



MEETING DATE: JULY 3, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP21-119 (SAN TAN GATEWAY UNIT 1B PARCEL 34)**

CASE COORDINATOR: Lindsey Randall

---

***Executive Summary:***

*Requesting approval of a Final Plat for an approximately 44.276 acre subdivision consisting of 116 lots within the CR-3 PAD zoning districts per PZ-PD-040-04A. A portion of a larger 2037 lot subdivision.*

**If This Request is Approved:**

The applicant will be allowed to proceed with construction.

**Staff Recommendation/Issues for Consideration/Concern:**

Staff recommends approval with attached stipulations related to Planning and Zoning Commission approval of Tentative Plat (S-039-20).

---

**LEGAL DESCRIPTION:** Situated in a portion of the North half of Section 13, Township 3 South, Range 8 East, Of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**LANDOWNER:** Landsea Homes of Arizona LLC

**APPLICANT:** Coe and Van Loo II LLC

**LOCATION:** Located south of Roberts Road and East of Quail Run Lane in the San Tan Valley Area.

**SIZE:** 44.276 acre project area.

**EXISTING ZONING AND LAND USE:** The subject is currently zoned CR-3 PAD and is currently vacant.

**COMMISSION ACTION (S-039-20)** The Commission approved the Tentative Plat for San Tan Gateway Parcel 19 on June 17, 2021.

**S-039-20 STIPULATIONS:**

1. The applicant/owner shall develop the 2037 lot subdivision in accordance with the subdivision submittal documents for San Tan Gateway Parcel 19, Lots 1-2037, and Tracts A-SS and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-020-04A), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
2. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
  - a. Type of map or plat.
  - b. Name of subdivision and description with township, range and section.
  - c. Name of the owner of record.
  - d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat;

3. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code;
4. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:
  - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
  - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
  - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
6. The drainage plan shall be in accordance with the current Pinal Count Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
7. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
8. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
9. All right-of-way dedication shall be free and unencumbered.