



MEETING DATE: APRIL 24, 2024

TO: BOARD OF SUPERVISORS

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

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

Executive Summary:

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

If This Request is Approved:

The applicant will apply for building permits under the new development and design standards.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of land-use change (PZ-PA-005-23), zone change (PZ-035-23) and planned area development (PAD) overlay (PZ-PD-010-23), with attached stipulations.

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

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

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

AGENT: Jordan Rose, Rose Law Group

REQUESTED ACTION & PURPOSE: (Three cases)

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

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

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

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

SIZE: 124.83± acres.

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

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

SURROUNDING ZONING:

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

PUBLIC PARTICIPATION:

- Neighborhood Meeting: August 28, 2023
- Agency mail out: February 27, 2024
- Property Mail-out: February 27, 2024
- Newspaper Advertising: February 29, 2024, April 2, 2024
- Site posting: February 22, 2024, April 3, 2024

COMMISSION RECOMMENDATION (PZ-PA-005-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted unanimously (9-0), to recommend approval of **(PZ-PA-005-23)**, based as presented, with no stipulations.

* *no proposed stipulations.

COMMISSION RECOMMENDATION (PZ-035-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted unanimously (9-0), to recommend approval of **(PZ-035-23)**, based as presented, with the 1 stipulation.

PZ-037-23 STIPULATIONS

1. Approval of this zone change (PZ-035-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

COMMISSION RECOMMENDATION (PZ-PD-010-23): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted unanimously (9-0), to recommend approval of **(PZ-PD-010-23)**, based as presented, with the 44 stipulations. Change to stipulation 29 and an addition of stipulation number 44 is stated as below:

29. All ~~any~~ events taking place at the ~~amphitheater location~~ resort with consistent noise or light use will be restricted to abide quiet hours in accordance with the Pinal County Noise Ordinance (Chapter II. - NOISE[2], Section 10-24);
44. Applicant to dedicate, in a form acceptable to the County, a Helipad area to Pinal County PCSO for operation of emergency services. The dedication should accommodate minimum design standards as identified by the United States Federal Aviation Administration Advisory Circular (150/5390-2D) dated 1/5/2023, or as approved by the Pinal County Sheriff's Office.

PZ-PD-010-23 STIPULATIONS

1. Applicant/owner shall utilize decomposed granite or other dust-control measure(s) for the 24' ingress-egress, resort units, and parking, as approved by the County Engineer and Air Quality Departments. Where possible, to preserve a rural and natural appearance, paving should be avoided;
2. Applicant /developer to provide ADA compliant parking for commercial components of the Tela Peralta PZ-PD-010-23;
3. Applicant/developer to provide parking markers to delineate 20X10 parking stalls/bays along with decomposed granite/ crushed rock as paving. Parking markers will consist of bumper stops, railroad ties and/or Ceramic Road Reflectors (Bot Dots) throughout the commercial portions of the project. Parking plan will be subject to the approval of the Community Development Director;
4. Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4, as applicable. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5;

5. Final design of fences, walls and screening (Including wildlife fencing for boundary lines in accordance with Arizona Game and Fish) will be subject to the approval of the Community Development Director;
6. Applicant to follow Landscaping standards as specified for future development of recreation areas to preserve and enhance natural and native vegetation; as approved by the Community Planning Director:
 - a. Selection of all plant material to be selected from Arizona Department of Water Resources Low water Use/Drought Tolerant Plant list for the PINAL Active Management Area;
 - b. Minimum tree: one tree per 25 feet of lineal street/access frontage;
 - c. 50% of the required trees shall be 24-inch box size or larger;
 - d. All trees shall be planted and staked in accordance with the Arizona Nursery Association Standards;
 - e. 50% of shrubs shall have a minimum size of 5 gallons and shall be planted to complement the placement of trees;
7. Applicant/Developer to follow the development guidelines of 50' 00 erosion hazard setback along any water course as provided by a Drainage Engineer;
8. Applicant to follow the setback buffer measured from the top edge of the stream channel, of 150 feet from any identified riparian areas per Arizona Game and Fish Department;
9. Site Plan application for Tela Peralta will be required once the zoning is approved by the Board of Supervisors;
10. Natural Landscape buffer of 50 ft to be provided all along the boundary of the rezoned property line that abuts Rural and Residential Zones;
11. 35 percent of significant stands of natural vegetation shall be preserved and protected from alteration or destruction on an exhibit, unless a mitigation plan is approved in conjunction with the project. Salvaged plants(able to be salvaged) shall be planted on site to remediate effects of all disturbed areas;
12. All undisturbed washes with an average flow rate of 200 cubic feet per second or greater shall be preserved in an undisturbed condition and the habitat value preserved in its original condition unless the disturbance is related to roadway, flood control or other infrastructure related projects and approved by the Community Development Director. When natural washes are preserved they shall provide connectivity to adjacent parcels;
13. Developed open space except for multi-use paths and trails outside of a designated open space area shall not include parcels that are less than 100 feet wide, measured at the widest point, and one-quarter acre in area. Multi-use paths and trails located outside the designated open space areas may count as developed open space;

14. The following activities and land uses shall not be counted as a part of any required open space category within a proposed development:
 - a. Streets, alleys, and other public or private rights-of-way; vehicular drives; parking, loading, and storage areas;
 - b. Required setback areas;
 - c. The unbuilt portions of a lot;
 - d. Areas reserved for the exclusive use or benefit of an individual owner or tenant;
 - e. Small remnant parcels;
 - f. Landscape tracts at the end of blocks unless they meet the size and design requirements set forth in PCDSC 2.176.100(G);
 - g. Channelized or altered drainage ways unless they meet the size and design requirements set forth in PCDSC 2.176.180; and
 - h. Indoor facilities not part of a recreation area;
15. Waste generated on the site will be responsibility of the owner to dispose of or contract to hauling services;
16. Applicant/owner to follow Lighting Zone 1 Development Service Code for outdoor lighting for PZ-PD-010-23;
17. Applicant to follow all guidelines for minimum amount of light recommended by Arizona Game and Fish Department for safety purposes within the residential development;
18. Applicant to use motion sensing lighting and narrow spectrum lighting to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure lighting reaches only areas needing illumination;
19. A Dust Registration Permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
20. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
21. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
22. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer and/or State Land department (ASLD);
23. Any amendments/changes to Tela Peralta (PZ-PD-010-23) will follow all procedures in Chapter 2.176.260. - Amendments to the PAD overlay zoning district;
24. The permitted uses in this Planned Area Development (PAD) stipulated herein shall be limited to the uses on EXHIBIT A 1.5, of the applicant's PAD document except service establishment not

defined;

25. Applicant/Owner/Developer to provide a development plan showing wildlife area not to be impacted by development (35 percent) prior to site plan submittal;
26. Applicant to maintain washes in their natural state and without barriers (fencing) to reduce potential effects to vegetation and wildlife distributions and abundance beyond the project area as identified and recommended by the Arizona Game and Fish Department;
27. Applicant/owner to follow Arizona Game and Fish Department wildlife friendly culvert designs; Perimeter/boundary buffering (of natural vegetation) with 50' width;
28. On the ground archaeological survey and appropriate mitigation, measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to submittal of any development plan;
29. All events taking place at the resort with consistent noise or light use will be restricted to abide quiet hours in accordance with the Pinal County Noise Ordinance (Chapter II. - NOISE[2], Section 10-24);
30. Preservation of natural areas such as dense stands of native vegetation, rocky outcrops, slopes greater than 15 %, and riparian habitat; as required by Pinal County Development Services Code (Chapter's 3.25.010 and 3.25.030);
31. Salvage and mitigation plan for the uprooting of any Saguaro and other protected species are required in accordance with State legislation provided by the Arizona Department of Agriculture;
32. Applicant to follow State Native Plant Laws (ARS 3-901 through 3-934) and rules (AAC R3-3-1101 through R3-3-1110) where plants need to be conserved either through transplanting or allowing salvagers to remove them to other locations;
33. Prohibition of exotic and invasive species in landscaping as listed below:
 - Fountain grass (Pennisetum setaceum).*
 - Oncosiphon piluliferum.*
 - Buffelgrass (Pennisetum ciliare).*
 - Johnson grass (Sorghum halapense).*
 - Giant reed (Arundo donax)*
 - Common crabgrass (Digitaria sanguinalis)*
 - Pampas grass (Cortaderia selloana)*
 - Red brome(Bromus rubens)*
 - Mediterranean grass(Schismus spp.)*
 - Tree of heaven (Ailanthus altissima)*
 - African sumac (Rhus lancea)*
 - Russian olive (Eleagnus angustifolia)*
 - Salt cedar/Tamarisk (Tamarix pertandra T. ramosissima)*
 - Bermuda grass (Cynodon dactylon)*

- Excluding sod hybrid Bermuda Lovegrasses (Eragrostis spp.)*
- Excluding Plains lovegrass (Eragrostis intermedia)*
- African rue (Peganum harmala)*
- Iceplant (Mesembryanthemem crystallinum)*
- Arabian Grass (Schismus arabicus)*
- Natal Grass (Melinis repens (Rhynchelythrum repens)*
- Aquatics Eurasian Watermilfoil (Myriophyllum spicatum)*
- Giant Salvinia (Salvinia molesta)*
- Hydrilla (Hydrilla verticillata)*
- Water hyacinth (Eichhomia crassipes);*

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

Permitted Uses*	Resort, Hotel with accessory uses, including restaurant, retail sales and services, personal services and recreational facilities. Detached residential units. Weddings and other events. Amusements, such as bowling alley, theaters, gymnasium, archery, and similar. Bar, cocktail lounge, night club, tavern, dance floor. Health club or fitness center. Restaurant, including a cocktail lounge or bar. Retail sales establishments. Service establishments.
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35. The primary access road from Peralta Road east to the entrance of the development shall be improved to a minimum all-weather access standard to support the proposed traffic volumes, promote safe ingress/egress of emergency vehicles and to provide dust abatement. The internal driveways, camping sites, and parking areas may utilize alternative surface treatments or other dust-control measures meeting international fire code (IFC) requirements, as approved by the County Engineer;
36. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;
37. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards and as approved by the County Engineer and Arizona State Land Department;

38. All right-of-way dedication shall be free and unencumbered;
39. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
40. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
41. Portions of the proposed development are located within a Special Flood Hazard Area, designated as Flood Zone A, as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area;
42. The Applicant to apply to Arizona State Land Department for easements or land purchase to be able to access internal roads through State Trust land;
43. Applicant to apply for a Special Land Use permit for recreational use and activities on the State Trust Land; and
44. Applicant to dedicate, in a form acceptable to the County, a Helipad area to Pinal County PCSO for operation of emergency services. The dedication should accommodate minimum design standards as identified by the United States Federal Aviation Administration Advisory Circular (150/5390-2D) dated 1/5/2023, or as approved by the Pinal County Sheriff's Office.

Date Prepared: 04/16/2024 SD

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 249810)

Regular Meeting
9:00 a.m.
Thursday, March 21, 2024
Emergency Operations Center
301 E. 11th Street, Florence, Arizona

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CALL TO ORDER & ROLL CALL: pp. 1-2

PLANNING MANAGER REPORT: pp. 2-3

CONTINUED CASES:

- SUP-033-23 - pp. 3-55

TENTATIVE PLATS:

- S-012-23 - pp. 55-59
- S-040-22 - pp. 59-63

NEW CASES:

- PZ-PA-005-23, PZ-035-23 & PZ-PD-010-23 - pp. 63-108
- PZ-PA-001-24, PZ-004-24 & PZ-PD-002-24 - pp. 109-114
- PZ-PZ-014-23, PZ-051-23 & PZ-PD-020-23 - pp. 114-171

TEXT AMENDMENT:

- PZ-C-001-22 & 2023 Pinal County Subdivision & Infrastructure Design Manual Public Hearing/Action - pp. 172-188

INFORMATIONAL ITEM:

- Presentation on Solar Utility Grade Energy Production in Pinal County - Removed

ADJOURNMENT: p. 191

TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 COLLECTIVE: Aye.

2 RIGGINS: Any opposed?

3 MOONEY: Opposed.

4 RIGGINS: Opposed. One opposed. The case passes.

5 Okay, we'll move on to our next case. It is 5 to 11, we
6 should be just fine. The next case has actually three
7 segments to it. They'll all be necessary to have separate
8 votes, but I'm sure that the applicant will probably handle
9 the entire case in its presentation on the front side. So we
10 have a PZ-PA, which is a Non-Major Comprehensive Plan, we have
11 a zoning case, and then we have a PAD. So we'll go ahead and
12 begin case PZ-PA-005-23.

13 DEOKAR: Good morning Chair, Vice-Chair, Commission
14 Members. Sangeeta Deokar, Senior Planner, presenting the case
15 named Tela Peralta. As mentioned by the Chair, there are
16 three portions, three applications - a land use change, a
17 rezone, and a PAD overlay. So the first portion is that of
18 the land use change, from a Major Open Space to General
19 Commercial for 124.86 acres. And the next two cases are the
20 rezone and a PAD overlay for the same area. The rezone
21 includes a request from General Rural, Local Business zone and
22 a Manufactured Home zone to Commercial Zoning District. Just
23 to give an overview, again, the size is 124.86 acres for a
24 commercial C-3 zoning. Location is east off of U.S. 60, off
25 Peralta Road and end of the Gold Rush Road. The owner is Amy

1 Doyle, and representing Rafter D Cattle Co. Inc., and we have
2 the agent, Rose Law Group, Jordan Rose - Jennifer is
3 representing Rose Law Group, Jennifer Hall. The County map
4 shows the location of the cases that have been requesting the
5 changes. One can see that it is marked, it's just west of -
6 sorry, east of Apache Junction and south of the green portion,
7 which is a Major Open Space, and northern portion of the
8 County. Further zooming into the area map, and one can see
9 that it is largely part of the Arizona State Land, and the
10 northern portion is the Tonto, National Forest, and the yellow
11 portion is the Peralta Regional Park - Pinal County's park.
12 And the red portion shows the number of parcels that are
13 requesting the land use change, the rezone and the PAD
14 overlay. The Comprehensive Plan currently as stated earlier,
15 is a Major Open Space. The red boundary shows the parcels
16 that are requesting these changes, and one can see that the
17 proposed change in land use is to Commercial, showing the
18 changes in the bottom map. The aerial on the west side of the
19 slide shows the overall, you know, terrain of the area.
20 Again, a further aerial showing the large riparian area to the
21 south portion, south and east. It's going diagonally on this
22 property. The zoning, as stated earlier, it is - existing is
23 GR all around. One can see the Peralta Road on the northern
24 west side. Existing zoning for this is CB-1 and Manufactured
25 Home and General Rural. It's been hatched in the portion, and

1 one can see a portion in the white to the east side, which is
2 the cattle ranch that has been an active cattle ranch. This
3 is the 600 foot buffer zone showing, you know, the outreach
4 that one does, however, additional outreach has been done to
5 agencies, various agencies beyond this buffer. Some site
6 context and surroundings. Trying to show that in terms of the
7 pictures also indicating, the central portion is a small
8 scaled site plan, and the northern portion is the Superstition
9 Wilderness, the Tonto National Forest. You can see there's a
10 picture on the right. State Land surrounding this whole
11 property. And one can see the Peralta Regional Park to the
12 southwest of this proposed project. Some history and
13 background on this parcels. The Backus/Doyle family has owned
14 the property since 1977, and when they acquired this position,
15 they already had the CB-1, MH and GR zoning. And that is
16 under the case PZ-506-77. The cattle ranch has been in
17 operations since 1850s. It has changed ownership multiple
18 times, however, the current owners are the same family, Backus
19 and the Doyle. The owners do have access to the site, to
20 State Land, and are also in the process of acquiring this
21 permanently for this project. Owners have been using this
22 venue due to its unique location for wedding events and with
23 temporary use permits that have been applied for to the County
24 multiple times. This is the proposed development plan, and
25 the red arrow to the west side of this shows the main access

1 from the Peralta Road, to the east, Gold Rush Road, as named
2 currently. On the east side, which is circled in blue, is an
3 existing cattle ranch, and there is no changes to that that
4 have been requested. It's going to continue its operations as
5 per the request, and the application. Just kind of showing an
6 overall access from the west side of the property, and I'm
7 going to show the development plan as has been shared by the
8 applicant. The Phase 1 of this is the eco-resort, which is
9 the guest venue, the event space. Restaurant with wine
10 tasting and the culinary experiences that they have been
11 sharing in the temporary use permits that have been issued.
12 There's a gift shop that has been, as part of the project, and
13 guest employee parking with solar shades, transportation, drop
14 -off area and resort residences. The two red markings that
15 are shown are the first phase of this development. Some
16 renderings and images that have been just added to kind of get
17 an idea of what the applicant is proposing. So this is Phase
18 1. The Phase 2 is the eco-lodging single room residences
19 shown in blue bubbles, which is also their development of
20 trails and largely the single room residences as part of this
21 Phase 2 development. Trails within the resort, open space
22 development with natural plant material and, you know, working
23 on the development of the overall site will go across in all
24 the phases. The Phase 3 of this is showing the event size,
25 which is, you know, small and medium sizes, having wine

1 tasting events. There's a spa that has been proposed.
2 There's employee bunkhouses just opposite of the cattle ranch,
3 that have been shown in small black dots. The amphitheater,
4 which is showing kind of a rendering again, an image on the
5 site. Trash and recycling. So these are either a project, you
6 know, Phase 3, some of the activities that are planned, and
7 again, an image for the open kind of event areas that have
8 been shown in the image at the bottom left. So these are the
9 three phases that the applicant is proposing. And some of the
10 features, basically, for the development plan actually ensures
11 protection of the open spaces and the desert environment with
12 minimal disturbance respecting the unique Superstition area
13 ecology. The underlying theme is to kind of gel with the
14 environment, have - adopt sustainable methods for
15 construction, and uses only allowed would be for the
16 ecotourism. Passive activities, passive, you know,
17 recreational activities that are part of this eco-resort.
18 Building structures will be earth hugging and you seen those
19 little outcrop houses blending within the surrounding
20 environment. There would be height restrictions for those.
21 Site plan process will be triggered after the zoning
22 entitlement and ensure all stipulations are met related to
23 this eco-resort. As are shared in this table, the permitted
24 uses for this commercial, one can see an outline that are
25 specific and only specifically related to the resort and the

1 hotel accessory uses, including retail sales and services,
2 personal services, recreation facilities, detached residential
3 units, weddings and other events that would be part of this.
4 Amusement such as, you know, certain activities would be
5 within enclosed areas. Bars, cocktail lounge, nightclubs,
6 health clubs, you know, restaurants, and so this
7 establishments that are related to this resort. Proposed
8 development standards for C-3 zoning as are shown, showing the
9 base zoning and the updated standards. Open space development
10 standards, we're trying to ensure that 35 percent of this
11 whole area would be remained open, preserved and protected
12 from any kind of alteration that would also include no
13 development on 15 percent and greater slopes, riparian areas
14 that would be protected, rocky outcrop and dense vegetation,
15 which is part of this natural beauty and environment that this
16 mountain area has to offer. Some pictures along north.
17 South. East into the into the property. And west. Some
18 items for the Commission consideration. The total area, as
19 mentioned, is 124.86 acres, currently designated as Major Open
20 Space in the Pinal County Comprehensive Plan. This Major Open
21 Space basically is used for recreational areas, and although
22 it is asking for commercial land use request, the intent still
23 remains the same. The commercial land use request is for
24 activities related to these passive recreation activities,
25 trails, wildlife corridors and, you know, recreation amenities

1 that are a part of the eco-resort. The uses actually aligns
2 with the vision to be used for passive activities under the
3 Open Space designation per Comprehensive Plan, and it does
4 meet the vision, although it is asking for a commercial rezone
5 to include the restaurant and the resort aspects of economic
6 development. So to continue with some of the items, the
7 current zone is CB-1, Manufactured Home and General Rural.
8 This is, as I said, mentioned, happened in 1977. And if this
9 case is not approved, the applicant still has the option to
10 kind of develop that under the CB-1 zoning, MH zoning and GR
11 zoning, which does open that to a much denser development than
12 what is being requested at this point under the eco-resort.
13 The density is capped right now, which is 0.41 dwelling units
14 per acre has been requested, a total of 51 dwelling units,
15 which includes the eco - the residences and the single room
16 residences, dwelling units. It curtails the opportunity for
17 intense development and aligns with the intent for land use
18 for minimum development on the pristine areas for Superstition
19 Mountains. The PAD overlay restricts the uses to resort-
20 associated recreational activities, and extensive stipulations
21 have been added. There were approximately 43 stipulations
22 that the County has added for these cases. A large outreach
23 was - agencies were also, you know, shared this application.
24 AZ Game and Fish, the State Land, the SALT - Superstition Area
25 Land Trust - Department of Agriculture for all kinds of

1 vegetation, invasive, you know, species for the trees and the
2 vegetation. Air Quality shared stipulations. All of them
3 have been added, and their inputs have been added in and kind
4 of, they have been translated into the stipulations for this
5 case. Some of the public responses that we received, there
6 were 30 letters received in opposition to in favor. The
7 concerns were that of the gun range, the helicopter facility,
8 which were earlier there as Phase 1, or I would say Sub 1,
9 when the applicant submitted, however, they were removed in
10 the final submittal that the applicant has updated. A noise
11 pollution in the wilderness was again related to the gun range
12 and the helicopter right, and the facility that was intended
13 earlier. The other - the concerns have been largely the
14 traffic volumes with a new resort that would be added due to
15 amphitheater, wedding venue and other event spaces as part of
16 the project. The Gold Canyon community has consideration of
17 the dark sky community requirements, they had concerns with
18 those. They were also concerns with illegal camping and trash
19 issues, natural environment and ecology at risk, solitude and
20 calm environment at risk. The resort would be accessible only
21 to people who can afford, and it kind of excludes the locals.
22 These were some of the concerns that were shared, and of
23 course the disappearance of the desert environment. Some
24 letters in support that we received were two, and a couple of
25 phone calls. Some of the aspects, as I said, positive

1 features of the site plan was clustering of the units that
2 reduces areas of development, and you know, encroaching on
3 natural areas, and for access, utilities and everything. So
4 that clustering has helped. Ecotourism is environmentally
5 friendly and less harmful as the applicant is ready to follow
6 all the stipulations and concerns that have been raised, and
7 also additional amenities that are available to people that
8 are currently lacking. So staff recommends approval with 43
9 stipulations as part of the staff report. I'm open for any
10 questions at this point. We also have a presentation from the
11 applicant. The applicant, along with the owners are here for
12 any details that the Commission may want to know about.

13 RIGGINS: Commission Members, any questions from
14 staff on the presentation for this case? Anyone? There none
15 being, we'll go ahead and let the applicant come up and get
16 started.

17 GALVIN: Good morning Mr. Chairman, Members of the
18 Commission. I'm Tom Galvin, partner at Rose Law Group. I'm
19 actually a colleague of Jordan Rose, who unfortunately cannot
20 be here today, she's accompanying her son to look at colleges,
21 but she wanted to express her complete honor to be
22 representing on this case. In fact, I am joined here today by
23 the Backus and Doyle families, I'm also honored to be
24 representing them. I'd also like to thank staff for not only
25 for the presentation they gave this morning, but for the hard

1 work and diligence they've been doing throughout this project.
2 As you can see, there's considerable amount of attention that
3 was provided here. However, I do want to point out a couple
4 of things that were mentioned in the project - I'm sorry, in
5 staff's application that I just want to point out have been
6 changed in the application you are hearing today. But this
7 case really is about two major things. There are some details
8 that I need to address, but I also want to talk to you about
9 the larger picture. However, this case is a rare situation
10 where we have a downzoning, reducing density, and the small
11 details that I want to point out to you is that after
12 reviewing the opposition letters, I just want to mention some
13 of the things that people might have been confused about. We
14 are allowing the current use to continue if this project is
15 approved, however, there will be no gun range, there will be
16 no amphitheater. And I think that really ameliorates and
17 addresses a lot of the objections that you saw in one of the
18 slides here this morning. This is also going to be a closed
19 door resort, so no members of the public will be able to enter
20 the facility, only the guests that have reserved ahead of
21 time. Guests only. This proposal incorporates feedback from
22 the neighbors. These are from people who live in the
23 community, and as you can see, we listen to the community.
24 Also, regarding the helicopters, the Doyles were proactive,
25 and they actually rented a helicopter and they flew the best

1 possible route to personally assure the best way that the
2 helicopter trips could be taken. Now, I want to talk about
3 the larger picture about this project and why it's so
4 exciting. First of all, the Backus family and the Doyle
5 family have been good stewards of the land. As you saw here
6 today, they've owned the land for nearly 50 years. They know
7 the land better than anyone. And as you can see, there's been
8 cattle ranching here since the 1850s and that still continues,
9 and that will still continue if this project is approved. But
10 not only is the Backus family and the Doyle family responsible
11 and good stewards of the land, but we're asking today the
12 County to be partners in that, and for the County to undertake
13 what I consider to be responsible land management. And that
14 is a downzoning of this project instead of homes at one acre
15 per lot, you saw here today the proposal is 0.41 acres -
16 dwelling units per acre. So this is about the County
17 protecting a beautiful piece of property. As you saw in the
18 photos today, it's just a gorgeous piece of land. And the
19 other thing is that this project was zoned in its current
20 zoning before the Backus and Doyle families purchased the
21 property. However, as we all know, Pinal County has greatly
22 changed and expanded and exploded in the last 50 years, so
23 what might have been appropriate zoning at the time or
24 contemplation of what might be going there today, I think no
25 one knows the property better and what's best for the property

1 than the family that sits behind me. I also want to point out
2 that zoning currently allows you can build more than 100
3 homes. You can include a mobile home park. You can include a
4 bar and a restaurant and a gas station. And the alternative
5 we see here today, the beautiful alternative, would be a lot
6 less impactful than that on the land. This proposal, I
7 believe, is an improvement to ensure the beauty of this
8 gorgeous property, and I think that is the main priority here,
9 is to ensure the property to be enjoyed by many people for
10 decades and years to come. Also, I want to specifically talk
11 about the Doyle and Backus families. I'm really proud to be
12 standing here with them, they're sitting directly behind me.
13 They care passionately about this project and about this
14 property, and I think it's really an honor and really a gift
15 from them that people will be able to enjoy the property the
16 way that the Doyle and Backus family see fit. It allows this
17 family to do what they have been doing for the last 4 years.
18 They have already been hosting events here through temporary
19 use permits, and there have been no complaints. People have
20 been able to enjoy the property and it's been absolutely
21 fantastic, and they want to continue that on a permanent
22 basis. So therefore, under this proposal, a PAD overlay would
23 provide a protection that would prohibit other uses than is
24 what is currently happening today. And I believe that guests
25 will recognize the natural landscape and that the environment

1 is the appeal, and that is why they're coming here to visit
2 this property. And if you don't mind, Mr. Chairman, if you
3 would like me to do so, I can do our presentation, which would
4 only take a few minutes, but if you don't need it, I
5 understand as well.

6 RIGGINS: I believe this is a pretty important case
7 to the County, and I'm sure there's some people in the
8 audience that would like to hear it.

9 GALVIN: Fantastic. Okay.

10 RIGGINS: So I believe you need to go ahead and do
11 what you think is necessary.

12 GALVIN: Perfect. Yes sir. Okay, so if we can go
13 to the next slide, please. And as I said, Amy and Mike Doyle
14 have had this property in their family for generations. As
15 you heard earlier, they purchased this project in 1977. And
16 not only are they here today, but there's several other
17 prominent members of the community who would love to speak in
18 support of this project. Look at that beautiful vista right
19 there. Next slide please. Thank you. Let's see if I get
20 this right. Here we go. Chuck and Judy Backus, who are Amy
21 Doyle's parents, originally bought the land and set the family
22 on a path for conservation, which has led to us today. The
23 family wants to share what is perhaps the most beautiful part
24 of Arizona with a small group of travelers from across the
25 world. Working with the highest end of luxury resort

1 operators to preserve the natural desert and insert very high
2 end tents to allow for a luxury experience in the heart of the
3 Superstition Mountains. And these are photos to show how they
4 would be celebrating our beautiful desert. The goal is to
5 become the best small eco-friendly resort in the world. As
6 you can see, this is a very respectful, low impact development
7 here on the property. I want to thank you, Mr. Chairman, for
8 allowing us to show that presentation, but I want to
9 underscore the main point of this proposal here today. This
10 is a downzoning case. We rarely see these types of
11 applications. What we're going to see here is that the
12 density is being reduced from a very, I would call very hard,
13 impactful current zoning, which unfortunately I don't think
14 anyone here would want that to occur if it could. So I
15 implore you and request of you to recommend approval for this
16 project. Thank you. Oh, we're not going to show the video,
17 but thank you.

18 RIGGINS: Okay, thank you very much. Commissioners,
19 questions for the applicant? Commissioner Hartman.

20 HARTMAN: Thank you Chairman. How high up again
21 would your tents go or your building?

22 GALVIN: I'm going to ask Ms. Backus or Ms. Doyle
23 for the detail. You talk about feet or how many stories?

24 HARTMAN: The slope, I believe. Sangeeta, you
25 mentioned the slope. Is it 15 percent or what is it?

1 DEOKAR: Cannot exceed 15 percent.

2 HARTMAN: Cannot exceed.

3 DEOKAR: (Inaudible) in those areas. (Inaudible).

4 RIGGINS: So everything complies with Pinal County's
5 hillside requirements.

6 GALVIN: Yes.

7 HARTMAN: That's what I was wondering. Good, thank
8 you.

9 RIGGINS: Okay, anyone else? Commissioner Mennenga.
10 Vice Chair Mennenga, pardon me.

11 MENNENGA: I just want to say that I'm pretty
12 thrilled we're not putting 60 foot lots on a pristine piece of
13 property in Apache Junction.

14 GALVIN: Me too. Absolutely.

15 MENNENGA: That's part of my business, but still, I
16 mean a couple of these I've looked at are just incredibly
17 beautiful pieces of property and, oh, great location. These
18 resorts like this, I mean they're just beautiful. One opened
19 in Sedona, and I know there's some other stuff coming.

20 GALVIN: Absolutely.

21 MENNENGA: (Inaudible).

22 GALVIN: Thank you.

23 SCHNEPF: Commissioner Riggins.

24 RIGGINS: Commissioner Schnepf.

25 SCHNEPF: So I just want clarification, because we

1 heard something from staff, and then we're hearing some from
2 you on the no gun range, no amphitheater, but the helicopter
3 PAD is still something you are looking into.

4 GALVIN: I don't - yes, yes. But the design of the
5 location and the travel route of the helicopters will be as
6 least impactful as possible. It will not go over any
7 residential, it's going to go over driven roads.

8 SCHNEPF: Okay.

9 GALVIN: Yep.

10 SCHNEPF: And your tents, are they - is this year-
11 round business?

12 GALVIN: Yes, these are going to be permanent
13 structures year round. Correct.

14 SCHNEPF: And they will have HVAC?

15 GALVIN: I'm sorry?

16 SCHNEPF: HVAC, air conditioning?

17 GALVIN: Yes.

18 SCHNEPF: Heating and stuff like that. Okay. Thank
19 you.

20 GALVIN: Thank you.

21 RIGGINS: Any other Commissioners, questions? I
22 have a couple.

23 GALVIN: Okay.

24 RIGGINS: First one is, there are numerous exhibits
25 here that purport to show a conceptual site plan, but there is

1 - in my packet there is no conceptual site plan. Is there not
2 a conceptual site plan?

3 GALVIN: We have a conceptual site plan.

4 RIGGINS: But is it part of the packet? Well, I
5 don't have it. Because I have - and I'll tell you exactly
6 where my concern comes from. Stipulation 9 puts the site plan
7 absolutely approval at the Board of Supervisors. Okay, so
8 this conceptual site plan is part of this case.

9 DEOKAR Yes, it is part of this case, however it -

10 BILLINGSLEY: Sangeeta, please use the microphone,
11 sit down and use the microphone so we can hear you.

12 RIGGINS: And let me just, let me help you with that
13 before you state it. Provided this is the conceptual site
14 plan, it's part of the case. If it's somewhat altered by the
15 Board of Supervisors, that's altogether possible. But at
16 least we have a blueprint that we're going forward with from
17 the Commission.

18 DEOKAR: Yes, this is a draft, the first draft.

19 Further detailed survey would be required to put those
20 structures. They could be changing in terms of location based
21 on slopes, other analysis, and one can see that the riparian
22 area and it's extends with inputs from different departments,
23 it would - it's just, it's just conceptual. At this stage, we
24 are requesting a rezone and a PAD overlay to ensure that the
25 uses do not change as what have been recommended in the

1 packet. So it is - it goes to a site plan process once this
2 entitlement is done.

3 RIGGINS: And I understand that 100 percent. And
4 there are many stipulations that were forwarded obviously by
5 many different agencies with their own concerns, and obviously
6 the different parties and the Board of Supervisors can reflect
7 upon the site plan and make changes. However, a wholesale
8 total change of this cannot happen. There can be many
9 detailed changes that can happen, but this is being put in as
10 part of this case as the conceptual site plan.

11 DEOKAR: That's correct.

12 RIGGINS: So that allows stipulation number 9 to be
13 acceptable. Without a conceptual site plan, it's not. And do
14 you concur with that?

15 GALVIN: Yes, Mr. Chairman. Good point, thank you.

16 RIGGINS: I have dug around in the paperwork I have,
17 but I don't seem to be able to find it anyplace, but in some
18 inputs that came from public, there was a mention that
19 somewhere in this case there is the ability that at some
20 indeterminate time in the future, this entire thing could be
21 changed back to a one housing unit per acre using a strictly
22 administrative process. Is that in this case?

23 DEOKAR: There is a mention in the PAD document
24 which is stating that up to one dwelling unit.

25 RIGGINS: We have a zoning case here.

1 GALVIN: Mr. Chairman, I think - are you asking
2 about whether or not there'll be a reversion of the zoning if
3 this is approved?

4 RIGGINS: And again, I could not find it in the
5 documents, okay? But there is a comment here that within this
6 application - and I didn't find it - but within this
7 application, I'll read it directly. The applicant at some
8 time in the future would be able to increase the density up to
9 one housing unit per acre as a strictly administrative
10 process.

11 GALVIN: I believe you do have, the new zoning would
12 require up to one dwelling unit per acre, correct? But it
13 won't be - that is not contemplated in the plan here at all,
14 whatsoever.

15 RIGGINS: Well that isn't our question. The
16 question is, is that - let me go to our Community Development
17 Director.

18 BILLINGSLEY: So, the best way to explain this is
19 when we were first presented with this case, there's nothing
20 in our code that speaks to building an eco-friendly resort,
21 and just simply doesn't speak to it. This case is very much a
22 special case on a number of levels. And some of the initial
23 conversations were to just do a hard zoning case with no plan,
24 with no site plan, etc., so that you would have a hard zoning
25 in place and therefore the folks who own the property could

1 market it and get it out there in front of folks. Because
2 it's eco-friendly and because they're desiring a lot of
3 flexibility in terms of the types of projects that could be
4 built in this area, as well as the multitude of different
5 developers that are - and/or hotel companies that they've
6 talked to and have shown interest, there was an emphasis to
7 provide as much flexibility as possible to entertain those
8 negotiations to be able to move forward with a quality
9 development. On the other side, there was a staff concern
10 about wanting to have a site plan, specificity in terms of a
11 number of units, specificity in terms of density, specificity
12 in terms of preservation of native landscape and truly making
13 it eco-friendly. So we found a balance. I'm sure that many
14 of you, as you look through the packet, the application and
15 ultimately the approval document or recommended motion, there
16 are a whole lot of stipulations on this case. It was probably
17 a shock to you when you looked at it. You look at it and you
18 say 43 stipulations, what the heck's going on? 43
19 stipulations represents a meet in the middle between the staff
20 and the applicant to try and satisfy both parties. As it
21 stands now, the GR zoning, that residential portion, would
22 allow one dwelling unit for every 1.25 acres. What they're
23 proposing is an eco-resort. In terms of reversionary zoning,
24 that's not something that the County does, nor have we
25 discussed having provisions in this to revert back to GR,

1 Commercial and Mobile Home going forward. I hope that all,
2 that makes sense.

3 RIGGINS: Well yes, it makes sense. In the
4 situation of giving it it's zoning, it takes it to one place
5 where it can do certain things. Putting the PAD over the top
6 of it totally changes all that. Do they have the ability to
7 revert back out of their PAD with simply an administrative
8 process?

9 BILLINGSLEY: We don't do reversionary zoning. So
10 no, we would stick to the stipulations and the approval of the
11 zoning case and then the PAD overlay over the top of that,
12 which restricts uses.

13 RIGGINS: Is the applicant aware of anything along
14 these lines?

15 GALVIN: No Mr. Chairman, but I completely agree
16 with staff's assessment, and this is the - the conceptual site
17 plan you see here, the plan that was proposed by the
18 applicant, this is what they want, with the full understanding
19 that a PAD overlay provides these certain restrictions, which
20 we believe provides the County assurances that this is how the
21 project's going to look.

22 RIGGINS: And that all looks very well, I just - I
23 have - and the only reason I brought up the conceptual site
24 plan is because I just didn't have it where I could see it.

25 GALVIN: Right.

1 RIGGINS: But since this is here, things conform,
2 and this is an assertion by an outside party that this exists,
3 I couldn't find it, but that would be something that would, if
4 it was true, would be definitely a problem with this case.
5 Maybe when the public gets up to speak, if somebody has some
6 knowledge of this, they'll bring it up.

7 GALVIN: The way I view it, Mr. Chairman, is the
8 same way that staff has just expressed it, and it doesn't
9 change our outlook or our position.

10 RIGGINS: Okay. Well I, I couldn't find it myself,
11 but then I couldn't find the conceptual site plan either.

12 GALVIN: (Inaudible) no there, there, so thank you.

13 RIGGINS: Okay. Any other questions, Commissioners,
14 before we bring the public portion of the case up? None at
15 all, thank you very much.

16 GALVIN: Thank you all.

17 RIGGINS: At this time, we'll go ahead and open up
18 the public participation portion of this case and ask anybody,
19 whomever, that wishes to come up and speak to it. I would ask
20 to see a show of hands who all intends to speak. Okay, not
21 problem at all. All right, whoever would like to come up
22 first, and remember, we need to get your name and address on
23 the ledger, and if you can give that to us verbally before you
24 begin.

25 ANTONIO: Hi, my name is Chuck Antonio, I live at

1 10211 East Rugged Mountain Drive in Gold Canyon. And I've
2 already written that information down here. And I appreciate
3 the opportunity to talk with you, and I do respect the owners.
4 There are some - if you have a 4 to 5 star resort, you're
5 going to have a staff to customer ratio of 1 to 1 or 2 to 1,
6 depending on how things are handled. So if you have 100
7 guests, you're going to have 100 to 200 staff supporting the
8 guests. And on this particular application, you would have
9 management, desk, kitchen, bartenders, waiters, waitresses,
10 laundry, room cleaning, bus drivers, landscape maintenance,
11 vehicle maintenance, building maintenance, so a lot of people.
12 These people are going to drive back and forth to the resort,
13 they're not going to bus, like we've been led to believe that
14 the customers are going to be bused in or flown in by
15 helicopter. This is going to put quite a bit of extra work or
16 traffic on Peralta Road. This already has a problem. In
17 addition to the staff, we're talking about additional staff
18 too, for a spa and for other applications. Trash pickup,
19 recycle pickup, water trucks, possibly, I don't know how the
20 water's going to be handled. Food delivery trucks,
21 inspectors. So a much greater impact on Peralta Road and the
22 people living near Peralta Road, and the people driving to the
23 trailheads to experience the Superstition Wilderness. Other
24 traffic possible associated with it also. So that's a huge
25 impact, and not only is it an impact on the road itself, but

1 it's an impact on the noise level. You saw some of the
2 complaints or some of the concerns that the residents have
3 that not just live in the area, but also the Pinal County
4 residents that use Peralta Trails for recreation, and also
5 just to get away from the city. So basically you're putting a
6 little city right next to some trailheads and the wilderness.
7 And even though there are some - I understand that there's
8 some building requirements to keep the building low, the
9 property is in a basin. There are several streams that leave
10 the Superstition Mountains and enter into Barkley Basin and
11 the surrounding area, and that's a much lower area. It
12 doesn't take much of a hike to get above that area, which now
13 you're looking down into the resort area. So that creates a
14 visual pollution. So we're really concerned about the noise
15 pollution, and the noise pollution would come from increased
16 traffic. Just if you hike in the Superstition Wilderness - I
17 lead hikes and I spend a lot of time there - I can hear people
18 talking to each other two valleys away because noise really
19 travels a long way in the open, mountainous area. So where
20 this is located is going to produce noise that we're going to
21 be able to hear on all the trails that leave from Peralta
22 Road. The - plus helicopters coming in, the typical traffic
23 and the typical noise you hear in a city like the garbage
24 trucks and stuff like that. Also, there's concern about light
25 pollution. Pinal County has a light pollution ordinance, what

1 kind of light pollution are we going to have from this resort,
2 especially for people hiking at night and people camping and
3 backpacking in the area. And it is a visual pollution also.
4 People come there for solitude, they come there to get away.
5 They don't want to see another city that they're leaving to
6 try to get away from. So this would be a concern for a visual
7 pollution, with the power lines and the helicopters and the
8 buildings and everything else. So basically it's, even though
9 it's called eco-friendly, I understand that and it's a good
10 idea, but when you have these pollution problems, it's really
11 not being eco-friendly to the users that have been coming
12 there for years and years. So I think some of the people that
13 you probably heard from were concerned about the domino
14 effect. So we got a regional park, and now we have an eco-
15 resort, and it's just a floodgate opens and now we have more
16 and more requests for rezoning and for building more, and
17 pretty soon we have a Peralta Road that's lined with
18 businesses and with homes. So it's one of the few places that
19 Pinal County residents can go to get away from the city. We
20 don't need to be building a small city in the midst of that
21 area. Thank you.

22 RIGGINS: Thank you. Commission - before you step
23 down, Commission Members, any questions of the speaker? None
24 being, thank you very much.

25 WARDLE: Hello, my name is Christopher Wardle, I

1 live at 10769 East Lazy Doc Court in Gold Canyon, which is in
2 Peralta Trails, which is at the base of the Superstition
3 Wilderness, and not far from the ranch. I have signed in
4 already.

5 RIGGINS: Thank you.

6 WARDLE: I won't disagree that the applicants are
7 good stewards of the land. I walk past he ranch often, and
8 just was the other day on the Coffee Flat Trail, which they
9 maintain a section of, I believe. And I appreciate their
10 listening to the voice of the community and removing the
11 amphitheater and the gun range, which would disturb the
12 wilderness in many ways. However, this persistence of leaving
13 the helicopters, I think is an issue. In addition to the
14 other issues, the thin edge of the ledge or the domino effect
15 which Chuck brought up, which is a big problem. But specific
16 to this is helicopter traffic, that would change the community
17 dramatically. And I've heard that the applicant's agents say
18 that they explored the optimal route for the helicopters, but
19 nonetheless, these things could change. And the amount of
20 traffic can change, as with all the traffic associated with
21 this as the use of the facility increases. I think it's a bad
22 idea to allow air traffic in there, that's really a fixed base
23 of operations is building an airport right there at the base
24 of the Superstition Wilderness. I don't think that's a good
25 idea at all. If that could be removed and some stipulation

1 applied that the other things that are removed couldn't be
2 added in later. So I know that was brought up. I think you
3 brought up, Chairman, that can they - can it revert. So
4 they've said they'll remove the gun range, they said they'll
5 remove the amphitheater, can these be added back in at some
6 point if they deem that it's necessary? Helicopter traffic,
7 if they do agree to remove it, I think should also be added as
8 a stipulation so that it couldn't be added back in. Thank you
9 for hearing me.

10 RIGGINS: Thank you very much, sir. Commissioners,
11 any questions of the speaker? Thank you sir. Our next
12 speaker, please. Thank you.

13 BUTLER: Good morning Chairman Riggins, Vice Chair
14 Mennenga, Members of the Commission. Thank you for the
15 opportunity to speak. My name is Elizabeth Butler, I live at
16 931 North Hilton Road in Apache Junction, and I have signed
17 in. I know that this development is proposed to be eco-
18 friendly, but - that sounds fabulous, but what does it mean?
19 So I did a little investigation, and according to The
20 International Ecotourism Society, ecotourism is a combination
21 of responsible travel to natural areas that conserves the
22 environment, sustains the wellbeing of the local people, and
23 involves interpretation and education, and the education is
24 meant to be inclusive of both the staff and the guests. So
25 it's about uniting conservation with communities and

1 sustainable travel. This means that those who implement it
2 are -it's suggested that they adopt some of the following
3 ecotourism principles. They build environmental and cultural
4 awareness and respect. They provide positive experiences for
5 both the guests and the hosts. They provide direct financial
6 benefit for conservation. They generate financial benefits
7 for the local people and the private industry. They design,
8 construct and operate low impact facilities, and they
9 recognize the rights and spiritual beliefs of the indigenous
10 people of their community and work in partnership with them to
11 create empowerment. So it's a lot of emphasis on the culture,
12 not just the environment. And there are apparently some
13 entities that have decided to certify ecotourism, and they
14 emphasize the three Cs - or excuse me, 4 Cs - of conservation,
15 community, culture and commerce. So it sounds like a great
16 idea when the property really meets those standards. What I
17 heard during the two presentations were that the owner and
18 applicant is primarily focused on preserving the open space.
19 I failed to hear anything about sustaining the wellbeing of
20 the local people, or offering interpretation and education to
21 the guests or the staff, or respect for or involvement of the
22 indigenous people of our area. Commercial zoning would allow
23 for many activities that are antithetical to sustainability
24 and the 4 Cs of ecotourism. I expect that there's a way for
25 the landowner to offer real ecotourism without commercial

1 zoning. I urge the Commission to recommend denial of the
2 request for the commercial zoning, and to recommend that the
3 applicant work with community development to see if they can't
4 find another zoning that would allow real ecotourism to occur
5 on the property. Thank you.

6 RIGGINS: Thank you very much. Commission Members,
7 any questions of the speaker? None being, thank you. Our
8 next speaker, please. Good, that's a good. That's good,
9 don't forget that.

10 GRADY: Hello Mr. Chairman, Commission, my name is
11 Kim Grady, I have signed in. I live at 3956 North Sunset
12 Road, in unincorporated Pinal County. Elizabeth didn't
13 mention that she is a former Commissioner for Open Space and
14 Trails, as am I, so this is why I have an interest in this
15 project. Elizabeth and I both had a lot to do with the
16 Peralta Regional Park, which is very, very special to all of
17 us, and I believe that park reflects what we want to have
18 happen in that area. So I watched the video describing the
19 plan for this eco-resort. It was made to appear as though it
20 was rustic and keeping with the surroundings where it's going
21 to be located. However, the commercial zoning is incompatible
22 with how the public views land use in that area. And it
23 sounded like you guys already know about this, but this is the
24 Open Space and Trails Master Plan, and it sounded a lot like -
25 the development plan sounded a lot like Peralta Regional Park,

1 so I'm pretty sure you know about that and you have probably
2 incorporated a lot of things into that, I'm pretty sure. The
3 plan has been in place since 2001, and is part of Pinal
4 County's Comprehensive Plan. In the plan, 7 regional parks
5 are laid out. The first park, Peralta Regional, which I know
6 Quarter Circle U was very instrumental in making that park
7 happen and we really appreciated that. Anyway, the master
8 plan has the public's views, issues and needs regarding any
9 development in Pinal County. Sustainable land use and
10 preservation of natural resources are paramount in that master
11 plan. There is also some - one of the goals in the master
12 plan, goal number 4, lays out how PADs should be approached,
13 and I think that you guys are looking at that, or you have
14 looked at that. It's very important that PADs be nonrevocable
15 and that they be sensitive to the surrounding area. That's
16 very important. I believe if zoned commercial, the increased
17 use in traffic to the area will threaten the suitable habitat
18 in the area, increase potential for invasive plant species
19 taking hold of the area, and will negatively affect water
20 sources. The fact that this location is considered historical
21 compounds these issues and the need for preservation. You can
22 argue that economic development is a good tradeoff, but
23 there's got to be a better way. We got to find a better way.
24 In the domino effect that Chuck mentioned, I agree with that.
25 I think the development pressures within Pinal County are

1 increasing at a rapid rate, and the pressure to develop
2 unincorporated lands within Pinal County are intense. We saw
3 a 41 percent growth rate in recent years. That's phenomenal.
4 So I fear that domino effect, and what is to stop the rest of
5 that land surrounding this site to be zoned the same? I don't
6 think there's anything, it's going to - it's just going to
7 keep going. This opens the door for unwanted foreign land
8 purchases and even more development. So with that, my husband
9 and I agree, we'd love to see a gun range and a bar, but maybe
10 not in this area, and so that's why I oppose this action.

11 RIGGINS: Thank you very much. Commission - before
12 you step down, probably there won't be any, but Commissioners,
13 any questions of the speaker?

14 GRADY: I'm a Commissioner, too - was.

15 RIGGINS: There none being, thank you very much.

16 GRADY: All right.

17 RIGGINS: Anyone else to come up, any other speakers
18 to come to speak to this case?

19 CHRIST: Good morning Mr. Chairman, Vice Chairman,
20 Members of the Commission, my name's Harold Christ. I live at
21 525 East Butte in Florence, Arizona. So right across the
22 street from you here, not too far. But thank you for -

23 RIGGINS: Have you signed in?

24 CHRIST: I have, yes sir.

25 RIGGINS: Thank you.

1 CHRIST: Yes sir. I'm the original developer of
2 Gold Canyon Ranch, and I faced a lot of the same questions and
3 issues and so forth that I'm hearing here this morning as we
4 began to do that back in the 70s. So when you talk about 50
5 years, I know Scott as long as I've known you. You probably
6 didn't have as much hair then either, neither did I.

7 RIGGINS: (Inaudible).

8 CHRIST: It does. It keeps going. But as we've
9 seen that whole Superstition area develop, it is a special
10 place. It's something that Mr. Backus and his wife and I had
11 a lot of great times talking about how things could be done,
12 how things could be preserved. What is this going to become?
13 What's going to happen to this area? And with the amount of
14 State Land, federal land, BLM Land, there's just a - there's a
15 limited amount of this type of land where certain things can
16 happen. And the area of Gold Canyon happened to be one of
17 those. We - Sandy Smith, which most - a lot of you know - and
18 I worked a long time on things like the bypass to get around
19 all the traffic that goes up and down 60 and whatnot. But we
20 also worked on getting trails going back into this particular
21 area. We donated land whatnot back in the day to be able to
22 do that, so that people could have access back and forth into
23 these very, very beautiful areas. The Backuses in my time of
24 knowing them, Chuck was the original provost of Arizona
25 State's campus at the Polytech after Williams Air Force Base

1 was closed. His delight in being able to leave that campus
2 and all that was going on there, and to go into taking care of
3 his cattle and taking care of the land so forth, was always a
4 lot of fun to go and watch and see what he was doing to
5 preserve that and how he did it. And I think you'll find
6 people with integrity, the Doyles as I've gotten to know them
7 over the years as well, people with strong, strong integrity.
8 If people will give them a chance to put things together in
9 the right way, things of taking away the gun range and the
10 different things that you've talked about, will lead to
11 bringing quality development into that area. I'm not sure
12 that you'll see a whole lot more happening there, maybe you
13 will, maybe you won't. I remember when that little area that
14 they're talking about that has the filling station and the
15 general store was put in there back in the 70s, and at that
16 time I said, gee, this is never going to happen. And it
17 didn't. But it still remains a kind of an outpost in that
18 area. So I hope that you all will take a strong look at this,
19 that you'll be mindful of what preserving this area is really
20 all about, and not be taken in by what may happen because you
21 all are in control of what is going to happen in this County.
22 You've got a wonderful staff, there's able to control these
23 things and work on these things, and bring you some sage
24 advice on how to do it. So thank you for your time, thank you
25 for all that you do for the County. And if you have any

1 questions, I'd be glad to answer them for you.

2 RIGGINS: Thank you much. Commissioners, any
3 questions of the speaker? Thank you.

4 CHRIST: Thank you.

5 RIGGINS: Any other speakers? Anybody else to come
6 up to speak to this case? Please. Now, you don't want to
7 speak from the public?

8 GALVIN: No.

9 RIGGINS: Okay. Any - I haven't closed the public
10 portion yet.

11 GALVIN: If I may Mr. Chairman, I just want to
12 clarify a couple of items that came up during -

13 RIGGINS: Well, but I haven't closed the public
14 participation portion yet.

15 GALVIN: Okay, okay. All right.

16 RIGGINS; Is there anybody else from the public that
17 wishes to come up and speak? Anyone at all? There none
18 being, we'll close the public participation portion of this
19 case, and we will ask the applicant to come back up, if he has
20 any other things to say.

21 GALVIN: Chairman, thank you. Look how quickly it
22 came up. Mr. Chairman, I just want to address a couple of
23 items that came up, while I came up here earlier. One,
24 regarding the helicopters. I just want to clarify a key item
25 here. The applicant plans to dedicate a portion of the

1 property, a 40 by 40 pad to the sheriff's office for a use of
2 a helicopter PAD , and then they will work out an agreement
3 with the sheriff's office regarding helicopters. Regarding
4 the complaints or concerns brought up regarding traffic, the
5 applicant plans to carefully plan out when employees will be
6 coming onto the site, and deliveries coming onto the site, so
7 they're going to implement traffic numbers, traffic studies,
8 traffic statistics, what have you, to make sure that it's
9 least impactful. Of course that would also be beneficial for
10 the guests as well. And I also want to point out that as you
11 saw in the record, in our application, we have been working
12 with environmental agencies, quite a few in fact, and this
13 application today does involve a private property. This
14 involves private property rights. However, the Backus and the
15 Doyle families have been responsible good stewards of the land
16 for the last 50 years. As you heard Mr. Christ what he said
17 in his very poignant remarks regarding what he has seen over
18 the property of the last 50 years, there's no one who knows
19 this land better than them. And then any issues revolving
20 around lighting, noise, those are all going to be in
21 compliance. And of course, once again, you don't want to have
22 anything that would violate the dark sky ordinance when the
23 whole attraction for guests to come is to enjoy the beautiful
24 Arizona sky. Thank you.

25 RIGGINS: Thank you. Commissioners, any question?

1 Please don't step down. Any Commissioners, any questions?

2 SCHNEPF: I do have one.

3 RIGGINS: Commissioner Schnepf.

4 SCHNEPF: On East Gold Rush Road, does that road end
5 at Circle U Ranch, or does it continue to go on? (Inaudible)
6 farther east.

7 GALVIN: It ends there.

8 SCHNEPF: It ends right there, okay, thank you.

9 GALVIN: Thank you.

10 RIGGINS: Other Commissioners. Oh Brent, please,
11 the Planning Director.

12 BILLINGSLEY: Mr. Chairman, Members of the
13 Commission, thank you for recognizing me. I just spent my
14 time over here going through the whole packet. And Chairman,
15 you asked me a question earlier, I think I have an answer for
16 you. I think what the person that commented as to what was
17 interpreted as the ability for the zoning to revert, I think I
18 know where that came from. Specifically stipulation number
19 34. If you can show the site plan. I'm asking staff if they
20 can show the site plan. Under 34, as we said before, the
21 reason that you do the planned area development overlay is to
22 restrict uses consistent with what's being proposed on the
23 property, and that's exactly what has happened in stipulation
24 34. But if you look at the second - it's not really a bullet,
25 but the second item under stipulation 34, it is detached

1 residential units. Those are proposed as part of the PAD and
2 the attached site plan. If you can see that and you look at
3 the north side, northwestern side of the site plan, they are
4 showing several detached units in that area. That's not
5 specific to developing one unit an acre for the site, it's
6 specific to those units as laid out on the proposed site plan
7 at the density calcs as provided by the applicant. So I think
8 that clarifies that concern, hopefully.

9 RIGGINS: Okay, thank you. Yeah, I went through it
10 quite diligently and I never - I didn't think of it in that
11 aspect, but thank you very much for that. Any other questions
12 of the applicant?

13 MOONEY: I have a -

14 RIGGINS: Commissioner Mooney.

15 MOONEY: So the gun range and the amphitheater, out.

16 GALVIN: Out.

17 MOONEY: Okay, then I think we need to address
18 stipulation number 29, because it says any events taking place
19 at the amphitheater location. So wouldn't we change, remove
20 that and/or change it to state that they have agreed to remove
21 the gun range and the amphitheater, and that would be one of
22 the stipulations?

23 GALVIN: Yep, that corresponds with what we've been
24 saying, so yes.

25 RIGGINS: And if you'll allow me. I believe, Brent,

1 that the gun range by not being in the list of uses in 34, is
2 removed out of that. That's taken care of there.

3 BILLINGSLEY: Yes sir. It's merely a
4 misunderstanding between what was initially submitted, versus
5 what we have today.

6 RIGGINS: Right. But I don't see where the
7 amphitheater has truly been removed from this.

8 BILLINGSLEY: That's correct. As a matter of fact,
9 my ears kind of perked when Sangeeta was giving her
10 presentation because the latest version that I reviewed had a
11 amphitheater, so I was unaware it was being removed.

12 RIGGINS: Where should we acknowledge that it's out
13 of the program? Obviously stipulation 29 can't stand.

14 BILLINGSLEY: Yeah. Obviously we need to remove
15 stipulation 29, and perhaps we replace it that the
16 amphitheater, as proposed, will be removed. How about that?
17 If the applicant's fine with that.

18 GALVIN: Can you maybe just - this is just a
19 question. Could you do a motion to strike number 29? Is that
20 -

21 RIGGINS: It will be part of the motion to insert
22 it. We'll strike it and replace it with what he just did.

23 BILLINGSLEY: We'll just do it as an amendment.
24 Instead of what it says in 29 right now, we'll just change
25 that to say the amphitheater as proposed will be removed.

1 RIGGINS: Yeah, it'll be an amended portion of the
2 motion.

3 GALVIN: Right, thank you.

4 RIGGINS: Okay, that is those questions. Also, I do
5 believe that the stipulations as I read them, have pretty
6 specific restrictions on lighting. I believe that's two
7 different sets of guidelines.

8 BILLINGSLEY: Mr. Chairman?

9 RIGGINS: Yes.

10 BILLINGSLEY: To that point, as part of our
11 negotiations with the applicant, they have agreed to lighting
12 zone 1, which is the most restrictive lighting zone - most
13 restrictive lighting zone in the code.

14 RIGGINS: And they've also agreed to Arizona Game
15 and Fish guidelines. So that is - yeah, that's pretty good.
16 Okay I do have one question that isn't brought up here, but is
17 there a proposal that for this development all water is going
18 to be hauled?

19 GALVIN: I know there is going to be significant
20 hauled water. There's some wells, I believe, or is it all -

21 ???: There's some wells that would be -

22 GALVIN: Some wells, but mostly hauled.

23 RIGGINS: Wells onsite?

24 ???: Correct, we already have them on the

25 (inaudible).

1 GALVIN: Current wells. Current wells onsite.

2 RIGGINS: Okay, so the water is expected to be
3 provided onsite. So you're going to have to get approval from
4 Department of Water Resources to do that. So the only thing
5 that you're - oh, it's a lease. That is true. Yeah, since
6 it's a rental, so it isn't necessary. That's correct. That's
7 correct. But the water is going to be sourced from property.
8 So basically the hauling just eliminates a distribution
9 system.

10 GALVIN: Mr. Doyle will answer.

11 RIGGINS: You'll need to go ahead and sign in.

12 DOYLE: Okay.

13 RIGGINS: Give us your name.

14 DOYLE: Sure. My name's Mike Doyle, part of the
15 applicants, I guess, is the best way -

16 RIGGINS: And your address?

17 DOYLE: What's the address? Hard to believe it, but
18 I never mail anything to myself.

19 RIGGINS: I understand. I understand.

20 DOYLE: 20765 East Gold Rush, Gold Canyon. Thank
21 you. With respect to the water, I guess the best way to
22 describe it right now is that it will be a work in progress
23 for whoever the developer is. If it was to happen today, it
24 would probably be hauled water. But some of the developers
25 have other ways of getting things done, eco-friendly, working

1 maybe with EPCOR, so there are alternatives. But we don't -
2 well I better just leave it at that for now. That's something
3 that they're going to have to work out.

4 RIGGINS: And obviously there's - Brent, obviously
5 there's no certificate of occupancy without valid potable
6 water.

7 BILLINGSLEY: Mr. Chairman, Members of the
8 Commission, there is no water service to the area, there's no
9 sewer service to the area, there's no electrical service to
10 the area. These are all challenges that staff's aware of,
11 that the applicant's aware of, and I know there's a
12 stipulation in here - I was actually looking to find it right
13 now with respect to that, but that's something that we're
14 going to work out at the site plan level, prior to
15 development.

16 RIGGINS: Okay.

17 DOYLE: Can I add one more thing regarding the
18 electricity side? Just so everybody knows.

19 RIGGINS: Certainly.

20 DOYLE: So when my father-in-law and my mother-in-
21 law bought this ranch back in 1977, Dr. Backus has an
22 expertise in solar, and it became the first entirely solar
23 driven ranch in the world. And to this day, it's still a
24 solar operation. I think the expectation on the electrical
25 side is that it will be solar somehow, someday.

1 RIGGINS: Okay. Any - since you're up, any
2 questions? Commissioners, any questions? Okay, very good.
3 Thank you.

4 DOYLE: Thank you.

5 RIGGINS: Anything else?

6 GALVIN: No sir.

7 RIGGINS: Okay, very good.

8 GAVLIN: Thank you.

9 RIGGINS: Commission Members, any questions?

10 MOONEY: Chairman, I just wanted to point out.

11 RIGGINS: Commissioner Mooney.

12 MOONEY: I don't know if Brent found it, but it
13 looks like number 15 - stipulation 15, Brent. Water generated
14 on this site will be the responsibility of the owner to
15 dispose or contract hauling services.

16 BILLINGSLEY Yeah, the portion that I found is
17 currently there are no services on the site with respect to
18 water, electricity and sewer. Water supply is planned to be
19 hauled from offsite, stored in large water holding tanks,
20 along with existing wells on the site. Sewer disposal will be
21 designed with conventional septic systems for the resort unit.
22 A plan for power on the resort through distributed system of
23 solar arrays, as is stated in the PAD narrative, on covered
24 parking lots beside resort buildings. All site-generated
25 trash will be serviced by a private contract with Waste

1 Connections Arizona. While provision of these services is
2 adequate to address staff comments, at this phase of the
3 development staff notes a point of concern regarding the
4 exclusive reliance on onsite utility services for a
5 significant commercial endeavor. I'm just taking that right
6 out of the staff report, but essentially what we agreed to as
7 part of the project is to resolve all those issues to the
8 satisfaction of the various state, federal and local
9 requirements at the site plan level. It's more than who's
10 providing water service, we also have to meet the
11 International Fire Code for a commercial development in terms
12 of sprinklering in certain cases. Obviously the state
13 administrative code as it deals with waste disposal, and the
14 National Electrical Code and the International Building Code
15 with respect to electrical requirements for these commercial
16 facilities when they're built. They have to be built by a
17 commercial contractor and permitted as such. Does that help?

18 RIGGINS: Okay. All right. Commission, any other
19 questions for the applicant? Okay, thank you very much.

20 Could we get up on the screen, if we're going to amend
21 stipulation 29, could we get up on the screen how it will be
22 amended?

23 BILLINGSLEY: Can you please load the stipulations
24 and hopefully it's okay with you instead of typing it up.
25 It's a short amendment, so hopefully I can just read that into

1 the record.

2 RIGGINS: If you - you can read it to the person
3 making the motion.

4 BILLINGSLEY: Okay, perfect. I'll read it twice.
5 I'll read it once now and then when the person makes the
6 motion I'll read it again.

7 RIGGINS: Okay.

8 BILLINGSLEY: So what was proposed is to amend
9 stipulation 29 by deleting the existing text, and inserting:
10 The amphitheater, as proposed in the application, to be
11 removed.

12 RIGGINS: It's simple enough.

13 BILLINGSLEY: If that's okay with the applicant.

14 RIGGINS: Okay, very good. Okay, at this time then,
15 it sits with the Commission. Do we have any further questions
16 of staff, or do we have discussion among ourselves, or are we
17 prepared to make a motion? And I will remind whoever makes a
18 motion that we have three separate cases here to hear on. We
19 have to begin with the Comprehensive Plan change, then we have
20 a zoning change, then we have a PAD.

21 DAVILA: Mr. Chair, if I may.

22 RIGGINS: Commissioner Davila.

23 DAVILA: Yeah. I'd like to thank the applicants for
24 preserving the area and not going a little hog wild with their
25 current zoning. I know this project's important to Supervisor

1 Serdy and it's very important to Pinal County. So I'd like to
2 move that the Planning and Zoning Commission forward a
3 recommendation of approval of case PZ-PA-005-23, with no
4 stipulations.

5 RIGGINS: We have a motion for approval, do we have
6 a second?

7 MENNENGA: Second.

8 RIGGINS: Second by Commissioner Vice Chair
9 Mennenga. All those in favor signify by saying aye.

10 COLLECTIVE: Aye.

11 RIGGINS: Any opposed? The motion passes
12 unanimously. Do I have a motion for the second case?

13 DAVILA: Mr. Chair, I'd like to make a second
14 motion.

15 RIGGINS: Commissioner Davila.

16 DAVILA: I move that the Pinal County Planning and
17 Zoning Commission forward a recommendation of approval to the
18 Board of Supervisors with one stipulation for case PZ-035-23,
19 and that stipulation is listed in the staff report.

20 RIGGINS: Along with its one stipulation.

21 DAVILA: One, yeah.

22 RIGGINS : Yeah, along with its one stipulation.

23 Okay, we have a motion for approval, do we have a second?

24 DEL COTTO: (Inaudible).

25 RIGGINS: Commissioner Del Cotto seconds. All those

1 in favor signify by saying aye.

2 COLLECTIVE: Aye.

3 RIGGINS: Any opposed? That motion passes
4 unanimously. We have one more case for a motion.

5 DAVILA: If I could, Mr. Chairman.

6 RIGGINS: Yes, Commissioner Davila.

7 DAVILA: I'd like to make a motion that we move that
8 the Pinal County Planning and Zoning Commission forward a
9 recommendation of approval for case PZ-PD-010-23 to the Board
10 of Supervisors with its 43 stipulations as listed in the staff
11 report, with the exception of 29, which will be amended to
12 state: The amphitheater, as proposed in the application, is
13 to be removed.

14 RIGGINS: We have a motion, do we have a second for
15 the motion?

16 MOONEY: (Inaudible).

17 RIGGINS: Commissioner Mooney seconds the motion.
18 All those in favor signify by saying aye.

19 COLLECTIVE: Aye.

20 RIGGINS: Any opposed? It passes unanimously.

21 ??: Thank you.

22 RIGGINS: And just for those of you from the
23 Superstition area, this gavel is from George Johnson, who any
24 of you have any remembrance was a great, great proponent of
25 the area of the Superstition Mountains, the area that you're

EXHIBIT A
LEGAL DESCRIPTION
TELA PERALTA BOUNDARY

That part of the South Half 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 General Land Office Brass Cap marking the Southeast Corner of said Section 32 from which the General Land Office Brass Cap flush marking the South Quarter Corner of said Section 32 bears North 89°57'39" West, a distance of 2633.88 feet;

Thence North 89°57'39" West, along the South line of the Southeast Corner of Section 32, a distance of 658.47 feet to the Southeast Corner of that certain parcel of land described in Fee Number 2020-017714, Pinal County Recorder, being the Point of Beginning;

Thence continuing North 89°57'39" West along said South line, a distance of 1316.94 feet to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Southeast Quarter;

Thence North 00°05'17" West, along the East line thereof, a distance of 660.03 feet to the Northeast Corner thereof;

Thence North 89°57'33" West, along the North line thereof and the South line of the North Half of the Southeast Quarter of the Southwest Quarter of said Section 32, a distance of 1978.18 feet to the Southwest Corner of said North Half;

Thence North 00°08'21" West, along the West line of said North Half, a distance of 660.02 feet to the Northwest Corner thereof, said point hereinafter referred to a Point "A";

Thence South 89°57'38" East, along the North line thereof, a distance of 1319.76 feet to the Northeast Corner thereof;

Thence North 00°06'42" East, along the East line of said Northeast Quarter, a distance of 660.06 feet to the Northwest Corner of the South Half of the North Half of said Southeast Quarter;

Thence North 89°57'16" West, along the North line thereof, a distance of 2637.14 feet to the Northeast Corner thereof;

Thence South 00°01'02" East, along the East line thereof, a distance of 329.98 feet to the Northeast Corner of that certain parcel of land described in Fee Number 2020-017714, Pinal County Recorder;

Thence North 89°57'20" West, along the North line thereof, a distance of 475.00 feet to the Northwest Corner thereof;

Thence South 15°19'24" West, along the Westerly line thereof, a distance of 342.08 feet;

Thence South 00°01'02" East, along the Westerly line, a distance of 100.00 feet;

Thence South 34°32'34" East, along the Westerly line, a distance of 680.17 feet;

Thence North 89°57'32" West, along the Westerly line, a distance of 478.74 feet;

Thence South 00°02'25" East, along said Westerly line, a distance of 659.98 feet to the Point of Beginning.

Containing 4,783,027 Square Feet or 109.803 Acres, more or less.

Together with:

Beginning at the aforementioned Point "A";

Thence North 89°57'38" West, along the South line of the South Half of the Northwest Quarter of the Southwest Quarter of said Section 32, a distance of 989.82 feet to the Southwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 32;

Thence North 00°09'36" West, along the West line thereof, a distance of 660.22 feet to the Northwest Corner thereof;

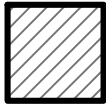
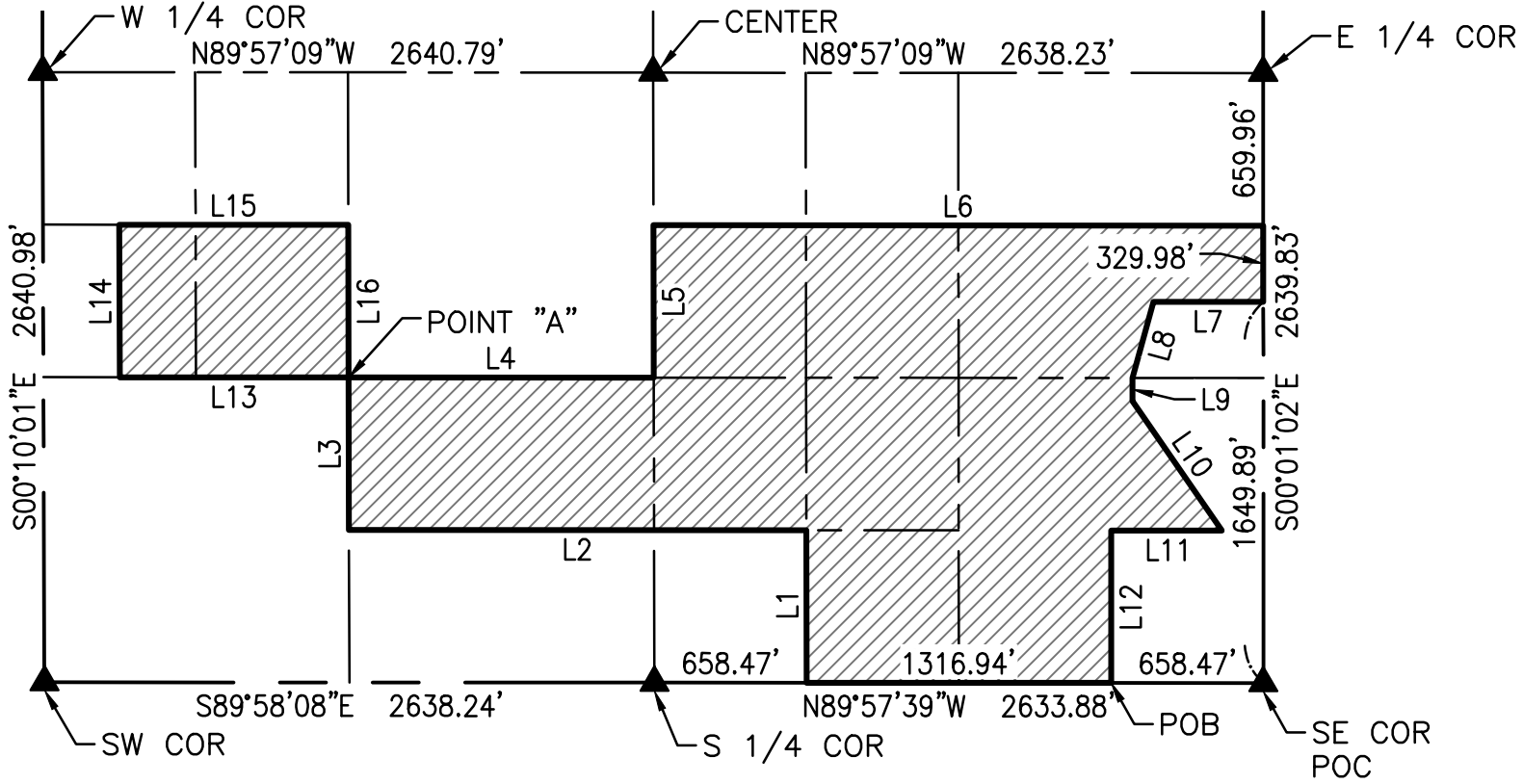
Thence South 89°57'24" East, along North line of said South half, a distance of 990.06 feet to the Northeast Corner thereof;

Thence South 00°08'21" East, along said East line of said South half, a distance of 660.15 feet to the Point of Beginning;

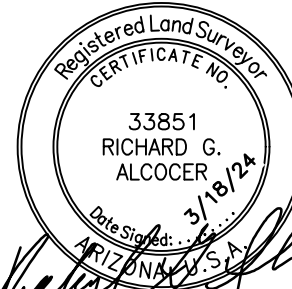
Containing 653,540 Square Feet or 15.003 Acres, more or less.

Combined area of 5,436,567 or 124.806 Acres, more or less.

SECTION 32
TOWNSHIP 1 NORTH, RANGE 10 EAST



= TELA PERALTA BOUNDARY



Richard G. Alcocer



TELA PERALTA

BOUNDARY

NTS

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°05'17"W	660.03'
L2	N89°57'33"W	1978.18'
L3	N00°08'21"W	660.02'
L4	S89°57'38"E	1319.76'
L5	N00°06'42"W	660.06'
L6	S89°57'16"E	2637.14'
L7	N89°57'20"W	475.00'
L8	S15°19'24"W	342.08'

LINE TABLE		
NO.	BEARING	LENGTH
L9	S00°01'02"E	100.00'
L10	S34°32'34"E	680.17'
L11	N89°57'32"W	478.74'
L12	S00°02'25"E	659.98'
L13	N89°57'38"W	989.82'
L14	N00°09'36"W	660.22'
L15	S89°57'24"E	990.06'
L16	S00°08'21"E	660.15'



TELA PERALTA

BOUNDARY

NTS

EXHIBIT

4550 North 12th Street
 Phoenix, Arizona 85014
 Phone 602-264-6831
 http://www.cvlci.com

TELA PERALTA
1-01-03715-01

N89°57'39.0000" W 658.4700

BOUNDARY

N89°57'39.0000" W 1316.94

N00°05'17.0000" W 660.03

N89°57'32.6670" W 1978.18

N00°08'21.3149" W 660.02

S89°57'38.4857" E 1319.76

N00°06'41.8079" W 660.06

S89°57'16.4907" E 2637.14

S00°01'02.0000" E 329.98

N89°57'20.2384" W 475.00

S15°19'24.0000" W 342.08

S00°01'02.0000" E 100.00

S34°32'34.0000" E 680.17

N89°57'32.0000" W 478.74

S00°02'25.3055" E 659.98

Area = 4783027.45 109.803 AC

Closing course: 02°44'03.2038" 0.012005

Misclosure: 1/1,000,000+

North Error: 0.011992

East Error: 0.000573

BOUNDARY

N89°57'38.4857" W 989.82

N00°09'36.1073" W 660.22

S89°57'23.7393" E 990.06

S00°08'21.4184" E 660.15

N00°00'00.0000" E 0.00
to

Area = 653540 15.003 AC

Closing course: 172°02'53.2107" 0.002028

Misclosure: 1/1,000,000+

North Error: 0.002009

East Error: 0.000281



EXHIBIT –B

PZ-PD-010-23 STIPULATIONS

1. Applicant/owner shall utilize decomposed granite or other dust-control measure(s) for the 24' ingress-egress, resort units, and parking, as approved by the County Engineer and Air Quality Departments. Where possible, to preserve a rural and natural appearance, paving should be avoided;
2. Applicant /developer to provide ADA compliant parking for commercial components of the Tela Peralta PZ-PD-010-23;
3. Applicant/developer to provide parking markers to delineate 20X10 parking stalls/bays along with decomposed granite/ crushed rock as paving. Parking markers will consist of bumper stops, railroad ties and/or Ceramic Road Reflectors (Bot Dots) throughout the commercial portions of the project. Parking plan will be subject to the approval of the Community Development Director;
4. Stabilization of commercial parking, drives and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4, as applicable. Residential parking and drives shall be stabilized pursuant to PCAQ Code of Regulations Chapter 4, Article 5;
5. Final design of fences, walls and screening (Including wildlife fencing for boundary lines in accordance with Arizona Game and Fish) will be subject to the approval of the Community Development Director;
6. Applicant to follow Landscaping standards as specified for future development of recreation areas to preserve and enhance natural and native vegetation; as approved by the Community Planning Director:
 - a. Selection of all plant material to be selected from Arizona Department of Water Resources Low water Use/Drought Tolerant Plant list for the PINAL Active Management Area;
 - b. Minimum tree: one tree per 25 feet of lineal street/access frontage;
 - c. 50% of the required trees shall be 24-inch box size or larger;
 - d. All trees shall be planted and staked in accordance with the Arizona Nursery Association Standards;
 - e. 50% of shrubs shall have a minimum size of 5 gallons and shall be planted to complement the placement of trees;
7. Applicant/Developer to follow the development guidelines of 50' 00 erosion hazard setback along any water course as provided by a Drainage Engineer;
8. Applicant to follow the setback buffer measured from the top edge of the stream channel, of 150 feet from any identified riparian areas per Arizona Game and Fish Department;
9. Site Plan application for Tela Peralta will be required once the zoning is approved by the Board of Supervisors;
10. Natural Landscape buffer of 50 ft to be provided all along the boundary of the rezoned property line that abuts Rural and Residential Zones;

11. 35 percent of significant stands of natural vegetation shall be preserved and protected from alteration or destruction on an exhibit, unless a mitigation plan is approved in conjunction with the project. Salvaged plants(able to be salvaged) shall be planted on site to remediate effects of all disturbed areas;
12. All undisturbed washes with an average flow rate of 200 cubic feet per second or greater shall be preserved in an undisturbed condition and the habitat value preserved in its original condition unless the disturbance is related to roadway, flood control or other infrastructure related projects and approved by the Community Development Director. When natural washes are preserved they shall provide connectivity to adjacent parcels;
13. Developed open space except for multi-use paths and trails outside of a designated open space area shall not include parcels that are less than 100 feet wide, measured at the widest point, and one-quarter acre in area. Multi-use paths and trails located outside the designated open space areas may count as developed open space;
14. The following activities and land uses shall not be counted as a part of any required open space category within a proposed development:
 - a. Streets, alleys, and other public or private rights-of-way; vehicular drives; parking, loading, and storage areas;
 - b. Required setback areas;
 - c. The unbuilt portions of a lot;
 - d. Areas reserved for the exclusive use or benefit of an individual owner or tenant;
 - e. Small remnant parcels;
 - f. Landscape tracts at the end of blocks unless they meet the size and design requirements set forth in PCDSC 2.176.100(G);
 - g. Channelized or altered drainage ways unless they meet the size and design requirements set forth in PCDSC 2.176.180; and
 - h. Indoor facilities not part of a recreation area;
15. Waste generated on the site will be responsibility of the owner to dispose of or contract to hauling services;
16. Applicant/owner to follow Lighting Zone 1 Development Service Code for outdoor lighting for PZ-PD-010-23;
17. Applicant to follow all guidelines for minimum amount of light recommended by Arizona Game and Fish Department for safety purposes within the residential development;
18. Applicant to use motion sensing lighting and narrow spectrum lighting to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure lighting reaches only areas needing illumination;
19. A Dust Registration Permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
20. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

21. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
22. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer and/or State Land department (ASLD);
23. Any amendments/changes to Tela Peralta (PZ-PD-010-23) will follow all procedures in Chapter 2.176.260. - Amendments to the PAD overlay zoning district;
24. The permitted uses in this Planned Area Development (PAD) stipulated herein shall be limited to the uses on EXHIBIT A 1.5, of the applicant's PAD document except service establishment not defined;
25. Applicant/Owner/Developer to provide a development plan showing wildlife area not to be impacted by development (35 percent) prior to site plan submittal;
26. Applicant to maintain washes in their natural state and without barriers (fencing) to reduce potential effects to vegetation and wildlife distributions and abundance beyond the project area as identified and recommended by the Arizona Game and Fish Department;
27. Applicant/owner to follow Arizona Game and Fish Department wildlife friendly culvert designs; Perimeter/boundary buffering (of natural vegetation) with 50' width;
28. On the ground archaeological survey and appropriate mitigation, measures shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological sites on the subject property shall be submitted at the time of, or prior to submittal of any development plan;
29. All events taking place at the resort with consistent noise or light use will be restricted to abide quiet hours in accordance with the Pinal County Noise Ordinance (Chapter II. - NOISE[2], Section 10-24);
30. Preservation of natural areas such as dense stands of native vegetation, rocky outcrops, slopes greater than 15 %, and riparian habitat; as required by Pinal County Development Services Code (Chapter's 3.25.010 and 3.25.030);
31. Salvage and mitigation plan for the uprooting of any Saguaro and other protected species are required in accordance with State legislation provided by the Arizona Department of Agriculture;
32. Applicant to follow State Native Plant Laws (ARS 3-901 through 3-934) and rules (AAC R3-3-1101 through R3-3-1110) where plants need to be conserved either through transplanting or allowing salvagers to remove them to other locations;
33. Prohibition of exotic and invasive species in landscaping as listed below:
 - Fountain grass (Pennisetum setaceum).*
 - Oncosiphon piluliferum.*
 - Buffelgrass (Pennisetum ciliare).*
 - Johnson grass (Sorghum halapense).*
 - Giant reed (Arundo donax)*

Common crabgrass (Digitaria sanguinalis)
Pampas grass (Cortaderia selloana)
Red brome(Bromus rubens)
Mediterranean grass(Schismus spp.)
Tree of heaven (Ailanthus altissima)
African sumac (Rhus lancea)
Russian olive (Eleagnus angustifolia)
Salt cedar/Tamarisk (Tamarix pertandra T. ramosissima)
Bermuda grass (Cynodon dactylon)
Excluding sod hybrid Bermuda Lovegrasses (Eragrostis spp.)
Excluding Plains lovegrass (Eragrostis intermedia)
African rue (Peganum harmala)
Iceplant (Mesembryanthemem crystallinum)
Arabian Grass (Schismus arabicus)
Natal Grass (Melinis repens (Rhynchelythrum repens)
Aquatics Eurasian Watermilfoil (Myriophyllum spicatum)
Giant Salvinia (Salvinia molesta)
Hydrilla (Hydrilla verticillata)
Water hyacinth (Eichhomia crassipes);

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

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

35. The primary access road from Peralta Road east to the entrance of the development shall be improved to a minimum all-weather access standard to support the proposed traffic volumes, promote safe ingress/egress of emergency vehicles and to provide dust abatement. The internal driveways, camping sites, and parking areas may utilize alternative surface treatments or other dust-control measures meeting international fire code (IFC) requirements, as approved by the County Engineer;
36. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;

37. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards and as approved by the County Engineer and Arizona State Land Department;
38. All right-of-way dedication shall be free and unencumbered;
39. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;
40. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
41. Portions of the proposed development are located within a Special Flood Hazard Area, designated as Flood Zone A, as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area;
42. The Applicant to apply to Arizona State Land Department for easements or land purchase to be able to access internal roads through State Trust land;
43. Applicant to apply for a Special Land Use permit for recreational use and activities on the State Trust Land; and
44. Applicant to dedicate, in a form acceptable to the County, a Helipad area to Pinal County PCSO for operation of emergency services. The dedication should accommodate minimum design standards as identified by the United States Federal Aviation Administration Advisory Circular (150/5390-2D) dated 1/5/2023, or as approved by the Pinal County Sheriff's Office.

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**

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Order # 0005883644 # of Affidavits: 1

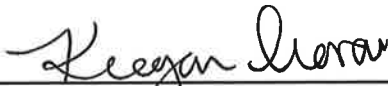
P.O # PZ-PA-005-23

Issues Dated:

03/29/24


**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

2 ND day of
APRIL 2024

**RYAN SPELLER
Notary Public
State of Wisconsin**


Notary Public

My Commission expires: 10-25-26

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 24th DAY OF APRIL, 2024, AT THE, PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A 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), CB1) (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.

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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 4th DAY OF MARCH, 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
Pub: March 29, 2024

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:
Mar. 28, 2024

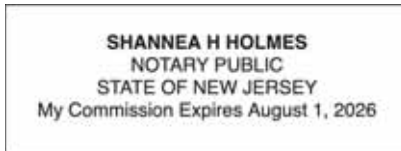
PINAL CENTRAL DISPATCH



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

VERIFICATION

State of New Jersey
County of Hudson



Subscribed in my presence and sworn to before me on this: 03/28/2024



Notary Public
Notarized remotely online using communication technology via Proof.

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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: Mar 28, 2024

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

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Pinal Central Dispatch
Arizona Republic

TELA PERALTA
LOCATION 1 – BOS HEARING POSTED (4/3/24)



TELA PERALTA

LOCATION 2 – BOS HEARING POSTED (4/3/24)



UPDATED EXHIBITS

Tela Peralta

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

Project Narrative

Presented by:

ROSE LAW GROUP^{pc}
RICH • CARTER • FISHER

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

1st SUBMITTAL: May 2023

2nd SUBMITTAL: December 2023

On behalf of:

Rafter D. Cattle Company

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Tela Peralta Resort Narrative

Project Summary

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

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

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

Zoning

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

I. Purpose of Request

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

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

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

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

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

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

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

Applicant Background

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

II. Description of Proposal

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

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

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

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

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

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

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

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

III. Relationship to surrounding properties within one mile

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

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

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

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

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

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

IV. Schools

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

Apache Junction Unified District

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

Apache Junction High School

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

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

V. Public Services/Community Services

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

VI. Location, Accessibility & Circulation

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

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

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

VII. Compliance with RSRSM

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

VIII. Utilities, Service Providers, and Agencies

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

Water

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

Sewer/Wastewater

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

Propane

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

Telecom/Data

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

Electricity

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

Trash Collection/Recycling

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

Fire

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

Pinal County Flood Control District

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

Arizona State Land Department

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

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

Bureau of Land Management (Arizona)

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

Pinal County

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

Noise and Lighting

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

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

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

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

IX. Ownership and Control

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

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

X. Timing of Development (Phasing Schedule)

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

Phase 1: Eco-Resort Guest Venue and Resort Residences

Phase 2: Guest Eco Lodging

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

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

XI. Conformance with Comprehensive Plan

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

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

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

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

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

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

XII. Recreational Amenities

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

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

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

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

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

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

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

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

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

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

XIII. Signs, Fences, Walls & Screening

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

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

XIV. Total Dwelling Units

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

XV. Parking for Recreational Facilities

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

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

XVI. Landscaping & Open Space Plan

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

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

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

XVII. Preliminary Hydrology and Drainage

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

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

XVIII. Additional Information for Commercial & Industrial Uses

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

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

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

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

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

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

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

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

XIX. Tables

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

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

Table 2: *Land Use Table*

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

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

Table 3: Amended Development Standards Table

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

Table 3: Use Table

Permitted Uses*	<p>Resort, Hotel with accessory uses, including restaurant, retail sales and services, personal services and recreational facilities.</p> <p>Detached residential units.</p> <p>Weddings and other events.</p> <p>Amusements, such as bowling alley, theaters, gymnasium, archery, and similar.</p> <p>Bar, cocktail lounge, night club, tavern, dance floor.</p> <p>Health club or fitness center.</p> <p>Restaurant, including a cocktail lounge or bar.</p> <p>Retail sales establishments.</p> <p>Service establishments.</p>
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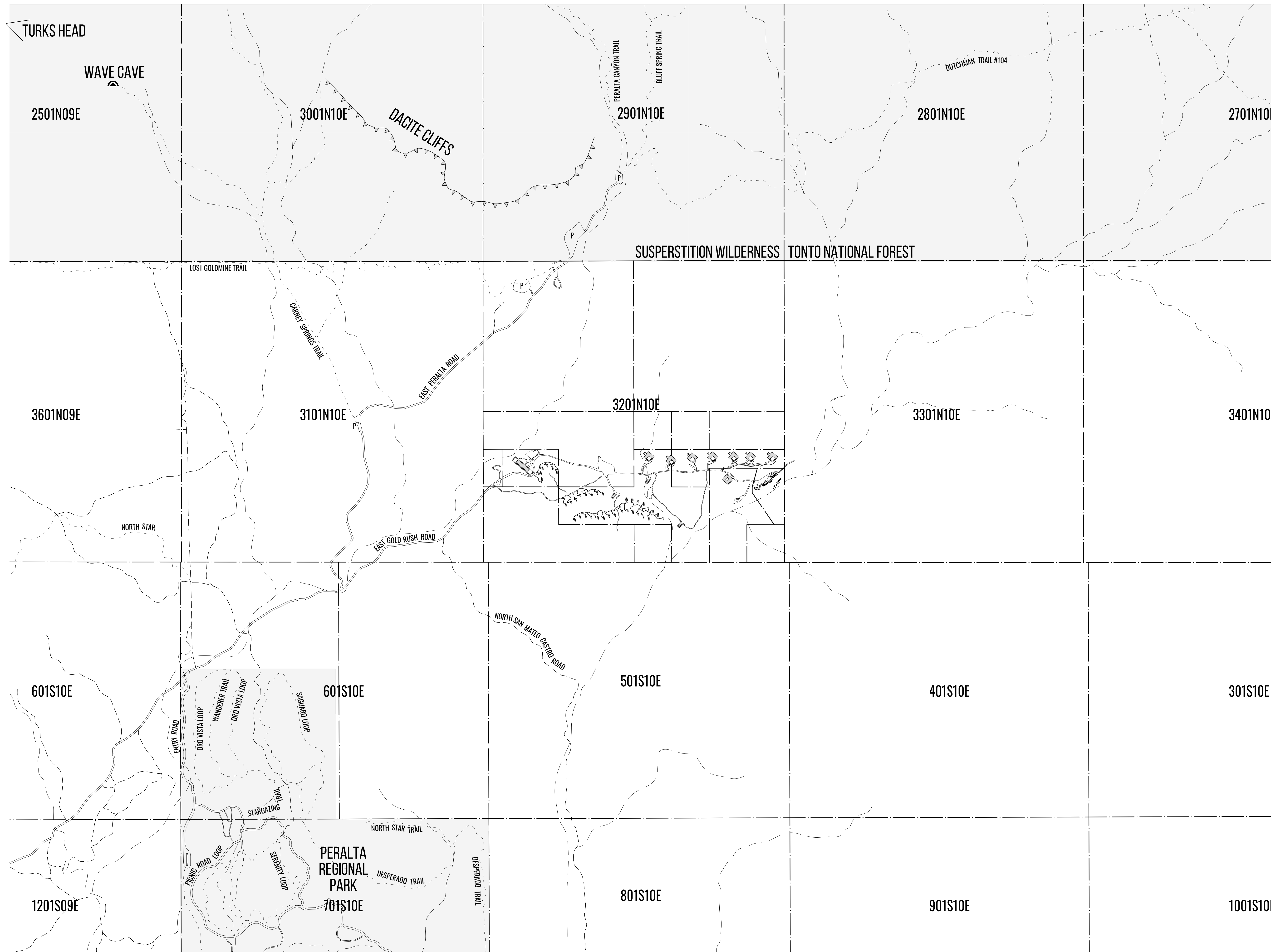
Non-Permitted Uses	All other uses.
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*Similar uses shall be permitted, as determined by the Planning Director.

XX. Conclusion

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

Exhibit A
Context Plan & Site Analysis



PROXIMITY

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

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

SUPERSTITION AREA LAND TRUST	0' ADJACENT PROPERTY
PERALTA REGIONAL PARK	6,500'
CARNY SPRINGS TRAILHEAD	6,970'
LOST GOLDMINE EAST TRAILHEAD	11,170'
PERALTA TRAILHEAD	13,400'

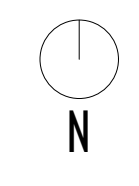
TELA PERALTA

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

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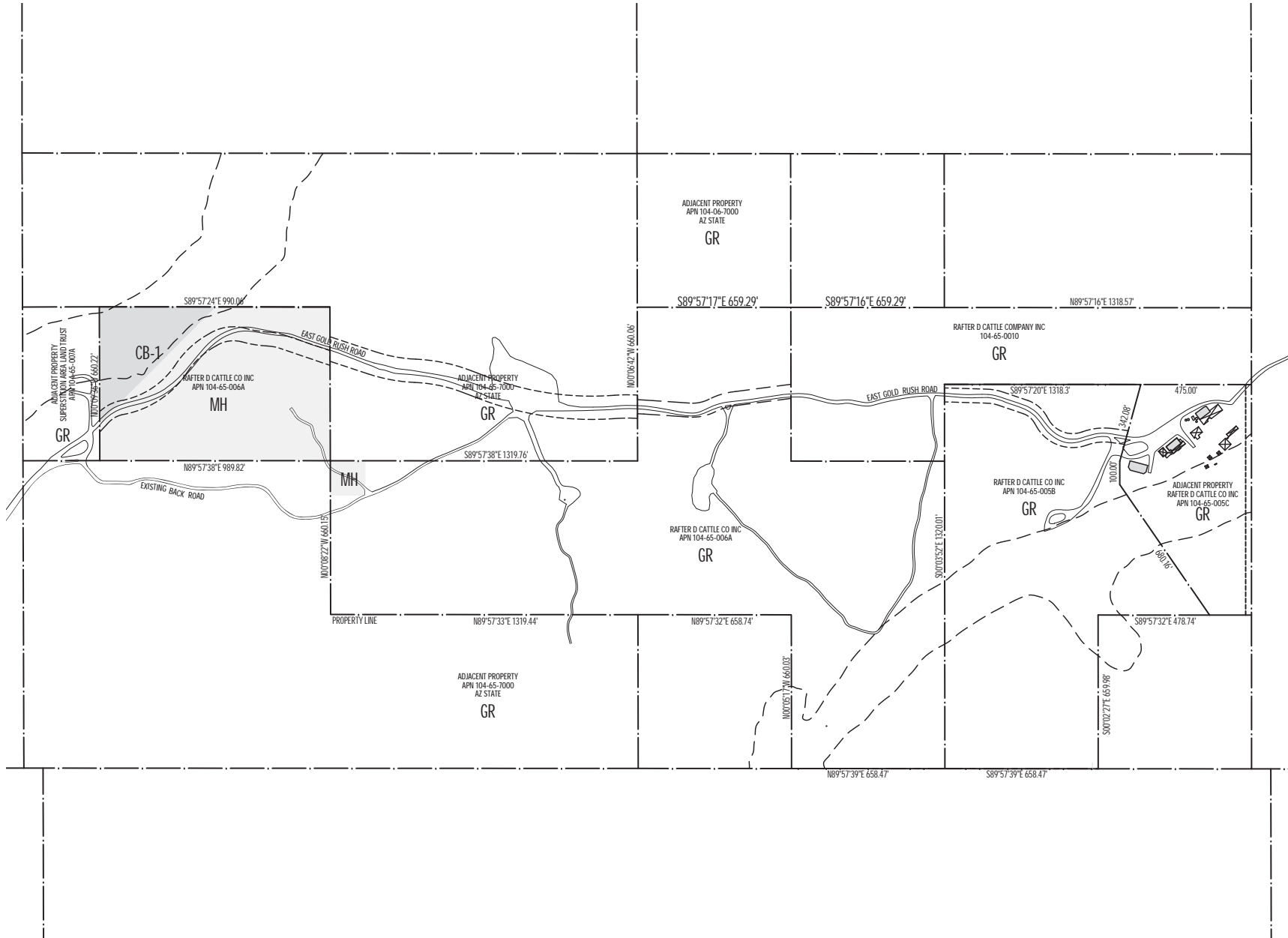
CONTEXT PLAN & SITE ANALYSIS
 SCALE: 1" = 800'-0"



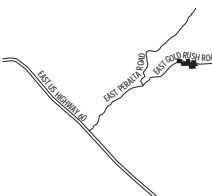
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 (602) 697-1205
 christophkaiser.com

Exhibit B
Existing & Proposed Zoning



- GR ZONING
- MH ZONING
- CB-1 ZONING

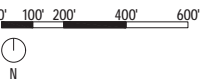


VICINITY MAP
TELA PERALTA
 APN 104-65-006A
 APN 104-65-005B
 APN 104-65-0010

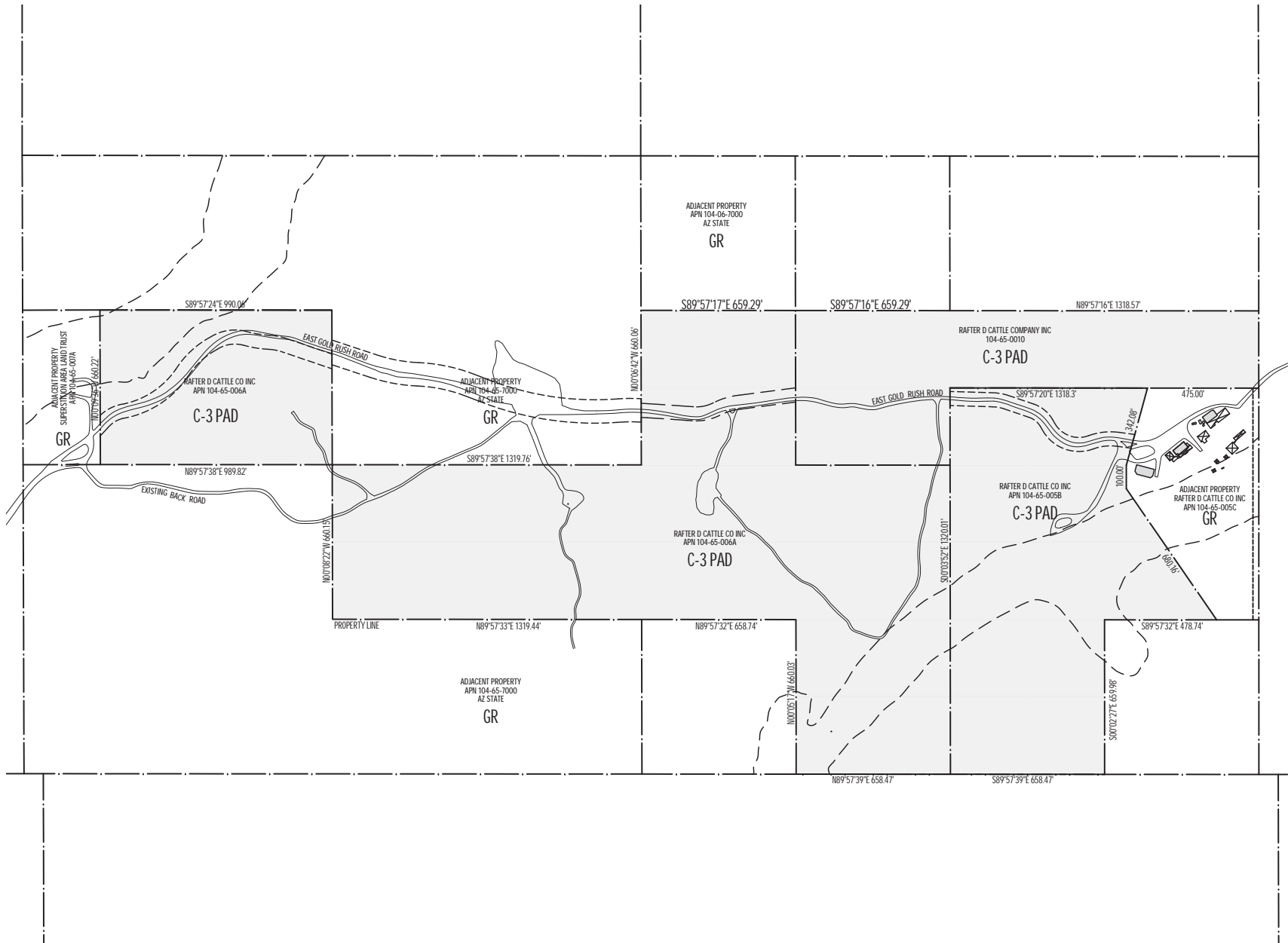
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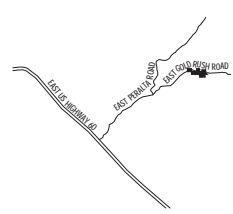
EXISTING ZONING EXHIBIT
 SCALE: 1" = 400'-0"



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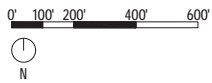
 C-3 PAD ZONING



VICINITY MAP
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 APN 104-65-005B
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A1.0P
 PROPOSED ZONING EXHIBIT
 SCALE: 1" = 400'-0"



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Exhibit C
Site Plan

ELECTRICAL

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

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

WATER

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

WASTE WATER

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

PROPANE

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

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

TELECOM/DATA

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

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

TRASH RECYCLING

WASTE CONNECTIONS OF ARIZONA (TRASH AND RECYCLING)
3765 S. ROYAL PALM ROAD
APACHE JUNCTION ARIZONA 85119
WASTECONNECTIONS.COM
480.983.9100

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

FIRE

PINAL COUNTY FIRE DEPARTMENT

SITE INFO

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

HISTORIC DRAINAGE FLOWS AND PATTERNS TO BE MAINTAINED

REFERENCE A1.4 FOR CONCEPTUAL LANDSCAPE PLAN

REFERENCE A1.5 FOR SITE PROGRAMS AND DESCRIPTIONS

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

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

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

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

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

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

PARKING

ECO RESORT GUEST VENUE
TYPICAL PARKING SPACES 66 SPACES
HANDICAP PARKING SPACES 3 SPACES
TOTAL 69 SPACES

RESIDENCES 14 GARAGE SPACES
EMPLOYEE BUNKHOUSES 10 SPACES

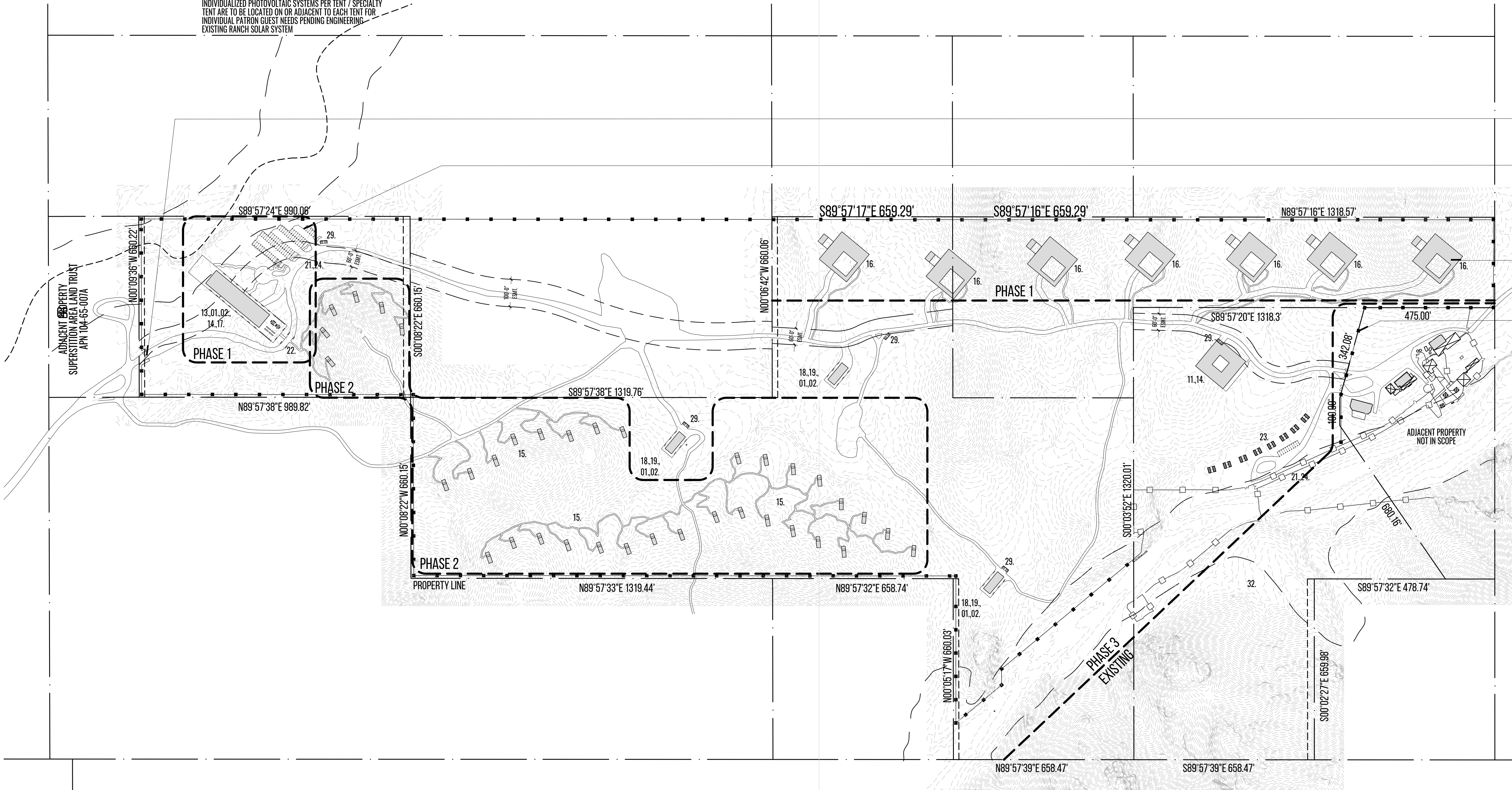
REFERENCE SEPARATE TRAFFIC IMPACT STATEMENT

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

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

EACH RESIDENCE TO HAVE DOUBLE GARAGE SPACE

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



TELA PERALTA

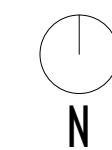
APN 104-65-006A
APN 104-65-005B
APN 104-65-0010

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

0' 100' 200' 400' 600'



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christophkaiser.com

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

SITE LIGHTING ZONE 3

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

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

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

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

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

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

SITE LIGHTING CONTD.

SINGLE FAMILY RESIDENCES - EXISTING RANCH:

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

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

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

SITE PROGRAMS

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

SYMBOL LEGEND

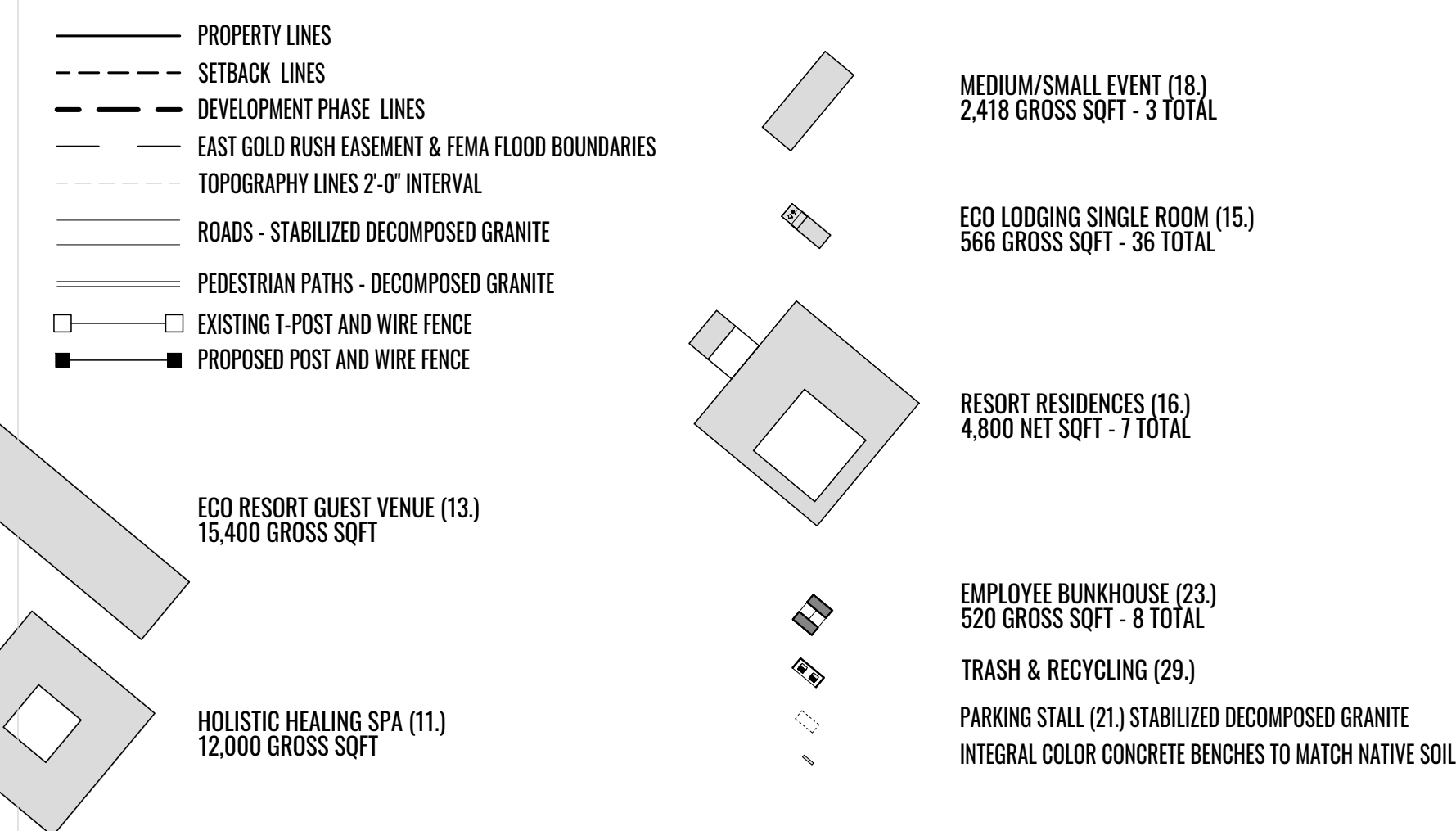


Exhibit D
Conceptual Landscape Plan

INVENTORY/SALVAGE STRATEGY

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

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

LANDSCAPE STANDARDS

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

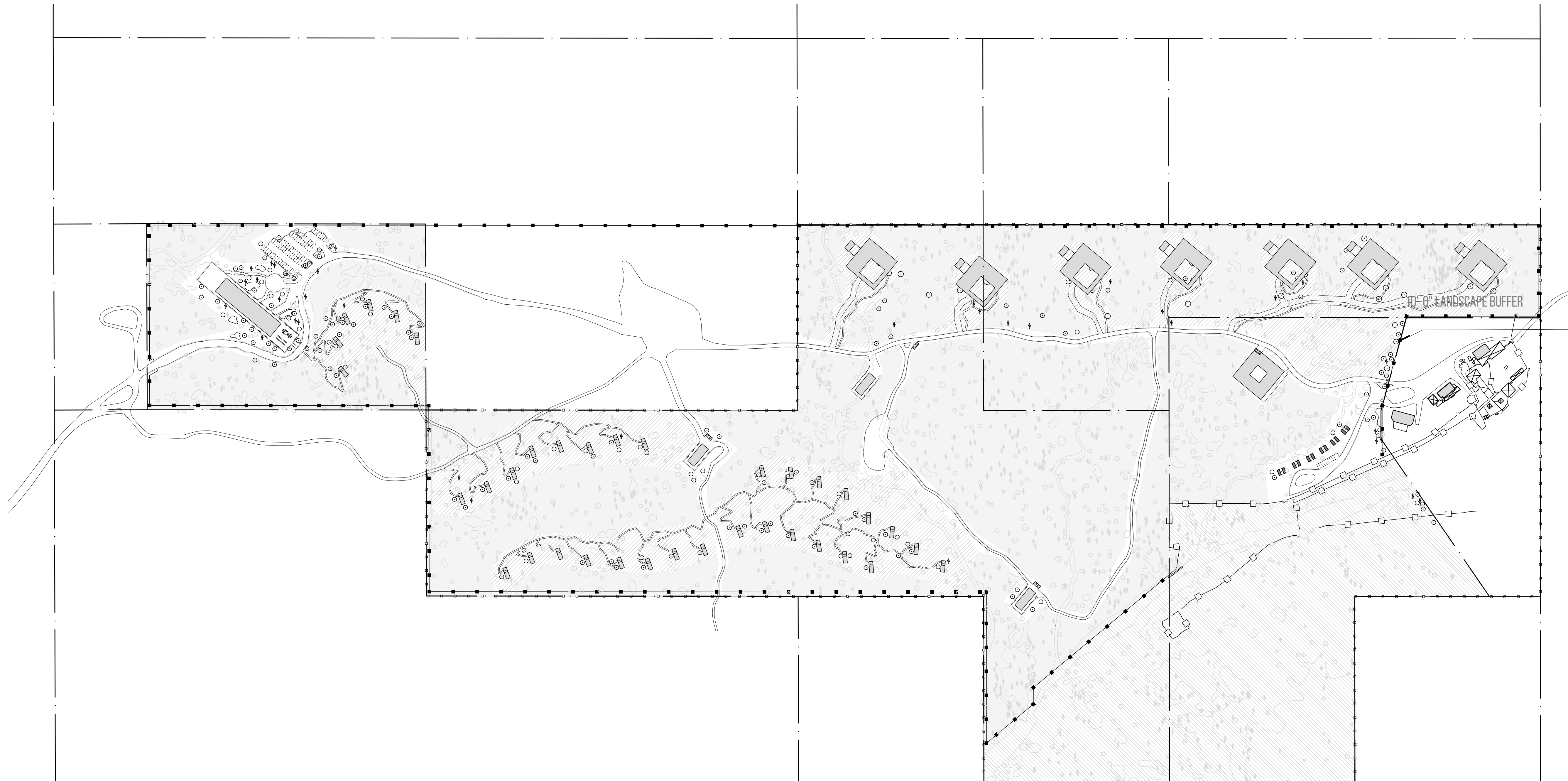
ANY NATIVE REINTRODUCED SPECIES MUST MEET THE FOLLOWING CRITERIA:

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

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

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

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

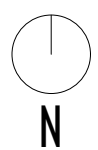
APN 104-65-0010

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A1.4

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

0' 100' 200' 400' 600'



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

LANDSCAPE TOTALS

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

SYMBOL LEGEND

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

Exhibit E
Conceptual Plan



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

TELA PERALTA

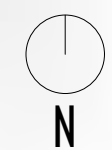
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APN 104-65-005B
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A1.2

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

0' 100' 200' 400' 600'



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SITE PROGRAMS

- 01. SONORAN CULINARY EXPERIENCE
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- 04. ROCK CLIMBING
- 05. MOUNTAIN BIKING
- 06. JEEP TOURS
- 07. NOT USED
- 08. NOT USED
- 09. GOLD PANNING
- 10. NOT USED
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- 21. PARKING
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- 23. EMPLOYEE BUNKHOUSE
- 24. SOLAR SHADING
- 25. NOT USED
- 26. WATER STORAGE
- 27. CELLULAR SERVICE
- 28. WATER WELL HEAD
- 29. TRASH & RECYCLING
- 30. SEPTIC SYSTEMS
- 31. NOT USED
- 32. CATTLE RANCH
- 33. NOT USED

Exhibit F
Site Programs



01. SONORAN CULINARY EXPERIENCE

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



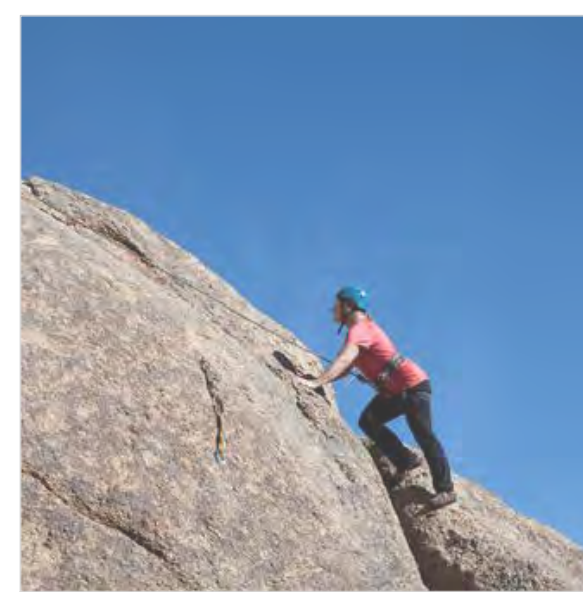
02. WINE TASTING

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



03. HORSEBACK RIDING

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



04. ROCK CLIMBING

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



05. MOUNTAIN BIKING

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



06. JEEP TOURS

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

07. NOT USED

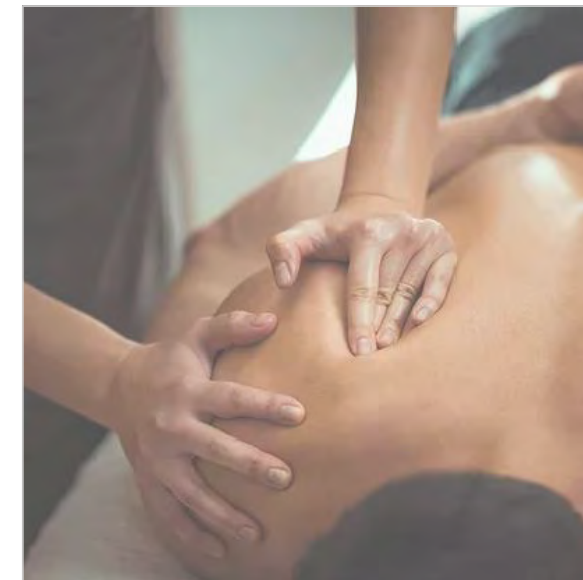
08. NOT USED



09. GOLD PANNING

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

10. NOT USED



11. HOLISTIC HEALING SPA

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

12. NOT USED



13. ECO RESORT GUEST VENUE

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



14. GIFT SHOP

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



15. ECO LODGING SINGLE ROOM

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



16. RESORT RESIDENCES

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



17. LARGE EVENT SITE

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



18. MEDIUM EVENT SITE

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



19. SMALL EVENT SITE

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



20. FOOD PREPARATION

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



21. PARKING

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



22. TRANSPORTATION DROPOFF

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



23. EMPLOYEE BUNKHOUSES

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



24. SOLAR SHADING

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



25. NOT USED



26. WATER STORAGE

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



27. CELLULAR SERVICE

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



28. WATER WELL HEAD

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



29. TRASH & RECYCLING

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



30. SEPTIC SYSTEMS

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

31. NOT USED



32. CATTLE RANCH

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

33. NOT USED

TELA PERALTA

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

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A1.5

SITE PROGRAMS

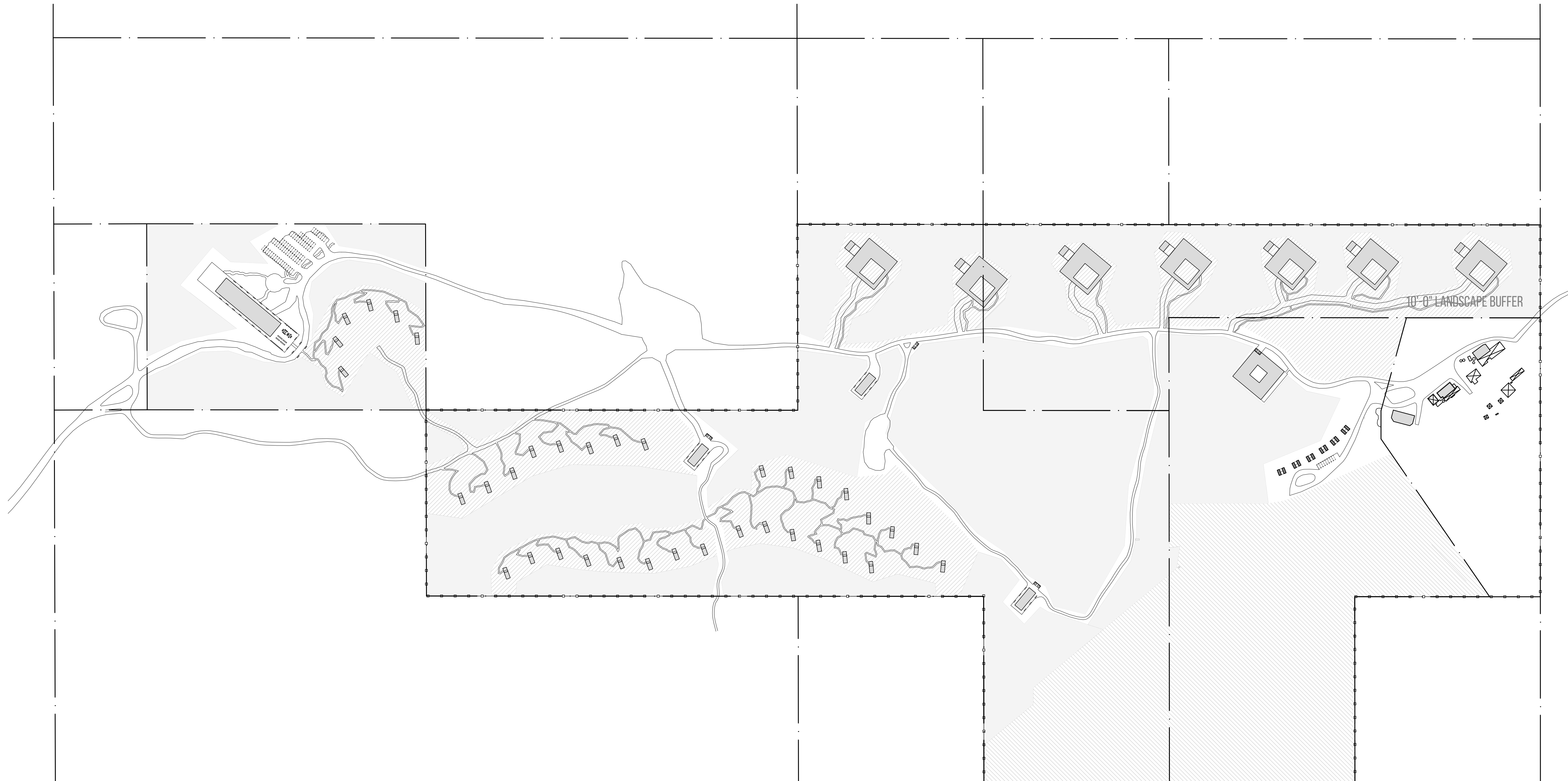
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Exhibit G
Conceptual Open Space Plan

OPEN SPACE NOTES

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



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

SYMBOL LEGEND

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

TELA PERALTA

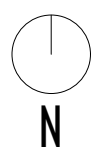
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CONCEPTUAL OPEN SPACE PLAN
SCALE: 1" = 200'-0"

0' 100' 200' 400' 600'



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