

# **APPENDIX B**

*NOAA Atlas 14 Point Precipitation Frequency Estimates &  
Normal Depth Results*

**CVL**



**NOAA Atlas 14, Volume 1, Version 5**  
**Location name: Gold Canyon, Arizona, USA\***  
**Latitude: 33.3851°, Longitude: -111.3469°**  
**Elevation: m/ft\*\***  
 \* source: ESRI Maps  
 \*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

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NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps\\_&\\_aerials](#)

**PF tabular**

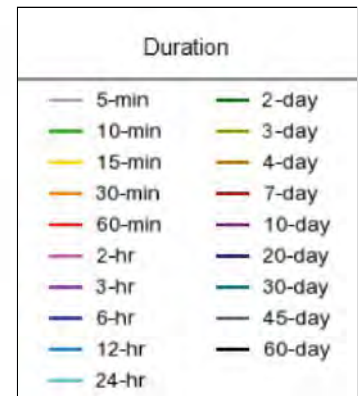
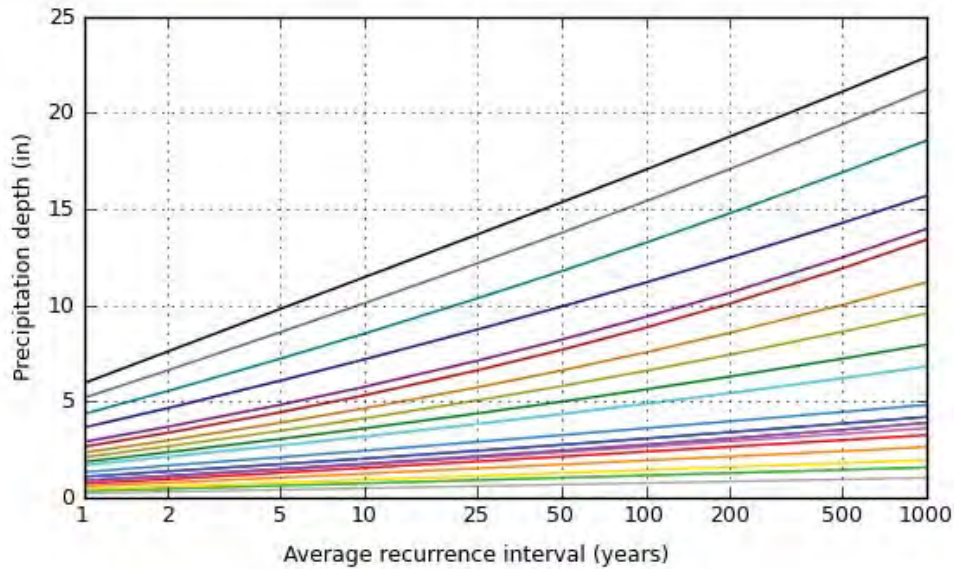
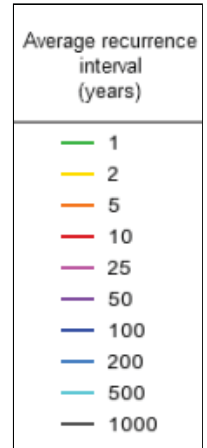
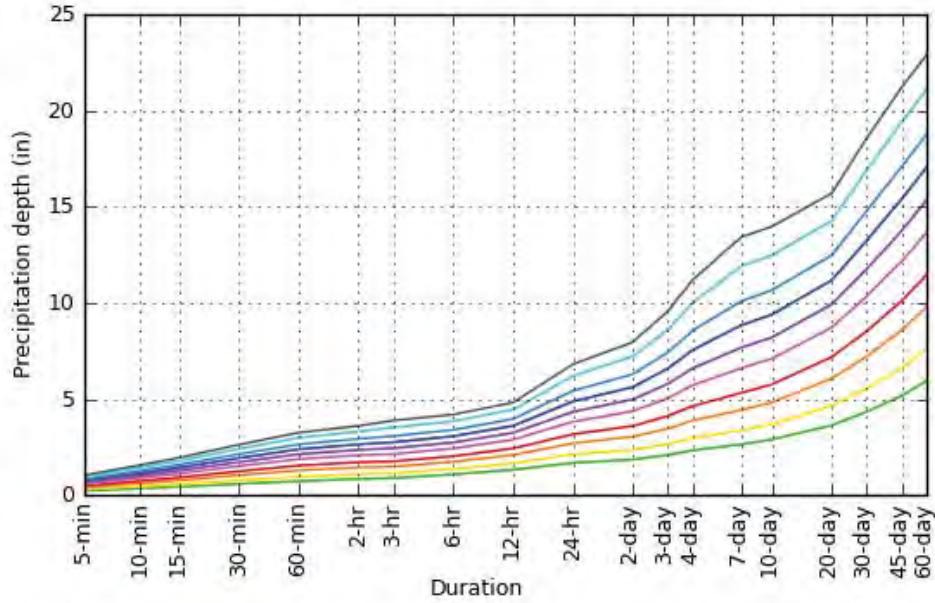
<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>0.235</b> (0.198-0.286)	<b>0.306</b> (0.260-0.373)	<b>0.412</b> (0.346-0.499)	<b>0.492</b> (0.409-0.594)	<b>0.599</b> (0.491-0.719)	<b>0.680</b> (0.551-0.816)	<b>0.761</b> (0.606-0.911)	<b>0.843</b> (0.661-1.01)	<b>0.951</b> (0.727-1.14)	<b>1.04</b> (0.775-1.25)
<b>10-min</b>	<b>0.357</b> (0.301-0.435)	<b>0.466</b> (0.395-0.567)	<b>0.627</b> (0.526-0.759)	<b>0.749</b> (0.624-0.903)	<b>0.911</b> (0.748-1.09)	<b>1.03</b> (0.838-1.24)	<b>1.16</b> (0.922-1.39)	<b>1.28</b> (1.01-1.54)	<b>1.45</b> (1.11-1.74)	<b>1.58</b> (1.18-1.90)
<b>15-min</b>	<b>0.443</b> (0.373-0.539)	<b>0.577</b> (0.490-0.703)	<b>0.777</b> (0.652-0.940)	<b>0.928</b> (0.773-1.12)	<b>1.13</b> (0.927-1.36)	<b>1.28</b> (1.04-1.54)	<b>1.44</b> (1.14-1.72)	<b>1.59</b> (1.25-1.90)	<b>1.79</b> (1.37-2.15)	<b>1.95</b> (1.46-2.35)
<b>30-min</b>	<b>0.596</b> (0.503-0.725)	<b>0.778</b> (0.659-0.947)	<b>1.05</b> (0.878-1.27)	<b>1.25</b> (1.04-1.51)	<b>1.52</b> (1.25-1.83)	<b>1.73</b> (1.40-2.07)	<b>1.93</b> (1.54-2.31)	<b>2.14</b> (1.68-2.56)	<b>2.42</b> (1.85-2.90)	<b>2.63</b> (1.97-3.17)
<b>60-min</b>	<b>0.738</b> (0.622-0.898)	<b>0.962</b> (0.816-1.17)	<b>1.30</b> (1.09-1.57)	<b>1.55</b> (1.29-1.87)	<b>1.88</b> (1.55-2.26)	<b>2.14</b> (1.73-2.57)	<b>2.39</b> (1.91-2.86)	<b>2.65</b> (2.08-3.17)	<b>2.99</b> (2.29-3.59)	<b>3.26</b> (2.44-3.92)
<b>2-hr</b>	<b>0.849</b> (0.719-1.02)	<b>1.10</b> (0.930-1.32)	<b>1.45</b> (1.22-1.75)	<b>1.72</b> (1.44-2.07)	<b>2.08</b> (1.72-2.49)	<b>2.37</b> (1.93-2.82)	<b>2.65</b> (2.12-3.16)	<b>2.94</b> (2.31-3.50)	<b>3.32</b> (2.54-3.96)	<b>3.61</b> (2.71-4.34)
<b>3-hr</b>	<b>0.896</b> (0.760-1.09)	<b>1.14</b> (0.970-1.40)	<b>1.49</b> (1.26-1.83)	<b>1.77</b> (1.48-2.15)	<b>2.15</b> (1.77-2.60)	<b>2.45</b> (1.98-2.96)	<b>2.76</b> (2.20-3.34)	<b>3.08</b> (2.42-3.72)	<b>3.53</b> (2.68-4.27)	<b>3.89</b> (2.88-4.70)
<b>6-hr</b>	<b>1.09</b> (0.943-1.28)	<b>1.37</b> (1.19-1.62)	<b>1.74</b> (1.50-2.05)	<b>2.03</b> (1.74-2.39)	<b>2.44</b> (2.06-2.84)	<b>2.75</b> (2.29-3.20)	<b>3.07</b> (2.51-3.58)	<b>3.40</b> (2.74-3.97)	<b>3.85</b> (3.02-4.49)	<b>4.20</b> (3.21-4.91)
<b>12-hr</b>	<b>1.33</b> (1.17-1.53)	<b>1.67</b> (1.47-1.92)	<b>2.10</b> (1.83-2.41)	<b>2.44</b> (2.11-2.79)	<b>2.90</b> (2.48-3.31)	<b>3.25</b> (2.76-3.70)	<b>3.61</b> (3.02-4.11)	<b>3.97</b> (3.28-4.53)	<b>4.45</b> (3.59-5.11)	<b>4.82</b> (3.82-5.57)
<b>24-hr</b>	<b>1.69</b> (1.51-1.92)	<b>2.13</b> (1.91-2.42)	<b>2.71</b> (2.41-3.08)	<b>3.18</b> (2.82-3.60)	<b>3.83</b> (3.36-4.33)	<b>4.34</b> (3.77-4.91)	<b>4.88</b> (4.18-5.51)	<b>5.44</b> (4.60-6.16)	<b>6.21</b> (5.13-7.07)	<b>6.82</b> (5.54-7.81)
<b>2-day</b>	<b>1.86</b> (1.66-2.10)	<b>2.36</b> (2.11-2.68)	<b>3.05</b> (2.72-3.45)	<b>3.60</b> (3.19-4.08)	<b>4.37</b> (3.84-4.94)	<b>4.99</b> (4.34-5.62)	<b>5.63</b> (4.84-6.37)	<b>6.30</b> (5.33-7.15)	<b>7.22</b> (5.98-8.25)	<b>7.96</b> (6.48-9.16)
<b>3-day</b>	<b>2.10</b> (1.89-2.34)	<b>2.67</b> (2.41-2.98)	<b>3.47</b> (3.12-3.87)	<b>4.12</b> (3.69-4.60)	<b>5.05</b> (4.49-5.63)	<b>5.80</b> (5.11-6.46)	<b>6.59</b> (5.75-7.37)	<b>7.43</b> (6.41-8.34)	<b>8.62</b> (7.29-9.74)	<b>9.58</b> (7.99-10.9)
<b>4-day</b>	<b>2.34</b> (2.13-2.58)	<b>2.97</b> (2.70-3.28)	<b>3.89</b> (3.52-4.29)	<b>4.64</b> (4.19-5.12)	<b>5.72</b> (5.13-6.31)	<b>6.61</b> (5.88-7.30)	<b>7.56</b> (6.67-8.38)	<b>8.57</b> (7.48-9.53)	<b>10.0</b> (8.60-11.2)	<b>11.2</b> (9.49-12.6)
<b>7-day</b>	<b>2.65</b> (2.40-2.93)	<b>3.37</b> (3.06-3.73)	<b>4.43</b> (4.01-4.91)	<b>5.32</b> (4.79-5.89)	<b>6.61</b> (5.90-7.31)	<b>7.68</b> (6.80-8.52)	<b>8.84</b> (7.75-9.83)	<b>10.1</b> (8.76-11.3)	<b>11.9</b> (10.2-13.4)	<b>13.4</b> (11.3-15.2)
<b>10-day</b>	<b>2.90</b> (2.65-3.19)	<b>3.69</b> (3.36-4.05)	<b>4.83</b> (4.37-5.31)	<b>5.76</b> (5.20-6.34)	<b>7.11</b> (6.37-7.82)	<b>8.21</b> (7.31-9.04)	<b>9.39</b> (8.29-10.4)	<b>10.7</b> (9.31-11.8)	<b>12.5</b> (10.7-14.0)	<b>14.0</b> (11.8-15.7)
<b>20-day</b>	<b>3.64</b> (3.32-4.00)	<b>4.66</b> (4.24-5.12)	<b>6.08</b> (5.51-6.68)	<b>7.19</b> (6.50-7.91)	<b>8.73</b> (7.85-9.60)	<b>9.93</b> (8.88-10.9)	<b>11.2</b> (9.94-12.4)	<b>12.5</b> (11.0-13.9)	<b>14.3</b> (12.4-16.0)	<b>15.7</b> (13.5-17.7)
<b>30-day</b>	<b>4.35</b> (3.97-4.76)	<b>5.55</b> (5.06-6.07)	<b>7.22</b> (6.57-7.91)	<b>8.53</b> (7.74-9.35)	<b>10.3</b> (9.32-11.3)	<b>11.8</b> (10.5-12.9)	<b>13.2</b> (11.8-14.6)	<b>14.8</b> (13.0-16.4)	<b>16.9</b> (14.7-18.8)	<b>18.6</b> (16.0-20.9)
<b>45-day</b>	<b>5.18</b> (4.73-5.68)	<b>6.62</b> (6.04-7.27)	<b>8.60</b> (7.81-9.45)	<b>10.1</b> (9.16-11.1)	<b>12.2</b> (11.0-13.4)	<b>13.8</b> (12.3-15.2)	<b>15.4</b> (13.7-17.1)	<b>17.1</b> (15.1-19.0)	<b>19.4</b> (16.9-21.7)	<b>21.2</b> (18.3-23.9)
<b>60-day</b>	<b>5.95</b> (5.43-6.51)	<b>7.61</b> (6.94-8.33)	<b>9.80</b> (8.92-10.8)	<b>11.5</b> (10.4-12.6)	<b>13.7</b> (12.3-15.0)	<b>15.3</b> (13.8-16.9)	<b>17.0</b> (15.2-18.8)	<b>18.8</b> (16.6-20.8)	<b>21.1</b> (18.5-23.5)	<b>22.9</b> (19.9-25.7)

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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**PF graphical**

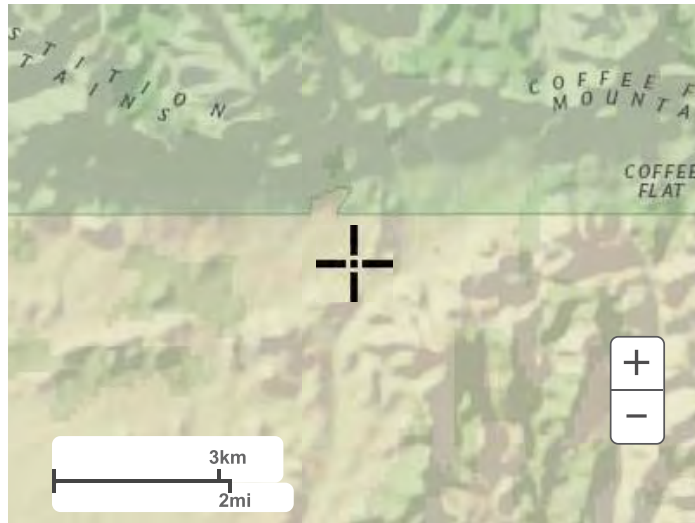
PDS-based depth-duration-frequency (DDF) curves  
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**Maps & aerials**

**Small scale terrain**



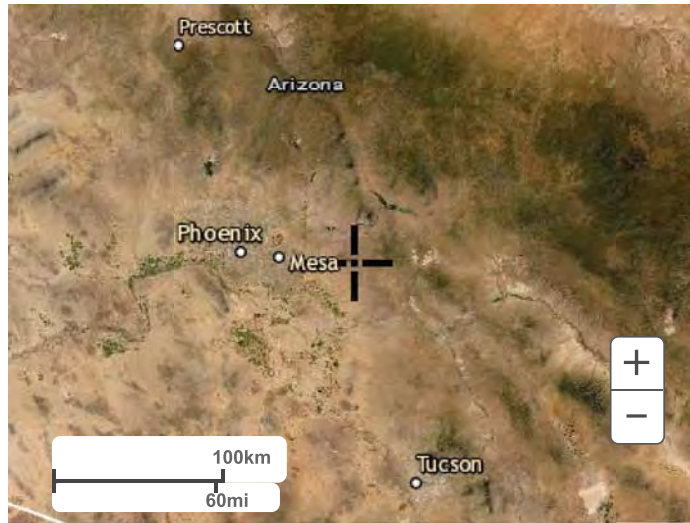
Large scale terrain



Large scale map



Large scale aerial



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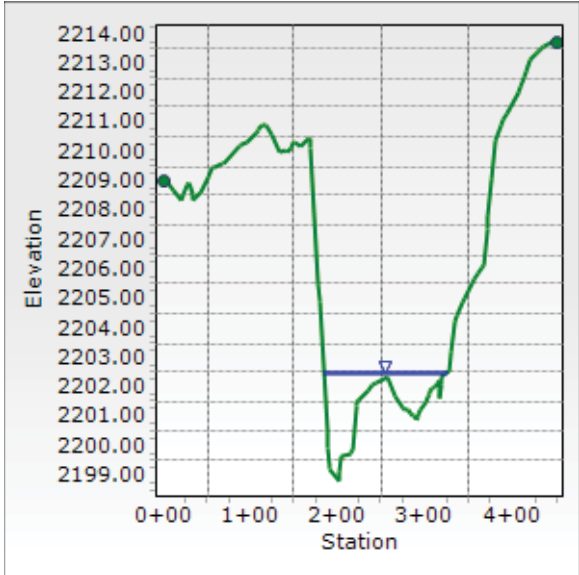
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[US Department of Commerce](#)  
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1325 East West Highway  
Silver Spring, MD 20910  
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[Disclaimer](#)

# Cross Section for A-A

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Channel Slope	0.0216 ft/ft
Normal Depth	3.68 ft
Discharge	1,290.00 cfs



A-A

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

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Input Data	
Channel Slope	0.0216 ft/ft
Discharge	1,290.00 cfs

**Section Definitions**

Station (ft)		Elevation (ft)
	0+00.00	2,209.00
	0+04.43	2,208.91
	0+11.92	2,208.69
	0+18.63	2,208.32
	0+22.88	2,208.55
	0+26.98	2,208.90
	0+28.54	2,208.96
	0+32.38	2,208.53
	0+33.92	2,208.35
	0+34.74	2,208.39
	0+40.91	2,208.59
	0+51.06	2,209.15
	0+55.92	2,209.45
	0+57.37	2,209.48
	0+66.14	2,209.62
	0+67.38	2,209.59
	0+87.05	2,210.18
	0+87.57	2,210.21
	0+87.94	2,210.22
	0+94.74	2,210.28
	1+05.86	2,210.65
	1+06.49	2,210.67
	1+07.48	2,210.73
	1+08.71	2,210.77
	1+12.68	2,210.90
	1+16.21	2,210.91
	1+23.19	2,210.55
	1+32.87	2,209.99
	1+38.52	2,210.08
	1+41.96	2,209.96
	1+46.46	2,210.12
	1+47.21	2,210.30
	1+50.86	2,210.34
	1+56.45	2,210.20
	1+65.71	2,210.44
	1+67.38	2,210.43
	1+68.16	2,210.10
	1+77.55	2,205.49

## Section Definitions

Station (ft)	Elevation (ft)
1+78.85	2,204.86
1+87.25	2,200.42
1+88.52	2,199.92
1+90.25	2,199.24
1+91.37	2,199.19
2+00.39	2,198.79
2+01.76	2,199.15
2+03.38	2,199.66
2+15.11	2,199.74
2+15.78	2,199.75
2+16.05	2,199.82
2+21.95	2,201.36
2+22.44	2,201.49
2+23.51	2,201.57
2+33.80	2,201.85
2+39.43	2,202.06
2+43.19	2,202.11
2+56.83	2,202.35
2+64.57	2,201.67
2+65.06	2,201.65
2+75.43	2,201.27
2+77.66	2,201.21
2+80.52	2,201.20
2+83.24	2,201.10
2+85.88	2,201.03
2+87.22	2,201.02
2+88.02	2,201.03
2+89.92	2,200.92
2+92.80	2,200.98
2+93.27	2,201.06
2+94.84	2,201.21
3+00.41	2,201.50
3+02.73	2,201.68
3+04.70	2,201.77
3+05.33	2,201.87
3+07.34	2,201.95
3+09.47	2,201.97
3+10.32	2,201.99
3+12.67	2,202.02
3+13.99	2,202.13
3+15.61	2,202.22
3+16.58	2,201.97
3+17.43	2,201.64
3+18.89	2,202.10
3+19.41	2,202.31
3+23.93	2,202.44
3+27.09	2,202.54
3+27.26	2,202.55
3+30.55	2,203.18

### Section Definitions

Station (ft)	Elevation (ft)
3+35.37	2,204.26
3+36.41	2,204.43
3+43.01	2,204.89
3+44.78	2,204.99
3+45.26	2,205.01
3+50.71	2,205.27
3+54.89	2,205.52
3+57.61	2,205.68
3+61.46	2,205.86
3+65.74	2,206.09
3+66.86	2,206.15
3+71.24	2,207.39
3+72.68	2,207.80
3+77.52	2,209.04
3+81.61	2,210.39
3+87.38	2,210.90
3+90.79	2,211.11
3+93.65	2,211.30
4+06.50	2,212.04
4+10.16	2,212.20
4+13.60	2,212.51
4+15.76	2,212.72
4+20.06	2,213.10
4+27.66	2,213.34
4+29.91	2,213.39
4+31.22	2,213.43
4+33.32	2,213.49
4+36.05	2,213.55
4+49.20	2,213.79
4+51.57	2,213.70

### Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 2,209.00)	(4+51.57, 2,213.70)	0.035

#### Options

Current Roughness Weighted Method	Improved Lotter's Method
Open Channel Weighting Method	Improved Lotter's Method
Closed Channel Weighting Method	Horton's Method

#### Results

Normal Depth	3.68 ft
Roughness Coefficient	0.035

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**Results**

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Elevation	2,202.47 ft
Elevation Range	2,198.79 to 2,213.79 ft
Flow Area	178.3 ft <sup>2</sup>
Wetted Perimeter	142.93 ft
Hydraulic Radius	1.25 ft
Top Width	141.53 ft
Normal Depth	3.68 ft
Critical Depth	3.80 ft
Critical Slope	0.0163 ft/ft
Velocity	7.24 ft/s
Velocity Head	0.81 ft
Specific Energy	4.49 ft
Froude Number	1.136
Flow Type	Supercritical

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**GVF Input Data**

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Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

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**GVF Output Data**

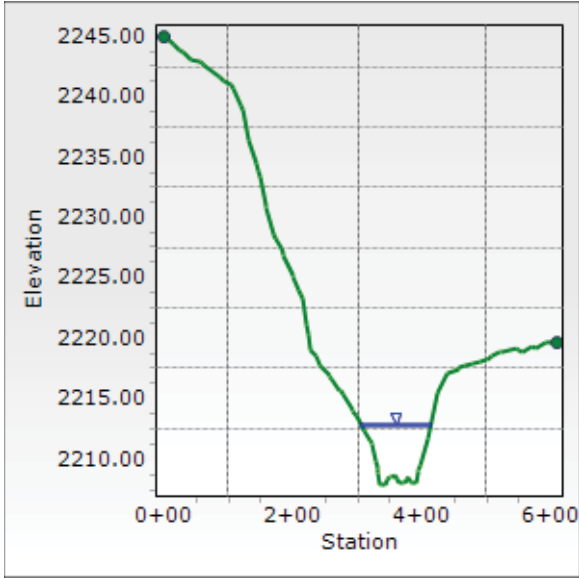
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Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	3.68 ft
Critical Depth	3.80 ft
Channel Slope	0.0216 ft/ft
Critical Slope	0.0163 ft/ft

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# Cross Section for B-B

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Channel Slope	0.0099 ft/ft
Normal Depth	5.02 ft
Discharge	3,440.00 cfs



B-B

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Channel Slope	0.0099 ft/ft
Discharge	3,440.00 cfs

**Section Definitions**

Station (ft)	Elevation (ft)
0+00.00	2,245.00
0+02.83	2,244.83
0+07.47	2,244.65
0+15.40	2,244.23
0+22.86	2,243.85
0+28.45	2,243.59
0+40.76	2,242.97
0+56.67	2,242.84
0+59.06	2,242.77
0+63.78	2,242.53
0+85.88	2,241.55
0+92.28	2,241.27
1+04.46	2,240.89
1+07.78	2,240.66
1+19.84	2,239.14
1+20.89	2,238.91
1+30.23	2,236.38
1+43.38	2,234.48
1+47.45	2,233.88
1+50.13	2,233.26
1+58.18	2,231.02
1+59.44	2,230.77
1+71.09	2,228.51
1+72.46	2,228.33
1+81.83	2,227.44
1+82.07	2,227.41
1+85.20	2,227.01
1+86.32	2,226.89
1+98.90	2,225.29
2+01.19	2,225.00
2+10.11	2,224.02
2+13.24	2,223.68
2+14.23	2,223.32
2+20.09	2,221.12
2+23.54	2,220.31
2+27.74	2,219.09
2+34.52	2,218.52
2+42.05	2,217.73

## Section Definitions

Station (ft)	Elevation (ft)
2+45.49	2,217.55
2+55.83	2,216.91
2+57.14	2,216.84
2+59.36	2,216.65
2+72.85	2,215.71
2+73.49	2,215.66
2+77.06	2,215.39
2+91.75	2,214.07
2+93.46	2,213.94
2+97.42	2,213.56
3+11.12	2,212.44
3+11.14	2,212.44
3+20.67	2,211.65
3+22.17	2,211.48
3+23.87	2,211.30
3+28.78	2,209.85
3+30.45	2,209.33
3+31.03	2,209.11
3+31.76	2,208.82
3+34.27	2,207.85
3+37.46	2,207.85
3+42.74	2,207.85
3+43.36	2,207.93
3+45.38	2,208.39
3+48.55	2,208.48
3+49.49	2,208.50
3+50.64	2,208.51
3+53.72	2,208.56
3+59.60	2,208.68
3+61.04	2,208.47
3+64.63	2,208.04
3+69.99	2,208.05
3+72.85	2,208.05
3+75.94	2,208.44
3+77.95	2,208.61
3+80.31	2,208.38
3+82.23	2,208.20
3+83.78	2,208.05
3+85.44	2,208.05
3+91.18	2,208.04
3+93.38	2,209.07
3+93.74	2,209.19
3+94.32	2,209.23
3+97.24	2,209.58
4+10.40	2,211.71
4+10.45	2,211.72
4+10.49	2,211.73
4+25.06	2,215.48
4+38.84	2,217.15

### Section Definitions

Station (ft)	Elevation (ft)
4+39.03	2,217.18
4+39.34	2,217.19
4+55.63	2,217.49
4+57.64	2,217.54
4+67.07	2,217.71
4+79.09	2,217.87
4+90.15	2,218.10
4+97.88	2,218.21
4+98.79	2,218.21
5+01.21	2,218.30
5+08.05	2,218.53
5+21.13	2,218.82
5+21.59	2,218.83
5+21.91	2,218.84
5+22.04	2,218.84
5+22.99	2,218.85
5+46.16	2,219.16
5+50.09	2,219.07
5+55.21	2,218.89
5+55.37	2,218.91
5+70.83	2,219.31
5+77.19	2,219.22
5+92.16	2,219.61
6+02.08	2,219.74
6+06.47	2,219.73
6+09.22	2,219.71

### Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 2,245.00)	(6+09.22, 2,219.71)	0.035

#### Options

Current Roughness Weighted Method	Improved Lotter's Method
Open Channel Weighting Method	Improved Lotter's Method
Closed Channel Weighting Method	Horton's Method

#### Results

Normal Depth	5.02 ft
Roughness Coefficient	0.035
Elevation	2,212.87 ft
Elevation Range	2,207.85 to 2,245.00 ft
Flow Area	366.2 ft <sup>2</sup>

---

**Results**

---

Wetted Perimeter	110.50 ft
Hydraulic Radius	3.31 ft
Top Width	109.11 ft
Normal Depth	5.02 ft
Critical Depth	4.76 ft
Critical Slope	0.0123 ft/ft
Velocity	9.39 ft/s
Velocity Head	1.37 ft
Specific Energy	6.39 ft
Froude Number	0.904
Flow Type	Subcritical

---

**GVF Input Data**

---

Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

---

**GVF Output Data**

---

Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	5.02 ft
Critical Depth	4.76 ft
Channel Slope	0.0099 ft/ft
Critical Slope	0.0123 ft/ft

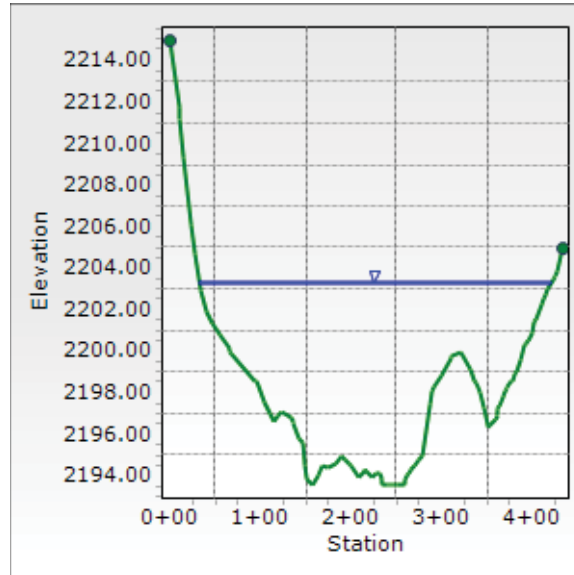
---

## Cross Section for C-C

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Channel Slope	0.0111 ft/ft
Normal Depth	9.79 ft
Discharge	3,440.00 cfs



C-C

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

---

Input Data	
Channel Slope	0.0111 ft/ft
Discharge	3,440.00 cfs

**Section Definitions**

Station (ft)	Elevation (ft)
0+00.00	2,215.00
0+09.67	2,211.71
0+11.00	2,211.15
0+15.40	2,209.30
0+22.90	2,206.05
0+27.59	2,204.65
0+33.78	2,202.89
0+40.81	2,201.93
0+46.62	2,201.33
0+55.36	2,200.79
0+65.35	2,200.09
0+66.88	2,199.94
0+68.51	2,199.82
0+94.64	2,198.57
0+94.91	2,198.56
1+04.43	2,197.51
1+09.82	2,196.94
1+13.93	2,196.60
1+20.22	2,196.87
1+23.52	2,197.04
1+23.60	2,197.05
1+33.31	2,196.79
1+35.95	2,196.63
1+37.10	2,196.56
1+43.14	2,195.77
1+46.11	2,195.61
1+49.29	2,194.43
1+50.47	2,193.87
1+51.39	2,193.86
1+58.12	2,193.55
1+63.20	2,194.05
1+69.34	2,194.49
1+75.24	2,194.41
1+83.06	2,194.57
1+89.79	2,194.91
1+90.60	2,194.95
1+93.99	2,194.79
1+97.81	2,194.59

## Section Definitions

Station (ft)	Elevation (ft)
1+99.54	2,194.51
2+08.93	2,193.91
2+14.90	2,194.23
2+15.54	2,194.27
2+16.73	2,194.22
2+23.85	2,193.89
2+28.40	2,194.08
2+31.51	2,194.09
2+33.48	2,193.80
2+34.53	2,193.56
2+40.52	2,193.55
2+42.07	2,193.55
2+44.22	2,193.55
2+47.32	2,193.54
2+52.58	2,193.54
2+59.39	2,193.52
2+60.60	2,193.79
2+61.44	2,194.03
2+63.38	2,194.13
2+64.03	2,194.14
2+65.73	2,194.26
2+70.89	2,194.50
2+74.79	2,194.78
2+79.38	2,194.98
2+87.09	2,197.43
2+89.17	2,198.09
2+92.46	2,198.32
3+00.79	2,198.88
3+10.37	2,199.65
3+11.15	2,199.70
3+12.04	2,199.74
3+22.34	2,199.97
3+32.63	2,199.13
3+37.49	2,198.54
3+38.36	2,198.43
3+42.61	2,197.96
3+46.60	2,197.27
3+50.91	2,196.43
3+52.01	2,196.32
3+53.87	2,196.45
3+61.36	2,196.66
3+62.21	2,196.91
3+62.58	2,197.19
3+63.01	2,197.23
3+64.00	2,197.34
3+68.50	2,197.83
3+71.72	2,198.12
3+73.08	2,198.22
3+74.00	2,198.30

### Section Definitions

Station (ft)	Elevation (ft)
3+77.81	2,198.51
3+78.89	2,198.59
3+82.61	2,198.90
3+83.55	2,198.99
3+87.75	2,199.60
3+92.71	2,200.32
3+92.71	2,200.32
3+92.72	2,200.32
3+92.72	2,200.32
3+93.65	2,200.33
3+94.81	2,200.42
3+96.34	2,200.54
3+99.89	2,200.85
4+00.41	2,200.92
4+04.07	2,201.44
4+05.08	2,201.57
4+12.22	2,202.30
4+13.68	2,202.57
4+15.96	2,202.77
4+18.58	2,203.01
4+21.51	2,203.32
4+23.58	2,203.48
4+25.60	2,203.55
4+26.80	2,203.62
4+29.47	2,203.83
4+32.98	2,204.72
4+34.24	2,204.93
4+34.81	2,205.00

### Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00.00, 2,215.00)	(4+34.81, 2,205.00)	0.350

#### Options

Current Roughness Weighted Method	Improved Lotter's Method
Open Channel Weighting Method	Improved Lotter's Method
Closed Channel Weighting Method	Horton's Method

#### Results

Normal Depth	9.79 ft
Roughness Coefficient	0.350
Elevation	2,203.31 ft

---

**Results**

---

Elevation Range	2,193.52 to 2,215.00 ft
Flow Area	2,334.1 ft <sup>2</sup>
Wetted Perimeter	391.38 ft
Hydraulic Radius	5.96 ft
Top Width	389.09 ft
Normal Depth	9.79 ft
Critical Depth	3.52 ft
Critical Slope	1.3921 ft/ft
Velocity	1.47 ft/s
Velocity Head	0.03 ft
Specific Energy	9.82 ft
Froude Number	0.106
Flow Type	Subcritical

---

**GVF Input Data**

---

Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0

---

**GVF Output Data**

---

Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	9.79 ft
Critical Depth	3.52 ft
Channel Slope	0.0111 ft/ft
Critical Slope	1.3921 ft/ft

---

# **APPENDIX C**

*USGS StreamStats Reports*

**CVL**

# StreamStats Report

**Region ID:** AZ

**Workspace ID:** AZ20210930210713429000

**Clicked Point (Latitude, Longitude):** 33.38268, -111.33854

**Time:** 2021-09-30 14:07:36 -0700



Offsite flow at eastern boundary of Tela Peralta site.

Peak-Flow Statistics Parameters [100.0 Percent (6.25 square miles) Peak Region 5 SE Basin Range 2014 5211]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	6.25	square miles	0.155	2925
ELEV	Mean Basin Elevation	2807.94	feet		

Peak-Flow Statistics Flow Report [100.0 Percent (6.25 square miles) Peak Region 5 SE Basin Range 2014 5211]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	PII	Plu	ASEp
-----------	-------	------	-----	-----	------

<b>Statistic</b>	<b>Value</b>	<b>Unit</b>	<b>PII</b>	<b>PIu</b>	<b>ASEp</b>
50-percent AEP flood	271	ft <sup>3</sup> /s	78.4	937	86.6
20-percent AEP flood	692	ft <sup>3</sup> /s	271	1770	61.5
10-percent AEP flood	1120	ft <sup>3</sup> /s	496	2530	52.4
4-percent AEP flood	1850	ft <sup>3</sup> /s	899	3810	45.8
2-percent AEP flood	2580	ft <sup>3</sup> /s	1300	5130	43.5
1-percent AEP flood	3440	ft <sup>3</sup> /s	1750	6760	42.6
0.5-percent AEP flood	4400	ft <sup>3</sup> /s	2250	8620	42.4
0.2-percent AEP flood	6000	ft <sup>3</sup> /s	3060	11800	43.2

*Peak-Flow Statistics Citations*

**Paretti, N.V., Kennedy, J.R., Turney, L.A., and Veilleux, A.G., 2014, Methods for estimating magnitude and frequency of floods in Arizona, developed with unregulated and rural peak-flow data through water year 2010: U.S. Geological Survey Scientific Investigations Report 2014-5211, 61 p., <http://dx.doi.org/10.3133/sir20145211>. (<http://pubs.usgs.gov/sir/2014/5211/>)**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.6.2

StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2

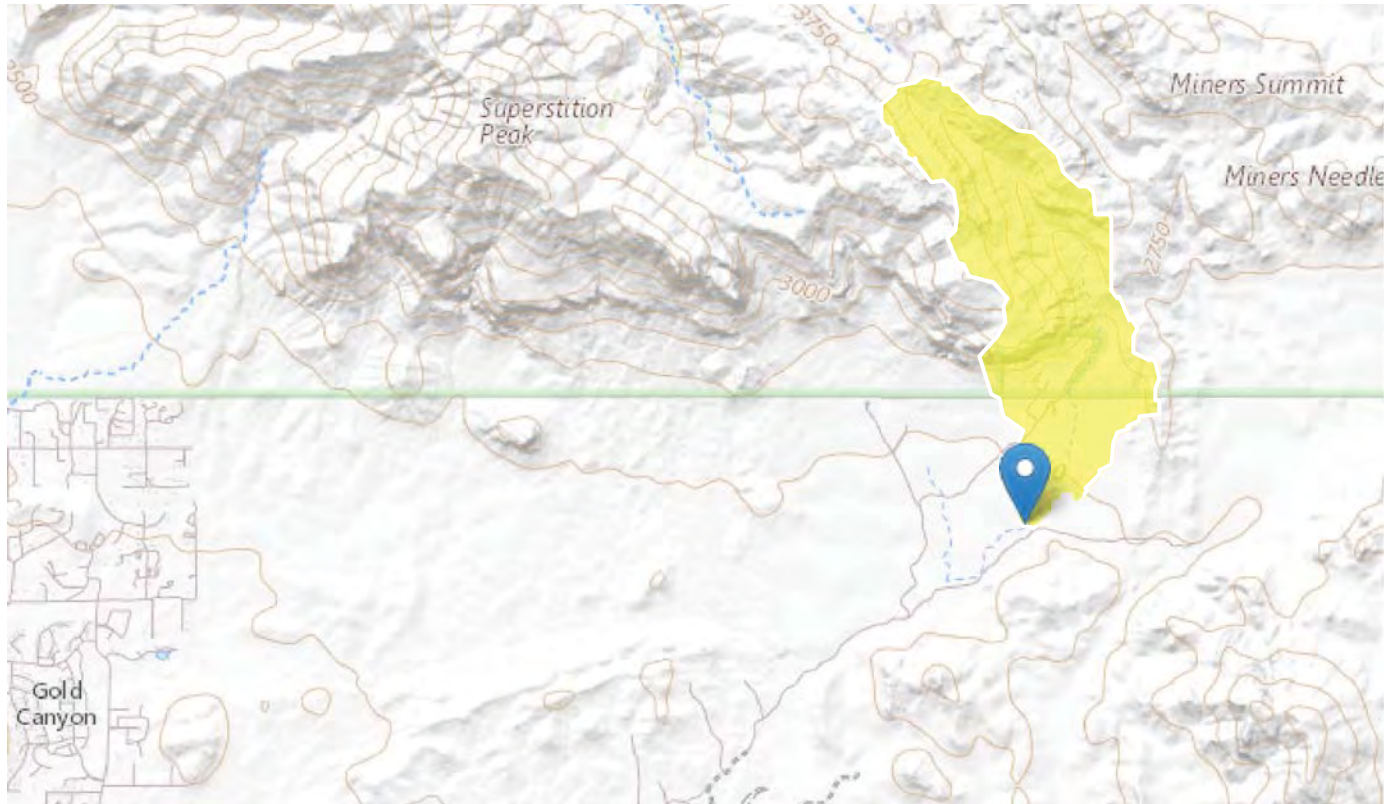
# StreamStats Report

**Region ID:** AZ

**Workspace ID:** AZ20210930211248356000

**Clicked Point (Latitude, Longitude):** 33.38426, -111.35384

**Time:** 2021-09-30 14:13:11 -0700



Offsite flow at northwestern boundary of Tela Peralta site.

Peak-Flow Statistics Parameters [100.0 Percent (1.35 square miles) Peak Region 5 SE Basin Range 2014 5211]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTDA	Contributing Drainage Area	1.35	square miles	0.155	2925
ELEV	Mean Basin Elevation	2912.533	feet		

Peak-Flow Statistics Flow Report [100.0 Percent (1.35 square miles) Peak Region 5 SE Basin Range 2014 5211]

PII: Prediction Interval-Lower, Plu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

<b>Statistic</b>	<b>Value</b>	<b>Unit</b>	<b>PII</b>	<b>Plu</b>	<b>ASEp</b>
50-percent AEP flood	114	ft <sup>3</sup> /s	25.3	513	86.6
20-percent AEP flood	279	ft <sup>3</sup> /s	96.5	807	61.5
10-percent AEP flood	442	ft <sup>3</sup> /s	178	1100	52.4
4-percent AEP flood	717	ft <sup>3</sup> /s	323	1590	45.8
2-percent AEP flood	981	ft <sup>3</sup> /s	462	2080	43.5
1-percent AEP flood	1290	ft <sup>3</sup> /s	621	2680	42.6
0.5-percent AEP flood	1650	ft <sup>3</sup> /s	794	3430	42.4
0.2-percent AEP flood	2210	ft <sup>3</sup> /s	1070	4570	43.2

*Peak-Flow Statistics Citations*

**Paretti, N.V., Kennedy, J.R., Turney, L.A., and Veilleux, A.G., 2014, Methods for estimating magnitude and frequency of floods in Arizona, developed with unregulated and rural peak-flow data through water year 2010: U.S. Geological Survey Scientific Investigations Report 2014-5211, 61 p., <http://dx.doi.org/10.3133/sir20145211>. (<http://pubs.usgs.gov/sir/2014/5211/>)**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

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USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.6.2

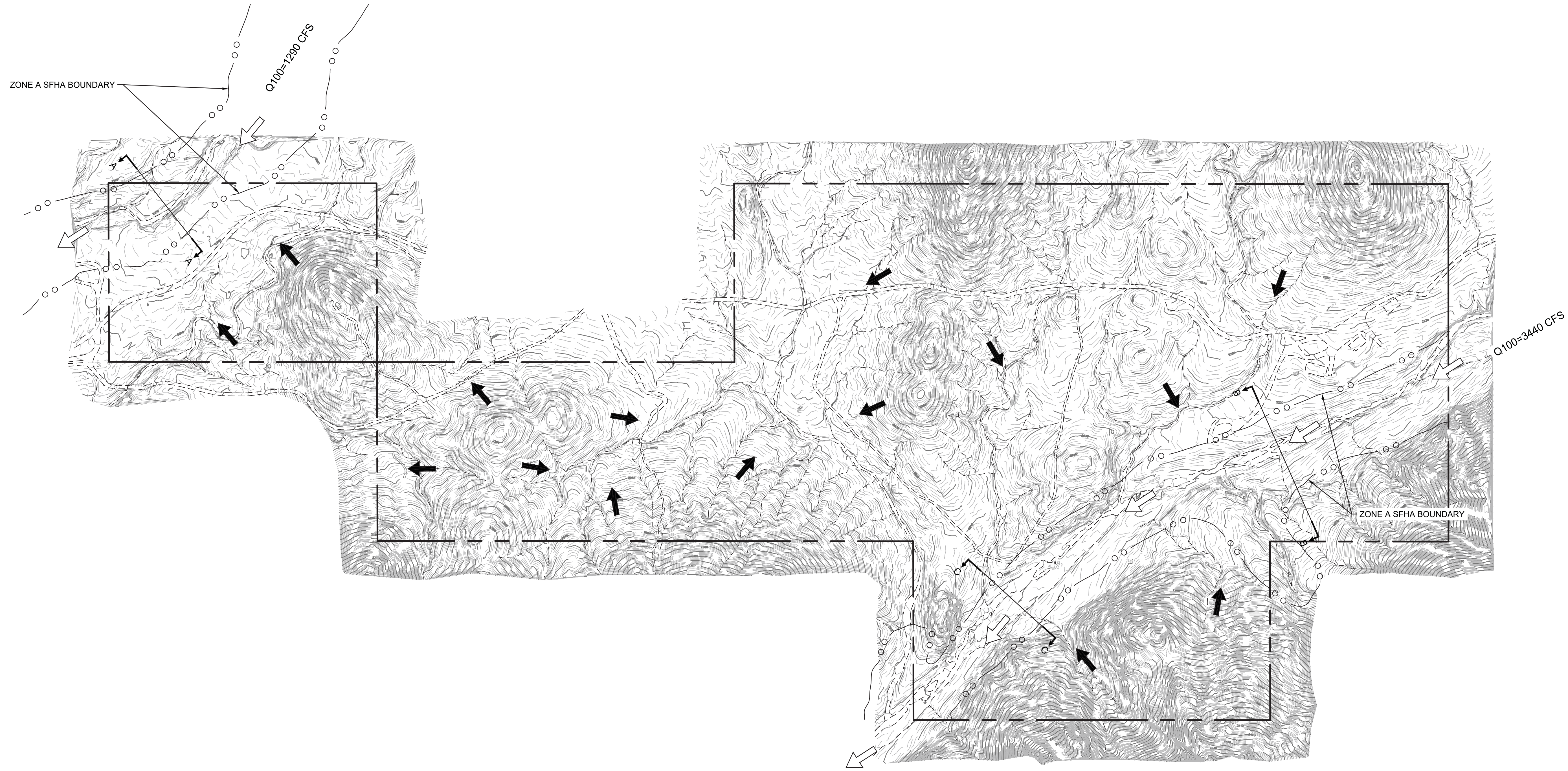
StreamStats Services Version: 1.2.22

NSS Services Version: 2.1.2


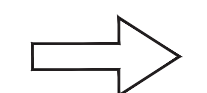


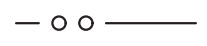
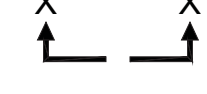
# **PLATE 1**

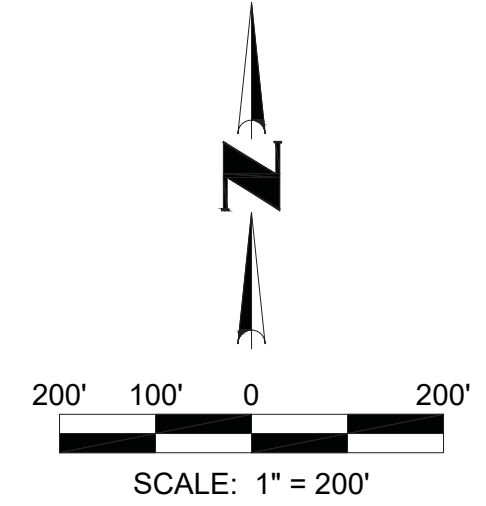
*Drainage Map*

**CVL**



**LEGEND**

-  DRAINAGE AREA BOUNDARY
-  OFFSITE FLOW DIRECTION
-  ONSITE FLOW DIRECTION
-  EXISTING CONTOURS
-  FLOODPLAIN BOUNDARY
-  CROSS SECTION ID



NO.	REVISION	DATE

**DRAINAGE MAP**

**TELA PERALTA**  
PINAL COUNTY, ARIZONA

**Coe & Van Loo Consultants, Inc.**





Paul E. Basha, PE, PTOE  
Traffic Engineering Manager  
Suite 300, 7144 E. Stetson Drive  
Scottsdale, Arizona 85251  
Phone 480.505.3931  
PBasha@SummitLandMgmt.com

1 May 2023

Pinal Case: # Z-PA-053-20

TO: Pinal County

FROM: Paul E. Basha, PE, PTOE, Summit Land Management

RE: Traffic Statement for Tela Peralta Eco-Boutique Resort



## **INTRODUCTION**

The Backus / Doyle families intend to develop an eco-luxury resort on approximately 135 acres near and within the Superstition Mountains. Tela Peralta is located in unincorporated Pinal County, east of U.S. Highway 60, off Peralta Road, near the unincorporated town of Gold Canyon, at the eastern terminus of Gold Rush Road. The site is primarily surrounded by vacant land owned by Arizona State Trust, National Forest, and Bureau of Land Management.

In 2014, a Pinal County Park (Peralta Regional Park) began development southwest of Tela Peralta. Only the first phase currently exists, with additional phases planned to extend northward to the United States Forest Service boundary. This park will become a future regional outdoor destination with camping and day use activities, highly compatible with Tela Peralta.

The Tela Peralta property has been owned and operated by the Backus / Doyle families for decades as the Rafter D Cattle Company cattle ranch, and remains functioning as a cattle ranch. The families will remain the owners, and wish to continue its use as a cattle ranch, in combination with a 5-star small boutique eco-resort. In addition to the working cattle ranch, the resort will include gold panning, rock climbing, mountain biking, archery, target shooting, jeep tours, horseback riding, holistic healing spa, western wine-tasting and culinary experiences, and similar activities.

The resort will also include a 200-person eco-amphitheater integrated into the natural surroundings, which will provide an entertainment venue for conferences, concerts, and shows. A helipad will also be provided for guest access without disrupting traffic flow, and for helicopter tours of the Superstition Mountains.

Three (3) event spaces are anticipated: a small event space for 20 to 50 guests, a medium event space for 50 to 200 guests, and a large event space for 200 to 400 guests.

In 2019 and 2020, temporary use permits were utilized for periodic and infrequent weddings and special events. All events occurred in temporary, portable canvas structures. The proposed plan includes the construction of a permanent open-air main building for overnight guests. This main building will include a lounge, kitchen, restrooms, dining hall, and entertainment space.

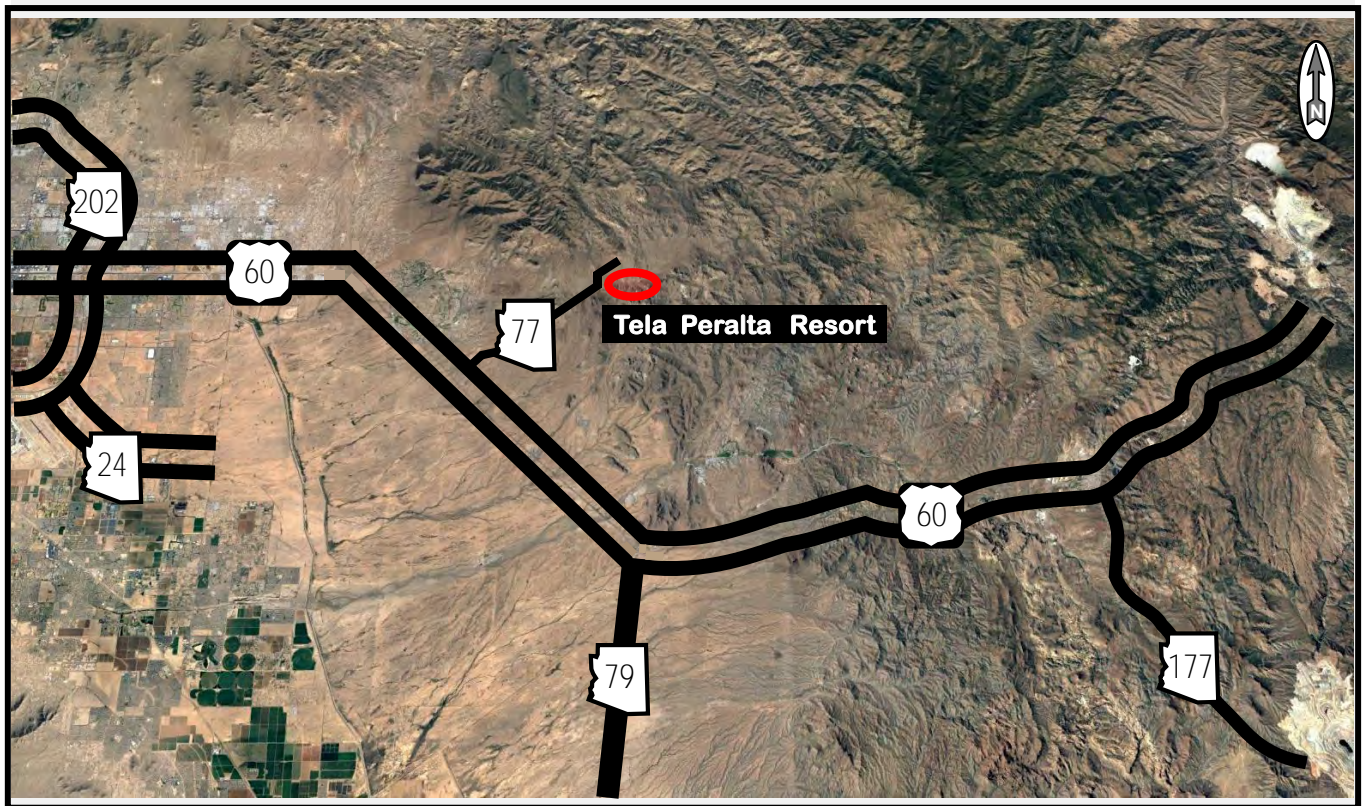


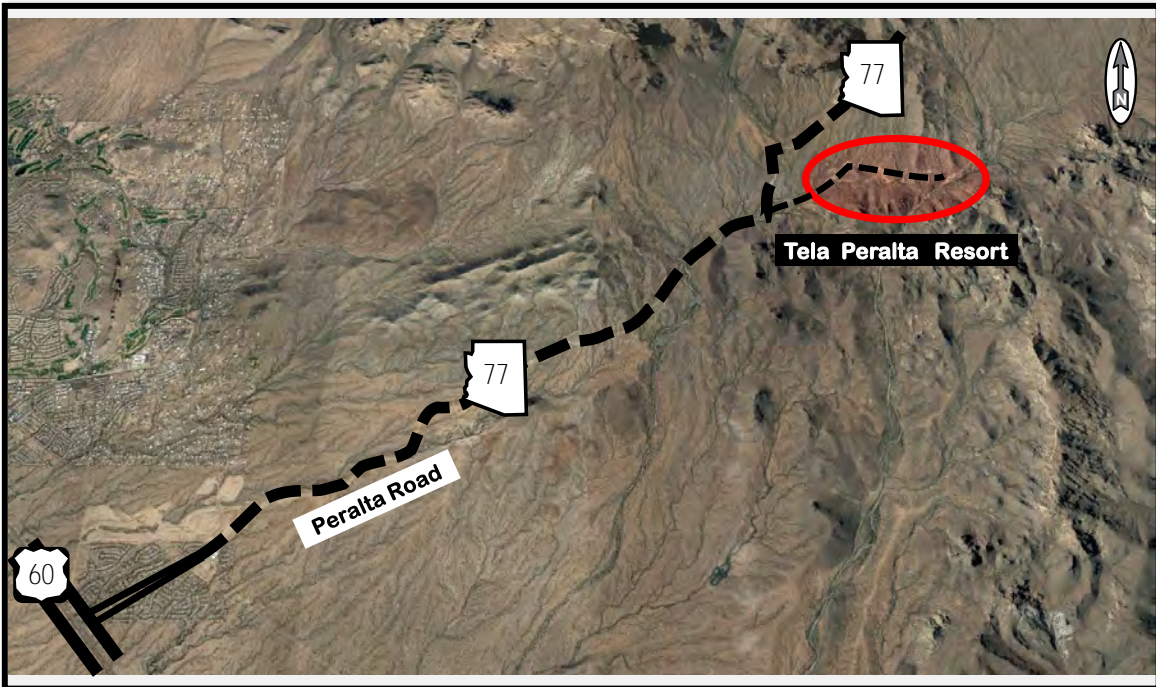
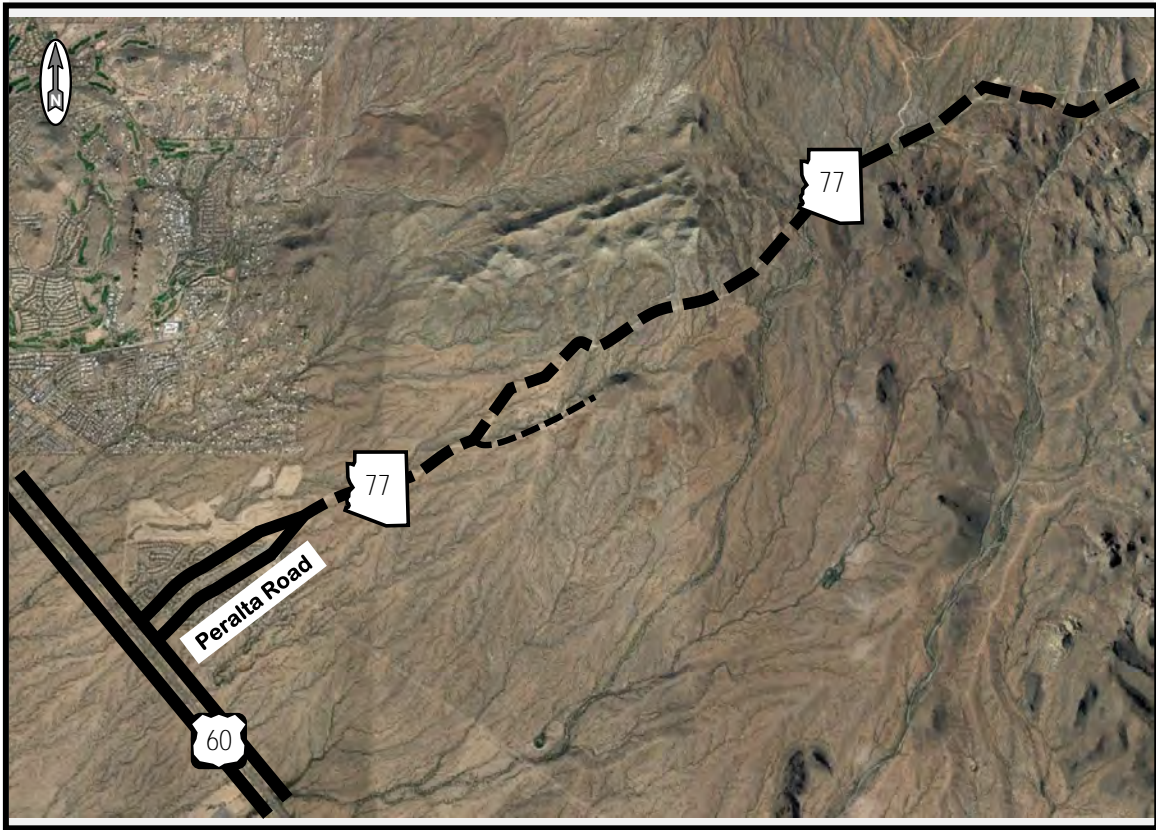
Paul E. Basha, PE, PTOE  
480.505.3931  
PBasha@SummitLandMgmt.com

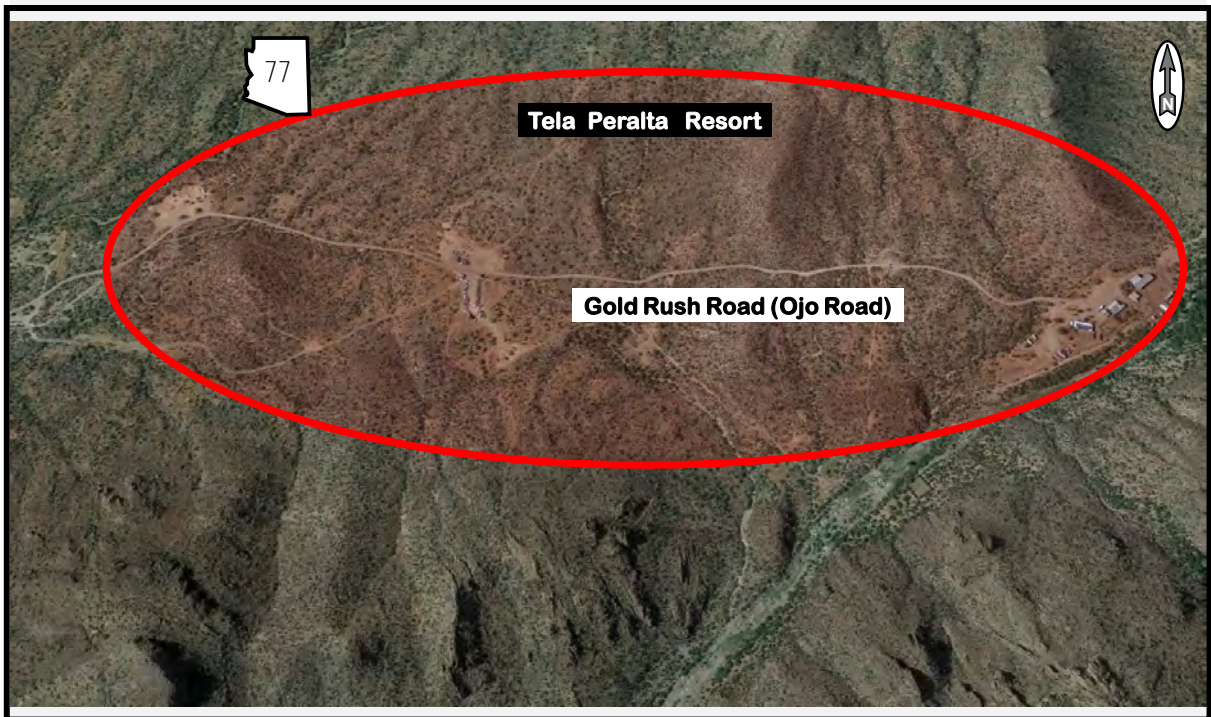
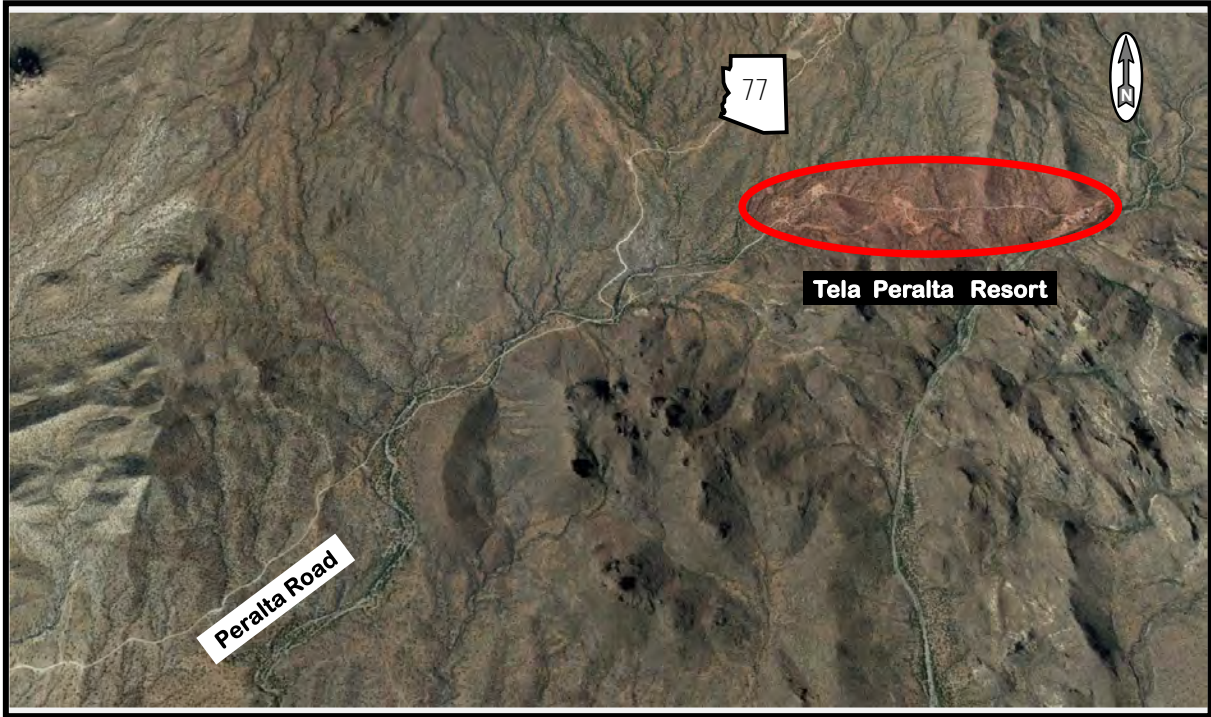
Complementing the main building will be 55 eco accommodations that will serve as lodging for guests. These structures will be designed using the same theme as the main building with upscale amenities at an overall density of 0.41 dwelling units per acre. Each structure will be accessible only by an earthen walking path. The entire resort will feature a network of multi-use earthen pathways that connect every facility to every amenity with minimal disruption to the natural landscape.

Attached to this letter report is a site plan. Because the property is 135-acres large, the site plan encompasses a large area.

The property is east of Apache Junction and west of Superior, and approximately 8 miles west of SR-79. The Tela Peralta resort is approximately 7 miles east-northeast of US-60. SR-77 (also known as Peralta Road) is paved for only the first one mile northeast of US-60, then becomes an unpaved road. While the resort would be accessed via SR-77, the resort is not adjacent to SR-77. Figure 1 provides an aerial photograph of the regional project vicinity. Figure 2 through Figure 5 provide aerial photographs of the







## ACCESS

According to Pinal County's 2017 Regionally Significant Routes for Safety and Mobility Access Management Manual Update (RSRSM), Tela Peralta is in full compliance, as there are no existing or planned RSRSM facilities adjacent to the project. Tela Peralta is adjacent to and will be accessed by Peralta Road.

## TRIP GENERATION

Typically, trip generation for proposed developments is estimated through the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11<sup>th</sup> Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. However, for the proposed Tela Peralta eco-tourism land use, an appropriate category does not exist.

In the *Trip Generation Manual, 11<sup>th</sup> Edition*, one apparently pertinent code is provided: Code 411, Public Park. For this code only seven sources are provided, with two of those sources being the Scottsdale Preserve. These two data sources were for a hiking, biking, horse-riding only wilderness park, with no other activities and no over-night camping. Therefore, this trip generation code is different from the proposed Tela Peralta land use. Another possibility is Code 416, Campground / Recreational Vehicle Park, which also does not appear relevant to the proposed eco-tourism resort, as it is neither a campground nor a recreational vehicle park. Furthermore, there are only one or four data sources for this code.

Therefore, the trip generation must be determined for the specific uses of the Tela Peralta eco-resort. The maximum personal vehicle use would be if each of the 55 resort guest rooms were occupied by people who drove individually to the eco-resort at the same day at the same time. This circumstance is unlikely, as it is anticipated that most guests will remain on property for more than one day.

A maximum of twelve (12) employees are anticipated on property at any one time. Many of these employees will also stay on property, as is the current practice with the operating cattle ranch. Some of the cattle ranch employees will also be eco-resort employees – as many of the employee functions for both the cattle ranch and the eco-resort require similar skills.

Considering the exaggerated maximum number of potential trips, a total of 67 entering and 67 exiting vehicles could occur, for a total of 134 daily vehicles. The personal vehicle driving guests would arrive at different times throughout the day, as would the eco-resort employees. On typical days approximately one-half of the guests and one half of the employees would arrive and leave the property, for a total of 34 entering, 34 exiting, and 68 total trips.

An exaggerated maximum of 30 guests and six (6) employees could potentially arrive or depart in the same peak hour. This atypical circumstance would result in either 36 entering vehicles and zero exiting vehicles, or zero entering vehicle and 36 exiting vehicles.

However, typically, only an estimated 10% of the guests and 25% of the employees would arrive or leave within the same hour. This would result in six (6) guests and three (3) employees both entering and exiting the resort in a one-hour period, therefore nine (9) entering and nine (9) exiting vehicles in one hour. Importantly, it is unlikely that the eco-resort peak traffic hours would be the same as typical peak hours, as employees would arrive before the morning peak hour or after the evening peak hour, and guests would arrive after the morning peak hour and before the evening peak hour.

Considering the three (3) event spaces (small, medium, and large), typically only the small event space or the medium event space will be utilized. Rarely, the small and medium event spaces may be utilized simultaneously. The large event space will also be rarely utilized. The large event space would be primarily celebration events such as large attendance weddings, birthdays, or anniversaries; or perhaps moderate-attendance corporate retreats. The number of employees for the eco-resort is too small to manage simultaneous events, or to accommodate frequent large events.

Shuttle vehicles will be utilized for large events. Therefore, the largest number of event attendees would be 400, and would be transported by 15 to 20 busses. Some of the large-event attendees would likely also be overnight guests at the eco-resort.

Table 1 provides the trip generation for the Tela Peralta eco-resort, for both typical and maximum circumstances.

Table 1: TRIP GENERATION

<u>TIME PERIOD</u>	<u>TYPICAL</u>			<u>MAXIMUM</u>		
	<u>ENTERING</u>	<u>EXITING</u>	<u>TOTAL</u>	<u>ENTERING</u>	<u>EXITING</u>	<u>TOTAL</u>
Daily .....	34.....	34 .....	68 .....	67 .....	67.....	134
AM Peak Hourly.....	9.....	9 .....	18 .....	36 .....	0.....	36
PM Peak Hourly.....	9.....	9 .....	18 .....	0 .....	36.....	36

PARKING

Typically resorts in suburban areas experience a maximum parking demand of 1 parking-space-per-room, which includes parking for both resort guests and employees. An appropriate number of parking-spaces-per-guest-room would be 1.25. This provides a sufficient surplus of parking spaces for atypical peak situations.

For 55 guest rooms, 69 parking spaces would be appropriate. This provides a surplus of 14 parking spaces for employees; for buses for small, medium, and large events; and for atypical events.

Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Attachment: Site Plan



**SITE INFO**

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

PARKING TOTALS:

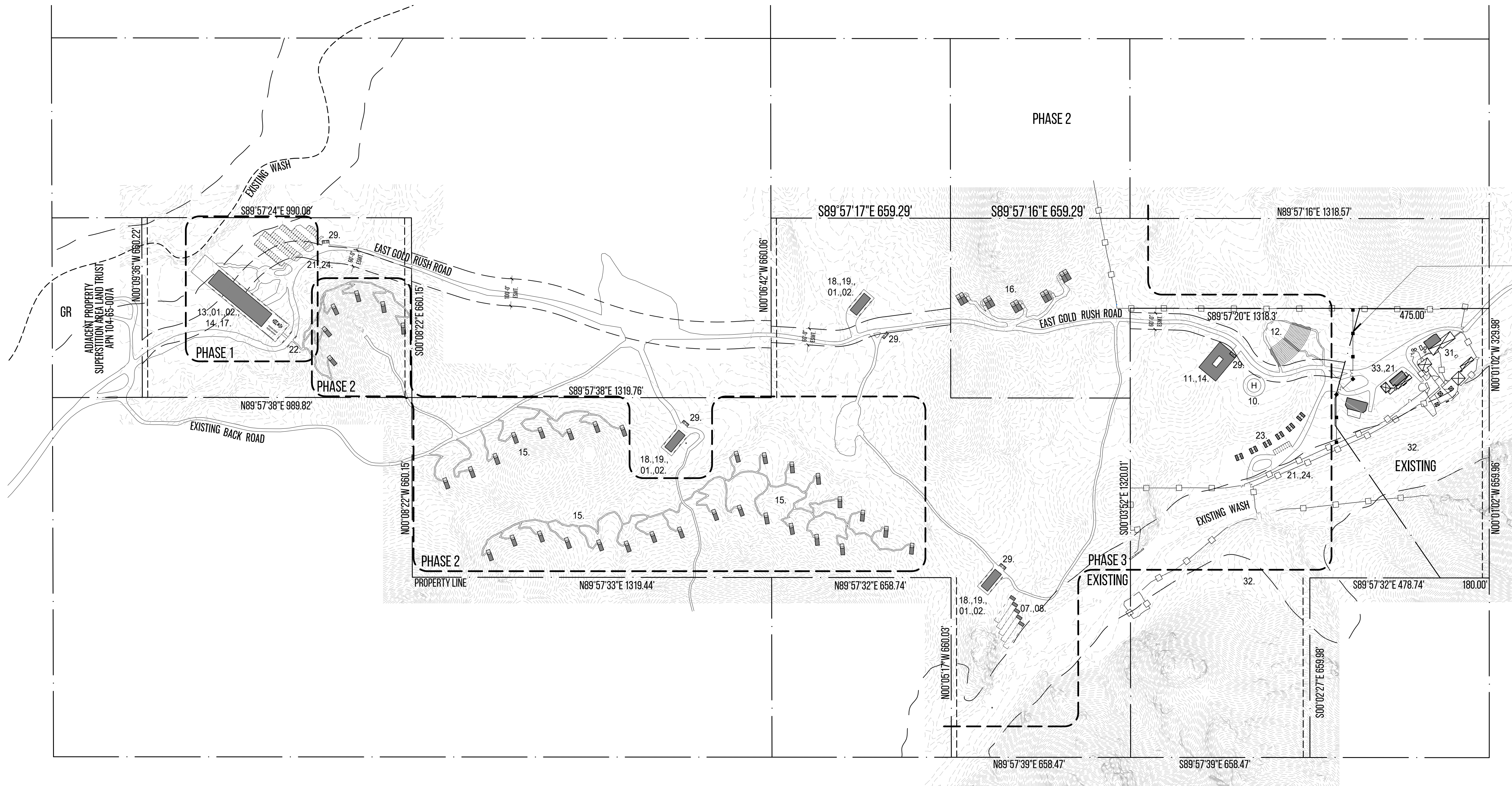
ECO RESORT GUEST VENUE	70 SPACES
ECO LODGING DOUBLE ROOMS	5 SPACES
EMPLOYEE BUNKHOUSES	8 SPACES
EXISTING RANCH	6 SPACES

LIGHTING ZONE 1:  
 LIGHTING MUST CONFORM WITH THE REQUIREMENTS OF PINAL COUNTY LIGHTING ZONE 1 SET FORTH IN 2.195.030. LIGHTING SHALL NOT EXCEED 50% OF THE MAXIMUM LIGHTING PER DENSITY (LPD) LIMITS ESTABLISHED IN THE CURRENTLY-ADOPTED VERSION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC), OR A LUMEN DENSITY (LD) OF 9 LUMENS PER SQUARE FOOT, WHICHEVER IS LESS.

ALL NON-SECURITY LIGHTING (EXCEPT FOR THE ILLUMINATION OF ROADWAYS) SHALL BE TURNED OFF BY 10:00PM OR WITHIN 1-HOUR AFTER CLOSE-OF-BUSINESS. A NIGHTTIME REDUCTION OF AT LEAST 50% IN OVERALL LD OR LPD IS REQUIRED. ALL NON-FULL CUTOFF LUMINAIRES IN LIGHTING ZONE 1 SHALL BE INCLUDED IN THE FIXTURES BEING TURNED OFF.

NON-FULL-CUTOFF AND NON-FULLY SHIELDED INCANDESCENT LUMINAIRES OF GREATER THAN 150-WATTS, AND ALL OF THE CHAPTER ARE CONSIDERED TO BE NON-CONFORMING AND SHALL POSSESS AN AUTOMATIC CONTROL DEVICE THAT TURNS THE LUMINAIRES OFF BETWEEN MIDNIGHT AND SUNRISE.

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



**TELA PERALTA**

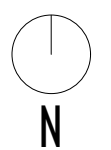
APN 104-65-006A  
 APN 104-65-005B  
 APN 104-65-005C  
 APN 104-65-0010

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**A1.0**

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

0' 100' 200' 400' 600'



**kaiserworks**

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

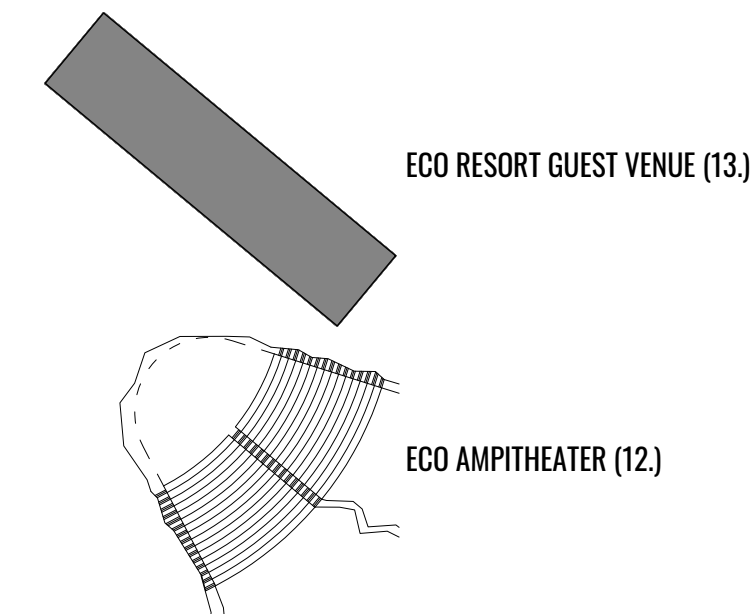
01 | A1.0 SITE PLAN  
 SCALE: 1" = 200'-0"

**SITE PROGRAMS**

- 01. SONORAN CULINARY EXPERIENCE
- 02. WINE TASTING
- 03. HORSEBACK RIDING
- 04. ROCK CLIMBING
- 05. MOUNTAIN BIKING
- 06. JEEP TOURS
- 07. WESTERN ACTIVITY RANGE
- 08. ARCHERY
- 09. GOLD PANNING
- 10. HELIPAD
- 11. HOLISTIC HEALING SPA
- 12. ECO AMPITHEATER
- 13. ECO RESORT GUEST VENUE
- 14. GIFT SHOP
- 15. ECO LODGING SINGLE ROOM
- 16. ECO LODGING DOUBLE ROOM
- 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. PORTABLE RESTROOMS
- 26. WATER STORAGE
- 27. CELLULAR SERVICE
- 28. WATER WELL HEAD
- 29. TRASH & RECYCLING
- 30. SEPTIC SYSTEMS
- 31. RANCH STABLES
- 32. CATTLE RANCH
- 33. QUARTER CIRCLE U RANCH

**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 FENCE
- PROPOSED FENCE



- (H) HELIPAD (10)
- HOLISTIC HEALING SPA (11)
- MEDIUM/SMALL EVENT (18)
- ECO LODGING SINGLE ROOM (15)
- ECO LODGING DOUBLE ROOM (16)
- WESTERN ACTIVITY RANGE (07),(08)
- EMPLOYEE BUNKHOUSE (23)
- TRASH & RECYCLING (29)
- PARKING STALL (21) STABILIZED DECOMPOSED GRANITE
- INTEGRAL COLOR CONCRETE BENCHES TO MATCH NATIVE SOIL



**LEGAL DESCRIPTION**

(600201348)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTH 1/4 CORNER OF SECTION 32, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 1316.94 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE WARRANTY DEED RECORDED AT FEE NO. 2011-027189, PINAL COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS WEST, 660.03 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 658.74 FEET, ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, 1319.44 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, 660.15 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS WEST, 989.82 FEET, ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST, 660.22 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, 990.06 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, 660.15 FEET, ALONG THE EAST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 1319.76 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST, 660.06 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS EAST, 659.29 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE SOUTH 00 DEGREES 05 MINUTES 17 SECONDS EAST, 660.03 FEET, ALONG THE EAST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, 659.01 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS EAST, 1320.01 FEET, ALONG THE EAST LINE OF SAID WARRANTY DEED TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, CONTINUING ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 1650.02 FEET, ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 843.30 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 15 DEGREES 19 MINUTES 24 SECONDS WEST, 342.08 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 100.00 FEET;

THENCE SOUTH 34 DEGREES 32 MINUTES 34 SECONDS EAST, 680.17 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, 180.00 FEET, ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 989.94 FEET, ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

**LEGAL DESCRIPTION**

(CONTINUED)

(600201348)

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 475.00 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL;

A STRIP OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT MERIDIAN, PINAL COUNTY, ARIZONA, SAID STRIP BEING 60.00 FEET IN WIDTH, LYING 30.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 1316.94 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 1604.66 FEET, ALONG SAID WEST LINE TO A POINT ON THE APPROXIMATE CENTERLINE OF AN EXISTING DIRT ROAD, BEING THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 20 MINUTES 18 SECONDS EAST, 182.32 FEET, ALONG SAID DIRT ROAD TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 01 MINUTES 50 SECONDS AND AN ARC LENGTH OF 59.45 FEET, CONTINUING ALONG SAID DIRT ROAD;

THENCE SOUTH 71 DEGREES 18 MINUTES 28 SECONDS EAST, 113.66 FEET, CONTINUING ALONG SAID DIRT ROAD TO A POINT OF CURVATURE;

THENCE ALONG A SURVEY TO THE RIGHT HAVING A RADIUS OF 116.74 FEET, A CENTRAL ANGLE OF 41 DEGREES 28 MINUTES 00 SECONDS AND AN ARC LENGTH OF 84.49 FEET, CONTINUING ALONG SAID DIRT ROAD;

THENCE SOUTH 29 DEGREES 50 MINUTES 28 SECONDS EAST, 19.53 FEET, CONTINUING ALONG SAID DIRT ROAD, TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.47 FEET, A CENTRAL ANGLE OF 80 DEGREES 26 MINUTES 19 SECONDS AND AN ARC LENGTH OF 208.43 FEET, CONTINUING ALONG SAID DIRT ROAD TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 241.04 FEET, A CENTRAL ANGLE OF 28 DEGREES 03 MINUTES 42 SECONDS AND AN ARC LENGTH OF 118.05 FEET, CONTINUING ALONG SAID DIRT ROAD;

THENCE SOUTH 82 DEGREES 13 MINUTES 05 SECONDS EAST, 68.00 FEET, CONTINUING ALONG SAID DIRT ROAD TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP OF LAND ARE TO LENGTHEN OR SHORTEN TO ALSO BEGIN ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32.

PARCEL 4:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, CONTINUING ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 1650.02 FEET, ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 843.30 FEET, ALONG SAID NORTH LINE; THENCE SOUTH 15 DEGREES 19 MINUTES 24 SECONDS WEST, 342.08 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 100.00 FEET;

THENCE SOUTH 34 DEGREES 32 MINUTES 34 SECONDS EAST, 680.17 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 478.74 FEET, ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST, 659.98 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS: 74.937 ACRES, MORE OR LESS.  
PARCEL 2 CONTAINS: 10.031 ACRES, MORE OR LESS.  
PARCEL 3 CONTAINS: 1.170 ACRES, MORE OR LESS.  
PARCEL 4 CONTAINS: 28.729 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION**

(600202668)

PARCEL NO. 1:  
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

PARCEL NO. 2:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

PARCEL 1 CONTAINS: 9.985 ACRES, MORE OR LESS.  
PARCEL 2 CONTAINS: 9.988 ACRES, MORE OR LESS.



NO.	REVISION	DATE

**A.L.T.A. / N.I.S.P.S. LAND TITLE SURVEY**

**TELA PERALTA**  
APACHE JUNCTION, ARIZONA

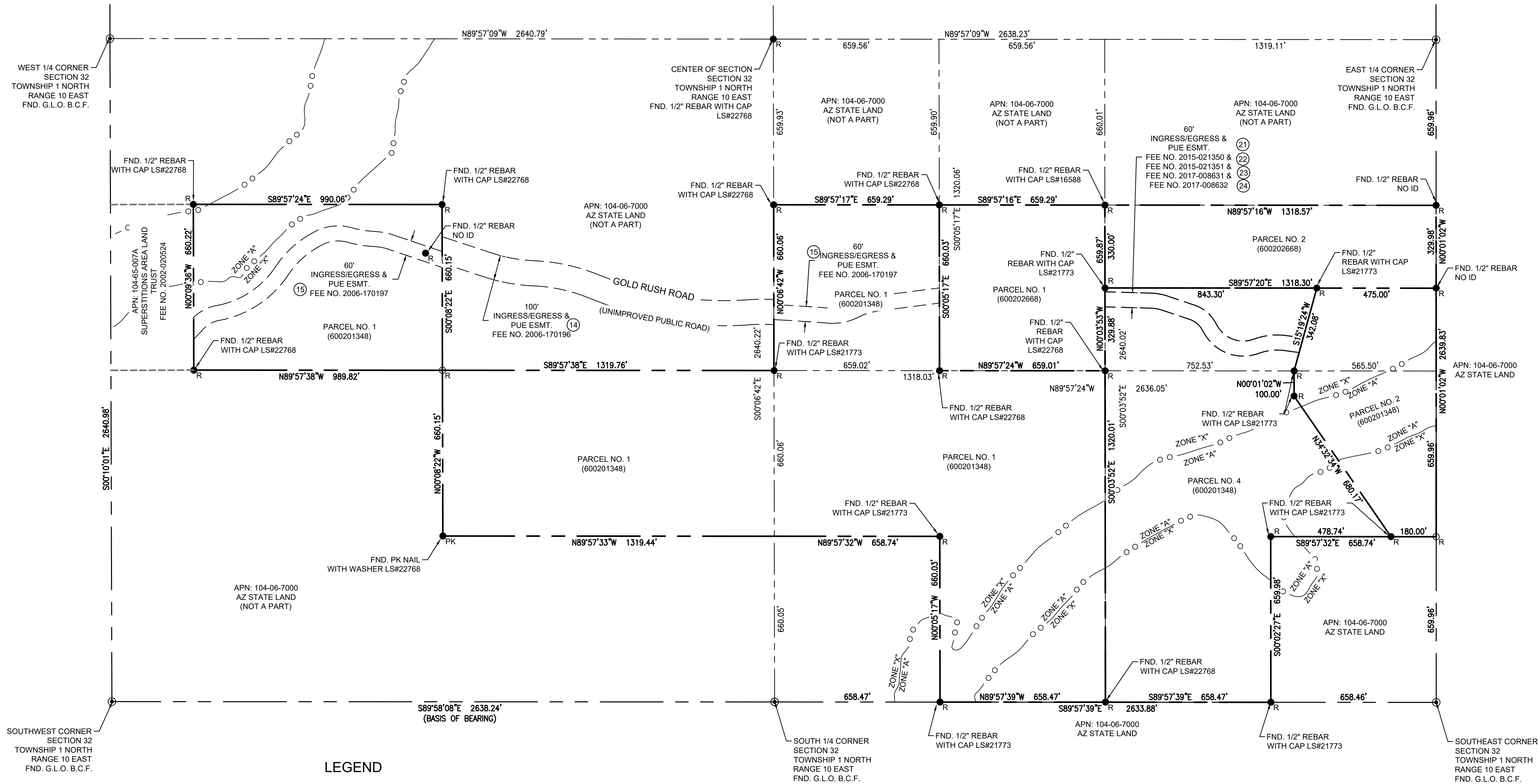
**Coe & Van Loo Consultants, Inc.**

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
Expires 01-18-21

02 SHEET OF 05

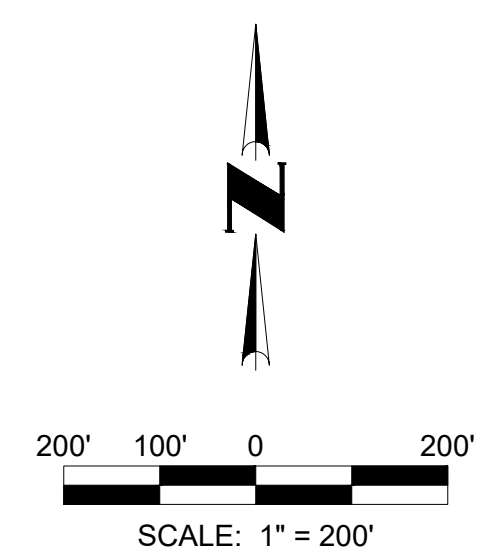
CVL Contact: MIKE RUSSO  
CVL Project #: 1-01-03715-01

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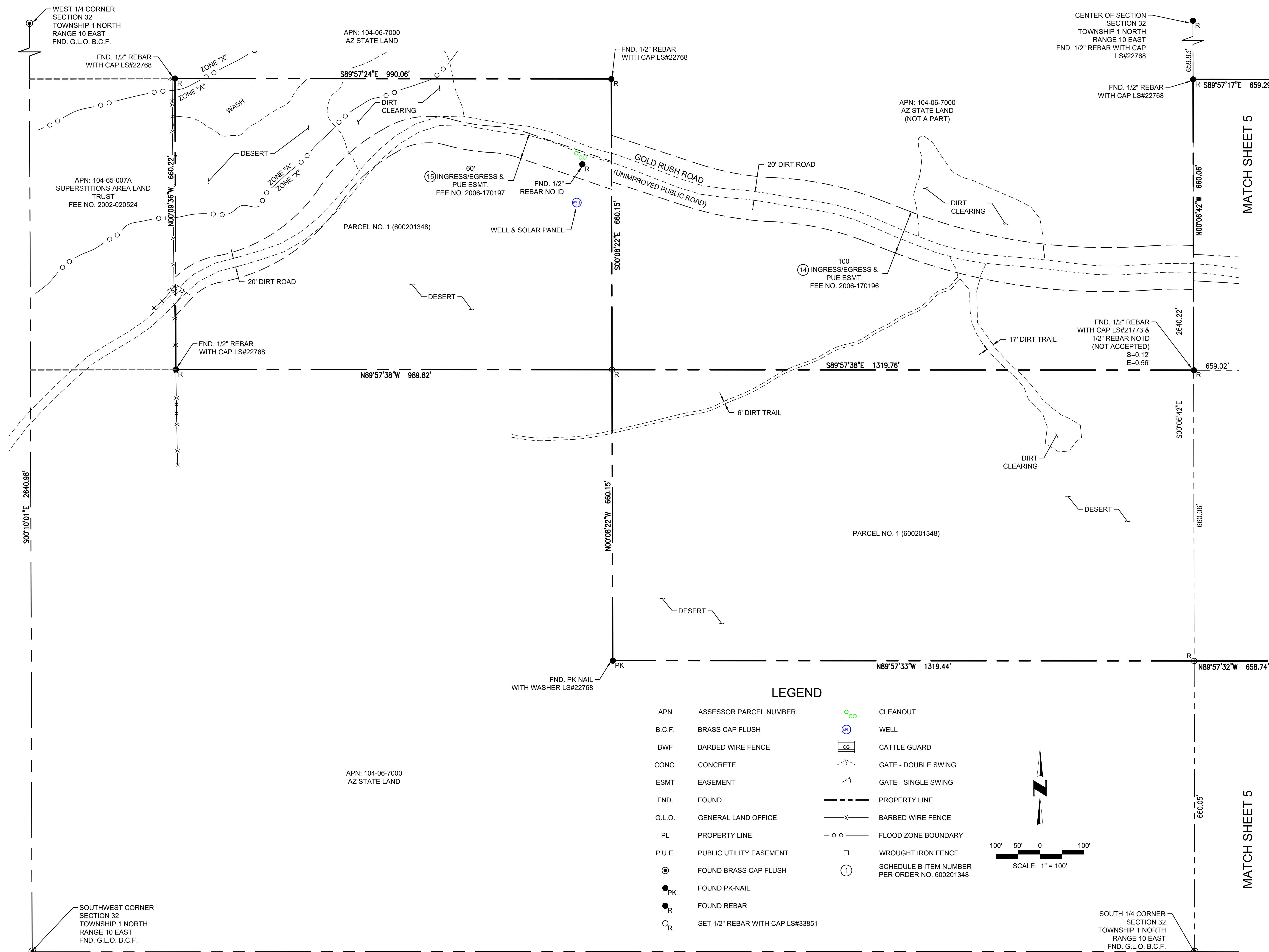


**LEGEND**

APN	ASSESSOR PARCEL NUMBER		CLEANOUT
B.C.F.	BRASS CAP FLUSH		WELL
BWF	BARBED WIRE FENCE		CATTLE GUARD
CONC.	CONCRETE		GATE - DOUBLE SWING
ESMT	EASEMENT		GATE - SINGLE SWING
FND.	FOUND		PROPERTY LINE
G.L.O.	GENERAL LAND OFFICE		BARBED WIRE FENCE
PL	PROPERTY LINE		FLOOD ZONE BOUNDARY
P.U.E.	PUBLIC UTILITY EASEMENT		WROUGHT IRON FENCE
	FOUND BRASS CAP FLUSH		SCHEDULE B ITEM NUMBER PER ORDER NO. 600201348
	FOUND PK-NAIL		
	FOUND REBAR		
	SET 1/2" REBAR WITH CAP LS#33851		



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NO.	REVISION	DATE

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**

**TELA PERALTA**  
APACHE JUNCTION, ARIZONA

04 SHEET OF 05

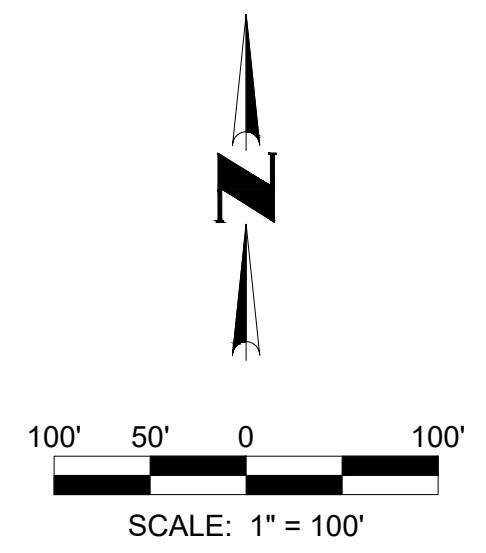
CVL Contact: MIKE RUSSO  
CVL Project #: 1-01-03715-01

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**Coe & Van Loo Consultants, Inc.**

**LEGEND**

- |        |                                  |  |  |
|--------|----------------------------------|--|--|
| APN    | ASSESSOR PARCEL NUMBER           |  | CLEANOUT                                       |
| B.C.F. | BRASS CAP FLUSH                  |  | WELL   |
| BWF    | BARBED WIRE FENCE                |  | CATTLE GUARD                                   |
| CONC.  | CONCRETE                         |  | GATE - DOUBLE SWING                            |
| ESMT   | EASEMENT                         |  | GATE - SINGLE SWING                            |
| FND.   | FOUND                            |  | PROPERTY LINE                                  |
| G.L.O. | GENERAL LAND OFFICE              |  | BARBED WIRE FENCE                              |
| PL     | PROPERTY LINE                    |  | FLOOD ZONE BOUNDARY                            |
| P.U.E. | PUBLIC UTILITY EASEMENT          |  | WROUGHT IRON FENCE                             |
|        | FOUND BRASS CAP FLUSH            |  | SCHEDULE B ITEM NUMBER PER ORDER NO. 600201348 |
|        | FOUND PK-NAIL                    |  |  |
|        | FOUND REBAR                      |  |  |
|        | SET 1/2" REBAR WITH CAP LS#33851 |  |  |



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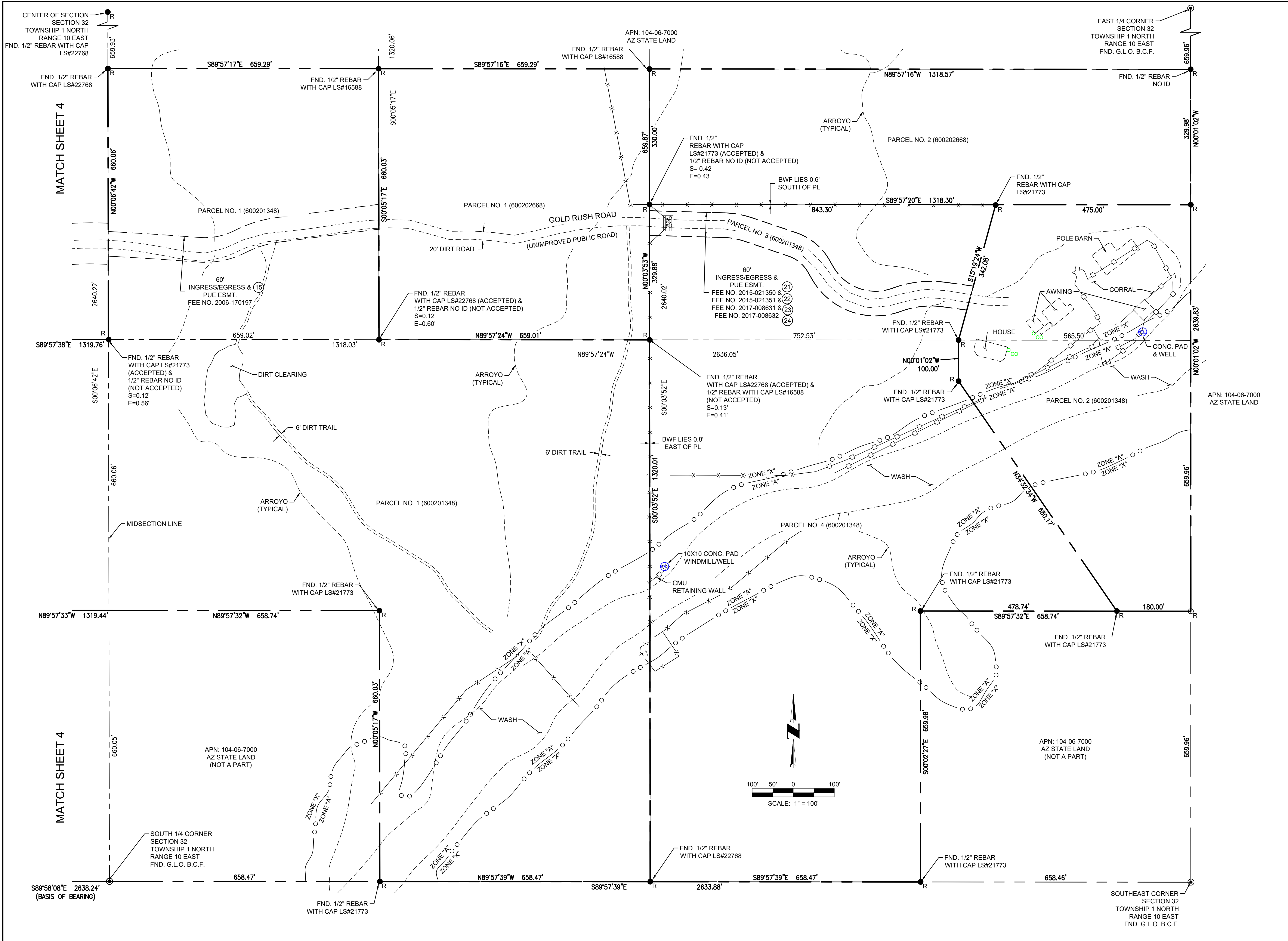
SOUTHWEST CORNER SECTION 32 TOWNSHIP 1 NORTH RANGE 10 EAST FND. G.L.O. B.C.F.

SOUTH 1/4 CORNER SECTION 32 TOWNSHIP 1 NORTH RANGE 10 EAST FND. G.L.O. B.C.F.

S89°58'08"E 2638.24'  
(BASIS OF BEARING)

MATCH SHEET 5

MATCH SHEET 5



Printed By: MikeS Print Date: July 16, 2021 Filename: N:\01\0371501\CADD\ALTA\AVS-ALTA.dwg



NO.	REVISION	DATE

**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**TELA PERALTA**  
APACHE JUNCTION, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD C. ALCOCER  
Exp. 01-16-21

05 SHEET OF 05  
CVL Contact: MIKE RUSSO  
CVL Project #: 1-01-03715-01  
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**Coe & Van Loo Consultants, Inc.**



**LEGAL DESCRIPTION**

(600201348)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTH 1/4 CORNER OF SECTION 32, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 1316.94 FEET, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE WARRANTY DEED RECORDED AT FEE NO. 2011-027189, PINAL COUNTY RECORDS, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS WEST, 660.03 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 658.74 FEET, ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, 1319.44 FEET, CONTINUING ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 08 MINUTES 22 SECONDS WEST, 660.15 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE NORTH 89 DEGREES 57 MINUTES 38 SECONDS WEST, 989.82 FEET, ALONG THE SOUTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 09 MINUTES 36 SECONDS WEST, 660.22 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, 990.06 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE SOUTH 00 DEGREES 08 MINUTES 22 SECONDS EAST, 660.15 FEET, ALONG THE EAST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 38 SECONDS EAST, 1319.76 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS WEST, 660.06 FEET, ALONG THE WEST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS EAST, 659.29 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE SOUTH 00 DEGREES 05 MINUTES 17 SECONDS EAST, 660.03 FEET, ALONG THE EAST LINE OF SAID WARRANTY DEED;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS EAST, 659.01 FEET, ALONG THE NORTH LINE OF SAID WARRANTY DEED;

THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS EAST, 1320.01 FEET, ALONG THE EAST LINE OF SAID WARRANTY DEED TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, CONTINUING ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 1650.02 FEET, ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 843.30 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 15 DEGREES 19 MINUTES 24 SECONDS WEST, 342.08 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 100.00 FEET;

THENCE SOUTH 34 DEGREES 32 MINUTES 34 SECONDS EAST, 680.17 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, 180.00 FEET, ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, 989.94 FEET, ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

**LEGAL DESCRIPTION**

(CONTINUED)

(600201348)

THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST, 475.00 FEET, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

**PARCEL 3:**

AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL;

A STRIP OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT MERIDIAN, PINAL COUNTY, ARIZONA, SAID STRIP BEING 60.00 FEET IN WIDTH, LYING 30.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 1316.94 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 1604.66 FEET, ALONG SAID WEST LINE TO A POINT ON THE APPROXIMATE CENTERLINE OF AN EXISTING DIRT ROAD, BEING THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 20 MINUTES 18 SECONDS EAST, 182.32 FEET, ALONG SAID DIRT ROAD TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 01 MINUTES 50 SECONDS AND AN ARC LENGTH OF 59.45 FEET, CONTINUING ALONG SAID DIRT ROAD;

THENCE SOUTH 71 DEGREES 18 MINUTES 28 SECONDS EAST, 113.66 FEET, CONTINUING ALONG SAID DIRT ROAD TO A POINT OF CURVATURE;

THENCE ALONG A SURVEY TO THE RIGHT HAVING A RADIUS OF 116.74 FEET, A CENTRAL ANGLE OF 41 DEGREES 28 MINUTES 00 SECONDS AND AN ARC LENGTH OF 84.49 FEET, CONTINUING ALONG SAID DIRT ROAD;

THENCE SOUTH 29 DEGREES 50 MINUTES 28 SECONDS EAST, 19.53 FEET, CONTINUING ALONG SAID DIRT ROAD, TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 148.47 FEET, A CENTRAL ANGLE OF 80 DEGREES 26 MINUTES 19 SECONDS AND AN ARC LENGTH OF 208.43 FEET, CONTINUING ALONG SAID DIRT ROAD TO A POINT OF REVERSE CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 241.04 FEET, A CENTRAL ANGLE OF 28 DEGREES 03 MINUTES 42 SECONDS AND AN ARC LENGTH OF 118.05 FEET, CONTINUING ALONG SAID DIRT ROAD;

THENCE SOUTH 82 DEGREES 13 MINUTES 05 SECONDS EAST, 68.00 FEET, CONTINUING ALONG SAID DIRT ROAD TO THE TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP OF LAND ARE TO LENGTHEN OR SHORTEN TO ALSO BEGIN ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32.

**PARCEL 4:**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, BEING MARKED WITH A GENERAL LAND OFFICE BRASS CAP AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, ALSO MARKED WITH A GENERAL LAND OFFICE BRASS CAP, BEARS NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 2633.88 FEET DISTANT THEREFROM;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 BEING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 658.47 FEET, CONTINUING ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 1650.02 FEET, ALONG SAID WEST LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 843.30 FEET, ALONG SAID NORTH LINE; THENCE SOUTH 15 DEGREES 19 MINUTES 24 SECONDS WEST, 342.08 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 100.00 FEET;

THENCE SOUTH 34 DEGREES 32 MINUTES 34 SECONDS EAST, 680.17 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, 478.74 FEET, ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 32;

THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST, 659.98 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL 1 CONTAINS: 74.937 ACRES, MORE OR LESS.  
PARCEL 2 CONTAINS: 10.031 ACRES, MORE OR LESS.  
PARCEL 3 CONTAINS: 1.170 ACRES, MORE OR LESS.  
PARCEL 4 CONTAINS: 28.729 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION**

(600202668)

PARCEL NO. 1:  
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

**PARCEL NO. 2:**

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

PARCEL 1 CONTAINS: 9.985 ACRES, MORE OR LESS.  
PARCEL 2 CONTAINS: 9.988 ACRES, MORE OR LESS.



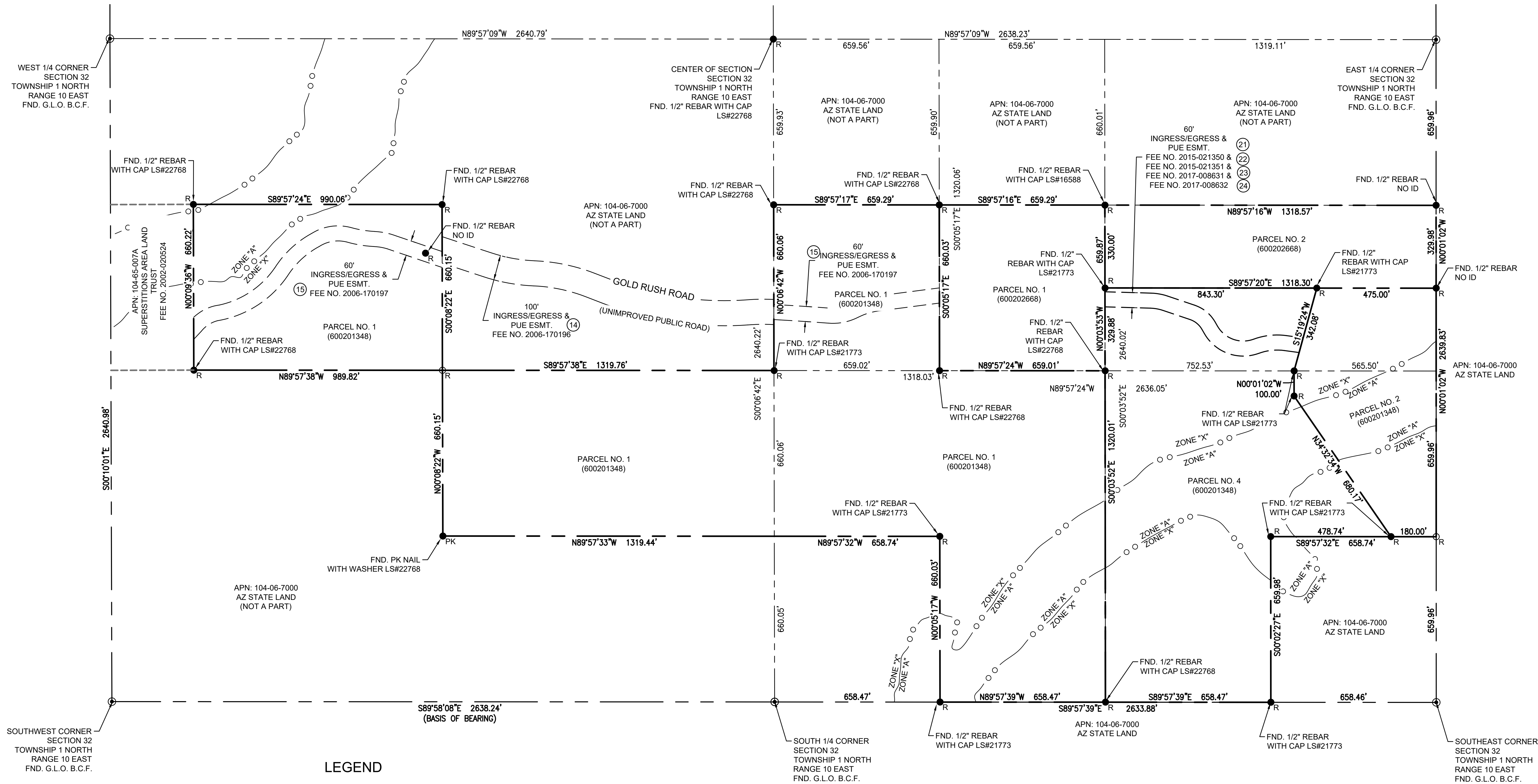
NO.	REVISION	DATE

**A.L.T.A. / N.I.S.P.S. LAND TITLE SURVEY**

**TELA PERALTA**  
APACHE JUNCTION, ARIZONA

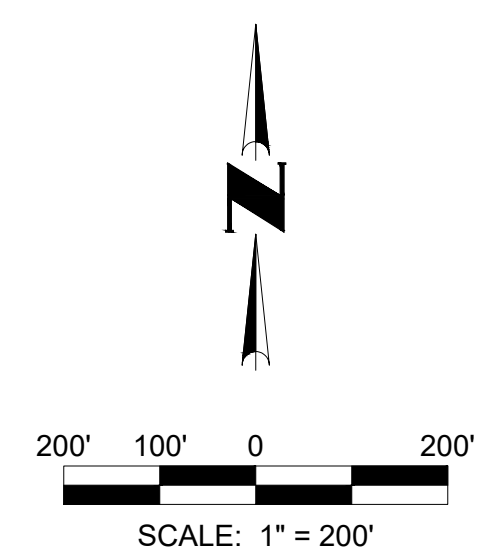
**Coe & Van Loo Consultants, Inc.**



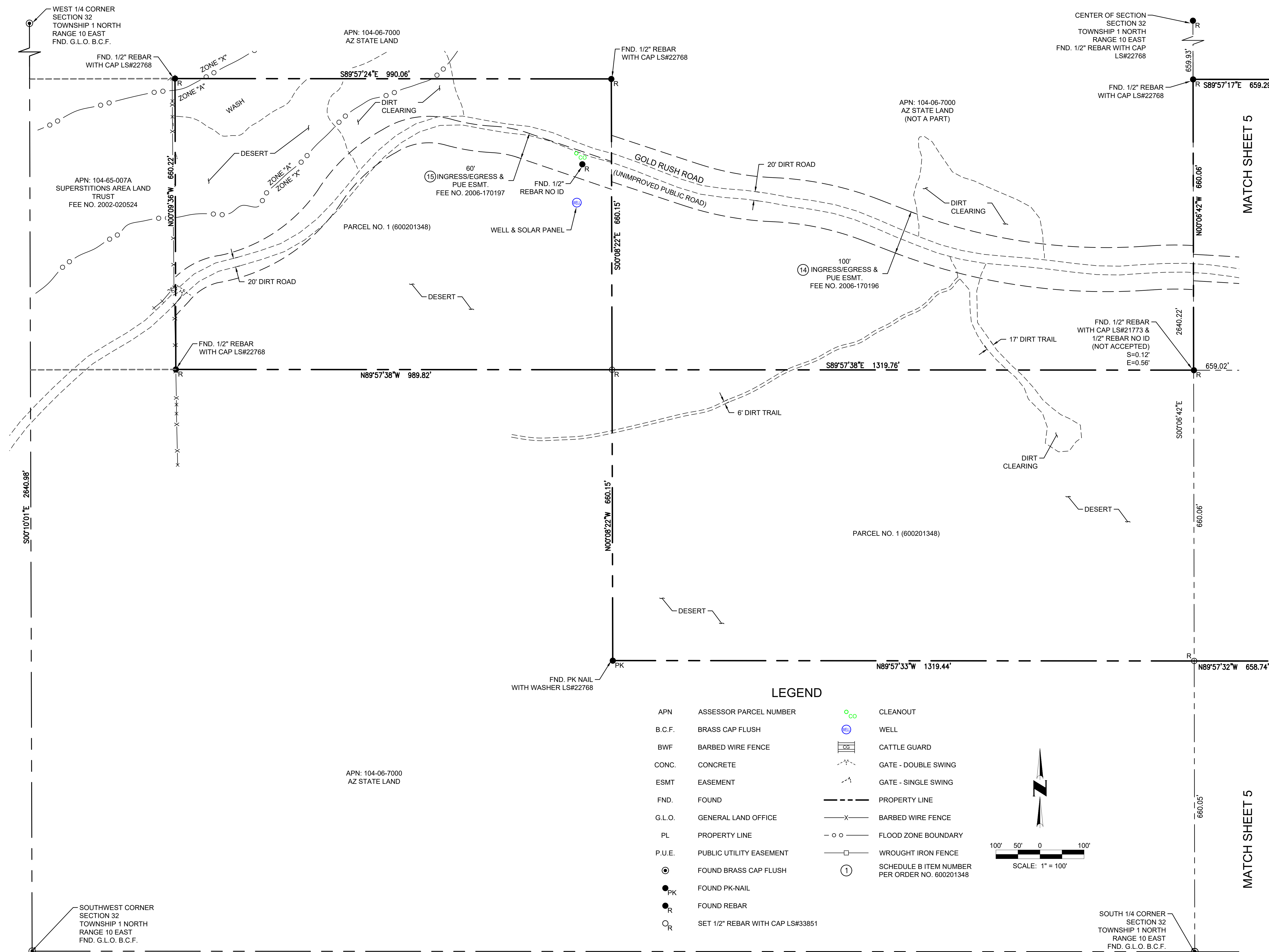


**LEGEND**

APN	ASSESSOR PARCEL NUMBER		CLEANOUT
B.C.F.	BRASS CAP FLUSH		WELL
BWF	BARBED WIRE FENCE		CATTLE GUARD
CONC.	CONCRETE		GATE - DOUBLE SWING
ESMT	EASEMENT		GATE - SINGLE SWING
FND.	FOUND		PROPERTY LINE
G.L.O.	GENERAL LAND OFFICE		BARBED WIRE FENCE
PL	PROPERTY LINE		FLOOD ZONE BOUNDARY
P.U.E.	PUBLIC UTILITY EASEMENT		WROUGHT IRON FENCE
	FOUND BRASS CAP FLUSH		SCHEDULE B ITEM NUMBER PER ORDER NO. 600201348
	FOUND PK-NAIL		
	FOUND REBAR		
	SET 1/2" REBAR WITH CAP LS#33851		



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NO.	REVISION	DATE

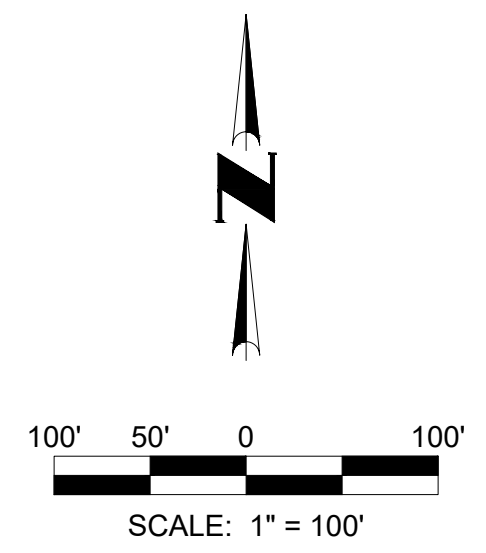
**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**

**TELA PERALTA**  
APACHE JUNCTION, ARIZONA

**Coe & Van Loo Consultants, Inc.**

**LEGEND**

- |        |                                  |  |  |
|--------|----------------------------------|--|--|
| APN    | ASSESSOR PARCEL NUMBER           |  | CLEANOUT                                       |
| B.C.F. | BRASS CAP FLUSH                  |  | WELL   |
| BWF    | BARBED WIRE FENCE                |  | CATTLE GUARD                                   |
| CONC.  | CONCRETE                         |  | GATE - DOUBLE SWING                            |
| ESMT   | EASEMENT                         |  | GATE - SINGLE SWING                            |
| FND.   | FOUND                            |  | PROPERTY LINE                                  |
| G.L.O. | GENERAL LAND OFFICE              |  | BARBED WIRE FENCE                              |
| PL     | PROPERTY LINE                    |  | FLOOD ZONE BOUNDARY                            |
| P.U.E. | PUBLIC UTILITY EASEMENT          |  | WROUGHT IRON FENCE                             |
|        | FOUND BRASS CAP FLUSH            |  | SCHEDULE B ITEM NUMBER PER ORDER NO. 600201348 |
|        | FOUND PK-NAIL                    |  |  |
|        | FOUND REBAR                      |  |  |
|        | SET 1/2" REBAR WITH CAP LS#33851 |  |  |



WEST 1/4 CORNER  
SECTION 32  
TOWNSHIP 1 NORTH  
RANGE 10 EAST  
FND. G.L.O. B.C.F.

APN: 104-65-007A  
SUPERSTITIONS AREA LAND  
TRUST  
FEE NO. 2002-020524

APN: 104-06-7000  
AZ STATE LAND

APN: 104-06-7000  
AZ STATE LAND  
(NOT A PART)

CENTER OF SECTION  
SECTION 32  
TOWNSHIP 1 NORTH  
RANGE 10 EAST  
FND. 1/2" REBAR WITH CAP  
LS#22768

PARCEL NO. 1 (600201348)

PARCEL NO. 1 (600201348)

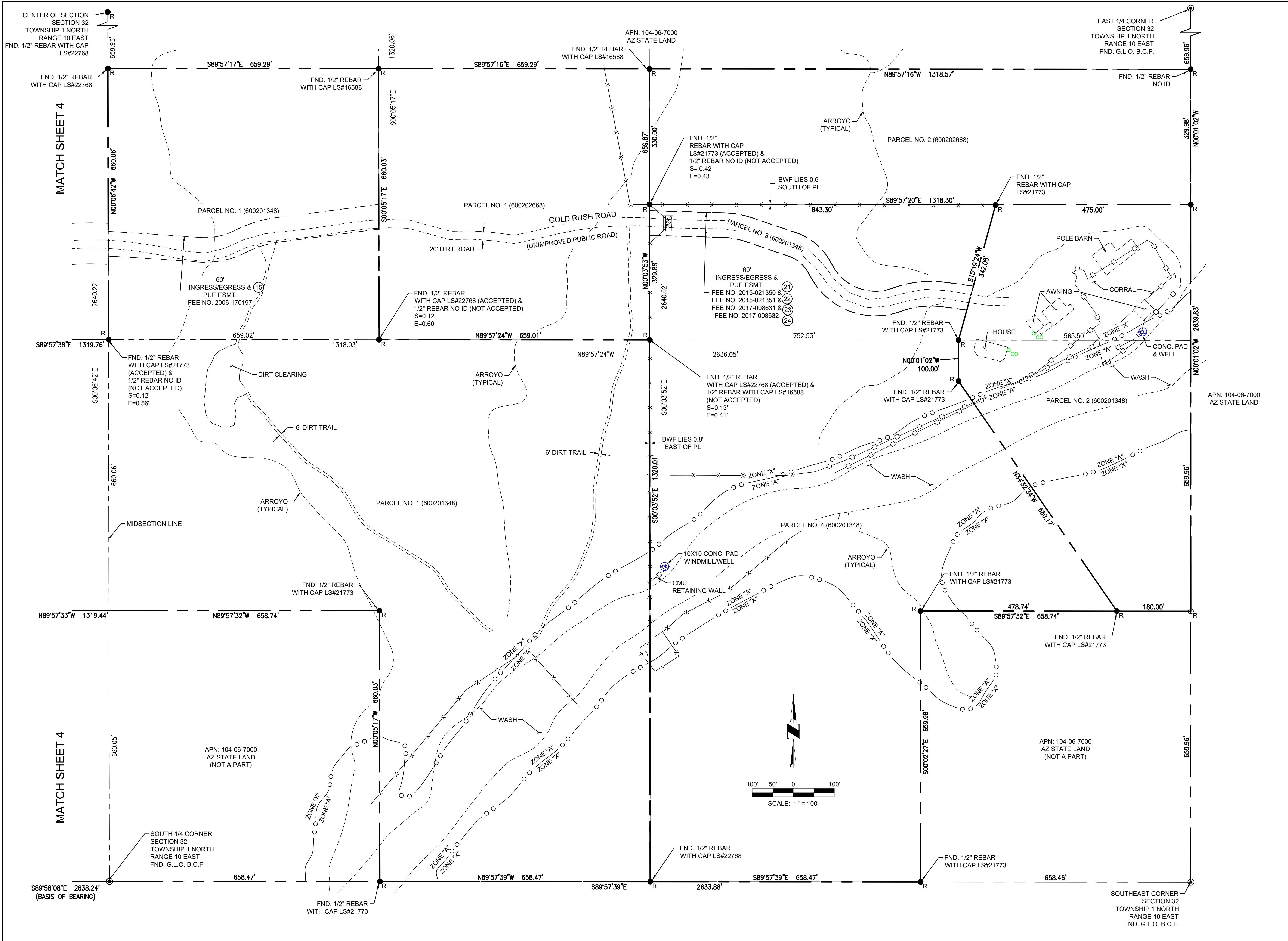
APN: 104-06-7000  
AZ STATE LAND

SOUTHWEST CORNER  
SECTION 32  
TOWNSHIP 1 NORTH  
RANGE 10 EAST  
FND. G.L.O. B.C.F.

S89°58'08"E 2638.24'  
(BASIS OF BEARING)

SOUTH 1/4 CORNER  
SECTION 32  
TOWNSHIP 1 NORTH  
RANGE 10 EAST  
FND. G.L.O. B.C.F.





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MATCH SHEET 4

MATCH SHEET 4



NO.	REVISION	DATE

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

**TELA PERALTA**  
APACHE JUNCTION, ARIZONA

Registered Land Surveyor  
CERTIFICATE NO. 33851  
RICHARD G. ALCOCKER  
Expires 01-16-21

05 SHEET OF 05

CVL Contact: MIKE RUSSO  
CVL Project #: 1-01-03715-01

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**Coe & Van Loo Consultants, Inc.**

## Appendix A: Comprehensive Plan Compliance Checklist

### **Purpose:**

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

### **Intent:**

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

### **Determination:**

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

### **Organization:**

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

### **How Is the Checklist Used?**

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

### **Who Should Use the Checklist?**

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

# PART ONE

## Consistency with Pinal County's Vision Components

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

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

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

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

The proposal:

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

Please explain:

The request proposes the development of a boutique luxury eco-resort with a guest experience that competes with the finest resorts in the world. The location boasts spectacular views of the Superstition Mountains which is a shared landmark of beauty, and which will become a unifying backdrop that fosters a sense of community among locals and guests. Overall, the proposed resort's integration with the unique landscape will magnify the sense of community, creating lasting bonds and shared memories among visitors.

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

The proposal:

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

Please explain:

The proposal obtains access from the U.S 60 highway off Peralta Road, and is located at the end of Gold Rush Road. Adequate transportation corridors are existing, and the proposal is not expected to significantly impact them.

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

The proposal:

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

Please explain:

The development of the new resort will be a catalyst for economic sustainability in the region. By creating new job opportunities across various sectors such as hospitality, construction, and local services, the resort will inject a fresh stream of income to the community. This will enhance the overall quality of life for residents and stimulate local businesses.

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

The proposal:

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

Please explain:

The resort is specifically designed to be sensitive to the natural environment thereby minimizing any impact to the landscape. Preserving the tranquil environment of the rural desert area is of upmost importance to the proposal. Therefore, noise regulation agreements will be required of guests. Additionally, the proposal will meet the county's Dark Sky Ordinance by minimizing light and glare impacts.

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

The proposal:

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

Please explain:

As mentioned above, the resort is specifically designed to be sensitive to the natural environment, and to minimize impact to the landscape. If approved, development of the proposal is intended to utilize leading sustainable development practices including water conservation, green building development, the use of renewable and alternative energy sources and more.

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

The proposal:

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

Please explain:

The proposal supports the county's healthy, happy resident goals by providing a number of recreational amenities such as horseback riding, multi-use trails, and other opportunities for active living.

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

The proposal:

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

Please explain:

Not applicable.

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## PART TWO

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

### Consistency with the Land Use Designation shown on the graphics

The project land uses:

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

A Non-Major Comprehensive Plan Amendment from Major Open Space to Commercial is requested.

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### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

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

N/A

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

N/A

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## Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

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

Although an amendment to Commercial is proposed, the property's proposed density is very low density at just 0.31 du/ac. Additionally, 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. Therefore, in this instance, the proposed Commercial land use will in practice be low intensity, much like the property's current Major Open Space designation. For that reason, the proposal is compatible with surrounding Major Open Space areas.

## Quality Employment Opportunities County-wide

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

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

The development of the new resort will be a catalyst for economic sustainability in the region. By creating new job opportunities across various sectors such as hospitality, construction, and local services, the resort will inject a fresh stream of income to the community. This will enhance the overall quality of life for residents and stimulate local businesses.

## **Viable Agriculture, Equestrian and Rural Lifestyle**

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

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

The proposal contemplates a very low density of just 0.31 du/ac and is designed to be minimally invasive to the natural environment with a significant amount of open space. Recreational activities such as horseback riding are envisioned to give guests the opportunity to explore the landscape.

## **System of Connected Trails and Preservation of Open Space**

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

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

The proposal contains a number of on-site trails, and where possible, will connect with off site trails consistent with the Pinal County Trails and Open Space Master Plan. The Comprehensive Plan open space Vision and goals are addressed by the proposal as only limited portions of the site are proposed for development, and much of the site will maintain its natural desert landscape.

## Natural and Cultural Resource Conservation

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

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The proposal is sensitive to the natural environment and does not negatively impact any wildlife corridors or environmentally sensitive areas.

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## Water Resources, Public Facilities/Services, and Infrastructure Support

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

The proposal:

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

Please explain:

Water supply is proposed to be hauled from offsite and stored on site. Conventional septic with leach field systems are proposed to address sewer/wastewater. Additional details on water, wastewater, and other facilities/services are described in the PAD narrative.

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**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21<sup>st</sup> DAY OF **MARCH, 2024**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, AT 85 N. PINAL STREET, BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**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 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.

**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 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.

**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 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

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m. and on the internet at:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

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

DATED ON THIS 31<sup>th</sup> DAY OF **JANUARY, 2024** by Pinal County Planning & Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PO BOX 749, FLORENCE, AZ 85132

**NO LATER THAN 5:00 PM ON MARCH 14, 2024**

Contact for this matter: Sangeeta Deokar, Senior Planner  
E-mail Address: Sangeeta.Deokar@pinal.gov  
Phone # (520) 866-6641

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***Anything below this line is not for publication.***

PUBLISH ONCE:  
Pinal Central Dispatch  
Arizona Republic



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March 12, 2024

Ms. Kendall Riley  
Planning Technician  
Development Services  
85 N. Pinal St First Floor  
Florence, AZ 85132

Electronically submitted to: [kendall.riley@pinal.gov](mailto:kendall.riley@pinal.gov)

**RE: Tela Peralta Zone Change**

Dear Ms. Riley,

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the application for a non-major comprehensive plan amendment, rezone, and a planned area development overlay with case numbers: PZ-PA-005-23, PZ-042-23, and PZ-PD-016-23. The Department understands that the proposed Tela Peralta luxury eco-resort (Resort) will consist of 134.86 acres of major openspace to be rezoned to general commercial. The proposed Resort is located off US Highway 60, Peralta Road, and Gold Rush Road at the base of the Superstition Mountains in Pinal County. The location consists of undeveloped sonoran desert scrub habitat.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission, has jurisdictional authority and public trust responsibilities to conserve and protect the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's Section 10(a)(1)(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

- Sonoran desert habitats and their associated fauna are highly dependent on the minimal precipitation received each year. There are a number of ephemeral washes that flow north to south through the project area. These washes serve multiple functions in the ecosystem; not only do they contain crucial riparian habitat, but they serve as important landscape-level conveyance corridors for wildlife movement and hydrologic flow. The resulting sheet flows contribute to the hydrology of areas where rain events often occur in isolated patches. The Department recommends maintaining these washes in their natural

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**azgfd.gov | 480.981.9400**

**MESA OFFICE: 7200 E. UNIVERSITY DRIVE, MESA AZ 85207**

**GOVERNOR:** KATIE HOBBS **COMMISSIONERS:** CHAIRMAN TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON | MARSHA PETRIE SUE, SCOTTSDALE  
JEFF BUCHANAN, PATAGONIA | JAMES E. GOUGHNOUR, PAYSON **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

state and without barriers (e.g., fencing) in order to reduce potential effects to vegetation and wildlife distributions and abundance beyond the project area. In addition, please review the pinal riparian guidelines link in the Arizona On-Line Environmental Review Tool report you received that provides specific buffers for these areas to ensure impacts can be avoided and/or minimized.

- Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals). The Department recommends using only the minimum amount of light needed for safety purposes within the residential development. Motion sensing lighting and narrow spectrum lighting should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.
- The Department recommends minimizing the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens. This can be accomplished by taking precautions to wash an/or decontaminate all equipment utilized in the project activities before entering and leaving the site. Also, see the [Arizona Department of Agriculture website](#)<sup>1</sup> for a list of prohibited and restricted noxious weeds and the [Arizona Native Plant Society](#)<sup>2</sup> for recommendations on how to control them. A great resource to view a list of documented invasive species or to report invasive species in or near your project area is [iMapInvasives](#)<sup>3</sup>, a national cloud-based application for tracking and managing invasive species.

The Department appreciates the opportunity to provide comments and recommendations early in the Plan of Development (POD) process. As such, the Department would like to understand the full POD and design for the Resort to provide more specific recommendations. For further coordination, please contact Kelly Wolff, [kwolff@azgfd.gov](mailto:kwolff@azgfd.gov) or 480-324-3550.

Sincerely,

*Joshua W. Hurst*

Joshua Hurst  
Regional Supervisor, Mesa

Cc: Ginger Ritter, Project Evaluation Program Supervisor

AZGFD #M24-03052549

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<sup>1</sup> <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml>

<sup>2</sup> <https://aznps.com/invas>

<sup>3</sup> <https://imap.natureserve.org/imap/services/page/map.html>



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

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**Tela Peralta, Cases PZ-PA-005-23, PZ-042-23, PZ-PD-016-23**

2 messages

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**Jack Peterson** <jpeterson@azda.gov>  
To: Sangeeta.Deokar@pinal.gov

Fri, Mar 8, 2024 at 7:46 AM

We received a couple of CDs relating to land development in Pinal County. Our agency comment is that the State Native Plant laws (ARS 3-901 through 3-934) and rules (AAC R3-3-1101 through R3-3-1110) be followed and where plants can be conserved they are, either through transplanting or allowance of salvagers to remove them to other locations.

Of note so there is no confusion. At the top of the cover letter it referred to the above cases. However, in the letter it stated for the second and third case numbers PZ-035-23 and PZ-PD-010-23. Regardless of the case numbers the comment relates to all land development.

Thank you.

Jack Peterson  
Associate Director, EPSD  
602-542-3575  
**Arizona Department of Agriculture**

Environmental and Plant Services Division

*mailing:* [1802 W. Jackson St., #78, Phoenix AZ 85007](#)

*physical:* [1110 W Washington St, Phoenix, AZ 85007](#)

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**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>  
To: Jack Peterson <jpeterson@azda.gov>

Sat, Mar 9, 2024 at 11:47 AM

Thank you for the information.  
I will add these to the stipulations.

Regards  
Sangeeta  
[Quoted text hidden]  
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**Sangeeta Deokar**  
Senior Planner,

85 N Florence Street  
P O Box 749  
Florence, AZ 85132



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

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**FW: Pz-pa-005-23, Pz-035-23, Pz-po-010-23 (Tela Peralta)**

1 message

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**Christopher Wardle** <cmw@christopherwardle.com>  
To: Sangeeta.Deokar@pinal.gov

Tue, Mar 5, 2024 at 4:06 PM

Also,

It comes to my attention that the public meeting is scheduled for a weekday at 09:00.

I request you make this meeting truly public and provide a remote attendance option so all may attend and voice their concerns (Webex, zoom, etc)

Sincerely Yours

Christopher M. Wardle

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**From:** Christopher Wardle <cmw@christopherwardle.com>  
**Sent:** Monday, March 4, 2024 10:00 AM  
**To:** 'Sangeeta.Deokar@pinal.gov' <Sangeeta.Deokar@pinal.gov>  
**Subject:** Pz-pa-005-23, Pz-035-23, Pz-po-010-23 (Tela Peralta)

Dear Sangeeta Deokar

I am writing with regard to applications Pz-pa-005-23, Pz-035-23, Pz-po-010-23 as a concerned citizen of the Peralta Trails community.

The applicants have requested a zoning change from Rural to Commercial with the intention of building and operating a vacation resort.

The scope of this proposal was originally represented to the current residents of this area as minimally impactful.

However, it has recently come to our attention (via this [video](#)) that project includes: A Gun Range; A 200 + seat amphitheater; A Helicopter facility.

It is unfortunate these details were not represented in a transparent way in the original representation of the applications to the current residents. They are anything but 'minimally impactful'.

- The property in question lies at the base of the Superstition Wilderness Area. The noise from a Gun Range will have a negative impact on the Wilderness. One of the defining characteristics of Wilderness is Solitude. The noise pollution from this amenity will eliminate that characteristic entirely in the area of the Peralta trailhead and have a negative impact on the user experience as well as the resident wildlife.
- The revelation of a >200 person amphitheater and a large parking area discredits the original representation of the project as minimally impactful to the exiting communities. Assuming the average car occupancy in the US of 1.7 people per car that amenity alone would mean ~ 120 additional automobiles on Peralta rd. A transportation corridor already challenged by greater demand from recently increased residential density.
- And finally. The original representation of this project made no mention of aircraft. The inclusion of a 'helipad' is commensurate to a FBO (Fixed Base of Operations). To even consider such a possibility demonstrates a complete and utter disregard for the quality of life of the existing residents. The establishment of an aircraft facility at the end of Peralta RD would effectively rezone the nearby communities from residential to quasi commercial. The noise level from any type of airport operation that close to a residential area is not only negatively impactful but transformative, particularly helicopters, which fly lower and are louder and more intrusive than other aircraft. The home owners in Peralta Trails and Peralta Canyon did not choose to locate in a an 'end of runway' community. And to even consider allowing this area to be converted to such shows a disregard for the quality of life and safety and security of these tax paying citizens frankly bordering on contempt.

Sincerely Yours

Christopher M. Wardle

602-946-4221

[cmw@christopherwardle.com](mailto:cmw@christopherwardle.com)



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

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**Planning case numbers: PZ-PA-005-23; PZ-035-23; PZ-PD-010-23**

1 message

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**Katie Korneta** <katiekorneta97@gmail.com>

Tue, Mar 12, 2024 at 8:16 PM

To: Sangeeta.Deokar@pinal.gov

1. Planning case numbers: PZ-PA-005-23; PZ-035-23; PZ-PD-010-23
2. Katherine korneta, 10115 e meandering trail lane, 6304530637 , 108-74-0950
3. I oppose the zoning change
4. I highly oppose these resort plans. The over-usage of public land that has been going on since the regional park was built has quadrupled, and I'm very concerned that this resort will make it even worse. I am concerned about the amount of traffic it will add to peralta rd, and I am worried about what other developers will want to build in this area once a resort is built back there. It is truly shameful to destroy the beautiful foothill area of the superstitions with permanent buildings and parking lots. The current temporary wedding set ups that the owners create are beautiful and do not overly impact the land, and it should stay that way. I don't even know how they can call it an "eco resort" when they're putting in a helicopter pad and a 200-person amphitheater. How will the lighting and sound affect the wilderness area? The gold canyon community has recently submitted to be a dark sky community, has this been taken into consideration by the new owners of the ranch? I am outraged given the previous owner's history as a working cattle ranch in Gold Canyon that his family would want to destroy that beautiful area just for a wedding venue/resort. Please don't allow Gold Canyon to turn into a tourist trap community like Sedona by allowing this resort to be built.
5. I unfortunately will be unable to attend the meeting because of work, therefore I cannot appear or be heard speak.



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

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**Peralta Proposals: Pz-pa-005-23, Pz-035-23, Pz-po-010-23**

4 messages

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**Mary Westlund** <marywestlund9@gmail.com>

Wed, Feb 28, 2024 at 4:49 PM

To: sangeeta.deokar@pinal.gov

Cc: David Westlund &lt;davidwestlund9@gmail.com&gt;

Hello Sangeeta,

We are residents of Peralta Canyon, the neighborhood adjacent to the Peralta area which has a proposal for future development for a resort/wedding venue under cases numbers Pz-pa-005-23, Pz-035-23, Pz-po-010-23.

Can you please advise if the proposal includes road improvements (ie: paving) for the portion of the Peralta road leading into and beyond the proposed venue? I ask because the road is already difficult to travel due to the the number of bumps, the many sharp turns with limited visibility ahead and and the condition of the road worsens after we've had rain. It seems this resort will add more traffic to the road not only up to the resort but beyond to trail heads on the state trust and Tonto National park lands. For that reason, it seems that in conjunction with approving proposals which will result in additional traffic, part of the plan should include associated road improvements to support the expanding usage of the impacted roadways.

Thanks for helping us understand this more fully.

Best Regards,  
Mary Westlund

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**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>

Thu, Feb 29, 2024 at 7:14 AM

To: Mary Westlund &lt;marywestlund9@gmail.com&gt;

Cc: David Westlund &lt;davidwestlund9@gmail.com&gt;

GM,

As part of the proposal, the applicant is responsible for road improvements for the portion of the Peralta road leading into the proposed venue as approved by the County engineer.

Thanks and Regards  
Sangeeta Deokar

[Quoted text hidden]

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**Sangeeta Deokar**

Senior Planner,

85 N Florence Street  
P O Box 749  
Florence, AZ 85132

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**Mary Westlund** <marywestlund9@gmail.com>

Thu, Feb 29, 2024 at 8:02 AM

To: Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

Cc: David Westlund &lt;davidwestlund9@gmail.com&gt;

Thanks for your prompt response. Can you provide more specifics on what the road improvements will be or can you refer me to some proposal that has these specified? I'd like to understand if the proposal includes paving Peralta road and maintaining that road's condition over time. Thanks

[Quoted text hidden]

Mary Westlund <marywestlund9@gmail.com>  
To: Sangeeta Deokar <sangeeta.deokar@pinal.gov>  
Cc: David Westlund <davidwestlund9@gmail.com>

Fri, Mar 1, 2024 at 6:46 AM

Hello Sangeeta,

I found the lengthy proposal and read through it to try to better understand the impact to the current Peralta Trails and Canyon residents. My main concerns are traffic, noise and maintaining the beauty of the natural surroundings all of which impact our investment and enjoyment of our property which we recently invested in.

1) In terms of traffic, I found no commitment or details on the improvements to the roads leading into the property to support the increased traffic flow. I may have missed it in the lengthy document but below are the 2 key related items I found. The traffic does seem significant, especially when there are large events and the possibility of 20 buses going in and out (40 total daily) and 134 cars entering and exiting. Has the county determined that there are no accommodations for this traffic required on either Hwy 60 or Peralta road (especially the dirt road leading into the property)?

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

The proposal:

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

Please explain:

The proposal obtains access from the U.S 60 highway off Peralta Road, and is located at the end of Gold Rush Road. Adequate transportation corridors are existing, and the proposal is not expected to significantly impact them.

Shuttle vehicles will be utilized for large events. Therefore, the largest number of event attendees would be 400, and would be transported by 15 to 20 busses. Some of the large-event attendees would likely also be overnight guests at the eco-resort.

**Table 1** provides the trip generation for the Tela Peralta eco-resort, for both typical and maximum circumstances.

**Table 1: TRIP GENERATION**

TIME PERIOD	TYPICAL			MAXIMUM		
	ENTERING	EXITING	TOTAL	ENTERING	EXITING	TOTAL
Daily .....	34	34	68	67	67	134
AM Peak Hourly.....	9	9	18	36	0	36
PM Peak Hourly.....	9	9	18	0	36	36

2) Noise - is the county confident that the gun range and amphitheatre venue will not result in noise for the surrounding residences and schools? Is the property far enough away from the existing school and residences to avoid having the noise carry to these areas?

Thanks in advance for your responses,  
Mary

[Quoted text hidden]



Sangeeta Deokar &lt;sangeeta.deokar@pinal.gov&gt;

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**Planning case numbers: PZ-PA-005-23; PZ-035-23; PZ-PD-010-23**

2 messages

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**tannshell** <tannshell@aol.com>  
To: Sangeeta.Deokar@pinal.gov

Tue, Mar 12, 2024 at 5:38 PM

1. Planning case numbers: PZ-PA-005-23; PZ-035-23; PZ-PD-010-23
2. Shelly Tannehill  
[10829 E Surveyor Ct. Gold Canyon, AZ 85118](#)  
480-707-3902  
Parcel # 108-74-61008
3. I am in opposition of the request to rezone
4. Approval will result in more rezoning requests and eventual development, and will encourage more illegal camping and overuse of desert land along Peralta Road.
5. I do not wish to appear and be heard at the hearing.

Shelly Tannehill

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**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>  
To: tannshell <tannshell@aol.com>

Wed, Mar 13, 2024 at 5:32 AM

Thank you for sharing your comments. I will share the same with the commission members.  
You have the opportunity to express your concerns during the public hearing portion of the P&Z meeting on the 21st of March at 9:00 am

Regards  
Sangeeta Deokar  
[Quoted text hidden]  
--

**Sangeeta Deokar**  
Senior Planner,

85 N Florence Street  
P O Box 749  
Florence, AZ 85132

RE: PZ-PA-005-23, PZ-035-23, PZ-PD-010-23

As a group of resident home owners in Pinal County we oppose the zone changes requested in the above three (3) actions.

Our objections are:

- 1) The proposed use could compromise the five (5) qualities of Wilderness Character, in the nearby Superstitions Wilderness, as outlined in the Wilderness Act of 1964.
- 2) Noise and light pollution which can impact wilderness solitude, users of Peralta Regional Park and wildlife.
- 3) This zone change allows for much more impactful uses than those that are being proposed.
- 4) A precedence could be set for similar zoning changes to the nearby State Trust Land.
- 5) Currently the primary use of this area is public recreation and this change to commercial is inconsistent with this usage.

Respectfully submitted,

William Gorrell & Elizabeth Butler - Parcel # 100-27-035H  
651-329-9045  
931 N. Hilton Rd  
Apache Junction, AZ 85119

Michael & Cynthia S. Salvucci - Parcel # 108-08-07-009  
480-204-0152  
4348 S. Pony Rider Trail  
Gold Canyon, AZ 85118

Duane Dunning - Parcel # 108-15-02-401  
480-299-9310  
4292 S Last Chance Trail  
Gold Canyon, AZ 85118

Georgine Naimoli & Denise M. Jenderzak - Parcel # 102-03-03101  
480-290-0354  
1308 S. Hopi Rd.  
Apache Junction, AZ 85119

Elizabeth Butler would like to be heard on all of our behalves.

March 13, 2024

PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT  
P.O. BOX 749  
FLORENCE, AZ 85132

Dear Ms. Sandgeeta Deoker,

Reference: Planning case numbers: PZ-PA-005-23; PZ-035-23; PZ-PD-010-23

My name is Tim McGrath with identification details as follows:

Address: 5047 S. Vision Quest Ct  
Gold Canyon, AZ. 85118  
Phone: (317) 372-7928  
Property Tax Parcel: 10474119A

I strongly **OPPOSE** the aforementioned case numbers for rezoning purposes and the construction of "Eco-Resort" situated immediately off of Peralta Rd. in Gold Canyon.

I have significant safety and quality-of-life concerns should this plan materialize.

Safety Concerns:

- 1) Any plan to increase the traffic volume on the already overcrowded US 60 and the primitive Peralta Rd.
- 2) Any plan to allow an open "target shooting range" less than a mile from various pedestrian trailhead parking for hikers
- 3) Any plan to allow the installment of a permanent (and non-safety related) "Heli-pad" on the property.

Quality-of-Life Concerns:

- 1) Any plans to alter the precious natural beauty of the Superstition Mountain land (both Federal & Arizona State levels)
- 2) Excessive road usage on a primitive road that causes excessive dust.
- 3) Any plans to increase the noise of air-traffic flying to/from said property
- 4) Any plans to have live gun-fire rounds around any person hiking or off-roading in the adjacent areas.

Due to previous commitments, I will not attend this public hearing and offer this memo to articulate my position.

Sincerely,



Becky McGrath  
Gold Canyon Resident

RE: PZ-PA-005-23, PZ-035-23, PZ-PD-010-23

My objections are:

- 1) The proposed use could compromise the five (5) qualities of Wilderness Character, in the nearby Superstitions Wilderness, as outlined in the Wilderness Act of 1964.
- 2) Noise and light pollution which can impact wilderness solitude, users of Peralta Regional Park and wildlife.
- 3) This zone change allows for much more impactful uses than those that are being proposed.
- 4) A precedence could be set for similar zoning changes to the nearby State Trust Land.
- 5) Currently the primary use of this area is public recreation and this change to commercial is inconsistent with this usage.

HALL GORDON K & PATRICIA S PARCEL ID NUMBER 108150040

4046 S LAST CHANCE TRL

GOLD CANYON AZ 85118-4772



Sangeeta Deokar <sangeeta.deokar@pinal.gov>

---

## FW: Tela Peralta; Event Destination

2 messages

---

Jennifer Hall <JHall@roselawgroup.com>

Wed, Mar 13, 2024 at 9:11 AM

To: Sangeeta Deokar <sangeeta.deokar@pinal.gov>

Cc: Jennifer Hall <JHall@roselawgroup.com>, Patrick Hogan <phogan@roselawgroup.com>

Sangeeta – I cant recall if I sent this email over to you from a phone call I received regarding Tela Peralta. Please add to the case file as support. Thx.

Also – please send over any public comment you have received. Thanks.

**Jennifer Hall**

Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251

Direct: 480.505.3938 F: 480.505.3925 Mobile: 602.369.0810

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Think green, please don't print unnecessarily

---

**From:** Marcus Schultheis <[marcus.sc@gmail.com](mailto:marcus.sc@gmail.com)>  
**Sent:** Monday, February 26, 2024 1:21 PM  
**To:** Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)>  
**Subject:** Re: Tela Peralta; [Event Destination](#)

Thank you so much!! Seems great! I think it will be a welcome addition to help with the high camping demand on the area.

Thanks again,

Marcus

On Mon, Feb 26, 2024 at 1:15 PM Jennifer Hall <[JHall@roselawgroup.com](mailto:JHall@roselawgroup.com)> wrote:

Hi Marcus – Thanks again for your call. As mentioned, the rezoning is for private property surrounded by state land with magnificent views of the Superstitions. This rezoning will allow the owners to continue to host special events on a permanent basis. I've included a site location map that shows you the entire 135 acre property outlined in RED along with a rendering of the entrance with the event tent in the background and a rendering of one of the private tents for overnight guests. Also, this property has been in the owner's family for generations so please know that they fully intend to preserve and maintain the beauty for generations to come.

If you are so inclined please send an email to county staff Sangeeta Deokar [sangeeta.deokar@pinal.gov](mailto:sangeeta.deokar@pinal.gov) and let her know you are supportive of this request (please copy me too).

Happy to answer any additional questions and thanks!!

## Jennifer Hall

Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251

Direct: 480.505.3938 F: 480.505.3925 Mobile: 602.369.0810

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Think green, please don't print unnecessarily

---

**Sangeeta Deokar** <sangeeta.deokar@pinal.gov>  
To: Jennifer Hall <JHall@roselawgroup.com>

Wed, Mar 13, 2024 at 4:32 PM

Will do

[Quoted text hidden]

--

**Sangeeta Deokar**  
Senior Planner,

85 N Florence Street  
P O Box 749  
Florence, AZ 85132

**AFFIDAVIT OF PUBLICATION**

State of New Jersey, County of Hudson, ss:

Kevin King, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issue. The publications thereof having been on the following date:

**PUBLICATION DATES:**

Feb. 29, 2024

**PINAL CENTRAL DISPATCH**

(Signed) Kevin King  
agent and/or publisher of the Pinal Central Dispatch

**VERIFICATION**

State of New Jersey  
County of Hudson

**SHANNEA H HOLMES**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 02/29/2024

Shannea H. Holmes  
Notary Public  
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF MARCH, 2024, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, AT 85 N. PINAL STREET, BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. 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. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m. and on the internet at: <http://pinalcountyaz.gov/CommunityDevelopment/>

Planning/Pages/NoticeofHearing.aspx#

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

DATED ON THIS 31st DAY OF JANUARY, 2024 by Pinal County Planning & Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PO BOX 749

FLORENCE, AZ 85132

Contact for this matter: Sangeeta

Deokar, Senior Planner

E-mail Address: Sangeeta.

Deokar@pinal.gov

Phone # (520) 866-6641

No. of publications: 1: date of publication: Feb 29, 2024

# THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

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PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

**ROSE LAW GROUP**  
7144 E STETSON DR STE 300  
SCOTTSDALE, AZ 85251

**This is not an invoice**

Order # 0005879183 # of Affidavits 1


P.O # PZ-PA-005-23

Issues Dated:

02/26/24

STATE OF WISCONSIN }  
COUNTY OF BROWN } SS.

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.



Sworn to before me this

26 TH day of  
FEBRUARY 2024



Notary Public

My Commission expires: 

VICKY FELTY  
Notary Public  
State of Wisconsin

**NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF MARCH, 2024, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, AT 85 N. PINAL STREET, BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.**

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**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), CB11 (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 EcoResort; 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.

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**PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT**

**PO BOX 749**

**FLORENCE, AZ 85132**

**Contact for this matter:**

**Sangeeta Deokar, Senior Planner**

**E-mail Address:**

**Sangeeta.Deokar@pinal.gov**

**Phone # (520) 866-6641**

**Pub: Feb 26, 2024**

Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # 1st sign PZ-PA-005-23 2nd Sign PZ-035-23 & PZ-PD-010-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at Peralta & Gold Rush, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs  
Sign Company Name

  
Sign Company Representative

Subscribed and sworn to be on 02/22/24 by Patrick Anspaugh.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

  
Notary Public

My Commission expires: 5/31/27



Location 1

# PINAL COUNTY *Public Hearings*

**Case Number:** PZ-PA-005-23

**Existing Comp Plan:** Major Open Space (1 du/ac)

**Proposed Comp Plan:** General Commercial

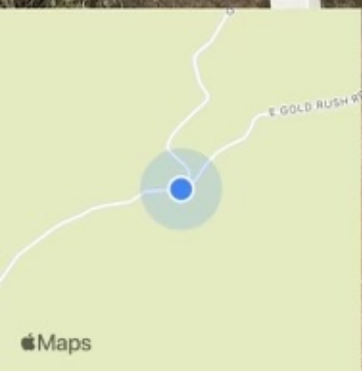
**Acreage:** 134.86± acres

**Applicant Name:** Rose Law Group pc

**Applicant Phone Number:** 480-505-3938

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

Public Hearing  
Information



February 27, 2024 at 8:41 AM  
20601-20791 E Gold Rush Rd  
Pinal County

Location 1

# PINAL COUNTY *Public Hearings*

**Case Numbers:** PZ-035-23 and PZ-PD-010-23

**Existing Zoning:** GR (General Rural), CB-1 (Local Business), MH (Manufactured Home)

**Proposed Zoning:** C-3 (General Commercial) with PAD overlay to allow an Eco-Resort

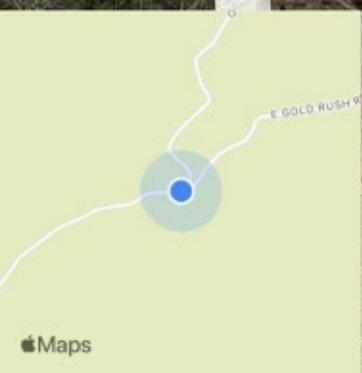
**Acreage:** 134.86± acres

**Applicant Name:** Rose Law Group pc

**Applicant Phone Number:** 480-505-3938

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

Public Hearing  
Information



February 27, 2024 at 8:38 AM  
17975 Peralta Rd  
Pinal County

# PINAL COUNTY *Public Hearings*

**Case Number:**

PZ-PA-005-23

**Existing Comp Plan:** Major Open Space (1 du/ac)

**Proposed Comp Plan:** General Commercial

**Acreage:** 134.86± acres

**Case Numbers:** PZ-035-23 and PZ-PD-010-23

**Existing Zoning:** GR (General Rural), CB-1 (Local Business),  
MH (Manufactured Home)

**Proposed Zoning:** C-3 (General Commercial) with PAD  
overlay to allow an Eco-Resort **Acreage:** 134.86± acres

**Applicant Name:** Rose Law Group pc

**Applicant Phone Number:** 480-505-3938

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

Public Hearing  
Information



# TELA PERALTA- SIGN POSTING

- Two large boards as indicated on the map

