



Leo Lew  
County Manager

MEETING DATE: AUGUST 7, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-033-23 & PZ-PD-006-23 (GOLD N ACRES)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

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***Executive Summary:***

Requesting a rezoning and a Planned Area Development to rezone 9.69± acres of land to Recreational Vehicle Park (PM/RVP-435) zoning district.

**If This Request is Approved:**

The applicant will apply for a site plan application and applicable permits under the new development and design standards.

**Items for Consideration:**

- The property was rezoned from Trailer Home-site zone to Mobile Home Park Zone August 17, 1981.
- Site is currently zoned Manufactured Home Park (**MHP**).
- The site appears to have been authorized for construction in 1985 for an 18 space Mobile/Manufactured Home Park.
- A variance was granted under case BA-026-17 on November 30, 2017 to allow the continued operation of a Mobil/Manufactured Home Park on a site less than 10 acres. The subject site apparently came to be slightly less than 10 acres in net area as the result of a right of way dedication along Ranch Road.
- No items of opposition had been received at the time this report was written.
- Similar adjacent uses exist to the north and west.

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

The Planning and Zoning Commission voted 7-0, to recommend approval of PZ-033-23 with one stipulation based upon the record as presented. The Planning and Zoning Commission voted 7-0, to recommend approval of PZ-PD-006-23 with nine stipulations based upon the record as presented.

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**SUPERVISOR DISTRICT: 2 MIKE GOODMAN**

**LEGAL DESCRIPTION:**

Situated in a portion of Section 8, Township 2 South, Range 8 East

COMMUNITY DEVELOPMENT  
Planning Division

**TAX PARCEL:**

104-23-0990 (legal on file);

**LANDOWNER/APPLICANT:**

Gold N Acres, LLC, property owner, Jon Gillespie c/o /Rose Law Group, applicant.

**REQUESTED ACTION & PURPOSE:**

**PZ-033-23 – PUBLIC HEARING/ACTION:** Gold N Acres, LLC, landowner, Jon Gillespie c/o /Rose Law Group, applicant, requesting a rezoning of 9.69± acres from Manufactured Home Park (**MHP**) to Park Model and Recreational Vehicle Park (**PM/RVP-435**) zoning district, to allow for the continued use of a park model and RV park, a portion of Section 8, Township 2 South, Range 8 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

**PZ-PD-006-23 - PUBLIC HEARING/ACTION:** Gold N Acres, LLC, landowner, Jon Gillespie c/o Rose Law Group, applicant, requesting approval of the Gold N Acres Planned Area Development **Overlay Zoning District**, on 9.69± acres, a portion of Section 8, Township 2 South, Range 8 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

**LOCATION:** Northeast of Ironwood Drive and Ranch Road.

**SURROUNDING ZONING AND LAND USE:**

North: Manufactured Home Park (MHP) Manufactured home park

South: Suburban Ranch (SR) Large lot residential

East: General Rural Zone (GR) Large lot residential

West: Manufactured Home Park (MHP) Manufactured home park

**PUBLIC PARTICIPATION:**

Neighborhood Meeting: October 17, 2022

Newspaper Advertising: April 22, 2024 & July 19, 2024

Site posting, Applicant: April 18, 2024

Site posting: April 23, 2024 & July 17, 2024

**COMMISSION ACTION/RECOMMENDATION: (PZ-033-23)** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of **(PZ-033-23)** based upon the record as presented, with 1 stipulation.

1. Approval of this zone change (PZ-033-23) 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 ACTION/RECOMMENDATION (PZ-PD-006-23):** At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of (PZ-PD-006-23) based upon the record as presented, with the 9 stipulations included in the staff report.

1. The stipulations listed herein pertain to the area described in case PZ-PD-006-23;

2. Approval of this PAD (PZ-PD-006-23) 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;
3. Gold N Acres Planned Area Development (PAD) Overlay District (PZ-PD-006-23) is to be developed as shown by the site plan/development plan dated March 25, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-006-23;
5. 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;
6. 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;
7. 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;
8. A Traffic Impact Study (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval; and
9. Paved, all-weather, 28' wide public access shall be provided to and from the development. 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.

Date Prepared: 7/23/24 GB

PINAL COUNTY PLANNING AND ZONING COMMISSION  
(PO NUMBER 249810)

Regular Meeting  
9:00 a.m.

Thursday, May 16, 2024  
Emergency Operations Center  
301 E. 11<sup>th</sup> Street, Florence, Arizona

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1 RIGGINS: We'll call to order the regular meeting of  
2 the Pinal County Planning and Zoning Commission on Thursday,  
3 May 16, 2024 at 9:05 a.m., and we'll go to the roll call.

4 OLGIN: Good morning, Gilbert Olgan, Planning  
5 Manager, I will do the roll call. Chairman Riggins.

6 RIGGINS: Here.

7 OLGIN: Vice Chair Mennenga. Member Del Cotto.

8 DEL COTTO: Here.

9 OLGIN: Member Hartman.

10 HARTMAN: Here.

11 OLGIN: Member Keller. Member Klob.

12 KLOB: Here.

13 OLGIN: Member Lizarraga.

14 LIZARRAGA: Here.

15 OLGIN: Member Schnepf.

16 SCHNEPF: Here.

17 OLGIN: Member Davila. Member Mooney.

18 MOONEY: Here.

19 OLGIN: We have a quorum.

20 RIGGINS: We have a quorum of seven. Okay, very  
21 good. We'll move on to the Planning Manager Report.

22 OLGIN: Good morning, Gilbert Olgan. So a couple of  
23 things I wanted to bring up to you is, as you know, we still  
24 have the updates going on with our code, so those work  
25 sessions are coming forward. Another thing that we try to put

1 unanimously. So thank you. All righty, our next case is PZ-  
2 033-23.

3 BAK: PZ-033-23 and PZ-PD-006-23, otherwise known as  
4 Gold N Acres, this is a request for rezoning for Manufactured  
5 Home Park zoning district on 9.7 approximate acres, 10.101  
6 gross acres, to rezone it to Park Model and Recreational  
7 Vehicle Park, so PM/RVP-435 zoning district, to allow for  
8 continued use of a park model and RV park. It's also a  
9 request for a PAD overlay district on the same acreage. The  
10 location is northeast of Ironwood and Ranch Road. Supervisor  
11 District is 2, Supervisor Goodman, and the applicant is Gold N  
12 Acres LLC - the owner, correction - LLC, and Jon Gillespie,  
13 care of Rose Law Group is the applicant. This shows you the  
14 general location. This is the surrounding zoning. There's a  
15 similar park to the west and to the north that you can see  
16 here in this aerial photo. Another of the zoning, and another  
17 showing the Comprehensive Plan designation, and this is within  
18 the San Tan Area Plan. This is a conceptual site plan of the  
19 park. Here you have looking north into the park, and there's  
20 some, quite a bit of open areas you can see immediately  
21 adjacent to the road. And this is looking to the south. As  
22 well as to the east, and to the west. So with the history of  
23 the park, some items of consideration for the Commission, the  
24 site was permitted as a manufactured mobile home park in 1985  
25 and has existed as such since that. And the need for the

1 rezoning is intended to upgrade and modernize the facility.  
2 And the PAD is being requested due to the acreage being just  
3 under 10 acres, but also 10 acres gross, so it's right at the  
4 border. Staff has not received any items of opposition at the  
5 time the report was written, or known afterwards. And also an  
6 item of consideration is, as illustrated in that previous  
7 slide, we have similar uses adjacent to the site. So staff's  
8 recommendation is for approval of PZ-036-23, with the one  
9 stipulation in your staff report and in this slide, and 9  
10 stipulations with the PZ-PD case. Staff would be happy to  
11 entertain any questions the Commission may have.

12 RIGGINS: Commission Members, any questions on the  
13 staff report? Telephonically, Commissioners, any questions on  
14 the staff report? There none being, thank you very much, and  
15 we'll go ahead and ask the applicant to come up.

16 ???: Mr. Chairman?

17 RIGGINS: Yes.

18 ???: Just want to clarify, it was PZ-033 not 036.

19 RIGGINS: Yes, PZ - did I say 6? Oh, okay.

20 WILLIAMS: Glenn, I believe there was a typo on the  
21 previous slide. One slide up.

22 RIGGINS: Right. Yes, it says it in the agenda as  
23 33. Okay, so just for everybody's edification and assurity,  
24 it's PZ-033-23. So please go ahead.

25 GILLESPIE: Good catch, thank you. Chair Riggins,

1 Members of the Commission, thank you this morning. My name is  
2 Jon Gillespie, I'm with the Rose Law Group, 7144 East Stetson  
3 Drive, on behalf of Charlie Burns, who's the property owner of  
4 the Gold N Acres site. I do have some slides, I don't want to  
5 spend a ton of time on them, but -

6 BAK: Are you able to pull those up Cody?

7 GILLESPIE: Glenn did a nice job, so I don't need to  
8 go over too much here. He showed the location of the site,  
9 it's an existing mobile home park. It was built in 1985. 18  
10 units out there. The goal here is to modernize the facility  
11 to bring it up to a nice new park, add some pavement to the  
12 roads, add more open space, and organize it in a fashion that  
13 makes it a nice community. The PAD request is really a  
14 technical request. We gave some right-of-way to the County in  
15 the past and that took us under the 10 acres. We were granted  
16 a variance in 2017 to continue to be using as a mobile home  
17 park, but today with the request to rezone to Park Model, we  
18 were under the 10 acres, and so the PAD request is just for  
19 that technicality. No other deviations are being proposed.  
20 Just show you here a little bit closer of the site plan. I  
21 like this version here, it kind of shows that we're preserving  
22 that open space that's against Ranch Road, so that's kind of a  
23 horse pen now, will be used for landscape and to keep that  
24 nice setback from Ranch Road. We'll also be installing a new  
25 landscape buffer on the east side of of the site. We have

1 similar uses north and west of us that's been existing for  
2 many years. To the east of us is - there are manufactured  
3 homes that are on acre lots, but we've installed a nice buffer  
4 there to transition the uses a little bit more. And as you  
5 can see it's a looped system for the park and we'll be  
6 installing a nice central open space and gathering area.  
7 There'll be a walking path through the center of the site to  
8 really make a nice community feel. And with that, I'll be  
9 happy to take any questions that you might have.

10 RIGGINS: Commissioners, questions on the  
11 presentation? I have just a couple. In the Park Model/RV  
12 category, do you have certain numbers of park models compared  
13 to RV sites that you intend to have, or how do you handle  
14 that?

15 GILLESPIE: Yeah, Chair Riggins, thank you. So the  
16 intent is to fully build it out as park models, and so it will  
17 be fully built out as park models. We are allowed underneath  
18 the rezoning to do temporary use with recreational vehicles,  
19 so we do intend - typically the way that these parks build  
20 out, you get recreational vehicles that come in, people like  
21 the site, they like the area, and they decide to more  
22 permanently establish there, and so you bring your park model  
23 in. It helps with the sales, so we will be using recreational  
24 vehicles temporarily as the park builds out with park models.

25 RIGGINS: Okay. I'm going to direct a question to

1 staff while you're there. Is there any difficulty the staff  
2 sees in the cul-de-sac nature of this one way in/one way out,  
3 with quite a number of park model homes?

4 OLGIN: So Chair, in regards to your question, no,  
5 we have no issue with what they're presenting. And if I may,  
6 this is a little bit of history that wasn't talked about. The  
7 rezone allows both sides, it's a win-win. It brings the park  
8 up to standards, allows you a little more on the uses, but it  
9 gives us some open space amenities that weren't there before,  
10 some additional infrastructure. This project used to have -  
11 if you go back to the image that shows the whole thing - it  
12 used to have a roping arena at the south end of it, and it had  
13 some other things going on with it. And it was - it went  
14 through a variance to mitigate the 10 acres that they had, so  
15 there was all kinds of things going on with this project, so  
16 we saw this as an opportunity to essentially clean it up, make  
17 it better for everybody. So yeah, we have no issues in the  
18 way it's laid out. And as was mentioned before, I mean it's  
19 been there since when, 60 what?

20 BAK: 85.

21 OLGIN: I was close. And yeah, we see this as a  
22 great opportunity to bring a better product to the community,  
23 and it fits within what's already out there.

24 RIGGINS: Oh yeah. No, I was just talking about the  
25 circulation.

1                   OLGIN: Yeah, the circulation isn't ideal, but it's  
2 - for the way it's been, it's fine for us.

3                   RIGGINS: Okay. Alrighty.

4                   GILLESPIE: Chair Riggins, if I might add there.

5                   The current entrance to the site is on the western edge, we're  
6                   actually adding the centralized entrance, and we're going to  
7                   keep that western edge for secondary access. They're really  
8                   close to each other, but it still will actually provide  
9                   technically two ways that emergency personnel could get in.

10                  But they're really close to each other, so....

11                  RIGGINS : Okay. All right, very good. Before I let  
12                  him sit down, any other questions? Doesn't seem to be any,  
13                  thank you. I'll open up the public participation portion of  
14                  this case now. And this will be the public - do I have to  
15                  have a public participation for both cases?

16                  ?: Yeah.

17                  RIGGINS: I can't join them together?

18                  ?: You should probably do them separately, Mr.  
19                  Chairman.

20                  RIGGINS: Okay, this will be the public  
21                  participation for case PZ-033-23. Would anybody like to come  
22                  up and discuss this rezoning case? Anybody at all? In that  
23                  case, I will close the public participation portion on case  
24                  PZ-033-23, and I will open the public participation for case  
25                  number PZ-PD-006-23 for the PAD. Does anybody wish to come up

1 for the public speaking portion to talk to this case, this PAD  
2 case? Anybody at all wish to come up? There none being,  
3 we'll close the PZ-PD-006-23 public participation portion of  
4 this case, and we will turn both of these cases - which will  
5 require separate motions - we'll turn both of these cases back  
6 over to the Commission for any further questions of staff, any  
7 discussion among ourselves, or a motion.

8 MOONEY: I'll make a motion.

9 RIGGINS: Commissioner Mooney.

10 MOONEY: I move the Pinal County Board of  
11 Supervisors motion for approval with one stipulation for PZ-  
12 033-23 as listed in the staff report.

13 RIGGINS: With its?

14 MOONEY: One stipulation.

15 RIGGINS: With its one stipulation. Do we have a  
16 second?

17 HARTMAN: I'll second.

18 RIGGINS: Commissioner Hartman seconds. All those  
19 in favor, stipulate by saying aye.

20 COLLECTIVE: Aye.

21 RIGGINS: Any opposed? The rezoning passes  
22 unanimously. Do we have another motion that wishes to be  
23 made? Commissioner Mooney?

24 MOONEY: I move the Pinal County Board of  
25 Supervisors motion for approval with its 9 stipulations as

1 listed in the staff report, for PZ-PD-006-23.

2 RIGGINS: With its?

3 MOONEY: I said with its 9 stipulations.

4 RIGGINS: I am sorry. Okay we have a motion, do we  
5 have a second? Commissioner Del -

6 ?: Second.

7 RIGGINS: Commissioner Del Cotto seconds the motion.

8 All those in favor, stipulate by saying aye.

9 COLLECTIVE: Aye.

10 RIGGINS: Any opposed? The motion passes  
11 unanimously. So very good. All righty, we've run out of  
12 agenda. Do we have any discussion? We don't have anything  
13 there for call of the public, so staff have anything they  
14 would like to bring up or say before we get -

15 OLGIN: Just a quick reminder, if I may, Gilbert  
16 Olgin. We just - I know you've all already asked, but please  
17 reply again. September is the conference. I know there's  
18 more than two that would like to go, so just reach out again  
19 just so I can start getting ready to move forward on who we  
20 can take. We can't take everybody, we'd love to, but funding  
21 doesn't allow it.

22 RIGGINS: Where is the conference this year?

23 OLGIN: Tucson.

24 RIGGINS: It's in Tucson. Okay. And I would really  
25 encourage anybody that's got on this Commission in the more

1 recent fashion, to try to make time to do that. It's a good  
2 experience, it's good to see how that process works.

3 OLGIN: As of now, I believe Klob, Mooney and Davila  
4 wanted to go, so I just want to make sure that's still the  
5 interest.

6 RIGGINS: Okay.

7 OLGIN: All right.

8 RIGGINS: Alrighty. All Commission Members, we  
9 don't have a call of the public, so really the only thing we  
10 can do is ask for a motion for adjournment.

11 HARTMAN: So moved.

12 RIGGINS: Commissioner Hartman, motion for  
13 adjournment, do I have a second?

14 MOONEY: Second.

15 RIGGINS: Second from Commissioner Mooney. All  
16 those in favor, stipulate by saying aye.

17 COLLECTIVE: Aye.

18 RIGGINS: Any opposed? The meeting stands  
19 adjourned.

20

21

22

23

24

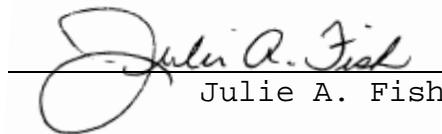
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1                   I, Julie A. Fish, Transcriptionist, do hereby  
2 certify that the foregoing pages constitute a full, true, and  
3 accurate transcript in the foregoing matter, and that said  
4 transcription was done to the best of my skill and ability.

5                   I FURTHER CERTIFY that I am not related to nor  
6 employed by any of the parties hereto, and have no interest in  
7 the outcome hereof.

8

9  
10



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Julie A. Fish

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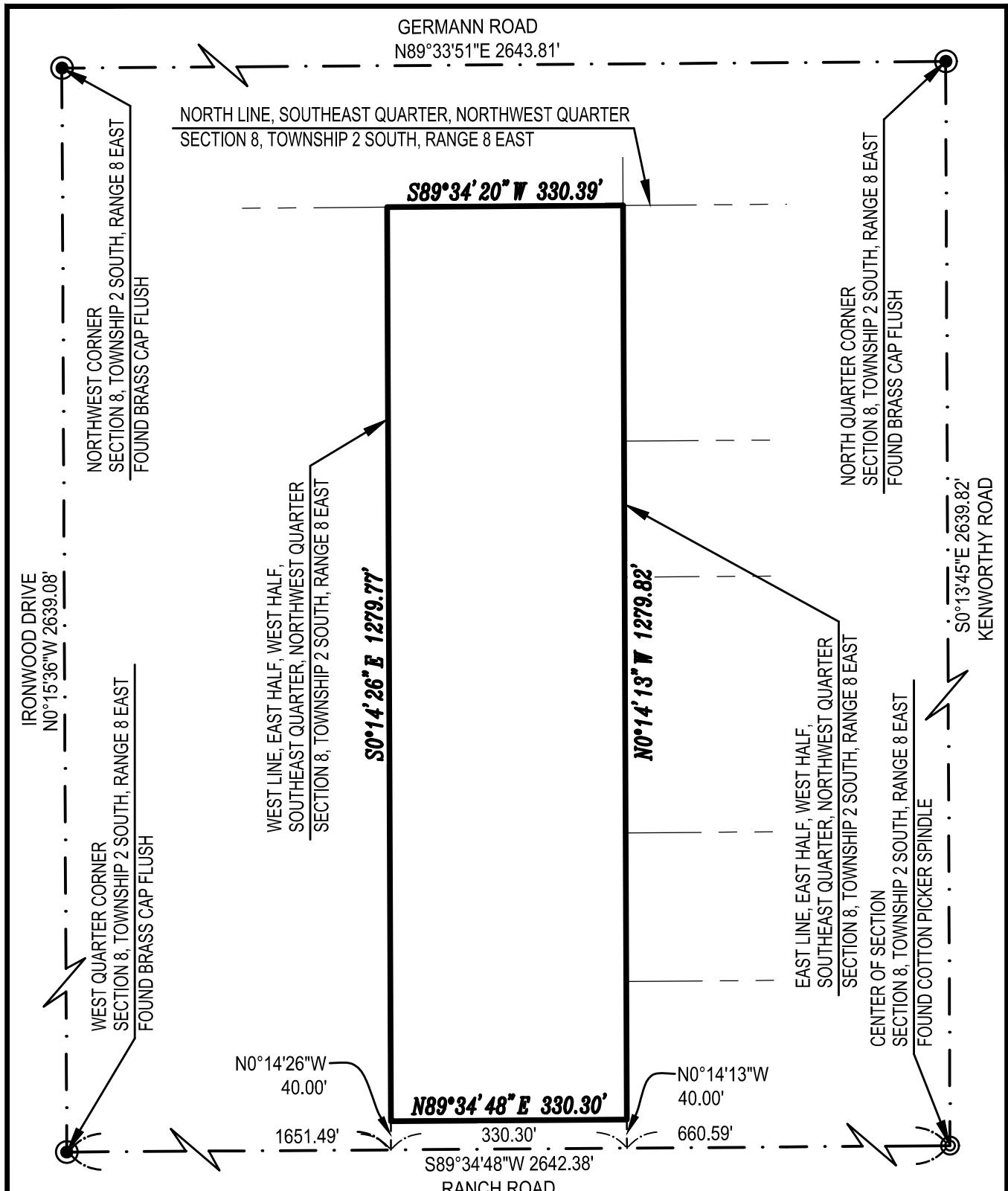
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PZ-033-23 and PZ-PD-006-23**

### Legal Description

The East half of the West half of the Southeast quarter of the Northwest quarter of Section 8, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the South 40 feet as conveyed to The Pinal County Highway Department in instrument recorded in Docket 1826, page 105, records of Pinal County, Arizona.





CLIENT/PROJECT

GOLD N ACRES MOBILE HOME PARK  
720 E RANCH ROAD, SAN TAN VALLEY, AZ

TITLE

BOUNDARY EXHIBIT

SHEET  
1 OF 1



**D & M ENGINEERING**

Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
Tempe, AZ 85281  
Ph: (480) 350-9590  
Fax: (480) 350-9486  
engineer@dmengineer.com

## **EXHIBIT B**

### **PZ-033-23 STIPULATION**

1. Approval of this zone change (PZ-033-23) 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.

**AFFIDAVIT OF PUBLICATION**

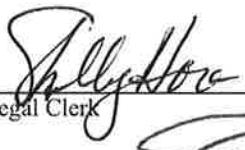
Rose Law Group  
7144 E. Stetson Dr. Suite 300  
Scottsdale AZ 85251

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

07/19/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 07/19/2024

  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI, County of Brown

My commission expires

10-25-24

Publication Cost: \$1685.00  
Tax Amount: \$0.00  
Payment Cost: \$1685.00  
Order No: 10379138 # of Copies:  
Customer No: 1469610 0  
PO #: LAZS0128842

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

RYAN SPELLER  
Notary Public  
State of Wisconsin

Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-033-23 and PZ-PD-006-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at E of NEC Ironwood Dr & Ranch Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

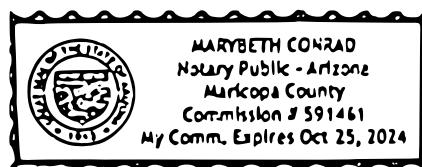
Dynamite Signs  
Sign Company Name

Meghan Liggett  
Sign Company Representative

Subscribed and sworn to be on 07/17/24 by Meghan Liggett.

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

Marybeth Conrad  
Notary Public



My Commission expires: 10-25-24

# PINAL COUNTY *Public Hearings*

Case Numbers: PZ-033-23 and PZ-PD-006-23

Existing Zoning: MHP (Manufactured Home Park)

Proposed Zoning: PM/RVP 435 (Park Model / Recreational Vehicle Park) PAD

Acreage: 9.69 acres

**Applicant Name:** Rose Law Group pc

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

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

**NOTICE**

PLANNING & ZONING  
DEPARTMENT OF  
PINAL COUNTY

PUBLIC HEARING

2024



**NOTICE**

PLANNING & ZONING  
DEPARTMENT OF  
PINAL COUNTY

PUBLIC HEARING

2024

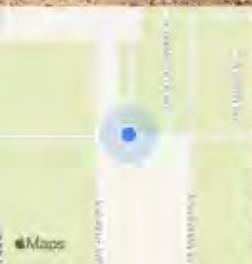
July 17, 2024 at 9:05 AM

+33.270877 -111.557459

654 E Ranch Rd

San Tan Valley AZ 85140

United States



# PINAL COUNTY *Public Hearings*

Case Numbers: PZ-033-23 and PZ-PD-006-23

Existing Zoning: MHP (Manufactured Home Park)

Proposed Zoning: PM/RVP 435 (Park Model / Recreational Vehicle Park) PAD

Acreage: 9.69 acres

**Applicant Name:** Rose Law Group pc

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

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



July 17, 2024 at 9:04 AM  
+33.270877, -111.557459

654 E Ranch Rd

San Tan Valley AZ 85140

United States

**NOTICE**

PLANNING & ZONING

PINAL COUNTY

PUBLIC HEARING

Any person(s) or corporation(s) may appear before the Pinal County Board of Supervisors to present their views concerning any zoning or planning matter before the Board.

For more information, contact:

Planning & Development Services

520-866-6442

# NOTICE

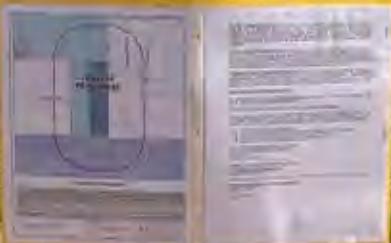
## PLANNING & ZONING PINAL COUNTY PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County  
111 S. 20th St. Room 100 at the hearing.

Date Issued:

7-17-24

PRINT COPY OF ACTUAL NOTICE BELOW:



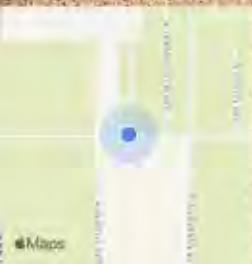
July 17, 2024 at 9:04 AM

+33 270877 111 557459

654 E Rancho Rd

San Tan Valley AZ 85140

United States





July 17, 2024 at 9:04 AM

+33 270877-111557459

654 E Ranch Rd

San Tan Valley AZ 85140

United States

NOTICE OF PUBLIC HEARING BY  
THE PINAL COUNTY BOARD OF  
SUPERVISORS AT 9:30 A.M. ON  
THE 7th DAY OF AUGUST 2024, AT  
THE PINAL COUNTY ADMINISTRA-  
TIVE COMPLEX, IN THE BOARD  
OF SUPERVISORS HEARING ROOM,  
135 N. PINAL STREET, FLORENCE,  
ARIZONA, FOR A REZONING AND  
PLANNED AREA DEVELOPMENT  
(PAD) OVERLAY AMENDMENT TO  
AMEND THE ZONING ORDINANCE  
AND/OR MAPS IN AN UNINCORPO-  
RATED AREA OF PINAL COUNTY,  
ARIZONA:

PZ-033-23 PUBLIC HEARING/ACTION:  
Gold N Acres, LLC, landowner, Jon  
Gillespie c/o Rose Law Group, applic-  
ant, requesting a rezoning of 9.69±  
acres from Manufactured Home Park  
(MHP) to Park Model and Recreational  
Vehicle Park (PM/RVP-435) zoning  
district, to allow for the continued use  
of a park model and RV park, a portion  
of Section 8, Township 2 South, Range  
8 East Pinal County, Arizona (legal  
on file) tax parcel 104-23-0990, located  
northeast of Ironwood Drive and Ranch  
Road, Pinal County.

PZ-PD-006-23 PUBLIC HEARING/  
ACTION: Gold N Acres, LLC, landown-  
er, Jon Gillespie c/o Rose Law Group,  
applicant, requesting approval of the  
Gold N Acres Planned Area Develop-  
ment Overlay Zoning District, on 9.69±  
acres, a portion of Section 8, Township  
2 South, Range 8 East Pinal County,  
Arizona (legal on file) tax parcel 104-23-  
0990, located northeast of Ironwood  
Drive and Ranch Road, Pinal County.  
<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN  
THESE MATTERS MAY APPEAR  
AT THE PUBLIC HEARING AT THE  
DATE, TIME AND PLACE DESIG-  
NATED ABOVE.

DATED ON THIS 9th DAY OF JULY  
2024 by Pinal County Development  
Services

TO QUALIFY FOR FURTHER  
NOTIFICATION IN THIS LAND  
USE MATTER YOU MUST FILE  
WITH THE PLANNING DEPART-  
MENT A WRITTEN STATEMENT  
OF SUPPORT OR OPPOSITION TO  
THE SUBJECT APPLICATION. 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) A brief statement of reasons for  
supporting or opposing the request
- 4) Whether or not you wish to appear  
and be heard at the hearing.

WRITTEN STATEMENTS MUST BE  
FILED WITH:

PINAL COUNTY DEVELOPMENT  
SERVICES

PO BOX 749

FLORENCE, AZ 85132

Contact for this matter: Glenn Bak,  
Senior Planner

E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)

Phone # (520) 866-6444

July 19 2024

LAZS0128842



Leo Lew  
County Manager

MEETING DATE: MAY 16, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-033-23 & PZ-PD-006-23 (GOLD N ACRES)**

CASE COORDINATOR: GLENN BAK

---

***Executive Summary:***

Gold N Acres, LLC, landowner, Jon Gillespie c/o /Rose Law Group, applicant, requesting a rezoning and a Planned Area Development to rezone 9.69± acres of land to Recreational Vehicle Park (PM/RVP-435) zoning district in an area northeast of Ironwood Drive and Ranch Road *in an area of unincorporated Pinal County.*

**If This Request is Approved:**

This case will be forwarded to the Board of Supervisors with a favorable recommendation.

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

Staff recommends approval of the request.

---

**LEGAL DESCRIPTION:**

Situated in a portion of Section 8, Township 2 South, Range 8 East

**TAX PARCEL:**

104-23-0990 (legal on file);

**LANDOWNER/APPLICANT:**

Gold N Acres, LLC, property owner, Jon Gillespie c/o /Rose Law Group, applicant.

**REQUESTED ACTION & PURPOSE:**

**PZ-033-23 – PUBLIC HEARING/ACTION:** Gold N Acres, LLC, landowner, Jon Gillespie c/o /Rose Law Group, applicant, requesting a rezoning of 9.69± acres from Manufactured Home Park (**MHP**) to Park Model and Recreational Vehicle Park (**PM/RVP-435**) zoning district, to allow for the continued use of a park model and RV park, a portion of Section 8, Township 2 South, Range 8 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

**PZ-PD-006-23 - PUBLIC HEARING/ACTION:** Gold N Acres, LLC, landowner, Jon Gillespie c/o Rose Law Group, applicant, requesting approval of the Gold N Acres Planned Area Development **Overlay Zoning District**, on 9.69± acres, a portion of Section 8, Township 2 South, Range 8 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

COMMUNITY DEVELOPMENT  
Planning Division

**LOCATION:** Northeast of Ironwood Drive and Ranch Road.

**DEVELOPMENT AREA:** 9.69 ± acre parcel (10.01 gross acres)

**UNITS PROPOSED:** 67

**COMPREHENSIVE PLAN:** The site is designated as Suburban Neighborhood within the San Tan Area Plan.

**EXISTING ZONING AND LAND USE:** The property is zoned Manufactured Home Park (MHP) and the property currently contains manufactured and mobile homes.

**SURROUNDING ZONING AND LAND USE:**

North: Manufactured Home Park (MHP) Manufactured home park

South: Suburban Ranch (SR) Large lot residential

East: General Rural Zone (GR) Large lot residential

West: Manufactured Home Park (MHP) Manufactured home park

**PUBLIC PARTICIPATION:**

Neighborhood Meeting: October 17, 2022

Newspaper Advertising: April 22, 2024

Site posting, Applicant: April 18, 2024

Site posting: April 23, 2024

**SITE DATA/FINDINGS:**

**FLOOD ZONE:** The subject site is in Flood Zone "X" an area that is determined to be outside the 100 and 500 year flood plain.

**ACCESS:** The property gains legal access from East Ranch Road.

**HISTORY:** The property was rezoned from Trailer Home-site zone to Mobile Home Park Zone on August 17, 1981. Special Use Permit SUP-005-90 was approved on May 21, 1990 to allow the restoration of antique vehicles on the subject site. The site appears to have been authorized for construction in 1985 for an 18 space Mobile/Manufactured Home Park. A variance was granted under case BA-026-17 on November 30, 2017 to allow the continued operation of a Mobil/Manufactured Home Park on a site less than 10 acres. The subject site apparently came to be slightly less than 10 acres in net area as the result of a right of way dedication along Ranch Road.

**ANALYSIS:** The Gold N Acres project, is proposing rezoning and a Planned Area Development (PAD), intending to re-designate 9.69 acres from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park (PM/RVP-435) to allow for a 67 unit park model and recreational vehicle community on approximately 9.69 net acres (10.01 gross acres). The proposed is also intended to upgrade the layout and use to be more congruent with current conditions. The PAD request is being made so as to comply with Chapter 2.135 Park Model (PM) and Recreational Vehicle Park (RVP) development standards, as the site is at present slightly under the required 10 acres in net area. This also constitutes the only need for the PAD as no other deviations from standards are being requested. Staff also notes the existence of similar adjacent uses to the north and west.

The proposed will include approximately 33.9% open space and access will be from a new 25' wide entry connecting to Ranch Road and forming a loop within the park. The proposed will also include intermittent stays of recreational vehicles within designated spaces.

The proposed development conforms with the existing San Tan Area Plan at a proposed density of 6.7 du/ac. The zone change and PAD would restrict the ability of the developer from increasing proposed density to a denser product exceeding the 1-8 du/ac permitted by Suburban Neighborhood.

The Pinal County Community Development Department Engineering Division, the Pinal County Air Quality Control District, and the Pinal County Flood Control District have reviewed the proposal and their respective stipulations are included in this Staff Report.

To date, the county has not received items of opposition regarding the project. At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by the rezoning, and Planned Area Development requests under planning cases PZ-033-23 & PZ-PD-006-23. Furthermore, the Commission must determine that this zone change and PAD amendment overlay will promote the orderly growth and development of the County, at this location and time, and that this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

**STAFF SUMMARY:** Gold N Acres, LLC, landowner, Jon Gillespie c/o /Rose Law Group, applicant, have submitted the proper applications and evidence sufficient to warrant a Community Development Director's recommendation as provided in the Ordinance. Staff provides the following summary and findings together with the information on the previous pages of this staff report:

1. The submitted applications for this land use request are for approval of a rezoning, and Planned Area Development.
2. If the applications are approved, the subject property will be rezoned from the current zoning to Recreational Vehicle Park (PM/RVP-435), and allow a park model and recreational vehicle community (67 total residential units), on 9.69± acres of land.
3. The property has legal access.
4. Granting of the rezoning and PAD, will require after the time of approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

**STAFF RECOMMENDATION (PZ-033-23):** After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, with one (1) stipulation.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed zoning districts, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward case **PZ-033-23** to the Board of Supervisors with a favorable recommendation.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

**RECOMMENDED MOTION (PZ-033-23):** *I move the Pinal County Board of Supervisors motion for APPROVAL with its 1 stipulation as listed in the staff report:*

1. Approval of this zone change (PZ-033-23) 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.

**STAFF RECOMMENDATION (PZ-PD-006-23):** Staff finds, with the testimony and evidence provided and presented, that this PAD amendment request will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan. Staff recommends that the Commission forward **PZ-PD-006-23** to the Board of Supervisors with a favorable recommendation with the attached stipulations.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

**RECOMMEND MOTION (PZ-PD-006-23):** *I move the Pinal County Board of Supervisors motion for APPROVAL with its 9 stipulations as listed in the staff report:*

1. The stipulations listed herein pertain to the area described in case PZ-PD-006-23;
2. Approval of this PAD (PZ-PD-006-23) 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;
3. Gold N Acres Planned Area Development (PAD) Overlay District (PZ-PD-006-23) is to be developed as shown by the site plan/development plan dated March 25, 2024, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-006-23;

5. 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;
6. 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;
7. 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;
8. A Traffic Impact Study (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval; and
9. Paved, all-weather, 28' wide public access shall be provided to and from the development. 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.

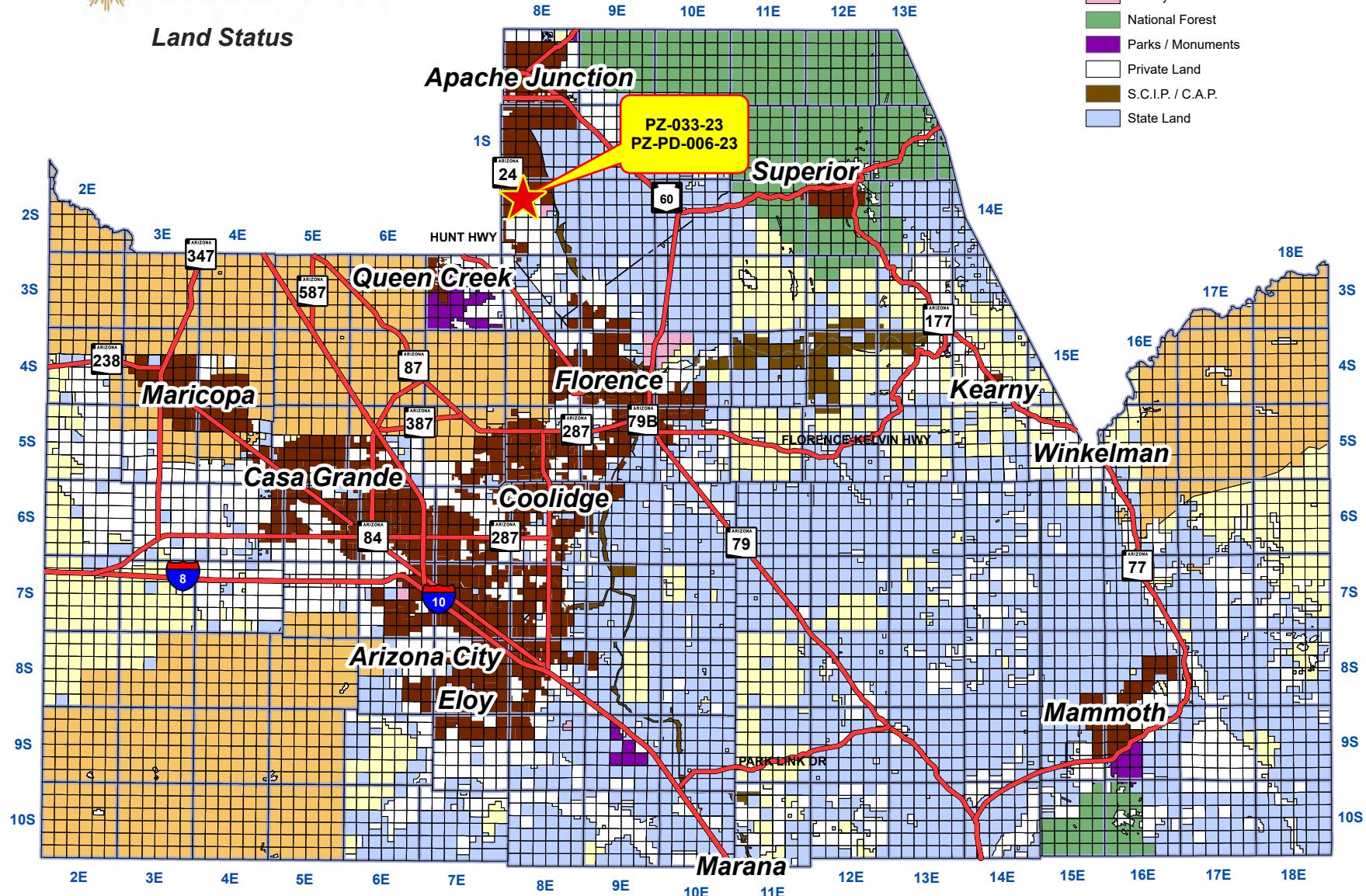
Date Prepared: 5/7/24 GB

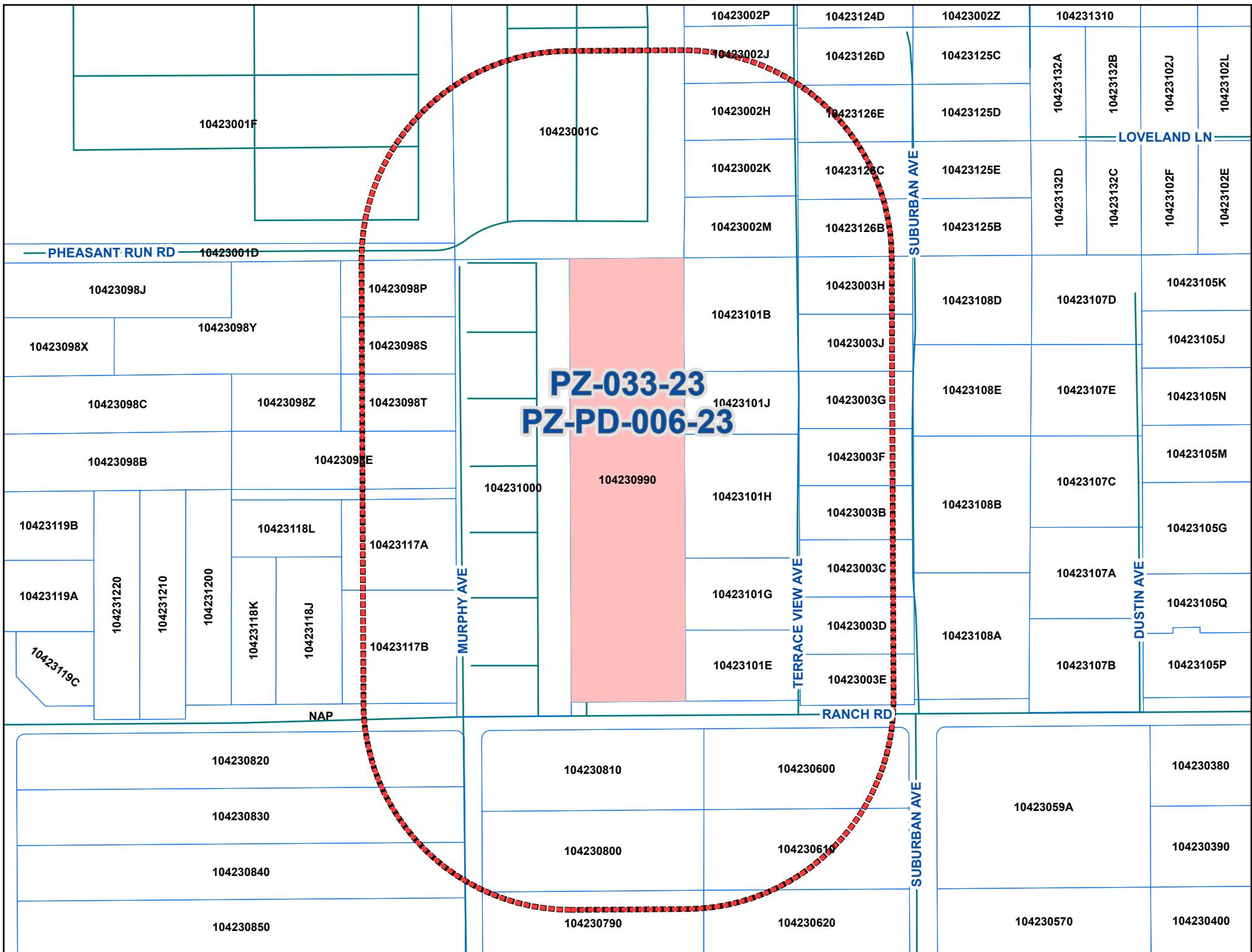


## Land Status

### Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





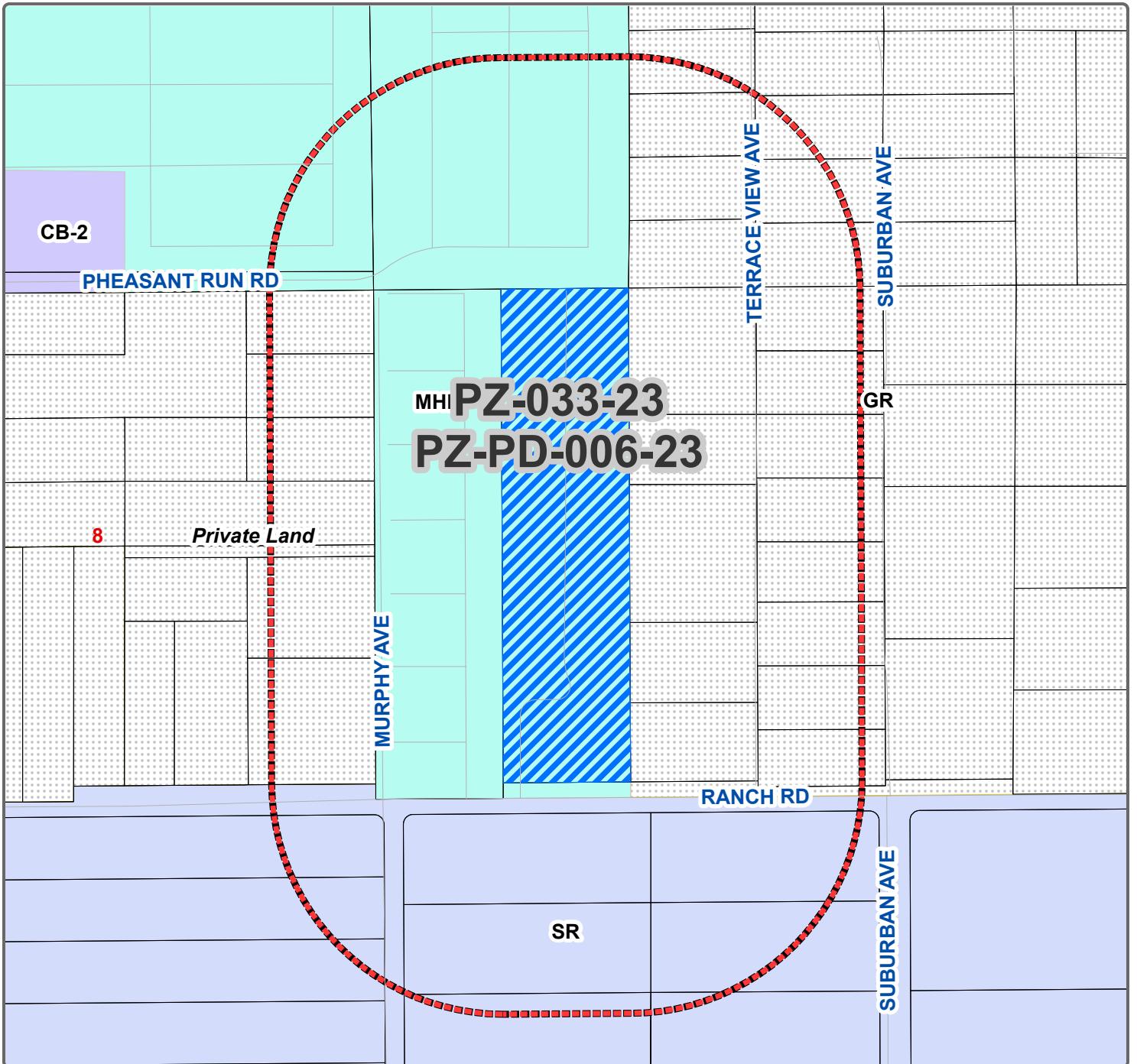


## *Community Development*



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-033-23**  
**PZ-PD-006-23**



## Community Development

**PZ-033-23 PUBLIC HEARING/ACTION:** Gold N Acres, LLC, landowner, Jon Gillespie c/o /Rose Law Group, applicant, requesting a rezoning of 9.69± acres from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park (PM/RVP-435) zoning district, to allow for the continued use of a park model and RV park, a portion of Section 8, Township 2 South, Range 8 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

Current Zoning: MHP

Requested Zoning: Rezone

Current Land Use: SAN TAN VALLEY SAP



### Legal Description:

A portion of Section 8, Township 2 South, Range 8 East Pinal County, Arizona (legal on file) tax parcel 104-23-0990, located northeast of Ironwood Drive and Ranch Road, Pinal County.

SEC 08, TWN 02S, RNG 08E



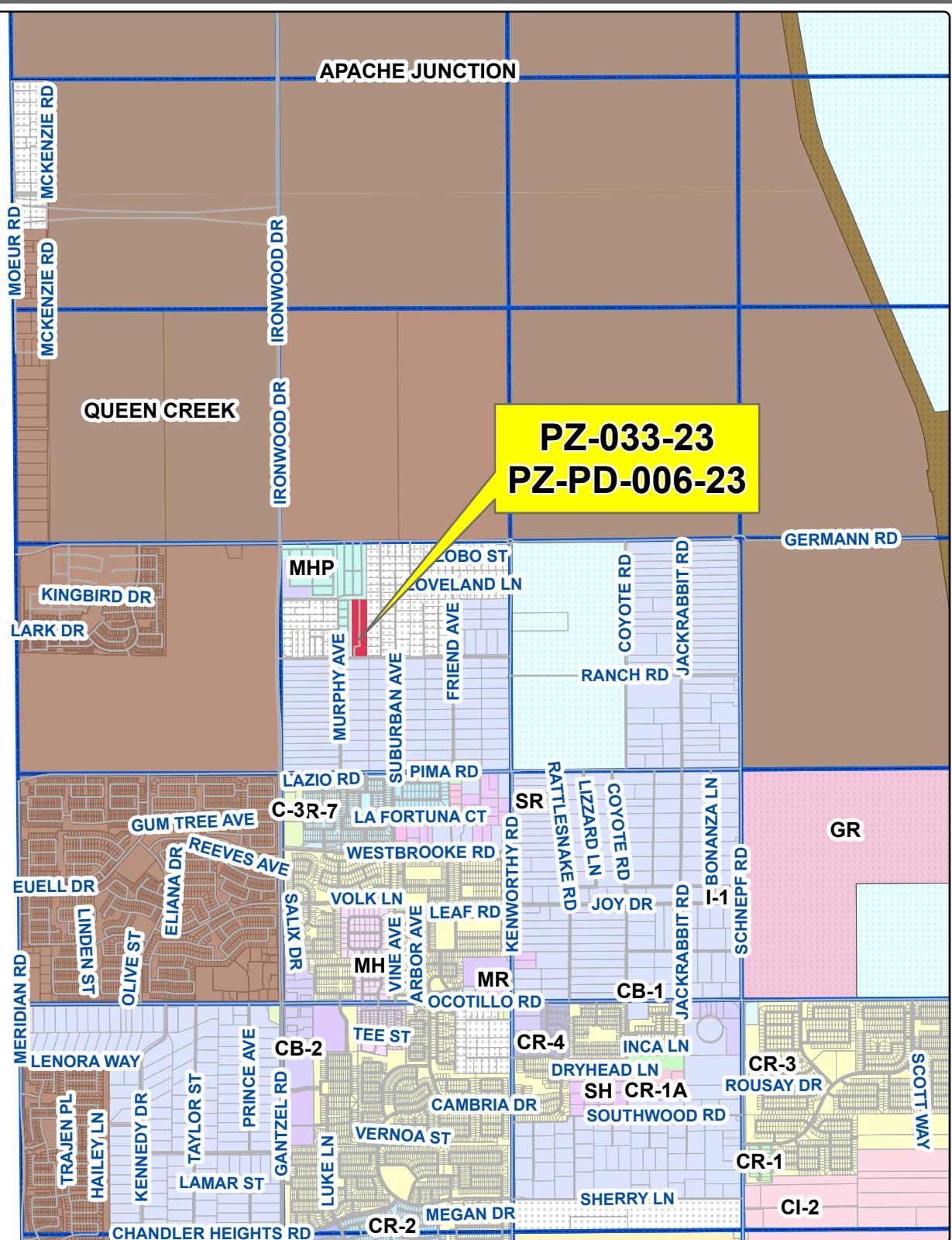
Owner/Applicant: GOLD N ACRES, LLC

Drawn By: GIS / IT /RWH Date: 03/26/2024

Sheet No. 1 of 1

Section 08 Township 02S Range 08E

Case Number: PZ-033-23 PZ-PD-006-23



## Community Development



Leo Lew  
County Manager

APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF  
PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

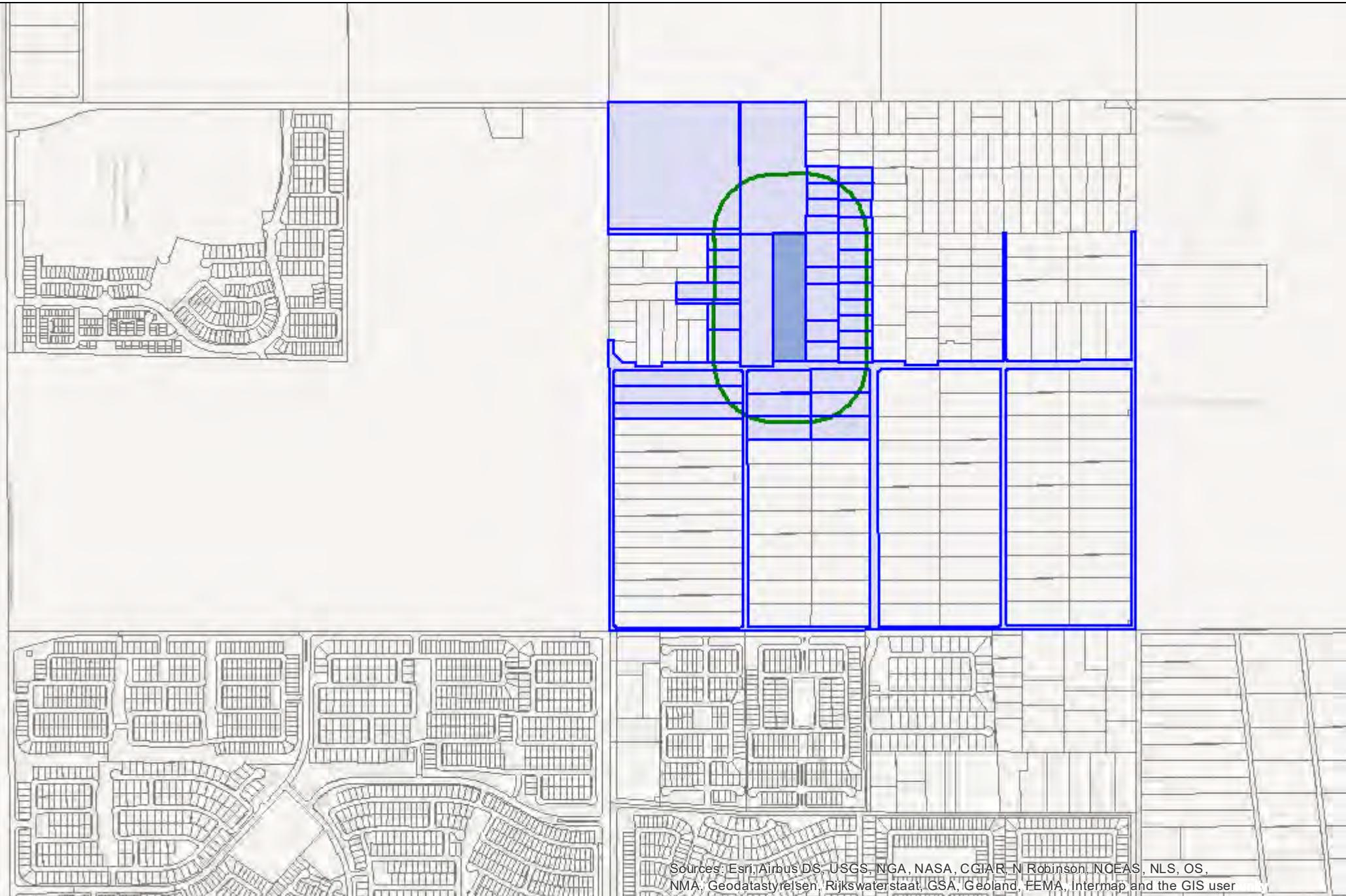
**Formal PAD Application & Property Information:**

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

1. Pinal County Staff Coordinator: Evan Evangelopoulos
2. Date of Pre-application Review: 8/23/2022 Pre-Application Review No.: Z-PA-131 22
3. Current Zoning (Please provide Acreage Breakdown): MHP (9.69 ac)
4. Requested Zoning (Please provide Acreage Breakdown): PM/RVP PAD (9.69)
5. Parcel Number(s) (Please attach a separate list if more space is needed): 104230990
6. Parcel Size(s): 9.69 net acres (10.01 gross acres)
7. The existing use of the property is as follows: 18 Mobile Homes
8. The exact use proposed under this request: 67 Park Models with Temporary Recreational Vehicle Use
9. What is the Comprehensive Plan Designation for the subject property: Moderate Low Density Residential (1-3.5 du/ac)
10. Is the property located within three (3) miles of an incorporated community?  YES  NO
11. Is an annexation into a municipality currently in progress?  YES  NO
12. Is there a zoning violation on the property for which the owner has been cited?  YES  NO  
If yes, zoning violation #: \_\_\_\_\_
13. Is this a major PAD Amendment request (no zone accompanying change)?  YES  NO If yes what was the previous PAD case number PZ-PD-\_\_\_\_\_
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. See Narrative  
\_\_\_\_\_  
\_\_\_\_\_
15. Explain why the proposed development is needed and necessary at this time. See Narrative  
\_\_\_\_\_

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NOEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

SUNDBY SANDRA D FAM TRUS... 632 E HEARNE WAY GILBERT, AZ 85234	PEREZ MIGUEL ANGEL AVILA 890 E RANCH RD SAN TAN VALLEY, AZ 85140	MARTINEZ IGNACIO & ELIZABE... 43427 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
ELLIOTT MARVIN & ELDENA FA... 9433 E JUANITA AVE MESA, AZ 85209	OROZCO FRANCISCO MAIL RETURN ,	TERRACE VIEW INVESTMENT L... 219 N COTTONWOOD DR GILBERT, AZ 85234
ZACHARY SHEA LYNN & KYLE J... 43014 N MURPHY AVE SAN TAN VALLEY, AZ 85140	CULBERSON SHANDA 43238 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	COBBLESTONE II STV LLC 17W220 22ND ST STE 220 OAKBROOK TERRACE, IL 6018...
LANGKILDE CHRISTOPHER & J... 43011 N MURPHY AVE SAN TAN VALLEY, AZ 85140	HAGGARD JOHN D & CANDACE... 43269 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142	GOLD N ACRES LLC 7147 E RANCHO VISTA DR UNIT... SCOTTSDALE, AZ 85251
BECKMAN AUSTIN 43010 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	ALGARA DANIEL & MARCEY DA... 43307 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	STRONG KIMBERLEY ERWIN 43480 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
DOUBLETREE REAL ESTATE LL... 29127 N PAMELA DR QUEEN CREEK, AZ 85142	HINES DANIEL R & CARRIE TRS 43358 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	CASTILLO FABIAN & ROBIN 43503 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142
MENDIVIL HECTOR & MAREZ L... 43104 N MURPHY AVE SAN TAN VALLEY, AZ 85140	MORRIS CHARLES 43344 N MURPHY AVE SAN TAN VALLEY, AZ 85140	MULFORD CAROL S 43565 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142
CASTERTON GARETT LANE 43083 N MURPHY AVE SAN TAN VALLEY, AZ 85140	STEWART JUSTIN & JENICA MAIL RETURN ,	GOMEZ RILLA 43548 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
KOLMOS PROPERTIES LLC 8551 E THORNWOOD DR SCOTTSDALE, AZ 85251	LOPEZ MARCELA & CESAR O 43390 N MURPHY AVE SAN TAN VALLEY, AZ 85140	HEARTZ RYAN & JESSICA NICO... 43603 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
SHEA JAMES THOMAS 1006 E RANCH RD QUEEN CREEK, AZ 85142	HOLLOWELL CURTIS & JULIA 43420 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	STALEY CHRIS & SHANNON 43604 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140

SALDIVAR MARIANO  
43651 N TERRACE VIEW AVE  
SAN TAN VALLEY, AZ 85140

AMAYA TEODOSO B  
43458 N MURPHY AVE  
SAN TAN VALLEY, AZ 85140

MORTON BRANDON ROSS  
43650 N TERRACE VIEW AVE  
SAN TAN VALLEY, AZ 85140

,

ASQUITH TODD M & GEORJA S  
43699 N TERRACE VIEW AVE  
SAN TAN VALLEY, AZ 85140

GENTLE BENJAMIN L & BARBA...  
43208 N MURPHY AVE  
SAN TAN VALLEY, AZ 85140

TINGEY AMY E  
PO BOX 1634  
QUEEN CREEK, AZ 85142

EL GRANADA-004 LP  
PO BOX 1848  
PROVO, UT 84603

FF-3808 ENTERPRISES LLC  
385 CLINTON ST  
COSTA MESA, CA 92626

ELG PLEASANT VALLEY LLC  
PO BOX 1848  
PROVO, UT 84603

,

GENTLE BENJAMIN L & BARBA...  
43208 N MURPHY AVE  
SAN TAN VALLEY, AZ 85140

GOULD WM F  
13306 384TH AVE  
ABERDEEN, SD 57401

**PROPERTY OWNERSHIP LIST**

(Required for filing all applications)

*SEE ATTACHED*

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

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

Parcel No.: \_\_\_\_\_  
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City/ST/Zip: \_\_\_\_\_

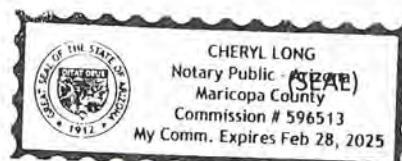
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

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

I hereby verify that the name list above was obtained on the 3rd day of April, 2023, at the office of  
Pew & Lake, PLC and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 3rd day of April, 2023, before me personally appeared Jon Gillespie \_\_\_\_\_

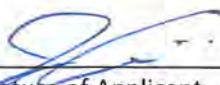
(Name of signor)

Signature Cheryl Long Date 4/3/23State of Arizona \_\_\_\_\_  
County of Maricopa \_\_\_\_\_  
ss.My Commission Expires 2/28/2025Signature of Notary Public Cheryl Long

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Pew & Lake, PLC (Jon Gillespie) 1744 S. Val Vista Dr. #217 Mesa, AZ 85204

---

Name of Applicant	Address	
	jon.gillespie@pewandlake.com 480-461-4670	
Signature of Applicant	E-Mail Address	Phone Number

---

## Same as Applicant

---

Name of Agent/Representative	Address	
Signature of Agent/Representative	E-Mail Address	Phone Number

---

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

Gold N Acres, LLC (Charlie Burns) 7147 E. RANCHO VISTA DR, UNIT 4011, SCOTTSDALE, AZ, 85251

---

Name of Landowner	Address	
	charleskeithburns@gmail.com 480-461-4670	
Signature of Landowner	E-Mail Address	Phone Number

---

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

## AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85232

Gold N Acres, LLC, an Arizona limited liability company

*[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]*

Hereinafter referred to as "Owner," is/are the owner(s) of 9.69 acres located at  
720 E RANCH RD SAN TAN VALLEY, AZ 85140, and further identified

*[Insert Address of Property]*  
As assessor parcel number 104230990 and legally described as follows:  
*[Insert Parcel Number]*

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints Pew & Lake, PLC (Jon Gillespie)

*[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]*

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

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

*[Signature]*

*[Signature]*

*[Address]*

*[Address]*

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.

(SEAL)

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
by \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Printed Name of Notary

Signature of Notary

## CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

Gold N Acres, LLC

By: Charles Burns [Insert Company's or Trust's Name]  
[Signature of Authorized Officer, or Trustee]  
Its: Manager  
Dated: 4 11 23 [Insert Title]

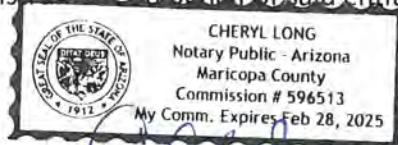
STATE OF Arizona)  
) ss.

COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 11<sup>th</sup> day of April, 2023 by  
Charles Burns, Manager  
[Insert Signor's Name] [Insert Title]  
Gold N Acres, LLC, Arizona an,  
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

My Commission Expires: 2/28/2025



Cheryl Long  
Printed Name of Notary

Signature of Notary

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

STATE OF \_\_\_\_\_)  
) ss.  
COUNTY OF \_\_\_\_\_)

(Seal)

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, who acknowledges himself/herself to be

[Insert Signor's Name]  
\_\_\_\_\_, of \_\_\_\_\_  
[Title of Office Held] [Second Company]  
As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e. member, manager, etc.] [Owner's Name]

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

My Commission Expires \_\_\_\_\_

Printed Name of Notary

Signature of Notary

**Application Checklist:**

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

**A. Check the appropriate item:**

- This PAD is being submitted without a zone change request
- This PAD is being submitted in conjunction with a zone change request.

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

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

- 1. Notify all property owners within 1200'(feet)
- 2. Hold the meeting within five (5) miles of the subject property
- 3. Hold the meeting between 5:00 pm – 9:00pm
- 4. Include with the application the following:
  - Copy of Notice of Neighborhood/Community Meeting
  - List of property owners notified - (*Use page 2 of this application*)
  - Minutes of the meeting
  - Attendance sign-in sheet with names & addresses

**C. Submit a completed “Agency Authorization” form (*if applicable, Use page 4 of this application*).**

**D. Submit a “PAD Book” (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral Binding):***

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
  - Nature of the Project
  - Proposed Land Uses
  - Building Types & Densities
  - Conformance to adopted Land Use Plans
  - Circulation and Recreation Systems

- 4. Relationship to surrounding properties within one mile
- 5. Schools
- 6. Public Services/Community Services and how will the need for these services be addressed
- 8. Location & Accessibility
- 9. Compliance with RSRSM, Access Management Manual, October 2008
- 10. Utilities & Services
- 11. Ownership & Control – [See Section 2.176.240(B)11]
- 12. Timing of Development (Phasing Schedule)
- 13. Conformance with the Comprehensive Plan
- 14. Recreational Amenities
- 15. Fences, Walls & Screening
- 16. Total number of dwelling units
- 17. Maximum Residential Density of each planning unit
- 18. Total number of parking spaces for recreational facilities
- 19. Type of landscaping
- 20. Preliminary hydrologic data and a statement on drainage
- 21. Additional Information for Commercial & Industrial Uses (if applicable):
  - Total Area in acres proposed (Commercial & Industrial Separated)
  - Approximate retail sales floor area (Commercial)
  - The uses proposed based on permitted uses in the base zone.
  - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- 22. Tables:
  - o Land Use Table(s) to include the following:
    - Total Acreage of the site
    - Total Area of arterial & collector streets
    - Total Area & Percent of Open Space
    - Total Number of each type of dwelling unit
    - Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
    - The Overall proposed Density

- Amended Development Standards Table comparing proposed and current zoning code standards for:
  - Minimum Lot Area
  - Minimum Lot Width
  - Minimum Building Setbacks
  - Maximum Building Height
  - Minimum Distance between main & detached accessory buildings
  - Buildable Area
- Amended Use Tables:
  - Permitted Uses
  - Non-Permitted Uses
- Utilities & Services Table of type and source:
  - Sewer
  - Water
  - Electric
  - Telephone
  - Police
  - Fire
  - Schools
  - Solid Waste Disposal

24. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

E. Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- Zoning Boundaries
- Street Alignment
- Open Space
- Trails

F. Submit a current preliminary Title Report (*dated within 60 days prior to application*)

G. Submit a Development Plan. The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than 24" X 36" with 11" X 17" reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:



### 1. Site Plan:

- Title of project as shown in the narrative report, such as "***Planned Area Development for (insert name of Development)***" in bold letters.
- Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- North Arrow, Scales (*written & graphic*), Preparation Date & Subsequent Revision Dates.
- Vicinity Map showing project, surrounding development and applicable zoning districts (*scale no less than 1" = 2,000'*)
- Existing Zone designation & requested zone change (*as applicable*)
- Legal Description of total site
- Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- Location & Identification of all existing and proposed utilities, location and width of associated easements.
- Location of all existing structures and significant natural features.
- Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- All points of ingress and egress.
- Parking Areas.
- Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- Indicate and/or label (*as applicable*):
  - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
  - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
  - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
  - Phase Lines (*as applicable*)
- Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
  - Each type of dwelling unit
  - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.)
- Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- Indicate location, type, height, and materials for proposed walls, fences, and signs.

- Location and types of existing and proposed landscaping.
- Designated Flood Zone

**2. Quantitative Development Data Tables**

- Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed
- Zoning Comparison Table of Existing & Proposed to include:
  - Lot area per dwelling unit
  - Setbacks
  - Minimum Lot Widths
  - Maximum Building Heights
- Parking (number of spaces)
- Utility & Services Table indicating type and source:
  - Sewer
  - Electric
  - Telephone
  - Water
  - Police/Security
  - Fire
  - Schools
  - Solid Waste Disposal
- Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

**3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176**

- Reviewed the Pinal County Open Space & Recreational Area Guideline
- Site Analysis

- Aerial Photo
- Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
- Site Analysis should be produced in an 8½" X 11" format for text
- Site Analysis should be produced in an 24" X 36" format for plans\* (coordinate this requirement with your case coordinator)

■ Total acreage of proposed development

■ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

■ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulationsystem
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

■ Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.

■ A concept drawing of the proposed development including:

- Gross Site Area
- Number of proposed lots
- Proposed Arterial & Collector street circulationsystem
- Proposed lot size(s),
- Proposed Retention/detention areas
- Proposed Development Phasing

■ A pedestrian circulation system

■ A Slope Analysis identifying the following slope categories:

- 1) 0% - 5%
- 2) 5% - 10%
- 3) 10% and greater

■ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.

■ Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.

■ Identification of potential view corridors

- Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

4. Submit a **Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC:*

- A Vegetation Salvage Plan
- Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- Extent and location of all plant materials and other landscape features.
- Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- Location of Water Outlets.

5. Submit a **report utilizing the Arizona Game and Fish ERT online review tool** for Habitat and Riparian area identification.

**Reviewed, Met, and/or addressed** the following in Chapter 2.176 of the PCDSC:

- Minimum requirements for Open Space – (Section 130)
- Uses permitted within open space areas – (Section 140)
- Uses prohibited within open space areas – (Section 150)
- Minimum requirements for recreation areas – (Section 160)
- Minimum requirements for multi-use paths and trails – (Section 170)
- Minimum requirements for storm water retention & detention basins – (Section 180)
- Minimum requirements for streetscapes & entryways – (Section 190)
- Minimum requirements for conservation open space – (Section 200)

**Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project. *(signage must be approved under separate permit, the PAD document cannot alter development standards for signs)*

- Submit a Preliminary Drainage Report\***
- Submit a Preliminary Traffic Impact Assessment (TIA)\*** (Your TIA must be approved prior to scheduling of your Public Hearing)
- Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries**
- Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - *(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application)*.**
- Submit** separate preliminary reports or master plans for:
  - Storm water drainage
  - Wastewater & Domestic water service.
- Submit** additional materials required for specific types of commercial and industrial uses as follows *(as applicable)*:
  - Commercial Uses:**
    - Retail sales floor area and total area proposed for commercial development
    - Type of uses proposed
  - Industrial Uses**
    - Total Area proposed for industrial uses
    - Types of uses proposed
    - Anticipated employment for development per major phases
  - Standards of:**
    - Height
    - Open Space
    - Buffering
    - Landscaping
    - Pedestrian & Vehicular circulation
    - off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)

- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

- Complete and Submit the "Comprehensive Plan Compliance Checklist"**
- Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees
- Submit** documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at:  
<https://citizenaccess.pinalcountyaz.gov/CitizenAccess/>.  
Please call or email the Planning Division for more information.
- Submit**
  - An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in  
NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfleet projection

**OR**

  - An AutoCAD (.dwg file), which includes the following layers:
    - Parcel
    - Right-of-way
    - Sub-perimeter
    - Centerlines
    - Section Lines
    - Street names
    - Lot-numbers
    - Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
*(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*
- Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 16 of this application for illustrative details).*
- Aware** that all newspaper advertising fees must be paid by the applicant in addition to application fees.
- Aware** that all public works fees are due at application submittal and for each subsequent submittal
- Aware** that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

- Aware** that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.
- Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

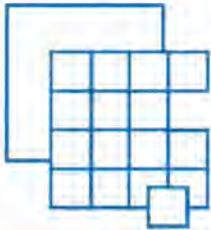
I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted



Signature

4/3/23

Date



## Pew & Lake, P.L.C.

Real Estate and Land Use Attorneys

**W. Ralph Pew**

Certified Real Estate Specialist

**Sean B. Lake**

**Reese L. Anderson**

September 29, 2022

### NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Mr. Charlie Burns, we are pleased to invite you to a neighborhood meeting regarding a proposed redevelopment in your area. This proposed redevelopment is for the Gold N Acres RV Park located on approximately 9.69 net acres approximately 1,600 feet east of the NEC Ranch Road & Ironwood Drive in San Tan Valley (also known as Pinal County APN 104-23-0990). The property is shown on the vicinity aerial map on the back of this letter and is outlined in red.

This proposed development envisions a new, high-quality, 67-unit park model community with multiple open space areas and amenities. We have attached to this letter a conceptual site plan showing the proposed configuration for the site which includes some detail on the open space areas and street layout.

To facilitate redevelopment of this site, our request to Pinal County is to rezone the site from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park Zone (PM/RVP). It may also be necessary to request a Minor Comprehensive Plan Amendment to amend the existing Suburban Neighborhood designation to Urban Transitional.

We look forward to sharing greater detail with you at a neighborhood meeting that will be held at the time and place listed below. Your comments and questions are important to us.

<b>Date:</b>	<b>October 17<sup>th</sup>, 2022</b>
<b>Time:</b>	<b>6:30 p.m.</b>
<b>Place:</b>	<b>Ranch Elementary School Multi Purpose Room 43521 N Kenworthy Rd, San Tan Valley, 85140</b>

At this time, no public hearings before the Pinal County Planning Commission or Board of Supervisors have been scheduled. When any public hearing dates are known, the site will be posted with a Public Hearing sign, and notification letters will be sent to all property owners within a minimum of 600-feet of the property and to those who attend the neighborhood meeting and provide their contact information on the sign-in sheet.

If you have any questions regarding this matter prior to the neighborhood meeting, please contact me at our office via phone at (480) 461-4670 or via email at [jon.gillespie@pewandlake.com](mailto:jon.gillespie@pewandlake.com).

Sincerely,



Jon Gillespie  
**PEW & LAKE, PLC**

*Figure 1 – Vicinity Aerial*



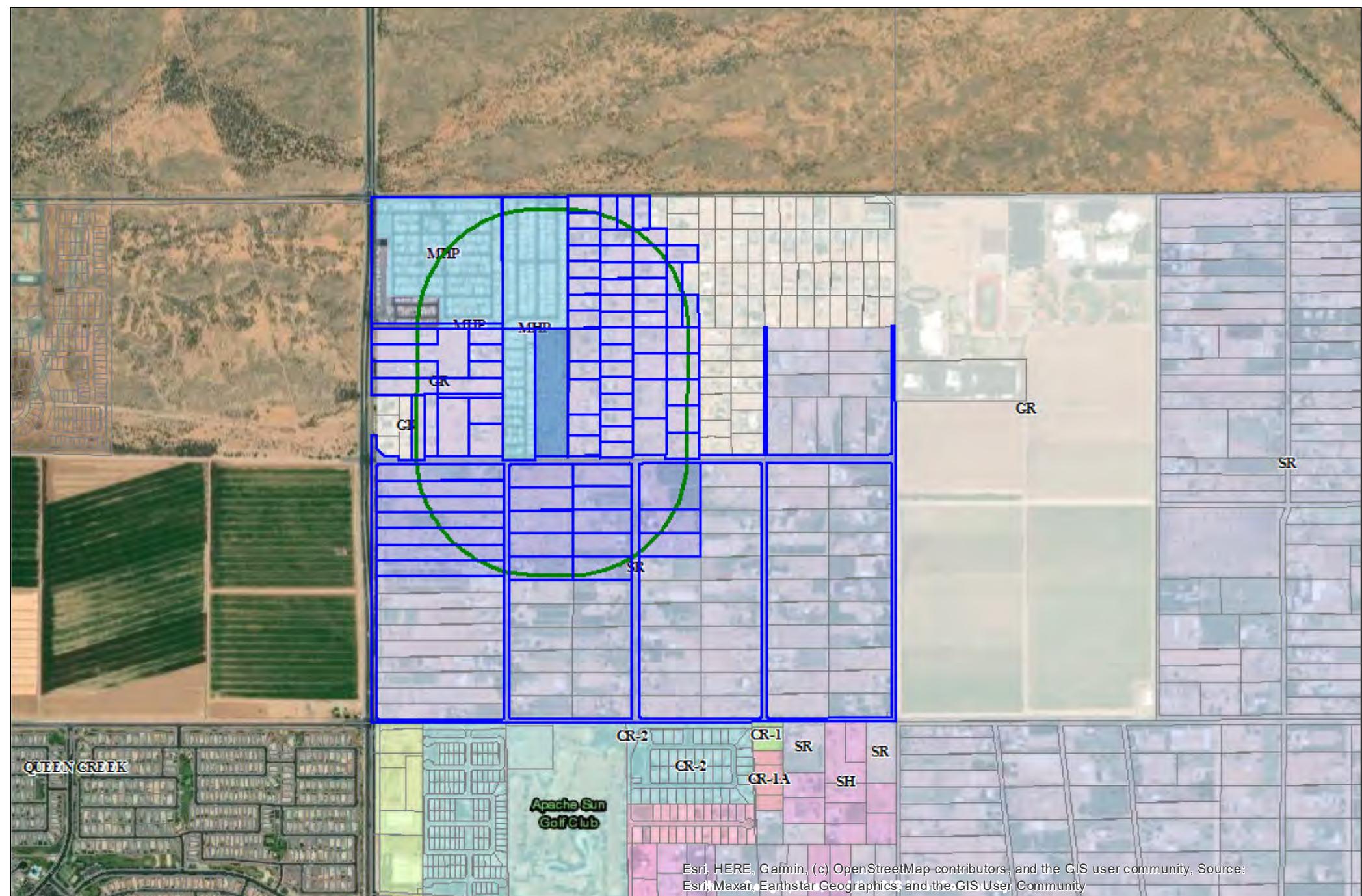
**Enclosures**



,	SUNDBY SANDRA D FAM TRUS... 632 E HEARNE WAY GILBERT, AZ 85234	REED MARGARET M REV LIV T... 43011 N SUBURBAN AVE QUEEN CREEK, AZ 85140
ASBURY MARC & TAMELA 5962 S GOLD LEAF DR CHANDLER, AZ 85249	ELLIOTT MARVIN & ELDENA FA... 9433 E JUANITA AVE MESA, AZ 85209	SHEA JAMES THOMAS 1006 E RANCH RD QUEEN CREEK, AZ 85142
HOWE JANET L 42803 N MURPHY AVE QUEEN CREEK, AZ 85140	CHAMBERS BREANN 42941 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	PEREZ MIGUEL ANGEL AVILA 890 E RANCH RD SAN TAN VALLEY, AZ 85140
DEFORD FAMILY REVOCABLE T... PO BOX 111433 ANCHORAGE, AK 99511	ZACHARY SHEA LYNN & KYLE J... 43014 N MURPHY AVE SAN TAN VALLEY, AZ 85140	OROZCO FRANCISCO MAIL RETURN ,
KATALENICH FAMILY TRUST PO BOX 511 QUEEN CREEK, AZ 85142	LANGKILDE CHRISTOPHER & J... 43011 N MURPHY AVE SAN TAN VALLEY, AZ 85140	GENTLE BENJAMIN L & BARBA... 43208 N MURPHY AVE SAN TAN VALLEY, AZ 85140
CASTERTON LUCAS J & DARRY... 42871 N MURPHY AVE SAN TAN VALLEY, AZ 85140	BECKMAN AUSTIN 43010 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	INMON DANIEL E 1056 E RANCH RD SAN TAN VALLEY, AZ 85140
DAVIS MICHAEL PAUL & MELIS... 42870 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	DOUBLETREE REAL ESTATE LL... 29127 N PAMELA DR QUEEN CREEK, AZ 85142	CULBERSON SHANDA 43238 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
MAURER AARON J & AMANDA ... PO BOX 2001 QUEEN CREEK, AZ 85142	MENDIVIL HECTOR & MAREZ L... 43104 N MURPHY AVE SAN TAN VALLEY, AZ 85140	HAGGARD JOHN D & CANDACE... 43269 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142
KETTLE ROBERT E RESIDENCE... 42916 N MURPHY AVE SAN TAN VALLEY, AZ 85140	CASTERTON GARETT LANE 43083 N MURPHY AVE SAN TAN VALLEY, AZ 85140	GENTLE BENJAMIN L & BARBA... 43208 N MURPHY AVE SAN TAN VALLEY, AZ 85140
SHERWOOD DARRELL W LIV T... 42966 N MURPHY AVE SAN TAN VALLEY, AZ 85140	KOLMOS PROPERTIES LLC 8551 E THORNWOOD DR SCOTTSDALE, AZ 85251	FARRIS JEFF L & BRENDA D 370 E RANCH RD QUEEN CREEK, AZ 85140

WUSICH DARLA E 418 E RANCH RD QUEEN CREEK, AZ 85140	HERNANDEZ CARLOS & MART... 43433 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	GOMEZ RILLA 43548 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
ALGARA DANIEL & MARCEY DA... 43307 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	MCNEAL RONALD J & LYNN L 43394 N DUSTIN AVE SAN TAN VALLEY, AZ 85140	HEARTZ RYAN & JESSICA NICO... 43603 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
INMON DANIEL E 1056 E RANCH RD SAN TAN VALLEY, AZ 85140	AMAYA TEODOSO B 43458 N MURPHY AVE SAN TAN VALLEY, AZ 85140	LOWE RYAN M & ALICIA M 43615 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140
MILLER STEVE 43342 N DUSTIN AVE SAN TAN VALLEY, AZ 85140	TERRACE VIEW INVESTMENT L... 219 N COTTONWOOD DR GILBERT, AZ 85234	STALEY CHRIS & SHANNON 43604 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
HINES DANIEL R & CARRIE TRS 43358 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	GOULD WM F 13306 384TH AVE ABERDEEN, SD 57401	SALDIVAR MARIANO 43651 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
MORRIS CHARLES 43344 N MURPHY AVE SAN TAN VALLEY, AZ 85140	BREIT TH MHC HIGHROADS LO... MAIL RETURN ,	LATTA CLAYTON M & LORETTA ... 43677 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140
STEWART JUSTIN & JENICA MAIL RETURN ,	GOLD N ACRES LLC 7147 E RANCHO VISTA DR UNIT... SCOTTSDALE, AZ 85251	MORTON BRANDON ROSS 43650 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
LOPEZ MARCELA & CESAR O 43390 N MURPHY AVE SAN TAN VALLEY, AZ 85140	STRONG KIMBERLEY ERWIN 43480 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	ASQUITH TODD M & GEORJA S 43699 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140
HOLLOWELL CURTIS & JULIA 43420 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	CASTILLO FABIAN & ROBIN 43503 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142	TINGEY AMY E PO BOX 1634 QUEEN CREEK, AZ 85142
MARTINEZ IGNACIO & ELIZABE... 43427 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	MULFORD CAROL S 43565 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142	BEATTY CHARLES W & LINDA ... 43759 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140

NOEL JAY & MICHELLE RENEE 883 E MEGAN DR SAN TAN VALLEY, AZ 85140	DUGAY LISA KAY 870 E SHEFFIELD AVE CHANDLER, AZ 85225	TABOR RANDY JOSEPH & STAC... 43381 N IRONWOOD DR SAN TAN VALLEY, AZ 85140
RIVERA VICTORINA C 43754 N TERRACE VIEW AVE QUEEN CREEK, AZ 85142	ROCKIN P LLC 2928 E AIRPORT DR SAN TAN VALLEY, AZ 85140	ANGUS CY LLC 3850 E BASELINE RD STE 114 MESA, AZ 85206
POTEET HOLLY A MAIL RETURN ,	COOKE ERICKA LYNN 1124 E LOVELAND LN SAN TAN VALLEY, AZ 85140	FARRELL SHANNON 43507 N IRONWOOD RD SAN TAN VALLEY, AZ 85140
POTEET HOLLY PO BOX 51296 MESA, AZ 85208	,	TRUSSEL JONAH 687 E CLEVELAND CT SAN TAN VALLEY, AZ 85140
LEZAMA J GUADALUPE CAMPO... 43806 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	PATERSON CLINT WHITE JR & L... 1153 E LOVELAND LN SAN TAN VALLEY, AZ 85140	EL GRANADA-004 LP PO BOX 1848 PROVO, UT 84603
PA/BA LIVING TRUST 43856 N TERRACE VIEW AVE SAN TAN VALLEY, AZ 85140	MARTIN RYAN & ALLISON 43721 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	FF-3808 ENTERPRISES LLC 385 CLINTON ST COSTA MESA, CA 92626
ELG PLEASANT VALLEY LLC PO BOX 1848 PROVO, UT 84603	FEDERLE JACOB & DELROSE 43751 N DUSTIN AVE SAN TAN VALLEY, AZ 85140	RUELAS LORENA 1144 E RANCH RD SAN TAN VALLEY, AZ 85140
KITTRIDGE SCOTT 875 E GERMANN RD SAN TAN VALLEY, AZ 85140	HUNTER ROY D JR & ANNIE M 43493 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	SANCHEZ STACY D LOPEZ 43260 N DUSTIN AVE QUEEN CREEK, AZ 85140
ENGELHARDT GERALD 953 E GERMANN RD SAN TAN VALLEY, AZ 85140	LONGWORTH LOGAN TYLER 43494 N DUSTIN AVE SAN TAN VALLEY, AZ 85140	,
MUNOZ LUIS & LYDIA 1005 E GERMANN RD SAN TAN VALLEY, AZ 85140	PEROW BRETT M & SCHERR J... 43563 N SUBURBAN AVE SAN TAN VALLEY, AZ 85140	



Disclaimer: Pinol County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinol County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

## Gold N Acres Neighborhood Meeting Summary

Z-PA-131-22

***+/- 1,600 feet east of the NEC Ranch Road & Ironwood Drive***

October 17, 2022, at 6:30 pm

Location of Meeting:  
Ranch Elementary School  
Multi Purpose Room  
43521 N Kenworthy Rd, San Tan Valley, 85140

The neighborhood meeting officially began at 6:05 p.m. Six total neighbors attended the meeting (from four households within the notice area). Present for the applicant was Jon Gillespie from Pew & Lake, PLC (Legal representative) and Mr. Charlie Burns (Owner of subject parcel).

Mr. Gillespie provided a PowerPoint presentation (See attached for PowerPoint slides provided). The presentation comments are summarized below:

- Discussed the site history, existing MHP zoning and surrounding uses.
- Discussed possible rezoning and comprehensive plan amendment requests.
- Described the conceptual site plan.
- Discussed the housing differences between manufactured homes, park models and RVs.
- Shared a potential timeline for Pinal County review and approval.

Mr. Gillespie then responded to attendees comments and questions. After questions and comments were taken, including responses given by Mr. Gillespie and Mr. Burns, the meeting concluded around 6:55 pm. A general summary of the neighborhood comments is listed below:

- Questions about walls, buffers and screening of the development.
- Questions about septic capacity for the parcel.
- Concerns about traffic volumes and speeding on Ranch Road.
- Questions about overall quality of the project.

Attendees provided comments and asked several questions. The comments and questions from attendees are summarized below with responses summarized in *red*.

1. How is there sewer capacity for 67 homes? *Mills Engineering has completed preliminary studies to ascertain that wastewater treatment for 67 park model/recreational vehicle units could be accommodated on-site and approvable by Pinal County.*
2. How will this affect my existing neighbors who live on site? *The entire site would be redeveloped with new park model/RV spaces arranged as conceptually shown on the site plan. An additional 10-foot landscape buffer will be placed on the eastern property line. The wall on the east will need to be raised to 6 feet as well.*
3. Adding all these units seems like it could negatively affect the traffic on Ranch Road which is already bad, including many people who speed on this road. *We will need to submit a traffic*

*analysis to Pinal County which will review the site entries and expected added volume. We do not anticipate additional ROW improvements or traffic conflicts. We would be supportive of speed bumps if neighbors pursued that with streets department.*

4. Will water from my property continue to be allowed to run onto the site? *All existing site flows will be maintained and the project will have to retain its own water.*
5. I am going to need to build a wall so that I can't see the development. *We are proposing that the existing open space area at the front of the development be maintained and a new wall would be placed closer to the park model/recreational vehicle lots.*
6. Does this type of development really fit in this area? *The existing zoning and use are manufactured home park. The proposed park model development is similar but with smaller sized units. Recreational vehicles would be expected to be used as a transitional use to fill out the park with park model units.*
7. My neighbor to my south has run a pig lot out of his parcel. The smells were bad and I assume new tenants at the proposed development would not be happy about this. *Comment acknowledged thank you. We are happy to research with you regarding the legality of a pig lot at that location.*
8. Will you have an age restriction? Our preference would be 55+. *We are early in the process and haven't decided whether to officially restrict the age. We know our target market is older folks however.*

Summary created by Jon Gillespie on October 18, 2022

Neighborhood Meeting  
Sign-In Sheet

Applicant:  
Pew & Lake, PLC/  
Charlie Burns

Meeting Location:  
Ranch Elementary School -MPR  
(43521 N Kenworthy Rd, San Tan Valley, AZ 85140)

Property Location:  
NEC Ranch Road and Ironwood Drive  
(Pinal County Assessor parcel number 104-23-0990)

Date:  
October 17<sup>th</sup>, 2022

Time:  
6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Darryl + Lucas	42871 N. Murphy Ave	85140	DLerby94@gmail.com	480 281 2165
2	Sierra Jo + Garrett	43083 N. Murphy Ave	85140	gcasterton13@gmail.com	480-398-5225
3	Christopher	43011 N. Murphy Ave		c.langkilde@hotmail.com	480 828-9989
4	Kimberley Strong	49480 N Terrace View Ave	85140	kimandeagle@yahoo.com	480-888-0831
5					
6					
7					
8					
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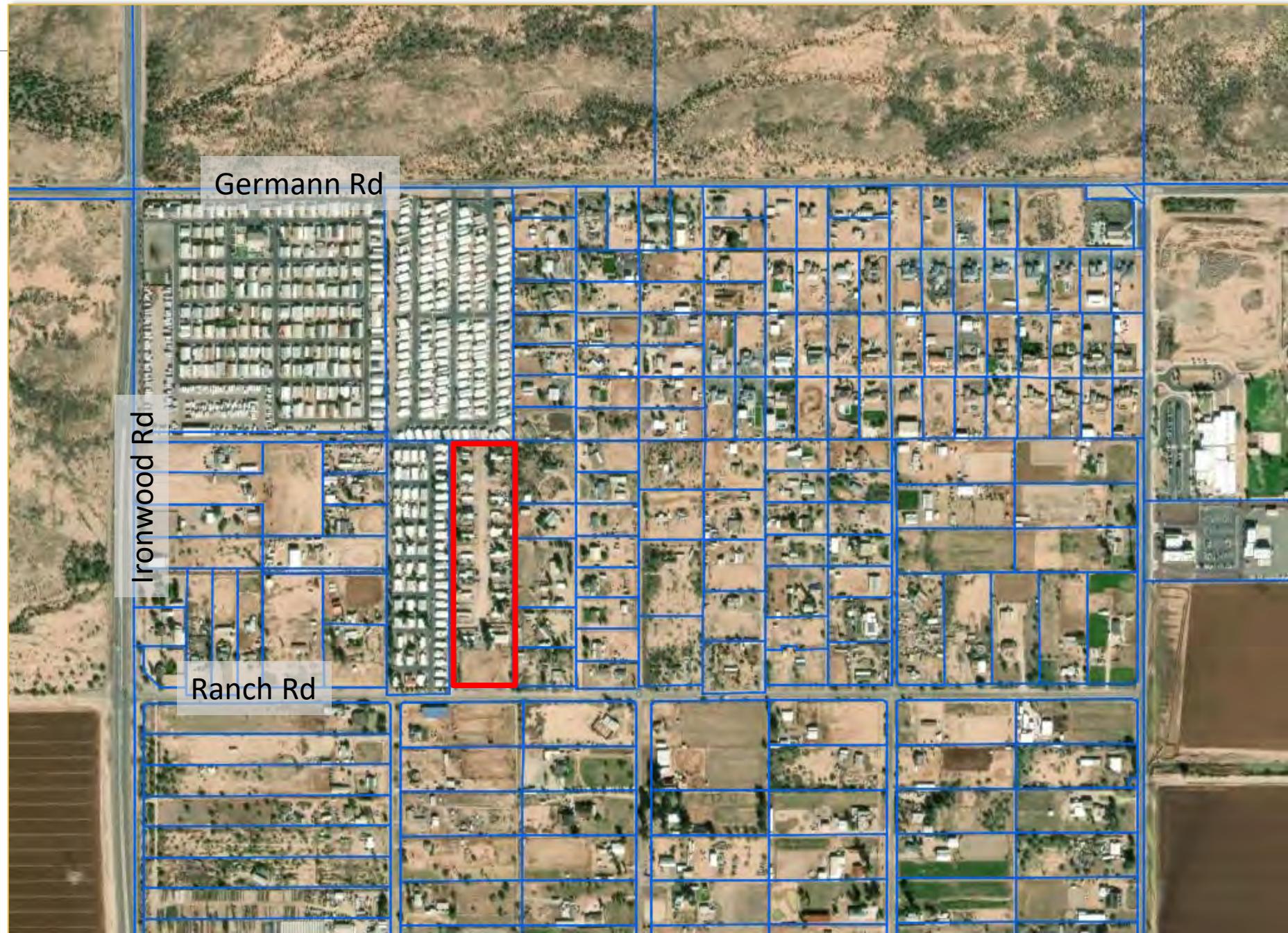
# GOLD N ACRES RV PARK

---

Neighborhood Meeting  
October 17, 2022

# Location

- 10 gross acres  
9.69 net acres
- +/- 1,600 feet east  
of the NEC Ranch  
Road & Ironwood  
Drive



# Anticipated Requests to Pinal County

---

- Rezone the Property from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park Zone (PM/RVP-435)
  - A Planned Area Development Overlay may be necessary for the parcels lot size
- Preliminary Site Plan approval
- (TBD) Minor Comprehensive Plan Amendment to change the existing Suburban Neighborhood designation to Urban Transitional

# Existing & Proposed Zoning



# Proposed Site Plan

- 67 spaces
  - Minimum 2,000 square feet per space
- Central Open Space Area
  - Total Open Space: 3.39 acres (34% of site)
  - Maintain large setback to Ranch Road
- Install perimeter wall and landscape setback
- Paved driveways



# Anticipated Schedule

---

- Formal Application Submittal – Late 2022
- Staff Review and Resubmittals – Early 2023
- Planning & Zoning Commission Hearing – TBD
- Board of Supervisors Hearing – TBD

# Questions?

## Contact:

**Pew & Lake, PLC**

1744 S. Val Vista, Suite 217  
Mesa, AZ 85204

Ph: 480-461-4670  
Fx: 480-461-4676

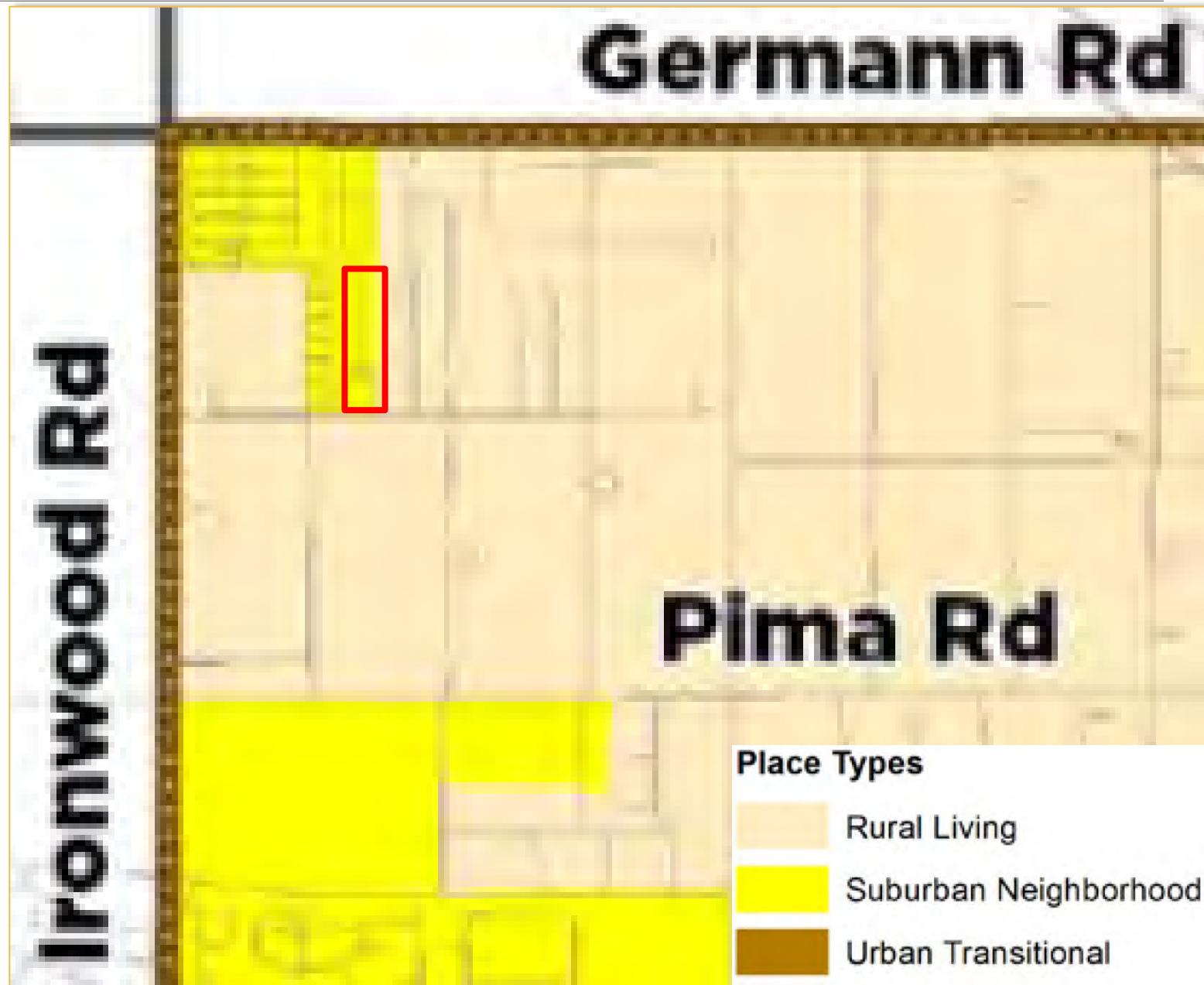


**Jon Gillespie**

Email: [jon.gillespie@pewandlake.com](mailto:jon.gillespie@pewandlake.com)

# San Tan Valley Special Area Plan Land Use Map

- Suburban Rural includes Residential Development between 4-8 du/ac when greater open space is provided and when buffering to adjacent properties and roads is used to maintain the suburban character





# Gold N Acres Park Model Community

+/- 1,600 ft east of NEC Ranch Road & Ironwood Drive

## PAD Rezoning Project Narrative

Case Nos. PZ-033-23 & PZ-PD-006-23

*Submitted by:*

**Rose Law Group, pc**

Jon Gillespie  
7144 East Stetson Drive Ste 300  
Scottsdale, AZ 85251  
Ph: (480) 240-5641  
E: [jgillespie@roselawgroup.com](mailto:jgillespie@roselawgroup.com)

**D&M Engineering, LLC**

Duran Thompson  
1020 E. Gilbert Dr., Suite D  
Tempe, AZ 85281

*On behalf of:*

**Gold N Acres, LLC**

Charlie Burns  
720 E. Ranch Rd.  
San Tan Valley, AZ 85140

1<sup>st</sup> Submittal: April 13, 2023

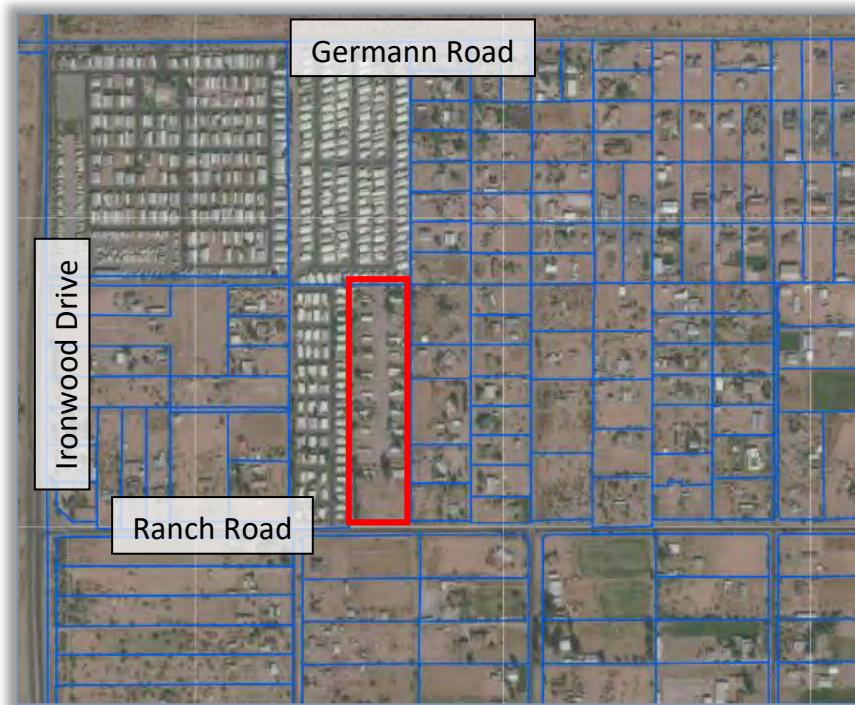
2<sup>nd</sup> Submittal: January 10, 2024

3<sup>rd</sup> Submittal: March 25, 2024

## I. Introduction/Purpose of Request

Rose Law Group, on behalf of Mr. Charlie Burns, is pleased to submit this narrative and related exhibits in support of a PAD Rezoning and Site Plan Review to allow for a 67 unit park model and recreational vehicle community on approximately 9.69 net acres (10.01 gross acres) in San Tan Valley. Specifically, the request is to rezone the site from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park Zone (PM/RVP) with Planned Area Development Overlay (PAD). The site is located approximately 1,600 feet east of the NEC Ranch Road & Ironwood Drive (Pinal County APN 104230990; "Property"). The Property has been utilized since at least 1985 for 18 mobile home units. The Property owner is proposing to upgrade the layout and use of this site while ensuring that the Property is aligned with current conditions and Pinal County plans for the area. The Property is shown on the vicinity aerial below outlined in red.

**Figure 1 – Vicinity Aerial**



## II. Description of Proposal

This proposed development envisions a new high-quality park model development with significant open space. Residents and guests will enter the site from a new proposed entry which connects Ranch Road into an intuitive loop with 25' wide streets. An alternative emergency access entrance will be made using the existing entrance to the park on the northern bounds. A significant open space area (+/- 2 acres) is preserved against Ranch Road with a newly installed central open space providing a central gathering place for visitors.

The future park model units will benefit from +/- 2,700 square foot spaces (minimum 45' wide by 60' deep) which exceeds Pinal County standards. Space setbacks of 5 feet on all sides will be maintained per Pinal County PM/RVP zoning district development standards.

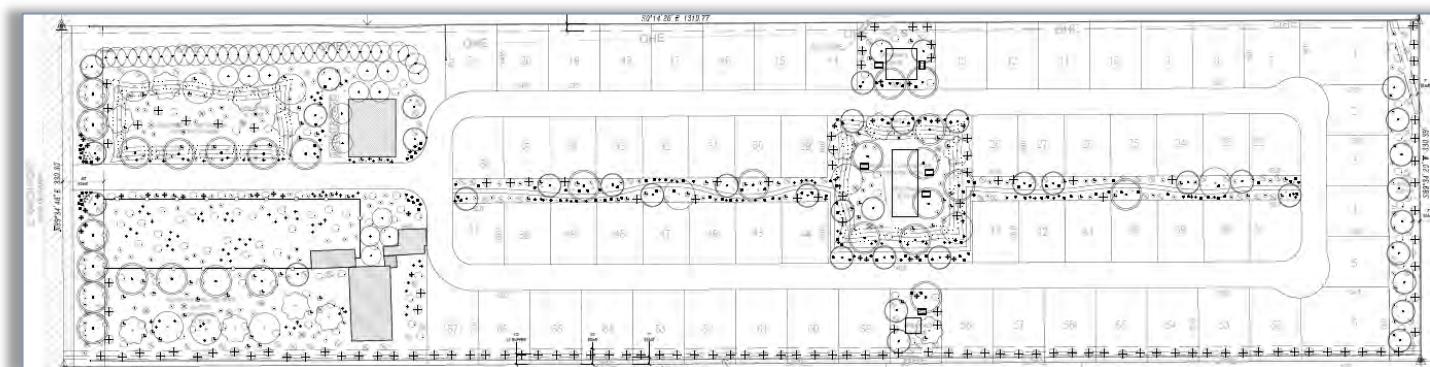
The amenity package includes significant open space areas with open space areas comprising approximately 33.89% of the site. The existing conventionally constructed buildings and the recently renovated manufactured home directly west of those buildings are proposed to remain and continue to be utilized for storage and office space.

### Recreational Vehicles

The current MHP zoning for the site allows that recreational vehicles may be located on site subject to the granting of a Special Use Permit. The proposed Park Model Community seeks to allow recreational vehicles to utilize park model spaces prior to placement of a park model unit on a space. Short-term, temporary stays of recreational vehicles will primarily be placed on Spaces 22-35 and 37-51 at the interior of the site. Allowing short-term recreational vehicle use within the development is a key component to developing a community because RV visitors are afforded the opportunity to participate in the community and then return with an upgraded Park Model stay.

The conceptual site plan is provided below.

**Figure 4 – Conceptual Site Plan**



**Table 1 – Proposed Land Uses**

Land Use	
Gross Acreage	10.01 acres
Area of Ranch Road	0.32 acres
Area of Internal Driveways	1.44 acres
Total Area of Open Space	3.39 acres
Percentage of Open Space	33.89%
Total Number of Park Model/RV Spaces	67
Maximum Unit Density	6.7

### Comprehensive Plan Land Use and Zoning Classification

The proposal conforms with the the San Tan Valley Special Area Plan of the Pinal County Comprehensive Plan. Much like the majority of San Tan Valley, this site, along with all the surrounding properties, is designated for Moderate Low Density Residential (1-3.5 du/ac) within the San Tan Valley Area Plan. The Moderate Low Density Residential comprehensive plan designation is not intended to prevent all uses which are not low-density residential uses, but

rather, it is utilized to ensure that proposals for new development fit the character of the San Tan Valley and “complement surrounding suburban development”. The Comprehensive Plan is intended to provide “a certain degree of flexibility to accommodate market demands and future unanticipated opportunities, while maintaining an organized, cohesive, and sustainable built environment.” As such, we note that while the proposed density for the development is 6.7 du/ac, this is a density threshold which could be attained under the existing MHP zoning and the development west and north of the site maintain nearly equivalent density to the proposed project.<sup>1</sup> The proposed site plan is designed with the surrounding development in mind including by placing the temporary RV uses interior to the site and installing a 10 foot landscape buffer all along the eastern edge of the property.

While the density for this project and its northern and western neighbors is roughly equivalent, this project is emphasizing a centralized open space area and additional public street facing open space. This makes for both a better park model community and better integration of the development with the surrounding area. Shown below are the current and proposed Zoning Map's for the area.

**Figure 2 – Existing Zoning**



**Figure 3 – Proposed Zoning**



### III. Existing Conditions/Relationship to Surrounding Properties

The proposed development is suitable for the site and compatible with the surrounding context. The subject Property is currently utilized for the Gold N Acres Mobile Home Park which maintains 18 manufactured homes which were primarily placed on the site in the 1980's. The current development has a dead-end gravel road and no purposeful open space. There are existing office and storage buildings which are proposed to remain on site to serve the redeveloped project. The topography is generally unremarkable excepting for a natural wash which runs diagonally through

<sup>1</sup> Pinal County Zoning Ordinance Chapter 2.130. - MHP - Manufactured Home Park Zone requires 4,000 square foot minimum spaces and this is a 422,096 square foot parcel (theoretically allowing 105 units for the site without considering open space and driveway requirements)

the site. The adjacent public street has rural improvements but no sidewalk.

North of the site is the Pleasant Valley Manufactured Home Park. East of the site are minimum 1.25 acre lots with primarily manufactured homes on the lots. South of the site is Ranch Road followed by large lot residential development. West of the site is the Los Hermanos Manufactured Home Park. Northwest of the site is the Cimarron Trails Mobile Home Park.

The San Tan Valley Special Area Plan within the Pinal County Comprehensive Plan designates this site and all the surrounding properties for Moderate Low Density Residential (1-3.5 du/ac). We note that the proposed density for the development is 6.7 du/ac which is a density calculation which could be attained under the existing MHP zoning. The development west and north of the site maintain nearly equivalent density to the proposed project.

We note that ROW dedications were completed for this site which decreased the net acreage below 10 acres. A variance was granted under BA-026-17 to allow continued operation of a Mobile/Manufactured Home Park on a site less than 10 acres. The sole deviation under the PAD request is to allow the rezoning on a site which is technically less than 10 acres.

Table 2 below summarizes the current land uses and zoning of the subject property and abutting properties:

**Table 2 - Existing and Surrounding Land Uses and Designations**

Direction	Existing Zoning	Existing Use
Site	MHP	Gold N Acres Manufactured Home Park
North	MHP	Pleasant Valley Manufactured Home Park
South	SR	Ranch Road; Residential
East	GR	Residential Manufactured Homes
West	MHP	Los Hermanos Manufactured Home Park

#### IV. Schools

The project site is served by the J.O. Combs Unified School District. Additionally, there are other private and charter school options in the immediate vicinity. There is no appreciable increase expected in the student population.

#### V. Utilities and Community Services

The proposal will be fully consistent with requirements for the provision of utilities and infrastructure. We expect that an onsite wastewater treatment plant will be necessary to complete this development and have provided a report prepared by an engineer for the water and wastewater system design. The list below summarizes the anticipated utility services:

**Table 3 – Utilities & Services**

Service	Provider	Phone Number
Police Protection	Pinal County Sheriff's Office	800-420-8689
Fire Protection	Rural Metro Station 842	480-627-6200
Water	On-site Well	NA
Sewer	On-site Septic	NA

Electric	Salt River Project	602-236-8888
Gas	On-site Propane	NA
Solid Waste Disposal	Republic Services	602-237-2078
Telephone (land line)	Century Link or Cox	866-642-0444 or 800-234-3993

## VI. Location and Accessibility

As previously noted, the development site is located on the north side of Ranch Road, approximately 1,600 ft east of Ironwood Drive. Ironwood Drive is then a 10-minute drive to the north for connection to Highway 60 which further connects to the greater Phoenix metropolitan area. Likewise, the site is located within a 15-minute drive to the Mesa Airport and other southeast valley amenities. As detailed in the Traffic Impact Analysis provided with the application materials, traffic levels-of-service will continue to operate at acceptable levels and the project is not expected to have a significant impact to the surrounding roadway capacities as the project is expected to generate less than 100 peak hour trips.

## VII. Compliance with RSRSM

The proposed development is in compliance with the Pinal County Access Management Manual – Regionally Significant Routes for Safety and Mobility (“RSRSM”). Ranch Road ROW dedications have been installed and any required improvements will be provided.

## VIII. Ownership & Control

The property is currently owned by and will continue to be owned by Gold N Acres, LLC. Upon redevelopment of the property, the entire development will be owned and operated as a for-lease community by Gold N Acres, LLC. The Property will be maintained by Gold N Acres, LLC and each tenant in the community will have a set of rules by which they must adhere.

## IX. Timing of Development/Phasing

Redevelopment of the community will occur upon approval of all necessary entitlements and permits. Construction of the site improvements will be expected to be completed in a single phase. Use of recreational vehicles is expected to precede placement of park model units according to market conditions.

## X. Conformance with the Comprehensive Plan

As discussed above, the proposal conforms with the San Tan Valley Special Area Plan of the Pinal County Comprehensive Plan. This site, and all the surrounding properties, is designated for Moderate Low Density Residential (1-3.5 du/ac) within the San Tan Valley Area Plan. The Moderate Low Density Residential comprehensive plan designation is intended to provide “a certain degree of flexibility to accommodate market demands and future unanticipated opportunities, while maintaining an organized, cohesive, and sustainable built environment.” As such, we note that the proposed density for the development is 6.7 du/ac which is a density threshold which could be attained under the existing MHP zoning and the development west and north of the site maintain nearly equivalent density to the proposed project.

While the density for this project and its northern and western neighbors is roughly equivalent, this project is emphasizing a centralized open space area and additional public street facing open space. This makes for both a better park model community and better integration of the development with the surrounding area.

The Comprehensive Plan acknowledges that flexibility and alternative land uses, including Medium Density Residential and Commercial uses, may be allowed in the Moderate Low Density Residential areas. The Suburban Neighborhood Place Type of the San Tan Valley Land Use Plan is applicable to this site and its neighbors. The Suburban Neighborhood, and all other Place Type descriptions, do not explicitly list Park Model or Manufactured Homes as Suitable Land Uses but the development context of San Tan Valley clearly indicates the intent to allow appropriately designed Park Model and Manufactured Home developments in the County. We propose that the 4-8 du/ac allowed for single-family attached residential development within the Suburban Neighborhood Place Type is commensurate with the existing conditions for development intensity in this area and corresponds with the proposed Park Model community density.

The site plans proposed arrangements of the park model spaces and amenities within the Gold N Acres Park Model Community provides a strong neighborhood form.

The following summarizes some of the project's benefits to the County:

1. Transitions the existing manufactured home parks to the large lot manufactured homes;
2. Offers a diverse housing option that is balanced with the land use fabric;
3. Brings investment to the area;
4. Attracts households and guests that will create enhanced purchasing power and support the sustainability and growth in the County;
5. Construction fees and assessments will benefit local schools and public projects; and
6. Additional density increases available consumer spending to support current and projected growth.

This proposed residential development contributes to the growth of Pinal County. It will transform an outdated mobile home park into a vibrant, high-quality community. As envisioned in the Comprehensive Plan, this development offers a use that will support existing and future businesses and employers. The proposed development will integrate all the elements of a distinctive project that will enhance the area and create a viable and sustainable place in which to live.

## XI. Development Standards

With this PAD request, we are proposing to fully comply with the Chapter 2.135. - Park Model (PM) and Recreational Vehicle (RVP) Park Zone development standards. The sole purpose of the PAD is to allow the proposed PM/RVP zoning district on a site which is 9.69 acres (where 10 acres

required). We note that a variance was granted under BA-026-17 to allow continued operation of a Mobile/Manufactured Home Park on a site less than 10 acres and that approval likely also permits the proposed use on the 9.69 acres.

#### Permitted Uses Table

The uses at Gold N Acres are those currently outlined in Pinal County Development Services Code Section 2.135.010.

### XII. Recreational Amenities

Gold N Acres provides recreational amenities for residents including a centralized pedestrian pathway, recreation areas for community gathering, and seating areas. Wireless internet is provided by the community. The community will also include dedicated landscaping and property maintenance (on call "handy man"),

### XIII. Fences, Walls & Screening

The main entrance to the community will be from Ranch Road with landscaping being utilized in the perimeter open space area to create a strong sense of arrival. The streetscape along Ranch Road will be landscaped to County standards and reflective of plant palettes in the area. The pipe rail fencing currently on-site will continue to be utilized as a rural design feature. The existing trees on-site will remain in place to continue providing a unique landscape feature and assisting with visual buffers.

### XIV. Total Number of Dwelling Units

Gold N Acres is proposed to have 67 total park model units on complete build out, resulting in a density of 6.7 DU/AC. Recreational vehicles will be allowed on all spaces as a temporary use prior to placement of park model units.

### XV. Parking

Parking for residents and their guests will be provided on each individual space. The developer will be required to provide 17 dedicated visitor parking spaces. Parking will be connected to the private drive and create convenient access to each unit and amenities.

### XVI. Landscaping

Desert vegetation including trees and shrubs will be utilized in all the open space areas and throughout the community to provide necessary shade during the hot summer months as well as enhancing the overall aesthetics. Trees will also be used to enhance street frontages and to integrate the site with the surrounding residential developments.

### XVII. Drainage

The proposed development will be designed in accordance with the Pinal County Drainage Manual and will comply with Pinal County Drainage Ordinance. The preliminary drainage study provided with the application materials concluded:

- The design of the Gold N Acres is in compliance with the Pinal County Drainage Ordinance and Drainage Manual.
- Post-development onsite flows will be maintained at or below pre-development onsite flows.
- All streets are designed to convey the 10-year peak flow below top-of-curb, at a maximum depth of 6 inches.
- The site is designed to provide all weather access.
- Catch basins and scuppers are sized for the 10-year storm event to convey local flows into the proposed retention basins in accordance with Pinal County Standards.
- Adequate storage capacity is provided within the onsite retention basins to accommodate the 100-year, 2-hour storm runoff volume.
- The dewatering of the drainage facilities will be accomplished by the use of ground percolation and drywells (were needed), within a time not to exceed 36 hours. Drywells will be registered with ADEQ by the Contractor.
- The floor elevation is designed at a minimum of 14 inches above the applicable ultimate outfall and a minimum of 12 inches above the adjacent maximum water surface elevations during the 100-year event.
- Offsite flows are contained within the proposed storm drain channel along the south side of the project.
- The proposed project will have no adverse effect on upstream or downstream properties.
- The proposed open spaces, basins and channels will be owned and maintained by the Community Management Association.

## XVIII. Conclusion

Arizona's housing market is currently expanding as more and more people are flocking to the state from around the country. Arizona's reasonable cost of living, beautiful weather, and an ability for people to work from home, have combined to draw people from out of state to this area. This proposal will provide 67 units to this growing area of the County and encourage visitors to the area. Gold N Acres will help satisfy the needs of current and future residents and visitors of Pinal County. The applicant looks forward to working with Pinal County Staff to make their vision for this parcel become a reality.

# Open Space & Recreation Plan

## for

# Gold N Acres Park Model Community

## San Tan Valley, Pinal County, Arizona

April 12, 2023

For:

Gold N Acres LLC  
C/O: Mr. Charlie Burns  
720 E. Ranch Rd  
San Tan Valley, AZ 85140

By:

*D & M Engineering*  
*Minh Nghiem, P.E.*

1020 East Gilbert Drive, Suite D  
Tempe, Arizona 85281  
[engineer@dmengineer.com](mailto:engineer@dmengineer.com)  
Phone: (480) 350-9590  
Fax: (480) 350-9486

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## 1. Open Space & Recreation Plan Overview

*Gold N Acres Park Model Community* (Gold N Acres) is being proposed as a 67-unit RV & park model park development on approximately 9.69 net acres (10.01 gross acres) in San Tan Valley with open space and community amenities. This Open Space & Recreation Plan (**OSRP**) is being provided as a supplement to the Rezoning and Site Plan Review narrative and application. Consistent with the San Tan Valley Area Plan, the proposed Park Model Community will feature a network of pathways that connect residents to centralized open space areas and amenities designed to create a sense of community. This OSRP has been developed to implement this vision. It is intended to enhance the community character, sense of place, and quality of life by providing connectivity and recreational opportunities for residents of all ages.

Gold N Acres will feature a total of 3.39 acres of open space, which is 33.89% of the site acreage and exceeds the requirements for PAD's outlined in PCDSC 2.176.130 with 7% of the site being active usable open space. Open space has been provided throughout Gold N Acres in the form of active open spaces, passive open spaces, perimeter landscape buffers and a plentiful community amenity area. Open space areas will be maintained professionally.

## 2. Context

*Gold N Acres* is currently utilized for the Gold N Acres Mobile Home Park with 18 manufactured homes which were primarily placed in the 1980's. The site is located approximately 1,600 feet east of the NEC Ranch Road & Ironwood Drive (Pinal County APN 104230990) in San Tan Valley.

North of the site is the Pleasant Valley Manufactured Home Park. East of the site are minimum 1.25-acre lots with primarily manufactured homes on the lots. South of the site is Ranch Road followed by large lot residential development. West of the site is the Los Hermanos Manufactured Home Park. Northwest of the site is the Cimarron Trails Mobile Home Park.

There are no existing or proposed conservation open space areas within one mile of the site. Undeveloped open space areas exist within the adjacent 1.25-acre lots, manufactured home park, and mobile home park surrounding the Gold N Acres site (see **Exhibit A – OSR Context Plan**).

The proposed development is suitable for the site and compatible with the surrounding context.

## 3. Development Concept

*Gold N Acres* seeks for Rezoning from Manufactured Home Park (MHP) to Park Model and Recreational Vehicle Park Zone (PM/RVP) with Planned Area Development Overlay (PAD) for a total of 67 RV/Park Models (see **Exhibit B – Conceptual Land Plan**). The proposed Park Model Community seeks to allow recreational vehicles to utilize park model spaces prior to placement of a park model unit on a space. Short-term, temporary stays of recreational vehicles will primarily be placed on Spaces 22-35 and 37-51 at the interior of the site. This configuration allows a variety of RV/Park Model product and floor plan options for future residents. The pedestrian connectivity is designed to create a sense of community among the residents.

The proposed density for the development is 6.7 dwelling unit per acre which is a density calculation which could be attained under the existing MHP zoning and the development west and north of the site maintain nearly equivalent density to the proposed project. While the density for this project and its northern and western neighbors is roughly equivalent, this project is emphasizing a central open space area along with public street facing open spaces.

## 4. Target Market

The anticipated target market for *Gold N Acres* are travelers and visitors who seek to live in a community that offers high-quality park models and a community that is professionally managed and maintained by an experienced management team. This development offers a use that will support existing and future rapidly growing businesses and employers, while providing plentiful open space and amenities.

## 5. Slope Analysis

The property contains fallow horse property with corrals in the front and desert landscape with 18 existing mobile homes and their improvements in the back. The topography is mildly sloped toward the middle of the lot. The proposal will meet the standards of PCDSC 2.176.130. This proposed Open Space & Recreation Plan (OSRP) will provide 33.89% of the acreage of the lot as open space and 7% as recreation area open space, which meets the County's requirements (see **Table 1** below). Because the property has been functioning as a mobile home park in the past and is entirely disturbed, no conservation open space areas are required. There are no significant natural features on the property.

**Table 1 – Open Space Requirements, Disturbed Property**

Open Space Requirement	Required	Provided	Acres
Conservation Open Space	0%	0%	0
Recreation Area Open Space	29,925 SF	29,973 SF	0.69
Total Open Space	77,457 SF (18%)	148,125 SF (34%)	3.40

(See **Exhibit G – Conceptual Open Space Plan** for context on calculations. All calculations based on gross acreage.)

## 6. Preliminary Hydrology and Flood Zone

Gold N Acres RV Park will also provide the required onsite stormwater retention which will meet all County requirements, including those found in PCDSC 2.176.180. There are historic offsite flows which are conveyed to the site via (1) 12" Drain pipe and ultimately exit the site via (2) 12" pipes under block wall.

The property is located outside of any hazardous flood plains, within Flood Zone "X", as identified in the FEMA FIRM Map No. 04021C0200E dated December 4, 2007.

## 7. Riparian Vegetation & Biological Habitats/Conservation Open Space

The subject property is currently used as mobile home park which has been disturbed. Consequently, there are no natural riparian vegetation or biological habitats on the property.

Because the property has been used for mobile home park purposes for many years, there are no sensitive resource areas on the property that merit conservation as natural open space. Nevertheless, overall natural and historic drainage patterns in the area have been maintained.

## 8. Archaeological Sites

The subject property has been previously used for a mobile home park for many years now but a research check with the Arizona State Museum was completed and confirmed that there were no known artifacts on site. Any cultural resources would have been discovered during the use of the land as a mobile home park, and it is our understanding that no such cultural resources were found. The likelihood of finding any cultural resources on the property at this point would be extremely low. Should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and can investigate.

## 9. General OSRP Design Guidelines

The following general design guidelines will be implemented in the OSRP for Gold N Acres and are consistent with the requirements of the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (the “OSRAM”):

- Open space has been designed to be a community amenity and will be provided in all areas of the community.
- Open space areas have been strategically situated in central locations; near to or at the end of entry roads, adjacent to the perimeter of the project, and/or where sidewalks and pathways can feed into them.
- The lot layout has been designed around the open space areas, to ensure close proximity, visibility, and interconnectivity of the open space.

## 10. Developed Open Space

The developed open space within *Gold N Acres* consists of a balance of both active and passive recreation areas. The following guidelines have been implemented in the developed open space areas:

- Natural and historic drainage patterns in the area have been maintained.
- Storm water retention will be directed toward (2) retention basins with natural desert landscape and trees.

- Non-vegetative and vegetative ground covers, trees, and shrubs in open space areas and along street frontages will be installed in conformance with the size, quantity, coverage, and placement requirements of the OSRAM.
- Ample landscape tracts and open space areas (per the OSRAM requirements) have also been located along the perimeter of the project and the main project entries to create a sense of openness for the community.
- Enhanced landscape areas have been provided on both sides of the entries into the project as well as at the intersection of the site access road and E. Ranch Road to establish a sense of arrival.
- Landscape buffer zones are proposed to create space between proposed Park Model Community and adjacent low-density residential and mobile home communities.

## 11. Recreation Area Open Space

*Gold N Acres* is envisioned as a new high-quality park model development with multiple open space areas and amenities. Consistent with the goals and vision of the San Tan Valley Area Plan, this community will provide “a certain degree of flexibility to accommodate market demands and future unanticipated opportunities, while maintaining an organized, cohesive, and sustainable built environment.” In addition, this community will feature pathways connecting residents to centralized open spaces and amenities designed to create a sense of community that exceeds the County’s typical OSRP requirements.

This OSRP provides recreational amenities for the residents, including open space areas with seating. (see **Exhibit C – Conceptual Landscape Plan** attached hereto).

### Passive Open Space Areas

Gold N Acres will also include smaller passive open space areas throughout the community that will be maintained by a professional management company (see **Exhibit C – Conceptual Landscape Plan** attached hereto).

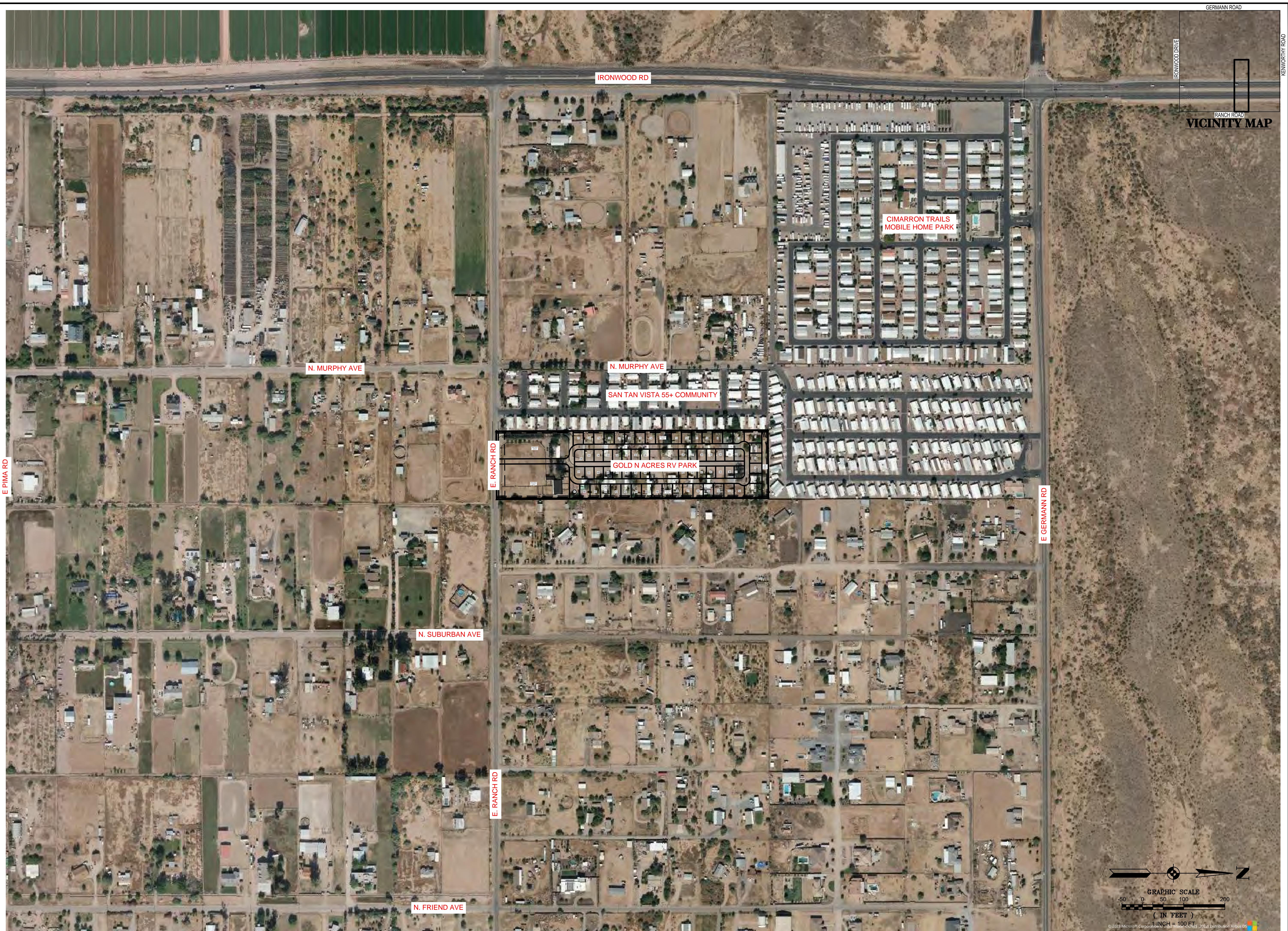
### Pedestrian Connectivity

Key to creating the sense of community for Gold N Acres is the integration of pedestrian connectivity into the project. The goal is to create a simple yet enjoyable walking experience throughout and around the community whereby residents do not need to leave the property in order to maintain a level of outdoor recreation.

## 12. Landscaping

The landscape theme for Gold N Acres will be developed to provide an integration into the more natural desert landscape environment from the current nearby desert and land uses. The design intent of the landscaping is to utilize a desert plant palette with usable open space areas commensurate with the size of the community. The landscaping design will also provide visual interest, buffering and aesthetic value to the project. The landscaping will adhere to the landscape recommendations for open space and recreation areas as outlined in the OSRM and will meet or exceed the requirements for PAD's outlined in the Pinal County Development Services Code.

Trees and shrubs will be planted in the species, sizes and quantities that complies the requirements of the OSRM, PCDSC 2.176.160(C), and PCDSC 2.176.190. While every tree and shrub to be planted is not depicted with the OSRP, the documentation provided identifies the landscape palette and general planting areas (see **Exhibit C – Conceptual Landscape Plan**). Turf and decomposed granite areas are also identified. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans. Because the subject property is currently utilized as mobile home park, a Vegetative Salvage Plan is not required.



**D&M Engineering, LLC**

**GOLD N ACRES RV PARK**

720 EAST RANCH ROAD  
SAN TAN VALLEY, ARIZONA 85140

Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
Tempe, AZ 85281

Ph: (480) 350-9590, Fax: (480) 350-9486  
E-Mail: [engineer@dmengineer.com](mailto:engineer@dmengineer.com)

**CONCEPTUAL OPEN SPACE & RECREATION PLAN**

CONCH

SIGNED	DTT
AWN	AGY
ECKED	DTT
TE	7-20-2022
ALE	1" = 50'
OBJECT	190702
LE NAME	SITE PLAN

# SHEET

## 1 OF 1

**ENGINEER**  
D & M ENGINEERING  
ATTN: DURAN THOMPSON  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
(480) 350-9590

**SURVEYOR**  
D & M ENGINEERING  
ATTN: DURAN THOMPSON  
1020 EAST GILBERT DRIVE, SUITE D  
TEMPE, AZ 85281  
(480) 350-9590

**OWNER/DEVELOPER**  
GOLD N ACRES LLC  
720 E RANCH ROAD  
SAN TAN VALLEY, ARIZONA 85140

## PROPOSED DEVELOPMENT LAND USE TABLE

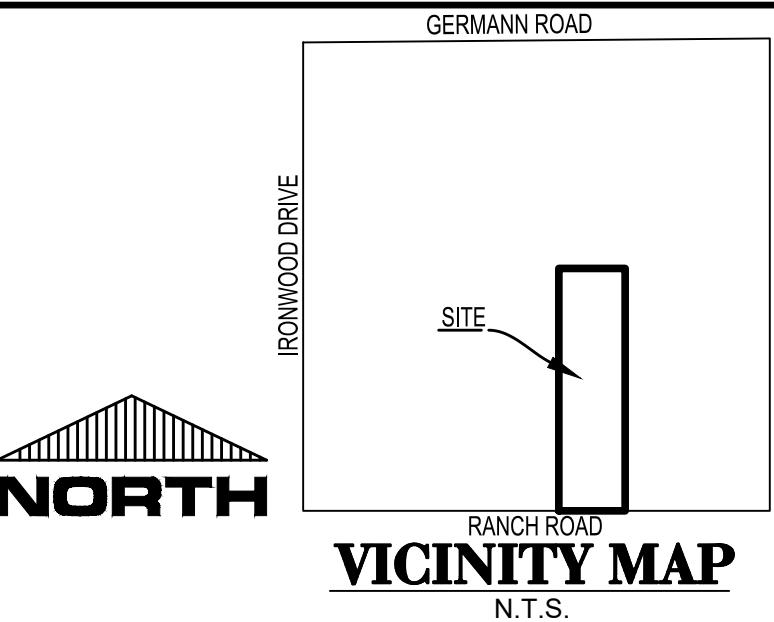
EXISTING BUILDING: 3,735 S.F. (0.086 AC)  
TOTAL RV SPACE AREA: 208,431 S.F. (47.78 AC)  
OPEN SPACE AREA: 147,752 S.F. (3.39 AC)  
DRIVEWAY: 62,800 S.F. (1.44 AC)  
TOTAL LOT AREA: 435,981 S.F. (10.01 AC)  
OPEN SPACE PERCENTAGE: 33.89%

## SITE PLAN

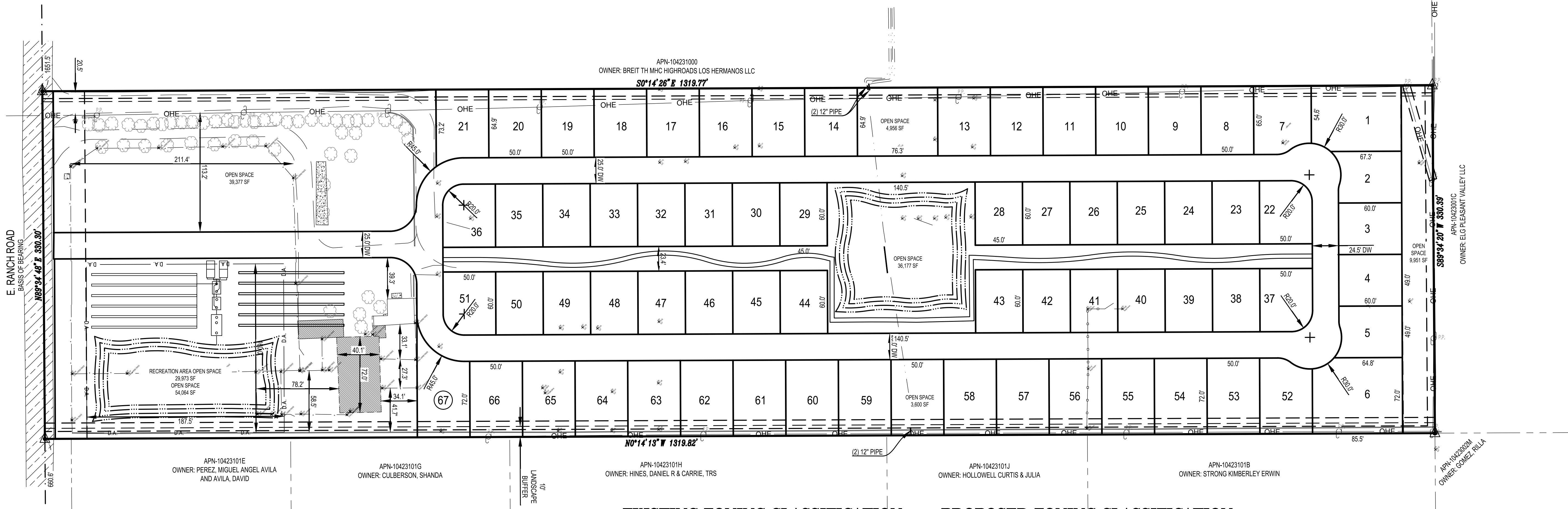
FOR

## GOLD N ACRES RV PARK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

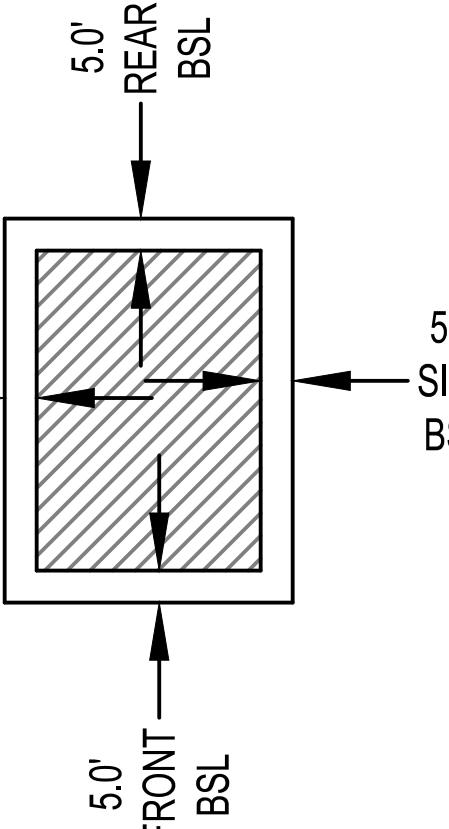


**VICINITY MAP**  
N.T.S.



## UTILITIES & SERVICES

WATER: ON-SITE WELL  
SEWER: ON-SITE SEPTIC  
ELECTRIC: SALT RIVER PROJECT  
GAS: ON-SITE PROPANE



## RETENTION CALCS

VR=59,735 C.F.  
VP=62,441 C.F.

## NOTE

LOTS 1-21 AND 52-67 ARE PARK MODEL ONLY SPACES (WITH TEMPORARY RV ALLOWED FOR 5 YEARS).  
LOTS 22-51 WILL ALLOW RV'S (AND PARK MODELS).

## PARKING REQUIREMENT

ONE PER DWELLING UNIT; PLUS ONE VISITOR PARKING SPACE PER FOUR DWELLING UNITS AND PARKING SPACES TO MEET THE NEEDS OF ANY COMMERCIAL, OFFICE OR PUBLIC ASSEMBLY

NO ASSIGNED PARKING WAS OBSERVED IN THE FIELD.

## SURVEYOR'S NOTE

1. THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ORDER NO.: A-110201  
EFFECTIVE DATE: MAY 23, 2019

2. PROJECT ADDRESS: 720 EAST RANCH ROAD  
SAN TAN VALLEY, AZ 85140

3. GROSS AREA IS 435,981 SF ~ 10.09 (ALL PARCELS)

4. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES ONLY. (TABLE A ITEM~11)

5. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 8 EAST, SAID LINE BEARS NORTH 89°34'48" EAST.

6. AN ERROR WAS FOUND IN THE LEGAL DESCRIPTION FOR SCHEDULE B ITEM 21. THE EASEMENT AS DEPICTED REPRESENTS THE INTENT OF SAID DOCUMENT.

## FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FLOOD ZONE	BASE FLOOD ELEV. (IN A0 ZONE, USE DEPTH)
040077	04021C0200	E	12-04-2007	X	N/A

## MINIMUM LOT SETBACK DIMENSIONS

## EXISTING ZONING CLASSIFICATION

4. EXISTING ZONING: MHP - MANUFACTURED HOME PARK ZONE WITH VARIANCE PER CASE BA-026-17 PER LETTER DATED 7-25-19 FROM STEVE ABRAHAM, PLANNING MANAGER, PINAL COUNTY, ARIZONA.

PINAL COUNTY DEVELOPMENT SERVICES CODE CHAPTER 2.130

2.130.010 USES PERMITTED

A. MANUFACTURED HOME PARK (MHP) LOT OR PARCEL SHALL BE NOT LESS THAN 10 ACRES INCLUSIVE OF RIGHTS-OF-WAY, EASEMENTS OR DEDICATIONS.

1. THE MANUFACTURED HOME PARK LOT OR PARCEL SHALL BE NOT LESS THAN 10 ACRES, INCLUSIVE OF RIGHTS-OF-WAY, EASEMENTS OR DEDICATIONS.

2. EACH MANUFACTURED HOME SPACE SHALL HAVE AN AREA OF NOT LESS THAN 4,000 SQUARE FEET AND A WIDTH OF NOT LESS THAN 45 FEET.

3. MANUFACTURED HOMES SHALL BE LOCATED ON MANUFACTURED HOME SPACES SO AS TO PROVIDE A MINIMUM SETBACK FROM THE NEAREST EDGE OF ANY INTERIOR DRIVE OR ROADWAY OF NOT LESS THAN EIGHT FEET AND SO AS TO PROVIDE A MINIMUM SETBACK FROM ANY MANUFACTURED HOME SPACE BOUNDARY NOT IN COMMON WITH THE EDGE OF ANY INTERIOR DRIVE OR ROADWAY OF NOT LESS THAN FIVE FEET, EXCEPT THAT IN THE CASE OF MANUFACTURED HOME SPACES HAVING BOUNDARIES IN COMMON WITH TWO OR MORE INTERIOR DRIVES OR ROADWAYS THEN THE MINIMUM SETBACK FROM THE NEAREST EDGE OF THE INTERIOR DRIVE OR ROADWAY SHALL BE NOT LESS THAN THE MANUFACTURED HOME'S ENTRY SIDE AND NOT LESS THAN FIVE FEET ON THE MANUFACTURED HOME'S NONENTRY SIDE.

4. RECREATIONAL VEHICLES MAY BE LOCATED ON MANUFACTURED HOME SPACES; PROVIDED, THAT:

A. ALL REQUIREMENTS OF THIS CHAPTER ARE MET.

B. NO MORE THAN ONE RV SHALL BE LOCATED ON A MANUFACTURED HOME SPACE.

C. A SPECIAL USE PERMIT IS APPLIED FOR AND GRANTED IN ACCORDANCE WITH THE PROVISIONS OF PCDSC 2.151.010 TO 2.151.20.

5. THE MINIMUM DISTANCE BETWEEN MANUFACTURED HOMES IN THE SAME MANUFACTURED HOME PARK SHALL BE 10 FEET.

6. MINIMUM DISTANCE OR SETBACKS REQUIRED HEREIN SHALL BE THE SHORTEST OF HORIZONTAL DIMENSIONS MEASURED FROM THE NEAREST POINT OF THE SIDEWALL OF A MANUFACTURED HOME OR FROM THE PATIO COVER, CARPORT, CABANA, RAMADA OR SIMILAR APPURTENANCES.

7. THE MANUFACTURED HOME PARK SHALL BE SCREENED FROM ADJOINING LOTS OR PARCELS NOT IN MANUFACTURED HOME PARK USE BY A SOLID FENCE OR WALL OF NOT LESS THAN SIX FEET IN HEIGHT. THE SCREENING FENCE OR WALL SHALL BE CONSTRUCTED WITHIN SIX MONTHS FROM DATE OF APPROVAL OF THE MANUFACTURED HOME PARK PLANS. THE SCREENING MATERIAL DOES NOT INCLUDE PLANTING, VEGETATION, SHRUBBERY AND THE LIKE.

8. RECREATION AREAS, FACILITIES, LAUNDRY, REST ROOMS, OFFICES, SERVICE BUILDINGS AND STORAGE YARDS; PROVIDED, THAT THE ONLY PURPOSE OF ANY SUCH USE IS SERVICE TO RESIDENTS AND GUESTS OF THE SUBJECT PARK.

2.130.040 SITE DEVELOPMENT STANDARDS.

A. HEIGHT: MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE 30 FEET.

B. MINIMUM FRONT YARD: 15 FEET.

C. MINIMUM SIDE YARDS: 10 FEET EACH.

D. MINIMUM REAR YARD: 10 FEET; (ORD. 61862 §§ 205B - 205B).

2.130.050 DETACHED ACCESSORY BUILDINGS.

A. MAXIMUM HEIGHT: 30 FEET.

B. MINIMUM DISTANCE TO FRONT LOT LINE: 15 FEET.

C. MINIMUM DISTANCE TO SIDE LOT LINE: 4 FEET.

D. MINIMUM DISTANCE TO REAR LOT LINE: 4 FEET. (ORD. 61862 § 205B).

## PROPOSED ZONING CLASSIFICATION

PROPOSED ZONING: RV/PMP - PARK MODEL & RECREATIONAL VEHICLE PARK ZONE  
PINAL COUNTY DEVELOPMENT SERVICES CODE CHAPTER 2.130

2.130.010 USES PERMITTED

A. PARK MODEL (PM) AND RECREATIONAL VEHICLE (RV) PARK.

B. MODEL COMPLEX WITH SALES OFFICE AS DETAILED ON THE SUBMITTED SITE PLAN AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

C. RECREATION AREAS, FACILITIES, LAUNDRY, REST ROOMS, OFFICES, SERVICE BUILDINGS AND STORAGE YARDS; PROVIDED, THAT THE ONLY PURPOSE OF ANY SUCH USE IS SERVICE TO

RESIDENTS AND GUESTS OF THE SUBJECT PARK.

D. SOLAR ENERGY DEVICE, SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 2.210 PDCSC.

E. WIRELESS COMMUNICATION FACILITIES, SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 2.205 PCDSC.

(ORD. NO. PZ-005-12, § 2; ORD. NO. 61862, § 2075C)

2.130.040 SITE DEVELOPMENT STANDARDS.

A. THE SITE OF THE PARK MODEL AND RECREATIONAL VEHICLE PARK SHALL BE NOT LESS THAN TEN ACRES INCLUSIVE OF RIGHTS-OF-WAY, EASEMENTS OR DEDICATIONS.

B. THE PM/RV PARK SHALL BE SCREENED FROM ADJOINING LOTS OR PARCELS, NOT IN PM/RV PARK USE, BY A SOLID FENCE OR WALL OF NOT LESS THAN SIX FEET IN HEIGHT. THE FENCE OR WALL SHALL BE CONSTRUCTED WITHIN SIX MONTHS FROM DATE OF APPROVAL OF THE PM/RV PARK PLANS.

C. HEIGHT: MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE 30 FEET.

D. MINIMUM FRONT SETBACK: 15 FEET (MAIN BUILDING AND PARK PERIMETER SETBACK).

E. MINIMUM SIDE SETBACK: 10 FEET (MAIN BUILDING AND PARK PERIMETER SETBACK).

F. MINIMUM REAR SETBACK: 10 FEET (MAIN BUILDING AND PARK PERIMETER SETBACK).

G. DETACHED ACCESSORY STRUCTURES.

1. MAXIMUM HEIGHT: 30 FEET.

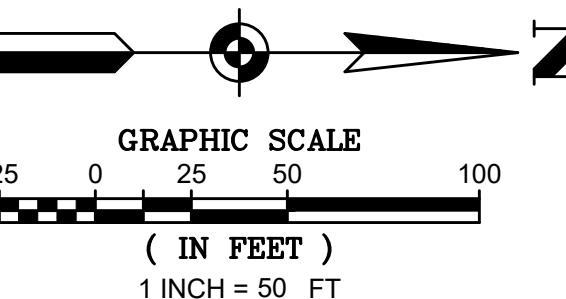
2. MINIMUM DISTANCE TO FRONT LOT LINE: 15 FEET.

3. MINIMUM DISTANCE TO SIDE LOT LINE: 4 FEET.

4. MINIMUM DISTANCE TO REAR LOT LINE: 4 FEET.

(ORD. NO. PZ-005-12, § 5; ORD. NO. 61862, §§ 2078C-2081C)

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.



DESIGNED DTT  
DRAWN AGY  
CHECKED DTT  
DATE 7-20-2022  
SCALE 1" = 50'  
PROJECT 190702  
FILE NAME SITE PLAN

**SHEET**  
1 OF 1

**D&M Engineering, LLC**  
Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
Tempe, AZ 85281  
Ph: (480) 350-9590, Fax: (480) 350-9486  
E-Mail: engineer@dmengineering.com

## PINAL COUNTY LANDSCAPE GENERAL NOTES

### General Landscape Requirements and Notes:

1. Developer shall obtain a Pinal County Right-of-Way Use Permit prior to any work being performed within the county right of way. Contact Pinal County Public Works Inspection Section at least seven (7) working days prior to work.
2. All plant material placed within the public rights-of-way shall be on the Active Management Area Low Water Use Plant List and approved by the Arizona Department of Water Resources.
3. All plant material shall meet the minimum standards and specifications of the Arizona Nurserymen's Association or Arizona Association of Nurserymen.
4. All trees placed in public rights-of-way shall be pruned up and maintained at a seven (7) foot minimum canopy height. No trees permitted to be within the sight visibility triangle easement. The minimum distance from back of curb to the center of a tree is 3' and from the edge of sidewalk to the center of a tree is 2'. Along an arterial, trees are to be located at the back of the sidewalk.
5. All plant material placed within sight visibility triangle easements and sight triangles shall have a maximum growth height of 24 inches. Total height of landscaping with the sight visibility triangle easements shall not exceed 24 inches (measured from top of curb) including all berms/mounds.
6. All intersections shall comply with AASHTO Intersection Sight Distance Requirements. Any plant material and/or landscape feature not meeting the height restrictions may be required to be removed or replaced.
7. All landscaping and irrigation, including those within drainage ways and rights-of-way, shall be maintained by the homeowner's association or owner.
8. No plant material shall be placed within three (3') feet or trees within seven (7') feet of a fire hydrant, light pole, electrical or communications box.
9. Eucalyptus trees and Saguaro cacti shall not be placed in County rights-of-way.
10. Turf grasses shall not be placed in County Rights-of-way except as follows: 1. for erosion control within drainage ways; and 2. when reclaimed water can be used for the irrigation system.
11. Trees placed within seven (7') feet of a concrete structure shall have a root barrier installed adjacent to the structure.
12. A building permit is required for walls or fences over 7 feet high, any retaining walls or combination site wall/retaining wall. Contact Pinal County Building Safety Division at (520) 866-6442 for permit submittal requirements.

### General Irrigation Requirements and Notes:

1. All mainline pipes shall be a minimum of schedule 40.
2. Sleeves shall be a minimum of twice the diameter of the line size.
3. All mainlines and irrigation equipment shall be placed in the landscape areas outside of County rights-of-way and public utility easements (PUE's)
4. Controller wires that are direct burial shall be No. 14 or better, bundled and tied or wrapped every twelve (12'). During installation, wires shall have a 24" loop tied at all direction changes greater than 30 degrees and shall be untied prior to trench fill in.
5. Flush caps shall be placed in a valve box at the end of all laterals.
6. Any and all reclaimed water used for irrigation shall conform to ADEQ Arizona Administrative Code R18-11, Article 3, Reclaimed Water Quality Standards. All reclaimed water lines shall be dissimilar in appearance from potable water lines.

### Backflow Prevention Devices (BPD):

1. Prior to placing any irrigation system in service, an Arizona Certified Backflow Device tester shall test the backflow prevention device and a copy of the test results given to the County inspector.
2. After initial testing, all backflow prevention devices shall be tested annually in accordance with the local utility company's requirements.
3. Backflow prevention devices shall be placed a minimum of two (2') feet from the water meter and be the same size as the meter service line.
4. All backflow prevention devices shall have a minimum 24" x 36" x 4" class B concrete slab with pipe sleeves. If a security cage is installed, the concrete shall be six (6') inches larger than the security cage.

### Walls and Fences:

1. Footings, walls, and fences shall be placed outside of rights-of-way and public utility easements.

# GOLD N ACRES RV PARK

## PRELIMINARY LANDSCAPE PLAN

### DESCRIPTION OF WORK

LANDSCAPE WORK FOR THIS PROJECT WILL CONSIST OF DROUGHT TOLERANT TREES AND SHRUBS WITHIN COMMON AND OPEN SPACE AREAS. SCREENED INORGANIC DECOMPOSED MULCH WILL BE USED IN ALL PLANTING AREAS AND DISTURBED AREAS. PERIMETER FENCING IS EXISTING TO REMAIN ALTHOUGH FENCING ALONG RANCH RD. FRONTAGE IS NEW. AN AUTOMATIC DRIP IRRIGATION WILL SYSTEM WILL BE INSTALLED, CONNECTED TO AN EXISTING METER IN THE EXISTING RV PARK VIA A DOMESTIC LINE, AND WIRED TO NEW CONTROLLERS. EXISTING TREES IN GOOD CONDITION WILL BE PROTECTED WHERE POSSIBLE.

### RECORD DRAWING CERTIFICATION

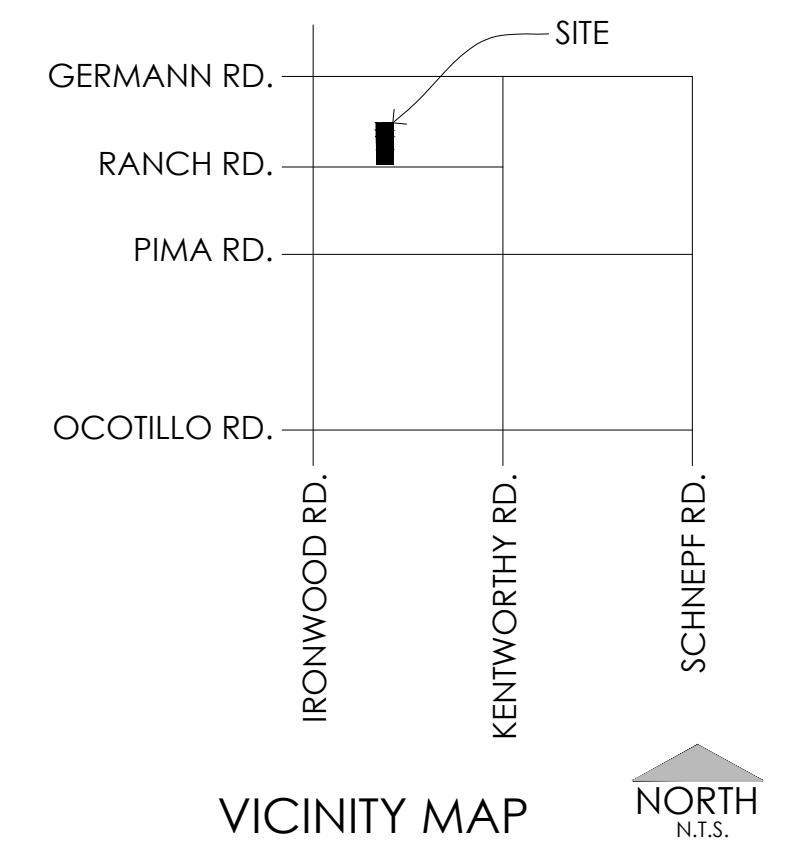
I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR DATE

REGISTRATION NUMBER

### SHEET INDEX

SHT. NO.	DESCRIPTION
01	L-01 COVER
02 - 04	L-02 - L-04 PLANTING PLAN



### OWNER

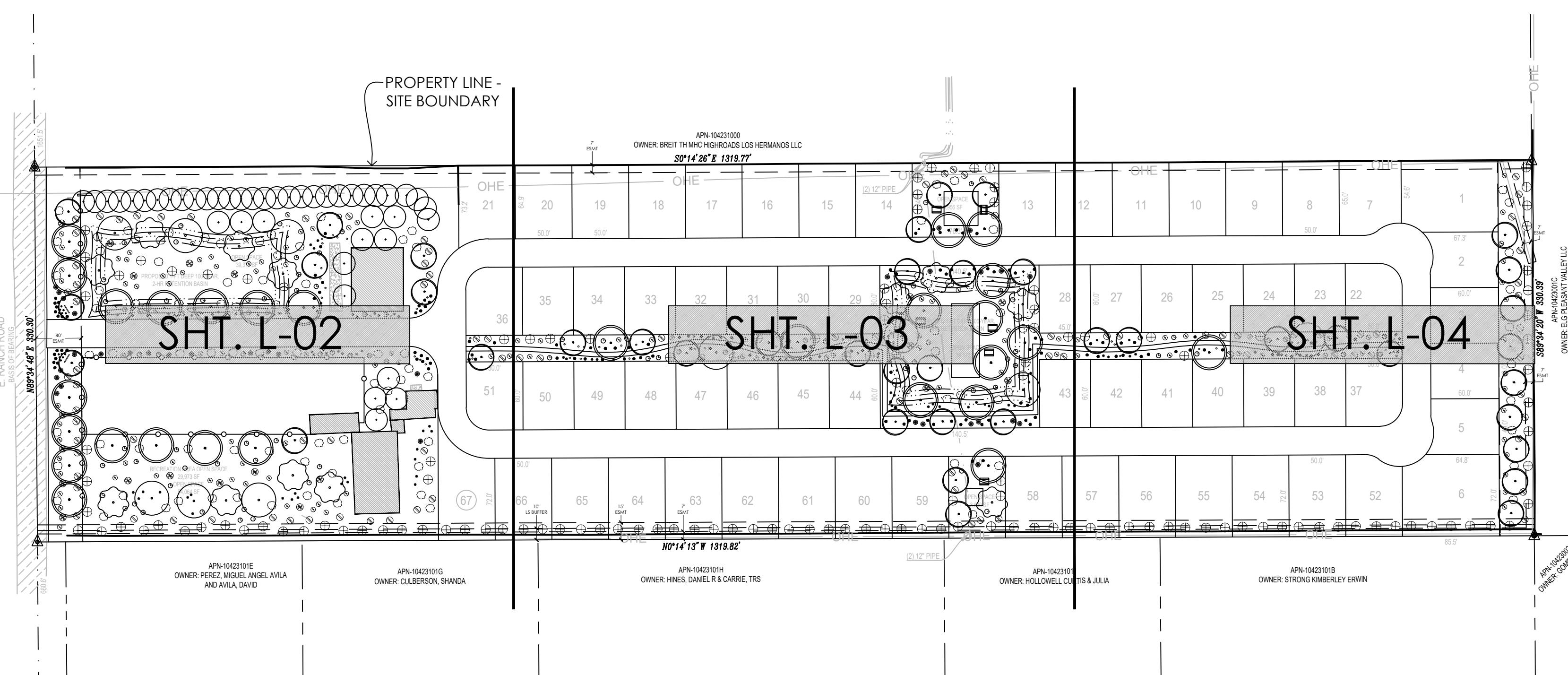
GOLD N ACRES LLC  
720 E. RANCH RD.  
SAN TAN VALLEY, AZ 85140  
602.614.6010  
CONTACT: CHARLIE BURNS  
EMAIL: charleskeithburns@gmail.com

### CONSULTANTS

CIVIL ENGINEER  
D&M ENGINEERING, LLC  
1020 E. GILBERT DR., STE. D  
TEMPE, AZ 85281  
480.350.9590  
CONTACT: DURAN THOMPSON, PE  
engineer@dmengineer.com

### LANDSCAPE ARCHITECT

SARA JACOBY LANDSCAPE DESIGN LLC  
5871 N. 81ST ST.  
SCOTTSDALE, AZ 85250  
480.293.4163  
CONTACT: SARA JACOBY, RLA  
sara@sarajacoby.com



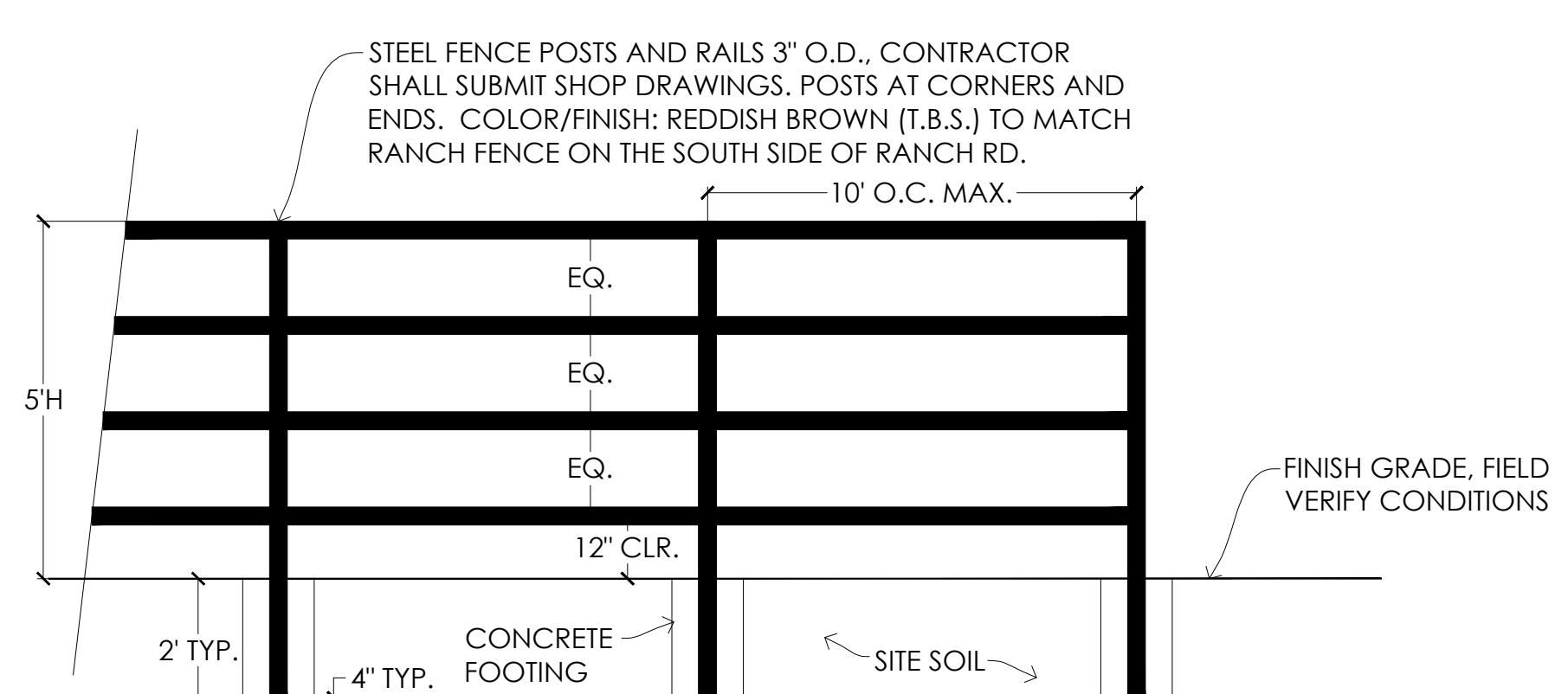
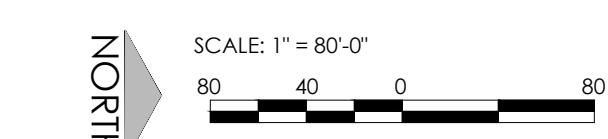
### PLANTING REQUIREMENTS:

#### REQUIREMENTS FOR RECREATIONAL AREAS (PCDS 2.176.160(C))

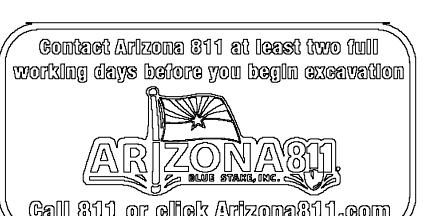
- TREES SHALL BE 15 GAL. MIN., 25% MIN. SHALL BE MIN. 24" BOX
- 1 TREE/1,000 SF LANDSCAPE AREA

#### REQUIREMENTS FOR STREETSCAPES & ENTRYWAYS (PCDS 2.176.190)

- TREES SHALL BE NATIVE & DROUGHT TOLERANT
- TREES SHALL BE 15 GAL. MIN., 25% MIN. SHALL BE MIN. 24" BOX
- 1 TREE/1,000 SF LANDSCAPE AREA



FRONTAGE FENCE N.T.S.



### APPROVED BY:

PINAL COUNTY ENGINEER  
PINAL COUNTY, PUBLIC WORKS DEPARTMENT  
APPROVAL EXPIRES

### REVISIONS

**SARA JACOBY**  
LANDSCAPE DESIGN CONSULTING - URBAN HORTICULTURE  
WWW.SARAJACOBY.COM

5871 N. 81ST STREET  
SCOTTSDALE, ARIZONA 85250  
P 480.293.4163  
SARA@sarajacoby.com

GOLD N ACRES RV PARK  
LANDSCAPE PLAN  
CONTACT: CHARLIE BURNS  
charleskeithburns@gmail.com,  
602.614.6010  
PROJECT ADDRESS:  
720 E. RANCH RD.  
SAN TAN VALLEY, AZ 85140

## PRELIMINARY NOT FOR CONSTRUCTION

GOLD N ACRES RV PARK  
LANDSCAPE PLAN  
CONTACT: CHARLIE BURNS  
charleskeithburns@gmail.com,  
602.614.6010  
PROJECT ADDRESS:  
720 E. RANCH RD.  
SAN TAN VALLEY, AZ 85140

## LANDSCAPE PLAN - COVER

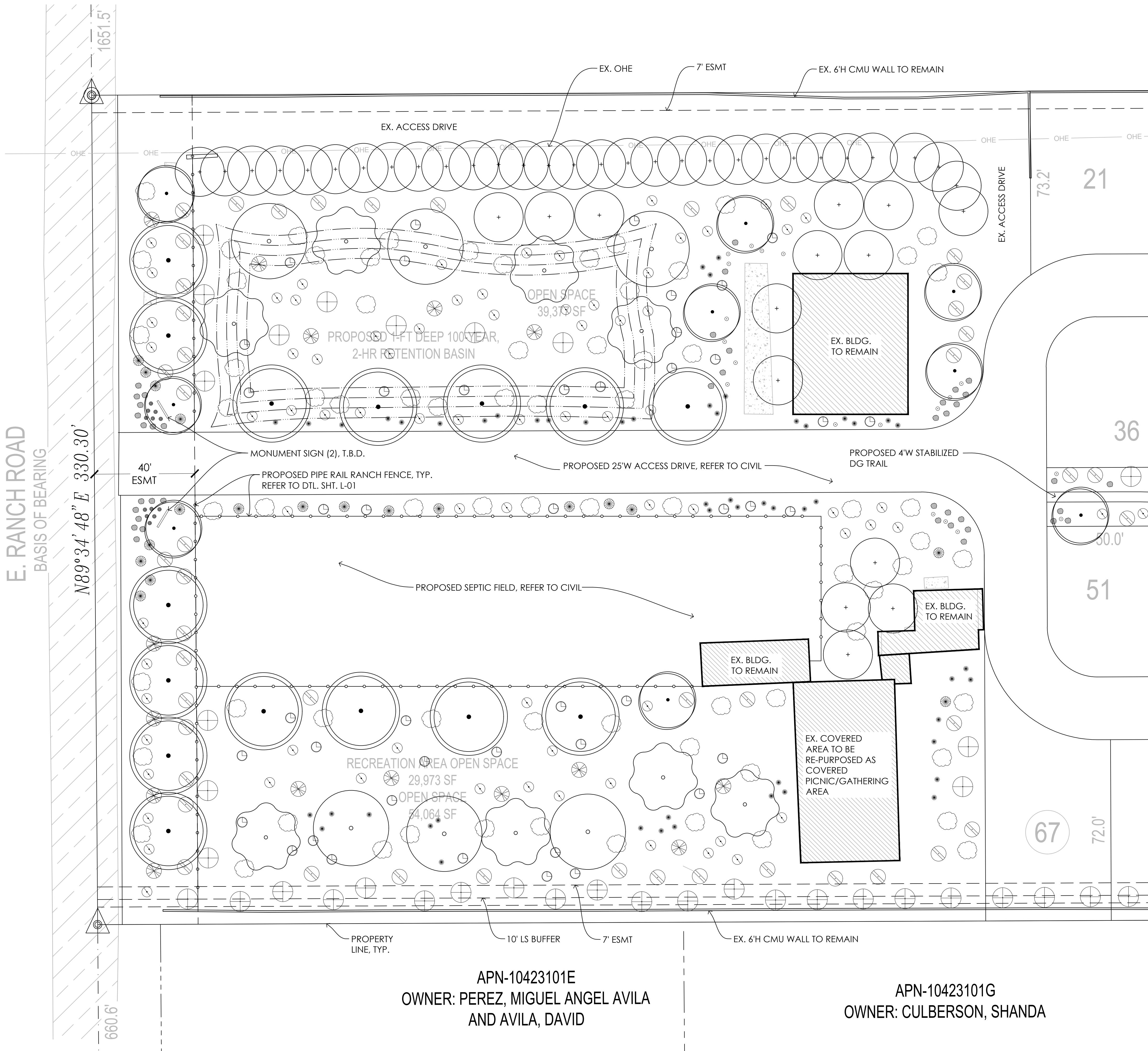
SCALE: AS NOTED

L-01

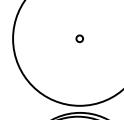
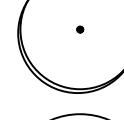
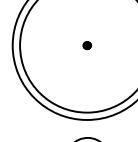
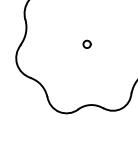
1 OF 4

PC APN 104-230-990

DATE: 04.12.23



## PLANT & MATERIALS LEGEND

SYMBOL	COMMON NAME Scientific name
	EXISTING PLANT/TREE To Remain
	DESERT MUSEUM PALO VERDE <i>Parkinsonia</i> 'Desert Museum'
	SEEDLESS DESERT WILLOW <i>Chilopsis linearis</i> 'Bubba'
	THORNLESS HONEY MESQUITE <i>Prosopis glandulosa</i> 'AZT'
	IRONWOOD <i>Olneya tesota</i>
	YELLOW BELLS <i>Tecoma stans</i>
	HOP BUSH <i>Dodonea viscosa</i>
	GOLDEN BARREL * <i>Echinocactus grusonii</i>
	BLUE GRAMMA 'BLOND AMBITION' <i>Bouteloua</i> 'Blond Ambition'
	GIANT HESPERALOE * <i>Hesperaloe funifera</i>
	CORAL FOUNTAIN <i>Russelia equisetiformis</i>
	TURPENTINE BUSH <i>Ericameria laricifolia</i>
	BRITTLEBUSH <i>Encelia farinosa</i>
	BLUE ELF ALOE <i>Aloe</i> 'Blue Elf'
	PURPLE TRAILINIG LANTANA <i>Lantana montevidensis</i>
	OUTBACK SUNRISE EMU <i>Eremophila</i> 'Outback Sunrise'
DG	DECOMPOSED GRANITE <i>Madison Gold</i> or equal, 1/2" screend, 2" Depth all planting areas

## REVISIONS

# S A R A J A C O B Y

LANDSCAPE DESIGN | CONSULTING | URBAN HORTICULTURE

5871 N. 81ST STREET  
SCOTTSDALE, ARIZONA 85250  
P 480.293.4163  
SARA@SARAJACOBY.COM

# PRELIMINARY NOT FOR CONSTRUCTION

# GOLDEN ACRES RV PARK

LANDSCAPE PLAN

CONTACT: CHARLIE BURNS  
charleskeithburns@gmail.com  
602.614.6010

PROJECT ADDRESS:  
720 E. RANCH RD.  
SAN TAN VALLEY, AZ 851

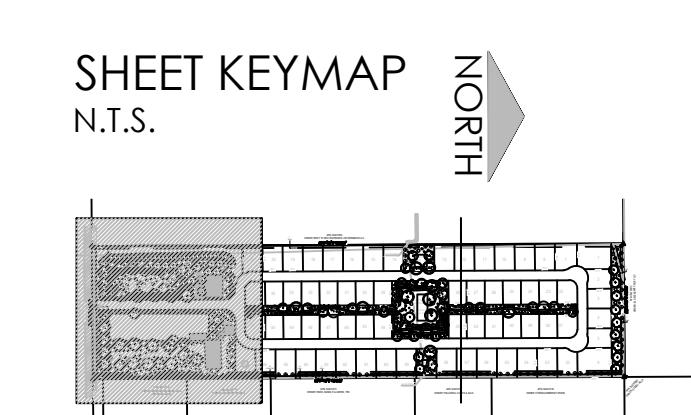
# PLANTING PLAN

SCALE: 1" = 20'-0"

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30E1

DATE: 04.12.23

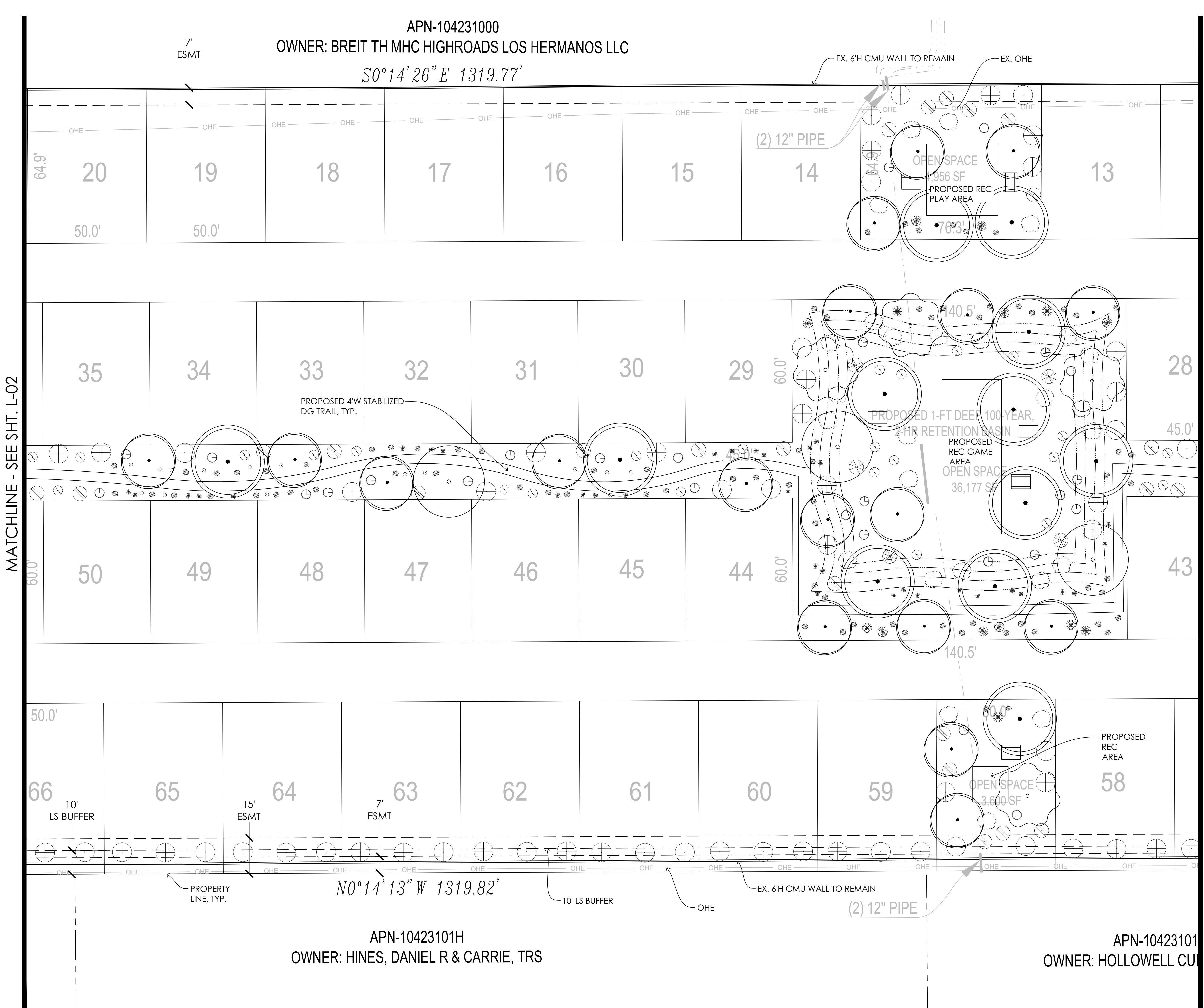


SCALE: 1" = 20'-0"

---

30E1

DATE: 04.12.23



PLANT & MATERIALS LEGEND

SYMBOL	COMMON NAME	Scientific name
•	EXISTING PLANT/TREE To Remain	
•	DESERT MUSEUM PALO VERDE	<i>Parkinsonia 'Desert Museum'</i>
•	SEEDLESS DESERT WILLOW	<i>Chiropistis linearis 'Bubba'</i>
•	THORNLESS HONEY MESQUITE	<i>Prosopis glandulosa 'AZT'</i>
•	IRONWOOD	<i>Olneya tesota</i>
○	YELLOW BELLS	<i>Tecoma stans</i>
○	HOP BUSH	<i>Dodonea viscosa</i>
○	GOLDEN BARREL *	<i>Echinocactus grusonii</i>
○	BLUE GRAMMA 'BLOND AMBITION'	<i>Bouteloua 'Blond Ambition'</i>
○	GIANT HESPERALOE *	<i>Hesperaloe funifera</i>
○	CORAL FOUNTAIN	<i>Russelia equisetiformis</i>
○	TURPENTINE BUSH	<i>Ericameria lanicifolia</i>
○	BRITTLEBUSH	<i>Encelia farinosa</i>
○	BLUE ELF ALOE	<i>Aloe 'Blue Elf'</i>
○	PURPLE TRAILINIG LANTANA	<i>Lantana montevidensis</i>
○	OUTBACK SUNRISE EMU	<i>Eremophila 'Outback Sunrise'</i>
DG	DECOMPOSED GRANITE	Madison Gold or equal, 1/2" screend, 2" Depth all planting areas

\*KEEP CLR. OF PEDESTRIAN PATHS/TRAILS/WALKWAYS

REVISIONS

**SARA JACOBY**  
LANDSCAPE DESIGN | CONSULTING | URBAN HORTICULTURE  
[WWW.SARAJACOBY.COM](http://WWW.SARAJACOBY.COM)

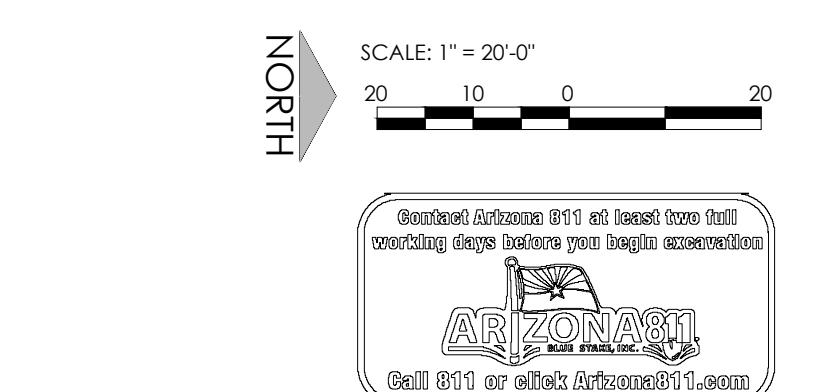
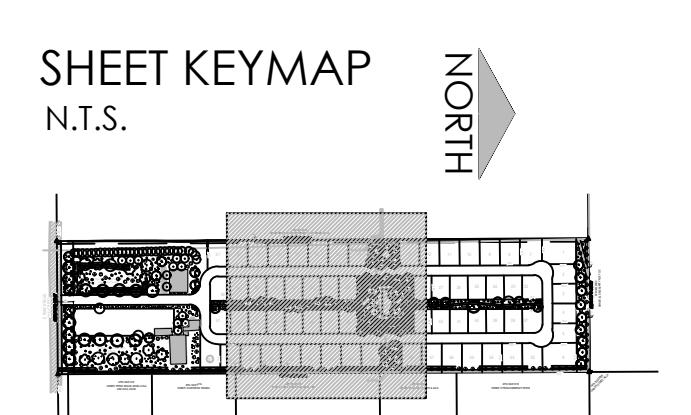
5871 N. 81ST STREET  
SCOTTSDALE, ARIZONA 85250  
P 480.293.4163  
SARA@SARAJACOBY.COM



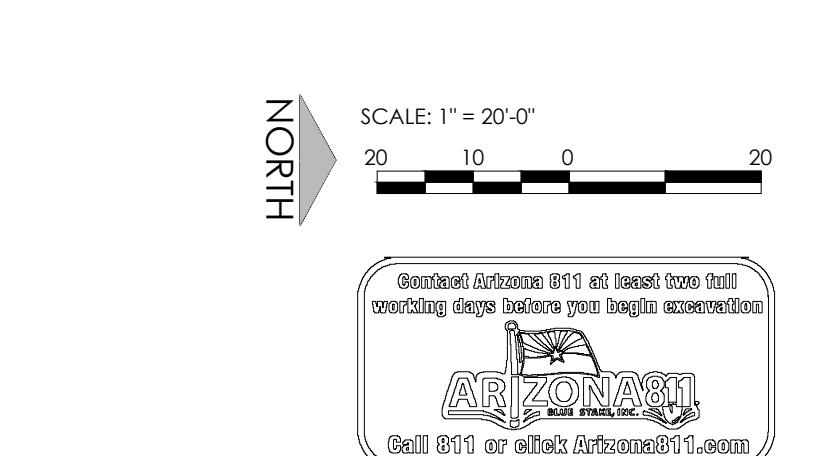
PRELIMINARY  
NOT FOR  
CONSTRUCTION

GOLD N ACRES RV PARK

LANDSCAPE PLAN  
CONTACT: CHARLIE BURNS  
[charleskeithburns@gmail.com](mailto:charleskeithburns@gmail.com),  
602.614.6010  
PROJECT ADDRESS:  
720 E. RANCH RD.  
SANTAN VALLEY, AZ 85140

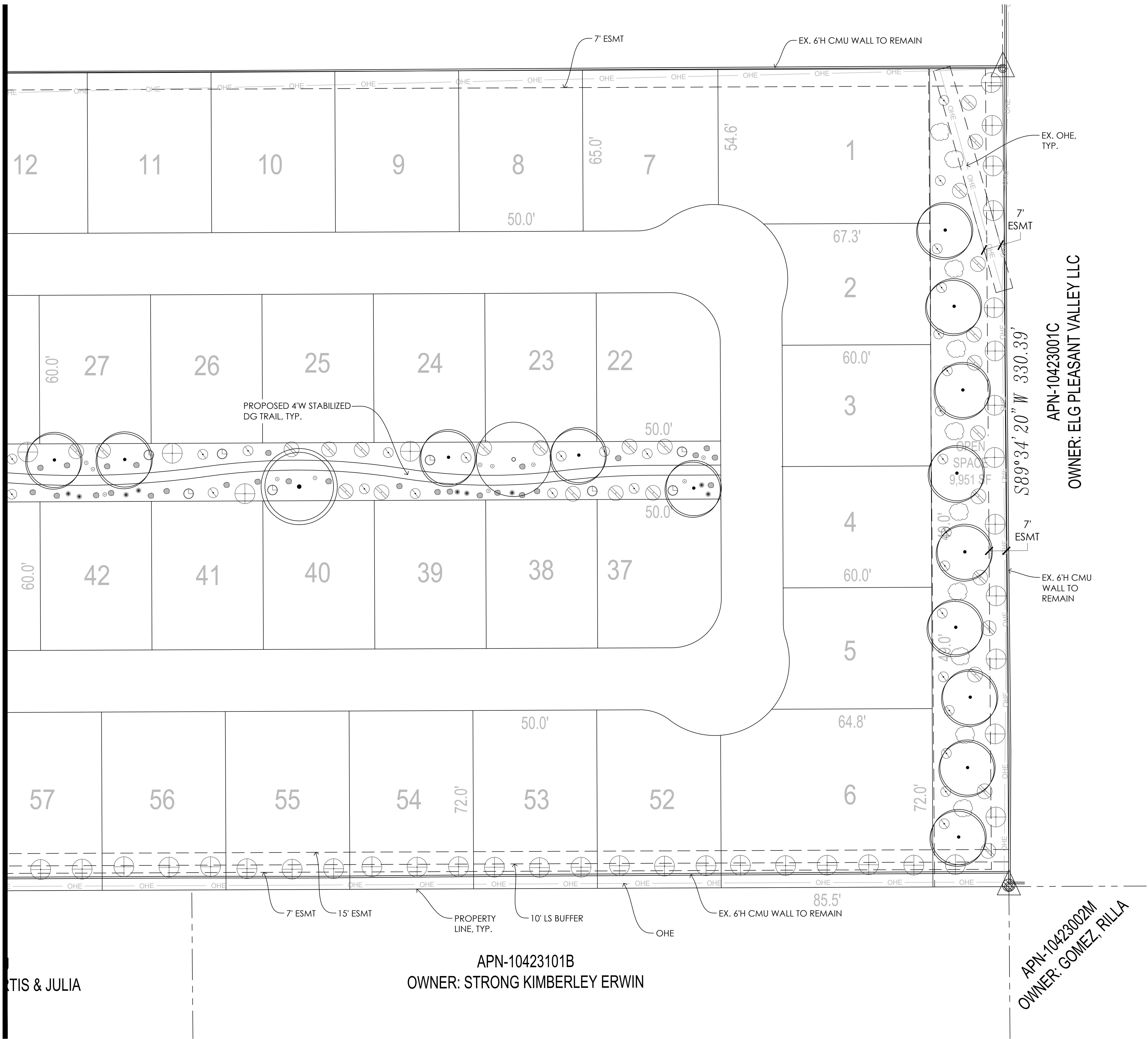


APN-10423101  
OWNER: HOLLOWELL CUI



PLANTING PLAN

MATCHLINE - SEE SHT. L-03



## PLANT & MATERIALS LEGEND

SYMBOL	COMMON NAME Scientific name
	EXISTING PLANT/TREE <i>To Remain</i>
	DESERT MUSEUM PALO VERDE <i>Parkinsonia 'Desert Museum'</i>
	SEEDLESS DESERT WILLOW <i>Chilopsis linearis 'Bubba'</i>
	THORNLESS HONEY MESQUITE <i>Prosopis glandulosa 'AZT'</i>
	IRONWOOD <i>Olneya tesota</i>
	YELLOW BELLS <i>Tecoma stans</i>
	HOP BUSH <i>Dodonea viscosa</i>
	GOLDEN BARREL * <i>Echinocactus grusonii</i>
	BLUE GRAMMA 'BLOND AMBITION' <i>Bouteloua 'Blond Ambition'</i>
	GIANT HESPERALOE * <i>Hesperaloe funifera</i>
	CORAL FOUNTAIN <i>Russelia equisetiformis</i>
	TURPENTINE BUSH <i>Ericameria laricifolia</i>
	BRITTLEBUSH <i>Encelia farinosa</i>
	BLUE ELF ALOE <i>Aloe 'Blue Elf'</i>
	PURPLE TRAILINIG LANTANA <i>Lantana montevidensis</i>
	OUTBACK SUNRISE EMU <i>Eremophila 'Outback Sunrise'</i>
DG	DECOMPOSED GRANITE <i>Madison Gold or equal, 1/2" screend, 2" Depth all planting areas</i>

## REVISIONS

# SARA JACOBY

LANDSCAPE DESIGN | CONSULTING | URBAN HORTICULTURE

[WWW.SARAJACOBY.COM](http://WWW.SARAJACOBY.COM)

5871 N. 81ST STREET  
SCOTTSDALE, ARIZONA 85250  
P 480.293.4163  
SARA@SARAJACOBY.COM

# PRELIMINARY NOT FOR CONSTRUCTION

# GOLDEN ACRES RV PARK

LANDSCAPE PLAN

CONTACT: CHARLIE BURNS  
charleskeithburns@gmail.com,  
602.614.6010

PROJECT ADDRESS:  
720 E. RANCH RD.  
SANTAN VALLEY, AZ 85140

## PLANTING PLAN

SCALE: 1" = 20'-0"

**SHEET KEYMAP**  
N.T.S.

**NORTH**

This image shows a detailed site plan for a development, likely a residential or mixed-use area. The plan includes a network of roads, parking lots, and various building footprints. A large, hatched rectangular area on the right side represents a green space or park. A north arrow is located in the top right corner. The plan is labeled 'N.T.S.' (North True South) in the bottom left corner.

SCALE: 1" = 20'-0"

20 10 0 20

**NORTH**

Contact Arizona 811 at least two full working days before you begin excavation

**ARIZONA 811**  
BLUE STAKE, INC.

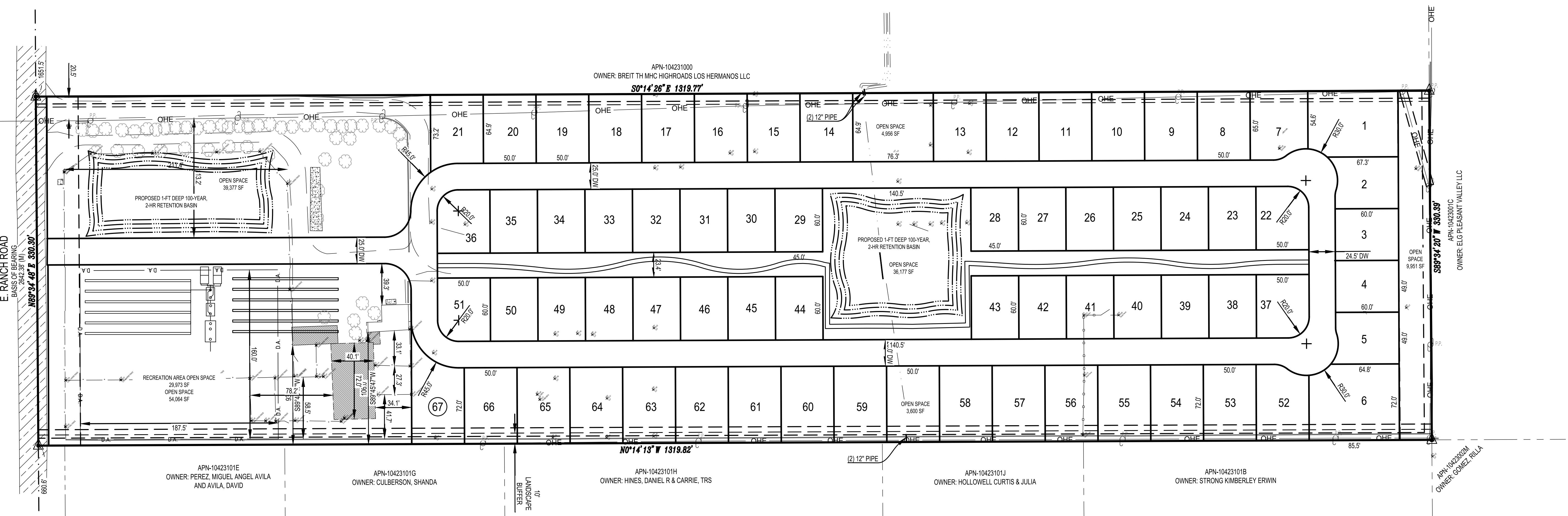
Call 811 or click [Arizona811.com](http://Arizona811.com)

PC API 104-230-990

4 OF 4

DATE: 04.07.23

DATE: 04.07.23

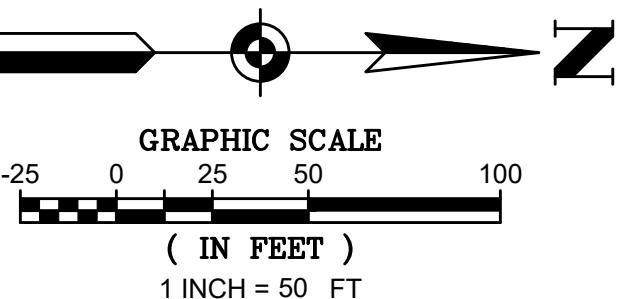


# GOLD N ACRES RV PARK

720 EAST RANCH ROAD, SAN TAN VALLEY, ARIZONA 85140  
**D&M Engineering**

## D&M Engineering

OPEN SPACE REQUIREMENTS		SF	%	Recreation area Open Space Required (%)	Recreation area Open Space Required (SF)	Total Open Space Required (%)	Total Open Space Required (SF)	Recreation area Open Space Provided (SF)	Total Open Space Provided
Slope 0% - 5%	417,711.99	97.07	7% min	29,239.84	18%	75,188.16	75,188.16	75,188.16	75,188.16
Slope 5% - 10%	9,047.98	2.10	6% min	542.88	18%	1,628.64	1,628.64	1,628.64	1,628.64
Slope >10%	3,555.46	0.83	4% min	142.22	18%	639.98	639.98	639.98	639.98
<b>TOTAL - Square Feet</b>	<b>430,315.43</b>			<b>29,924.94</b>		<b>77,456.78</b>		<b>29,973.00</b>	<b>148,122.12</b>



DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	7-20-2022
SCALE	1" = 50'
PROJECT	190702
FILE NAME	SITE PLAN

# SHEET

1 OF 1

**D&M Engineering, LLL**  
Duran Thompson, P.E.  
1020 East Gilbert Drive, Suite D  
Tempe, AZ 85281  
Ph: (480) 350-9590, Fax: (480) 350-9486  
E-Mail: [engineer@dmengineer.com](mailto:engineer@dmengineer.com)

**GOLD N ACRES RV PARK**

720 EAST RANCH ROAD  
SAN TAN VALLEY, ARIZONA 85140

**PEN SPACE & RECREATION PLAT**

TITLE OPE

SIGNED	DTT
AWN	AGY
ECKED	DTT
TE	7-20-2022
ALE	1" = 50'
JECT	190702
E NAME	SITE PLAN

# SHEET

1 OF 1

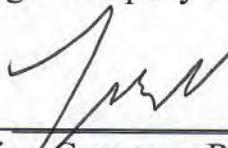
Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-033-23 and PZ-PD-006-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at E of NEC Ironwood Dr & Ranch Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs

Sign Company Name



Sign Company Representative

Subscribed and sworn to be on 04/18/24 by Tyler Walker.

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

J. Simpson  
Notary Public

My Commission expires: 5/31/27



# PINAL COUNTY *Public Hearings*

Case Numbers: PZ-033-23 and PZ-PD-006-23

Existing Zoning: MHP (Manufactured Home Park)

Proposed Zoning: PM/RVP 435 (Park Model / Recreational  
Vehicle Park) PAD

Acreage: 9.69 acres

**Applicant Name:** Rose Law Group pc

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

Public Hearing  
Information



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

April 18, 2024 at 12:38 PM

654 E Ranch Rd  
San Tan Valley AZ 85140

Pinal County  
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-033-23 and PZ-PD-006-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at E of NEC Ironwood Dr & Ranch Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

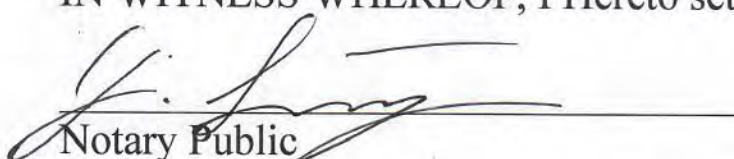
See attached photo exhibit.

Dynamite Signs  
Sign Company Name

  
Sign Company Representative

Subscribed and sworn to be on 04/23/24 by Patrick Anspaugh.

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

  
Notary Public

My Commission expires: 5/31/27



# PINAL COUNTY *Public Hearings*

Case Numbers: PZ-033-23 and PZ-PD-006-23

### Existing Zoning: MHP (Manufactured Home Park)

## Proposed Zoning: PM/RVP 435 (Park Model / Recreational Vehicle Park) PAD

**Acreage: 9.69 acres**

Applicant Name: Rose Law Group pc

Applicant Phone Number: 480-505-3938

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



April 23, 2024 at 12:40 PM  
720 E Ranch Rd  
San Tan Valley AZ 85140

# NOTICE

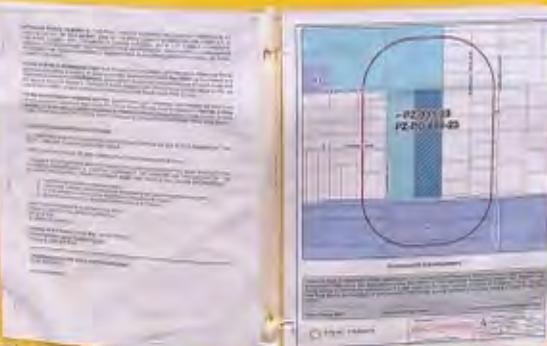
PLANNING & ZONING  
PINAL COUNTY  
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted:

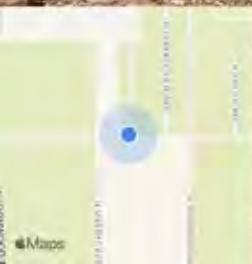
04/23/24

POST COPY OF ACTUAL NOTICE BELOW.



April 23, 2024 at 12:40 PM

720 E Ranch Rd  
San Tan Valley AZ 85140





Arizona  
GANNETT

PO Box 677595 Dallas, TX 75267-7595

## **AFFIDAVIT OF PUBLICATION**

Rose Law Group  
Rose Law Group  
7144 E Stetson Dr Ste 300  
Scottsdale AZ 85251

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

04/22/2024

and that the fees charged are legal.  
Sworn to and subscribed before on 04/22/2024

Legal Clerk

Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost: \$1685.00  
Order No: 10055760 # of Copies:  
Customer No: 1391516 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NOTICE OF PUBLIC HEARING BY  
THE PINAL COUNTY PLANNING  
AND ZONING COMMISSION AT 9:00  
A.M. ON THE 16TH DAY OF MAY, 2024  
OF THE PINAL COUNTY ADMINIS-  
TRATIVE COMPLEX, IN THE PINAL  
COUNTY EOC / PLANNING &  
ZONING BUILDING, 301 E. 11TH  
STREET, FLORENCE, ARIZONA,  
FOR A REZONING AND PLANNED  
AREA DEVELOPMENT (PAD) OVER-  
LAY AMENDMENT TO AMEND THE  
ZONING ORDINANCE AND/OR MAPS  
IN AN UNINCORPORATED AREA OF  
PINAL COUNTY, ARIZONA:

PZ-033-23 PUBLIC HEARING/ACTION:  
Gold N Acres, LLC, landowner, Jon  
Gillespie c/o Rose Law Group, applicant,  
requesting a rezoning of 9.69±  
acres from Manufactured Home Park  
(MHP) to Park Model and Recreational  
Vehicle Park (PMVRVP-435) zoning  
district, to allow for the continued use  
of a park model and RV park, a portion  
of Section 8, Township 2 South, Range 8  
East, Pinal County, Arizona (legal on  
file) tax parcel 104-23-0990, located  
northeast of Ironwood Drive and Ranch  
Road, Pinal County.

PZ-PD-006-23 PUBLIC HEARING/ACTION:  
Gold N Acres, LLC, landowner, Jon  
Gillespie c/o Rose Law Group, applicant, requesting  
approval of the Gold N Acres Planned  
Area Development Overlay  
Zoning District, on 9.69± acres, a  
portion of Section 8, Township 2 South,  
Range 8 East, Pinal County,  
Arizona (legal on file) tax parcel 104-23-  
0990, located northeast of Ironwood  
Drive and Ranch Road, Pinal County.  
<https://www.pinal.gov/23/Notice-of-Hearings>

ALL PERSONS INTERESTED IN  
THESE MATTERS MAY APPEAR AT  
THE PUBLIC HEARING AT  
THE DATE, TIME AND PLACE  
DESIGNATED ABOVE.

DATED ON THIS 2nd DAY OF APRIL  
2024 by Pinal County Development  
Services

TO QUALIFY FOR FURTHER NOTI-  
FICATION IN THIS LAND USE  
MATTER YOU MUST FILE WITH  
THE PLANNING DEPARTMENT A  
WRITTEN STATEMENT OF  
SUPPORT OR OPPOSITION TO  
THE SUBJECT APPLICATION. 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) A brief statement of reasons for  
supporting or opposing the request
- 4) Whether or not you wish to appear  
and be heard at the hearing.

WRITTEN STATEMENTS MUST BE  
FILED WITH:  
PINAL COUNTY DEVELOPMENT  
SERVICES  
PO BOX 749  
FLORENCE, AZ 85132  
Contact for this matter: Glenn Bak,  
Senior Planner  
E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444  
Pub: April 22, 2024

RYAN SPELLER  
Notary Public  
State of Wisconsin