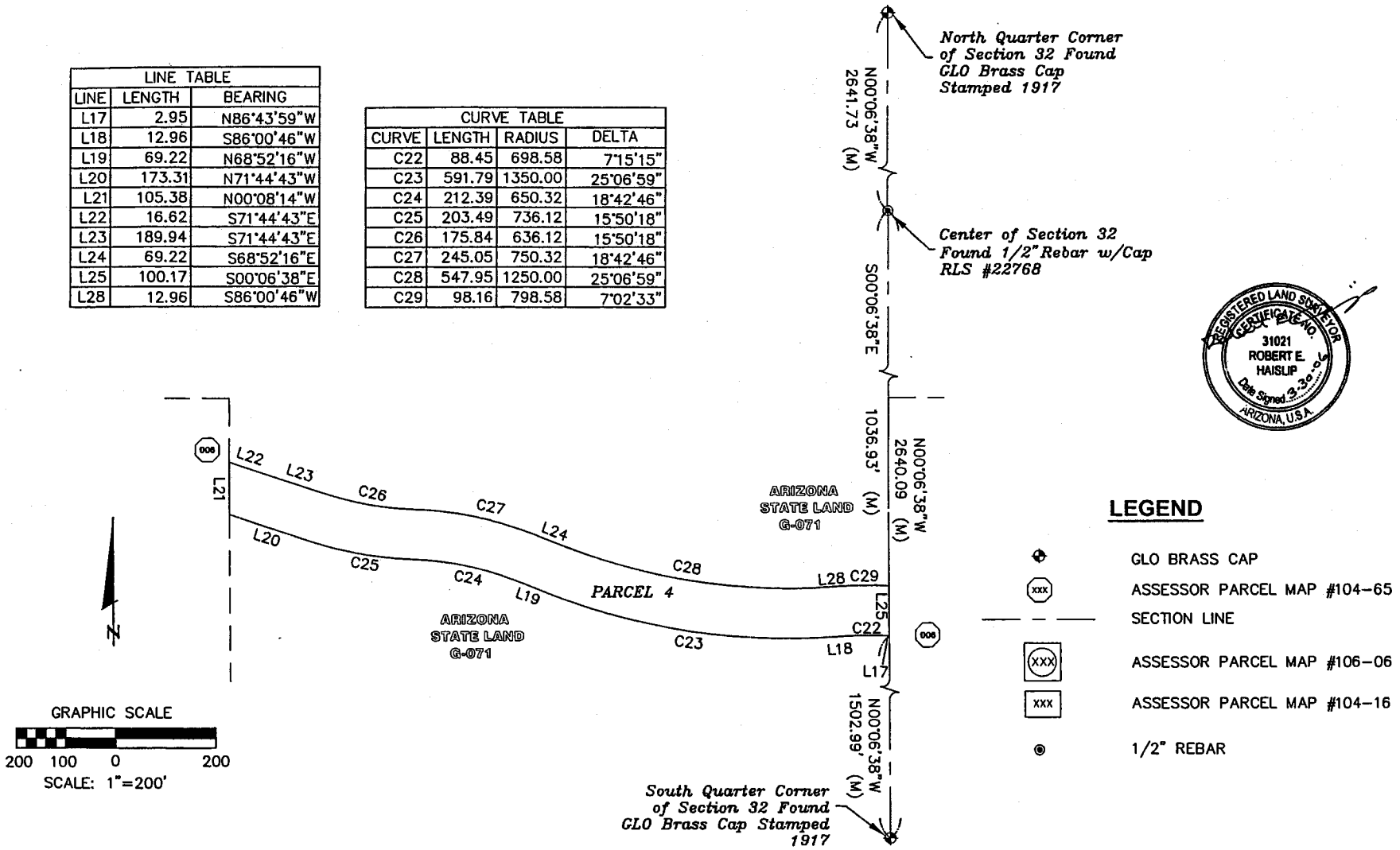
RIGHT-OF-WAY ACQUISITION SURVEY

FOR BURCH & CRACCHIOLO, P.A.

BEING A PORTION OF SECTION 32 TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

LINE TABLE		
LINE	LENGTH	BEARING
L17	2.95	N86°43'59"W
L18	12.96	S86°00'46"W
L19	69.22	N68°52'16"W
L20	173.31	N71°44'43"W
L21	105.38	N00°08'14"W
L22	16.62	S71°44'43"E
L23	189.94	S71°44'43"E
L24	69.22	S68°52'16"E
L25	100.17	S00°06'38"E
L28	12.96	S86°00'46"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C22	88.45	698.58	7°15'15"
C23	591.79	1350.00	25°06'59"
C24	212.39	650.32	18°42'46"
C25	203.49	736.12	15°50'18"
C26	175.84	636.12	15°50'18"
C27	245.05	750.32	18°42'46"
C28	547.95	1250.00	25°06'59"
C29	98.16	798.58	7°02'33"



REGISTERED LAND SURVEYOR CERTIFICATE NO. 31021 ROBERT E. HAISLIP Date Signed 3-30-09 ARIZONA, U.S.A.

can-am engineering geomatics
1423 S. Higley Rd., Bldg. 9, Suite 122, Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

NO.	REVISION	BY	DATE

RIGHT OF WAY ACQUISITION SURVEY

BURCH & CRACCHIOLO, P.A.
PINAL COUNTY, ARIZONA

DESIGNED: MJG
DRAWN: MJG
CHECKED: REH
DATE: 3/27/2009
SCALE: 1" = 200'
FIELD #: 2005130
FILE: 2005130.dwg

SHEET: 4 OF: 6

EXHIBIT "A"

RIGHT-OF-WAY ACQUISITION SURVEY

FOR BURCH & CRACCHIOLO, P.A.

BEING A PORTION OF SECTION 31 TOWNSHIP 1 NORTH, RANGE 10 EAST AND SECTION 6 TOWNSHIP 1 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 31021 ROBERT E. HAISLIP Date Signed 3-31-06 ARIZONA, U.S.A.

LEGAL DESCRIPTION – PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 10 EAST, SAID POINT BEING A GLO BRASS CAP;
THENCE NORTH 89°59'48" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,997.09 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 41°31'26" WEST, A RADIAL DISTANCE OF 486.10 FEET;
THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°16'59", A DISTANCE OF 172.08 FEET;
THENCE SOUTHERLY, A DISTANCE OF 280.00 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 450.86 FEET AND A CENTRAL ANGLE OF 35°34'59";
THENCE SOUTH 33°10'33" WEST, A DISTANCE OF 186.72 FEET;
THENCE SOUTHERLY, A DISTANCE OF 243.16 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 251.38 FEET AND A CENTRAL ANGLE OF 55°25'24";
THENCE SOUTH 88°35'57" WEST, A DISTANCE OF 48.66 FEET;
THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF GOVERNMENT LOT 2, SECTION 6, A DISTANCE OF 100.03 FEET;
THENCE NORTH 88°35'57" EAST, A DISTANCE OF 46.21 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 146.43 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 151.38 FEET AND A CENTRAL ANGLE OF 55°25'24";
THENCE NORTH 33°10'33" EAST, A DISTANCE OF 186.72 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 331.20 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 550.86 FEET AND A CENTRAL ANGLE OF 34°26'56";
THENCE SOUTH 89°59'48" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 192.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 82,906.48 SQUARE FEET OR 1.9033 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 10 EAST, SAID POINT BEING A GLO BRASS CAP;

THENCE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,901.26 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°59'48" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 192.49 FEET;
THENCE EASTERLY, A DISTANCE OF 10.90 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES SOUTH 22°22'31" EAST A RADIUS OF 550.86 FEET, AND HAVING A CENTRAL ANGLE OF 01°08'03";
THENCE NORTHERLY, A DISTANCE OF 254.69 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 386.10 FEET AND A CENTRAL ANGLE OF 37°47'41";
THENCE NORTH 30°57'51" EAST, A DISTANCE OF 97.00 FEET;
THENCE NORTHERLY, A DISTANCE OF 160.20 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 176.41 FEET AND A CENTRAL ANGLE OF 52°01'57";
THENCE NORTH 82°59'48" EAST, A DISTANCE OF 831.16 FEET;
THENCE NORTHERLY, A DISTANCE OF 248.07 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 47°22'42";
THENCE NORTH 35°37'06" EAST, A DISTANCE OF 237.92 FEET;
THENCE NORTHERLY, A DISTANCE OF 330.52 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 732.00 FEET AND A CENTRAL ANGLE OF 25°52'14";
THENCE NORTH 61°29'20" EAST, A DISTANCE OF 59.36 FEET;
THENCE NORTHERLY, A DISTANCE OF 154.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 32°46'45";
THENCE NORTH 28°42'35" EAST, A DISTANCE OF 5.50 FEET;

PARCEL 2 – CONTINUED

THENCE NORTHERLY, A DISTANCE OF 220.80 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 850.20 FEET AND A CENTRAL ANGLE OF 14°52'48";
THENCE SOUTH 00°09'51" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 157.08 FEET;
THENCE SOUTHERLY, A DISTANCE OF 80.93 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 55°06'32" EAST A RADIUS OF 750.20 FEET, AND HAVING A CENTRAL ANGLE OF 06°10'53";
THENCE SOUTH 28°42'35" WEST, A DISTANCE OF 5.50 FEET;
THENCE SOUTHERLY, A DISTANCE OF 211.68 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 32°46'45";
THENCE SOUTH 61°29'20" WEST, A DISTANCE OF 59.36 FEET;
THENCE SOUTHERLY, A DISTANCE OF 285.36 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.00 FEET AND A CENTRAL ANGLE OF 25°52'14";
THENCE SOUTH 35°37'06" WEST, A DISTANCE OF 237.92 FEET;
THENCE SOUTHERLY, A DISTANCE OF 330.76 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 47°22'42";
THENCE SOUTH 82°59'48" WEST, A DISTANCE OF 831.16 FEET;
THENCE SOUTHERLY, A DISTANCE OF 69.39 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 76.41 FEET AND A CENTRAL ANGLE OF 52°01'57";
THENCE SOUTH 30°57'51" WEST, A DISTANCE OF 97.00 FEET;
THENCE SOUTHERLY, A DISTANCE OF 148.57 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 486.10 FEET AND A CENTRAL ANGLE OF 17°30'42" TO THE POINT OF BEGINNING.

CONTAINING 247,756.32 SQUARE FEET OR 5.6877 ACRES, MORE OR LESS.

can-am engineering geomatics
1423 S. Higley Rd., Bldg. 9, Suite 122, Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

NO.	REVISION	BY	DATE

RIGHT OF WAY ACQUISITION SURVEY

BURCH & CRACCHIOLO, P.A.
PINAL COUNTY, ARIZONA

DESIGNED: MJO
DRAWN: MJO
CHECKED: REH
DATE: 3/27/2006
SCALE: 1" = 200'
FIELD BK: 2003130
FILE: 2003130.dwg

SHEET

SHEET: 5
OF: 6

RIGHT-OF-WAY ACQUISITION SURVEY

FOR BURCH & CRACCHIOLO, P.A.

BEING A PORTION OF SECTION 32 TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN PINAL COUNTY, ARIZONA

REGISTERED LAND SURVEYOR CERTIFICATE NO. 31021 ROBERT E. HAISLIP Date Signed 3-30-06 ARIZONA, U.S.A.

LEGAL DESCRIPTION – PARCEL 3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST, SAID POINT BEING A GLO BRASS CAP, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 32 BEARS N00°09'51"W, A DISTANCE OF 2640.96 FEET, SAID POINT BEING A GLO BRASS CAP;

THENCE N00°09'51"W, A DISTANCE OF 1129.05 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE POINT OF BEGINNING;

THENCE N00°09'51"W CONTINUING ALONG THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 157.08 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 850.20 FEET, FROM WHICH POINT A RADIAL LINE BEARS S46°24'37"E
THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 48.75 FEET THROUGH A CENTRAL ANGLE OF 03°17'08" TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;;

THENCE S89°57'35"E ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 422.36 FEET;
THENCE S38°09'59"W, A DISTANCE OF 127.12 FEET;
THENCE N89°57'35"W A DISTANCE OF 302.88 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 750.20 FEET, FROM WHICH POINT A RADIAL LINE BEARS S46°04'00"E;

THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 118.40 FEET THROUGH A CENTRAL ANGLE OF 09°02'32" TO THE POINT OF BEGINNING.

CONTAINING 44,439.74 SQUARE FEET OR 1.0202 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – PARCEL 4

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST, SAID POINT BEING A GLO BRASS CAP;

THENCE NORTH 00°06'38" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1,502.99 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 86°43'59" WEST, A DISTANCE OF 2.95 FEET;
THENCE WESTERLY, A DISTANCE OF 88.45 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 698.58 FEET AND A CENTRAL ANGLE OF 07°15'15";
THENCE SOUTH 86°00'46" WEST, A DISTANCE OF 12.96 FEET;
THENCE WESTERLY, A DISTANCE OF 591.79 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET AND A CENTRAL ANGLE OF 25°06'59";
THENCE NORTH 68°52'16" WEST, A DISTANCE OF 69.22 FEET;
THENCE WESTERLY, A DISTANCE OF 212.39 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.32 FEET AND A CENTRAL ANGLE OF 18°42'46";
THENCE WESTERLY, A DISTANCE OF 203.49 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 736.12 FEET AND A CENTRAL ANGLE OF 15°50'18";
THENCE NORTH 71°44'43" WEST, A DISTANCE OF 173.31 FEET;
THENCE NORTH 00°08'14" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 105.38 FEET;
THENCE SOUTH 71°44'43" EAST, A DISTANCE OF 206.56 FEET;
THENCE EASTERLY, A DISTANCE OF 175.84 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 636.12 FEET AND A CENTRAL ANGLE OF 15°50'18";
THENCE EASTERLY, A DISTANCE OF 245.05 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 750.32 FEET AND A CENTRAL ANGLE OF 18°42'46";
THENCE SOUTH 68°52'16" EAST, A DISTANCE OF 69.22 FEET;
THENCE EASTERLY, A DISTANCE OF 547.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,250.00 FEET AND A CENTRAL ANGLE OF 25°06'59";
THENCE NORTH 86°00'46" EAST, A DISTANCE OF 12.96 FEET;
THENCE EASTERLY, A DISTANCE OF 98.16 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 798.58 FEET AND A CENTRAL ANGLE OF 07°02'33";

PARCEL 4 – CONTINUED

THENCE SOUTH 00°06'38" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 , A DISTANCE OF 100.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,510.89 SQUARE FEET OR 3.1109 ACRES, MORE OR LESS.

LEGAL DESCRIPTION – PARCEL 5

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST, SAID POINT BEING A GLO BRASS CAP FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 32 BEARS N00°09'51"W, A DISTANCE OF 2640.96 FEET, SAID POINT BEING A GLO BRASS CAP;

THENCE NORTH 00°09'51" WEST, A DISTANCE OF 1320.48 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°57'35" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 329.95 FEET TO THE POINT OF BEGINNING;
THENCE N38°09'59"E, A DISTANCE OF 116.68 FEET;
THENCE N31°23'50"E, A DISTANCE OF 136.11 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 421.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS N16°16'24"W;
THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 220.20 FEET THROUGH A CENTRAL ANGLE OF 29°58'04";

THENCE S31°23'50"W, A DISTANCE OF 335.39 FEET;
THENCE S38°09'59"W, A DISTANCE OF 44.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; ;
THENCE N89°57'35"W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 127.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,529.62 SQUARE FEET OR 0.6779 ACRES, MORE OR LESS.

can-am engineering geomatics
1423 S. Higley Rd., Bldg. 9, Suite 122, Mesa, AZ 85206
P: 480-288-2271
F: 480-288-2329

NO.	REVISION	BY	DATE

RIGHT OF WAY ACQUISITION SURVEY

BURCH & CRACCHIOLO, P.A.
PINAL COUNTY, ARIZONA

DESIGNED	MJG
DRAWN	MJG
CHECKED	REH
DATE	3/27/2006
SCALE	NTS
FIELD #	2005130
FILE	2005130.dwg

SHEET

SHEET: 6
OF: 6